

Planning Applications Committee

19 February 2009

Section C

Agenda Number:	C13
Section/Area:	OUTER
Ward:	BOWTHORPE
Officer:	Elizabeth Franklin
Valid Date:	7 January 2009
Application Number:	08/01334/F
Site Address :	8 St Mildreds Road Norwich NR5 8RJ
Proposal:	Replacement of passageway, shed and conservatory with 'lean-to' passageway link and shower room.
Applicant:	Mr George Warren
Agent:	Mr George Warren

THE SITE

The site is located to the north side of St Mildreds Road, backing onto woodland, and to the rear of an ex local authority semi detached house. To the east of the dwelling is the adjoining house, and to the west a similar pair of houses. Houses in this immediate area have a single storey flat roofed outbuilding on the outside edge of the curtilage of each property of the pair of semis. In this case there is also a garage to the north of the garden which has a vehicular access from an access road through the woodland that serves all of the dwellings along this row.

A large wooden shed is situated at the end of the garden.

RELEVANT PLANNING HISTORY

04/00859/F - A rear single storey extension. (Refused - 27/10/2004)

THE PROPOSAL

The proposal is for the replacement of passageway, shed and conservatory with a 'lean-to' passageway link and shower room to the garage. The garage will be refurbished to Building Regulations standard for a bedroom and 'study' as additional accommodation ancillary to the main house. Whilst the width of the curtilage is approximately 8metres, the house is approximately 7mtres wide, leaving one metre for the linked lean-to along the side of the house. The length of the garden shown on the drawing submitted with the application is approximately 14metres, however this is now reduced somewhat with the siting of the new shed.

Works have commenced to replace the passageway.

CONSULTATIONS

The application has been advertised in the press and also neighbours have been consulted. One letter of objection has been received and comments are:

- Same concerns as when the previous application was submitted in 2004 – overdevelopment; concerns as HMO; and loss of use of garage for parking would put increased pressure on parking at the front of the house;
- Proposal does not correspond with drawings submitted;

PLANNING CONSIDERATIONS

National Planning Policy:

PPS 1 - Delivering Sustainable Development.

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment.

Relevant Local Plan Policies:

HBE12 – High Quality of Design

EP22 – General Amenity.

Works have been carried out to demolish the conservatory, replace the passageway and construct the shower room; however these works are only partially complete.

The provision of additional accommodation in the existing converted garage does not require planning permission, but will give the existing property 5 bedrooms in total. Additional noise and disturbance from 2 additional bedrooms along the

length of the garden is likely to have a detrimental impact on the neighbouring properties, and would be unneighbourly.

The amount of garden land left after the works are carried out to accommodate additional residents of a newly formed 5 bedroomed house is considered minimal, bearing in mind the width of the curtilage is 8metres and the garage occupies 3.7metres of that space. As the curtilage is restricted in size it is considered that the proposal represents an over development of the site and an unacceptable intensification of the use of the site, and the application should be refused.

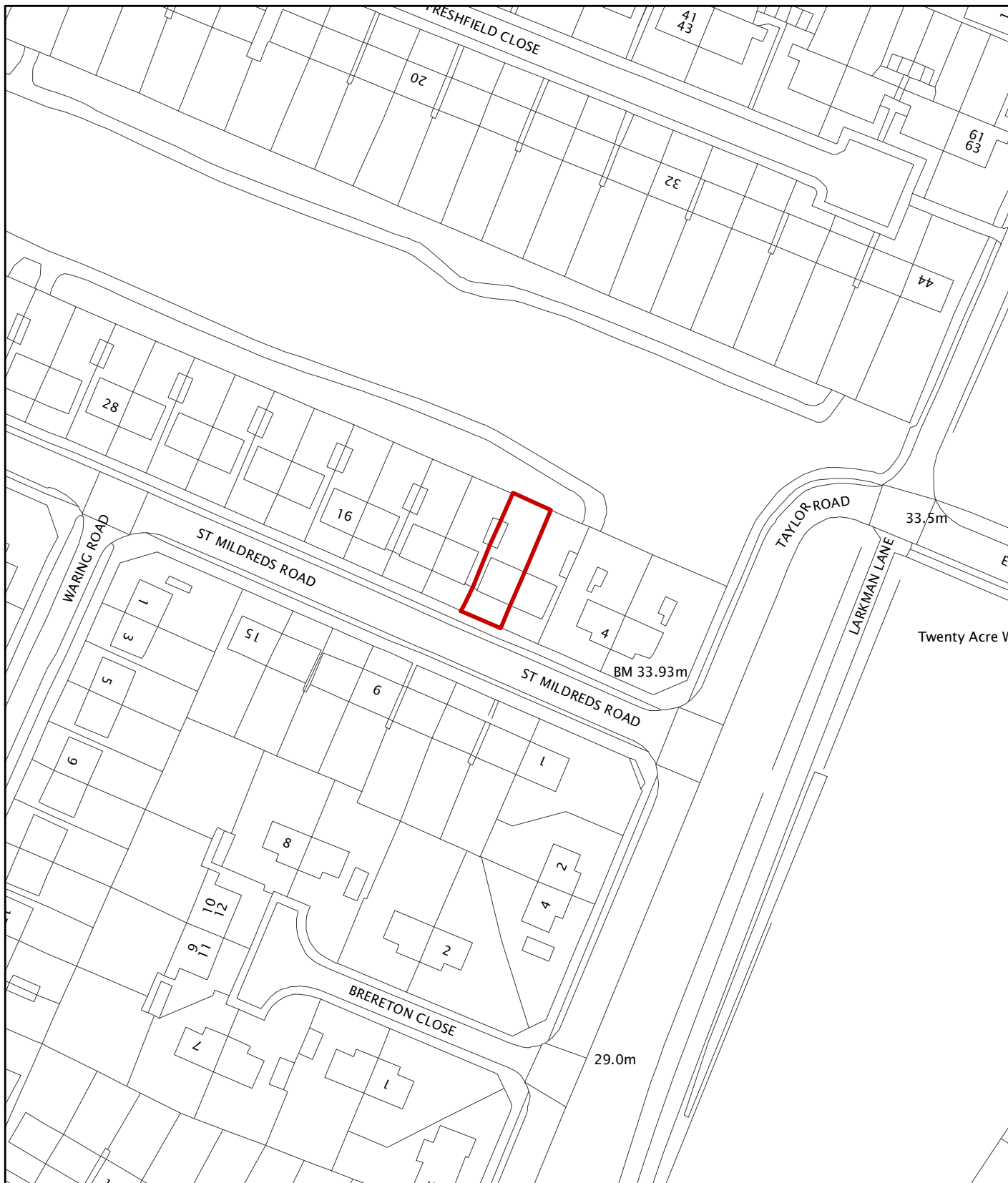
As works have been carried out to substantially build the passageway and shower room, should Members be minded to refuse the application, it is recommended that action should be taken to enforce against the works to secure their removal.

RECOMMENDATIONS

1. REFUSE PLANNING PERMISSION on the following ground:

The proposed single storey rear extension by reason of its design and size would result in an excessive and over intensive form of development on this restricted site, likely to cause additional noise and disturbance to adjacent dwellings to the detriment of the residential amenities of the area. The proposal would therefore be contrary to policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004.

2. AUTHORISE enforcement action under s.172 of the Town and Country Planning Act 1990 (as amended) to secure the removal of the partially constructed passageway and shower room.



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Site Address - 8 St Mildreds Road, Norwich

Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

