

Planning Applications Committee

12 March 2009

Agenda Number:	C5
Section/Area:	OUTER
Ward:	CROME
Officer:	Louise Franklin
Valid Date:	7th January 2009
Application Number:	08/01350/F
Site Address :	80 Harvey Lane Norwich NR7 0AQ
Proposal:	Erection of first floor side extension to form additional residential accommodation.
Applicant:	Mr John Hipperson
Agent:	Mr Howard Brooks

THE SITE

The site is located on the east side of Harvey Lane and the north side of a pair of semi detached houses. Houses on the east side of the road are of a variety of designs but mainly semi detached pairs. The house has a single storey garage added to the side of the house with a sloping roof, slightly forward from the front wall of the house. A 1metre wide access path to the rear of the house is located to the north with a large chalet bungalow beyond the boundary fence by approximately 1metre.

RELEVANT PLANNING HISTORY

No relevant planning history.

THE PROPOSAL

The proposal is for the erection of a first floor side extension with a hipped roof to form additional residential accommodation over the top of the existing garage, which will provide an additional bedroom to the rear and ensuite at the front. The front wall of the extension will be set back in line with the front wall of the existing house, and a small sloping roof over the projecting front of the garage by 0.7metres. Currently eaves to the garage are 2.8metres high and the new eaves height will be 4.8metres. A window to serve the new bedroom will be on the rear elevation.

The extension will be within 2 metres of the side wall and roof of the chalet bungalow to the north. The roof to the chalet (no 82) is extensive and there are roof lights high in their south facing roof plane, and 2 windows in the south wall, one approximately 1metre from the front of the chalet and another further back.

CONSULTATIONS

Neighbours have been consulted. 1 letter of objection has been received and comments are:

- Plans inaccurate relating to a small brick outbuilding in the curtilage and openings to the conservatory;
- The extension would spoil the appearance of the house and be out of character with Harvey Lane;
- The extension would be dominant and overshadow windows of the chalet to the north;
- Would stop neighbours to the north having solar panels on their roof;
- Why do the owners need extra accommodation?
- If there is more accommodation then there may be a large family in the house, potentially having more cars.

PLANNING CONSIDERATIONS

National Planning Policy:

PPS 1 - Delivering Sustainable Development.

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment.

Relevant Saved Local Plan Policies:

HBE12 – High Quality of Design

EP22 – General Amenity.

The chalet to the north has 2 windows in the side elevation to the south and 2 small ones high onto the roof plane. Approximately two thirds of the depth of the chalet projects further east than the rear wall of the proposed extension. Whilst there may be some loss of light to the neighbouring property's side windows, the

relationship between the properties and the design of the roof pitch is such that this is considered likely to be acceptable. The height of the eaves will be 2metres more than the existing sloping garage roof, which is will have an impact on windows for the chalet but not enough to warrant the recommendation of refusal for the scheme. Neighbouring requirements for solar panelling on the roof are subject to permitted development provisions, and the Council are unaware of the neighbour's plans to this end, but a large amount of the south roof plane for the neighbour will still be exposed to light.

Whilst the existing dwelling has a garage extension to the side at present, the design of the proposed two storey element is considered to be in keeping with the character of the house, and similarly the area, particularly as the pairs of houses on this side of the road have a variety of designs. Materials will match the existing.

The additional car provision for a larger household is not a material consideration as the parking on the site at present meets the Council's standards for parking provision, and there are restrictions relating to parking on Harvey Lane.

No reasons for need have been put forward and there is no requirement to demonstrate such need.

In view of the above it is considered that the proposed extension will not have an unduly unacceptable impact on the neighbouring property to the north and therefore is recommended for approval.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:-

1. Statutory Time Limit – 3 years;
2. Materials to match.

Reason for Approval:

The decision is made with regard to policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted version November 2004 and all material considerations. The high quality materials to be used and positioning of the extension on the dwelling will have a minimal impact on the neighbouring dwelling, and will not detract from the character of the surrounding area.



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 Scale - 1:1250



NORWICH
 City Council

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