

Planning Applications Committee

Section C

5th June 2008

Agenda Number:	C3
Section/Area:	OUTER
Ward:	EATON
Officer:	Elizabeth Franklin
Valid Date:	8th April 2008
Application Number:	08/00303/F
Site Address :	1 Carnoustie, Norwich. NR4 6AY
Proposal:	Extension and alterations to extend garage and provide rear garden room and utility room.
Applicant:	Mr And Mrs Kelly
Agent:	Bernard Page

THE SITE

The site is located to the rear of a detached house to the south east side of Carnoustie, off Sunningdale. To the north is the access to Carnoustie, and detached houses are located to the west and south.

THE PROPOSAL

The proposal is for the extension and alterations to the garage. The garage will be closer to the road by 1.5 metres, and also extended to the rear to provide a garden room and utility room. The utility room will be formed from the rear of the existing garage and the garden room will project a further 1.2 metres to the south, with a maximum width of 4metres. An existing window to the rear of the garage will be retained for the utility room and a window 2 metres wide by 1.5 metres deep is shown inserted into the rear of the garden room. Further windows and doors will be in the south west elevation. Materials will match the existing house.

CONSULTATIONS

Neighbours have been consulted, and an advertisement has been put into the press. One neighbour has made representations, which are:

- No objections to the front extension to the garage;
- The footprint is too large for the plot, increasing coverage from 23% to 31%, where surrounding properties average 25%;
- The application site is raised by 0.5 metres higher than properties to the rear, thus the extension will give clearer overlooking;
- The extension will only be 3.5 metres from the boundary of the curtilage;
- Works may cause problems with the existing trees to the rear, potentially then needing to be removed, causing further overlooking/greater presence;
- There will be full height glazing to 2 elevations. Any windows which cause overlooking should be of frosted glazing, and the same dimension as the utility window;
- Will the chimney comply with Building Regulations?

PLANNING CONSIDERATIONS

Relevant East of England Plan Policies:

ENV7: Quality in the Built Environment

Relevant Local Plan Policies:

EP22 – General Amenity.

The existing dwelling is a detached house with a rear garden that ranges from 4 metres in depth to the north east side to approximately 13 metres to the south west. Although the rear boundary is not perpendicular to the rear of the house there is a detached house directly to the rear (south east) with the rear garden similarly ranging from 12 metres to 17 metres in depth. The back to back distance between the two houses is 23 metres when measured from the rear of the existing garage. Along the boundary between the two houses are 4 trees and several shrubs. One of the trees is dead and will be removed. In addition there is a fence to approximately 1.6 metres when measured from the applicant's garden. Because of the height of the fence and the positioning of the trees there is already an element of overlooking from 1 Carnoustie to the dwelling to the rear.

The garden room as proposed will have a brick plinth of 0.8 metres with a window above to 2 metres wide facing to the south east, and windows of similar height and also French doors to the south west. It is considered that a new window 21.8 metres away from the rear of the house to the south west is acceptable, particularly as there is a fence between the two properties. With regard to the chimney, Building Regulations approval will be needed and this will ensure that the chimney works adequately. If it does not comply with those regulations then the applicant has advised that it will be deleted from the scheme.

Overall the extension is in keeping with the design of the house, with windows at the same height as those in the existing house. Whilst the extension is 5.5 metres closer to the neighbour it is considered to be acceptable in amenity terms and is therefore recommended for approval.

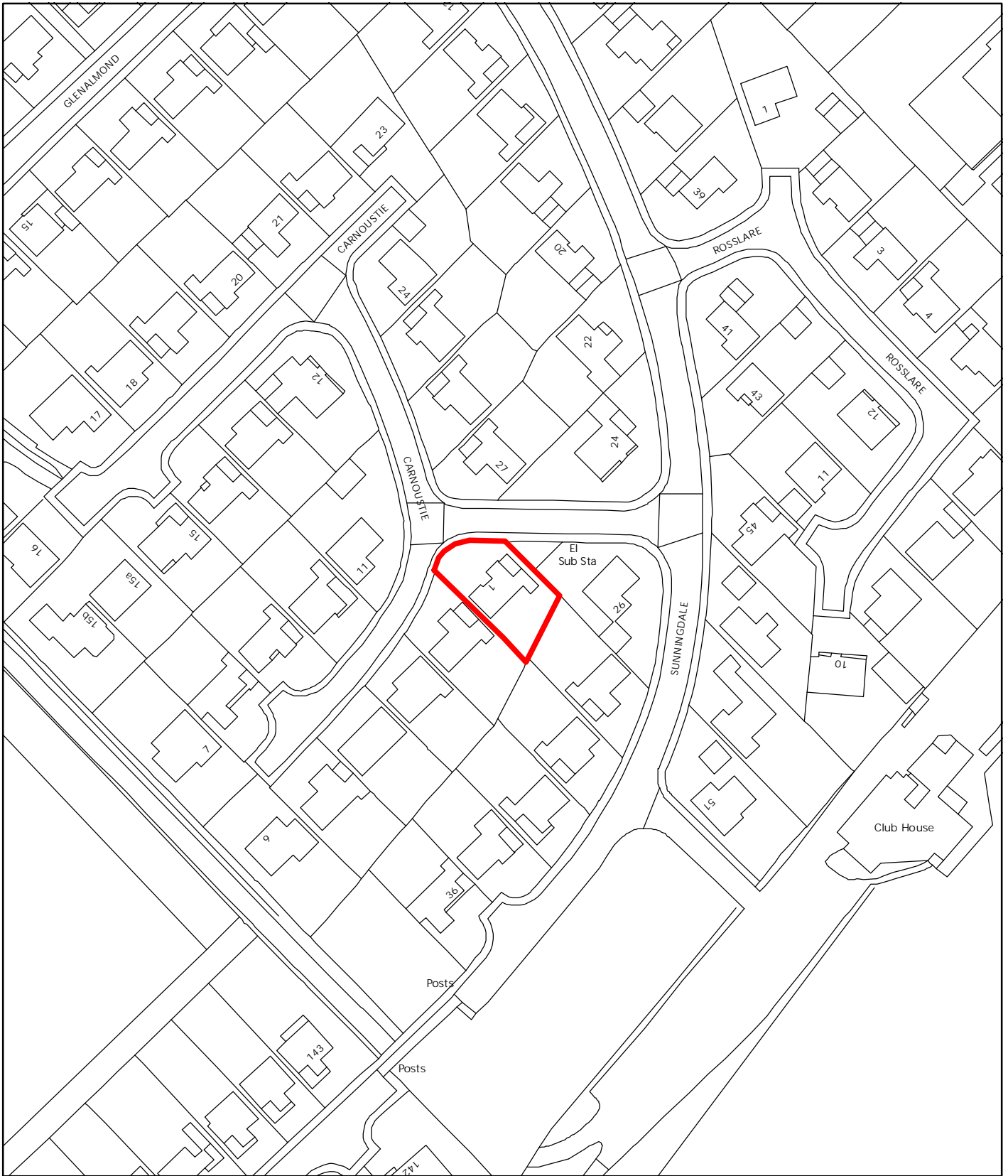
RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.
2. Materials to match the existing house.

REASONS FOR APPROVAL

The development is considered to be compatible with the existing character and amenity of the surrounding area. The decision to grant planning permission has been taken having regard to policy EP22 of the City of Norwich Replacement Local Plan, November 2004, policy ENV7 of the East of England Plan, May 2008 and all other relevant material considerations.



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Site Address - 1 Carnoustie
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

