

Planning Applications Committee
2nd July 2009
Section C

Agenda Number:	C3
Section/Area:	Outer
Ward:	Eaton
Officer:	Elizabeth Franklin
Valid Date:	6th May 2009
Application Number:	09/00366/F
Site Address :	28 Osborne Road Norwich NR4 7BN
Proposal:	Proposed two storey infill extension.
Applicant:	Mr Howard Neal
Agent:	Mr Neil Vause

THE SITE

The site is located on the south side of Osborne Road, opposite the T junction with Nasmith Road. It is the east of a pair of semi detached houses. Land drops down to the south and to the east, with the pair of houses to the east at a lower level.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

THE PROPOSAL

The proposal is for a two storey extension to the front of the L shaped house, to provide a shower room at first floor and an extended porch and a WC at ground

floor level for use by an elderly relative. The indented area to be infilled is 1.5m deep and 3.3m wide. Materials and window details will match those already existing on the dwelling. As the ground level drops to the east, the front door will be level with the ground to the west and the adjoining house. Garden land to the front is level with the road and as the access path to the dwelling is lower than the road then steps will be built to give access to the front door.

Originally the design was submitted as a two storey flat roofed extension however this has since been amended to incorporate a sloping roof.

CONSULTATIONS

Neighbours were consulted in respect of the original design for this application, and were reconsulted in respect of the amended design. No representations have been made for either scheme.

Norwich Society: Consider that the extension breaks up the symmetry of the row of semi detached houses.

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

PPS1 – Delivering Sustainable Development

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE12 – Quality of Design

The proposal for the extension to the front of the dwelling will infill this L shaped house to make a square footprint. Along Osborne Road there have been single storey extensions built into the same space as proposed in this application, and on the opposite side of Osborne Road a two storey extension with a garage adjoining has been built in recent years.

Whilst it is acknowledged that this pair of houses would not be symmetrical because of the extension, the design is in keeping with the area and would not look out of place, particularly as other houses in the area have been extended. In addition, because of the lower roof line, the extension will be minimised in the street scene and, with matching materials, will not be dominant to neighbouring properties. It is considered that, as amended the proposal is acceptable whilst acknowledging that the original design for a flat roofed two storey extension to

the front of the house would have looked alien in the street scene and out of keeping with the surrounding area.

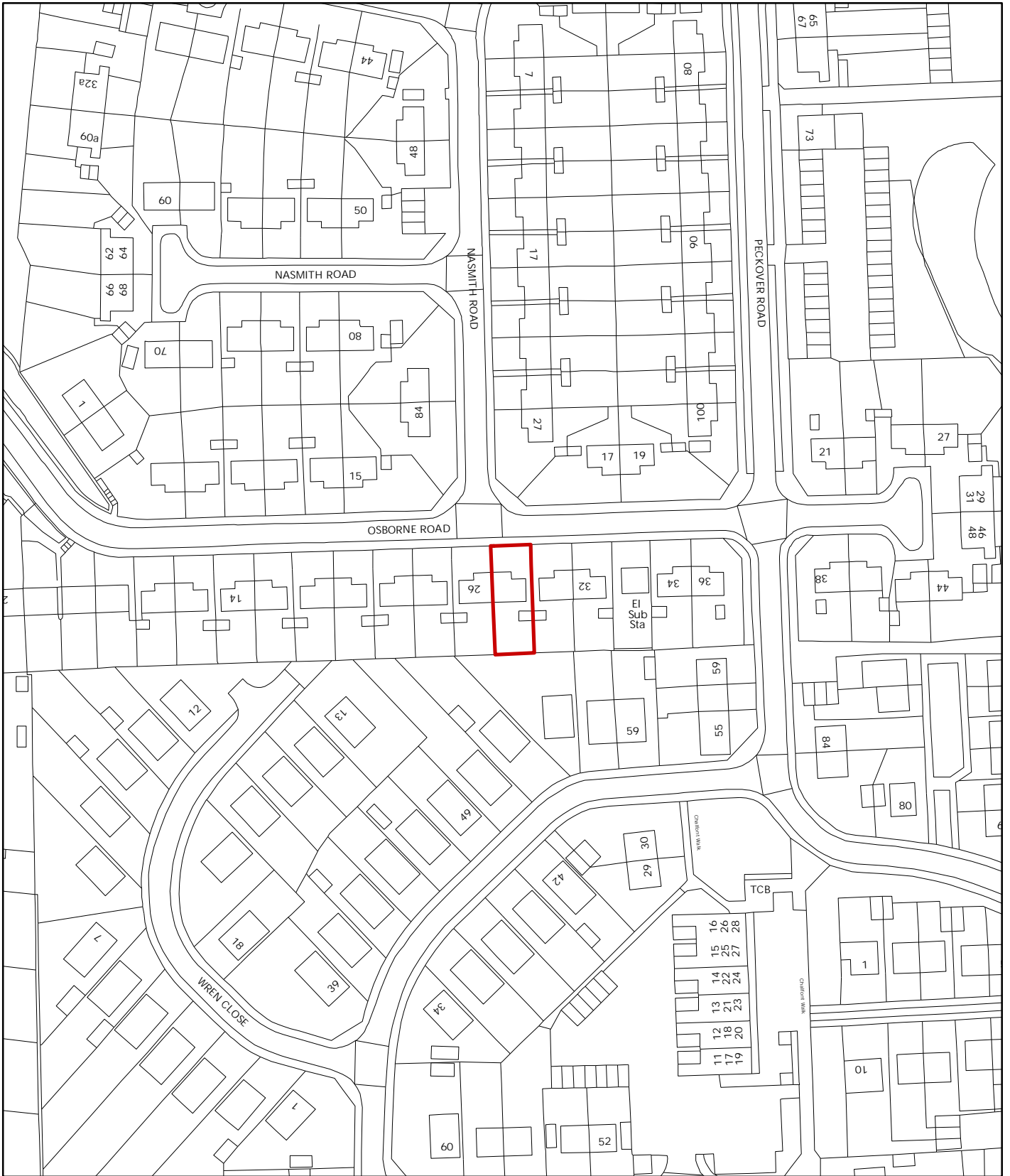
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Commencement within 3 years.
2. Facing and roofing materials to match existing.

Reason for Approval:

The decision is made with regard to policy HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The high quality materials and design are in keeping with the houses in the locality, and will not have an adverse impact on the visual and residential amenities of the area.



© Crown copyright. All rights reserved. Licence No. 100019747 2009

Planning Application No- 09/00366/F
Site Address - 28 Osborne road
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

