

Planning Applications Committee

Section C

13 November, 2008

Agenda Number:	C3
Section/Area:	OUTER
Ward:	TOWNCLOSE
Officer:	Elizabeth Franklin
Valid Date:	6 September 2008
Application Number:	08/00853/F
Site Address :	31 Grove Walk Norwich NR1 2QG
Proposal:	Demolition of existing side extension and proposed two storey extension to side of property plus a garage, ground floor room to be used for business purposes.
Applicant:	Mrs Jacqui Wyatt
Agent:	Mr Kevin Cole

THE SITE

The site is located on the south east corner of the junction of Grove Walk and Eleanor Road. Currently the dwelling on the site is a detached house facing west onto Grove Walk, with a 2metre high side boundary wall running from the front wall of the house along to the end of the garden. There is parking for 3 to 4 cars on a wide part of the driveway to the front of the house, accessed on Grove Walk, very close to the junction. On the opposite side of Eleanor Road is a church, and detached houses are on the opposite side of Grove Walk.

RELEVANT PLANNING HISTORY

08/00561/F - Three storey extension to side of property and erection of boundary wall around property. (REF - 23/07/2008)

THE PROPOSAL

The proposal is for the demolition of the existing 3.8m wide and 3.6m deep utility room side extension and the provision of a two storey extension 4.5m wide and 10m deep in its place, to the entire side of the house closer to Eleanor Road, with a single storey double garage to the side of the extension.

A new utility room and a large study will be provided at ground floor level, and a bedroom and additional bathroom will occupy the first floor of the extension. The existing bathroom will be enlarged as a result of the development. The large ground floor room in the extension will be used for the applicant's business purposes.

CONSULTATIONS

The application has been advertised in the press and neighbours have been consulted. No objections have been received from neighbours. However The Norwich Society considers the proposal to be overdevelopment of the site.

PLANNING CONSIDERATIONS

Relevant National Policy Guidance:

PPS1 – Delivering Sustainable Development.

PPG4 – Industrial, Commercial Development and Small Firms.

East of England Plan:

ENV7 – Quality in the Built Environment.

Saved Local Plan Policies:

HBE12 – Quality of Design;

The extension is intended to create additional living space as well as to provide home working space for the applicants' business needs.

The existing house is substantial in its size and scale however the house has previously been added to with a mixture of extensions that are visible from Eleanor Road and make the view from the side less pleasing to the eye. At present the wall of the existing utility room is approximately 8metres from the boundary of the curtilage, and the new extension to the side of the house will

bring the house closer to Eleanor Road, with the garage reaching to the boundary. A large study is proposed on the ground floor which will accommodate the applicant's business of a photographic studio and greeting card publishing company. Only the two applicants who live at the house will work within the business and no additional staff will be employed. PPG4 recognises that technological innovations are likely to increase the incidence of home working, and the business use as proposed is not considered to change the overall character of the property's use as a single dwelling.

Whilst the Norwich Society consider that the proposal will represent over development of the site, the plot is relatively large and while the development proposed is substantial the curtilage will accommodate the extension and garages satisfactorily and sufficient amenity space will remain within the site. No neighbours have objected to the proposal, and the only additional rear windows at first floor will serve bathrooms, thus not adversely affecting the neighbour to the rear.

In view of the above, the extension and garages are not considered to be overdevelopment of the site and therefore the application should be approved.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.

Reason for approval:

The decision is made with regard to policies ENV7 of the East of England Plan and HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension will not be adverse to the visual or residential amenities of the locality, nor will it be detrimental to the character of the area as a whole.



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 Site Address - 31 Grove Walk
 Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

