

Planning Applications Committee
11th June 2009
Section C

Agenda Number:	C5
Section/Area:	Outer
Ward:	Nelson
Officer:	Louise Franklin
Valid Date:	28th April 2009
Application No:	09/00286/F
Site Address :	21 Grange Road Norwich NR2 3NH
Proposal:	Demolition of existing rear kitchen extension and erection of new side and rear extension.
Applicant:	Jude Wayman
Agent:	Paul McAlenan

THE SITE

The site is a semi detached dwelling and lies in an established residential area. It has a rear and side garden and curtilage to the front that consists of a driveway and garden area. There is a small kitchen extension to the rear.

RELEVANT PLANNING HISTORY

No relevant planning history.

THE PROPOSAL

The proposal is to demolish the existing kitchen extension and to build a new single storey side and rear extension.

CONSULTATIONS

Neighbour consultations were carried out with one comment received from the owner of number 23 who was concerned about the close proximity of the roof overhang with the adjoining boundary. This has been rectified on the amended plan.

In addition, a representation was received from the Norwich Society with the following comments:

- A contemporary design should be applauded
- The design and detailing are heavy and a more elegant light weight design would be better suited
- There are too many materials and a matching brick may help the design.

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

PPS1 – Delivering Sustainable Development

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

EP22 – Residential Amenity

HBE12 – Quality of Design

Number 21 Grange Road is set within an area where the houses have varying extensions and additions. The proposal is for a contemporary design.

The materials have been selected with due regard to their environmental impact and, although the extension would look different in comparison to other extensions within the surrounding area, the intention of the applicant is to achieve a structure built from sustainable materials from suitably certified local sources and these are considered acceptable.

The side and rear extension is of an acceptable design, scale and massing and very similar in size to other wrap around extensions in Grange Road. It is considered that the proposal would not have a detrimental impact on the residential amenity of the neighbouring properties.

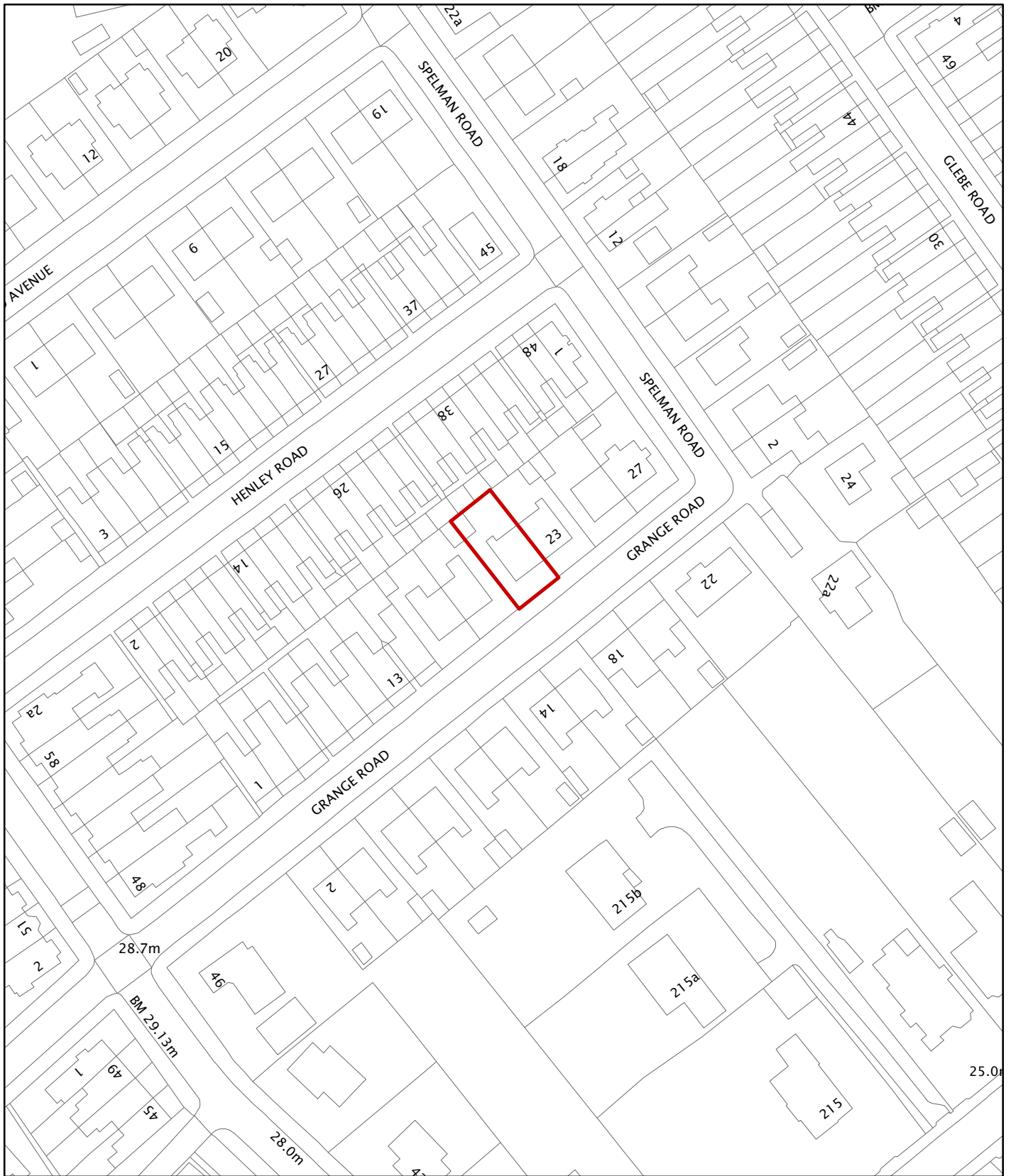
RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following condition:

1. Commencement of development within three years

Reasons for Approval:

The decision to grant planning permission has been taken having regard to 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 side and rear extension is of an acceptable design, scale and massing and would not have a detrimental impact on the residential amenity of the neighbouring properties.



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Site Address - 21 Grange Road, Norwich
Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

