

Planning Applications Committee  
Section C  
2 April 2009

<b>Agenda Number:</b>	<b>C2</b>
<b>Section/Area: I</b>	<b>OUTER</b>
<b>Ward:</b>	<b>UNIVERSITY</b>
<b>Officer:</b>	Louise Franklin
<b>Valid Date:</b>	13 February 2009
<b>Application Number:</b>	09/00085/F
<b>Site Address :</b>	3 Kennett Close Norwich NR4 7JA
<b>Proposal:</b>	Side extension to existing house.
<b>Applicant:</b>	<b>Mr And Mrs A R Pike</b>
<b>Agent:</b>	<b>Pike Partnership</b>

### **THE SITE**

The site is a semi detached house located on the west side of Kennett Close. The house has a large rear garden which sides onto the rear gardens of properties on Kennett Close and George Borrow Road to the south. The houses in this cul-de-sac are generally semi detached and laid out in a horseshoe formation.

### **RELEVANT PLANNING HISTORY**

**04/00490/F** - A two storey rear extension and conservatory. (APPROVED - 24/06/2004)

### **THE PROPOSAL**

The proposal is to erect a side extension to provide a garage and utility room at ground floor level and an additional bedroom and shower room on the first floor. There will be no windows on the southern elevation of the extension, which will reach the south boundary of the curtilage.

## **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:

- Would affect the enjoyment of the garden
- Would affect the view from the neighbouring window
- Re-sale value of the house affected

## **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:**

EP22 – Residential Amenity

HBE12 – Quality of Design

Number 1 Kennett Close has a large rear garden a minimum of 8 metres and a maximum of 20 metres from the boundary, and bounds the southern boundary of number 3 Kennett Close. 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 this property by way of loss of light or privacy. In addition, the facing elevation of the proposal has no overlooking windows. A detached garage/shed building, a 2.5m hedge and trees at 6 metres also run along the boundary and act as screening.

Although the proposed extension will significantly increase the floorspace of the house, it is considered that the design and layout are acceptable, and given the size of the plot and the relationship to adjoining dwellings, will not detract from the amenities of the neighbouring occupiers.

## **RECOMMENDATIONS**

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years
2. Materials to match existing

**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 two storey side extension is 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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Planning Application No- 09/00085/F  
 Site Address - 3 Kennett Close, Norwich  
 Scale - 1:1,250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

