

Planning Applications Committee

23 April 2009

Section C

Agenda Number:	C7
Section/Area:	OUTER
Ward:	TOWN CLOSE
Officer:	Elizabeth Franklin
Valid Date:	4 March 2009
Application Number:	09/00178/F and 09/00183/L
Site Address:	2 The Crescent Chapel Field Road Norwich NR2 1SA
Proposal:	Removal of existing dilapidated lean-to sun room with repairs to existing building fabric to make good. Extension to West elevation (not as replacement of existing sun room) as kitchen extension in contemporary style.
Applicant:	Mr Duncan Anderson-Brown
Agent:	Mr David Cumming

THE SITE

The site is located to the north west side of The Crescent which is on the west side of Chapel Field Road. It is a double fronted terraced house and is a Grade II Listed Building, lying within the City Centre Conservation Area. To the rear of the house is a courtyard garden with brick walls to both side boundaries and a brick outbuilding across the rear of the curtilage, within the applicant's ownership. Beyond the rear boundary is a service road with Local Authority flats to the west. Attached to either side of the dwelling are similar designed terraced houses.

RELEVANT PLANNING HISTORY

09/00080/F - Demolition of rear lean-to building and replacement with new single-storey extension. (WITHDRAWN - 03/03/2009)

09/00081/L - Demolition of rear lean-to building and replacement with new single-storey extension. (WITHDRAWN - 03/03/2009)

THE PROPOSAL

The proposal is for the removal of the existing dilapidated lean-to sun room on the rear elevation (west) with repairs to the existing building fabric to make good, and a new extension to the rear elevation (not as replacement of existing sun room) which will be used as kitchen extension in contemporary style.

The new extension will be against the 2.3metre high south boundary wall, projecting 1metre above the wall that provides the boundary between nos. 2 and 3 The Crescent. It will extend 3.8metres into the garden from the rear wall of the house and be 6.8metres wide. As the ground level to the garden is 0.2metres lower than that of the house it is intended that the garden level will be brought up to match that of the existing house. Materials will be red cedar vertical boarding with aluminium edging, and a sedum roof, with guttering concealed and rainwater goods within the wall thickness.

CONSULTATIONS

Both applications were advertised in the press and on the site. Neighbours were consulted for the full application. 3 letters of representation have been received and comments are:

Neighbours comments:

- Out of keeping with the Grade II listing;
- No similarity to the brick construction of the main house;
- Neighbours are not supportive of the scheme;
- Large tree from the rear garden to be transplanted to the front garden. Will the impact of the tree affect the light of neighbouring properties?
- Will open the flood gates for other inappropriate applications;
- The height of the extension is excessive;
- Will rainwater from the roof drain onto the neighbouring property?

English Heritage:

Wish to offer no comments, the application for Listed Building Consent should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

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:

HBE8 – Conservation Areas;

HBE9 – Listed Buildings;

HBE12 – Quality of Design

Full planning application - 09/00178/F:

The extension to the rear of the dwelling will be against the wall of the boundary between nos 2 and 3 The Crescent, with approximately 1metre protruding above the existing 2.3metre high wall. As the extension will be to the north of the neighbour there will be little overshadowing, and with no windows facing the neighbour no overlooking issues, and all guttering and rainwater goods will be concealed. Whilst the extension will be 1metre higher than the wall to the south the extension is unlikely to have a significant detrimental impact on the neighbouring property.

Materials are considered to be appropriate for this contemporary style extension.

Listed Building application – 09/00183/L:

This extension is considered to be in keeping with the early to mid C19th terraced house in scale and proportions, with the cedar cladding continuing the vertical proportions of the existing fenestration.

Consideration of both applications:

Two recent applications for planning permission and listed building consent for a single storey extension in this location were withdrawn and redrawn to compliment the existing house in a modern style. The design and materials are acceptable and in view of the above it is considered that the extension will enhance the existing building and the Conservation Area as a whole and is recommended for approval.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Three years for commencement;
2. Details of materials to be submitted and approved;

3. Specific details of the linking of extension to house.

Reasons for Approval:

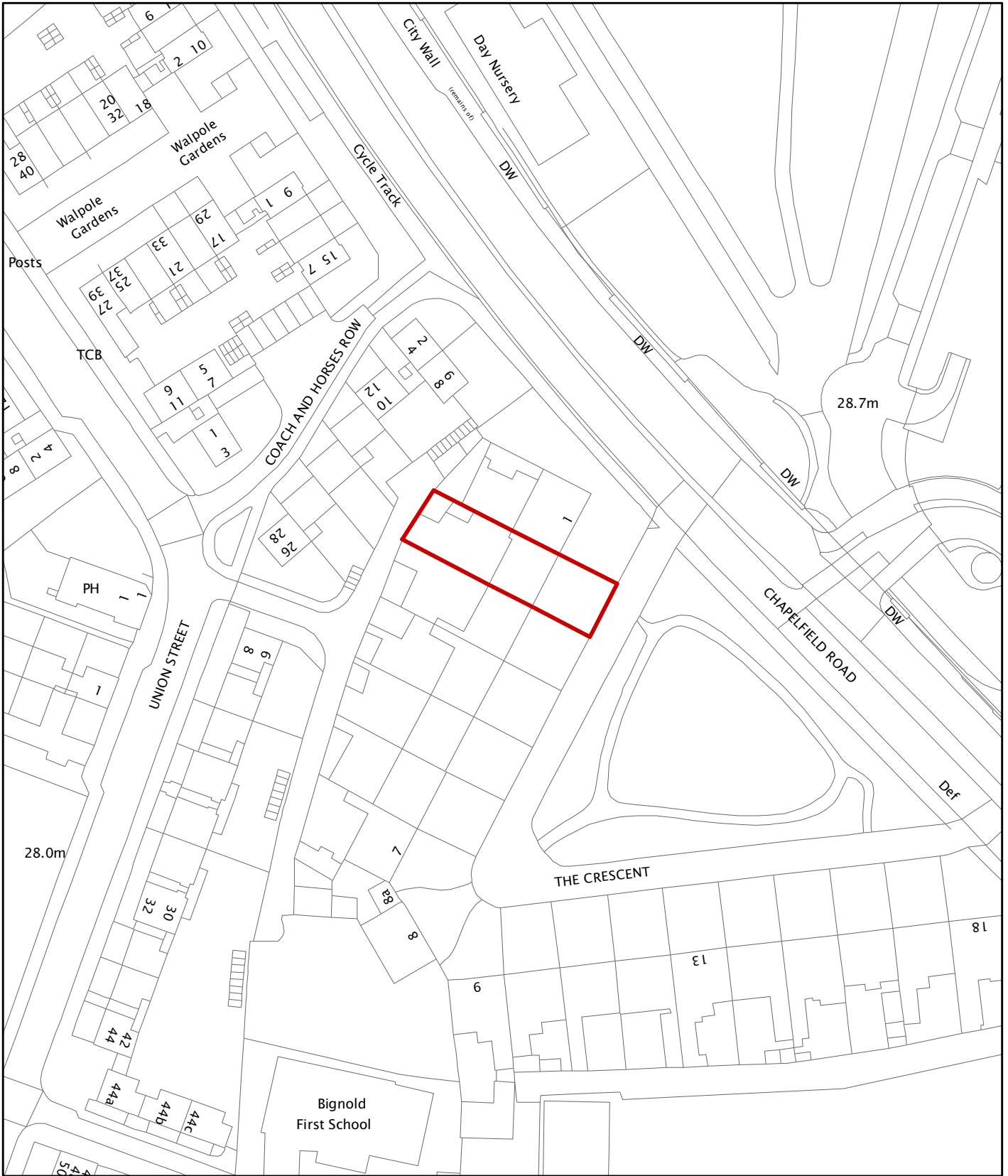
The decision is made with regard to policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension is of an acceptable scale, design and massing and would not have a detrimental impact on the residential amenity of the neighbouring properties, and will enhance the character of the City Centre Conservation Area.

APPROVE LISTED BUILDING CONSENT subject to the following conditions:

1. Three years for commencement;
2. Details of materials to be submitted and approved;
3. Specific details of the linking of the extension to house.

Reason for Approval:

The decision is made with regard to policy HBE9 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension is of an acceptable scale and design, with high quality materials and in keeping with the special character of this Grade II listed building.



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Planning Application No- 09/00178/F & 09/00183/L
Site Address - 2 The Crescent, Chapel Field Road, Norwich
Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

