

Planning Applications Committee
11th June 2009
Section C

Agenda Number:	C6
Section/Area:	Outer
Ward:	Eaton
Officer:	Louise Franklin
Valid Date:	23rd April 2009
Application Number:	09/00323/F
Site Address :	14 Eaton Road Norwich NR4 6PY
Proposal:	Proposed new boundary wall and gate to front (retrospective).
Applicant:	Mr James Lamprell
Agent:	Mr Brian Herbison

THE SITE

The site is a semi detached house located on the west side of Eaton Road. The house has a driveway at the front accessed from Eaton Road and a large garden to the rear. The houses along Eaton Road are of varying design and are generally bounded at the front by low level fencing or hedging.

PLANNING HISTORY

09/00169/F - Proposed loft conversion with new dormer to rear and velux to front. (APPR - 24/04/2009)

THE PROPOSAL

The application is retrospective, for the erection of a new boundary wall and gates to the front of the dwelling. The wall consists of 4 wide pillars with boarding between them and cast iron gates.

CONSULTATIONS

Transportation: Happy with the visibility splay from the gated access and no objection to this application.

The neighbours have been consulted on this application. One letter of objection has been received and the comment is:

- The pillars look excessive and creates the feel of a high wall

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

PPS1 – Delivering Sustainable Development

Relevant East of England Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

EP22 – Residential Amenity

HBE12 – Quality of Design

TRA5 – Approach to design for vehicle movement

Number 14 Eaton Road originally had a low boundary wall fronting Eaton Road at 67cm high. The wall which has been built is low and still at 67cm in height, in addition there are 4 pillars which are 1.87m high with green boarded fencing in between and on top of the low wall at a height of 1.67m. The gates which give access to the driveway are cast iron and at the same height as the boarded fence.

Although the new wall and gates are at a higher level than was originally in place, the neighbouring hedging which also runs alongside Eaton Road is higher than this and therefore the new wall is not considered intrusive in the street scene. A similar design of wall and gates can be seen further north along Eaton Road on the same side of the road. The design, materials and layout are considered acceptable and do not detract from the visual amenity of the surrounding area.

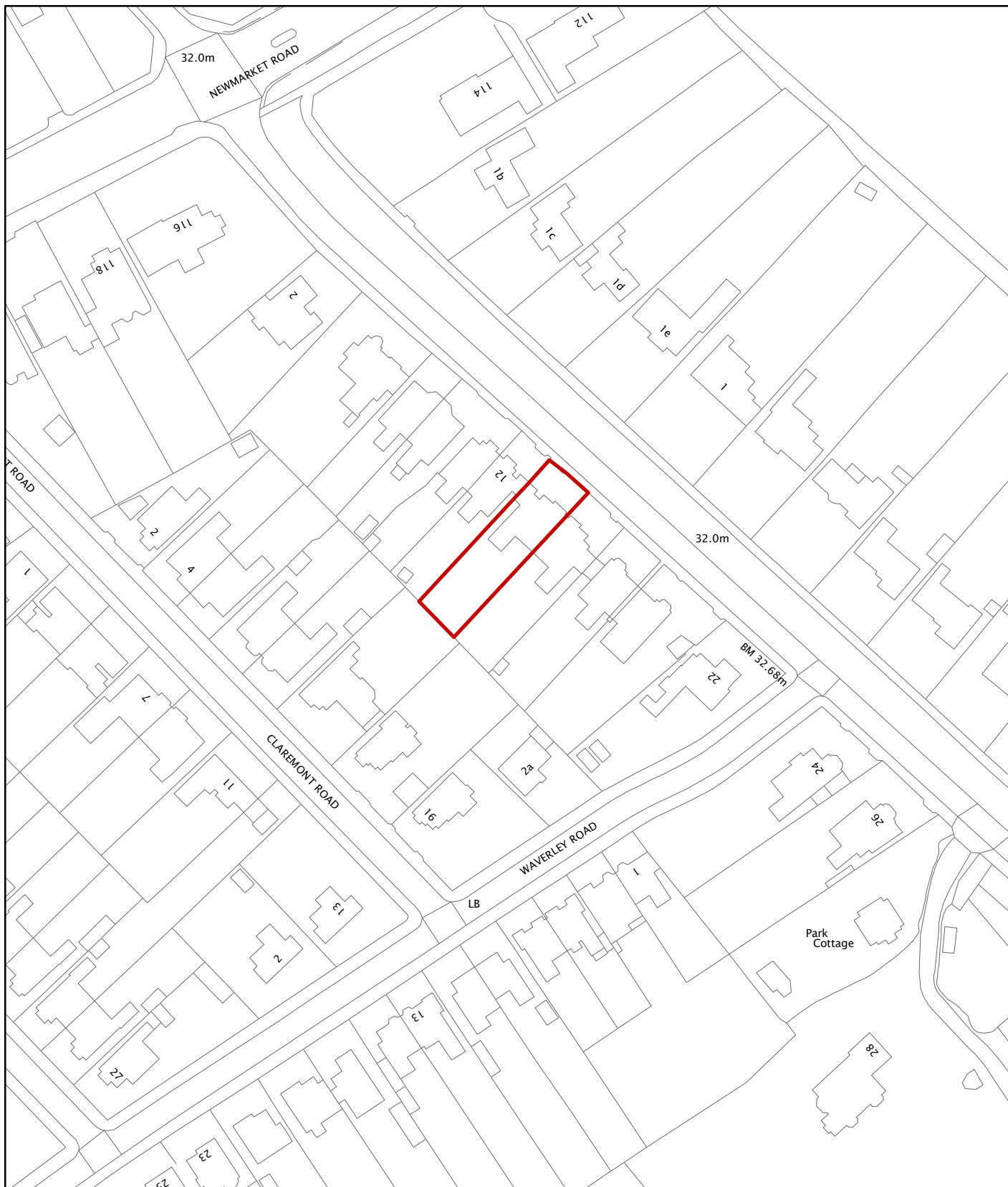
Given the comments received from Transportation, the proposal is also considered acceptable on highway safety grounds.

RECOMMENDATIONS

GRANT PLANNING PERMISSION with no conditions.

Reasons for Approval:

The decision to grant planning permission has been taken having regard to saved policies TRA5, HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material planning considerations. The wall and gates are of an acceptable scale and design and do not have a detrimental impact on the visual amenity of the surrounding area or on highway safety.



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Site Address - 14 Eaton Road, Norwich

Scale - 1:1,250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

