

**Planning Applications Committee  
20 August 2009  
Section C**

<b>Agenda Number:</b>	<b>C4</b>
<b>Section/Area:</b>	Outer
<b>Ward:</b>	Sewell
<b>Officer:</b>	Elizabeth Franklin
<b>Valid Date:</b>	25th June 2009
<b>Application No:</b>	09/00476/F
<b>Site Address</b> :	1 Ladysmith Road Norwich NR3 4TN
<b>Proposal:</b>	Proposed porch to front door, replacement single storey extension and replacement detached garage.
<b>Applicant:</b>	<b>Mrs D Harper</b>
<b>Agent:</b>	<b>Mr John Spencer</b>

## **THE SITE**

The site is an end of terrace house with a double frontage on Silver Road and Ladysmith Road, with the main elevation onto Ladysmith Road. The garden is bisected for access to neighbours' gardens, and a small garden beyond with a wooden garage. A pair of semi detached lies to the east, and across Ladysmith Road is a similar end of terrace house.

## **RELEVANT PLANNING HISTORY**

There is no relevant planning history.

## **THE PROPOSAL**

The proposal is for the provision of a porch to the front elevation, replacement of a wooden framed single storey extension with a brick extension and the similar

replacement of a wooden detached garage with a brick garage. The porch will be 3.6m high and be approximately 1.6m from the edge of the footpath.

At present there is a wooden utility room extension to the front of the house which will be replaced by a brick utility room, on approximately the same footprint, to 4m high. A high level window will face forward towards Silver Road, and a rear window and door will face into the rear courtyard.

The garage will be 2.6m wide, 5m deep and with a ridged roof to 3.5m high. Its east side will be 0.25m from the boundary with the neighbour to enable guttering to be positioned within the applicant's land.

## **CONSULTATIONS**

Neighbours have been consulted and no responses have been received, however one representation has been received by The Norwich Society. Their comments are:

- A crude proposal which should be refused.

## **PLANNING CONSIDERATIONS**

### **Relevant National Policies:**

PPS1 – Delivering Sustainable Development

### **Relevant East of England Plan Policies:**

ENV7 – Quality in the Built Environment

### **Relevant Saved Local Plan Policies:**

HBE12 – Quality of Design

This application seeks to replace the poor quality wooden extension and garage with brick structures, together with a sympathetically designed porch. With regard to the porch, this is similar to other porches in the area. All elements will be of materials to match those on the existing house, and will be in keeping with the residential surroundings.

It is considered that the design and layout are acceptable, and given their positioning and the structures that they will replace, the extensions and garage will not detract from the amenities of the neighbouring occupiers.

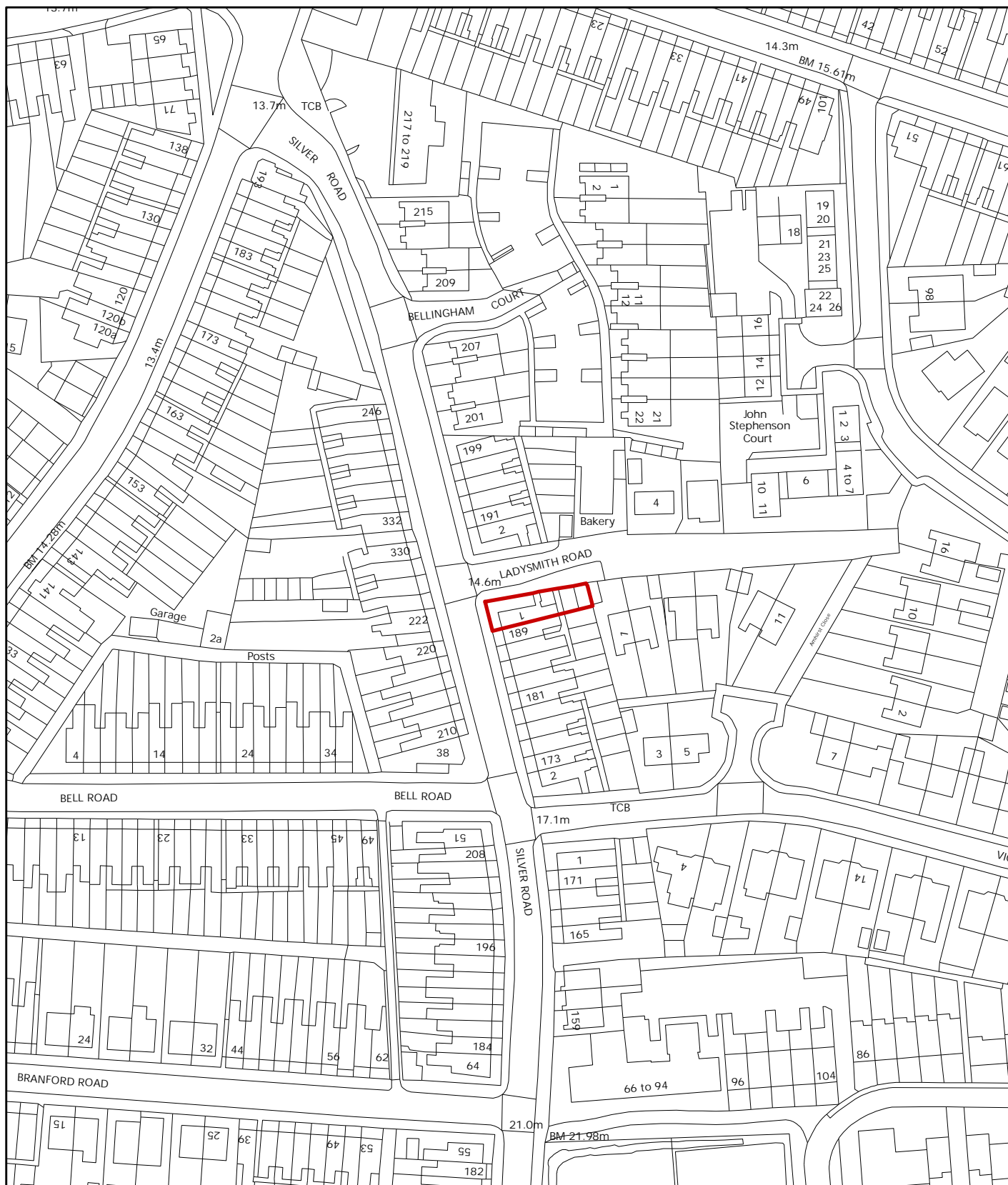
## **RECOMMENDATIONS**

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Commence within 3 years.
2. The facing and roofing materials to match the existing.

Reasons 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 good design and high quality materials will not have an adverse impact on the character of the area, and the extensions and garage will not be detrimental to the visual or residential amenities of the area as a whole.



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Site Address - 1 Ladysmith Road

Scale - 1:1250



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

