

Planning Applications Committee  
Section C  
29<sup>th</sup> January 2009

<b>Agenda Number:</b>	<b>C2</b>
<b>Section/Area:</b>	<b>OUTER</b>
<b>Ward:</b>	<b>EATON</b>
<b>Officer:</b>	Louise Franklin
<b>Valid Date:</b>	25th July 2008
<b>Application Number:</b>	08/00748/F
<b>Site Address :</b>	1 Christchurch Road Norwich NR2 2AD
<b>Proposal:</b>	Demolish existing garage and erect new single storey extension to side of property to incorporate study, utility room, shower and closet.
<b>Applicant:</b>	<b>Mr Ian Sinclair And Mrs Patricia Sinclair</b>
<b>Agent:</b>	<b>Mr Tim Warnes</b>

### THE SITE

The site is located to the south of the city centre and to the west of the main A11 Newmarket Road and is situated opposite the Norwich High School for Girls within the Newmarket Road Conservation Area. The property itself is locally listed and is a C19th house, originally a single dwelling, now divided into two. It is a two-storey property of brick with a slate roof and is considered to make a positive contribution to the character and appearance of the Conservation Area. To the south-east of the site is a more modern 1970's development of four dwellings, one of which adjoins the application site. The two dwellings are separated in this location by a panelled fence supported by concrete posts. A preserved Bhutan pine tree exists close to the proposed new extension and the garage to be demolished and is believed to have been planted at the same time as the building of the house in 1864.

## **PLANNING HISTORY**

**4/1997/0347** - Erection of single storey side extension. (Approved - 01/12/1997)

## **THE PROPOSAL**

The application proposes the demolition of the existing detached 1970's double garage located between the dwelling and the site frontage and the erection of a new single storey extension to the side of the property to incorporate study, utility room, shower and closet. Also to be removed are an existing wall located close to the garage and paving slabs within the Root Protection Area of the preserved tree.

The application proposes the use of materials to match those of the existing dwelling and the design would be in keeping with an earlier extension to the property.

A considerable amount of time has been spent in ensuring that sufficient information has been submitted to demonstrate that the proposals would not have an adverse impact on the preserved tree. An Arboricultural Implications Assessment, a Tree Survey and an Arboricultural Methods Statement have been submitted with the application.

## **CONSULTATIONS**

The application was advertised in the press, on site and neighbours were notified. One letter of representation was received from the adjoining occupier. This raised concerns about the proximity of the proposed extension, the potential impact of the works on the value of her property, the potential for loss of light to her property and the possible removal of the boundary wall.

## **PLANNING CONSIDERATIONS**

### **Relevant National Planning Policies:**

PPS1 – Delivering Sustainable Development  
PPG15 – Planning and the Historic Environment  
PPS9 – Biodiversity and Geological Conservation

### **Relevant East of England Plan Policies:**

ENV7 – Quality in the Built Environment

### **Relevant Local Plan Policies:**

NE3 – Tree Protection  
NE8 – Management of features of wildlife importance  
HBE12 – High quality of design  
HBE8 – Development in Conservation Areas

## **Relevant Supplementary Planning Documents:**

Trees and Development

### **Assessment**

The proposed extension to the property is considered acceptable in terms of its relationship with the existing dwelling as expressed through the scale, height, form and mass of the proposal, choice of materials and the design details proposed. The extension would be in keeping with the existing dwelling and would not be detrimental to the character or appearance of the Conservation Area.

Despite the concerns raised by the neighbour, it is considered that the single storey extension as proposed is unlikely to have a significant impact on her living conditions. The submitted plans show the proposed extension located some 1.6 metres from the boundary of the site and approximately 4.5 metres from the neighbouring property. Given these distances and the orientation of the two properties concerned, with the application dwelling being sited to the north-west of the neighbour, it is considered unlikely to lead to any significant loss of daylight or sunlight.

It is understood that the current proposal does not involve any alteration to the existing boundary treatment to the south-east of the site, although the scheme would involve the removal of a wall between the existing dwelling and the garage. Details of the methods proposed for the removal of the wall have been specified within the Arboricultural Method Statement (AMS). Use has also been specified of a particular deck foundation system in order to minimize the impact of the proposed works on the preserved tree. Subject to the works being carried out in accordance with the details contained within the submitted AMS and to further tree protection measures being conditioned, the proposal is considered unlikely to have a detrimental impact on the preserved tree.

### **Conclusion:**

It is considered that the extension proposed would relate positively to the design and appearance of the existing dwelling and complement the character of the Conservation Area. The height, scale, mass, form, choice of materials and design details are considered appropriate and would be in keeping with those of the existing dwelling. Due to the orientation of the proposal, its scale, mass and height and the distances involved, the extension is considered unlikely to have a material impact on the living conditions of the neighbouring resident. Subject to the development being carried out in accordance with the submitted AMS and additional tree protection conditions, the proposal is considered unlikely to have a detrimental effect on the preserved tree. The development proposed is therefore considered acceptable and to meet the relevant criteria of saved policies NE3, NE8, HBE8 and HBE12 of the City of Norwich Replacement Local Plan 2004.

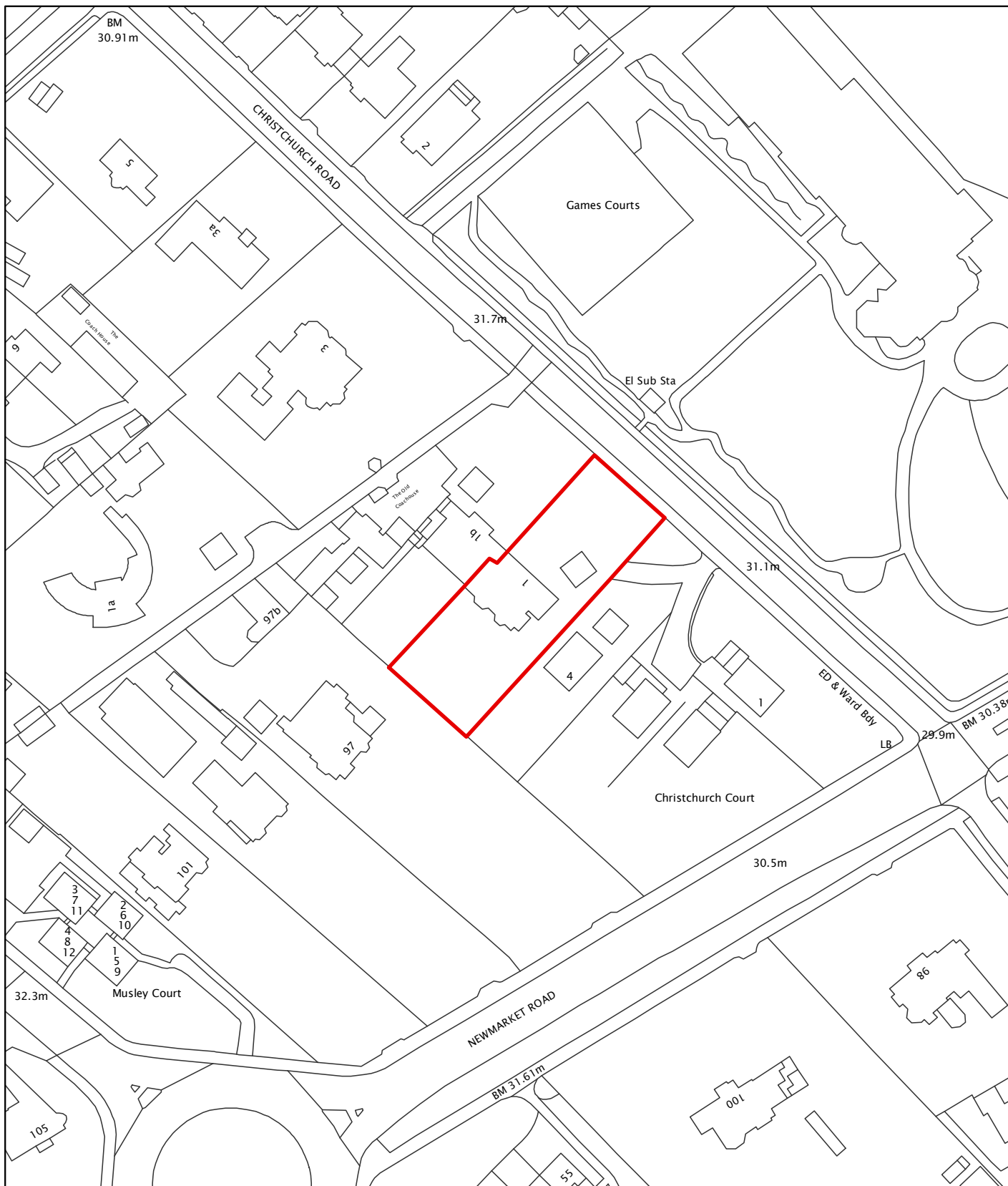
## RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit for commencement (3 years)
2. External materials to match the existing
3. Use shall be made of the Abbey Pynford house-deck foundation as specified in the submitted AMS, unless otherwise prior agreement is obtained to an alternative method in writing with the local planning authority
4. The construction of the development as approved shall ensure full compliance with the submitted AIA and associated TPP and AMS
5. No works shall take place until a pre-development commencement meeting has taken place on site between the Council's Tree Protection Officer, the developer and the developer's consultant arborist as stated in the submitted AMS.

### Reason for Approval:

It is considered that the extension proposed would relate positively to the design and appearance of the existing dwelling and complement the character of the Conservation Area. The height, scale, mass, form, choice of materials and design details are considered appropriate and would be in keeping with those of the existing dwelling. Due to the orientation of the proposal, its scale, mass and height and the distances involved, the extension is considered unlikely to have a material impact on the living conditions of the neighbouring resident. Subject to the development being carried out in accordance with the submitted AMS and additional tree protection conditions, the proposal is considered unlikely to have a detrimental effect on the preserved tree. The development proposed is therefore considered acceptable and to meet the relevant criteria of saved policies NE3, NE8, HBE8 and HBE12 of the City of Norwich Replacement Local Plan 2004.



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Site Address - 1 Christchurch Road, Norwich

Scale - 1:1250



**NORWICH**  
**City Council**

**DIRECTORATE OF REGENERATION  
AND DEVELOPMENT**

