

Planning Applications Committee

Section C

11 September 2008

Agenda Number:	C4
Section/Area: I	OUTER
Ward:	NELSON
Officer:	Louise Franklin
Valid Date:	7 August 2008
Application Number:	08/00806/F
Site Address :	55 Mill Hill Road Norwich NR2 3DR
Proposal:	Demolition of existing single storey bathroom and replace with two storey extension to rear of property.
Applicant:	Mr Calvin Hoy
Agent:	Charles Emberson

THE SITE

The site is set in an elevated position, on the inside of a bend, on the east side of Mill Hill Road. The property is a mid terrace four storey house, it is locally listed and lies within the Heigham Grove Conservation Area. Opposite the site to the east, are semi detached properties and to the rear, the property backs on to the gardens of terraced properties which front Park Lane. The immediate area is predominantly residential in character.

PLANNING HISTORY

08/00466/F - Two storey extension to rear of property, including demolition of single storey addition. (WITHDN - 30/06/2008)

08/00805/C - Demolish existing single storey extension and replace with new two storey extension to rear of property. (CANCLD - 13/08/2008)

08/00806/F - Demolition of existing single storey bathroom and replace with two storey extension to rear of property. (PDE -)

THE PROPOSAL

The proposal is to demolish the existing single storey bathroom and replace with two storey extension to rear of property.

CONSULTATIONS

The proposal has been advertised on site and in the press and adjacent occupiers have been notified. No adverse responses have been received.

PLANNING CONSIDERATIONS

Relevant National Policy Guidance

PPS1 – Delivering Sustainable Development
PPS1 Supplement – Planning and Climate Change.

Relevant East of England Plan Policies

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

EP22 – General Amenity
HBE8 – Development in Conservation Areas
HBE12 – High Quality of Design, with special attention to height, scale, massing and form of development.

The application is a result of a recently withdrawn application recommended for refusal due to the detrimental impact of the balcony on neighbouring properties. This application has the same balcony included as part of the proposal.

The proposed demolition of the bathroom is seen as acceptable as it would not have an adverse impact upon the character of the building or its setting.

The concern however lies with the glazed balcony which is at 2nd floor level and is set on top of the two storey extension between no.55 and no.57. The volume of the space is 3.5m².

The balcony is considered to be an unsympathetic addition and detrimental to the character and appearance of this part of the conservation area. Sited towards the top of the building, the balcony is also unduly prominent in its location. There is also an issue of amenity and privacy of nearby neighbours due to the use and height of the balcony leading to the overlooking of the surrounding residential properties in this predominately residential area.

RECOMMENDATIONS

REFUSE PLANNING PERMISSION on the following grounds:

1. The balcony is considered to be an unsympathetic addition and detrimental to the character of the building and character and appearance of this part of the Heigham Grove Conservation Area.
2. The balcony, by reason of its height and position, is detrimental to the amenities of adjoining occupiers, resulting in overlooking and loss of privacy, and with the potential for noise nuisance. .
3. The scheme is considered to be contrary to saved policies EP22, HBE8 and HBE12 of the City of Norwich Replacement Local Plan Adopted Version, November 2004.



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 Site Address - 55 Mill Hill Road
 Scale - 1:1250



NORWICH
 City Council

**DIRECTORATE OF REGENERATION
 AND DEVELOPMENT**

