



SUPPORTING STATEMENT

**APPLICATION FOR:
VARIATION OF CONDITION 3**

PLANNING APPLICATION REFERENCE 18/4044/FUL

**35 CROMER ROAD
EN5 5HT**

APPLICANT: MR KIRAN SHUKLA

This statement relates to the changes made from the approved drawings for the planning permission for a terrace house adjoining no 35 Cromer Road, EN5 5HT
Planning Permission was granted, and the reference is 18/4044/FUL

The description of the application is as follows:

Erection of a three-storey dwelling adjacent to 35 Cromer Road. Associated cycle store, landscaping, refuse and recycling

The construction on site is now near completion.

The front elevation has been built in brickwork but should have been a combination of brickwork and white horizontal cladding to match the adjoining properties. Also, the windows are not in white uPVC

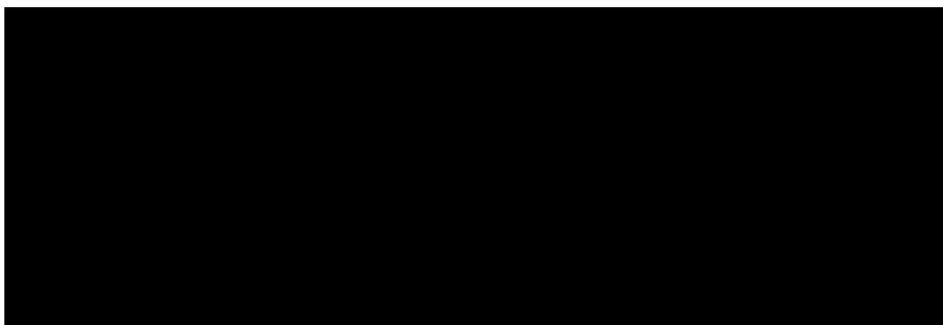
The breach is regarding Condition 3 of the planning Permission which states as follows:

“The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).”

This application is for the variation of Condition 3.

It seeks to substitute the horizontal cladding with brickwork, and the window frames in black



SITE AND SURROUNDING



Cromer Road is a turning off Potters Road and orientated to the North/East. At the junction with Boleyn Way, it bears east and terminates within a square which is fronted by 37 properties. The application site is the first property to the left corner upon going into the square.

The 37 properties are predominantly Townhouses, which were originally built with integral garages on the ground floor and with two floors above. The living rooms are on the first floor and with large windows looking unto the square.

The application site is located to the West side of the square and it adjoins the host property which is part of a row of six terrace house. These six houses are in pairs, each pair being staggered from the adjoining one.

The houses are also on a distinct slope, and therefore have their ridge, eaves and windows only aligned within each pairing. The visual impact from the street scene is akin to 3 pairs of semi-detached houses



The pair of three houses are indicated hatched above. The application property is no 35A

The front elevations of the 37 houses vary in finishes, from brickwork to horizontal cladding, painted white. There are also a number of houses finished in brickwork and tiles. So, whilst there is a consistency of materials within houses of proximity, nonetheless, there is a varied use of materials with no prevailing finish to the front elevations within the square.

The flank wall to all the properties are finished in brickwork. It could be surmised that brick is the material that bonds all the houses together.



Street elevation as built

THE APPROACH TO THE SQUARE



**REAR OF 35A, 35, 37, 39, 41 CROMER ROAD
THE SUBJECT PROPERTY IS TO THE RIGHT**



ROAD APPROACHING 30 CROMER ROAD

PHOTOGRAPHIC SURVEY OF PROPERTIES WITHIN THE SQUARE



FRONT OF 35A, 35, 37, 39, 41, 43 AND 45 CROMER ROAD



FRONT OF 47 – 67 CROMER ROAD



FRONT OF 67 - 73 CROMER ROAD



FRONT OF 73 - 79 CROMER ROAD



FRONT OF 30 - 40 CROMER ROAD



FRONT OF 42 - 50 CROMER ROAD



FRONT OF 52 - 58 CROMER ROAD



REAR OF 52 - 58 CROMER ROAD

ANALYSIS OF 'AS BUILT' ELEVATIONS



Bearing in mind that there is quite a varied mix of finishes to the houses overlooking the square, the new built house is not considered to be incongruous when viewed from the street scene. The existing row of 3 pairs of terraces are distinctly paired, and step down towards the new build. The ridge, eaves and windows are therefore not aligned. The new build house is further set down and is subordinate to the existing, and therefore not upsetting the existing rhythm of materials, fenestration, etc

As it is not paired, and is singular, it does not seek to mimic the pairing.

The new build house is constructed in brick cavity wall and well insulated. Over the past few years, design and sustainability approach is moving away from buildings with similar horizontal cladding for reasons of potential combustibility, ongoing maintenance in the future and all. The use of brickwork is considered as being more sustainable.

