

5.0 Use

5.1 The application seeks the erection of one detached two storey house on the site with a similar footprint to those dwellings within the immediate area. A new detached double garage forms part of the proposal.

5.2 Although the application site is located outside the defined settlement limit for the village of Thorpe End, it is sited adjacent to this, and would read as part of the established residential area, which as referred to above includes existing established development to the North and West.

6.0 Amount

6.1 As demonstrated on the accompanying drawings, the application seeks the erection of 1 x two storey dwelling on the site.

6.2 The dwelling will be provided with its own front and rear garden and have a plot size and form not dissimilar to that surrounding the site.

6.3 The site has an area of approximately 0.093 hectares (ha's). The erection of one dwelling would result in a density of approximately 10 dwellings per hectare (dph), which would be characteristic to the village of Thorpe End, which is made-up of predominantly low density development.

7.0 Landscape

7.1 The site is devoid of any landscaping with the exception of the existing 'gappy' native hedge which runs along the northern boundary of the site, and part Western boundary, and post wire fence which run along the Eastern and Southern boundaries.

7.2 A 4m wide access adjacent to the existing point of access which serves 50 Plumstead Road. Sight line visibility from the new access will achieve in excess of the 90m required for a 30mph speed limit.

7.3 The proposals will include the supplementation of the existing frontage hedge with new native hedging species where required in addition to a new native species hedging along the whole of the Eastern and Southern boundaries, thereby reducing any impact on the landscape characteristics of the site/area.

8.0 Layout

8.1 One detached dwelling can easily be accommodated on the site, taking the form of a two storey house fronting Plumstead Road. The siting/layout of this, as shown on the drawings which accompany the application will not have any detrimental impact on the amenities of the adjacent residential properties.

8.2 Garaging will take the form of a detached pyramid style double garage to the front of the dwelling. This is however sited sufficiently far back into the site to reduce an impact on the areas open frontage appearance.

9.0 Scale

9.1 The surrounding pattern of development around the site includes a two storey hipped roofed house to the West and detached bungalow to the North. The proposed detached hipped roofed dwelling will have a similar footprint and floor area to the detached dwelling to the West, with similar eaves and ridge height.

10.0 Appearance

10.1 The proposed dwelling has been designed to respect the design characteristics of the area. This will include brickwork to the external walls, Norfolk clay pantiled roof and fenestration, in terms of positions and size considered to be in context with the character of the area.

11.0 Access Statement

11.1 Access/Vehicular access

11.1 The access serving the proposed dwelling will be to the left hand side of the plot and adjacent to the existing access to 50 Plumstead Road. This access is to be set back from the carriageway with good visibility to the East and West. The proposal will not therefore have any impact on highway safety considerations.

11.2 It is not envisaged that the site features will provide any constraints to access to the development, with appropriate hard surfacing being provided to the dwelling to provide a level threshold. The site falls outside the Environment Agency high flood risk area, so there will not be a requirement for increased floor heights to avoid flooding.

11.3 Adequate car parking can be provided on the site, as demonstrated on the accompanying plans, which will be in accordance with the current Highway Authority standards.

12.0 Planning Assessment

12.1 The application seeks full planning permission for the erection of a detached four bed roomed house, and detached double garage on the site.

12.2 Although the site falls outside the defined settlement limit for the village as defined in the BDLPR and could therefore be argued to be in conflict with Policies GS1 and EVN1 of the Local Plan, it is suggested that the purpose of defining a settlement limit around villages and settlements is to restrict inappropriate development which would have an adverse impact on the character and appearance of the area.

12.3 The site is already contained by existing landscaping on two boundaries, and as described in section 7, new native species landscaping is proposed to supplement the sparse 'gappy' hedge to the front (Northern) boundary, in addition to new native species hedging along the proposed Eastern and Southern boundaries. The proposal will therefore have a beneficial impact in terms of enhancing the overall biodiversity of the site and area.