

Report for Resolution

Report to Planning Applications Committee
10 September 2009

Report of Head of Planning and Regeneration Services

Subject 09/00563/F 13 Moorland Close Norwich NR7 8HD

Item
5(3)

SUMMARY

Description: Two storey and single storey extensions to dwelling.
Reason for consideration at Committee: Objection
Recommendation: Approved subject to conditions
Ward: Catton Grove
Contact Officer: Louise Franklin Planner
Date of receipt:
Applicant: Mr T White
Agent: Mr D Taylor

INTRODUCTION

The Site

Location and Content

1. The application site is a detached house with an attached single storey garage situated on a large corner plot on the south side of Moorland Close. To the east are residential properties in a terrace and to the west, the road continues round to the end of the cul-de-sac. To the south and the north are residential properties.

Planning History

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

The Proposal

3. The proposal is for a two storey side extension to the west side of the property and a single storey side extension to the east side of the property.

Representations Received

4. Adjacent and neighbouring properties have been notified in writing. One letter of representation has been received from The Norwich Society as detailed below.

5.

Issues Raised	Response
Overdevelopment of the site is not well thought out and does not do justice to the current house	See paragraph 8
A poor standard of application	The application submitted is a valid application and is capable of being determined.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

Relevant Strategic Regional Planning Policies

ENV7 – Quality in the Built Environment

Relevant Saved Local Plan Policies

HBE12 – High Quality Design

EP22 – Residential Amenity

Principle of Development

Policy Considerations

6. 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.

Impact on Living Conditions

Overshadowing

7. Due to the orientation of the properties concerned and the distances between the dwellings, it is considered that the alterations to the east side of the property proposed under this scheme are unlikely to have an adverse effect on the neighbouring properties' residential amenity through a loss of daylight.

Design

Layout, form and height

8. The height of the extension to the east side will increase from single storey to two storeys. The height of the extension on the west side will be at single storey height.
9. Although the proposed extension will significantly increase the floor space of the property, it is considered that the design and layout are acceptable in line with saved policy HBE12. Given the size of the plot and the relationship to adjoining dwellings, it will not detract from the amenities of the neighbouring occupiers, therefore addressing the concerns of The Norwich Society.

Conclusion

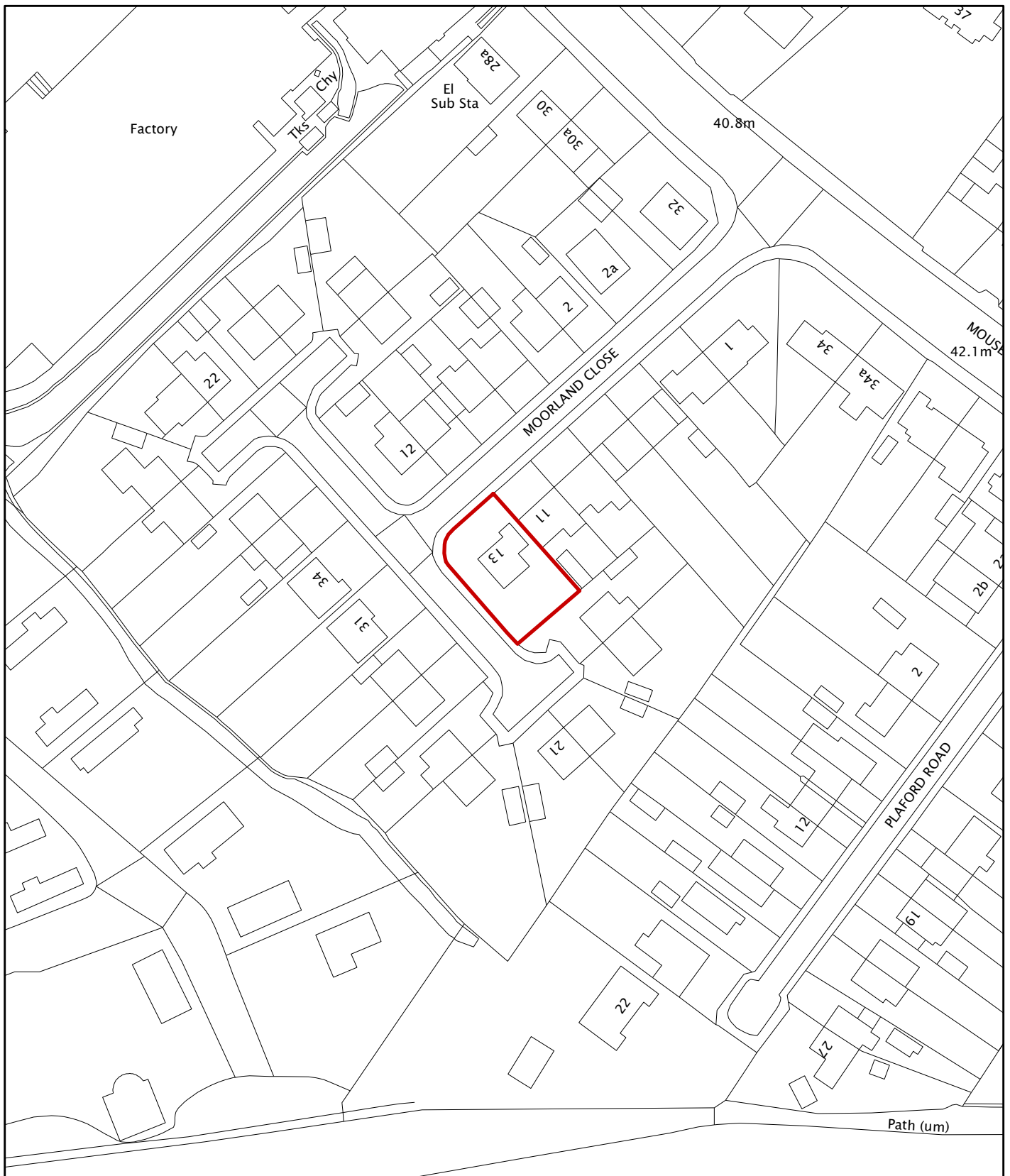
10. It is not considered that there would be a significant detrimental impact in terms of amenity to neighbouring properties. The proposals are in line with development plan policies and as such the recommendation is to approve subject to the conditions listed below.

RECOMMENDATIONS

To approve Application No (09/00563/F 13 Moorland Close) and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with submitted plans and details
3. Materials to match the existing materials (bricks and roof tiles)
4. All first floor windows on a side elevation to be obscure glazed.

Reasons for approval: The decision to grant planning permission has been taken having regard to Saved Local Plan Policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted version 2004 and to all material planning considerations. The proposal is of an acceptable scale, design and massing and will not unduly affect the amenities of the surrounding area.



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Planning Application No - 09/00563/F
 Site Address - 13 Moorland Close, Norwich
 Scale - 1:1000



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

