

Planning Applications Committee
30 July 2009
Section C

Agenda Number:	C2
Section/Area:	Outer
Ward:	Bowthorpe
Officer:	Elizabeth Franklin
Valid Date:	9th June 2009
Application No:	09/00471/F
Site Address :	47 Caddow Road Norwich NR5 9PQ
Proposal:	Two storey side extension.
Applicant:	Mr Thomas Garland
Agent:	Mr Thomas Garland

THE SITE

The site is a 2 bedroom semi detached house that faces south west onto open amenity land to the south. The curtilage has a triangular shape and surrounding the rear garden to the west side is a curved brick wall to 1.8m which encloses the rear garden. To the north of the site is a row of houses facing west, and to the south of the site, on the opposite side of Caddow Road, is a large amenity area laid to grass, which drops down towards the south.

RELEVANT PLANNING HISTORY

08/01220/F - Two storey side extension. (REFUSED - 15/01/2009)

THE PROPOSAL

The proposal is for a two storey side extension 3.6metres wide and 7.9metres deep, the front corner of which will reach the boundary of the curtilage with the footpath to the west. To the rear of the house will be a single storey utility room 2.4metres wide and 1.9metres deep. The side extension will be set back

1.9metres from the front wall of the existing house, and will project the same amount out from the rear of the house. Two small high level windows will be inserted into the new side elevation at first floor and two at ground floor level.

CONSULTATIONS

The neighbours have been consulted in respect of the application and no objections have been received. 5 letters of support were submitted with the application from neighbours.

PLANNING CONSIDERATIONS

Relevant National Policies:

PPS1 – Delivering Sustainable Development

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE12 – Quality of Design

This application is for consideration by the planning applications committee at the request of the ward councillor. A previous application for the same scheme was submitted at the end of 2008 and was refused planning permission under delegated powers.

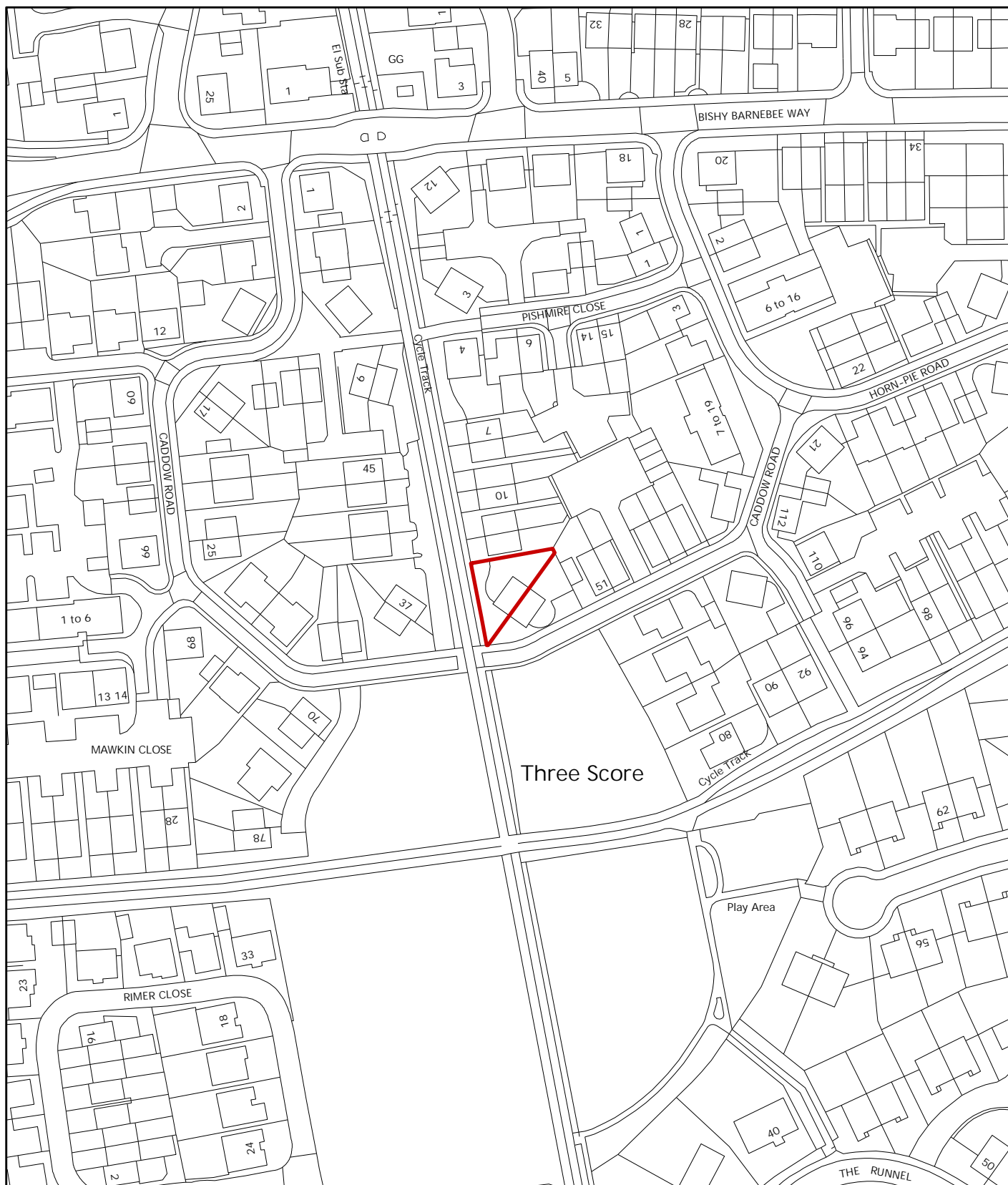
The house is located in a prominent position facing the amenity area and forward of the building line with the neighbouring properties to the north. The size of the two storey extension is not in keeping with the size of the existing house or the plot on which it would be situated, and although set back and with a dropped roof, would still be bulky and prominent in the street scene. The pair of semi detached houses is uniform and the extension would unbalance the pair. In addition the resulting garden space would be reduced substantially in size from the already small plot, thus the site would be too cramped. As the extension would be to the immediate south of another pair of houses there is unlikely to be any adverse impact on that neighbour.

Overall the extension is considered to be excessive in size and scale and on a cramped plot and the application should be refused planning permission.

RECOMMENDATIONS

REFUSE PLANNING PERMISSION for the following reason:

1. The prominent extension because of its size and scale on a restricted plot and in a prominent location would represent overdevelopment, unbalancing the pair of houses particularly when seen from the south west, to the detriment of the visual and residential amenities of the area. The extension would therefore be contrary to policy HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004.



© Crown copyright. All rights reserved. Licence No. 100019747 2009

Planning Application No- 09/00471/F

Site Address - 47 Caddow Road

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

