

Planning Applications Committee

23 April 2009

Section C

Agenda Number:	C6
Section/Area:	OUTER
Ward:	NELSON
Officer:	Elizabeth Franklin
Valid Date:	11 March 2009
Application Number:	09/00160/F
Site Address :	175 College Road Norwich NR2 3JD
Proposal:	Proposed loft conversion incorporating a new roof dormer and side facing skylights into the roof.
Applicant:	Mr And Mrs T White
Agent:	Mr T Linstead

THE SITE

The site is located on the east side of College Road and on the north side of a pair of semi detached Victorian houses. To either side and on the opposite side of College Road are similar pairs of houses. Beyond the rear garden to the east is one of the buildings within the curtilage of Avenue Road school.

The site does not lie within a Conservation Area.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

THE PROPOSAL

The proposal is for a loft conversion to the main roof with a new roof dormer to the rear to provide a second floor bedroom, and side facing skylights into the rear roof, to be used for storage purposes.

CONSULTATIONS

The application has been advertised in the press and also neighbours have been consulted. One letter of objection has been received and planning comments are:

- The original chimney has been removed and a new one to be installed will change the roofline/skyline.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 – Delivering Sustainable Development

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE12 – Quality of Design

The original chimney on the ridge and in line with the centre of the bay windows in the front elevation has already been removed and a flue has been installed in the ridge above the gable wall to the north. Whilst the removal of the original chimney is permitted development, the new chimney is smaller in profile and height to slightly under one metre in height, and is also permitted development.

With regard to the rear dormer, no objections have been made to that part of the application, and as the design is not out of keeping with the house and the materials are acceptable the application is recommended for approval.

RECOMMENDATIONS

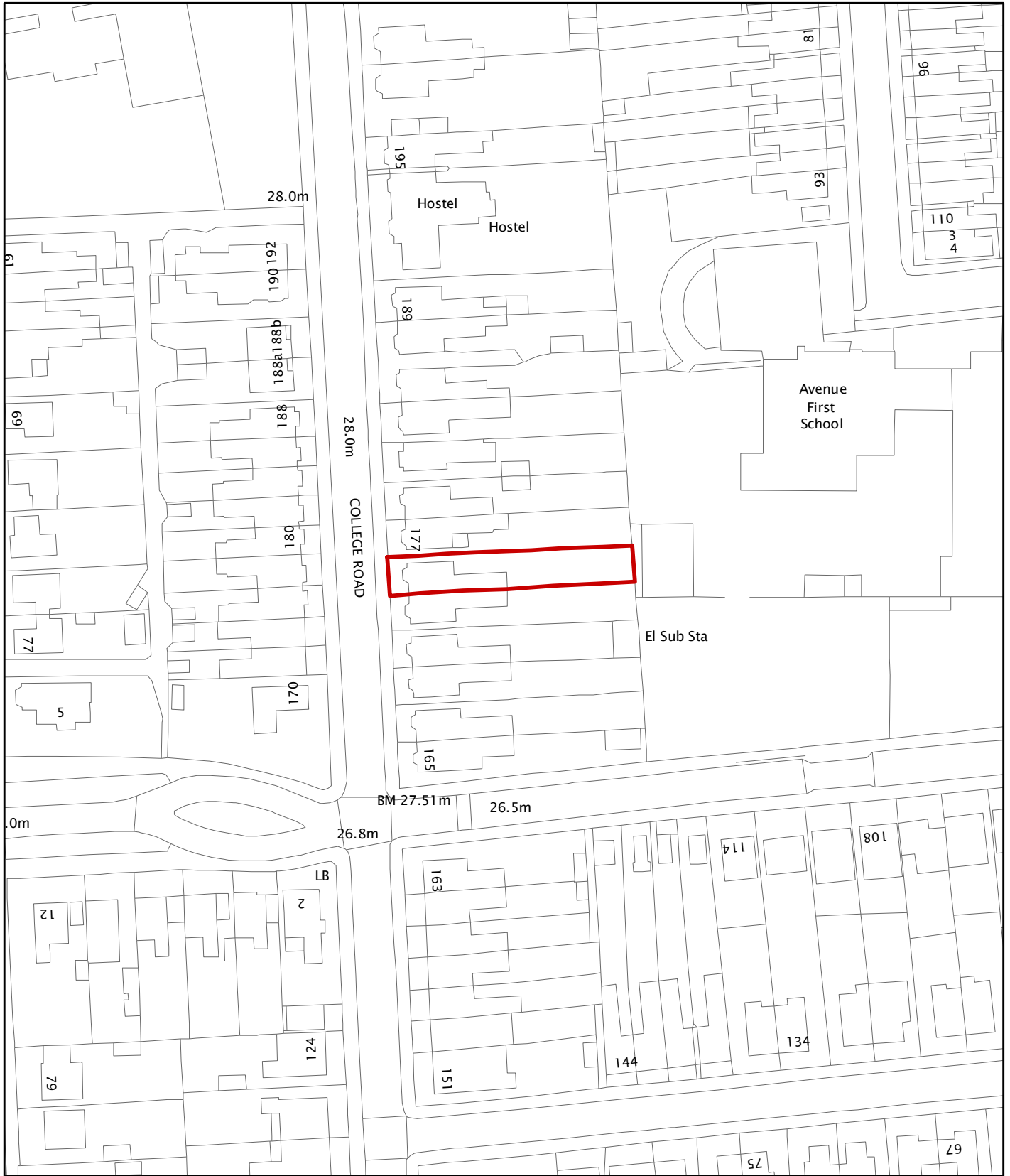
APPROVE PLANNING PERMISSION on the following grounds:

1. Three years for commencement.

Reason for Approval:

The decision is made with regard to policy HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The roof dormer will be in keeping with the character of the

existing house, and together with the high quality materials, the dormer is considered to be acceptable.



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 Site Address - 175 College Road, Norwich
 Scale - 1:1,000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

