

Planning Applications Committee

Section C

21 August 2008

Agenda Number:	C4
Section/Area: I	OUTER
Ward:	WENSUM
Officer:	Rob Parkinson
Valid Date:	5th July 2008
Application Number:	08/00534/F
Site Address :	443 Dereham Road, Norwich. NR5 8QH
Proposal:	Single-storey extension to rear of property and extension over garage.
Applicant:	Mr H Giles And Miss A White
Agent:	Mr H Giles And Miss A White

THE SITE

The application relates to a 2-bed detached bungalow on the north side of Dereham Road. All of the properties along the north side of the road are similarly low-rise although not all are bungalows. The adjacent properties are detached (no. 441) or semi-detached (no. 445). The site and no. 445 are both two-storey dwellings although they are low-rise in appearance.

To the west side of the bungalow is the applicant's single-storey flat-roofed garage set back 3m from the front of the house, connected to the house by a covered through-passage, and overlooked by a dormer window. The neighbouring bungalow is 1m in from the common boundary. The rear of the property, to the north, slopes down to a watercourse. The property to the east is screened by a large conifer hedge.

THE PROPOSAL

Single-storey extension to rear of property and extension over garage.

At ground floor level, the proposal moves the footprint of the existing garage southwards to be in line with the existing house, and infills the passageway to create an entrance porch, downstairs WC and internal connection to the garage. There would also be a

single-storey kitchen extension with sloped roof added to part of the rear of the house, measuring 6.3m x 4m deep, occupying an existing patio area. The upper storey would be extended across the garage to provide room for two new bedrooms. The extended sloping roof provides a hip parallel to the existing with the ridge running east-west, connecting to below the existing ridge which runs front to back. The dormer window is moved from the extended west elevation to the front of the roof to serve a bedroom.

CONSULTATIONS

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

- Concern of loss of light to windows along the east side of 445 Dereham Road;
- The occupier of the adjacent bungalow at no. 445 will be overlooked and experience a loss of privacy because the extended building line is too close;
- Concern that the property value of no. 445 Dereham Road would be reduced.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 – Delivering Sustainable Development;

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment;

Relevant City of Norwich Replacement Local Plan (2004) Policies:

HBE12 – High Quality of Design

EP22 – General Amenity.

The bungalows along Dereham Road, whilst being generally low-rise, are varied in size, design and positioning along the road, and have in many cases been altered by extensions.

The proposal will extend the upper storey above the repositioned garage but will retain the sloping nature of the bungalow roof. Whilst there are windows in the east elevation of the neighbour's bungalow, there are none in the facing elevation of the proposed extension. As the west elevation remains hipped and does not include any windows, there is unlikely to be a significant loss of privacy or overshadowing to the neighbouring property. Windows in this aspect can be prevented by planning condition.

The extension to the rear is only single-storey, in an area presently partly screened by the garage, and it is considered that the projection of the proposed extension will have minimal effect on the light to the window of the neighbouring property.

There are no proposals that would affect the neighbouring property to the east. Materials will be required by planning condition to match the existing. With regard to house prices mentioned by the objector, this is not a material planning consideration.

As the extension will have minimal impact on the amenities of the neighbouring dwellings, then the application is recommended for approval.

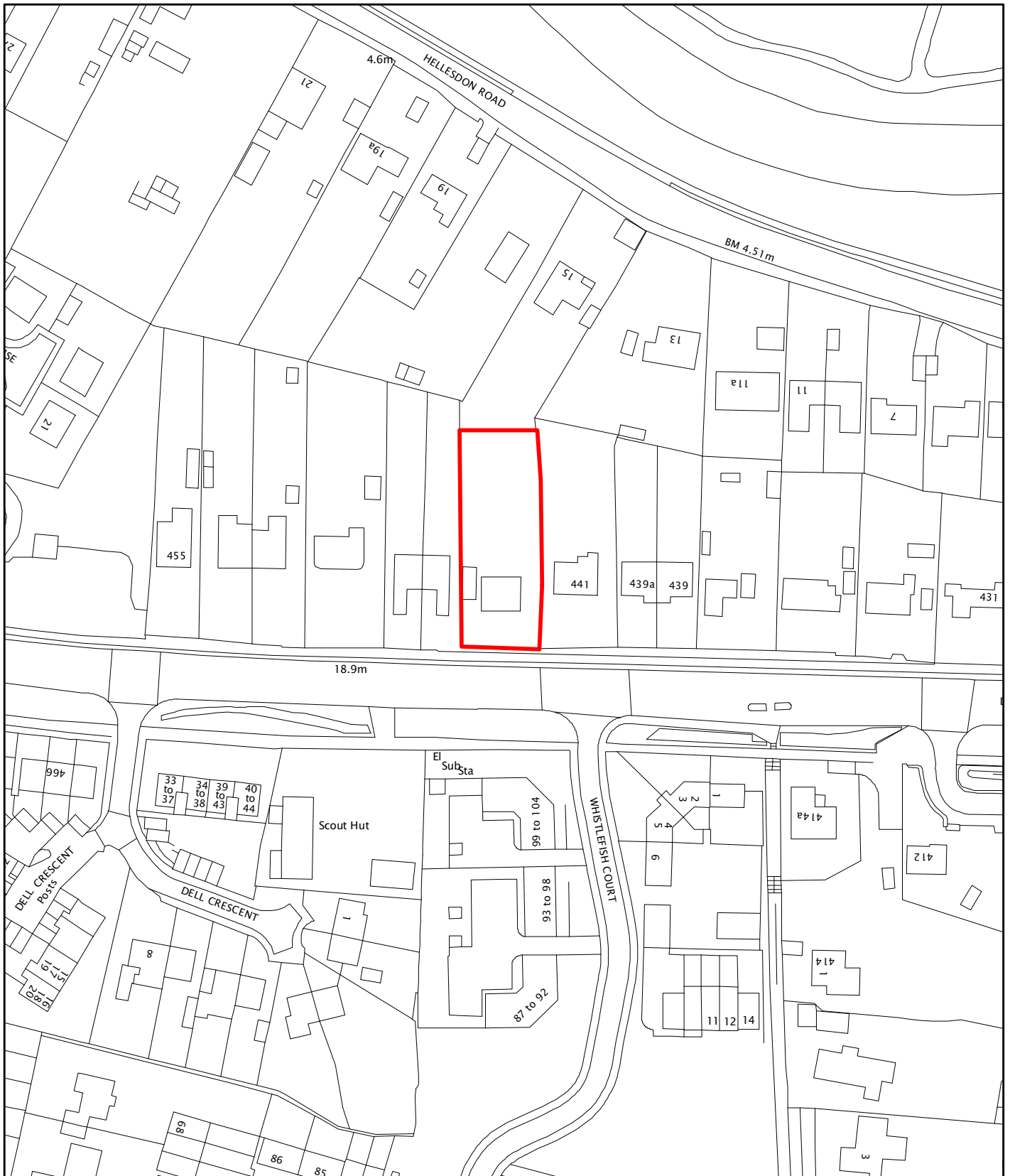
RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.
2. The facing and roofing materials to be used on the extension shall be submitted to and approved by the Council prior to development.
3. There shall be no windows or other openings added to the western elevation.
4. The garage shall be retained for the parking of vehicles only.

Reason for approval

The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension will not be detrimental to the residential or visual amenities of the vicinity, nor to the character of the area as a whole.



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 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

