

Planning Applications Committee

Section C

21 August 2008

Agenda Number:	C5
Section/Area:	OUTER
Ward:	CROME
Officer:	Elizabeth Franklin
Valid Date:	2 July 2008
Application Number:	08/00555/F
Site Address :	7 Riseway Close, Norwich. NR1 4NJ
Proposal:	Demolish existing flat roof porch and erect extension across full width of front of dwelling to create new lounge area plus internal porch.
Applicant:	Mr William James
Agent:	Mr William James

THE SITE

The application relates to a detached bungalow to the north side of Riseway Close. A small front extension has been erected on the front of the property in recent years. All of the properties along the road are similar in design and appearance and retain the original design of buildings in the area, although some others have also been extended to the front. To the west side of the bungalow is the applicant's car parking space of approximately 3.5m wide, and the neighbouring bungalow is a further 1m in from the common boundary.

THE PROPOSAL

The proposal is to demolish the existing flat roof porch which is 1.25metres deep and 2.09m wide and to erect an extension 1.52metres deep across full width of the front of dwelling to create new lounge area and small hallway. Currently the ridge of the roof runs from front to back and the new roof will extend this forward. A new small window 0.9metres will be located in the east elevation to the bungalow which will serve the hallway.

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 6 Riseway Close;
- The occupier of the adjacent bungalow will not have a clear view along the close;
- Front elevations of both no6 and no7 Riseway Close have not changed in 20 years, therefore the Ancient Light rule should apply.

PLANNING CONSIDERATIONS

Relevant Nation Guidance Policies:

PPS1 – Delivering Sustainable Development;

East of England Plan:

ENV7 – Quality in the Built Environment;

Relevant Local Plan Policies:

EP22 – General Amenity.

HBE12 – Design

The bungalows along Riseway Close whilst being uniform in size, design and positioning along the road, have in many cases been altered by front extensions and this bungalow and those to either side have had previous front extensions of differing designs.

The proposal will remove the existing porch and provide an extension across the entire front of the bungalow. Whilst there are windows in the east elevation of the neighbour's bungalow the distance between them and the extension will be at least 4metres. Bearing in mind the depth of the proposed extension, it is considered that the projection of the proposed extension will have minimal effect on the light lost from the window at the neighbour's property, and the view from the window along the close cannot be a material consideration as there is no right to a 'view'. The extension complies with the guidelines that the Council has informally adopted in respect of the relationship of extensions and the impact of light/shadow to existing windows to adjacent properties. With regard to Ancient Light, this is covered in civil law and not in planning law.

In this instance, materials are proposed to match the existing. As the extension will have minimal impact on the amenities of the neighbouring dwelling then the application is recommended for approval.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions

1. The development must be begun within 3 years of the date of this permission.
2. The facing and roofing materials to be used on the extension shall match those on the existing building.

Reason for approval

The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and policies EP22 and HBE12 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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Site Address - 7 Riseway Close

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

