

# PlanningLens

PRO REPORT

## 123 Example Road, Norwich, NR2 3AD

Local Authority: Norwich

Postcode: NR2 3AD

Report Date: 19 March 2026

**100%**

LOCAL APPROVAL  
WITHIN 1KM

**20**

NEARBY DECISIONS  
WITHIN 1KM

**93%**

COUNCIL-WIDE  
APPROVAL RATE

**8,179**

TOTAL DECISIONS  
ANALYSED

## Executive Summary

123 Example Road, Norwich, NR2 3AD falls within **Nelson** ward (95% approval from 625 decisions) — above the borough average of 93%.

<p><b>100%</b></p> <p>LOCAL RATE (1KM)</p>	<p><b>20</b></p> <p>NEARBY DECISIONS</p>	<p><b>93%</b></p> <p>COUNCIL-WIDE</p>	<p><b>8,179</b></p> <p>TOTAL ANALYSED</p>
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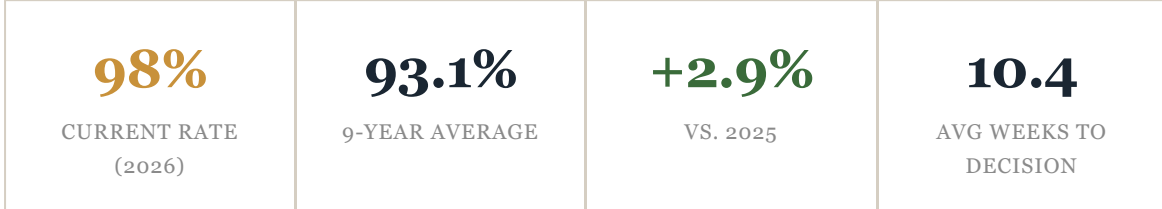
**Medium Confidence** — 20 comparable decisions within 1km

### KEY FINDINGS

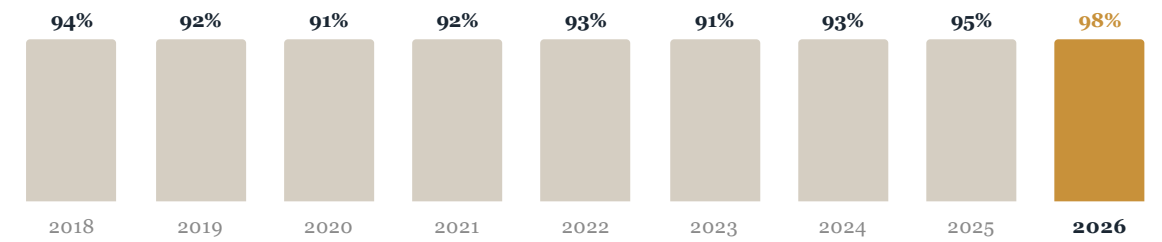
- Your immediate area has a **strong** approval record (100% from 20 nearby decisions).
- A single storey is your strongest option at 95% estimated approval.
- The most common characteristic of refused applications is change of use (12% of refusals).

## Approval Trends & Decision Timelines

How Norwich planning decisions have evolved over time.



### YEAR-BY-YEAR APPROVAL RATE



Approval rates for decided applications. Most recent year may be incomplete.

### AVERAGE TIME TO DECISION

Based on 8,129 applications with both submission and decision dates recorded.








#### TIMELINE INSIGHT

Norwich averages **10.4 weeks** from submission to decision — above the statutory 8-week target. Simpler proposals like rear extensions are typically decided within **8.9 weeks**, while change of uses can take **15+ weeks**.

## Approval Patterns by Proposal Type

Approval rates for each extension type in Norwich, based on keyword analysis of comparable planning decisions.

	EXTENSION TYPE	DECISIONS	APPROVAL RATE	CONTEXT
<b>SS</b>	<b>Single Storey</b>	44	 <b>95%</b>	<b>Strong</b>
<b>LC</b>	<b>Loft Conversion</b>	3502	 <b>93%</b>	<b>Strong</b>
<b>RE</b>	<b>Rear Extension</b>	34	 <b>95%</b>	<b>Strong</b>
<b>TS</b>	<b>Two Storey</b>	12	 <b>95%</b>	<b>Strong</b>
<b>CU</b>	<b>Change of Use</b>	27	 <b>93%</b>	<b>Strong</b>

### PLANNINGLENS VERDICT

If proceeding today, we would prioritise a **single storey** — your strongest option at 95%. We would avoid a **loft conversion** without pre-application feedback from Norwich.

### DESIGN SCENARIOS

**Rear extension <4m**

**90%+**

Very high likelihood

**Rear dormer only**

**85%+**

Less scrutiny than front

**Two storey >3m**

**60–70%**

Overbearing concerns

**Side closing gap**

**50–60%**




Terracing effect

## Nearby Decision Analysis

Planning decisions near 123 Example Road, Norwich, NR2 3AD, sorted by distance from your property.

Local approval rates can differ significantly from borough averages due to conservation areas, officer familiarity, and neighbourhood character.

### APPROVAL RATES BY DISTANCE

RADIUS	DECISIONS	APPROVED	REFUSED	APPROVAL RATE
<b>Within 500m</b>	5	5	0	 <b>100%</b>
<b>Within 1km</b>	20	20	0	 <b>100%</b>
<b>Within 2km</b>	97	95	2	 <b>98%</b>

### NEAREST COMPARABLE DECISIONS

PROPOSAL	DIST.	DECISION
<p><b>Move the entrance door to allow for improved disabled access to the bu</b></p> <p><a href="#">25/01079/F</a> · Fri 28 Nov</p>	240m	<span>Approved</span>
<p><b>Change of use of part of ground floor and all of first floor to a resi</b></p> <p><a href="#">24/00211/F</a> · Fri 16 Jan</p>	300m	<span>Approved</span>
<p><b>Removal of existing conservatory and erection of single storey rear ex</b></p> <p><a href="#">25/01048/F</a> · Thu 20 Nov</p>	380m	<span>Approved</span>
<p><b>Replace doors, windows, downpipes, guttering, remedial work to brickwo</b></p> <p><a href="#">25/01231/F</a> · Fri 16 Jan</p>	460m	<span>Approved</span>
<p><b>Demolition of adjacent garage block, change of use of land to resident</b></p> <p><a href="#">25/00528/F</a> · Fri 24 Oct</p>	490m	<span>Approved</span>
<p><b>Single storey rear extension. The extension extends 3.8m beyond the re</b></p> <p><a href="#">25/00953/PDE</a> · Fri 03 Oct</p>	500m	<span>Approved</span>
<p><b>Creation of a 6 bay mobility scooter store within the external area to</b></p> <p><a href="#">26/00013/F</a> · Wed 25 Feb</p>	550m	<span>Approved</span>

Distances from postcode centroids where available. References link to the council planning portal.

## Refusal Pattern Analysis

Common characteristics of refused applications in Norwich.

Analysis of **605 refused applications** in Norwich reveals the following patterns. Understanding these helps design proposals that avoid common pitfalls.

### MOST COMMON CHARACTERISTICS OF REFUSED APPLICATIONS

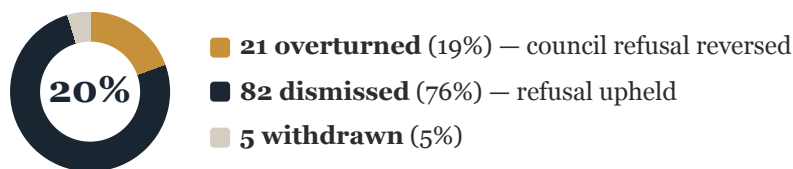


### PRIMARY FACTORS TO ADDRESS

- ▶ **Change of Use** — found in 12% of refused applications.
- ▶ **Two Storey Extension** — found in 10% of refused applications.
- ▶ **Rear Extension** — found in 10% of refused applications.

### APPEAL OUTCOMES

Of refused applications that went to appeal, **103 resolved appeals** are recorded for Norwich.



- ▶ **20% of appealed refusals were overturned** — below the national average. Appeals have a lower success rate here.

*Percentages indicate proportion of refused proposals containing associated keywords. Applications may appear in multiple categories.*

# LC Loft Conversion

Analysis for 123 Example Road, Norwich, NR2 3AD

Based on 3502 comparable decisions, a loft conversion presents a **favourable** planning context with an estimated approval rate of **93%**.

<p><b>93%</b></p> <p>OBSERVED RATE</p>	<p><b>3248</b></p> <p>APPROVED</p>	<p><b>254</b></p> <p>REFUSED</p>	<p><b>Strong</b> <b>High</b></p> <p>CONTEXT / CONFIDENCE</p>
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## RECOMMENDATIONS

- Rear dormers have substantially higher approval rates than front-facing.
- Maintain existing ridge height to avoid objections.
- Review council guidance on dormer proportions and set-backs.
- On semi-detached/terraced, match the adjoining roofline.

## NEAREST SIMILAR DECISIONS

PROPOSAL	DIST.	RESULT
<p><b>Application for a Lawful Development Certificate for a proposed l</b>                      26/00012/CLP · Tue 03 Mar</p>	1.6km	<b>Approved</b>

## SS Single Storey

Analysis for 123 Example Road, Norwich, NR2 3AD

Based on 44 comparable decisions, a single storey presents a **favourable** planning context with an estimated approval rate of **95%**.

<p><b>95%</b></p> <p>OBSERVED RATE</p>	<p><b>43</b></p> <p>APPROVED</p>	<p><b>1</b></p> <p>REFUSED</p>	<p><b>Strong</b> <b>Medium</b></p> <p>CONTEXT / CONFIDENCE</p>
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### RECOMMENDATIONS

- Extensions up to 3m (semi) or 4m (detached) may be permitted development.
- Most common refusal: neighbour impact. Apply the 45-degree rule.
- Flat roofs reduce visual bulk. Consider roof lanterns.
- Do not cover more than 50% of the rear garden.

### NEAREST SIMILAR DECISIONS

PROPOSAL	DIST.	RESULT
<p><b>Removal of existing conservatory and erection of single storey re</b>                      25/01048/F · Thu 20 Nov</p>	380m	<b>Approved</b>
<p><b>Single storey rear extension. The extension extends 3.8m beyond t</b>                      25/00953/PDE · Fri 03 Oct</p>	500m	<b>Approved</b>
<p><b>Single storey rear and side extension.</b>                      25/01030/F · Wed 12 Nov</p>	720m	<b>Approved</b>

## TS Two Storey

Analysis for 123 Example Road, Norwich, NR2 3AD

Based on 12 comparable decisions, a two storey presents a **favourable** planning context with an estimated approval rate of **95%**.

<p><b>95%</b></p> <p>OBSERVED RATE</p>	<p><b>12</b></p> <p>APPROVED</p>	<p><b>0</b></p> <p>REFUSED</p>	<p><b>Strong</b> <b>Low</b></p> <p>CONTEXT / CONFIDENCE</p>
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### RECOMMENDATIONS

- Pre-application enquiry strongly recommended.
- Most common refusal: overbearing impact. Set back from boundaries.
- Upper floor should be subordinate with lower ridge height.
- Consider 1.5 storey design to improve approval prospects.

### NEAREST SIMILAR DECISIONS

PROPOSAL	DIST.	RESULT
<p><b>Rear two storey extension with small side extension.</b></p> <p>25/00977/F · Thu 22 Jan</p>	1.0km	<b>Approved</b>
<p><b>Change of use of existing two storey building from commercial (C1)</b></p> <p>22/00622/PA · Fri 24 Oct</p>	1.6km	<b>Approved</b>
<p><b>Two storey and single storey side and porch extension.</b></p> <p>25/00883/F · Fri 03 Oct</p>	1.6km	<b>Approved</b>

## RE Rear Extension

Analysis for 123 Example Road, Norwich, NR2 3AD

Based on 34 comparable decisions, a rear extension presents a **favourable** planning context with an estimated approval rate of **95%**.

<p><b>95%</b></p> <p>OBSERVED RATE</p>	<p><b>33</b></p> <p>APPROVED</p>	<p><b>1</b></p> <p>REFUSED</p>	<p><b>Strong</b> <b>Medium</b></p> <p>CONTEXT / CONFIDENCE</p>
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### RECOMMENDATIONS

- Highest approval rate due to minimal street scene impact.
- Check permitted development rights before applying.
- Maintain privacy and avoid overshadowing.
- Beyond 4m (detached) or 3m (other) requires planning permission.

### NEAREST SIMILAR DECISIONS

PROPOSAL	DIST.	RESULT
<p><b>Removal of existing conservatory and erection of single storey re</b>                      25/01048/F · Thu 20 Nov</p>	380m	<b>Approved</b>
<p><b>Single storey rear extension. The extension extends 3.8m beyond t</b>                      25/00953/PDE · Fri 03 Oct</p>	500m	<b>Approved</b>
<p><b>Single storey rear extension.</b>                      25/00985/F · Thu 06 Nov</p>	860m	<b>Approved</b>

## CU Change of Use

Analysis for 123 Example Road, Norwich, NR2 3AD

Based on 27 comparable decisions, a change of use presents a **favourable** planning context with an estimated approval rate of **93%**.

<p><b>93%</b></p> <p>OBSERVED RATE</p>	<p><b>25</b></p> <p>APPROVED</p>	<p><b>2</b></p> <p>REFUSED</p>	<p><b>Strong</b> <b>Medium</b></p> <p>CONTEXT / CONFIDENCE</p>
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### RECOMMENDATIONS

- Significantly higher refusal rates. Professional advice essential.
- Demonstrate adequate parking provision.
- Address bin storage, cycle storage, and amenity space.
- Comply with nationally described space standards.

### NEAREST SIMILAR DECISIONS

PROPOSAL	DIST.	RESULT
<p><b>Change of use of part of ground floor and all of first floor to a</b>                      24/00211/F · Fri 16 Jan</p>	300m	<b>Approved</b>
<p><b>Demolition of adjacent garage block, change of use of land to res</b>                      25/00528/F · Fri 24 Oct</p>	490m	<b>Approved</b>
<p><b>Change of use from a former dental clinic (Class E) to a dwelling</b>                      23/01432/U · Fri 09 Jan</p>	670m	<b>Approved</b>

## Comparable Decisions

The 20 nearest decisions to 123 Example Road, Norwich, NR2 3AD, sorted by distance.

Every reference links directly to the council planning portal for independent verification.

PROPOSAL	DIST.	RESULT
<p><b>Move the entrance door to allow for improved disabled access to the buildin</b></p> <p><a href="#">25/01079/F</a> · 58 Heigham Road Norwich NR2 3AU · Fri 28 Nov</p>	240m	Approved
<p><b>Change of use of part of ground floor and all of first floor to a residenti</b></p> <p><a href="#">24/00211/F</a> · 53A Dereham Road Norwich NR2 4HZ · Fri 16 Jan</p>	300m	Approved
<p><b>Removal of existing conservatory and erection of single storey rear extensi</b></p> <p><a href="#">25/01048/F</a> · 26 Havelock Road Norwich NR2 3HG · Thu 20 Nov</p>	380m	Approved
<p><b>Replace doors, windows, downpipes, guttering, remedial work to brickwork an</b></p> <p><a href="#">25/01231/F</a> · 88 St Benedicts Street Norwich NR2 · Fri 16 Jan</p>	460m	Approved
<p><b>Demolition of adjacent garage block, change of use of land to residential c</b></p> <p><a href="#">25/00528/F</a> · 49 Old Palace Road Norwich NR2 4JG · Fri 24 Oct</p>	490m	Approved
<p><b>Single storey rear extension. The extension extends 3.8m beyond the rear wa</b></p> <p><a href="#">25/00953/PDE</a> · 19 Connaught Road Norwich NR2 3BP · Fri 03 Oct</p>	500m	Approved
<p><b>Creation of a 6 bay mobility scooter store within the external area to the</b></p> <p><a href="#">26/00013/F</a> · St Barnabas Court Sayers Street Nor · Wed 25 Feb</p>	550m	Approved
<p><b>Replacement of rear doors and installation of front entrance doors.</b></p> <p><a href="#">25/01267/F</a> · 11-27 &amp; 29-45 Derby Street Norwich · Wed 17 Dec</p>	580m	Approved
<p><b>Conversion from a former dental clinic (Class E) to a dwelling (C3).</b></p> <p><a href="#">23/01434/L</a> · 20A St Benedicts Street Norwich NR2 · Fri 09 Jan</p>	670m	Approved
<p><b>Change of use from a former dental clinic (Class E) to a dwelling (C3).</b></p> <p><a href="#">23/01432/U</a> · 20A St Benedicts Street Norwich NR2 · Fri 09 Jan</p>	670m	Approved















## Comparable Decisions (continued)

PROPOSAL	DIST.	RESULT
<p><b>Replacement of front and rear entrance doors with secure entrance doors.</b>                      25/01347/F · 2-32 Globe Place Norwich NR2 2SG · Mon 26 Jan</p>	680m	Approved
<p><b>Replacement of front and rear entrance doors with secure entry doors.</b>                      25/01154/NF3 · 8 - 18 Nile Street And 82 - 88 Wadd · Fri 05 Dec</p>	690m	Approved
<p><b>Replacement of existing rooflight.</b>                      25/00935/L · 34 - 36 Bethel Street Norwich NR2 1 · Thu 23 Oct</p>	710m	Approved
<p><b>Single storey rear and side extension.</b>                      25/01030/F · 30 Trinity Street Norwich NR2 2BQ · Wed 12 Nov</p>	720m	Approved
<p><b>Single storey rear extension.</b>                      25/00985/F · 12 Hotblack Road Norwich NR2 4HG · Thu 06 Nov</p>	860m	Approved
<p><b>Conversion of 2no. flats to 1no. dwellinghouse.</b>                      25/01026/CLP · Ground Floor Flat 51 College Road N · Mon 15 Dec</p>	880m	Approved
<p><b>Single storey rear in-fill extension, replacement of existing uPVC windows</b>                      25/01359/F · 5 Lincoln Street Norwich NR2 3JY · Wed 28 Jan</p>	890m	Approved
<p><b>Replacement of the roof cladding of the Baptist Church roof increasing its</b>                      25/01007/F · The Norwich Central Baptist Church · Fri 31 Oct</p>	930m	Approved
<p><b>Single storey rear extension.</b>                      25/01104/F · 1 College Road Norwich NR2 3JW · Fri 21 Nov</p>	960m	Approved
<p><b>Installation of solar panels on the flat roof of the building and repositio</b>                      25/00681/F · 1 - 11 London Street Norwich NR2 1J · Fri 17 Oct</p>	980m	Approved

Distances calculated from postcode centroids. Sorted nearest first.

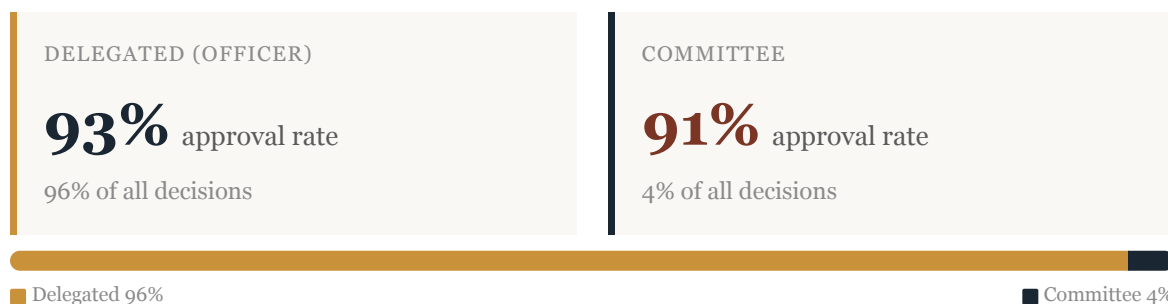
## Ward-Level Analysis

Approval rates vary significantly between wards. Your ward is indicated.

WARD	DECISIONS	APPROVAL RATE
<b>Mancroft</b>	1607	 <b>94%</b>
<b>Thorpe Hamlet</b>	1120	 <b>92%</b>
<b>Eaton</b>	1098	 <b>92%</b>
<b>Town Close</b>	730	 <b>92%</b>
<b>Nelson ←</b>	625	 <b>95%</b>
<b>Catton Grove</b>	580	 <b>91%</b>
<b>Lakenham</b>	530	 <b>95%</b>
<b>University</b>	503	 <b>89%</b>
<b>Wensum</b>	341	 <b>90%</b>
<b>Sewell</b>	293	 <b>94%</b>
<b>Mile Cross</b>	291	 <b>92%</b>
<b>Crome</b>	246	 <b>92%</b>
<b>Bowthorpe</b>	190	 <b>92%</b>
<b>Not Applicable</b>	22	 <b>91%</b>

### DECISION ROUTE

How applications are decided — by planning officers (delegated) versus planning committee.



- Applications referred to committee are **2 percentage points less likely** to be approved. Avoid triggers such as neighbour objections and conservation area impact.

## Planning Constraints

Confirm the following before progressing with any application at 123 Example Road, Norwich, NR2 3AD.

CONSTRAINT	DESCRIPTION	STATUS
<b>Conservation Area</b>	Heightened design scrutiny if designated	Not identified*
<b>Listed Building</b>	LBC required for any alteration	Not listed*
<b>Flood Risk</b>	Flood Zone 2/3 - verify with council	Check
<b>Tree Preservation</b>	Protected trees may restrict footprint	None identified*
<b>Article 4 Direction</b>	May remove PD rights	None identified*
<b>Parking Zone</b>	May affect parking assessment	Verify locally

\*Preliminary assessment. Verify on Norwich’s interactive constraints map.

## Recommended Next Steps

- **1. Confirm constraints** — use the council’s interactive map to check conservation, listed status, and flood zone.
- **2. Pre-application advice** — Norwich offers consultations (£100–£300) with direct officer feedback.
- **3. Local architect** — familiarity with Norwich expectations produces drawings more likely to be approved.
- **4. Neighbour engagement** — address concerns before submitting to prevent formal objections.
- **5. Design to policy** — ensure your architect reviews Norwich’s residential extension guidance.

## Methodology & Disclaimer

### DATA

Based on 8,179 planning decisions by Norwich, January 2020 to present. Scraped from the council’s public planning portal.

### DISTANCE

Comparables sorted by haversine distance from postcode centroids (postcodes.io). Where a council’s portal does not publish site-level coordinates, the distance column is omitted and comparables are matched by ward and proposal type instead.

### APPROVAL RATES

Approved ÷ (Approved + Refused). Withdrawn, invalid, and pending excluded.

### CLASSIFICATION

Extension types identified by keyword matching against proposal descriptions. Applications may appear in multiple categories.

### REFUSAL ANALYSIS

Refused proposals analysed for common keywords. Identifies what was proposed, not stated refusal reasons. A proxy indicator.

### CONFIDENCE

<b>High</b>	50+ comparable decisions
<b>Medium</b>	20–49 comparable decisions
<b>Low</b>	5–19 comparable decisions
<b>Very Low</b>	Fewer than 5 decisions

This report does not constitute formal planning advice. Data is sourced from publicly available records. We strongly recommend consulting a qualified planning consultant before submitting any application.