

Reference: 06/16/0191/F

Parish: Bradwell

Officer: Mr G Clarke

Expiry Date: 01-06-2016

Applicant: Mr R Cavender

Proposal: Loft conversion with dormers

Site: 47 Lark Way
Bradwell

REPORT

1 Background / History :-

- 1.1 The property involved in the application is a semi-detached bungalow that is one of a group of six bungalows served by a private drive on the south side of Lark Way. No. 47 and the other half of the pair of semis (no. 49) are on the east side of the private drive with a detached bungalow (no. 45) to the north of the site. There is a similar arrangement of bungalows on the west side of the drive, to the rear of the application site there is a detached house which faces Lark Way (no. 43).
- 1.2 The application site is part of a development of 20 dwellings which were approved in 1986 – ref: 06/85/0584/F.
- 1.3 The proposal is to form two bedrooms, a store room and a bathroom in the roof space which will involve the construction of a large flat roofed dormer at the rear and two small dormers to the front of the roof. Schedule 2, Part 1, Class B of the General Permitted Development Order allows the construction of dormer windows to the rear of a roof as permitted development so the only parts of the work shown on the submitted drawing that require planning permission are the dormer windows to the front of the roof slope.

2 Consultations :-

- 2.1 Parish Council – No objections subject to consultation with neighbours.

2.2 Building Control – The first floor rooms will require escape windows to comply with Building Regulations.

2.3 Neighbours – Three letters of objection have been received, the reasons for objection are overlooking and loss of privacy and out of character with the area.

4 Policy :-

4.1 POLICY HOU18

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL:

- (i) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREA;
- (ii) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLING; AND,
- (iii) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

5 Assessment :-

5.1 The application property is the northern half of a pair of semi-detached bungalows, the objections to the proposal are from the detached bungalow to the north of the site (45), the detached house at the rear (43) and the southern half of the pair of semi-detached bungalows on the opposite side of the private drive (51). The main reasons for objection are overlooking and loss of privacy caused by the first floor windows. The dormer at the rear which will overlook no's 43 and 45 Lark Way can be constructed as permitted development and does not require planning permission, therefore, although there will be a certain amount of overlooking from this part of the development, the Council cannot prevent this dormer from being constructed.

5.2 The two smaller dormers on the front of the roof slope are the only parts of the proposal that require planning permission, the objection to this aspect of the development is from no. 51 Lark Way which is not directly opposite the site. It may be possible to overlook the front windows of that property from the dormers but any overlooking will be from an angle. The bungalows on this part of the development face each other across a private drive so the occupants can already look into the windows on the opposite site of the drive. Taking this into account it is considered that the proposed dormers to the front will not cause any significant adverse effect to the neighbouring bungalows.

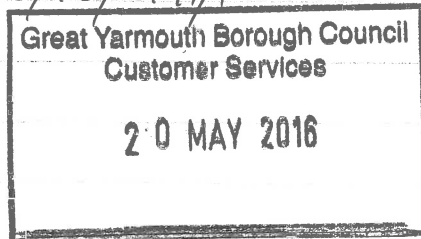
- 5.3 At present there are no other dormers to bungalows in the immediate area so the proposal will result in a change in character but, as stated previously, dormers to the rear slope can be built as permitted development so there is nothing to prevent other dwellings from doing the same. The two dormers to the front which require consent are relatively small and set back from the eaves so will not have any significant effect on the character or appearance of the area.

6 RECOMMENDATION :-

- 6.1 Approve – the proposal complies with saved Policy HOU18 of the Great Yarmouth Borough-Wide Local Plan.

ACK 24/5/16

06/10/019/F



Mr. Mrs. B. ARTHUR
51 LARKWAY
BRADWELL,
GT. YARMOUTH
NORFOLK
NR31 8SB

Dear Sir/Madam,

My Comments about loft conversions with dormers at 47 Larkway Bradwell Gt. Yarmouth, these loft conversions with dormers will overlook our property at 51 Larkway which is in a very small confined CUL-DE-SAC and will spoil the general outlook of this quiet and Peaceful Area, also the narrow and PRIVATE Road needs to be kept clear for entry and exit.

Yours Sincerely

~~Mr. B. Arthur~~

ACK 3/5/16

27th April 2016

43 Lark Way
Bradwell

Ct Yarmouth
NR31 8SB.



Dear Sir/madam.

Planning Application 06/16/0191/F
Hot Conversion 47 Lark Way, Bradwell.

We have received your letter regarding the above.

Firstly, we are sure you will be checking the relevant plans/measurements, but are you quite satisfied that the height of the existing roof is sufficient to allow adequate headroom once all of the alterations are carried out. These bungalows appear to have quite shallow roofs.



Secondly, some years ago when we submitted plans for a second storey over our existing integral garage, the side of which overlooks this bungalow, we were not allowed to put a window in the side wall because the then owners of No 47 said it would

ATT

overlook their rear windows/garden and
invade their privacy - and we were advised to
remove the window so that our plans would pass
This loft conversion would, if allowed,
overlook our kitchen window and
rear garden, and those of our neighbours.

This small development of bungalows are
largely occupied by retirement aged owners
and we question whether, in addition to
our above concerns, this development
would be detrimental to the small
cul-de-sac area in which it is situated,
given that the bungalow has only one space for
parking outside No 47, single lane access,
and a congested parking area with cars parked
both sides of the road and on pavements at
the end of back way.

Yours faithfully

P. J. + S. P. Poxon.

ACK 25/4/16

Mr. J. RUSHBROOKES

45 LARK WAY

BRADWELL

CT. YARMOUTH

App No 06/16/091/E

NORFOLK

NR31 8SS

20.4.16

Dear Sir

PROPOSED LOFT CONVERSION

47. LARK WAY BRADWELL NR31 8SS


I am in receipt of your letter of the 11th instant re the above application for planning for a loft conversion to the above property.

As I live next door and will be overlooked as will many of my neighbours both front and back of No 47, three of them ~~and~~ the Carender will be able to look directly into bedrooms & kitchens.

I would also like to point out that on the estate there are no

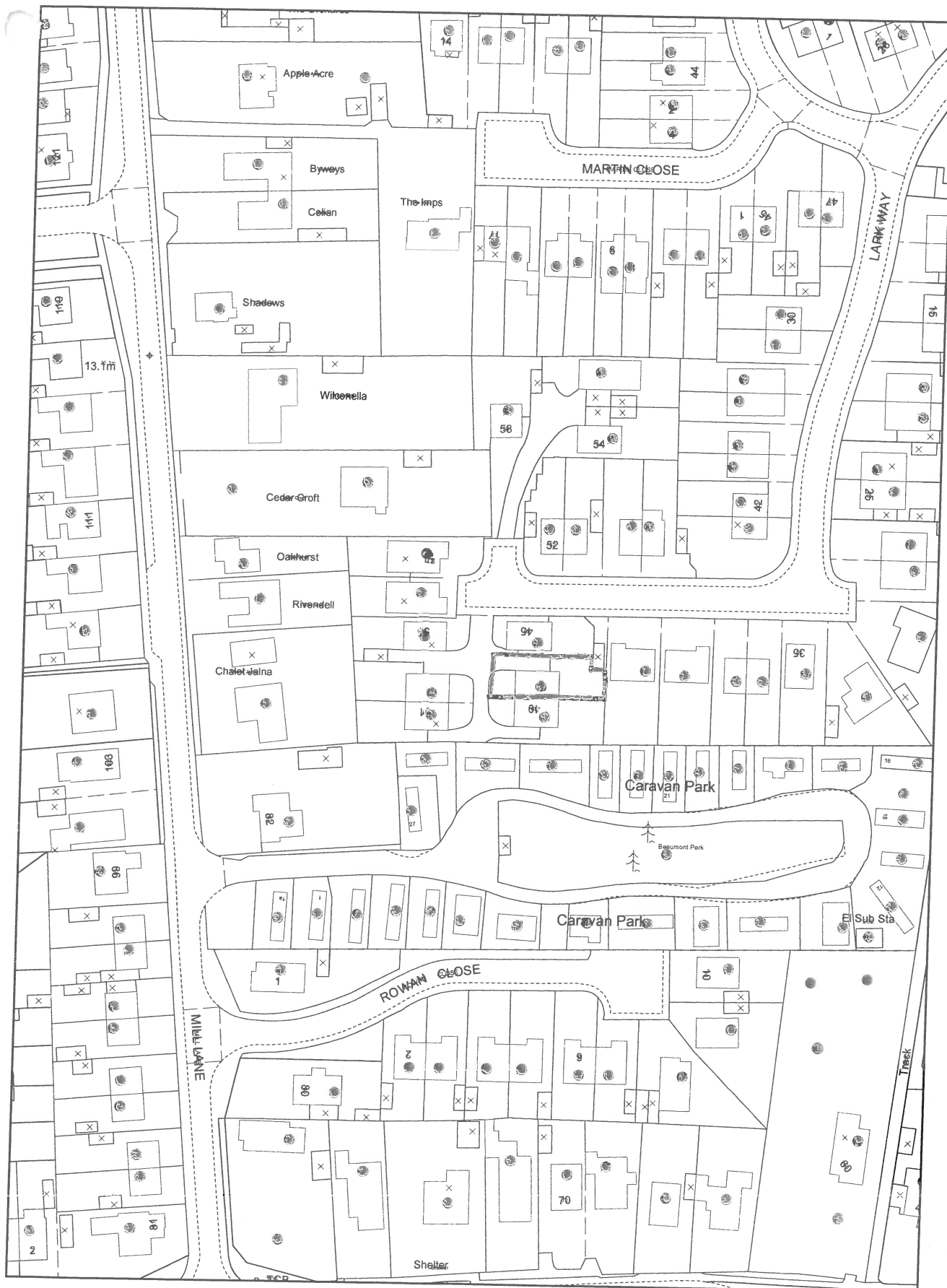
high conversions so this would be totally out of character for the area. But the biggest down side is there is insufficient head room in the roof space to make this possible.

I think from my comments you are in no doubt I am totally opposed to this application and I hope that you will see it this way

Yours faithfully


J. ROSEBROOK





Date: 09:06:16 Scale: 1:1250



GREAT YARMOUTH
BOROUGH COUNCIL

Planning & Business Services



Date: 09/06/16
Scale: 1:1250

