

Planning Applications Committee

12 March 2009

Agenda Number:	C6
Section/Area:	OUTER
Ward:	NELSON
Officer:	Louise Franklin
Valid Date:	20 January 2009
Application Number:	09/00036/F
Site Address :	21 Grosvenor Road Norwich NR2 2PY
Proposal:	Kitchen/shower room extension over site of previously part demolished outbuilding.
Applicant:	Mr David Wilcock
Agent:	Mr David Wilcock

THE SITE

The property comprises a two storey residential dwelling situated on Grosvenor Road, off Unthank Road. The site is located within the Heigham Grove Conservation Area.

RELEVANT PLANNING HISTORY

No relevant planning history.

THE PROPOSAL

The proposal is for the retention of a part built rear kitchen/shower room extension over the site of previously part demolished outbuilding. The application has been received due to a planning enforcement case being raised.

CONSULTATIONS

The application was advertised in the press, on site and neighbours notified. One neighbour at no.23 made a representation on the addition to the house. The objection can be summarised as follows:

- Effect on the morning light into the neighbouring kitchen
- Potential overlooking into the neighbouring kitchen
- Reduced sunlight onto neighbouring patio
- Significant increase in footprint of the dwelling

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 – Delivering Sustainable Development
PPG15 – Planning and the Historic Environment

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Local Plan Policies:

HBE8 – Development in Conservation Areas
HBE12 – Quality of design
EP22 – Residential amenities

Assessment

This application is the retrospective application for the erection of a kitchen/shower room extension over the site of a previously part demolished outbuilding. Under the old permitted development rights, this extension did not require planning permission but under the new regulations, permission is now required.

The outbuilding which has been replaced was previously 2.5m depth x 2.5m width and the replacement in the same position is 4m depth, 2.5m width and 3.5m high. The property at number 23 has an existing kitchen extension which is 3m in depth and in the same position as the application for number 21. Number 19 has a similar kitchen extension which is even larger in depth than both 21 and 23.

It is considered that the single storey extension which is approximately 2.5m away from the boundary to number 23 and 6m away from their kitchen window does not have a detrimental impact on the residential amenity of the

neighbouring property by means of loss of light or privacy. At single storey height and with substantial screening at the boundary, sunlight into their garden will not be lost.

In addition a new set of doors which will open inwards are to be inserted at first floor level to replace the current window, these do not require planning permission and are the mirror image of the doors which the neighbouring property at number 23 currently has. A cast iron safety railing is proposed and has not yet been inserted; this is also part of the planning application. A condition can be put in place to ensure that the flat roof of the dining room is not used as a roof terrace from the doors of the 1st floor.

It is considered that the scale, design and massing of the new extension is 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 Grosvenor Road or on the character of the Heigham Grove Conservation Area as a whole.

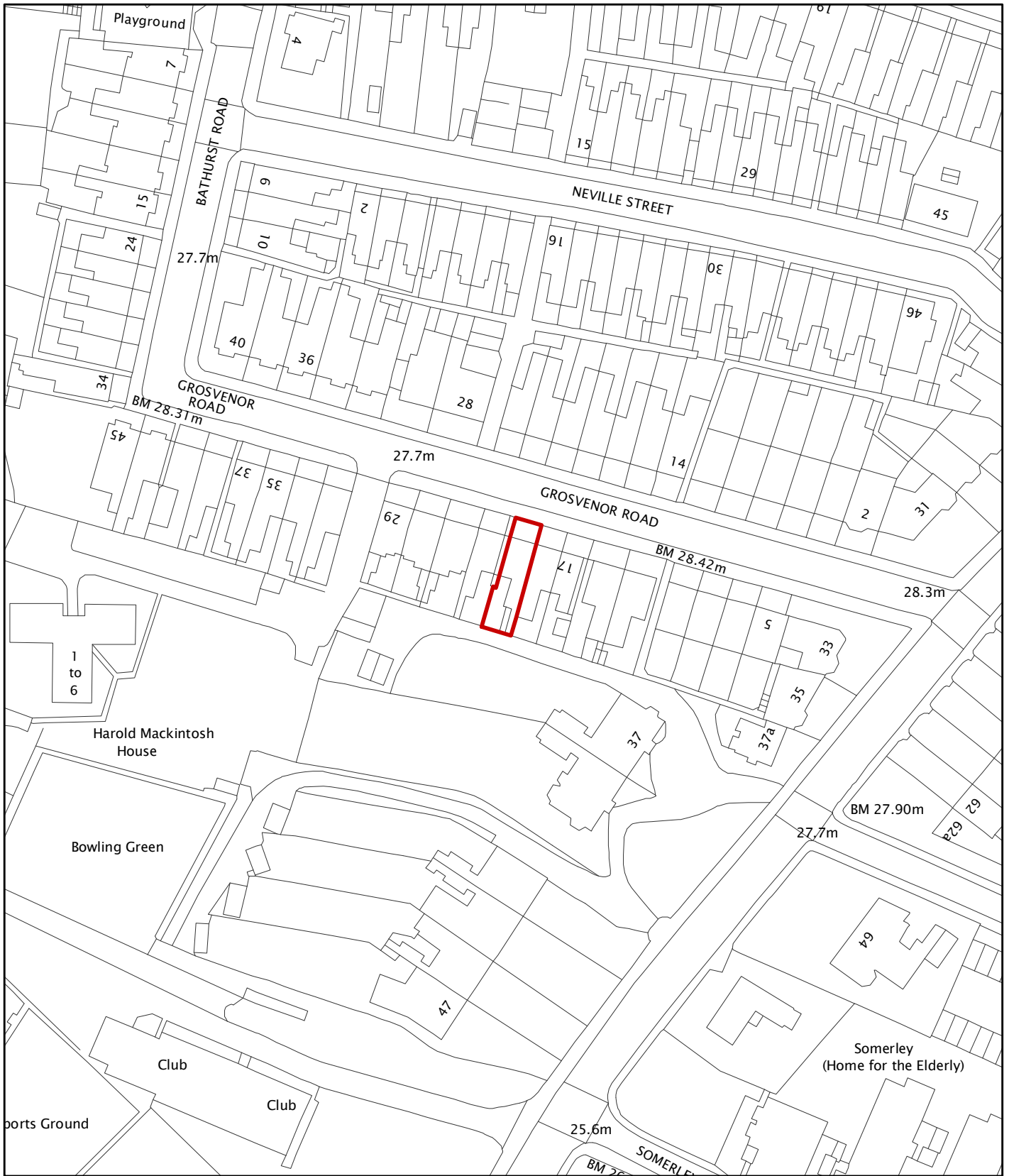
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following condition:-

1. The flat roof of the dining room shall not be used at any time for recreational use.

Reasons for Approval:

The decision to grant planning permission has been taken having regard to Saved Local Plan policies EP22, HBE12 and HBE8 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material planning considerations. The single storey rear extension is of an acceptable scale, design and massing and would not have a detrimental impact on the residential amenity of the neighbouring properties or on the character of the Heigham Grove Conservation Area as a whole.



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 Site Address - 21 Grosvenor Road, Norwich
 Scale - 1:1000



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

