



129, Norwich Road, Wroxham, NR12 8RY

HERITAGE STATEMENT

The application site comprises of one of a pair of two-storey semi-detached early 20th century houses. The site is orientated west/east with the front of the property facing close to west.

The applicants previously applied for, and received, planning permission to replace the two single storey additions with a new single storey extension. This included alterations to the existing house including alterations to the front elevation to remove the existing garage. The approved works, application 20201660, dated 17 November 2020, were commenced and the alterations to the main house and front elevation have been completed. This is indicated on the existing plans and elevations submitted with this application.

The rear side/rear extension is due to commence shortly but since the original application the applicants' requirements have changed and the site constraints have also been altered by a neighbouring development comprising of a new single storey ground floor extension and a first-floor extension, application 20210893. In light of this they have reconsidered their proposals and wish to carry out a similar first-floor extension to their neighbour.

In addition the new neighbouring extension wall, built since the original application was approved, now dominates this part of the garden and this, combined with the alterations to the structure required by the first floor extension, mean that the applicants would like to move the rear wall of the new rear extension further east to partially conceal the neighbouring wall. The west wall also moves allowing a larger inner courtyard.



View showing neighbouring extension and first floor extension

McArthur Tring Architects

This is, therefore, a fresh application requesting permission for a new first floor extension, to match the neighbouring first floor extension, along with alterations to the footprint of the previously approved ground floor extension.



REAR ELEVATION

Visually the proposed extension is close to the originally approved proposals although with a review of the external finishes of the extension will now consist of facing brickwork and clay pantiles.



Side/South Elevation

The side elevation faces due south and will include an array of solar panels.

The proposals comprise of a revision to a previous application along with a first-floor addition which has recent precedent and we would state, in conclusion, that no harm to the character of the conservation area will be caused by these proposals.

End