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## Appeal Decision

Site visit made on 5 September 2024

**by T Burnham BA (Hons) MSc MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 12 September 2024**

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**Appeal Ref: APP/F2605/D/24/3338755**

**53 Highlands, Thetford, Norfolk IP24 1JG**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs Stewart and Wendy Armstrong against the decision of Breckland District Council.
  - The application Ref 3PL/2023/0961/HOU, dated 2 October 2023, was refused by notice dated 1 December 2023.
  - The development proposed is two storey side and rear extensions, proposed first floor rear extension and installation of roof lights at rear.
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### Decision

1. The appeal is allowed. Planning permission is granted for Two Storey Side and Rear Extensions to include a new one bay carport and garage. Proposed First Floor Rear Extensions and Installation of Roof Lights at rear. Proposed porch on South Elevation, at 53 Highlands, Thetford, Norfolk IP24 1JG in accordance with the terms of the application Ref 3PL/2023/0961/HOU, dated 2 October 2023 subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
  - 3) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: Location Plan, Drg 01 Survey of Existing, Drg 02 Proposed Plans & Elevations & Drg 03 Proposed Sections and Block Plan.

### Procedural Matters

2. The description of the proposal in the formal decision above differs from that on the application form. It is used on both the Council decision notice and has been adopted on the appeal form and offers a fuller and more accurate description of the proposed scheme. I have considered the appeal on that basis.
3. The Councils refusal of the scheme was made prior to December 2023 changes to the Framework<sup>1</sup>. I have taken into account the intended paragraph referenced in the refusal reason which is re-numbered in the current version.

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<sup>1</sup> National Planning Policy Framework 2023.

## **Main Issue**

4. The main issue is the effect of the proposal on the character and appearance of the area.

## **Reasons**

5. The appeal property is set within a residential part of Thetford and can be viewed from amongst other locations, Highlands, and at the other side of the property on Croxton Road. Many of the dwellings, including the appeal property, have pitched roofs to the Croxton Road elevation which in part sweep all the way down to ground floor level. Many of the properties within the area are reasonably well set apart which gives the area a fairly spacious character.
6. However, taking account of property on Croxton Road and on the opposite side of Highlands to the appeal site, the design of properties within the immediate area is mixed, whilst some properties are set close together, meaning that the erosion of the gap between the appeal property and the neighbouring dwelling would not be out of keeping with the character and appearance of the area.
7. Whilst the use of gable roof features facing the front and rear of the property would run somewhat against the design of the dwelling which incorporates gables to the side elevations, the gable features would nonetheless be familiar to the property and the extensions would incorporate pitched roofs set down from the main ridgeline.
8. Bearing in mind that this is a modern property within a modern residential area which incorporates mixed designs of properties, the proposal would have no significant adverse impact on the character and appearance of the host dwelling nor would it harm the character and appearance of the area.
9. There would be no conflict with policies COM 01 or GEN 02 of the Breckland Local Plan (2023) which amongst other things require that development integrates to a high degree of compatibility with the surrounding areas in terms of form, massing and design and development which respects and is sensitive to the character of the surrounding area.

## **Conditions**

10. Planning permission is granted subject to the standard three year time limit. It is necessary that the development be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty. It is also necessary that the materials to be used in the construction of the external surfaces of the development hereby permitted should match those used in the existing building.

## **Planning Balance and Conclusion**

11. I have not identified conflict with the development plan and there are no considerations, including the Framework, that indicate that the appeal should be determined otherwise than in accordance with it. I therefore conclude that the appeal should be allowed.

*T Burnham*  
INSPECTOR