

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 4 February 2010  
**Report of** Head of Planning Services  
**Subject** 09/01396/F 8 Denmead Close Norwich NR4 6NB

**Item**  
**5(4)**

### SUMMARY

<b>Description:</b>	Erection of two storey side extension and single storey front and rear extensions including replacement of single garage.
<b>Reason for consideration at Committee:</b>	Objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Eaton
<b>Contact Officer:</b>	Miss Louise Franklin                      Planner 01603 212524
<b>Valid date:</b>	1st December 2009
<b>Applicant:</b>	Mr C Rai
<b>Agent:</b>	Mr S Lewis

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is located on the east side of Denmead Close at the end of the cul-de-sac. To the north of the site is number 7 Denmead Close, to the south is number 9 Denmead Close and to the east and backing on to the site are the properties on Abinger Way. The site houses a detached dwelling with a detached garage to the south. The dwellings within Denmead Close are all detached and set on generous plots fronting the road.

##### Planning History

**09/00610/F** - Erection of two storey front extension and single storey side extension including replacement of single garage. (Refused - 02/09/2009)

#### The Proposal

2. The scheme involves the erection of a two storey extension to the south side of the dwelling and single storey front and rear extensions, including the replacement of the existing single garage

#### Representations Received

3. Adjacent and neighbouring properties have been notified in writing. Two letters of

representation have been received citing the issues as summarised in the table below.

4.

<b>Issues Raised</b>	<b>Response</b>
Loss of light to no. 8	See paragraph 9
Will project in front of the building line of the foremost points of the two adjacent properties	See paragraph 18
Will not be in keeping with the adjacent buildings	See paragraph 15
Will make no.7 feel isolated and would create a hidden corner within the cul-de-sac	See paragraph 18
Would set a precedent	See paragraph 12
Would affect value of surrounding houses	In itself and in common with the assessment of most other development proposals, this is not considered to be a material planning consideration in this instance.

## **Consultation Responses**

5. Tree Officer – No response to date.

# **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 – Quality of Design

EP22 – Residential Amenity

## **Principle of Development**

### **Policy Considerations**

6. In terms of whether the proposal can be considered acceptable in principle in policy terms, extensions to existing dwellings need to be assessed against a number of separate policy criteria
7. As well as the national and regional policies seeking good design for new development, saved policy HBE12 of the Replacement Local Plan requires a high standard of design for all new development.
8. 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 neighbouring living conditions**

9. Due to the orientation of the proposal, the heights and configuration of the scheme, no overshadowing or loss of sunlight is likely to occur to the neighbouring dwellings
10. The proposed extensions would be located towards the southern boundary of the site, to the north of the property at no.9. At its closest point, the ground floor of the extension would be 1 metre from the boundary and no windows are proposed on the side elevation which would protect the privacy of the neighbours.
11. The proposed single storey front extension would be 16 metres from the front of number 6 and 9 metres from the front of number 7. A large part of the proposal is at the south of the site and the only part of the proposal viewable from numbers 6 and 7 would be the single storey extension at the front of the dwelling. At the distances involved and due to the single storey nature of this part of the extension, which projects 2.5 metres at this point, it is considered that the proposal would have minimal impact on the outlook of these neighbouring dwellings.

## **Design**

### **Overdevelopment**

12. The existing dwelling is a large four bedroom detached dwelling situated within a relatively large plot in keeping with the character of other development within the immediate locality. The neighbour at number 9 has a large side extension similar to the proposal. Although each application is considered on its own merits, it could be argued that the existing extension at the adjoining dwelling has set a precedent for the principle of this type of extension being considered acceptable in this area.
13. The proposed new garage and extended kitchen with bedroom/en-suite over would be constructed on the south elevation of the property in an area of the site which currently houses a detached single garage. The single storey extensions on the east and west elevations of the property are in areas which are currently not developed.
14. It is considered that the further extension of the dwelling as proposed would not result in an overdevelopment of the site as, although increasing the size of the dwelling, the size and scale of the additions to the property would not be excessive in relation to the size of the site as a whole and existing dwelling.
15. Furthermore, the size of the plot is such that it is considered that the proposed extension would not result in a visually cramped form of development nor be out of keeping with the character of the area and would still enable sufficient and adequate amenity space to be provided with the dwelling.

### **Layout and Form**

16. Although the proposed extension would increase the floor space of the property, it is considered that the design and layout are acceptable in line with saved policy HBE12.
17. It is considered that the height, scale, massing and form of the extension proposed are acceptable in relation to the existing dwelling and would remain visually subservient to it. It is proposed to use materials that would match those on the existing dwelling.
18. In terms of the proposal and its effect on the 'building line', the single storey part of the proposed front elevation of the property would be in line with the neighbouring property to the south, rather than the property to the north as currently. Overall, it is considered that the proposal will result in a sympathetic and acceptable addition to the property.

## **Conclusions**

19. The principle of the proposed extensions to the existing dwelling is considered acceptable. It is considered that the design details of the scheme meet the criteria of

HBE12. Furthermore, the proposal would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Consequently, the proposal is considered to be in line with national, regional and development plan policies and other material considerations and as such the recommendation is to approve subject to the conditions below.

## **RECOMMENDATIONS**

To approve Application No (09/01396/F 8 Denmead Close) and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with submitted plans and details
3. Materials to match the existing building

Reason for approval: The decision to grant planning permission has been taken having regard to PPS1, East of England Plan policy ENV7 and Saved Local Plan policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material planning considerations. The principle of the proposed extensions to the existing dwelling is considered acceptable. It is considered that the design details of the scheme meet the criteria of HBE12. Furthermore, the proposal would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22.



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Planning Application No - 09/01396/F  
 Site Address - 8 Denmead Close  
 Scale - 1250



**NORWICH**  
**City Council**

**PLANNING SERVICES**

