

Planning Applications Committee

Section C

21 August 2008

Agenda Number:	C7
Section/Area:	OUTER
Ward:	NELSON
Officer:	Louise Franklin
Valid Date:	1 July 2008
Application Number:	08/00703/F
Site Address :	15 Heigham Grove, Norwich. NR2 3DQ.
Proposal:	Installation of 2 sunpipes and repositioning of 1 window in north elevation
Applicant:	Mr And Mrs B Adam
Agent:	David Marris

THE SITE

The site is a detached house located within the Heigham Grove Conservation Area, on the east side of Heigham Grove. Along this side of the road houses are generally detached and on elevated land. A row of terraced houses is located on the opposite side of the road.

PLANNING HISTORY

Application **07/01343/F** for the erection of a single-storey extension to provide new kitchen/dining area, bedroom, bathroom and new staircase was approved in March 2008 subject to conditions. These included the removal of permitted development rights for the installation windows and openings on the side

elevation of the proposed extension. The condition was imposed in the interests of amenity.

THE PROPOSAL

The proposal is an amendment to the previous application 07/01343/F and condition 3. The new scheme includes the omission of 3 windows in the north elevation and their replacement with 2 sunpipes and reposition of WC window into new covered porch.

CONSULTATIONS

The application has been advertised in the press and on the site, and neighbours have been consulted.

One letter of objection has been received and comments are:

- Loss of privacy to no16;
- Building work will disrupt the neighbourhood;

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

HBE8 – Development in Conservation Areas;
EP22 – Residential Amenity.

The proposal is an amendment to the previous application 07/01343/F.

The new window layout is considered acceptable, given the size of the plot and the relationship to adjoining dwellings. The removal of the three windows on the north elevation and the insertion of 2 sunpipes will protect the privacy of the neighbour at number 16. The scheme will not detract from the amenity of neighbouring occupiers.

The removal of permitted development rights for additional windows and the obscure glazing and fixing of panes of proposed windows will ensure that there is no future effect on the residential amenities of the area.

RECOMMENDATION

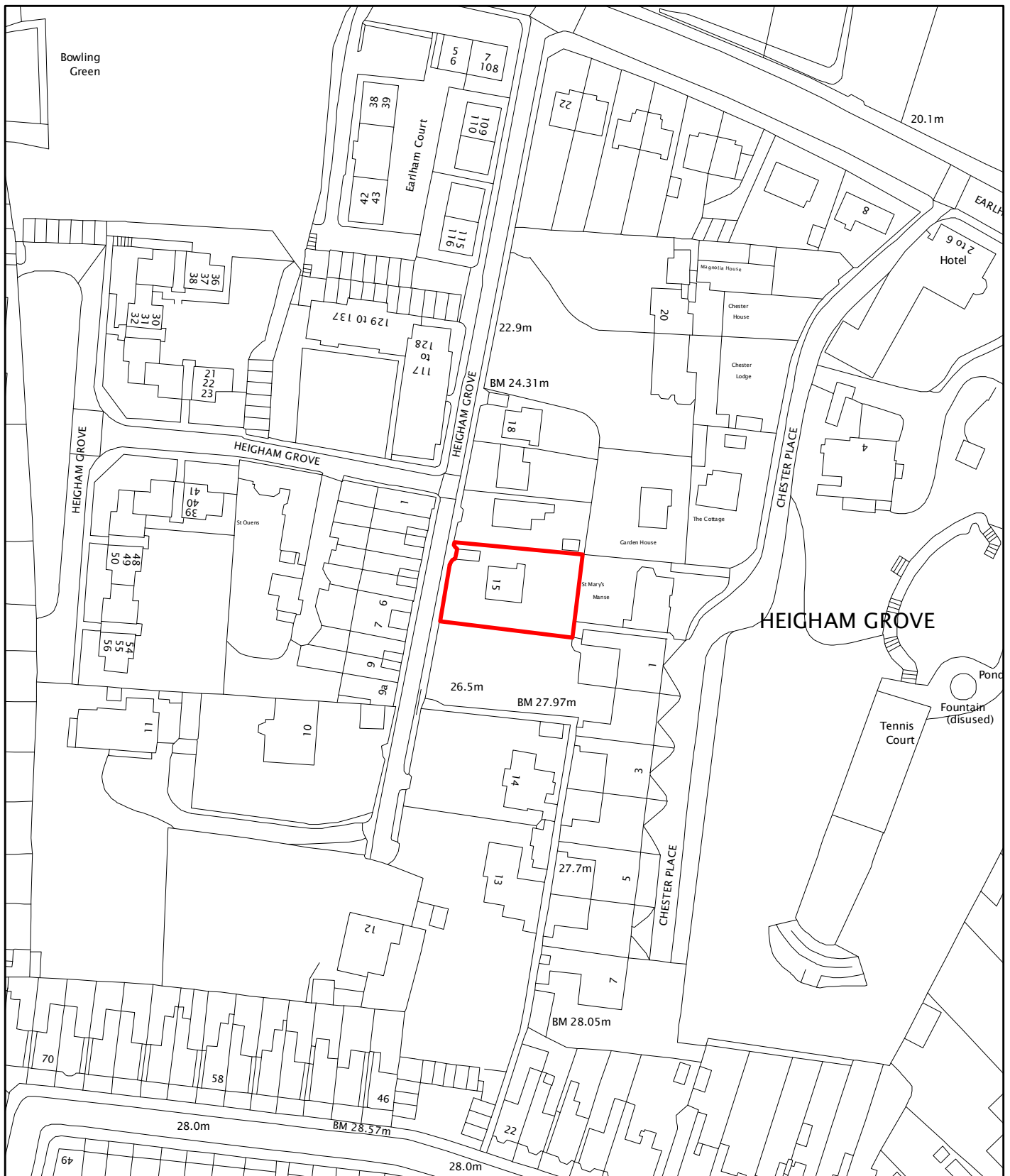
GRANT PLANNING PERMISSION subject to the following conditions

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 match those on the existing building.
3. Any glazing in the windows in the north elevation shall be obscure glazed with fixed panes and shall remain so in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent amendment or re-enactment thereof, no part of the extension hereby permitted shall have additional windows inserted without the express grant of permission by the Council as Local Planning Authority.

REASONS FOR APPROVAL

The decision to grant planning permission has been taken having regard to policy EP22 and HBE8 of the City of Norwich Replacement Local Plan 2004 and all material planning considerations. The proposal would protect the appearance and character of this part of the Heigham Grove Conservation Area, and, subject to conditions, will not impact on the residential amenity of the area.



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Site Address - 15 Heigham Grove

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

