

## **Comments of the Planning Appraisal Committee for October 2010.**

### **10/01288F - 64-68 Rose Lane**

*Removal of roller shutter door to Rose Lane elevation. Replaced with fire escape doors and brick infill panels. Development of new link walkway and bricking up of courtyard elevation window between the existing bar (Essence on prince of Wales Road) and these premises. Change of use from warehouse/storage (Class B8) on the ground floor and offices (Class B1) on the first floor to a nightclub (sui-generis).*

A more aesthetic treatment of the Rose Lane elevation would be an improvement to this alteration; simply bricking in the shutter doors and windows seems an abandonment of any respect for the building and future clubbers. Has consideration been shown to the mosque next door? Rose Lane has been improved considerably in recent years with some decent housing and an apart-hotel within a few yards. Similar care should be taken when expanding drinking establishments.

### **10/01422/F - 216 Newmarket Road**

*Demolition of existing house, erection of 2 No houses and 2 No bungalows with new access road, site works, drainage etc.*

This is a fine site looking out over the Yare valley. What a wasted opportunity this is. The original house has been allowed to deteriorate, but is still repairable and restorable. Could it not be converted into interesting apartments instead of demolishing it? The application is for four extremely dreary mundane buildings, crowding the site and with awkward provision for entry/exit, and refuse collection. It is a shame to upset the street-scape with this inappropriate use of a spectacular site, which cries out for a decent architect design.

### **10/01646/F - 11 Heartsease Lane**

*Conversion of garage and workshop to additional living accommodation including glazed link extension to dwelling*

The new plans do not negate the previous refusal. It is still essentially two separate dwellings filling practically the whole rear garden.

### **10/01665/RM - 21 Wall Road**

*Reserved Matters for the access, appearance, landscaping, layout and scale of outline planning permission 07/00196/O - Erection of detached residential dwelling*

This is very puzzling: plan 10/01093/F in July for 21 Wall Road had a huge bungalow taking up most of the back garden. Now we have another plan replacing the July application, which is for a detached house. Where does it come from?

### **10/01583/F - 9 Stanley Avenue**

*Erection of single storey extension and double garage to front of dwelling; provision of two dormers to front and rear of roof of dwelling*

A garage in the front garden is not good practice. Extending the building line forward is spoiling the period feel of this classic 30s bungalow.

**10/01622/L - 213 King Street**

*External and internal alterations to form one dwelling house (building B3) including enlargement of two existing openings, removal of one chimney and rebuilding of one corner of main house.*

We approve of saving these flint cottages which are to be restored in a sensitive and reasonable way.

**10/01682/L - Building 92, Carrow Works, King Street**

*Installation of 1 No air conditioning compressor unit on east elevation; 8 No external lighting fittings to existing office building and installation of internal air conditional ductwork within suspended ceiling*

Care must be taken when putting up lights so that cables are not visible on this unusual Victorian office building with its semi-circular curved frontage. It would be good to remove some of the ugly 20C buildings near Building 92 so it can be seen and admired from a distance.

**10/01717/F - 75/81 Pottergate**

*Erection of 15 No two-bedroom apartments and 3 No one bedroom apartments.*

A good development on this empty site, preserving the original old façade. Careful scaling to fit in with the period Georgian buildings either side. The timber panel above the archway entrance is not in keeping, a fashion 'feature' which will soon date. The solar panels on the south-facing roof slope are ugly, but we think will not be visible to people at ground floor level

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