

Planning Applications Committee

Section C

11 December 2008

Agenda Number:	C2
Section/Area:	OUTER
Ward:	BOWTHORPE
Officer:	Elizabeth Franklin
Valid Date:	22 October 2008
Application Number:	08/01119/F
Site Address :	2 St Mildreds Road Norwich NR5 8RJ
Proposal:	Extension to rear of property to provide self contained annexe.
Applicant:	Dr B Mackintosh
Agent:	Mr M Marshall

THE SITE

The site is located on the north side of St Mildreds Road at its junction with Taylor Road. It is one of a pair of semi detached houses and has previously been owned by Norwich City Council. At present there is a flat roofed extension projecting from the east side of the rear of the house which adjoins a garage that can be accessed from a driveway onto Taylor Road. That garage reaches across to the boundary of the site with no4 St Mildreds Road, and is 8.5metres from the main house. A fence to 1.2 metres with trellis above forms the boundary treatment with that neighbour.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

THE PROPOSAL

The proposal is for the demolition of the existing extension which accommodates a toilet, sun room and utility area with a total width of 2.4metres, and its replacement with an extension 3.7metres wide to the rear of the house to join the house and garage. The resulting building and garage will be converted to provide self contained annexe. The replacement extension will be wider than the existing to enable a satisfactory level of accommodation, but will project into the side garden of the house and will be no nearer to the neighbour than the existing structure. There will be a shallow pitched roof across the entire building rather than the current flat roof. The driveway to the garage from Taylor Road will remain for parking for 2no cars.

CONSULTATIONS

The application has been advertised in the press and neighbours have been consulted. Two letters of representation have been received and in summary comments made are:

- Excessive form of development with an intensification of use;
- Increase of overlooking;
- It is believed to be an investment property and there are misgivings as to the nature of the application;
- This type of application will turn a residential community into a transient area of overdeveloped property;
- The development will block sunlight to the adjacent property.

PLANNING CONSIDERATIONS

National Planning Policy:

PPS 1 - Delivering Sustainable Development.

Relevant Regional Policy:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policy:

HBE12 – High Quality of Design;

EP22 – General Amenity.

The proposal provides for a wider extension to the rear of the house to enable a good living environment as a self contained annexe to the existing dwelling. Its position at the end of St Mildreds Road will keep the extended part of the building away from the adjoining dwelling, with the main impact on that neighbour being

the additional height of the roof above the existing garage. Whilst the height of the ridge of the garage will be 3.7metres, that part of the building is in excess of 8metres from the main house with high trees to the north beyond and it is considered will have minimal effect on the reduction of sunlight for the neighbouring dwelling and garden.

Currently there are 3 windows and 2 doors opening into the enclosed garden, and whilst the numbers of openings will still be the same the positioning of openings will be slightly different. Given that the use is already residential in nature, there will be little additional overlooking to the neighbouring property.

Adequate garden space is provided for the dwelling, particularly bearing in mind that the garden is much wider than others in the area because of its two frontages, giving an additional 7metres of amenity area for occupants of the house and annex in comparison to neighbouring dwellings.

The proposal has been put forward to currently fulfill a specific need for an elderly relative of the owner of the house. Although ancillary to the main house, the imposition of a condition on a planning permission would prevent the selling or leasing of the annex separately and therefore control could be retained for any such intention in the future, should it arise.

In view of the above, the proposal is not out of keeping with the existing domestic nature of the building, and the intensity of the use can be controlled in planning terms by the conditioning of the annex as ancillary to the existing residential dwelling. The application is therefore recommended for approval.

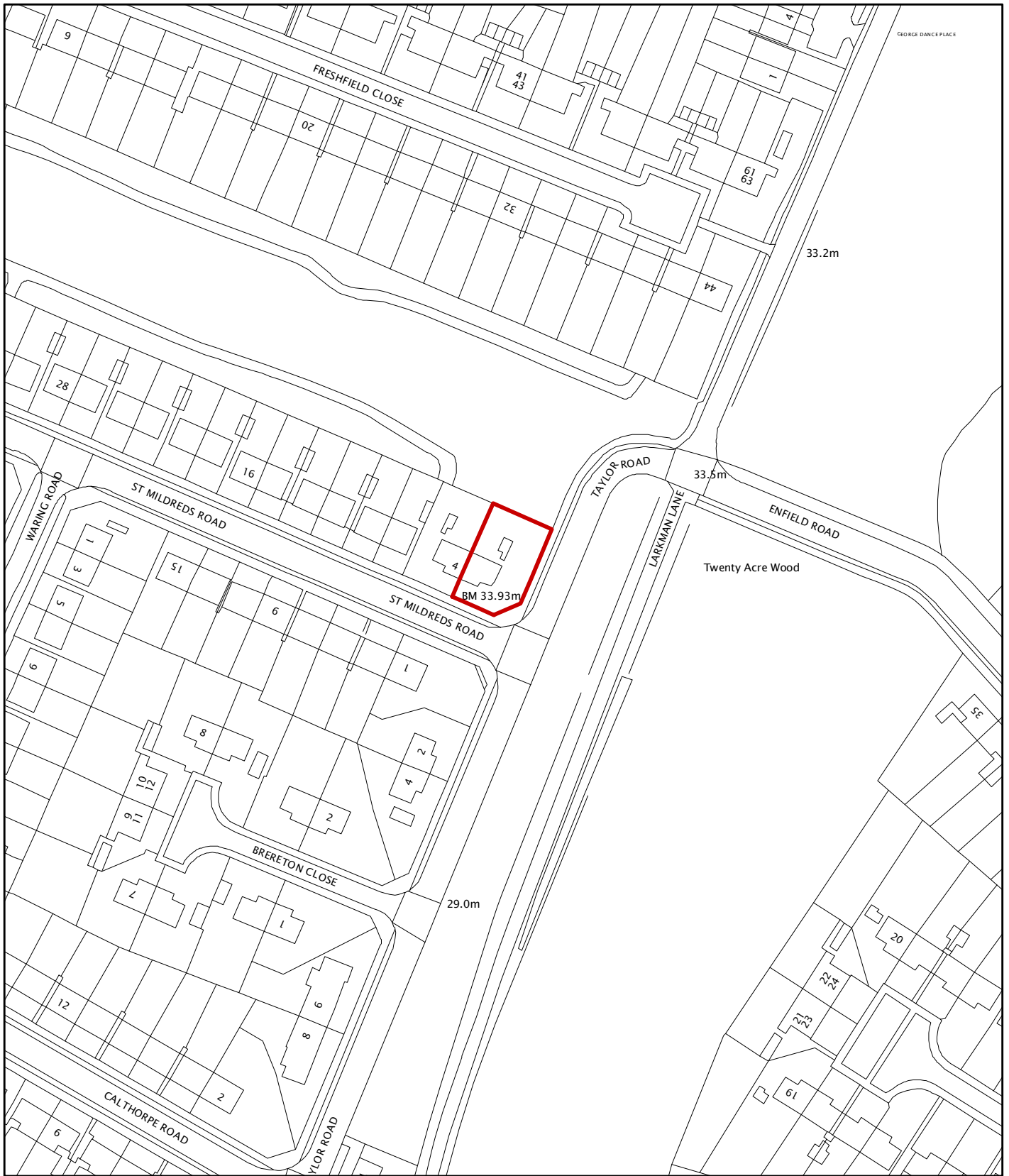
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:-

1. Standard three year time limit.
2. The facing and roofing materials to match those on the existing building.
3. Occupation only for purposes ancillary to the residential use of the main dwelling with no independent occupation or ownership from the main dwelling.

Reason for Approval:

The decision is made with regard to policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The development as a whole will not have an adverse impact on the residential amenities of the neighbourhood as the new roof will have a shallow pitch, and the amount of glazing to the building is similar to that already in the building at present. A self contained annexe would not be out of keeping with other similar type structures and uses in the area.



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Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

