

## Report for Resolution

<b>Report to Date</b>	Planning Applications Committee 18 October 2012
<b>Report of</b>	Head of Planning Services
<b>Subject</b>	12/01441/F 30 Greenways Norwich NR4 6PE

Item  
5(7)

## SUMMARY

<b>Description:</b>	Erection of single storey rear extension.
<b>Reason for consideration at Committee:</b>	Member application
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Eaton
<b>Contact Officer:</b>	Mr John Dougan Planner 01603 212504
<b>Valid Date:</b>	31st August 2012
<b>Applicant:</b>	Mr David Ackroyd
<b>Agent:</b>	Mr David Ackroyd

## INTRODUCTION

## The Site

## Location and Context

1. The area is residential with semi and detached two-storey properties with gardens to the front and rear, many having mature trees.
2. The application site is a two-storey semi-detached property with flat roof garage with a garden to the front and rear, with trees in both gardens. The property is constructed in buff brick and concrete pantile roof having a recent single storey extension to its east elevation.
3. Boundary treatment to the rear includes significant vegetation including close boarded fencing and a tall wall to the west boundary which forms part the neighbour's conservatory.

## **Constraints**

4. There are no specific constraints associated with this site and no trees in close proximity to the development area.

## **Planning History**

**09/00753/CLP** - Application for a Lawful Development Certificate for a single storey extension to side of existing dwelling, all drainage connected to existing systems, materials to match existing. (Approved - 28/10/2009)

## **Equality and Diversity Issues**

There are no significant equality or diversity issues.

## **The Proposal**

5. To erect a lean-to infill extension between the party wall with no.28 and the existing lean to extension resulting in a full length lean-to component to the rear of the dwelling being constructed in materials similar to the existing dwelling. The party wall will be slightly increased in height to allow for the new lean-to roof.

## **Representations Received**

6. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received citing the issues as summarised in the table below.

## **Consultations**

7. None

# **ASSESSMENT OF PLANNING CONSIDERATIONS**

## **Relevant Planning Policies**

### **National Planning Policy Framework:**

- Statement 7 – Requiring good design

### **Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008**

- SS1 – Achieving sustainable development

### **Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011**

- Policy 2 – Promoting good design

### **Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004**

- HBE12 – High quality of design, with special attention to height, scale, massing and form of development
- EP22 – High standard of residential amenity for residential occupiers

## **Principle of Development**

### **Policy Considerations**

8. The principle of extending an existing residential property is considered to be acceptable subject to scale, design and residential amenity.

## **Impact on Living Conditions**

9. The proposal is consistent with the residential use of the property. Given that it is predominantly set between the existing house and boundary wall to the property to the west (no.28) no additional overlooking or loss of privacy will result
10. The slight increase in height of the wall needed to construct the new lean to roof will be seen above no.28's conservatory resulting in some overshadowing to that area in the morning. However, given that the additional amount of wall is small, it is not considered to be overly overbearing or result in significant amounts overshadowing over the course of a day.

## **Design**

11. Apart from the slight increase in height of the boundary wall, the infill extension will be largely unseen from any other property. It's scale and design reflects the profile of the existing rear extension, ensuring that the new arrangement is proportionate to the size and appearance of the existing dwelling.

## **Equality and Diversity Issues**

12. None

## **Conclusions**

13. The scale and design of the extension in the context of the existing built environment is considered to be sympathetic to the appearance of the existing dwelling. Similarly, it is of a scale and design which will not be overly overbearing or result in significant overshadowing to the property to the west.

## **RECOMMENDATIONS**

To approve application no. 12/01441/F at 30 Greenways and grant planning permission, subject to the following conditions:

1. Time limit
2. In accordance with the plans
3. Materials to match

Reasons for approval:

The scale and design of the extension in the context of the existing built environment is considered to be sympathetic to the appearance of the existing dwelling. Similarly, it is of a scale and design which will not be overly overbearing or result in significant

overshadowing to the property to the west.

It is therefore compliant with statement 7 of the National Planning Policy Framework 2012, policy 2 of the Joint Core Strategy for Norwich, Broadland and South Norfolk 2011 and policies HBE12 and EP22 of the City of Norwich Replacement Local Plan 2004.



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Planning Application No 12/01441/F

Site Address 30 Greenways

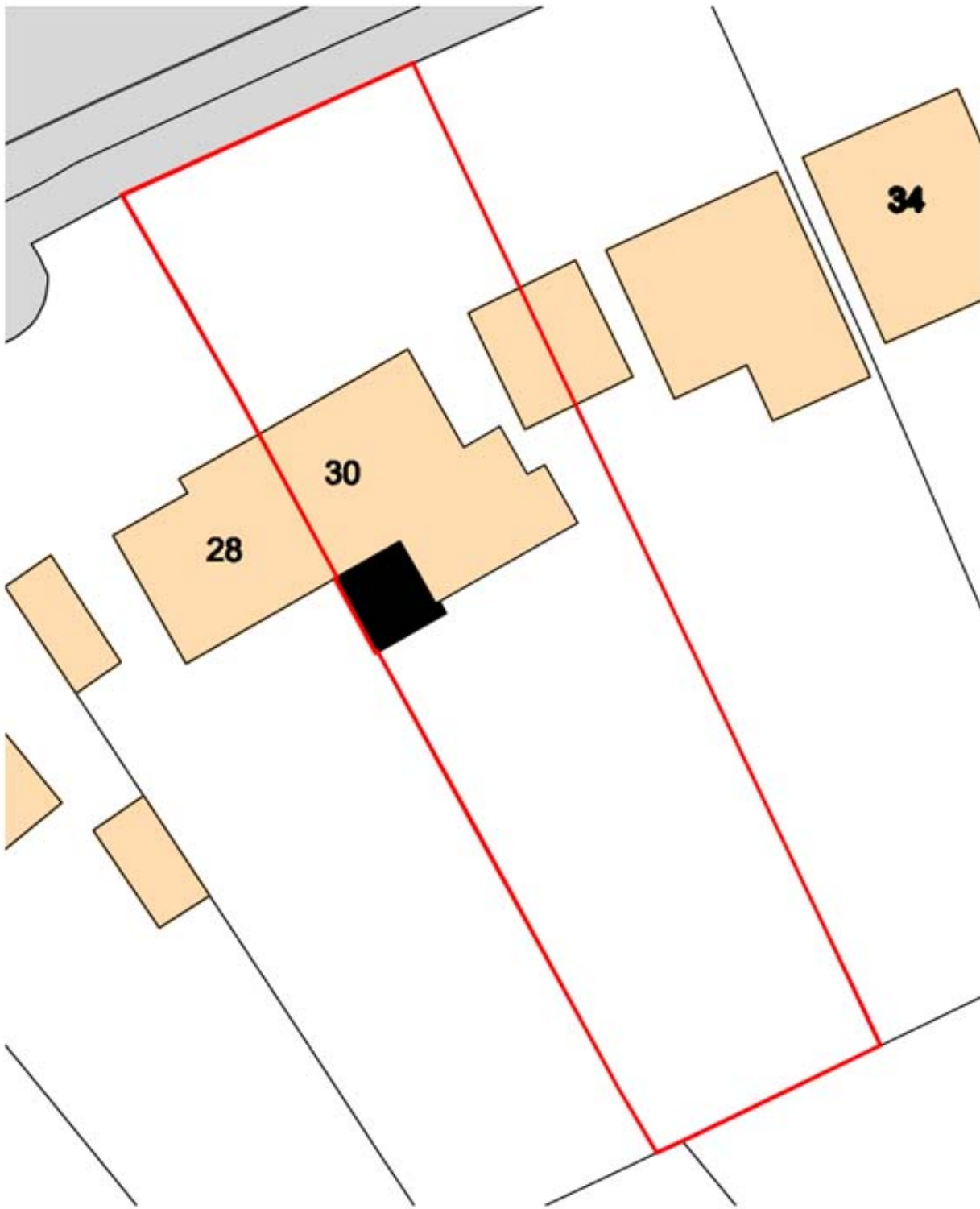
Scale 1:800



**NORWICH**  
City Council

PLANNING SERVICES





# Site Plan

Scale 1:500

# PROPOSED



**Rear Elevation (South)**