

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 18 March 2010  
**Report of** Head of Planning Services  
**Subject** 09/01533/F 19 Ash Grove Norwich NR3 4BE

**Item**  
**6(7)**

### SUMMARY

<b>Description:</b>	Erection of single storey rear extension.
<b>Reason for consideration at Committee:</b>	Objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Sewell
<b>Contact Officer:</b>	Mrs Elizabeth Franklin                      Planner 01603 212504
<b>Valid date:</b>	21st January 2010
<b>Applicant:</b>	Mr Andrew Hawes
<b>Agent:</b>	Mr Chris Broom

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is located on the north side of Ash Grove, and is a detached cottage type house positioned between a similar detached house 5metres to the east and a semi detached house approximately 2.5metres to the west.
2. Screening to the east is a 1.2m high brick wall, and to the west a hedge and fence to 2m. Beyond the boundary to the north is land belonging to Sewell College. Land rises up to the north and west of the site.

##### Planning History

**4/1997/0842** - Erection of two storey rear extension and replacement of chimneys. (Approved - 11/12/1998)

**08/00536/F** - Erection of a two storey extension to rear of property. (Refused - 09/07/2008)

**08/00876/F** - Erection of two storey extension to rear of property. (Appeal dismissed - 14/10/2008)

#### The Proposal

3. The proposal is for a single storey extension to the rear of the house with a gable roof. At present the eaves of the roof to the rear are 4.2m with a ridge height of 6.7m, and the eaves of the extension will be to 2.6m with the ridge to 4.9m therefore the new roof would

cut into the existing roof.

## Consultations

**Tree Officer:** No objections

## Representations Received

4. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below.

5.

Issues Raised	Response
The roof height as proposed is consistent with the previous refused application	Previously refused roof height to ridge 6.4m high - this application is 4.9m high
The extension would dominate no21 to the east, and reduce light into the living room and patio area.	Because of the distance of the extension from the neighbour (6.5m) it would not have a dominant effect on them, or reduce light.
The extension will overshadow the dwelling and its windows to the west, and reduce natural light.	The height of the roof would have a less overshadowing effect on the neighbour than the previous application.
Concerns regarding structural implications to no17 (to the west)	Not a planning matter.
The bi-fold doors will expose neighbours to east to noise pollution and invade privacy.	See para 10
Design and materials out of keeping with other C19th properties in the area.	See para 13

## ASSESSMENT OF PLANNING CONSIDERATIONS

### Relevant Planning Policies

#### Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

#### Relevant Strategic Regional Planning Policies

##### East of England Plan 2008

ENV7 – Quality in the Built Environment

#### Relevant Local Plan Policies

##### City of Norwich Replacement Local Plan 2004

HBE12 – High Quality of Design

EP22 – General Amenity

## Principle of Development

### Policy Considerations

6. Policy HBE12 considers that all new development should be of good design that complements the design of the area.
7. Additionally, saved policy EP22 of the Replacement Local Plan seeks to safeguard the amenities of neighbouring and future residents from potential unacceptable impacts of proposed new development in terms of loss of light, noise and disturbance, pollution and

amenity space.

## **Impact on Living Conditions**

### **Noise and Disturbance**

8. The proposed bi-fold doors will serve the kitchen and there are already French doors to the sitting room that are closer to the neighbour to the east. Noise issues that are considered in excess of normal domestic noise are controlled under Environmental Health legislation.

### **Overshadowing**

9. It is accepted that there will be an element of overshadowing to side windows due to the orientation of the houses on this side of the road, however the height of the extension proposed with the gable roof running into the garden would reduce the impact and is considered acceptable.

### **Overbearing Nature of Development**

10. Concerns have been expressed about the impact of the proposal on the neighbouring property. However, due to its single storey nature, the orientation of the site and the distance of the proposal from the neighbouring dwelling it is not considered that the proposal would result in an overbearing form of development.

## **Design**

### **Layout**

11. The rear elevation of the house faces north, and the extension to the rear will be 5m deep and 5.9m wide with a height to the ridge of 4.9m, and set in 1m from the west side wall of the house. The resulting extension would be 3.5m from the neighbour to the west and 6.5metres from the neighbour to the east.
12. Main windows will face north into the garden, and bi-fold glazed doors to access the garden will face east. An obscure glazed window will be positioned into the west elevation of the extension to serve a new cloakroom, with a new door and window inserted into the existing west facing wall. Velux windows will be in the rear roof plane to give light to the existing kitchen. The windows will not result in additional overlooking due to mainly being located at ground floor level in the side elevation, and that at first floor level would serve a bathroom and would be obscure glazed.
13. The design provides a good design which is keeping with the variety of designs of houses and extensions in the locality.
14. The previous planning application which was dismissed on appeal considered the footprint of that proposal to be reasonable, but the Inspector was not sympathetic to the two storey bulk of the proposal. This application has been reduced to single storey and lowers the roof, reducing the impact of the development on the house as a whole.

## **Trees and Landscaping**

### **Loss of Trees or Impact on Trees**

15. Although the applicant's agent considers that the development will not result in trees being lost, it is most likely that 2 may be. The Council's Tree protection officer has no objections to the removal of the trees.

## **Conclusions**

16. The proposed extension is considered to be acceptable in terms of its height, size and scale, and whilst it is acknowledged that there will be some overshadowing to the neighbour to the west, this is not sufficient to recommend the refusal of planning permission.

## **RECOMMENDATIONS**

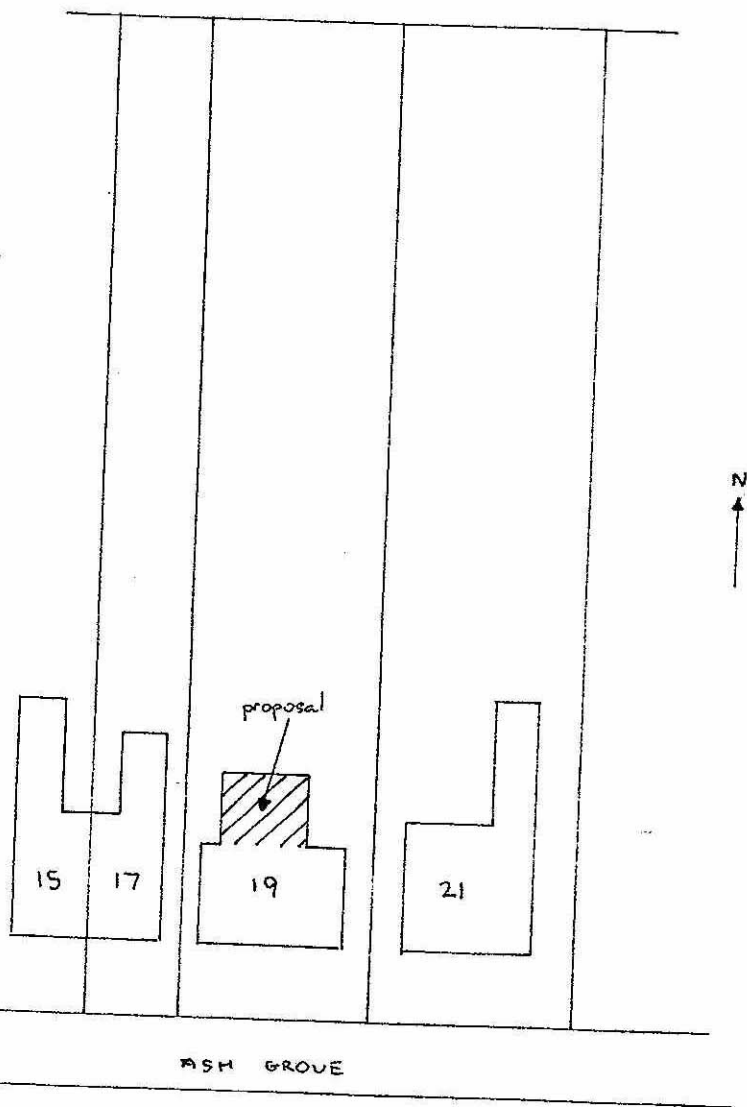
To approve:-

Application No 09/01533/F and grant planning permission, subject to the following conditions:-

1. Statutory time limit – 3 years;
2. Roof materials to match;
3. Bricks to be agreed;
4. In accordance with submitted drawings.

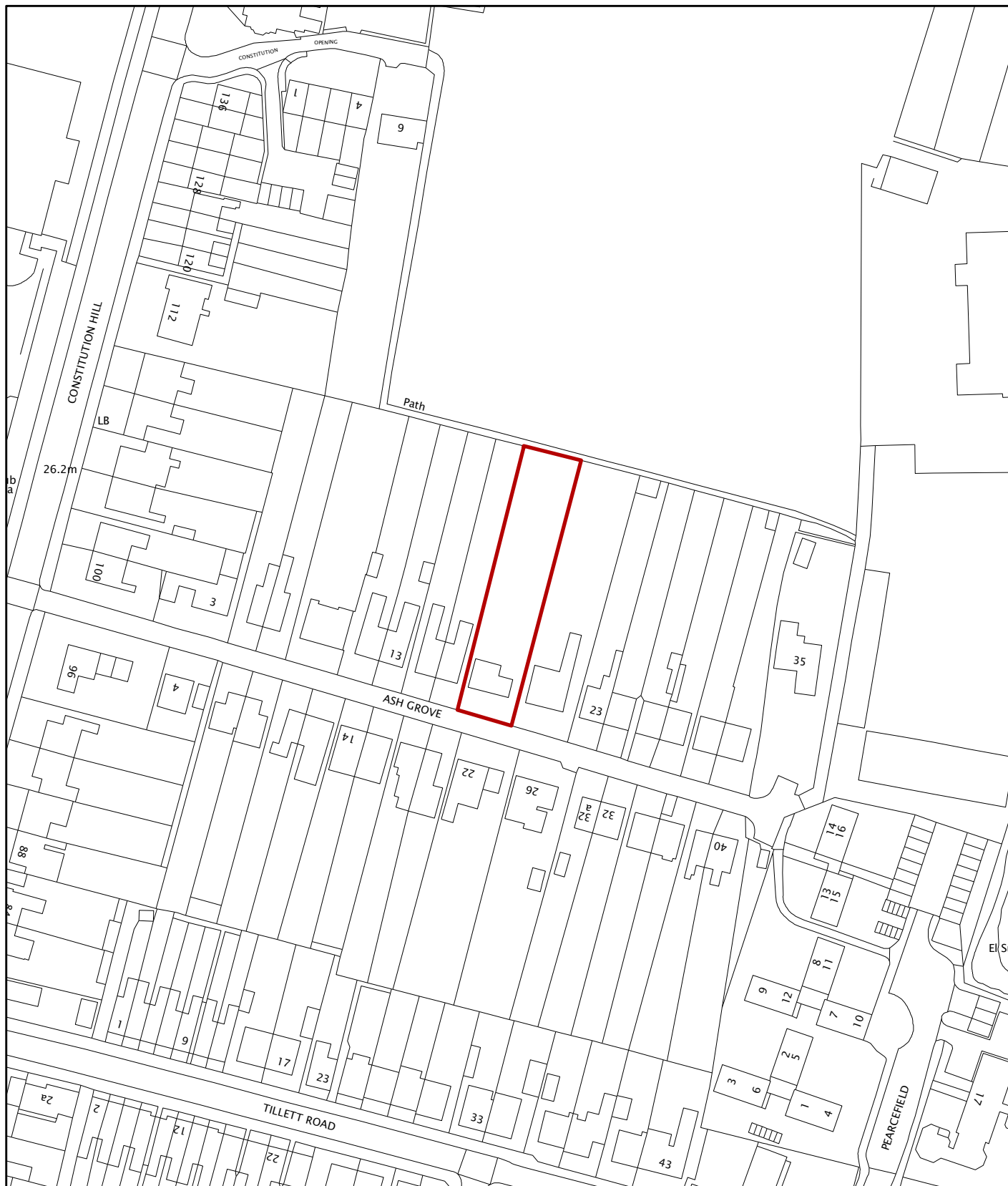
Reason for approval:

The decision is made with regard to policy HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension is considered to be acceptable in terms of its height, size and scale, and design and because of its high quality materials will not have an adverse impact on the character of the building.



Application No 09/01533/F

Site Plan 1:500



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Planning Application No - 09/01533/F  
 Site Address - 19 Ash Grove, Norwich  
 Scale - 1:1,250



**NORWICH**  
 City Council

PLANNING SERVICES

