

Planning Applications Committee: 9 June 2022

Updates to reports

Application: 22/00134/F

Address: 27 Beatrice Road, Norwich NR1 4BB

Four letters of support for the revised plans have been received from new contributors.

A further eight letters of objection to the revised plans have been received, two of which are from new contributors and six from existing. These objections mainly cite concerns already considered within original comments as well as the following additional concerns. Officer responses are shown in *italics*.

- The revised plans are disproportionate and likely to cause inconvenience to folks on either side.

The scale of the proposal and impact on neighbouring amenity of the proposal is discussed in main issue 1 – design and main issue 2 – amenity of the committee report.

- Potential for noise disturbance from proposed bathroom in new extension.

It is natural to experience some neighbouring noise when living in a close quarters terrace such as the subject. There is no evidence to suggest that a bathroom would create any more residential noise than any other ancillary use of the space.

- Revised plans continue to pose a severe reduction in light falling on kitchen and rear lounge of no. 29 and will create a dark tunnel. Revised extension is overpowering and out of character with the look of the street. The proposed extension wall will totally dominate the rear yard against no. 29. Proposed extension at 2.55m is approx. 0.2m higher than eaves of existing property, will block light and will be extremely overbearing to no. 29. Light from the rear extension rooflights will cause disturbance for no. 29.

These issues are assessed in main issue 2 – amenity of the committee report.

- Impact of light from rooflights on local wildlife.

It is unlikely that the internal lights of the proposed extension are to be continually left on all night. The proposed area of rooflights on the rear extension and the proposed front facing rooflights are not large enough to be likely to impact local wildlife over and above the lights already contained within the existing dwellings.

- Concern regarding positioning for boiler flue trapping fumes.

Installation of a gas boiler is not unusual in this setting and does not give rise to concerns regarding noise/odour/pollution. Any installation would need to meet separate gas safety and building control measures.

- Concern regarding the positioning of gutters on revised extension and how they will be maintained.

Gutters will be inset into the flat roof and will not overhang the neighbouring property. Ongoing maintenance of the gutters and any dispute as such is a private civil matter.

- Flat roofed design of extension is out of keeping with the area when all buildings have pitched roofs.

This is assessed in main issue 1 – design of the committee report.

The full set of plans and elevations were unintentionally not included in the committee agenda, however they have been available online throughout and are to be circulated via the committee pages and will be available at the committee meeting.