

Planning Applications Committee

Section C

13 November, 2008

Agenda Number:	C4
Section/Area:	OUTER
Ward:	SEWELL
Officer:	Elizabeth Franklin
Valid Date:	26 September 2008
Application Number:	08/01018/F
Site Address :	116 St Clements Hill Norwich NR3 4BY
Proposal:	Addition of small/medium stove for heating to garage, necessitating the installation of a flue pipe from roof.
Applicant:	Mr Peter Offord
Agent:	Mr Peter Offord

THE SITE

The site is located within a domestic garage within the front garden of a dwelling on St Clements Hill at its junction with Elm Grove Lane. The garage was granted planning permission (ref 08/00321/F) but has not yet been erected.

RELEVANT PLANNING HISTORY

08/00321/F - Single storey garage with pitched roof at side of house to replace existing flat roof garage. (APPR - 15/05/2008)

THE PROPOSAL

This application has been submitted on behalf of Councillor Offord and therefore delegated powers to officers do not apply in this case. The proposal is for the addition of a small/medium woodburning stove for heating to the garage, necessitating the installation of a flue pipe from roof, and whilst the stove does not need planning permission the installation of the flue does. It is intended that the garage will be used for normal storage such as cycles etc and also as a studio for artwork and painting.

CONSULTATIONS

The application has been advertised in the press and also neighbours have been consulted. No responses have been received.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPG1 – Delivering Sustainable Development;

Relevant Regional Planning Policies:

East of England Plan – ENV7 – Quality in the Built Environment;

Saved Local Plan Policies:

EP22 – General Amenity.

The proposal proposes the insertion of a flue for a woodburning stove into the roof of a garage that has planning permission but has yet to be built. No objections have been received from neighbours, however the Environmental Health Team have said although the land is not in a smokeless control area the flue pipe should be at minimum the equivalent height of the ridge of the garage to enable good dispersal of smoke. This is being addressed by the applicant and will comply with the requirements of the Environmental Health Team..

In addition the stove should not be operated in a way that will cause fume or odour nuisance to neighbours, however this is controlled by Environmental Health regulations and therefore cannot be imposed as a condition of planning permission.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. The development must be begun within three years of the date of this permission.
2. The stove and flue shall not be brought into use until the garage is substantially completed.

Reason for Approval:

The decision is made with regard to policy ENV7 of the East of England Plan and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The proposed flue will not have an adverse effect on the visual or residential amenities of the locality, nor will it be detrimental to the character of the area as a whole.



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Site Address - 116 St Clements Hill

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

