

Planning Applications Committee

Section C

11 December 2008

Agenda Number:	C4
Section/Area:	OUTER
Ward:	EATON
Officer:	Elizabeth Franklin
Valid Date:	25th October 2008
Application Number:	08/01132/F
Site Address :	Dignity Funerals Ltd 4 Church Lane Norwich NR4 6NZ
Proposal:	Single-storey extension to rear of property.
Applicant:	Mr D G Barber
Agent:	Mr Brian Walsgrove

THE SITE

The site is located on the east side of Church Lane, opposite Waitrose supermarket and is a detached modern 2 storey building that backs onto the rear gardens of dwellings on Tamarind Mews. The building sides onto the car park of the Bank to the north and similarly the Bank to the south. Land rises up to the north, and the nearest dwelling is 14 metres to the north east.

To the rear of the premises is a car parking area which is accessed through a covered way to the south. A first floor office is located projecting into the car

parking area with stilted legs and more parking underneath. The site lies within the Eaton Conservation Area.

RELEVANT PLANNING HISTORY

4/1998/1007 - Change of use from offices to estate agency.

THE PROPOSAL

Planning permission is not being sought for the use of the building as a funeral home, as this is granted by virtue of the Use Classes Order 2005.

The proposal is for a single-storey extension 1.2metres deep, 4.8metres wide and 2.5metres high to the rear of the building which will provide storage accommodation for the business and also a flat roofed canopy over the new double doors. The canopy is intended to provide shelter for movement in and out of the building to the rear and also to provide screening from neighbouring properties. A condensing unit with acoustic housing will be positioned under the projecting office, close to the rear wall, and immediately next to the new storage area. Approximately 50% of the extension will be located under the projecting office.

CONSULTATIONS

The application has been advertised on the site, in the press, and also neighbours have been notified. 3 letters of representation have been made and comments are:

- Concern for the potential noise of the condenser;
- Will the site be illuminated?
- The hours of use of the site;
- Concern of the nature of the business in a residential area.

PLANNING CONSIDERATIONS

National Planning Policy:

PPS 1 - Delivering Sustainable Development.

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment.

Relevant Local Plan Policies:

HBE 8 – Development in Conservation Areas.

HBE12 – High Quality of Design

EP22 – High standard of amenity for residential occupiers

The site is in the process of being changed from an estate agent's office to a funeral home, and the proposed use is not part of this application. The concerns

of neighbours regarding the nature of the business within a residential area are therefore not able to be taken into consideration in the assessment of the merits of the current application.

This small extension to the rear of the building is a minor extension that will have little impact on the character of the building as it will not be seen from the road and is to the rear of the building. Materials are acceptable and in keeping with the existing buildings on the site. Outside lighting is not included in the application.

With regard to the noise that is likely to be emitted from the condensing unit, it is stated that this will produce a noise level of 38dB at 10metres and the Environmental Health team are satisfied that this is acceptable in this location.

In view of the above, the extension to the rear of the building is considered to be acceptable and the application is recommended for approval.

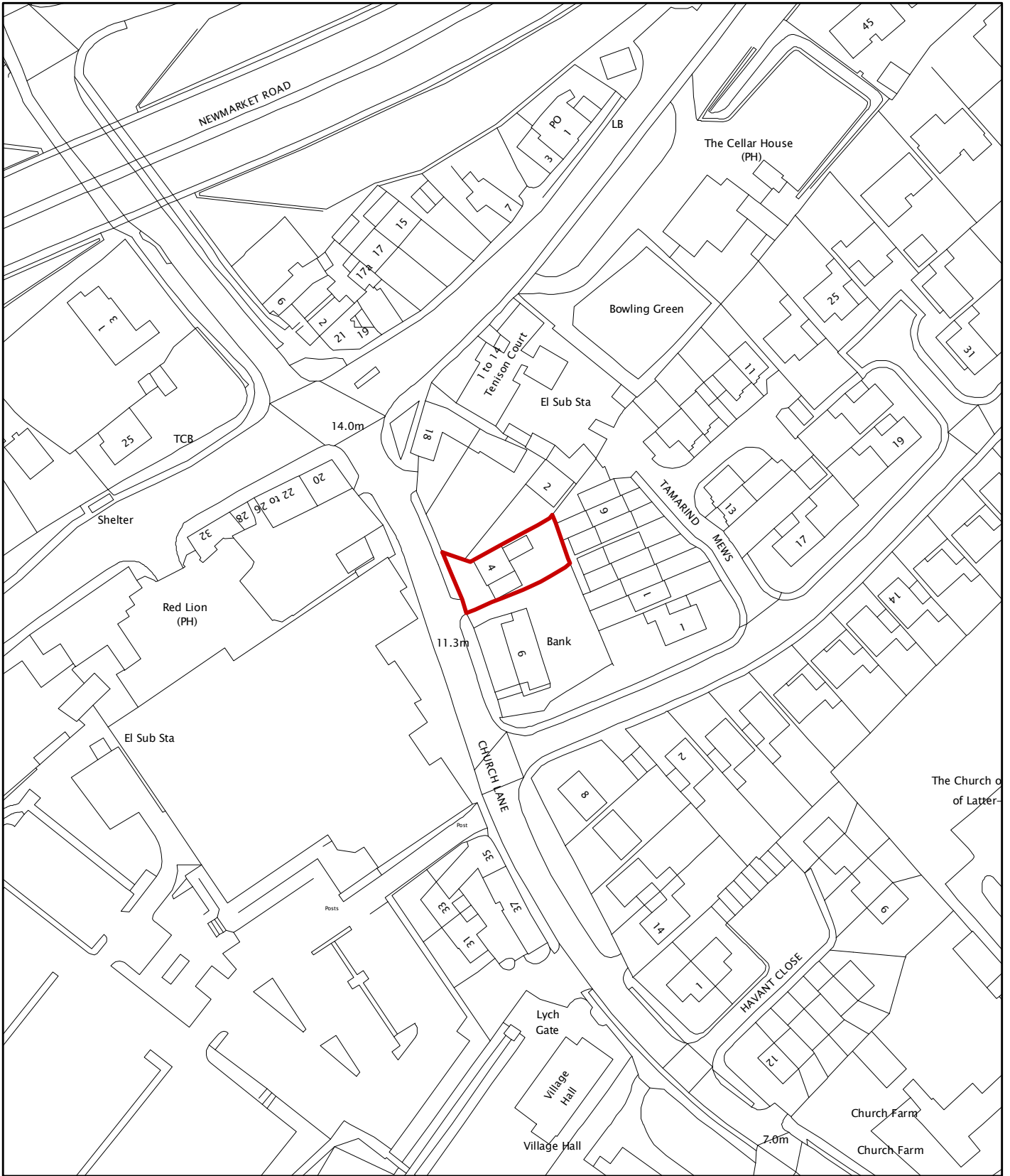
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:-

1. Standard three years time limit.
2. Noise restriction so that the level of noise emitted shall not exceed 38dB at any time, as measured at any point on the rear boundary of the site adjoining the dwellings on Tamarind Mews.

Reason for approval:

The decision is made with regard to policies EP22, HBE8 and HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension is small and to the rear of the building, and will preserve the character of the Conservation Area. The design is in keeping with that of the existing building on the site and will not be detrimental to the character of the area. The level of noise generated by the condensing unit is not considered likely to be detrimental to the amenities of neighbouring residential occupiers.



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 Scale - 1:1250



NORWICH
City Council

**DIRECTORATE OF REGENERATION
AND DEVELOPMENT**

