

Planning Applications Committee

23 April 2009

Section C

Agenda Number:	C4
Section/Area:	OUTER
Ward:	NELSON
Officer:	Elizabeth Franklin
Valid Date:	5th March 2009
Application Number:	09/00127/F
Site Address	2 The Avenues Norwich NR2 3PH
Proposal:	Attic conversion with dormer extension.
Applicant:	Dr And Mrs Christian Roghi
Agent:	David Aldridge RIBA

THE SITE

The site is located on the south side of The Avenues at its junction with College Road. A similar house type is to the west side, and separated from the boundary of the curtilage of the application site by an attached garage. To the east side of the house is College Road, with a row of terraced houses facing the side of the dwelling.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

THE PROPOSAL

The proposal is for an attic conversion with a dormer extension to the west side of the house to replace an existing rooflight, with 2 rooflights in the rear (south) roof plane and 2 in the west roof plane. The dormer will have roof materials and white joinery to match the existing roof, and all of the windows are clear glazed. At present there are no windows in either the west roof slope or walls of the dwelling. The neighbouring dwelling to the west has one window which serves a stairwell in their east elevation.

CONSULTATIONS

The application has been advertised in the press and neighbours have been consulted. One letter of representation has been received and comments are:

- Velux windows will overlook neighbours' stair window;
- Due to proximity, conversations from both houses will be overheard, compromising privacy.

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

No objections have been made in respect of the dormer; however the velux windows have raised objections. Planning permission for the rear velux windows is not required but the side ones do require consent because they are not obscure glazed and opening parts are less than 1.7metres from the floor of the room in which they are to be located.

Because of the shallow pitch of the roof there will be minimal overlooking of the neighbours' stair window. It is considered unlikely that any additional privacy will be compromised by the proposed side velux windows than from the rear ones, or existing windows in the rear elevation of the house, particularly bearing in mind that the rear velux windows are permitted development.

In view of the above the application is recommended for approval.

RECOMMENDATION

APPROVE PLANNING PERMISSION subject to the following conditions:

1. 3 years time limit.
2. Roofing materials to match existing roof.

Reason for approval:

The decision is made with regard to policy HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The dormer and velux windows will not have an adverse impact on the visual and residential amenities of the area because of their high quality materials and positioning on the building, which will give no overlooking to adjacent properties.



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 Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

