

Planning Applications Committee

Section C

13 November 2008

Agenda Number:	C1
Section/Area: I	OUTER
Ward:	BOWTHORPE
Officer:	Louise Franklin
Valid Date:	26th September 2008
Application Number:	08/00769/F
Site Address :	27 Speedwell Way Norwich NR5 9HP
Proposal:	Retrospective erection of single storey conservatory to rear of property.
Applicant:	Ms Stephanie McLaughlin
Agent:	Ms Stephanie McLaughlin

THE SITE

The site is to the rear of a mid terrace house on Speedwell Way within the Three Score development.

RELEVANT PLANNING HISTORY

None

THE PROPOSAL

The proposal is for the retention of a conservatory at the rear of the dwelling. The conservatory is 3.7m wide by 3m deep and 3.2m in height to the ridge and 2.2m to the eaves approximately with clear glazing.

CONSULTATIONS

Neighbours were consulted and an advertisement placed in the press. 1 letter of objection has been received and the main planning issues are:

- The conservatory has already been built
- The size and scale of the conservatory and it's close proximity to the boundary
- Loss of privacy

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

EP22 – Residential Amenity
HBE12 – Quality of Design

This application is a retrospective application for the erection of the conservatory. When this estate was originally granted permission, permitted development rights were withdrawn for extensions because of the limited garden space to each house. Had this not been the case, then planning permission would not be required for this conservatory.

Recently, the conservatory has been built and our Planning Enforcement Officer has become involved due to the lack of a planning application.

It is considered that this location is acceptable for a conservatory of this size, however the adjoining property has ground floor windows within close proximity of the conservatory and the clear glazing is considered to be un-neighbourly, with possible overlooking issues. Providing the glazing is changed to obscure glass this can be overcome. It is considered that the structure is acceptable providing that the glazing should be changed to obscure glazing within one month of the granting of consent.

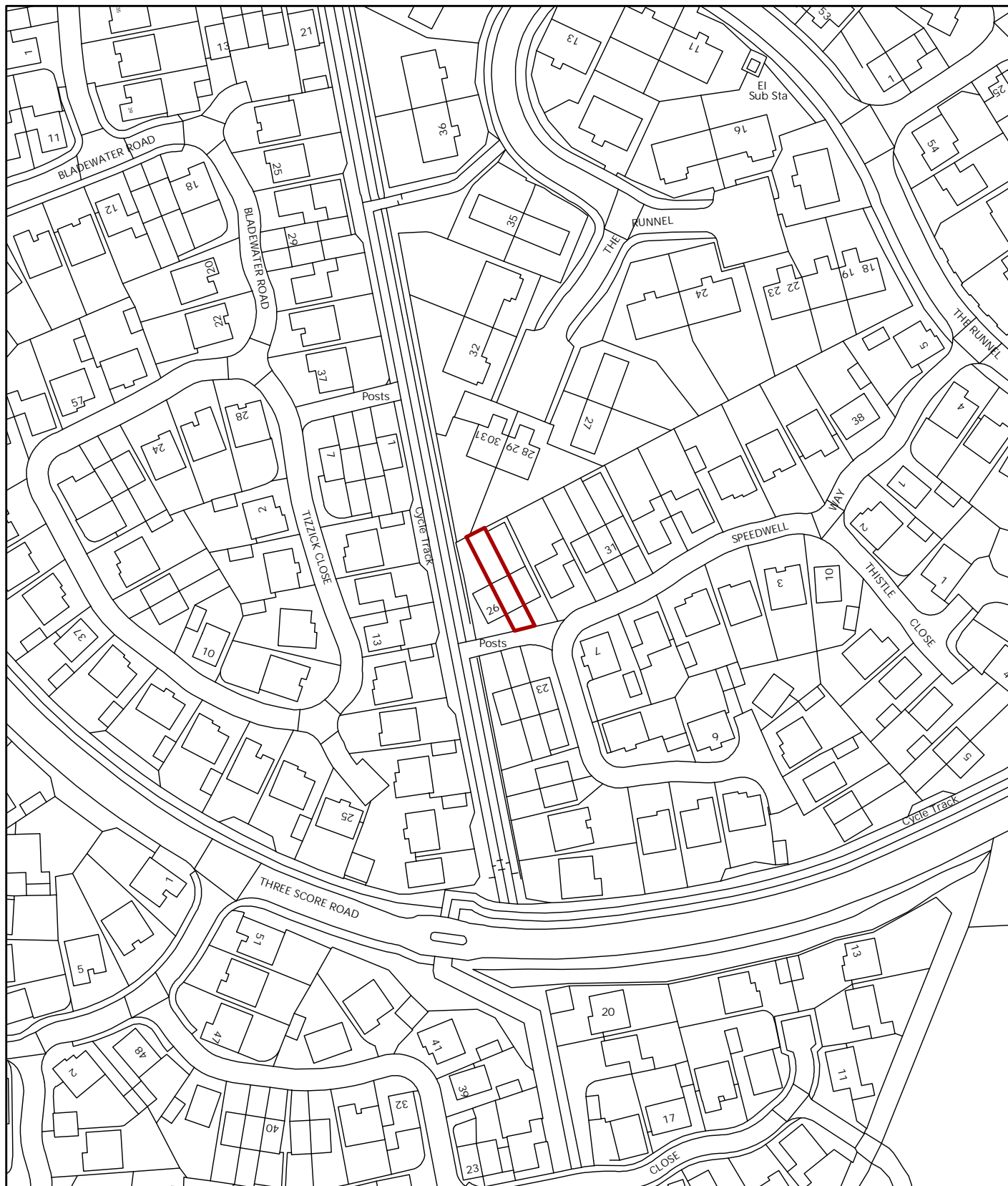
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Within 1 month of the date of this permission, the windows in the west elevation shall be obscure glazed and shall remain so in perpetuity.

Reason for approval

The decision is made with regard to saved policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 in that the conservatory will not have an adverse effect on the character of the area or on the visual or residential amenities of the neighbourhood.



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Site Address - 27 Speedwell Way

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

