

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 13 May 2010  
**Report of** Head of Planning Services  
**Subject** 10/00517/F 21 Waverley Road Norwich NR4 6SG

Item  
**5(7)**

### SUMMARY

<b>Description:</b>	Demolition of existing garage and building of new garage.
<b>Reason for consideration at Committee:</b>	Staff Application
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Eaton
<b>Contact Officer:</b>	Mrs Elizabeth Franklin                      Planner 01603 212504
<b>Valid date:</b>	17th March 2010
<b>Applicant:</b>	Mr Julian Hills
<b>Agent:</b>	Mr Hector Gibb

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is located on the south east side of Waverley Road with a 3 storey detached house with an old garage behind the house and to the south side of the rear garden. Neighbours to the west have a similar garage immediately next to it, with a joint drive between the two houses. A hedge provides boundary screening and there is a substantial amount of vegetation covering the existing garage.
2. The plot on which the house and garage are situated is 60m deep.

##### Planning History

No relevant planning history

#### The Proposal

3. The proposal is for the demolition of the existing garage that is 3m wide and 5m long, and its replacement with a slightly larger garage 3.5m wide and 6m long on the same site. The height of the new garage will be the same as that existing, at 3.6m to the ridge. To the rear of the garage the boundary treatment is a hedge to screen the 2 gardens.
4. Materials will be tile and render to match those of the existing house.

## **Representations Received**

5. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

## **ASSESSMENT OF PLANNING CONSIDERATIONS**

### **Relevant Planning Policies**

#### **Relevant National Planning Policies**

PPS1 – Delivering Sustainable Development

#### **Relevant Strategic Regional Planning Policies**

##### **East of England Plan 2008**

ENV7 – Quality in the Built Environment

#### **Relevant Local Plan Policies**

##### **City of Norwich Replacement Local Plan 2004**

HBE12 – High Quality of Design

### **Principle of Development**

6. This application is being considered by the Committee as the applicant is a member of staff.
7. The new garage will replace an old garage on the site that is dilapidated and small with a modern brick, render and tile garage in the same position. Its design is similar to the existing garage and the front wall will be in the same location as that of the existing garage. The rear wall will be 1metre further to the rear than the existing rear wall, and will project approximately 1metre further south than the neighbour's garage. As there is an existing 2m hedge along that boundary there will be little additional impact on that neighbour.

### **Conclusions**

8. Bearing in mind that the garage will be on the same site as the existing although one metre longer there will be little additional impact on the neighbouring property because of the existing hedge that screens the site. The garage will be of matching materials to the house and will be in keeping with the character of the area.

## **RECOMMENDATIONS**

To approve Application No 10/00517/F 21 Waverley Road, Norwich and grant planning permission, subject to the following conditions:-

1. Statutory time limit – 3years
2. In accordance with submitted plans
3. Materials to match the house

Reasons for approval:

The decision is made with regard to saved policy HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The new garage will be of good design and high quality materials in keeping with the character of the area and will have no detrimental impact on the visual or residential amenities of the neighbours of the adjacent properties.





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Planning Application No - 10/00517/F  
Site Address - 21 Waverley Road  
Scale - 1:1,000

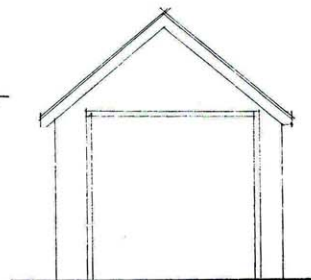
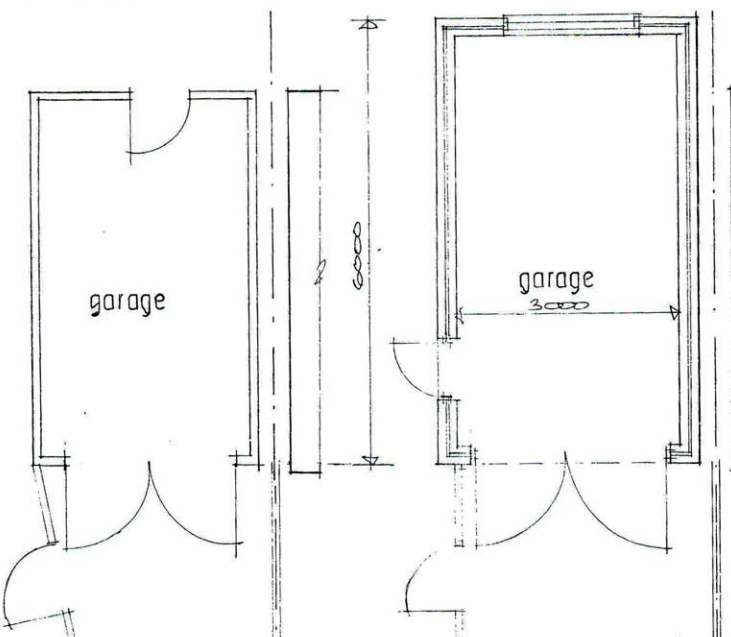


**NORWICH**  
City Council

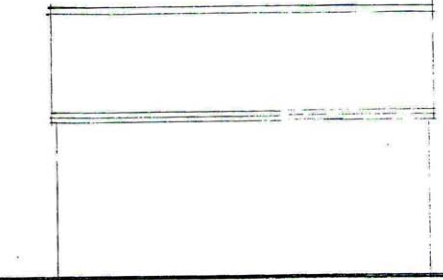
PLANNING SERVICES



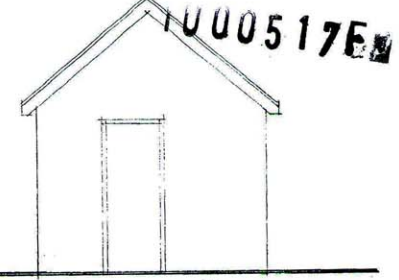
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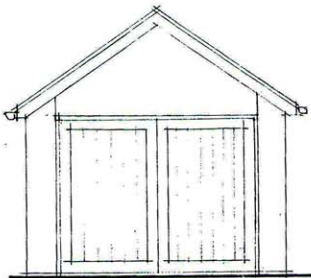
existing front elevation



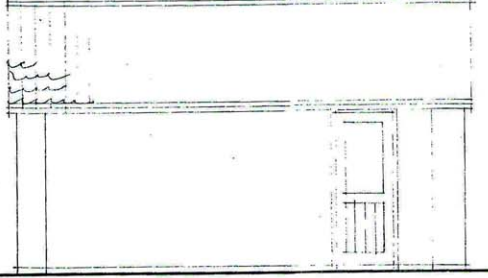
existing side elevation



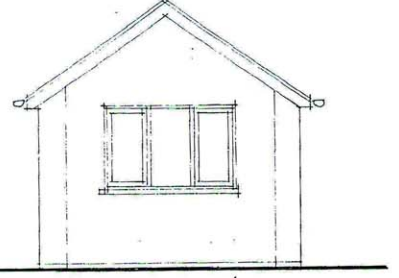
existing rear elevation



proposed front elevation

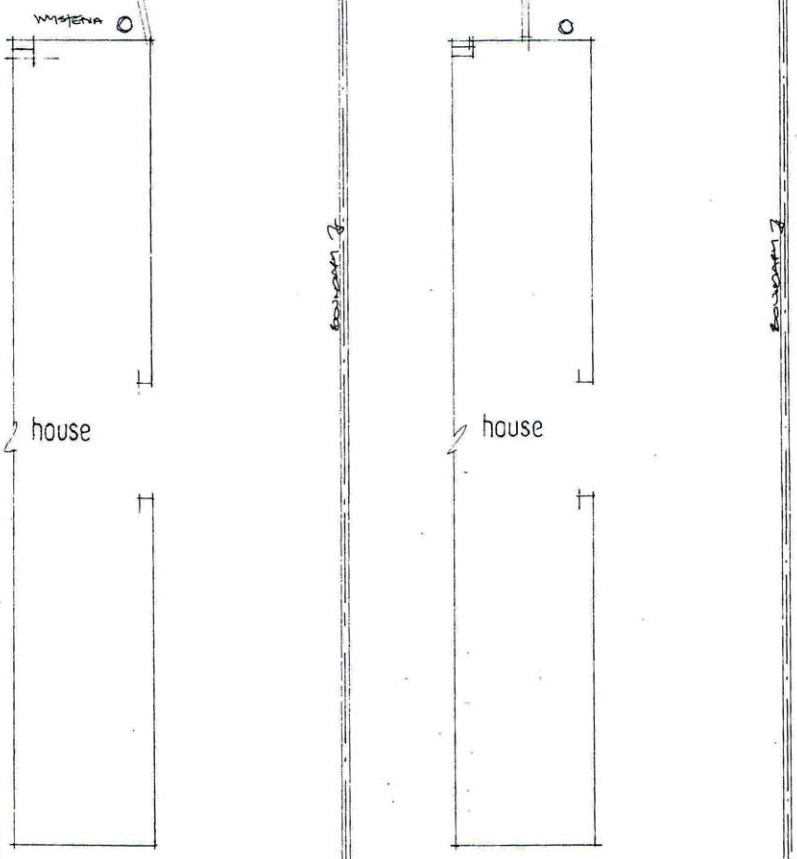


proposed side elevation



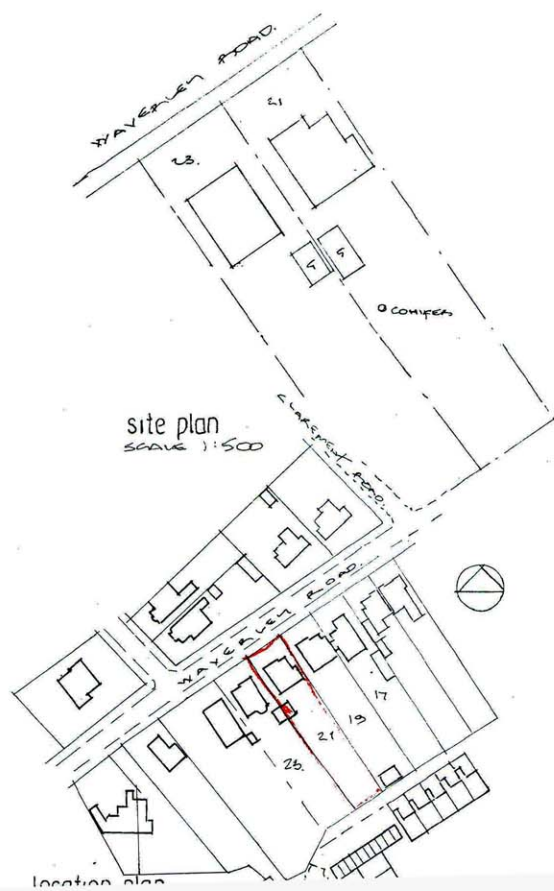
proposed rear elevation

MATERIALS:  
 ROOF: - ARCADIA GUM FINISH  
 WALLS: - REDDEN & FACON BRICK.  
 WINDOWS: - TIMBER STAINED  
 & SCOTTS



existing plan

proposed plan



site plan  
SCALE 1:500

Organizational Development  
 16 MAR 2010  
 Post Room

A 12/10 PLANNING APPLICATION  
 rev date details

21 WAVERLEY ROAD, NORWICH.

JULIAN HILL

PROPOSED GARAGE

drawn	checked	project ref	sheet	rev
1/20	1/20	68/09	01	A

hector gibb architect  
 d.a. (dundee) r.i.b.a.

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