

Planning Applications Committee

Section C

19 June 2008

Agenda Number:	C5
Section/Area: I	OUTER
Ward:	MANCROFT
Officer:	Caroline Dodden
Valid Date:	4 April 2008
Application Number:	08/00328/F
Site Address :	D Utting And Son Ltd, Goldsmith Street, Norwich. NR2 4QE
Proposal:	Erection of side extension to existing garage premises.
Applicant:	D Utting And Son Ltd
Agent:	Alan Irvine

THE SITE

The garage workshop premises, which has been occupied by D Utting and Son for many years, is located on the east side of Goldsmith Street, on the corner with Midland Street and close to the junction with Dereham Road.

RELEVANT PLANNING HISTORY

05/00162/F – Erection of side extension to existing garage premises. (Approved - 19/04/2005)

THE PROPOSAL

Erection of side extension to existing garage premises.

CONSULTATIONS

Neighbours/ Site Notice:

1 letter of representation received (with photographs) from nearby resident concerned for the following reasons:

- The extension would increase the volume of traffic significantly. The business is already using all the available on-street parking along this part of Goldsmith Street, including permit parking areas. Forklift trucks are often on the highway, which is dangerous for the public and other road users.
- The garage has already outgrown the area, being on a narrow road, which was not designed to carry this sort or volume of traffic.

Three letters of support - 1 from a local resident and 2 from the Dereham Road Baptist Church) stating that:

- The garage business hasn't created a problem with the parking in the area.

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

EMP2	-	expansion of small businesses
EP22	-	residential amenity

The proposal to extend the existing garage workshop is, in principle, the same as the approved Application 05/00162/F. This application seeks to amend the design of the roof and the materials.

Whilst the extension provides a new MOT bay, it is considered that the resultant increase in traffic and parking would be minimal. The premises has a forecourt for parking and the Applicant owns the Baptist Church site directly opposite and so can utilise the parking facilities here if necessary.

The design and scale of the side extension is considered to be acceptable. The roof would be hipped at the front to lessen its impact in the streetscene. At ground floor level, the materials would match the painted brickwork of the adjoining building. The first floor cladding would mirror the single storey workshop to the north of the extension and within the site.

Whilst the premises are not within an identified Employment Area, the proposed extension is quite modest in size (an additional 34 square metres) and it is considered that there would not be a significant impact on the residential amenities of nearby residents.

RECOMMENDATIONS

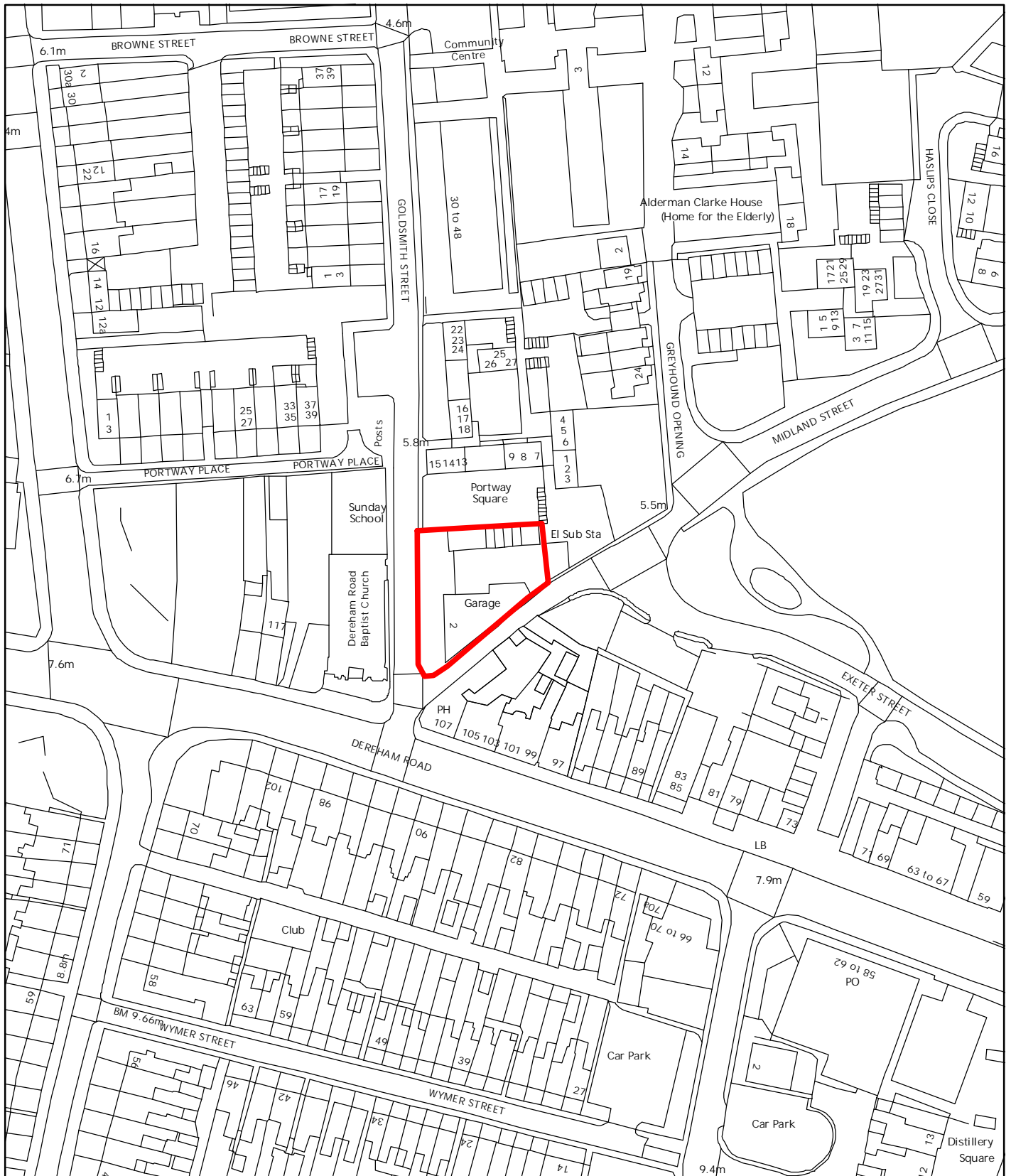
GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years.

2. The brickwork to be used on the extension shall match that on the existing building.
3. Details of any plant and machinery.
4. Details of any extract ventilation or fume and flue extraction system.

Reasons for Approval

The decision to grant planning permission has been taken having regard to Policies EMP2 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004) and to all material considerations. The side extension to the existing garage workshop is acceptable in terms of scale and design and would not have a significant detrimental impact to the amenities of the nearby businesses and residents.



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Planning Application No - 08/00328/F

Site Address - D Utting and Son Ltd, Goldsmith Street

Scale - 1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

