

Item: 9

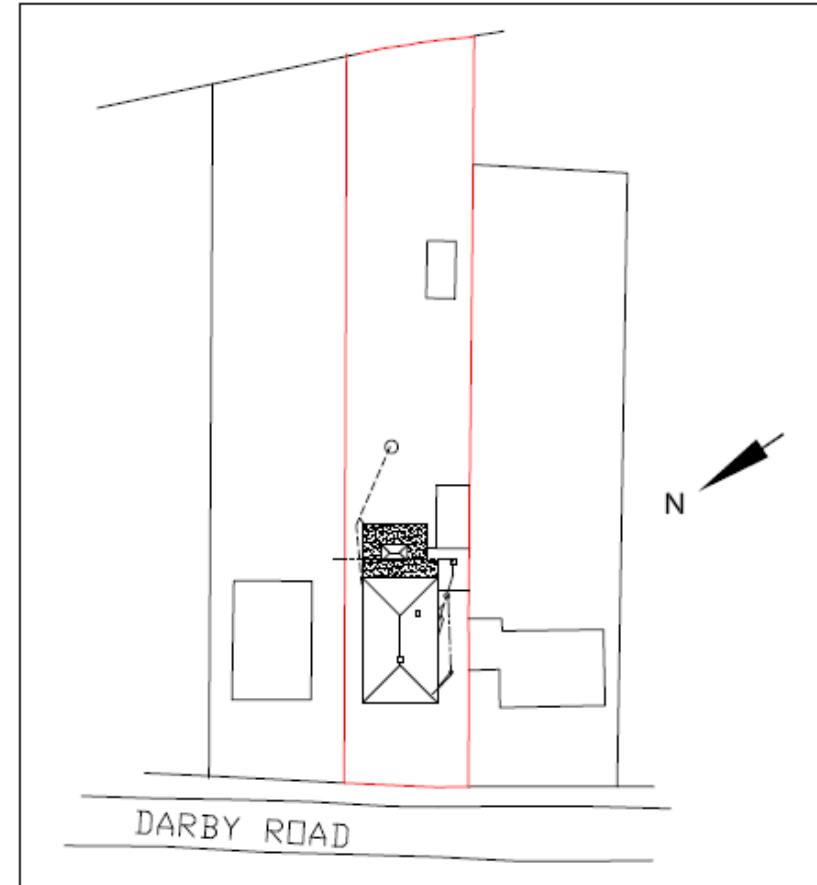
DC/22/4301/FUL

Front infill porch extension and single storey
rear extension

41 Darby Road, Beccles, NR34 9XX



Site Location Plan



Insert Google Streetview Link

Aerial Photograph



Photographs



Photographs



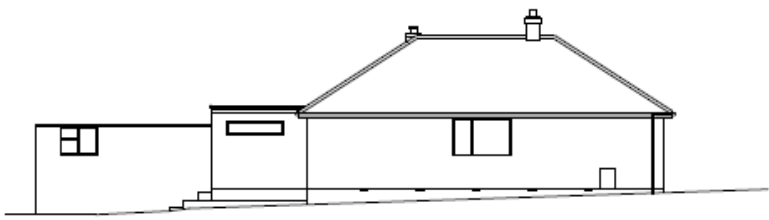
Existing and Proposed Elevations



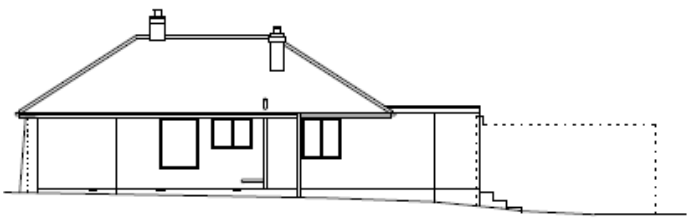
EXISTING FRONT ELEVATION WEST



EXISTING REAR ELEVATION EAST



EXISTING SIDE ELEVATION NORTH



Car port and garage omitted for clarity.

EXISTING SIDE ELEVATION SOUTH



Grey Hardiplank cladding installed as manufacturers detail sheets.

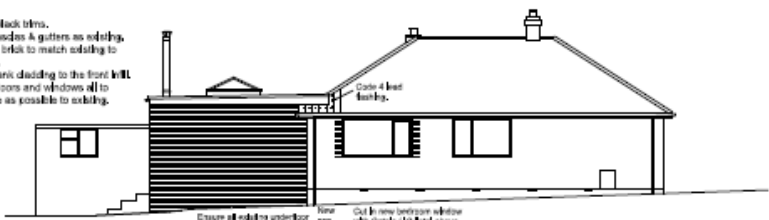
PROPOSED FRONT ELEVATION WEST



Re-use existing French door frame.

PROPOSED REAR ELEVATION EAST

External
Flat roof with black tiles.
Black UPVC fascias & gutters as existing.
Red Multi-tile brick to match existing to rear extension.
Grey Hardiplank cladding to the front wall.
White UPVC doors and windows all to match as close as possible to existing.



Ensure all existing underfloor ventilation is maintained with 60x210mm Stacksun stacks to 100mm DIA ducts.

Re-use existing French door frame.

Out to new bedroom window with Garden to front above with 140mm beading at eaves.

PROPOSED SIDE ELEVATION NORTH

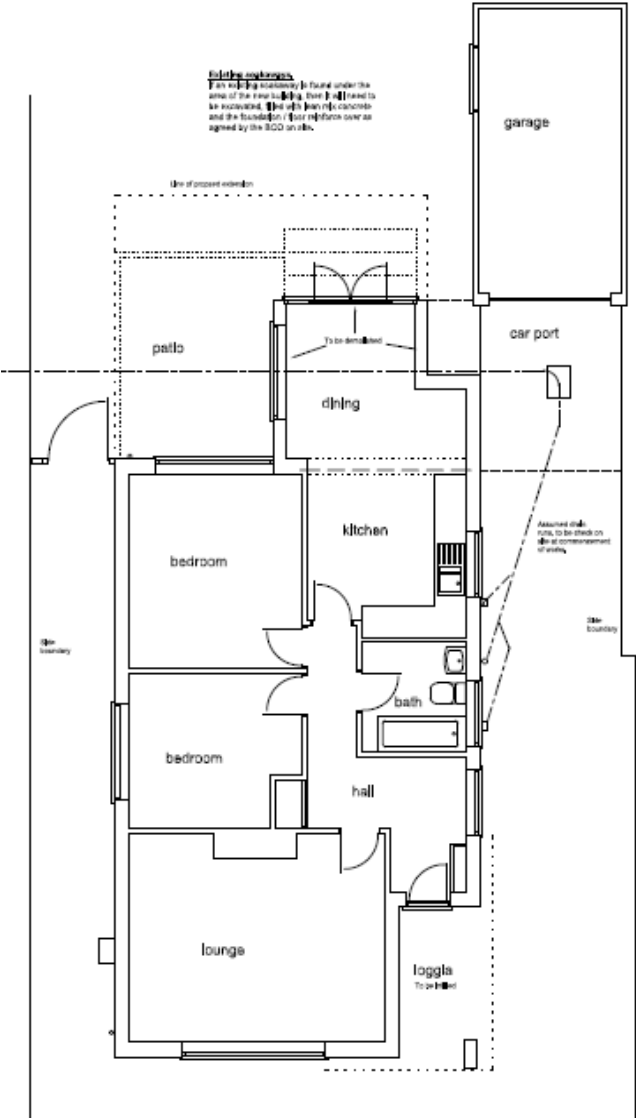


Seal the bath with the system installed as manufacturers instructions and based on requirements.
Plan due to suit woodburner chosen. Check with manufacturer.

DPC 100mm horizontal DPC 150mm min from ground level.
Fill cavities with weak mix concrete to up to 225mm from DPC level

PROPOSED SIDE ELEVATION SOUTH

Existing and Proposed Floorplans



Visual Barrier

Visual barrier to be provided by a solid structure to prevent the view of the interior of the house from the street. The barrier shall be constructed of solid masonry or equivalent material and shall be at least 1.8m high.

Visual Barrier

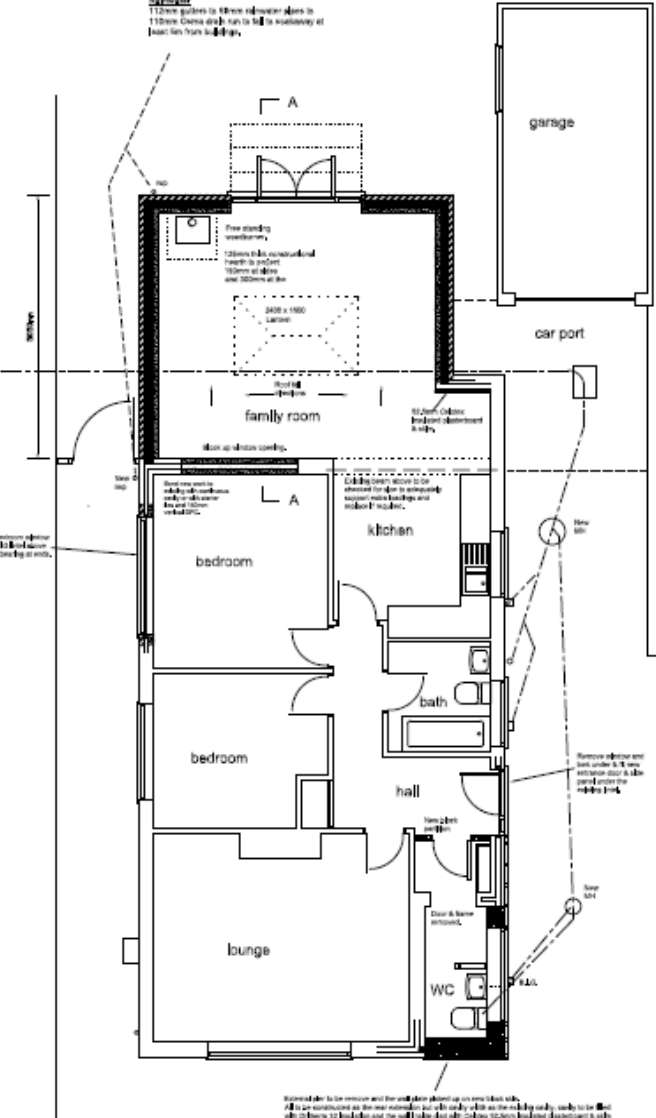
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Extraction Fan

The kitchen extraction fan shall be capable of moving 60 litres of air per second, or 30 litres of air per second if integrated with a cooker hood.

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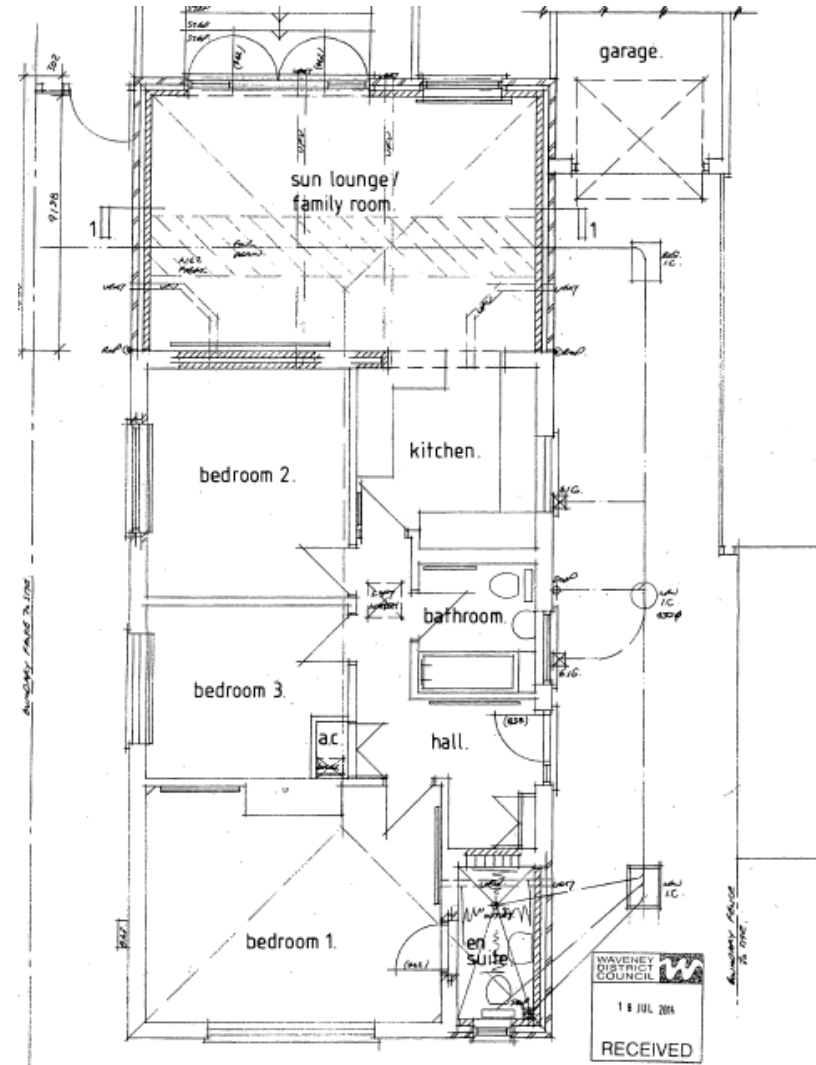
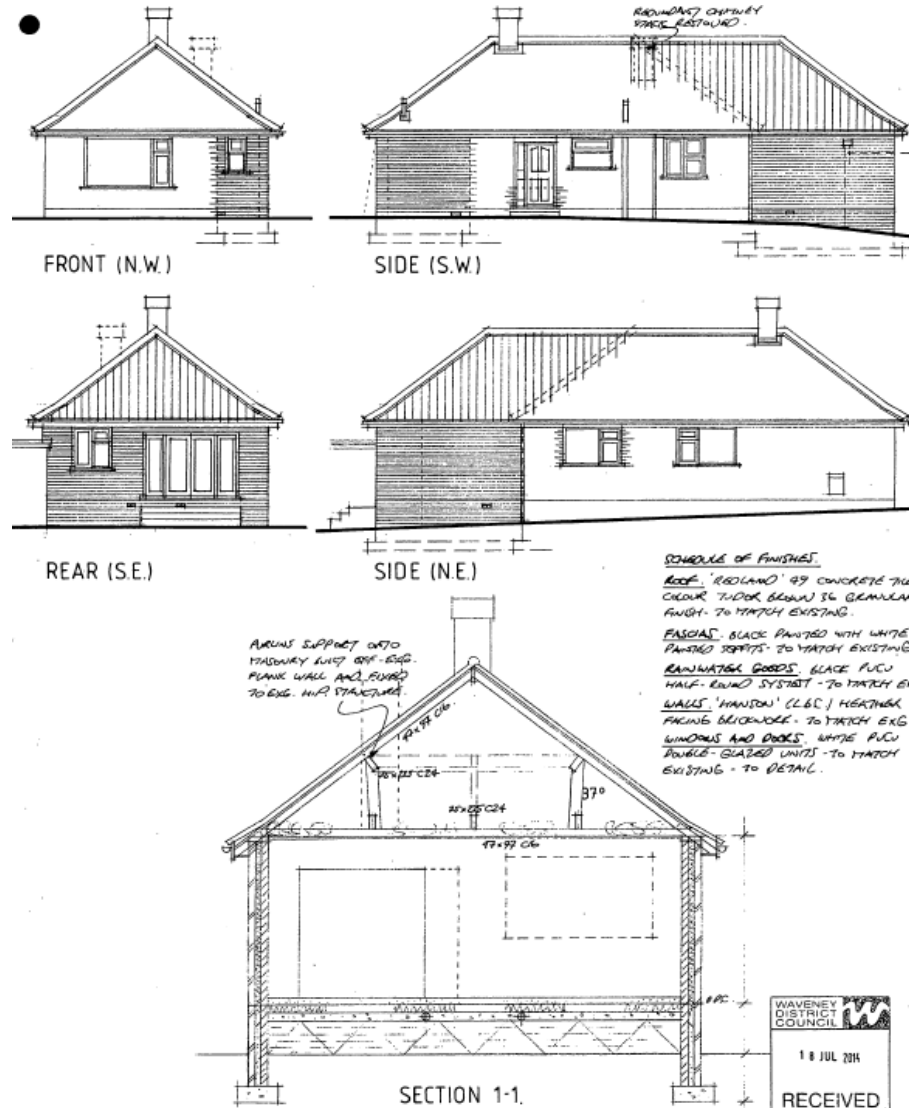
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Material Considerations


- DC/14/2494/FUL - Single storey hip roof rear extension on a larger footprint and front infill extension to the porch, now lapsed.
 - Design
 - Amenity
 - No third-party representations
 - Beccles Town Council recommends approval
- 
- A teal-colored decorative shape, resembling a stylized hill or a large arrow pointing upwards and to the right, located in the bottom right corner of the slide.

DC/14/2494/FUL - now lapsed



Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- **Time limit**
 - **Plans**
 - **Materials**
- 
- A teal-colored decorative shape, resembling a stylized wave or a triangle, is located in the bottom right corner of the slide.