

Planning Applications Committee

23 October 2008

Agenda Number:	C2
Section/Area:	OUTER
Ward:	EATON
Officer:	Elizabeth Franklin
Valid Date:	11 September 2008
Application Number:	08/00965/F
Site Address :	9 Welsford Road Norwich NR4 6QA
Proposal:	Single-storey extension to rear of property.
Applicant:	Mr Matthew Barber
Agent:	Mr Brian Walsgrove

THE SITE

The site is located on the south side of Welsford Road and the proposed extension is positioned to the rear of the detached house. Houses in the row are of differing styles.

RELEVANT PLANNING HISTORY

None.

THE PROPOSAL

The proposal is for a single-storey flat roofed extension to rear of property which will be 4.25metres deep and across the entire width of the house. The distance between the side wall of the applicant's house to the side wall of the neighbour to the west is 6 metres, and the extension will not come any closer to that neighbour than the existing house does at present. Two obscure glazed windows are proposed and will be located either side of the rear chimney on the west side of house at ground floor level to give light to the existing dining room.

CONSULTATIONS

The application has been advertised in the press, on the site and also neighbours have been consulted. One letter of objection has been received from a neighbour, who is concerned that the windows to the west side at ground floor level will overlook and affect the privacy of existing windows to both the ground and first floor of her house, but has no objection to the extension.

PLANNING CONSIDERATIONS

Relevant National Policy Guidance:

PPS1 – Delivering Sustainable Development;

East of England Plan:

ENV7 – Quality in the Built Environment;

Saved Local Plan Policies:

HBE12 – High Quality of Design;

EP22 – General Amenity.

The proposal includes two obscure glazed windows that are positioned to each side of the rear dining room chimney at ground floor level to provide light into the dining room. The neighbour to the west has windows facing onto the side wall of the application site; however the applicant has no windows facing towards that neighbour at present. A 1.8metre high fence that is between the application site and the neighbour to the west will provide an adequate amount of screening to prevent any overlooking issues at ground floor level. The neighbour has obscure glazed windows facing the application site and, bearing in mind the applicant has agreed to obscure glaze the windows it is considered that the location of the windows will not have a detrimental effect on the neighbour and is therefore acceptable.

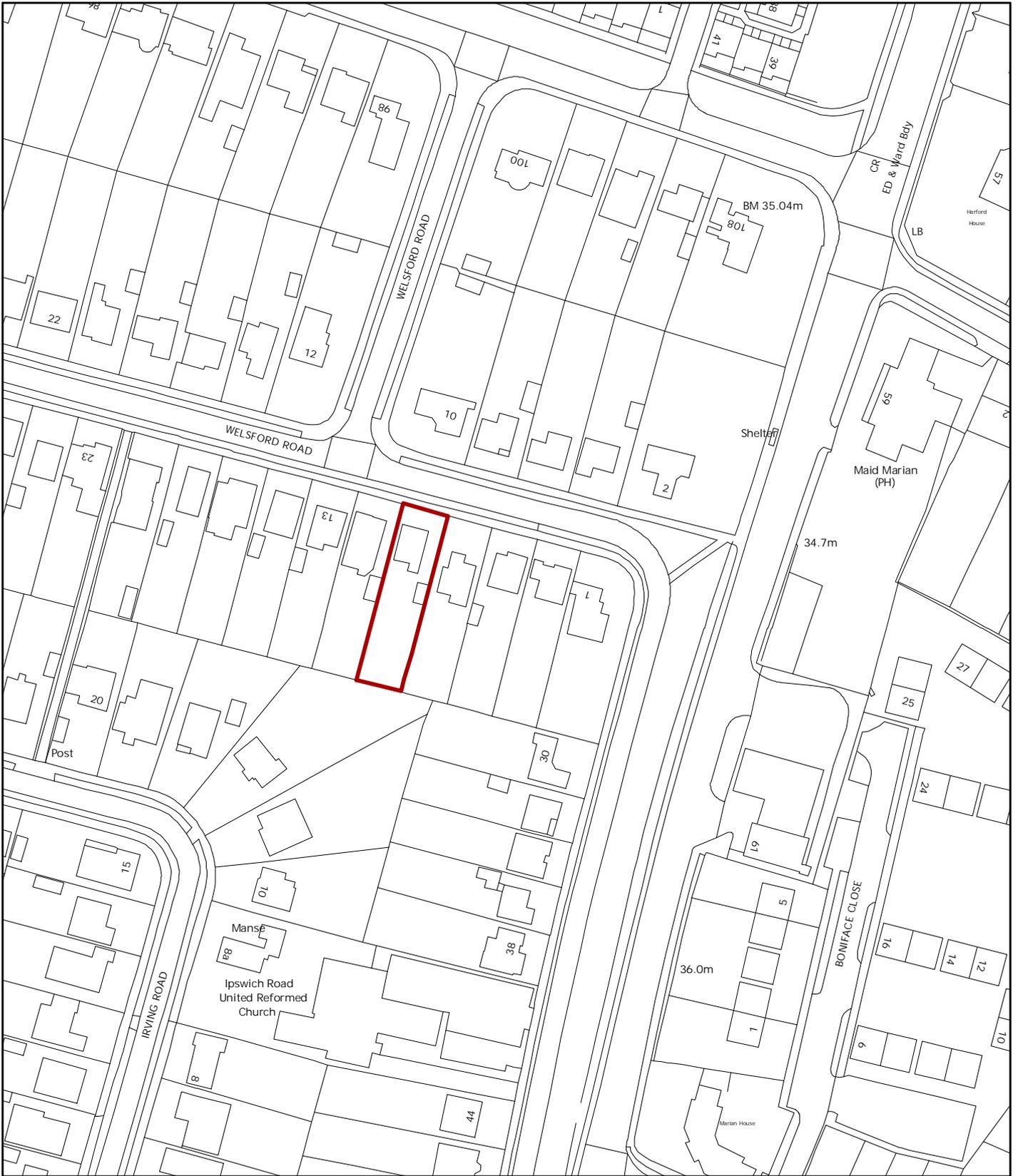
RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. The development must be begun within three years of the date of this permission.

Reasons for approval:

The decision is made with regard to policies ENV7 of the East of England Plan, and HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The development will not have an adverse impact on the character of the area, nor will it be detrimental to the visual or residential amenities of the neighbouring properties.



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Scale: 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

