

Report for Resolution

Report to Planning Applications Committee
10 September 2009

Report of Head of Planning and Regeneration Services

Subject 09/00596/F 82 Dereham Road Norwich NR2 4BU

Item
5(6)

SUMMARY

Description:	Demolition of existing building at rear of dwelling and rebuild with a two-storey extension.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approved	
Ward:	Mancroft	
Contact Officer:	Miss Sarah Platt	Planning Officer
Date of receipt:		
Applicant:	Mr Anthony Butterworth	
Agent:	Mr Richard Aldis	

INTRODUCTION

The Site

Location and Content

1. The application site is situated to the South of Dereham Road. To the East and West are residential properties forming the terrace in which this property sits. To the North are commercial terraced properties with residential flats above and to the south is Wymer Street, also a residential area.
2. The current extension to the rear is dilapidated; there is movement in the walls and the roof is sagging. The first floor rooms are small and cramped, offering very little, if any, headroom, therefore these rooms are not considered "useable" and cannot meet modern residential standards.

Planning History

3. There is no relevant planning history on this site.

The Proposal

4. The proposal is for the demolition of the dilapidated rear extension and the erection of a new two-storey extension to be built in its place at the rear of the dwelling.

Representations Received

5. Advertised on site and in the press. Adjacent and neighbouring properties have

been notified in writing. No letters of representation have been received.

6. Following revised drawings being received all neighbours and Consultees were re-consulted on the 20th August 2009. The re-consultation period expires on the 10th September 2009. Any comments or objections received after this report has been written but before the consultation expiry will be reported verbally at the committee meeting.

Consultation Responses

7. The Norwich Society: An inappropriate flat roof extension in a conservation area. A poorly designed extension to this period property.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development;
PPS3 – Housing

Relevant Strategic Regional Planning Policies (East of England Plan (May 2008))

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies (Adopted City of Norwich Replacement Local Plan (November 2004))

HBE12 – High Quality Design;
EP22 – Residential Amenity;

Principle of Development

Policy Considerations and Impact on Living Conditions

8. Policy EP22 states that development, including alterations and extensions to existing buildings, will only be permitted where a high standard of residential amenity to existing or potential residential premises is retained. This includes consideration of daylight to any main habitable room window in a dwelling. It is not considered that the alterations to the roof line under this proposal will have an adverse effect on the neighbouring properties residential amenity through a loss of daylight.

Design

Height and Density

9. The height of the rear extension is to increase by approximately half a storey in total after the re-building. This height of building is very common in terraced properties across the city.

10. The original proposals consisted of a flat roof extension but this was not considered to be in keeping with the character of the surrounding area and appeared ugly and obtrusive. Following negotiations with the agent the roof design has been amended so that it now includes a pitched gable end rather than a flat roof. The new gable end roof will add more height to the building but will achieve a better visual appearance in the street scene, therefore addressing the concerns of The Norwich Society.

Conclusions

11. It is not considered that there would be a significant detrimental impact in terms of amenity to neighbouring properties. The proposals are in line with development plan policies and as such the recommendation is to approve subject to the conditions listed below.

RECOMMENDATIONS

To approve application 09/00596/F and grant planning permission subject to the following conditions:-

1. Standard time limit
2. Standard drawings condition
3. Materials to match the existing materials (bricks and roof tiles)
4. All first floor windows on a side elevation will be obscure glazed.

Informatives: The 2 no parking spaces to the rear should be formed from a permeable surface. If a hard standing area is to be formed you may require planning permission and should contact the Planning Authority for confirmation of any requirements.

Reasons for Approval

The rear extension hereby permitted will have a positive impact on the street scene by virtue of its high quality design. There is not considered to be any detrimental impact on neighbouring amenity. Therefore the proposals are considered to be in accordance with PPS1 and PPS1 Annex, policy ENV7 of the East of England Plan (May 2008) and saved policies HBE12 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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Planning Application No- 09/00596/F

Site Address - 82 Dereham Road, Norwich

Scale - 1:750



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

