

Planning Applications Committee

Section C

13 November 2008

Agenda Number:	C2
Section/Area:	OUTER
Ward:	UNIVERSITY
Officer:	Louise Franklin
Valid Date:	10 September 2008
Application Number:	08/00957/F
Site Address :	264 Bluebell Road Norwich NR4 7LW
Proposal:	Ground floor extension with associated alterations.
Applicant:	Mr Graham Day
Agent:	Mr John Venning

THE SITE

The site is located on the east side of Bluebell Road opposite Earlham High School; the houses on this side of the road are mainly large detached houses. To the rear of the site are the detached properties at Jasmine Close. The dwelling is a detached house with an existing conservatory and detached garage to the rear and a large driveway and garden to the front with access onto Bluebell Road.

RELEVANT PLANNING HISTORY

No previous applications relevant to the current submission.

THE PROPOSAL

The proposal is for the erection of a single storey extension to the south side of the dwelling enlarging the kitchen and providing a wet room. The extension will project 2m towards the boundary with number 262, resulting in a 1m pathway between the boundary and the extension. Currently there are two windows and a door along the south side which will be replaced by a blank wall. The proposed extension is 2.5m in height to the eaves and 4m to the ridge.

CONSULTATIONS

The application has been advertised in the press and also neighbours have been consulted. One response has been received from the neighbour at number 262 Bluebell Road. The main issue raised highlights the loss of sunlight to the south east corner of number 262.

PLANNING CONSIDERATIONS

East of England Plan:

ENV7 – Quality in the Built Environment

Relevant Saved Local Plan Policies:

EP22 – Residential Amenity

HBE12 – Quality of Design

Number 264 is situated to the north of the neighbouring dwelling (no.262). Currently the south elevation of the dwelling has a large kitchen window, a small window and a door facing number 262. In the proposal, although the extension brings the property 2m closer to the neighbouring boundary, there will be no windows on the facing side of the proposed extension, giving more privacy and no overlooking.

The only issue highlighted in the objection letter is the loss of sunlight to the south east corner of number 262. Number 262 is set back approximately 2m from the building line of number 264.

Although the neighbour considers that the south east corner of the kitchen extension will block light, there exists a 2.5m high hedge and a 3m high detached garage already on the boundary. Taking these matters into account and the siting of the two dwellings in relation to each other. It is therefore considered that whilst the extension may cause a very minimal loss of light to the patio area of no.262, the amenities of the neighbour will not be significantly adversely affected.

In view of the above, the extension is not considered to be detrimental to the amenity of the neighbouring properties and should be approved.

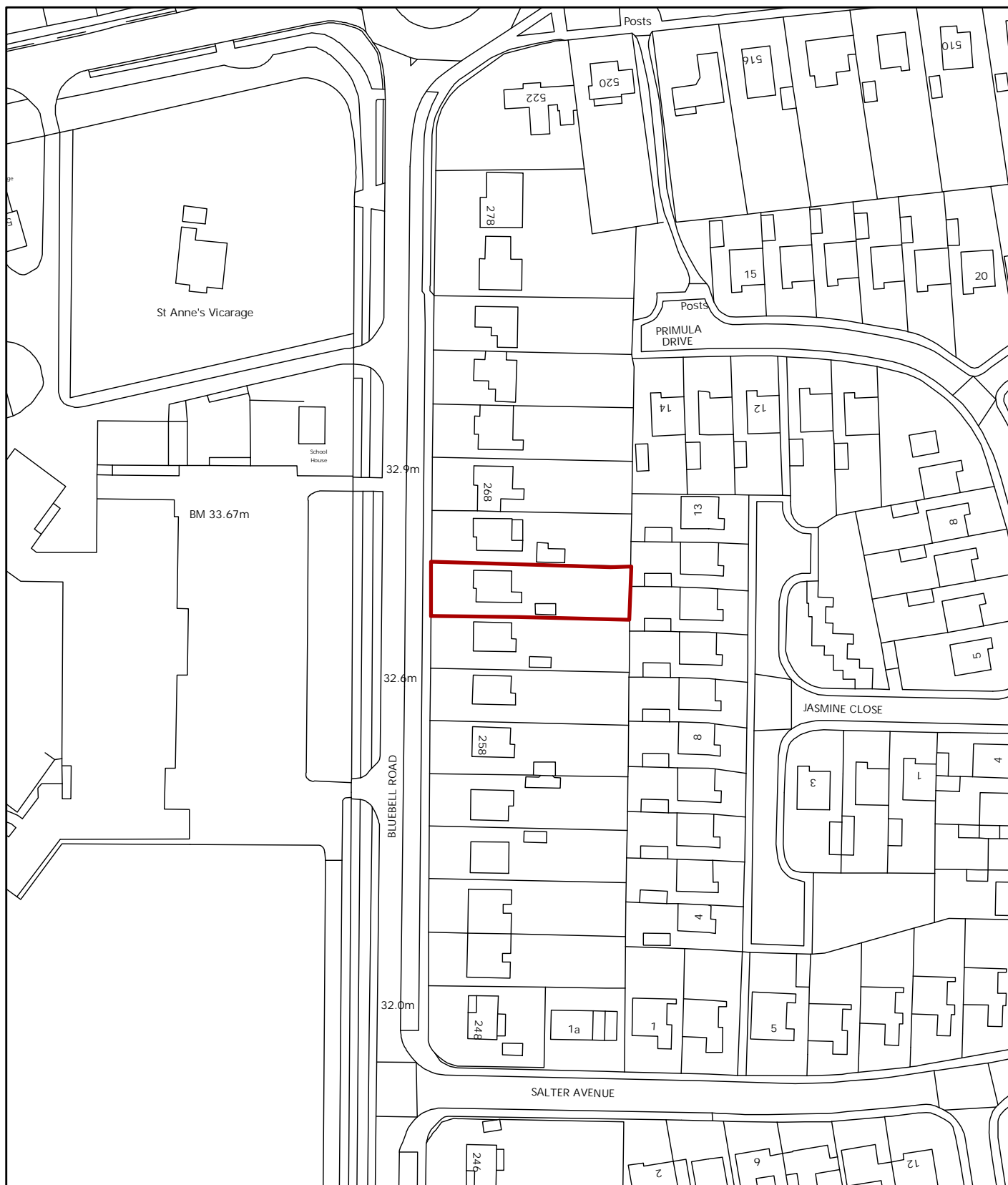
RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. The development must be begun within three years of the date of this permission
2. Materials to match the existing building

Reason for approval

The decision is made with regard to policies ENV7 of the East of England Plan, HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material planning considerations. The extension will not be detrimental 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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Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

