

Planning Applications Committee

Section C

11 September 2008

Agenda Number:	C3
Section/Area: I	OUTER
Ward:	TOWN CLOSE
Officer:	Louise Franklin
Valid Date:	22nd July 2008
Application Number:	08/00745/F
Site Address :	138 Trafford Road Norwich NR1 2QS
Proposal:	Erection of conservatory to rear of property.
Applicant:	Mr And Mrs Little
Agent:	Mr Vic Haig

THE SITE

This application relates to a semi detached house set on the west side of Trafford Road. To the rear of the property is a grassed garden enclosed by fencing and established landscaping. A shed building lies to the north of the garden and can be accessed from the front of the house. The property has a small single storey side extension to the north of the site.

RELEVANT PLANNING HISTORY

08/00163/F - Building a garden room on rear of property.

08/00745/F - Erection of conservatory to rear of property.

THE PROPOSAL

This application has been submitted on behalf of Councillor Little and therefore delegated powers to officers do not apply in this case. The proposal is for the erection of

a conservatory to the rear of the property, and the structure would measure 5.5m wide and 2.9m in depth. The distance from the conservatory to the boundary of the attached neighbouring property would be 0.5m and that attached neighbouring property has a similar sized conservatory which is located further to the south and away from the boundary.

The properties at the rear would not be affected by the proposal as the garden of number 138 is approximately 20m long with established landscaping and fencing at the boundary.

CONSULTATIONS

Consultations have been carried out with neighbouring properties with no adverse responses.

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

EP22 – Residential Amenity

The proposal supports policy EP22 as it would be an improvement to the amenity of the existing building and would have no adverse effect on the neighbouring properties.

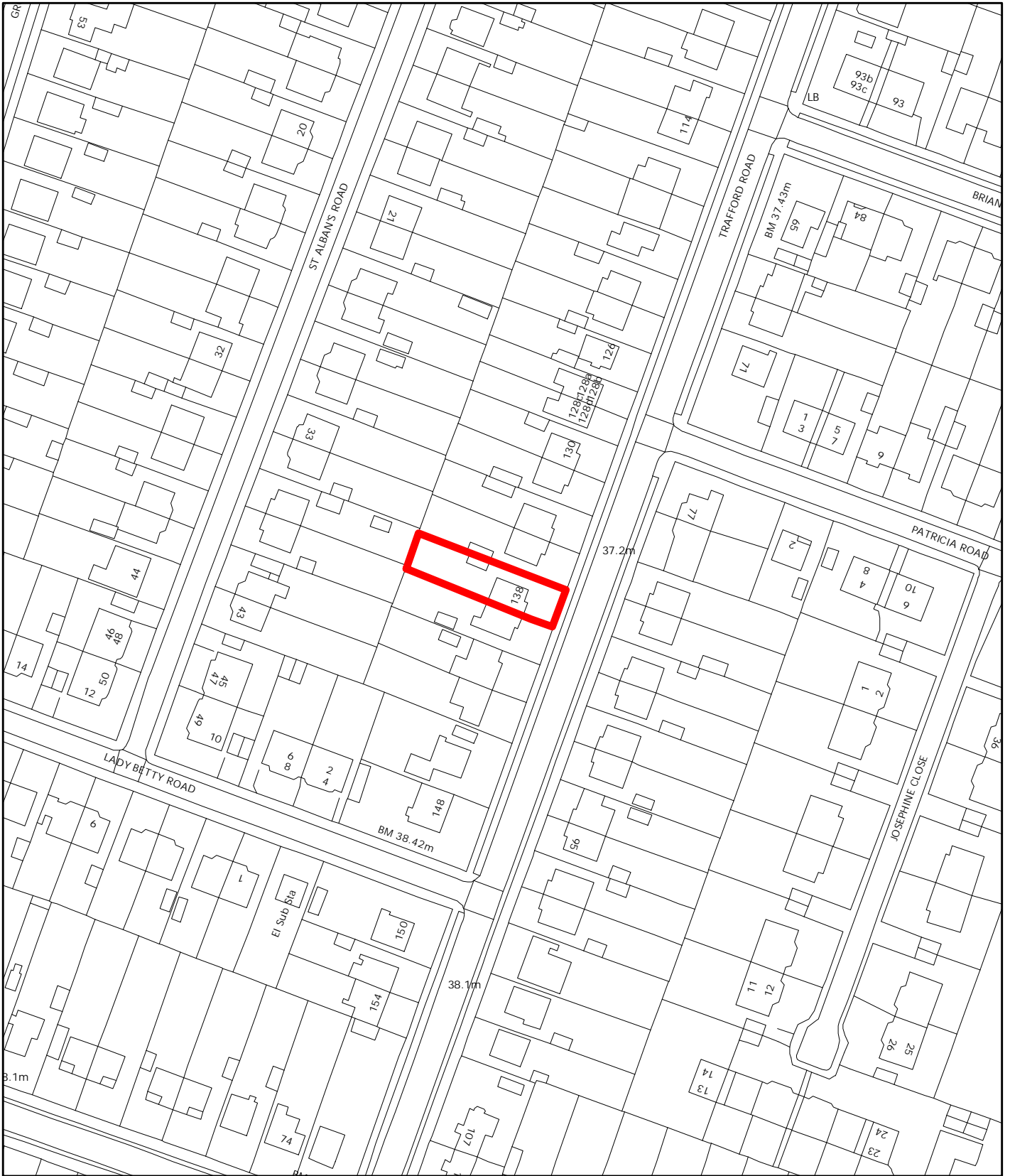
RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following condition:

1. Development must be begun within 3 years of the date of this permission.

Reasons for approval:

The decision to grant planning permission has been taken having regard to policy EP22 of the City of Norwich Replacement Local Plan 2004 and all material planning considerations. The proposal is not considered to be detrimental to the residential amenity of the area.



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 Site Address - 138 Trafford Road
 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

