

Planning Applications Committee

Section C

5th June 2008

Agenda Number:	C5
Section/Area:	OUTER
Ward:	EATON
Officer:	Louise Franklin
Valid Date:	5th April 2008
Application Number:	08/00338/F
Site Address :	5 Parsons Mead, Norwich. NR4 6PG
Proposal:	Erection of two-storey extension to rear and a small porch to the front.
Applicant:	Mrs Barbara Harris
Agent:	Mrs Barbara Harris

THE SITE

The property is a detached bungalow located on the east side of Parsons Mead. The houses on Parsons Mead are generally detached and on elevated land.

PLANNING HISTORY

07/01435/F - Extension to provide 2no. bedrooms and an ensuite and bathroom in roof space. (REF - 12/02/2008)

THE PROPOSAL

The proposal is to erect a two-storey extension to the rear and a small porch to the front of the property.

CONSULTATIONS

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

- The seclusion of the objector's rear garden would be ruined.

- The extension could limit the daylight to the kitchen of number 3.
- Property would be de-valued

PLANNING CONSIDERATIONS

Relevant East of England Plan Policies:

ENV7: Quality in the Built Environment

Relevant Local Plan Policies:

EP22 – Residential Amenity

The previous application was refused due to its design and the impact on the neighbouring properties. The amended design of this new proposal is very similar to the recently approved application at 7 Parsons Mead. Although the proposed alteration will create a first floor to the current bungalow, it is considered that the design and layout is acceptable and in keeping with its surroundings and would not detract from the character of the area.

Given the size of the plot and the properties relationship to the surrounding dwellings, the alteration should not detract from the amenities of the neighbouring occupiers. The proposal would not extend the building line at the rear of the property any further into the garden and roof light windows have been inserted on the side elevation to retain privacy to the neighbouring dwellings.

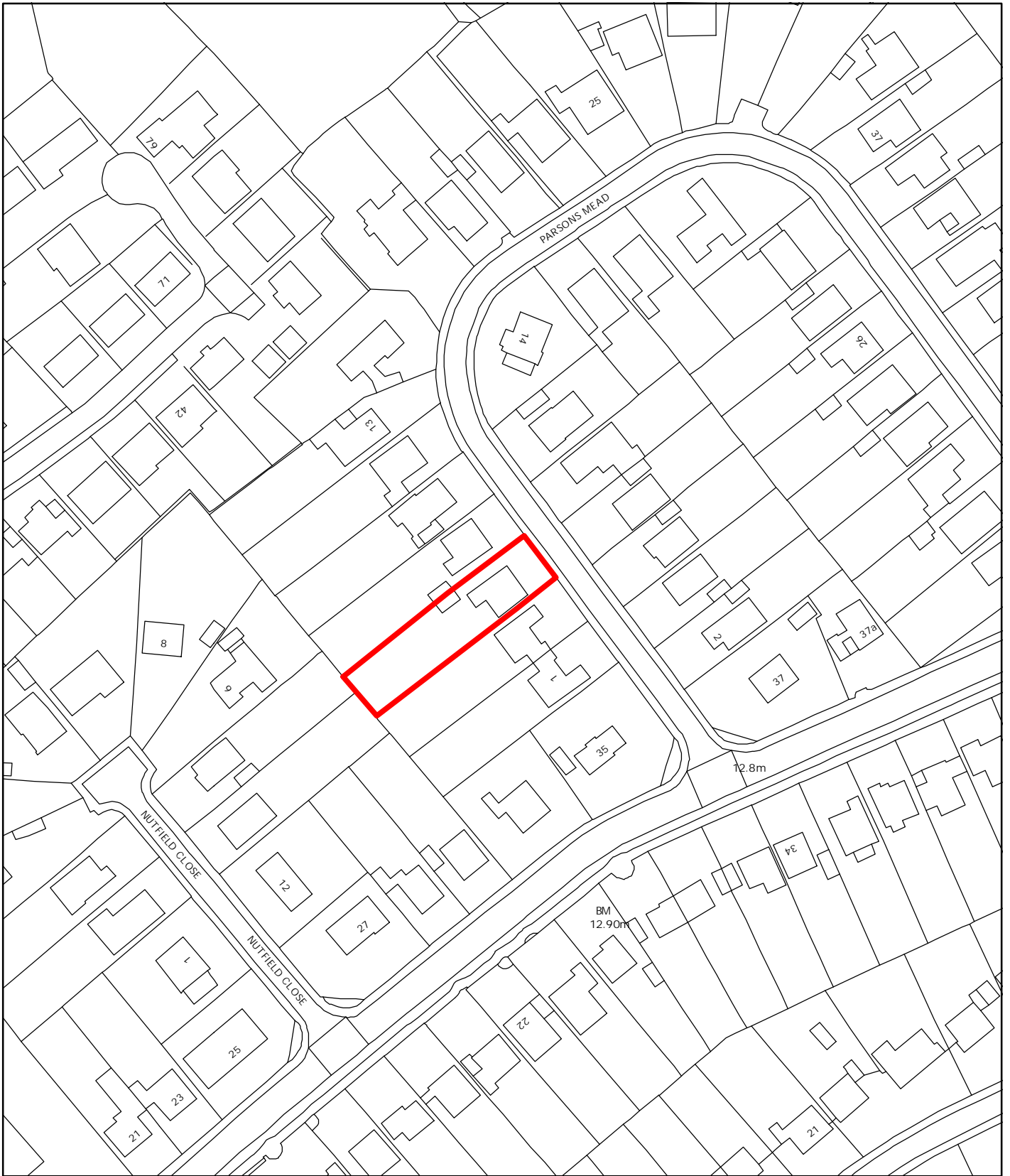
RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.
2. The facing and roofing materials to be used on the extension shall match those on the existing building.

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, policy ENV7 of the East of England Plan, May 2008 and all material planning considerations. The proposal is not considered to detract from the appearance or character of the area or to impact on the amenity of neighbouring properties.



© Crown copyright. All rights reserved. Licence No. 100019747 2004

Planning Application No- 08/00338/F
Site Address - 5 Parsons Mead
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

