

Application for Determination

Parish: Hoveton

Reference: BA/2013/0406/FUL **Target date:** 03.03.2014

Location: Wildwood, Brimbelow Road, Hoveton

Proposal: Proposed extension to living room of dwelling

Applicant: Mr And Mrs Royall

Reason for referral: Objections received from neighbour

Recommendation: Approve with conditions

1 Description of Site and Proposals

- 1.1 Wildwood is located in the Parish of Hoveton and sits at the confluence of the River Bure and Brimbelow Cut, with frontages to both these waters. Wildwood is a one and a half storey riverside chalet property situated at the end of Brimbelow Road in Hoveton. The house is relatively simple in plan, comprising a rectangular footprint orientated on a north-south axis.
- 1.2 The principal feature of the property is the visually dominant pitched roof, which oversails at the southern, river facing end to create a first floor balcony recessed beneath the shadow line of the eaves. The ground floor is set back further still, beneath both the oversailing eaves and the balcony above. A raised decking area edged with balustrading extends partly along this large, south facing gable.
- 1.3 This application seeks consent for the construction of a single storey, single room extension on the end elevation of the building. The proposed extension would extend beyond the projecting eaves of the main house and would, in plan, 'square off' the existing raised decked area which projects forward of one half of the south-facing gable end.
- 1.4 The proposed extension would have a footprint of approximately 3.2m x 2.2m and would sit under a pitched roof, with steeply pitched eaves following the same line as the roof of the main house. The extension would include large windows on the south facing (front) elevation, glazing on the west elevation and a set of double French doors on the east facing elevation.
- 1.5 The extension would be constructed and finished in materials to match

those used on the existing dwelling, with a slate roof, timber clad walls and upvc windows.

2 Site History

- 2.1 In 2012 consent was refused for a conservatory on the south elevation (BA/2012/0165/FUL).

3 Consultation

Broads Society - No objection.

District Member – No response received.

Hoveton Parish Council - No response received.

4 Representations

Representation from the neighbouring property to the west, Wildwood. Objection states that windows in the west facing elevation of the proposed extension would result in overlooking of Leisure Hour and its curtilage, infringing on the occupant's human rights.

5 Policy

- 5.1 The following policies have been assessed for consistency with the NPPF and have found to be fully consistent with the direction of the NPPF [NPPF](#)

Adopted Broads Development Management DPD (2011)
[DMP DPD - Adoption version.pdf](#)

DP4 – Design

- 5.2 The following policies have been assessed for consistency with the NPPF and have found to be mostly consistent with the direction of the NPPF; any divergence from the NPPF is considered within this report:

DP28 – Amenity

6 Assessment

- 6.1 This application seeks consent for the extension of a dwellinghouse known as Wildwood.
- 6.2 In terms of assessment, the principle considerations are design and impact on neighbouring occupiers' amenity.
- 6.3 Considering design, the proposed extension follows the form and materials of the main dwelling. The relatively high (5.4m) ridge results from the proposed roofline following the line of the existing eaves; in

design terms the larger scale of roof this produces is considered acceptable and the visual balance this roof form provides is a great deal more sympathetic to the design of the original property than a roof form which conflicts with that of the main house.

- 6.4 In terms of footprint the proposed extension is small and is not considered to represent an overdevelopment of the plot and would remain visually subservient to the main dwelling.
- 6.5 Finally, the proposal to use materials to match those used elsewhere on the property is welcomed; it is recognised that this will result in the use of UPVC windows, however these windows are used throughout the main dwelling and it is not considered in this instance that the application could be refused on the basis of a proposal to match the proposed windows to those in the main house.
- 6.6 Having regards to the above it is considered that the application satisfies the requirements of Policy DP4, and there are no objections on the grounds of design.
- 6.7 With regards to impact on neighbouring occupier's amenity, the nearest neighbouring dwelling, Leisure Hour, sits immediately west of the application site. The next nearest dwelling is 100m to the east, across the water of Brimbelow Cut.
- 6.8 Leisure Hour and Wildwood are separated by a distance of approximately 28m with the mooring dyke which serves Leisure Hour lying between the two dwellings. Leisure Hour's plot extends around the mooring dyke to incorporate a thin strip of land which abuts the boundary with the application site; there are a number of trees along this boundary which provide screening between the properties and which would, therefore, substantially obscure any views from within the proposed extension westwards, towards the neighbouring plot.
- 6.9 In addition, it is the case that Wildwood is set slightly further south on its plot than Leisure Hour, meaning that any views from the side window of the proposed extension into the neighbouring plot would be oblique.
- 6.10 Given the distance between the two properties, the screening along the boundary (which lies within the ownership of the neighbouring property) and the oblique nature of line of site between the proposed side window (west facing elevation) and the neighbouring plot, it is not considered that the application would result in any unacceptable impacts on any neighbouring property.

7 Conclusion

- 7.1 This application seeks consent for the extension of a dwellinghouse known as Wildwood.

7.2 The extension is considered to be modest in scale and designed in a way which respects the principle design characteristics of the main dwelling. Due to the modest scale of the proposal, the distance between the extension and the nearest neighbouring property and having regard to the intervening screening, it is considered that the proposal satisfies the requirements of Policies DP4 (design) and DP28 (amenity).

8 Recommendation

8.1 Approve, subject to conditions:

- (i) Standard time limit
- (ii) In accordance with approved plans

Background Papers: Application File BA/2013/0406/FUL

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Date: 10 February 2014

Appendices: APPENDIX 1 – Site Location Plan

APPENDIX 1

BA/2013/0406/FUL – Wildwood, Brimbelow Road, Hoveton
Proposed extension to living room of dwelling



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