

Planning Applications Committee

Section C

2 October 2008

Agenda Number:	C8
Section/Area: I	OUTER
Ward:	EATON
Officer:	Louise Franklin
Valid Date:	28th August 2008
Application Number:	08/00906/F
Site Address :	20 Parsons Mead Norwich NR4 6PG
Proposal:	New replacement of main roof, extensions and conservatory to side of property.
Applicant:	Mrs Ann Gupta
Agent:	Mr Alan Norfolk

THE SITE

The site is located on the south side of Parsons Mead and is set on a corner plot within a residential area. The properties in the locality are predominantly bungalows or chalet style houses in a residential area. The land is elevated to the north and slopes down to the south. The site is at a higher level than the neighbouring properties to the south and a significantly lower level to the properties to the north.

The existing building is relatively modest in design and is in keeping with the character of the other bungalows in the area. The property is relatively large and has four bedrooms and other accommodation which fits the location and the size of the plot that it occupies. The site is bounded by hedging and established

landscaping, currently at 2–3m in height, screening the site from the road to the sides and rear.

RELEVANT PLANNING HISTORY

4/1991/0578 - Erection of single storey extension and garage at front of dwelling. (Approved)

4/1998/0180 - Erection of single storey rear extension. (Approved)

07/01113/F - New first floor and garage extensions and rebuilding of porch. (Refused)

07/01425/F - New first floor and garage extension (Refused)

THE PROPOSAL

The proposal is for the enlargement and replacement of the main roof, with an increase in height from 4.5m to 6m, an extension along the north east side of the bungalow widening the property by 4m, a porch to the front of the bungalow and a new conservatory to the rear to replace the existing flat roofed conservatory with a pitched roof structure, raising the height by 1m.

To the outside of the property on the north west side of the site, there is an existing flat roofed single garage. The proposal is to replace the flat roof with a pitched roof, raising the height by 2m to the ridge and to widen the garage by 2m to west and 0.75m to the east.

CONSULTATIONS

Consultations were carried out in the press and adjacent occupiers were notified.

Seven letters of objection were received in respect of the planning application and the main points raised are as follows:

- Loss of light to neighbouring properties
- Overlooking from conservatory
- Concern over proposed roof height of garage and bungalow

PLANNING CONSIDERATIONS

Relevant East of England Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

EP22 - Residential Amenity
HBE12 – High quality of design

Main Issues

The main issues with regards to the proposed alterations are: the impact on the living conditions of neighbouring residents through loss of light and overlooking; and the design and appearance of the proposed development.

Impact on Neighbouring Properties

Notwithstanding the proposed increase in height, it is considered that the bungalow will continue to sit comfortably within the surrounding properties. The development would not bring the bungalow any closer to the boundaries of the neighbouring properties. The properties to the north are at a higher level and would still be higher than the proposed roof height. The roof height of the garage will have minimal impact on the neighbour to the west presenting a similar roof height to their property. The residential amenities to number 18 to the west are not affected as there are no windows on the facing elevation close to the garage.

The proposal would have minimal impact on the neighbour to the south east at number 22 as there would be no overlooking windows and minimal overshadowing due to the siting and orientation of the two properties. In addition, existing hedging and trees at the boundary provide adequate screening between the two dwellings.

Design and Appearance

Various design and height alterations have been made to the two previously refused applications in order to make the current proposal a less intensive form of development with a layout to provide a high quality living environment for the occupiers. The re-development is of a design form that relates positively to the existing bungalow and is of a scale that fits in with the surrounding area and is considered to be acceptable.

It is recommended that the insertion of additional windows be controlled by condition should approval be granted.

RECOMMENDATIONS

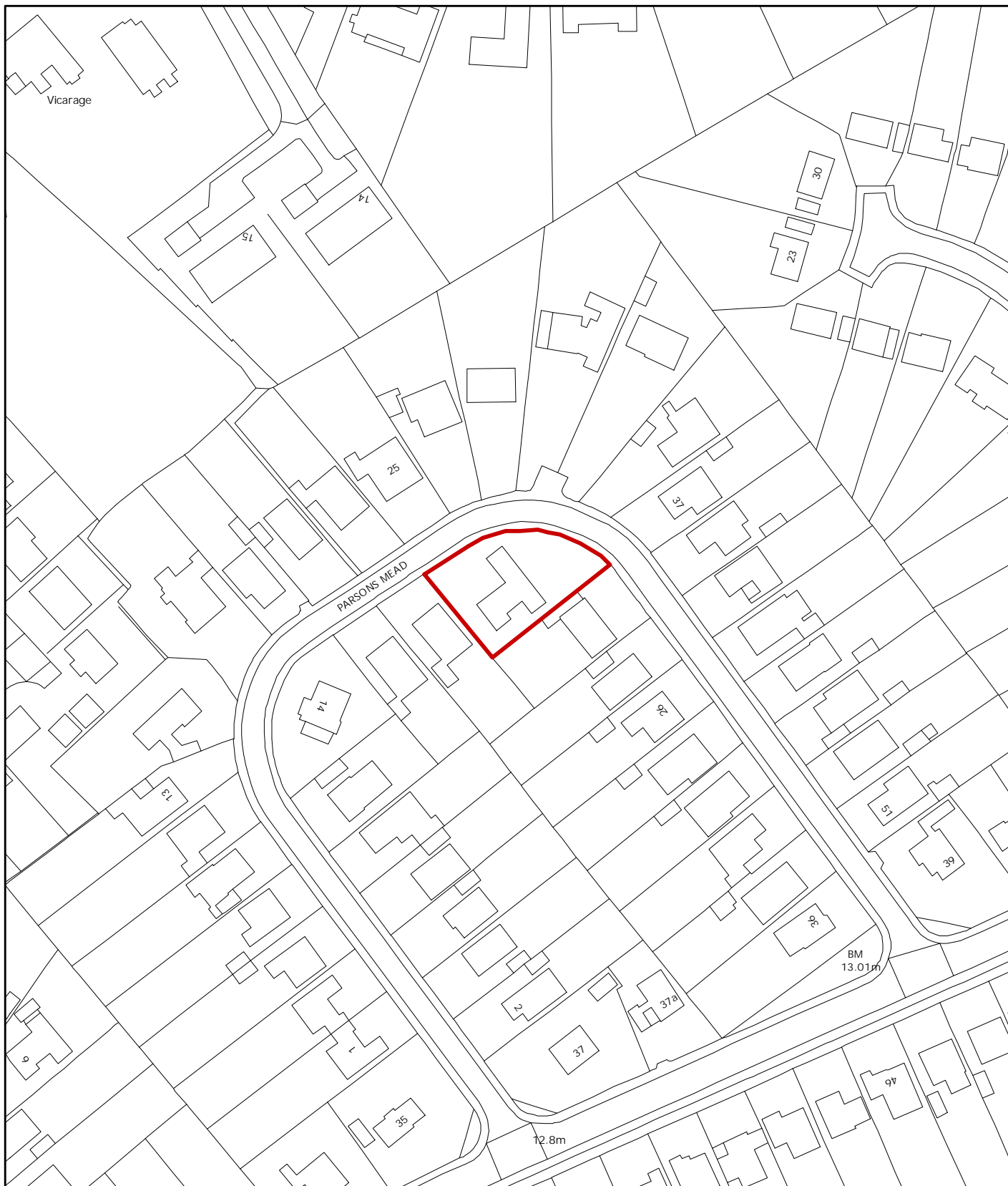
APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit
2. Materials to match the existing building
3. No additional windows to property without further permission.

REASONS FOR APPROVAL:

The decision to grant planning permission has been taken having regard to Regional Policy ENV7 of the East of England Plan (May 2008) and saved policies EP22 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

The proposal is considered in keeping with the scale and height of existing residential dwellings in the area and to relate positively to the design and form of the existing dwelling. Furthermore it is considered likely to have a minimal impact on the neighbouring properties in terms of living conditions of the residents.



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Site Address	- 20 Parsons Mead
Scale	- 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

