

**Reference:** 06/18/0476/F

**Parish:** Gorleston

**Officer:** Mr G Clarke

**Expiry Date:** 15-11-2018

**Applicant:** Mr & Mrs Brenkley

**Proposal:** First floor extension over existing garage and gym

**Site:** 9 Youell Avenue  
Gorleston

## **REPORT**

### **1 Background / History :-**

1.1 The property involved in the application is a detached house on the western corner of the junction of Youell Avenue and Bately Avenue. There is a detached house to the south on Bately Avenue and two detached bungalows on Youell Avenue adjoining the eastern boundary. The property has had several single storey, flat roofed extensions added over the years under the following reference numbers:-

1.2 4785 – House & garage – Approved 12/3/64

06/90/1109/F – Single storey games room – Approved 31/10/90

06/94/1078/F – Extension to garage – Approved 9/2/95

06/97/0341/F – Extension to utility room – Approved 11/6/97

1.3 The current proposal is to build a first floor extension over part of the single storey, flat roofed gym and garage on the west side of the house which is close to the boundary with no. 13 Youell Avenue.

### **2 Consultations :-**

2.1 Neighbours – The occupiers of 13 Youell Avenue objected to the application as originally submitted on the grounds that the extension was close to their kitchen/sitting room and it would significantly affect their light and outlook. Following receipt of this objection the application was amended but the neighbours maintain their objection to the revised drawing. Copies of the letters are attached.

- 2.2 Building Control – If the wardrobe windows are within 1 metre of the boundary then the combined area of these windows can be no more than 1 square metre.

### **3 Policy :-**

#### **3.1 SAVED POLICY HOU18 OF THE GREAT YARMOUTH BOROUGH-WIDE LOCAL PLAN**

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

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

### **4 Assessment :-**

- 4.1 The proposed extension will be built over the garage and part of the gym on the west side of the house. The drawing as originally submitted showed the whole of the extension built up to the side elevation of the garage/gym very close to the boundary with 13 Youell Avenue. Following receipt of the objection from the occupiers of that property the applicants amended the design so that the part of the extension over the gym is set in from the side elevation by 2 metres in order to try to reduce the effect of the building on the neighbours. This amendment will result in the main part of the extension being the same height and depth as the original house with the part of the extension closest to the boundary having a pitched roof with a ridge height that is 600mm lower than the main roof.
- 4.2 No. 13 Youell Avenue has had a flat roofed rear extension which finishes approximately 4 metres from the boundary with the application site leaving that property with a small area of garden to the side and rear of the bungalow. The rear door and windows of no. 13 face onto the rear part of the gym which will remain single storey as it is at present. The extension will be built over the front part of the gym and the garage with the rear elevation of the extension being in line with the existing rear elevation of the house. As originally submitted the whole of the extension would have been built up to the boundary with no. 13 with a gable end and pitched roof of the same height as the house. The revised drawing shows the extension over the gym being set in from the boundary and a reduction in the height of the extension over the garage.
- 4.3 The original proposal would have had an effect on the outlook from the rear windows of no. 13 and the garden at the rear but as the extension is to the north east of the windows it would not have had a significant effect on direct

sunlight to the kitchen/sitting room. The revised proposal will still have some effect on the outlook but, with the setting in from the boundary of the rear part of the extension and the reduction in height and bulk of the part closest to the boundary, it is considered that the adverse effects would not be sufficient to justify refusal of the application and the recommendation is to approve.

## **5 RECOMMENDATION :-**

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

Great Yarmouth Borough Council

22 OCT 2018

Customer Services

GORLESTON.

NR31 6HT.

REF. -

PLANNING APPLICATION - 06/18/0476/F

PROPOSAL - First floor extension over  
existing garage & gym.

LOCATION - 9. Youell Ave, Gorleston, NR31 6HT

Dear Sir,

We thank-you for your letter of  
11<sup>TH</sup> October 2018. regarding the revised  
drawings for application No. 06/18/0476/F  
We have once again given this matter  
careful consideration and we acknowledge  
that the latest plans are slightly less  
intrusive. This however does not  
diminish the overwhelming encroaching  
effect this would still have on our  
property. We therefore still strongly  
object to any permission being  
granted to any first floor extension

over existing garage & gym. Our other concerns regarding this matter are as follows.

- 1) As the garage & gym were built for single application only does their existing footings (foundations) comply with building regulations for a first floor extension.
- 2) Part of the scaffolding required to facilitate the building of this extension, would most certainly overhang our property line (garden), this would constitute a hazardous health & safety aspect.
- 3) Due to the fact that this proposed extension is in such close proximity to our property would the plastic cladding infringe on current fire regulations.

Great Yarmouth  
Borough Council

22 OCT 2018

Planning  
Department

Yours sincerely,

  


ACK 4/9/18 S

GORLESTON,

REF 3-9-18 NR31 GHT

PLANNING APPLICATION 06/18/0476/F  
PROPOSAL. First floor extension over  
existing garage & gym

LOCATION. 9. YOUELL AVE, GOR. NR31 GHT

Dear Sir / Madam,

We thank you for receipt  
of the planning application above.

After careful consideration of the first  
floor extension, we strongly object to  
any permission being granted for the  
above planning application.

Due to the fact that their current  
external ground floor wall is only  
13 feet from our kitchen / sitting room  
(external door & windows) it would  
totally block all light currently  
entering our windows etc. and it  
would constitute an overwhelming

feature that would entomb our property.  
This would infringe on our current  
outlook & devalue our property  
severely.

We further more request that a  
member of your planning dept visit  
our property so they can see for  
themselves the devastating effects  
that this would have on our  
property.

Please contact us on telephone No.  
01493 285881

Yours sincerely



Great Yarmouth  
Borough Council

04 SEP 2018

Planning  
Department

