

Planning Applications Committee

Section C

2 October 2008

Agenda Number:	C4
Section/Area:	OUTER
Ward:	THORPE HAMLET
Officer:	Elizabeth Franklin
Valid Date:	18th July 2008
Application Number:	08/00723/F
Site Address :	15 Stanley Avenue Norwich NR7 0BE
Proposal:	Proposed garage extension, roof alterations including new dormers and rear roof projection and internal alterations.
Applicant:	Mr M Chisholm
Agent:	Mr T Linstead

THE SITE

The site is located to the NW side of Stanley Avenue, close to the junction with Harvey Lane. Land rises up to the NW and also to the SE. The existing bungalow is approximately 1m. from the side boundary to the west of the site and some 9m. to the boundary on the east of the site. It is set back from the road by approximately 20 m. and the rear garden extends some 25-30 m. to the boundary of the site. The site lies within the Thorpe Ridge Conservation Area.

RELEVANT PLANNING HISTORY

4/1988/1134 - Sub-division of curtilage to provide one dwelling (Refused).

THE PROPOSAL

The proposal is to extend the dwelling to the northeast to incorporate a garage with an enlarged roof above. This, together with the other roof alterations, would increase the amount of accommodation within the roof space. These alterations include 2 new dormer windows and 3 rooflights into the front roof plane, and 2 rear roof projections, one with a window and one with French doors, to the rear roof slope, together with internal alterations. Currently there are two bedrooms in the roof of the dwelling and the proposal seeks to enlarge these and provide bathrooms. The scheme has been amended since originally submitted as detailed below.

CONSULTATIONS

The application has been advertised on the site, in the press and also neighbours have been notified. One letter of objection has been received from the neighbour to the south west, whose comments are:

- The rear extension will overlook internal rooms, patio and garden with loss of privacy and outlook;
- The height and bulk of the upper floor and balcony will block the limited outlook;
- Prefer no dormers to the rear, only high level velux;
- The large laurel tree on the boundary should be kept;
- If the kitchen is moved closer to the neighbour there will be cooking smells;
- Will there be protection from the building work at roof level?

PLANNING CONSIDERATIONS

Relevant National Policy Guidance:

PPS1 – Delivering Sustainable Development.

PPG15 – Planning and the Historic Environment

East of England Plan:

ENV7 – Quality in the Built Environment.

Saved Local Plan Policies:

HBE8 – Development in Conservation Areas;

HBE12 – Quality of Design;

EP22 – General Amenity.

The neighbouring house to the south west is positioned approximately 2.6m. from the boundary of the site, and approximately 3.6m. from the side wall of the application site. Between the two properties is a 2m. high fence with a trellis above, which provides screening for the neighbours' conservatory type extension which is used as a dining room. At present there is a 1m. flat roofed projection to

the rear of the application bungalow that the proposal intends to extend vertically to provide a gable projection with a rear facing window above to form part of the first floor accommodation for the bungalow.

When the application was originally submitted the proposal included French doors with a Juliette balcony in the projection over the existing flat roof, which allowed for potential overlooking into the neighbour's dining room. The application has since been amended to propose a window in this location, with the doors and balcony relocated further away from the neighbour, and set 1m. back from the rear wall of the current flat roofed rear projection. It is considered that the amended first floor projecting element closer to the neighbour will be mainly screened by the high fence that is within 1metre from the boundary and, with the change to a window from a French door, will have minimal impact on the neighbour. Whilst there may be some loss of light to the neighbouring property's conservatory dining room, the distances involved, the relationship between the properties and the design of the roof pitches are such that this is considered likely to be marginal and not sufficient to recommend refusal for the scheme. No other windows will have an impact on the neighbouring property.

Trees within the curtilage are not intended to be lopped or pruned as part of this application and, as the site lies within a Conservation Area, they are protected by its status.

The relocation of the kitchen and the construction site protection issues are not planning issues and therefore cannot be considered as part of this application.

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

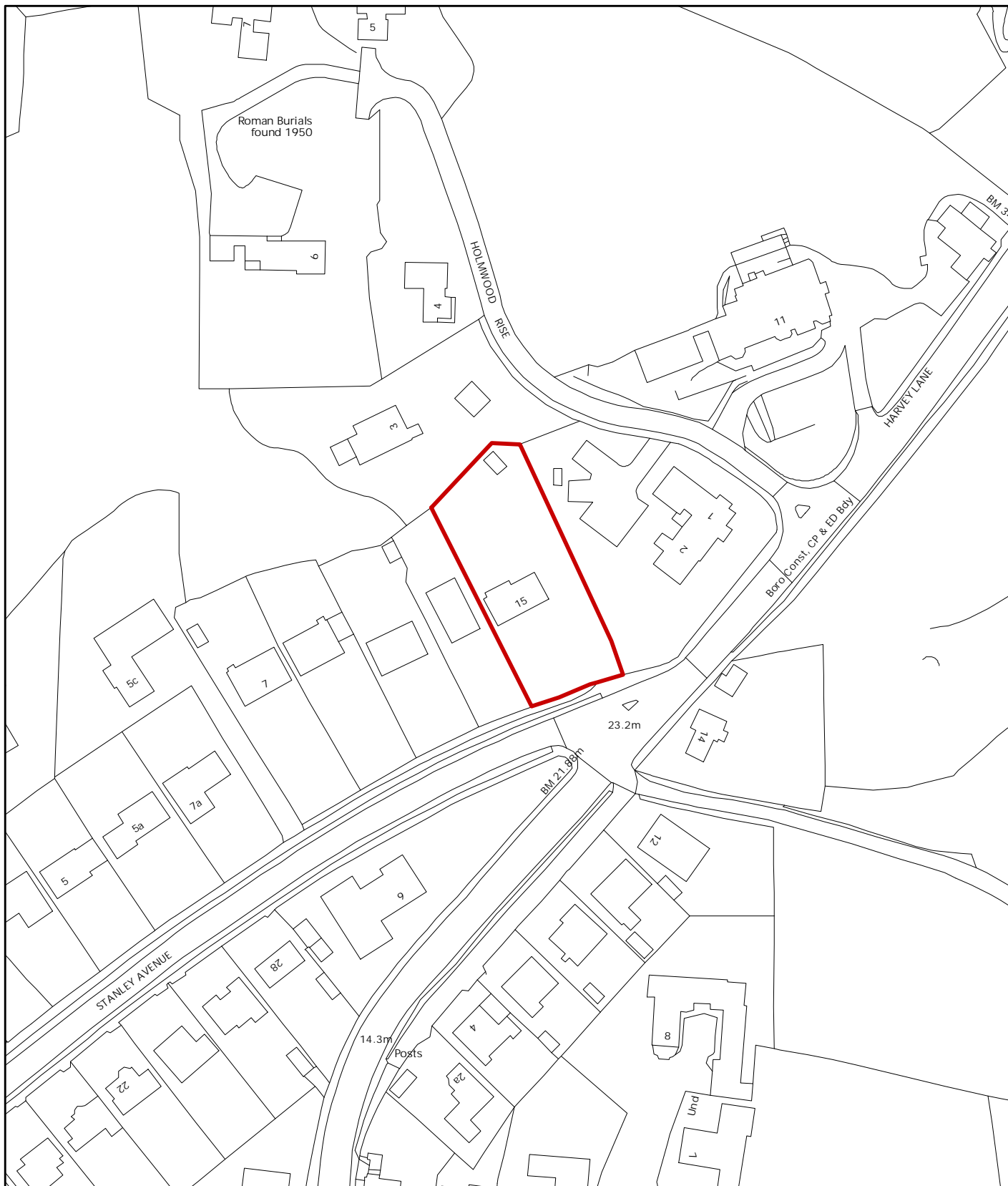
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit (3 years)
2. Materials to match existing

Reason for Approval:

The decision is made with regard to policy ENV7 of the East of England Plan and HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension as amended will have a minimal impact on the amenities of the adjacent dwelling, and the design of the extension will not have an adverse effect on the character and appearance of the Thorpe Ridge Conservation Area as a whole.



© Crown copyright. All rights reserved. Licence No. 100019747 2004

Planning Application No - 08/00723/F

Site Address - 15 Stanley Avenue

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

