**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 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 GORLESTON. -- Customer-Servicess NR 31 BHT. REF -PLANNING APPLICATION - Ob/18/0476/F PROPOSAL - FUEL gloot extension over existing garage & gym. LOCATION - 9. Youell Ave, Godeston, NR31 6HT Dear Su We thank-you for yow Petter of 1174 October 2018, regarding the revised drawings for application No. Ob/18/0476/F We have once again given this matter core ful consideration and we acknowledge that the latest plans are slightly less intrusive. This however does not diminish the overwhelming entembing effect this would still have on our property we therefore still strongly object to any permission being granted to any first gloor extension

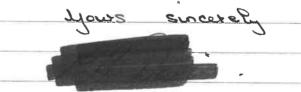
over austing garage & gym Our other concerns legarding this matter are as follows 1) As the garage & gym were built for single application only does their existing geotings (foundations) comply with building regulations for a first floor extension. 2) Part of the scaffolding required to facilitate the building of this extension. would most cortainly overhand our property line (garden), this would constitute hazardous health & safely aspect 3) Due to the fact that this proposed exclension is in such close pro- zumilig to out property would the plastic cladding nfringe on cutterit fire regulations.

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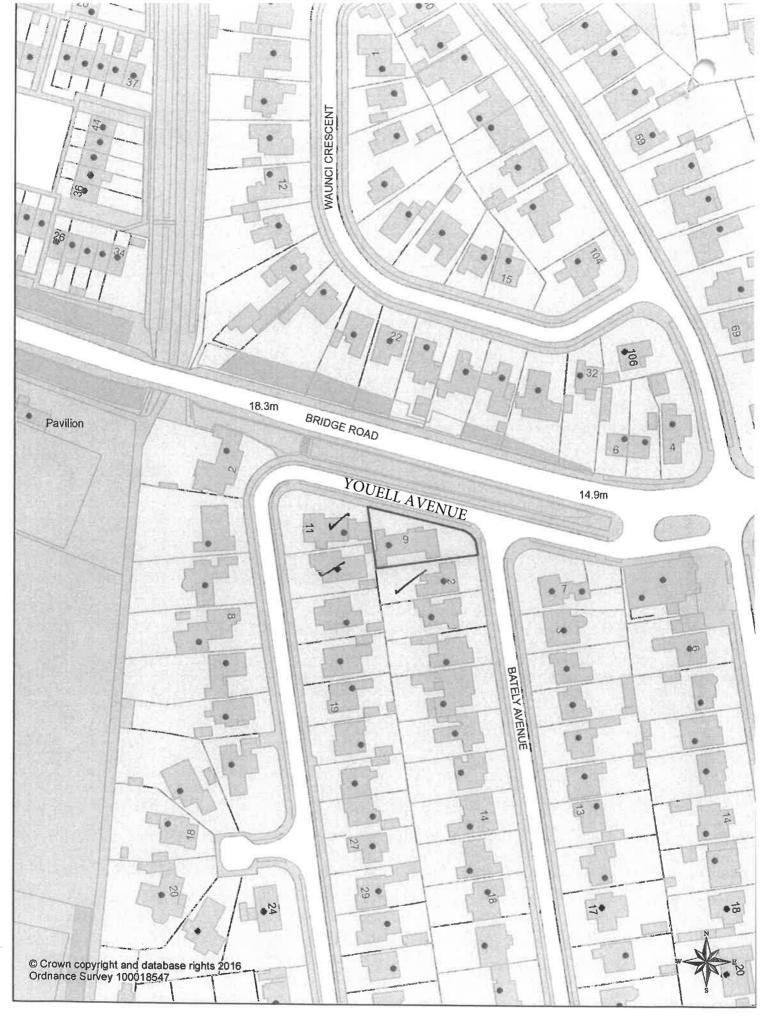
ACK 4/9/18 S GORLESTON, REF 3-9-18 NR31 6HT PLANNING APPLICATION Ob/18/0476/F PROPOSAL. Fust floor extension over existing gatage 2 gym LOCATION. 9. YOUELL AVE, GOR, MR31 647 Dear Sir | Madam. We thank you for kecept of the planning application above Apter core ful consideration of the fust glast extension, We strongly object to any permission being granted for the above planning application. Due to the fact that their current excretion ground gloos wall is only 13 geet from out kitchen sitting room (eschernal door & windows) it would totally block all light currently entering our windows etc. and

would constitute an overwholming

feature that would entomb our property. This would enfringe on our current out Pook & devalue our property Severely We gutther more request that a member of your planning dept visit our property so they can see for themselfs the devastating effects that this would have on out property. Please contact us on telephone no 01493 285881



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# **Great Yarmouth Borough Council**

9 Youell Avenue - 06/18/0476/F

Town Hall, Hall Plain, Great Yarmouth, NR30 2QF

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