

PlanningLens

QUICK INSIGHT

123 Example Street, Norwich, NR2 3RA

Local Authority: Norwich

Postcode: NR2 3RA

Report Date: 25 March 2026

Recent planning applications near you — what got approved, what got refused, and what to take from it.

What this means for your property

Based on 200 comparable planning decisions near 123 Example Street, Norwich, NR2 3RA.

LOCAL PATTERN SUMMARY

Most similar applications are approved in this area, though outcomes still depend on design and context.

WHAT THE DATA SHOWS

- **Two-storey extension** applications have the strongest approval record nearby (100 of 12 approved).
- Similar applications within 2km are approved at a high rate — 102 out of 104 nearby decisions resulted in approval.
- The most common factor in refusals is **change of use**, appearing in 12% of refused applications.

BY APPLICATION TYPE

TYPE	DECISIONS	APPROVED
Rear extension	29	97%
Change of use	27	93%
Two-storey extension	12	100%
Side extension	10	100%
Single-storey extension	10	100%

KEY TAKEAWAY FOR YOUR SITUATION

- A two-storey extension is your strongest option based on local approval patterns.
- Address change of use and two storey extension in your design to reduce refusal risk.

Nearest decisions to your property

The 10 closest planning decisions to your postcode, sorted by distance.

<p>Planning application 260m</p> <p>Replace doors, windows, downpipes, guttering, remedial work to brickwork and pai</p> <p>St Benedicts Street Norwich NR2 4AB · Fri 16 Jan</p>	✓ Approved
<p>Change of use 360m</p> <p>Change of use of part of ground floor and all of first floor to a residential fl</p> <p>Dereham Road Norwich NR2 4HZ · Fri 16 Jan</p>	✓ Approved
<p>Planning application 410m</p> <p>Rooflight.</p> <p>Bethel Street Norwich NR2 1NR · Thu 23 Oct</p>	✓ Approved
<p>Planning application 410m</p> <p>Conversion from a former dental clinic (Class E) to a dwelling (C3).</p> <p>St Benedicts Street Norwich NR2 4AQ · Fri 09 Jan</p>	✓ Approved
<p>Change of use 410m</p> <p>Change of use from a former dental clinic (Class E) to a dwelling (C3).</p> <p>St Benedicts Street Norwich NR2 4AQ · Fri 09 Jan</p>	✓ Approved
<p>Planning application 480m</p> <p>Replacement of front and rear entrance doors with secure entrance doors.</p> <p>Globe Place Norwich NR2 2SG · Mon 26 Jan</p>	✓ Approved
<p>Planning application 490m</p> <p>Move the entrance door to allow for improved disabled access to the building.</p> <p>Heigham Road Norwich NR2 3AU · Fri 28 Nov</p>	✓ Approved
<p>Planning application 580m</p> <p>Creation of a 6 bay mobility scooter store within the external area to the rear.</p> <p>St Barnabas Court Sayers Street Norwich... · Wed 25 Feb</p>	✓ Approved
<p>Rear extension 610m</p> <p>Removal of existing conservatory and erection of single storey rear extension.</p> <p>Havelock Road Norwich NR2 3HG · Thu 20 Nov</p>	✓ Approved
<p>Planning application 620m</p> <p>Replacement of rear doors and installation of front entrance doors.</p> <p>& 29-45 Derby Street Norwich NR2 4PU · Wed 17 Dec</p>	✓ Approved

Why applications get refused here

From 7 refused applications in Norwich.

- Change of use ✗ Refused**
Change of use from offices to 3no. holiday lets.
- Change of use ✗ Refused**
Change of use from retail to unmanned gaming room.
- Planning application ✗ Refused**
Changes to roof height and additional door of permission 23/01574/F.
- Planning application ✗ Refused**
Conversion of 3no. dwellings to 1no. dwelling.
- Rear extension ✗ Refused**
Demolition of conservatory. Single storey rear extension.

REFUSAL RISK BY TYPE

Change of use	7% refused
Rear extension	3% refused

COMMON REFUSAL THEMES

Change of Use	12%
Two Storey Extension	10%
Rear Extension	10%
Boundary / Fence	7%

Full dataset — all comparable applications

The next 50 nearest comparable decisions. The full dataset of 200 applications is available in the Pro Report.

<p>Side extension 640m</p> <p>Rear and side extension.</p> <p>Trinity Street Norwich NR2 2BQ · Wed 12 Nov</p>	✓ Approved
<p>Planning application 690m</p> <p>Installation of solar panels on the flat roof of the building and repositioning</p> <p>London Street Norwich NR2 1JF · Fri 17 Oct</p>	✓ Approved
<p>Change of use 700m</p> <p>Demolition of adjacent garage block, change of use of land to residential curtil</p> <p>Old Palace Road Norwich NR2 4JG · Fri 24 Oct</p>	✓ Approved
<p>Planning application 720m</p> <p>Replacement of the roof cladding of the Baptist Church roof increasing its ridge</p> <p>The Norwich Central Baptist Church Duke... · Fri 31 Oct</p>	✓ Approved
<p>Planning application 730m</p> <p>Installation of CCTV camera on front elevation & replacement of air-conditioning</p> <p>London Street Norwich NR2 1LG · Wed 17 Dec</p>	✓ Approved
<p>Planning application 760m</p> <p>In-set balcony to first floor.</p> <p>Co Op Funeral Services 10 St Stephens... · Fri 03 Oct</p>	✓ Approved
<p>Change of use 800m</p> <p>Change of use from office space to create a single residential dwelling with two</p> <p>St Stephens Road Norwich NR1 3SP · Wed 22 Oct</p>	✓ Approved
<p>Rear extension 800m</p> <p>Rear extension. The extension extends 3.8m beyond the rear wall of</p> <p>Connaught Road Norwich NR2 3BP · Fri 03 Oct</p>	✓ Approved
<p>Planning application 840m</p> <p>Conversion of existing restaurant (Class A3) on First and Second Floor to provid</p> <p>First & Second Floor 19 - 25 Red Lion... · Fri 31 Oct</p>	✓ Approved
<p>Change of use 840m</p> <p>Change of use of first, second and third floors from Class E to 1No. dwelling (C</p> <p>London Street Norwich NR2 1LA · Fri 24 Oct</p>	✓ Approved

Showing 11–20 of 200 comparable applications

Full dataset (continued)

<p>Planning application 840m</p> <p>Like-for-like repair and replacement of sash window frames, sills, glass, sash c Santander 5 Orford Hill Norwich NR1 3QB · Fri 21 Nov</p>	✓ Approved
<p>Planning application 860m</p> <p>Details of condition 3r: Door & surrounding screen and condition 3u: Internal do St Andrews And Blackfriars Halls St... · Tue 02 Dec</p>	✓ Approved
<p>Planning application 860m</p> <p>Alterations to facilitate the conversion to dwellinghouses (Class C3) to provide Garsett House 1 Princes Street Norwich... · Mon 27 Oct</p>	✓ Approved
<p>Change of use 860m</p> <p>Change of use from office (Class E) to dwellinghouses (Class C3) to provide 1 No Garsett House 1 Princes Street Norwich... · Mon 27 Oct</p>	✓ Approved
<p>Planning application 880m</p> <p>Alterations to entrance door. Castle Chambers Opie Street Norwich NR1 3DP · Tue 07 Oct</p>	✓ Approved
<p>Planning application 880m</p> <p>Installation of secondary glazing to first and second floor sash windows on St A First And Second Floors 8 Redwell Street... · Thu 15 Jan</p>	✓ Approved
<p>Change of use 880m</p> <p>Change of use from office to tattoo studio. First Floor And Second Floor 2 Redwell... · Thu 11 Dec</p>	✓ Approved
<p>Planning application 900m</p> <p>Details of Condition 5: lighting scheme and Condition 7: disabled parking provis Victoria House Queens Road Norwich NR1 3QQ · Tue 24 Feb</p>	✓ Approved
<p>Change of use 900m</p> <p>Change of use of car park previously associated with Victoria House to temporary Victoria House Queens Road Norwich NR1 3QQ · Thu 16 Oct</p>	✓ Approved
<p>Planning application 900m</p> <p>Replacement of front and rear entrance doors with secure entry doors. Nile Street And 82 - 88 Waddington Street... · Fri 05 Dec</p>	✓ Approved

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Full dataset (continued)

<p>Planning application 910m</p> <p>Extend granite setts driveway into existing area laid to lawn. Create wider bord</p> <p>Victoria Street Norwich NR1 3QX · Wed 15 Oct</p>	✓ Approved
<p>Planning application 940m</p> <p>Installation of 36no. solar panels to existing tiled roof.</p> <p>St Augustines Church Hall Gildencroft... · Thu 16 Oct</p>	✓ Approved
<p>Change of use 940m</p> <p>Change of use from use class E to a mixed-use, ground floor Class E and first fl</p> <p>Sussex Street Norwich NR3 3DG · Thu 30 Oct</p>	✓ Approved
<p>Single-storey extension 950m</p> <p>Rear in-fill extension, replacement of existing uPVC windows with</p> <p>Lincoln Street Norwich NR2 3JY · Wed 28 Jan</p>	✓ Approved
<p>Planning application 990m</p> <p>Conversion of 2no. flats to 1no. dwellinghouse.</p> <p>Ground Floor Flat 51 College Road Norwich... · Mon 15 Dec</p>	✓ Approved
<p>Planning application 990m</p> <p>Remedial works to wall (retrospective).</p> <p>Fye Bridge Street Norwich NR3 1LJ · Fri 09 Jan</p>	✓ Approved
<p>Planning application 990m</p> <p>Conversion of kitchen to new toilets, studio room to new cafe seating area, remo</p> <p>Fye Bridge Street Norwich NR3 1LJ · Thu 20 Nov</p>	✓ Approved
<p>Planning application 1.0km</p> <p>Replacement of front and rear entrance doors with secure entry doors.</p> <p>Eagle Walk Norwich NR2 2JA · Fri 05 Dec</p>	✓ Approved
<p>Planning application 1.0km</p> <p>Internal alterations to include construction of stud and glazed partition walls,</p> <p>Magdalen Street Norwich NR3 1LE · Mon 24 Nov</p>	✓ Approved
<p>Planning application 1.0km</p> <p>Installation of external ventilation system to rear and side elevations.</p> <p>Magdalen Street Norwich NR3 1LE · Mon 24 Nov</p>	✓ Approved

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Full dataset (continued)

<p>Rear extension 1.0km</p> <p>Rear extension.</p> <p>College Road Norwich NR2 3JW · Fri 21 Nov</p>	✓ Approved
<p>Planning application 1.0km</p> <p>Conversion of existing room to a bedroom suite. Restoration of interior wall and</p> <p>Maids Head Hotel 20 Tombland Norwich NR3 1LB · Mon 12 Jan</p>	✓ Approved
<p>Planning application 1.0km</p> <p>Conversion of first and second floor to 1no. dwelling. New access to rear.</p> <p>Tombland Norwich NR3 1HF · Fri 16 Jan</p>	✓ Approved
<p>Planning application 1.0km</p> <p>Conversion of first and second floor to 1no. dwelling. New access to rear.</p> <p>Tombland Norwich NR3 1HF · Fri 16 Jan</p>	✓ Approved
<p>Planning application 1.0km</p> <p>Broadband junction box on the front elevation.</p> <p>Gurney Court Magdalen Street Norwich NR3 1LH · Wed 19 Nov</p>	✓ Approved
<p>Planning application 1.1km</p> <p>Replacement shop front and proposed signage to ground floor.</p> <p>Ground Floor 14 Prince Of Wales Road... · Tue 27 Jan</p>	✓ Approved
<p>Planning application 1.1km</p> <p>Conversion of first floor attic including installation of new staircase and cons</p> <p>King Street Norwich NR1 1PG · Fri 21 Nov</p>	✓ Approved
<p>Planning application 1.1km</p> <p>Amendment to previous permission 20/01296/F to add new roof lights, resize and r</p> <p>Mount Pleasant Norwich NR2 2DH · Tue 03 Feb</p>	✓ Approved
<p>Rear extension 1.1km</p> <p>Rear extension.</p> <p>Hotblack Road Norwich NR2 4HG · Thu 06 Nov</p>	✓ Approved
<p>Change of use 1.2km</p> <p>Change of use from offices to 3no. holiday lets.</p> <p>Rose Lane Norwich NR1 1PN · Wed 29 Oct</p>	✗ Refused

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Full dataset (continued)

<p>Planning application 1.2km</p> <p>Replacement of front and rear entrance doors with secure entry doors.</p> <p>Pyes Yard Norwich NR3 1QY · Fri 05 Dec</p>	✓ Approved
<p>Planning application 1.3km</p> <p>New external fire escape staircase and external doorway.</p> <p>Epic 110 - 116 Magdalen Street Norwich... · Thu 04 Dec</p>	✓ Approved
<p>Two-storey extension 1.3km</p> <p>Rear two storey extension with small side extension.</p> <p>Turner Road Norwich NR2 4HB · Thu 22 Jan</p>	✓ Approved
<p>Change of use 1.3km</p> <p>Change of use from commercial (Class E) to dwellinghouse (Class C) to provide 1n</p> <p>Heath Road Norwich NR3 1JW · Fri 31 Oct</p>	✓ Approved
<p>Change of use 1.3km</p> <p>Change of use from studio, gym and first floor office (24/00226/F) to residential</p> <p>Christchurch Road Norwich NR2 2AE · Thu 30 Oct</p>	✓ Approved
<p>Planning application 1.3km</p> <p>Replacement of Mixed Use Office/Commercial Buildings with 3no. Dwellings.</p> <p>Waterloo Road Norwich NR3 3HY · Mon 10 Nov</p>	✓ Approved
<p>Loft conversion 1.3km</p> <p>A Lawful Development Certificate for a proposed loft conversion</p> <p>Trafford Road Norwich NR1 2QP · Tue 03 Mar</p>	✓ Approved
<p>Planning application 1.4km</p> <p>Replace boiler in same location (utility room next to gas supply & water) with h</p> <p>The Close Norwich NR1 4EG · Mon 15 Dec</p>	✓ Approved
<p>Two-storey extension 1.4km</p> <p>And single storey side and porch extension.</p> <p>Eleanor Road Norwich NR1 2RE · Fri 03 Oct</p>	✓ Approved
<p>Planning application 1.4km</p> <p>Installation of 40no. Solar PV Panels (18Kw) on flat roof.</p> <p>Town Close Road Norwich NR2 2NB · Fri 16 Jan</p>	✓ Approved

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Want the full picture?

You've seen every comparable application near you.
The Pro Report tells you **what it means** — and what to do about it.

WHAT YOU UNLOCK WITH THE PRO REPORT

- ✓ **Full ward-by-ward breakdown** — see which areas approve more and which are stricter
- ✓ **Detailed refusal analysis** — the specific reasons applications get refused locally
- ✓ **Extension-by-extension analysis** — loft, rear, side, two-storey, change of use
- ✓ **Approval trends over time** — is the council getting stricter or more flexible?
- ✓ **Appeal outcome statistics** — what happens when refusals are challenged
- ✓ **Recommended next steps** — what to do before you submit

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