

Planning Applications Committee

12 March 2009

Agenda Number:	C7
Section/Area:	OUTER
Ward:	EATON
Officer:	Louise Franklin
Valid Date:	22 January 2009
Application Number:	09/00046/F
Site Address :	1 Waverley Road Norwich NR4 6SG
Proposal:	Two storey and single storey rear extensions.
Applicant:	Mr Andrew Naylor
Agent:	Mr Barry Bridgwood

THE SITE

No. 1 Waverley Road is the first semi-detached house on the south east side of this tree-lined road.

RELEVANT PLANNING HISTORY

There is no relevant planning history on the site.

THE PROPOSAL

The proposal is to erect two storey and single storey rear extensions.

CONSULTATIONS

Neighbours/ Site Notice: written objections have been received from residents at six nearby properties concerned about the proposal for the following reasons:

- The bulk and scale of the extension would dominate the existing property to an unacceptable level, with the roof size being excessive.
- The proposed first floor side window would be out of proportion in relation to the existing front bathroom window and would result in a loss of privacy to no.24 Eaton Road. A window is not needed for the new shower room.
- The two storey extension, in particular, the new rear bedroom/ study window will cause loss of privacy to the neighbouring rear gardens.
- The two storey extension would block light to the neighbouring rear garden and would be overbearing and oppressive causing significant loss of outlook to the property.
- Overall the extensions would be detrimental to the character and quality of the area and would have a detrimental effect on the enjoyment of the surrounding properties.

PLANNING CONSIDERATIONS

Relevant Saved Local Plan Policies:

HBE12	-	high quality of design
EP22	-	residential amenity

No.1 Waverley Road is a semi-detached house, which is the first house on the south-east side of the road, close to the junction with Eaton Road. It does not fall within a Conservation Area.

A minor amendment has been received to increase the length of the two storey extension by a further 100mm.

There is an existing rear extension on the outer side of the property, which would be replaced with a two storey extension of approximately 3.5 metres deep and would be approximately 2.3 metres from the eastern side boundary. A new single storey rear extension of approximately 2.5 metres deep is proposed adjacent to the adjoining neighbour at no.3 Waverley Road. This adjoining property has an existing two storey and single storey extension adjacent to their common boundary.

It is considered that the scale, design and massing of the new extensions are proportionate to and in keeping with the original house and, being at the rear of the property, they would not have a detrimental impact on the visual amenity of Waverley Road or the character of the area.

No's 24 and 26 Eaton Road have substantial rear gardens, which bound the eastern side of no.1 Waverley Road. Bearing in mind the distances between the

properties, it is considered that the two storey extension would not have a detrimental impact on the residential amenity of these properties by way of loss of light or privacy. In particular, the first floor side window would not cause loss of privacy provided it has obscure glazing and top opening lights only, as proposed.

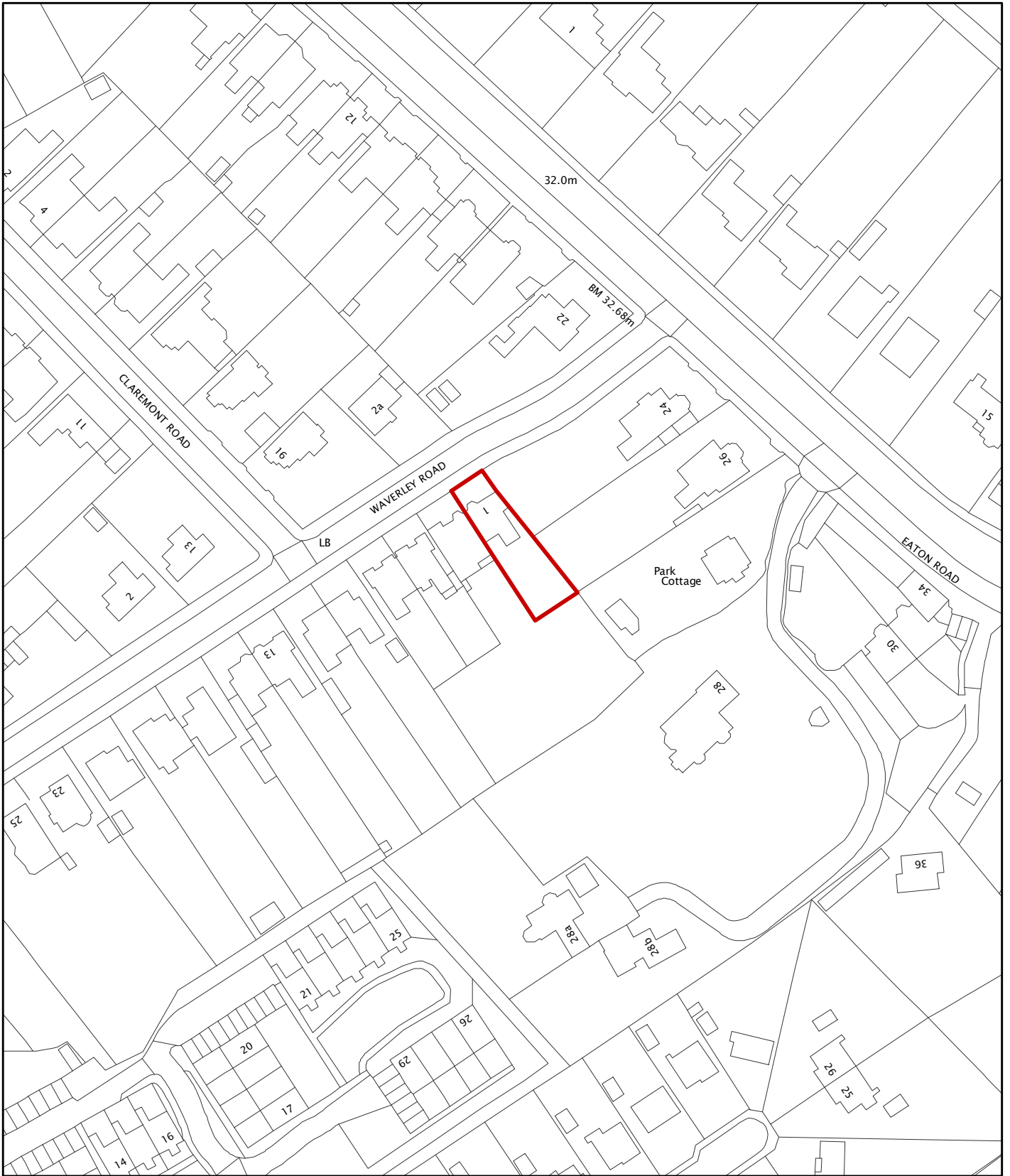
RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years
2. Materials to match existing
3. First floor side window to have obscure glazing and top opening lights only

Reasons for Approval:

The decision to grant planning permission has been taken having regard to Saved Local Plan Policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and to all material considerations. The rear two storey and single storey extensions are of an acceptable scale, design and massing and would not have a detrimental impact on the residential amenity of the neighbouring properties.



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Site Address - 1 Waverley Road, Norwich
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

