

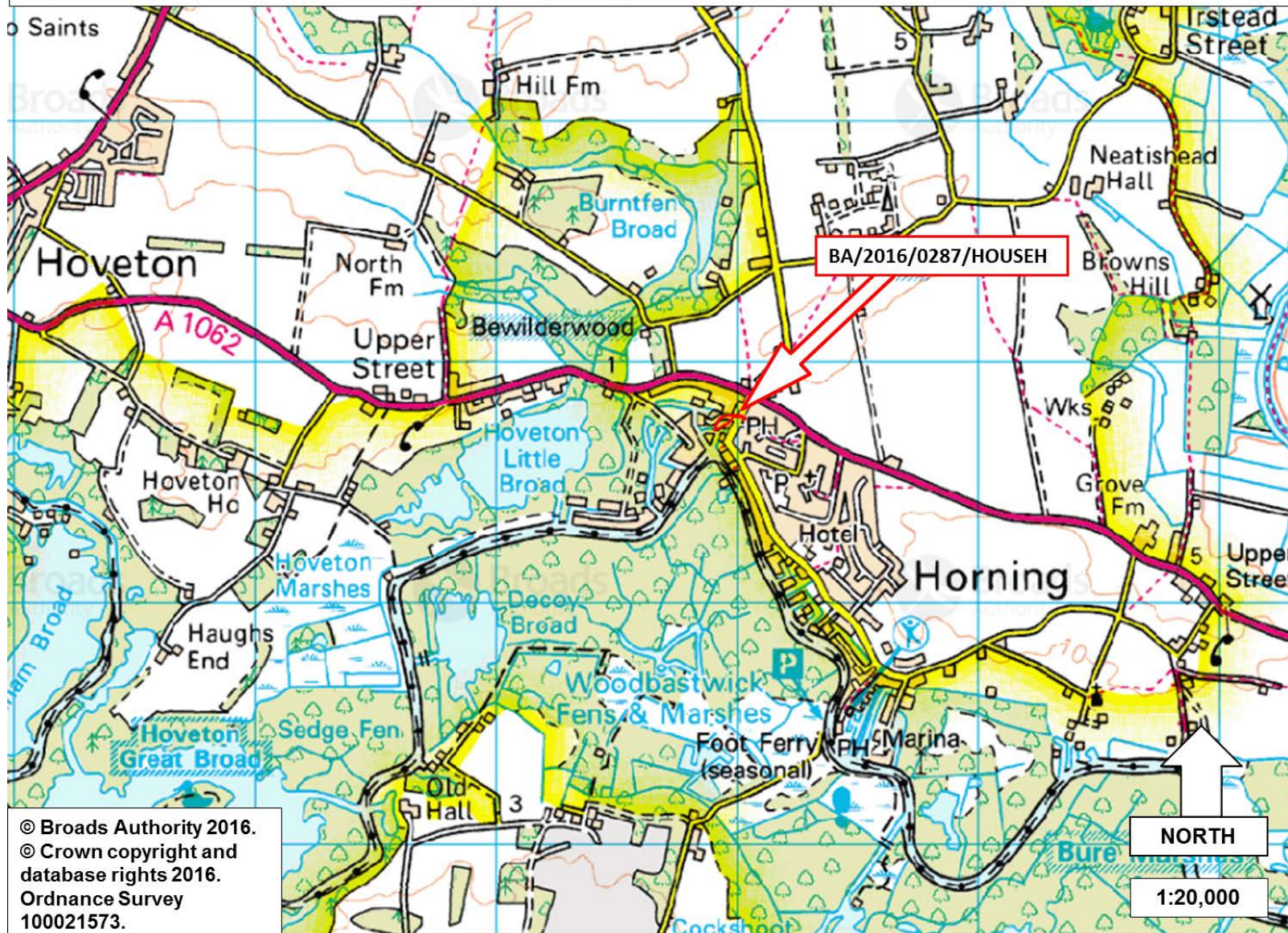
**Reference:**

BA/2016/0287/HOUSEH

**Location**

Ropes Hill House, 4 Lower Street, Horning

BA/2016/0287/HOUSEH - Ropes Hill House, 4 Lower Street, Horning, NR12 8AA



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Ordnance Survey  
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NORTH  
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## **Application for Determination**

<b>Parish</b>	Horning Parish Council
<b>Reference</b>	BA/2016/0287/HOUSEH <b>Target date</b> 29.09.2016
<b>Location</b>	Ropes Hill House, 4 Lower Street, Horning
<b>Proposal</b>	Rear extension and lift enclosure
<b>Applicant</b>	Mr Len Funnell
<b>Recommendation</b>	Approve subject to conditions
<b>Reason for referral to Committee</b>	Applicant related to a member of the Navigation Committee and former member of the Authority

### **1 Description of Site and Proposals**

- 1.1 The application site is a dwellinghouse known as Ropes Hill House at 4 Lower Street on Ropes Hill in Horning. The site has a dwelling, garage and other outbuildings within a substantial curtilage. Ropes Hill is a private un-metalled track off Lower Street, providing access to approximately a dozen dwellings. The application site can also be accessed by water and sits at the end of a dyke off the River Bure. The application site lies adjacent to the Horning Conservation Area
- 1.2 The proposal seeks consent to replace an existing first floor flat roof extension on the rear elevation with a pitched gable roof. The proposal also includes replacing an existing external staircase and a small extension at ground level to house an internal lift.
- 1.3 The proposed alterations to the existing extension on the rear elevation, which faces the river, include an extension of 1.2 metres across the full width of the extension, whilst the existing flat roof would be replaced with a dual pitched gable roof using pantiles and timber boarding to match the existing dwelling. The existing timber windows would be reused with additional timber windows proposed in the apex of the gable end.
- 1.4 A curved steel staircase with glass balustrade would replace the existing timber external staircase. The minor ground floor extension would measure 1 metre by 3.2 metres, with a single glazed access door on the east elevation.

## 2 Site History

BA/2004/1412/HISTAP – Erection of double garage and wet boat house – Approved subject to conditions

BA/2003/1548/HISTAP – Erection of first floor extension – Approved subject to conditions

BA/1998/2008/HISTAP – Kitchen extension – Approved subject to conditions

BA/1994/2422/HISTAP - Extensions to living room, dining room and bedroom one – Approved subject to conditions

BA/1987/3494/HISTAP – Swimming pool extension to house – Approved subject to conditions

## 3 Consultation

Parish Council – no response

District Member – This application can be determined by the Head of Development Management (delegated decision)

Broads Society – no response

## 4 Representations

4.1 None received

## 5 Policies

5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application. [NPPF](#)

Development Management Plan DPD (2011)  
[DEVELOPMENTPLANDOCUMENT](#)

DP2 – Landscape and Trees  
DP4 – Design

5.2 The following Policies have been assessed for consistency with the NPPF and have found to lack full consistency with the NPPF and therefore those aspects of the NPPF may need to be given some weight in the consideration and determination of this application.

Development Management Plan DPD (2011)

DP28 - Amenity

## **6 Assessment**

- 6.1 The main issues to consider in the determination of this application are the design and the impact local amenity.
- 6.2 In terms of design, the proposed development is small scale and considered to be of an appropriate design and scale which remains subservient to the host dwelling. The introduction of a third gable and replacement staircase facing the river is not considered to have an impact of the adjacent Conservation Area or to unacceptably impact on the appearance of the property. The use of timber windows, timber boarding and pantiles that match the existing is welcomed.
- 6.3 The small ground floor extension to accommodate the internal lift would sit beneath the existing first floor and would have no detrimental impact on the host dwelling.
- 6.4 In terms of amenity, the minor alterations to the dwelling would not result in any additional overlooking or overshadowing of neighbouring properties.

## **7 Conclusion**

- 7.1 In summary, the proposed development is considered an appropriate design which would not have any detrimental impact on neighbouring amenity or result in the loss or damage to any significant landscape heritage.

The proposed development is therefore considered to be in full accordance with Policies DP2, DP4 and DP28 of the Development Management Policies, adopted 2011.

## **8 Recommendation**

- 8.1 Approve subject to the following conditions:
- (i) Time limit
  - (ii) In accordance with submitted plans

## **9 Reason for recommendation**

- 9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP2, DP4 and DP28.

Background papers: BA/2016/0287/HOUSEH

Author: George Papworth  
Date of Report: 30/08/2016  
List of Appendices: APPENDIX 1 - Location Plan

APPENDIX 1

