

Reference: Side garden area of Gardeners Cottage, Topcroft Street, Norfolk. NR35 2BL

Subject: Representation to locate the Side Garden Section / Infill plot in the Development Boundary, located east side of Topcroft Street

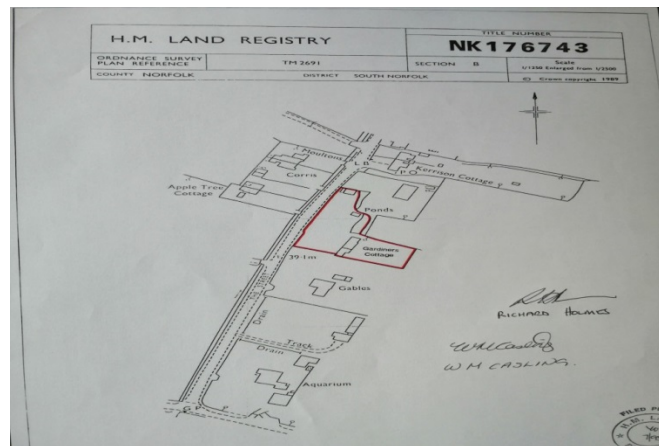
Past history –

- The plot is understood to have been two plots in the past (boundary can be seen in maps included that is stored at the council). The plan is to split the land again so this land would not be included in the curtilage of Gardeners Cottage. **Photo 1** shows the garden section from the old boundary indicated on maps.
- Pre application advice was submitted in November 2020, Ref: ENQMI/2020/1427, please review when considering this representation.
- We have enquired with the council about why the section has not been included with the councils representative respond is “that it could be the way it has been drawn”. No written reasons were given in the 2015 review way it was not in the development boundary when other sections in the village have a written explanation.
- Permission has been given in the past on this area to erect an outbuilding (**see photo 1**) measuring 7.5m x 4m in similar appearance to an ideal of a house scheme.

Photo 1 - View of the side garden section



Photo 2 – Showing the land registry map.



Representation –

- The area was originally a separate plot and have its own access.
- It would be split so not in the curtilage of Gardeners Cottage.
- Example building was submitted in the pre – app to keep in keeping with the surrounding area.
- The area in not in a Flood zone area based on looking on government website (Flood map for Planning).
- Last new house I am aware of was built outside of Development boundary at north end of the village.
- The property in the past was not open to that area and cut off with a very high hedge as shown in **photo 3**, the hedge running along the boundary mentioned above. So view of Gardeners Cottage (left hand side looking from the road) was not open. To the other side of the property housing has been allowed with a high hedge and garage types building in the front. I feel the view of the long road frontage area in front Gardeners Cottage would not be impacted by putting a house at the side area.
- There are TPO trees at the front of the plot but this is a large plot, the pre application proposed building was not impacting at all and can be special foundations to avoid impact if any outer edge of a root protection area. Trees at the rear of the area are poor form ivy covered and have fallen down in the winds. A 7.5m x 4m outbuilding has already been given next to one of the trees under planning approval.
- This is the only plot on the east side of Topcroft Street, and understand a plot has now been considered and that one lines in a flood zone where this area doesn't. Also I believe on this side of the road there is also a plot that has TPO tree that is included in the Development Boundary area.
- There is a lack of single plots for self-build opportunities in the south Norfolk area, this would also not be an area where it would be an isolated house, as other houses are built around this area and across the road area. This would make an opportunity to build a house keeping in character with village, a 1 ½" storey modern construction barn style property was proposed in the pre application. We would plan to see an Eco style home on the area.
- This is an area myself and partner plan to build a house for ourselves and downsize.
- I am aware shops, schools etc are limited in the village, but is still a village and people live here and support local shops i.e. farm shops.and local businesses. No

plan to go back to a school so not a restriction, in fact if further houses built outside of towns in small developments may encourage people to move out of town area or retire to country side this would free up houses in school catchment areas for people who needed to be by a school.

- In regards job vacancies work in the area, my partner is going to work from home and I work locally so do not want to move away.
- I understand Gardeners Cottage has been extensively been extended to both sides and rear of the property about a year before being listed and does not look like it was before the work.

Photo 3 – View of front of Gardeners Cottage showing high hedge to left side.



If you require any further information or further detail on the above information at this stage please let me know.