

Planning Applications Committee
11th June 2009
Section C

Agenda Number:	C7
Section/Area:	Outer
Ward:	Nelson
Officer:	Elizabeth Franklin
Valid Date:	29th April 2009
Application Number:	09/00340/F
Site Address :	79 Whitehall Road Norwich NR2 3EN
Proposal:	Single-storey extension to front and side.
Applicant:	Mr And Mrs S Yuill
Agent:	Mr Stephen Moore

THE SITE

The site is located on the south side of Whitehall Road and on the east side of a pair of semi detached houses. To the south into the rear garden the plot narrows and slopes down to the south and also to the east. To the east is another pair of semi detached houses but with a different design which has a lower roofline.

RELEVANT PLANNING HISTORY

04/00531/F - A side conservatory, covered way and shed, a first floor bay to side of house, alterations and extensions to the roof including a rear balcony. (REF - 28/07/2004)

THE PROPOSAL

The proposal is for a single-storey extension to front and side which will provide a slightly larger porch to the front of the dwelling, a garage to the side with the front of the roof hipped and in line with the front porch extension, and an extension to the kitchen immediately to the rear of the garage. The projection to the front for the garage and porch will be in line with the bay window, 0.6m forward of the front wall of the main house. Because of the slope of the land, the height to the eaves will be 3m for the garage at the front and 3.8m for the kitchen extension to the rear. Materials are proposed to match the existing.

CONSULTATIONS

The neighbours have been consulted but no responses have been received.

Representations have been made by The Norwich Society:

- Destroys the symmetry of the pair of houses;
- Is the front extension necessary?

PLANNING CONSIDERATIONS

Relevant Local Plan 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

EP22 – Residential amenities

The pairs of houses along Whitehall Road are of a variety of designs, with a similar detached house close by to the west already having a garage added to the side in recent years. Whilst this pair of houses is currently symmetrical, as there have been no previous extensions, a porch could be added at a lower height within the provisions of the permitted development allowance.

Bearing in mind the differences in designs of houses along the road, it is considered that effect of the proposed extension, in terms of the resulting loss of symmetry to this pair of dwellings in this location, would not have a detrimental impact on the streetscene.

Furthermore, the wrap-around design of the extension to both the front and side is considered to be acceptable, bringing both elements of the scheme together

and providing a more uniform layout. The use of materials that will match the existing house is considered acceptable and will help to minimise the visual impact of the proposal.

The proposal is for a single storey extension. Due to the difference in levels within the site, further details have been requested to demonstrate that the impact of the proposal on the amenities of the neighbouring property would not be detrimental. Subject to these details being received and this issue being resolved, the proposal is considered acceptable.

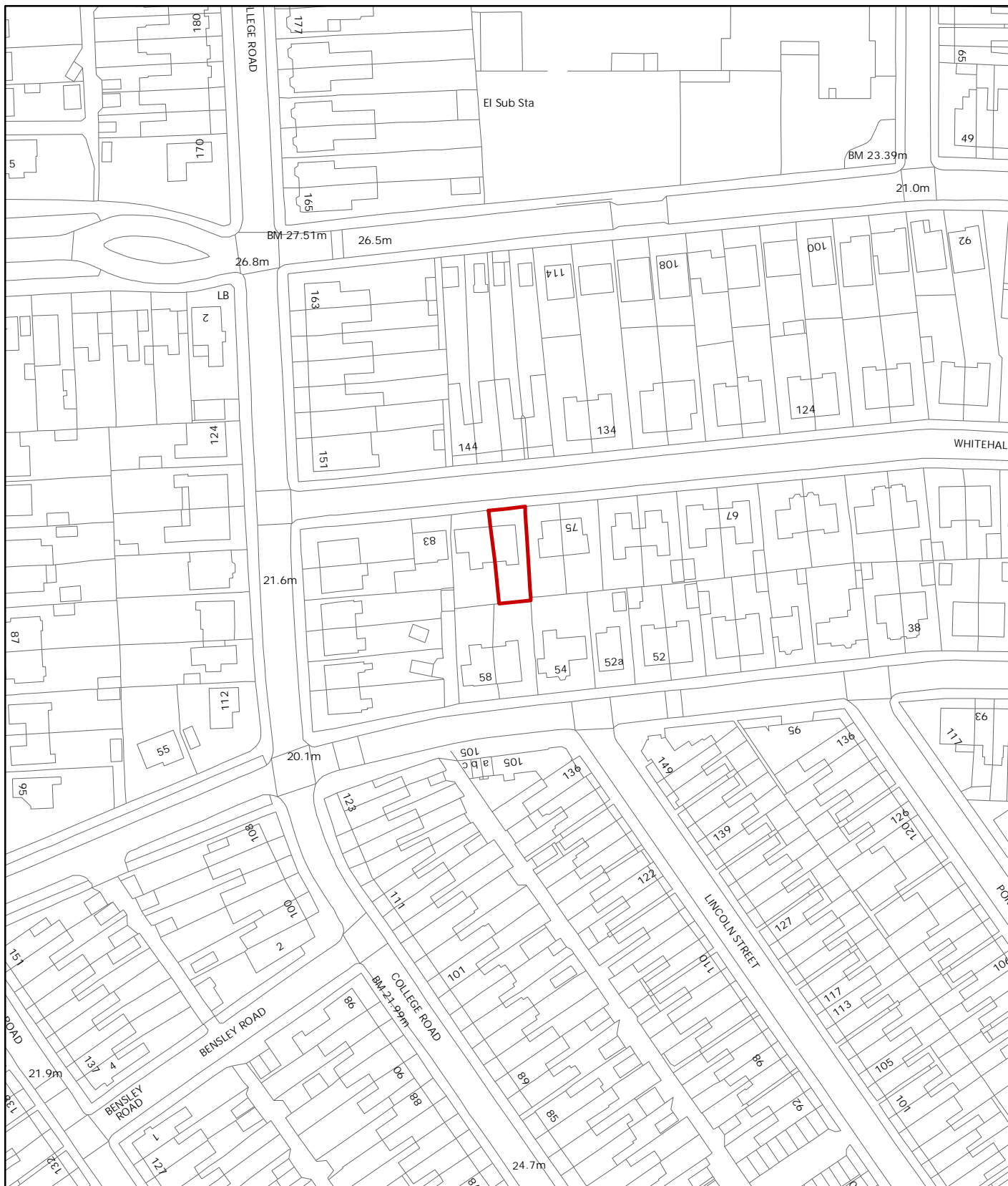
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within 3 years.
2. Facing and roofing materials to match the existing house.

Reasons for Approval

The decision is made with regard to policies EP22 and HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. Because of its good design and high quality materials the extension will not have an adverse impact on the visual or residential amenities of the area.



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 Scale - 1:1,250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

