

Planning Applications Committee

8 January 2009

Section C

Agenda Number:	C1
Section/Area:	OUTER
Ward:	CATTON GROVE
Officer:	Elizabeth Franklin
Valid Date:	20th November 2008
Application Number:	08/01202/F
Site Address :	156 St Clements Hill Norwich NR3 4DG
Proposal:	Replace existing clear glazed opening side window with a larger clear glazed opening side window, to provide more natural light to staircase.
Applicant:	Mr John Macdonald
Agent:	Mr John Macdonald

THE SITE

This application relates to a semi detached house that faces east on St Clements Hill. The house has no windows in the side elevation other than the landing window, which overlooks the roof of the garage lean to and also onto the neighbour's side elevation.

RELEVANT PLANNING HISTORY

4/1989/1049 - Erection of single storey extension at side and rear of dwelling.
(APCON - 06/10/1989)

THE PROPOSAL

The proposal is to replace an existing clear glazed opening side window 55cm wide and 75cm deep on a landing with a larger clear glazed opening side window 1m wide and 1.3m deep in the same position in the wall, to provide more natural light to staircase.

CONSULTATIONS

The application has been advertised on the site, in the press, and also neighbours have been consulted. No responses have been received.

PLANNING CONSIDERATIONS

Relevant National Planning Policy:

PPS1 – Delivering Sustainable Development

Relevant Regional Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE12 – High Quality of Design

This application is being considered by the Planning Applications Committee as it has been submitted by a member of staff.

The window that is currently on the landing is the only window in the south elevation and faces onto the north wall of the neighbouring dwelling. That neighbour has a similar window facing onto this and a small window at ground floor level. A glazed side wall of the neighbour's conservatory is also overlooked by this window.

The applicant considers that the enlargement of the window would provide more light to the stairwell. As the existing window is a secondary window, any additional overlooking will be minimal and will have little impact on neighbours.

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

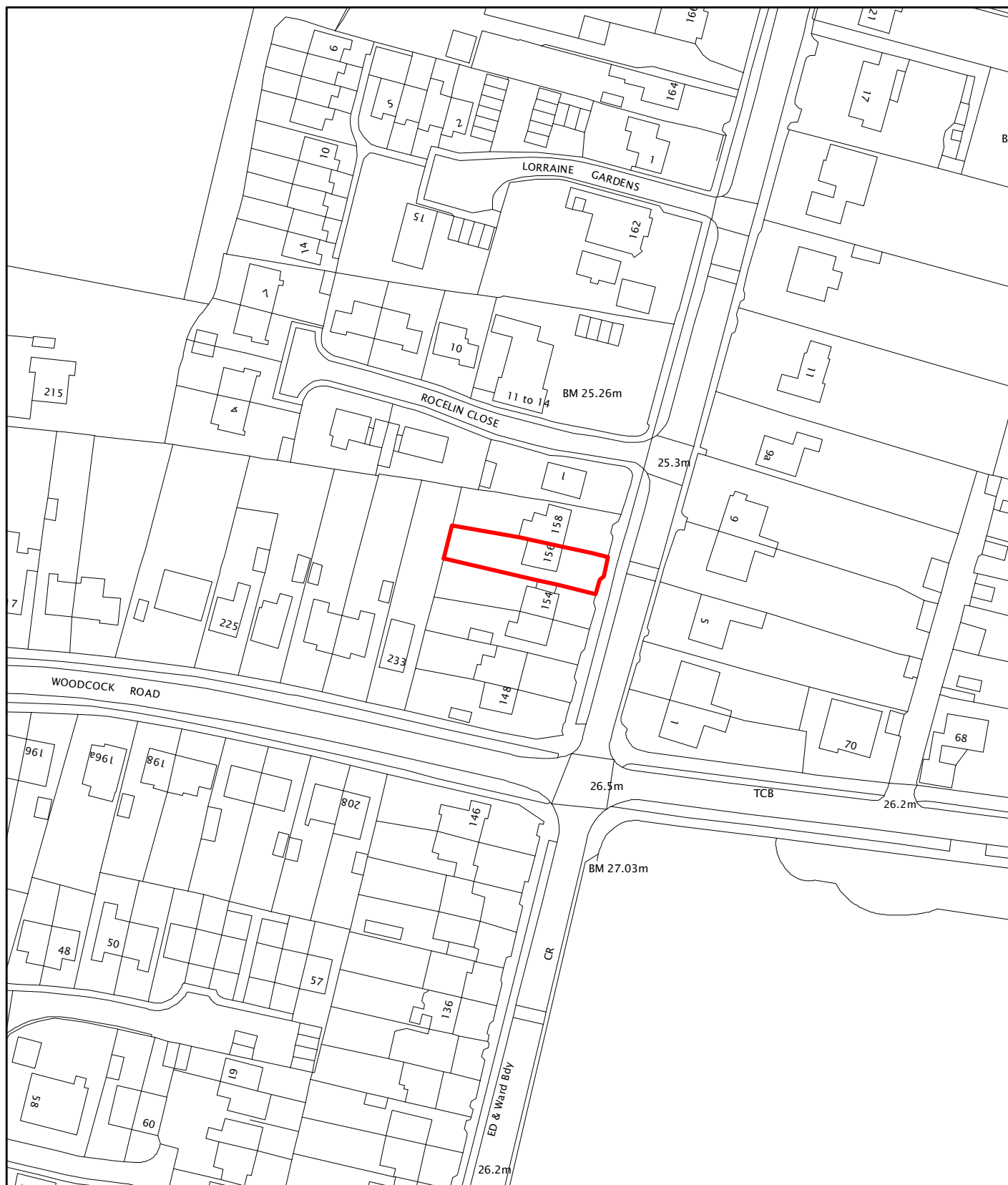
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.

Reason for Approval:

The decision is made with regard to policy HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The enlargement of the window into the landing will have minimal impact on neighbouring properties as there is already a window in the side elevation in this position.



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Site Address - 156 St Clements Hill

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

