



Appeal Decision

Site visit made on 11 November 2024

by A Hartley, LLB(Hons), Solicitor, MBA

an Inspector appointed by the Secretary of State

Decision date: 09 December 2024

Appeal Ref: APP/F2605/D/24/3346995

6 Stud Cottages, Knettishall Road, Riddlesworth, Norfolk IP22 2TE

- 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 Ms Isobell Lawrence against the decision of Breckland Council.
 - The application Ref is 3PL/2024/0221/HOU.
 - The proposed development is for a two-storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension at 6 Stud Cottages, Knettishall Road, Riddlesworth, Norfolk IP22 2TE in accordance with the terms of the application reference 3PL/2024/0221/HOU subject to the following conditions:

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 2339-005 Site and Location Plan; Drg No. 2339-004 Rev A
Proposed Floor and Elevation Plans

Preliminary Issue

2. The description given on the application form includes the words 'and internal alterations' but as this is not a description of development requiring planning permission, I have omitted them.

Main Issue

3. The effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons

4. The appeal property is one part of a small semi-detached pair of flint properties of traditional design with tile roof. It is largely intact and of small scale. It is an attractive building and contributes positively to the character and appearance of the area. It is part of a small cluster of dwellings of similar design known as

Stud Cottages. The appeal site is isolated, being approximately 300 metres from the public highway, and surrounded by established trees.

5. The adjoining part of the semi-detached dwelling has been extensively extended to the side, front and rear with substantial single storey extensions of a variety of materials including timber cladding, glazing and light-coloured brick with areas of flint detail. There is also a greenhouse at the rear of the adjoining semi-detached dwelling. The existing extensions to the adjoining property have resulted in the loss of simplistic balance that the original pair of semi-detached dwellings would have had. They have introduced a variety of materials and styles.
6. The appeal proposal would introduce a two-storey timber clad side extension of contemporary design including extensive elements of glazing to the side and front of the appeal dwelling.
7. The proposal is quite a substantial extension and the character and appearance of the existing dwelling would significantly change. However, in light of the existing extensions to the adjoining part of the semi-detached dwelling, I find that the addition of a two-storey side extension to the appeal property would not harm the existing character of the pair in terms of balance.
8. The contemporary nature of the proposal is striking and attractively designed using natural wood materials and large areas of glazing. It purposefully does not seek to replicate the design or materials of the existing dwelling, so as to avoid a pastiche, as it would not be possible to accurately match the existing materials. The use of contrasting, but natural materials in this instance makes it clear that the extension would be a new chapter in the history of the building. I find the proposal would make a bold but positive contribution to the host dwelling. Although it would be a large extension, I consider it would be proportionate in size and well contained within the large plot.
9. Due to the extent of screening and isolated nature of the appeal site, the appeal proposal would not be readily seen as a prominent feature within the surrounding area.
10. Overall, I find the proposal would respect the character and appearance of the host dwelling by providing interest whilst retaining the dwelling's original integrity through careful use of contrasting natural materials and distinctive contemporary design. I find that it would be of a proportionate scale and massing within the large plot. In the context of the isolated dwellings away from public views, in an extensive woodland setting, it would make a positive contribution to the character and appearance of the surrounding area.
11. Consequently, the proposal would accord with policies COM01, GEN02 and HOU11 of the Breckland District Local Plan (2023) which promote high quality design and materials; with the Breckland Design Guide (2024) and with paragraphs 135 and 139 of the National Planning Policy Framework (the Framework) as it would be visually attractive, of innovative good design, and provide a distinctive place to live.

Conditions and Conclusion

12. I have had regard to the conditions suggested by the Council. I have imposed a condition specifying the approved plans as this provides certainty. I have not

imposed a condition requiring matching materials as in this case the contrasting materials detailed in the appeal proposal are more appropriate.

13. For the above reasons the proposal complies with the development plan taken as a whole and the Framework. I therefore conclude that the appeal should be allowed.

A Hartley

INSPECTOR