

**Jade Carlton
Environment & Planning
Kings Lynn & West Norfolk BC
King's Court, Chapel Street,
King's Lynn,
Norfolk
PE30 1EX**



Date: 5th March 2024

Dear Jade

**Demolition of existing double garage and construction
of detached annexe for elderly relative**
The White House, 62 Market Place, Burnham Market,
Norfolk PE31 8HD
KLWN REF 23/01186/F

I write regarding the above permission and as we have discussed in respect of the recently submitted 'NMA' submission again confirm that the Building Regs specification work has thrown up the need to see a slight increase in external dimensions to allow for appropriate thermal insulation to be accommodated and internal accessibility requirements to be achieved. It has also presented an opportunity to rationalise some details / specifications, so that for example the annexe could include a traditional side-hung door rather than having to open a bi-fold door to enter / leave.

This proposed changes, although minor in nature and scale have been advised by you not to be considered to fall within the scope of the 'non-material amendment' process, so that even though the small increase to the approved footprint of the annexe would not require any increase in overall height as the roof pitch would be marginally reduced to keep the ridge at the same height as previously approved, it is instead necessary to make this 'S73' submission. I again confirm that the increase in footprint would largely be achieved 'into the curtilage of the host property', mitigating any change to the relationships with neighbouring properties or the amenities of occupants.

The existing Decision Notice (**KLWN ref 23/01186/F**) requires submission and approval of window details, so the proposed simple change to this aspect of the proposals can be considered to accord with the spirit of the previous permission.

As such, the slight amendment to the elevational treatment of the annexe, which as noted within your Officer Report “**would not be overly visible from the public domain and would therefore cause no harm to the character and appearance of the Conservation Area or to the wider landscape character of the AONB**” would not result in any significant material change to the proposals or wider relationships. I have also used your Officer Report to inform the assessment of the slight increase in overall footprint required to ensure the annexe achieves appropriate levels of thermal insulation and disabled ease of access, together with the improvement in ‘usability’ the incorporation of a side-hung door would give.

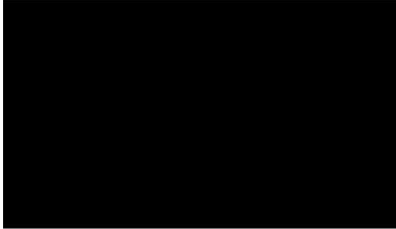
In assessing that the annexe would not be a prominent (if at all visible?) element within the streetscene or setting of the Conservation Area and would have a similar impact to the existing detached garage building a similar approach to the proposed non-material amendment would also see similar overall relationships with the designated Conservation Area and neighbouring properties. Similarly, there would be no changes to the relationship with the natural environment. Finally, the proposed amendment would not have any different access or parking requirements to those previously considered acceptable and would remain entirely ancillary to the main host property.

Given the minimal overall change now proposed, the fact that there would not be any increase in overall height and the consideration of neighbour comments made during the consideration of the original application, I’m happy that nobody would be deprived of the opportunity to make representations by the acceptance of the minor amendments now proposed as they would make no material changes to any of the factors previously raised by neighbours (access, requirement for ancillary occupation, off-site position of neighbouring houses etc)

Given the changes proposed and inclusion within the submitted drawing ‘**rev E**’ it is proposed to seek the variation of Conditions **02 ‘Approved Plans’** and **06 ‘Joinery Details’** to see the new drawing confirmed as ‘approved’ and the joinery details within as appropriate for the building. The requirement for commencement by 06-12-26 and restriction on occupation would remain, as would the requirement for approval of external finish materials and the construction of a sample panel ahead of ‘above ground’ works.

Please do not hesitate to contact me should you wish to discuss any aspects of the proposals, or should you feel you require any additional details, and I look forward to receiving your confirmation of the validation of the application in due course.

Yours sincerely



Simon Richardson
GamPlan Associates