

Report for Resolution

Report to Planning Applications Committee
Date 18 October 2012
Report of Head of Planning Services
Subject 12/01679/NMA 27 Grosvenor Road Norwich NR2 2PY

Item
5(6)

SUMMARY

Description:	Repositioning of rear dormer window and alteration to positioning of rooflights on front roof slope - amendment to planning permission 12/00419/F 'Conversion of loft to habitable space including the construction of a rear dormer and velux window, 2 No. front velux windows and wrought iron fence and gate'.
Reason for consideration at Committee:	Member/Staff Application
Recommendation:	Approve
Ward:	Nelson
Contact Officer:	Jo Hobbs Planner 01603 212526
Date of receipt:	29th August 2012
Applicant:	Mr Andrew Canning-Trigg
Agent:	Mr Andrew Canning-Trigg

INTRODUCTION

Background

Reason for application at committee

1. This application seeks to non-materially amend the previously approved application 12/00419/F that was considered and approved by members at planning committee on 19th April 2012 (Appendix 1).
2. The original application needed to be considered by members as the applicant's wife is a member of staff.
3. The application seeks to amend the positioning of the dormer window on the rear roofslope. The positioning of the two rooflights on the front roofslope is also included as an amendment, but as rooflights are permitted development this is only for information purposes and to ensure the final development appears the same as on the agreed plans.

The Site

Location and Context

4. The site is located to the west of the city centre. Grosvenor Road forms one of three roads that are accessed off Unthank Road. The area is predominantly

residential in character, typified by terraced housing of two to three storeys in height.

5. The site subject to this application is a two storey, mid-terrace dwelling house, constructed of buff brick that has weathered to give a greyer colour, slate roof and white painted timber framed window joinery. There is a white painted, timber picket fence on the front boundary to Grosvenor Road.

Constraints

6. The site is located within the Heigham Grove Conservation area and the building is locally listed and subject to a recent Article 4 Direction. This direction removes permitted development rights for a number of alterations, including alterations to fences, walls or gates that front a highway.
7. There are neighbouring residential properties on Grosvenor Road. The site backs onto the rear garden of 37 Unthank Road. The dwelling at 37 Unthank Road however is set in a large plot and this neighbouring dwelling is closer to Unthank Road than the application site.

Planning History

8. The only relevant planning application is the original application for the attic conversion 12/00419/F approved by members at committee on 19th April 2012.

Equality and Diversity Issues

9. There are no equality and diversity issues.

The Proposal

10. The proposal is to amend the positioning of the dormer window and rooflight on the rear elevation. The previously approved scheme proposed the dormer to the east side of the roofslope. Due to internal layout issues surrounding appropriate floor and ceiling levels for acceptable head height the dormer needs to be moved to the west side of the roof. It is therefore proposed to swap the previously approved dormer and rooflight around.
11. The two rooflights on the front elevation also require minor amendment to their positioning to lower the rooflight on the west side of the front roof slope. These rooflights would be permitted development, but as they were on the approved plans it is good practice to formally amend these through the non-material amendment application process.

Representations Received

12. As the application is only a non-material amendment there is no requirement for public consultation.
13. No comments have been received on this application.

Consultation Responses

14. None undertaken

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV6 – The historic environment

ENV7 – Quality in the building environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE8 – Development in conservation areas

HBE12 – High quality of design

EP22 – Protection of residential amenity

Other Material Considerations

Heigham Grove Conservation Area Appraisal (March 2011)

Key considerations

15. The key issue for this application is as to whether the amendments can be considered to be non-material in nature. The two key considerations are the extent to the change in visual appearance of the proposed alteration in relation to the character of the existing dwelling and surrounding conservation area, and whether there would be a material impact on residential amenity.
16. The rear roofslope is not visible from the public highway with no neighbouring residential dwellings immediately to the rear of the site. Therefore this amendment would not significantly affect the amenity of any neighbouring residents any further than the originally approved scheme.
17. The location to the rear also leads to the site being less visible in relation to the conservation area. Although the site is covered by an Article 4 Direction to remove some permitted development rights this did not apply to the roofs of properties as these had already been so extensively altered in the area.
18. There are other examples of dormer windows and alterations to the rear elevations of the dwellings in the surrounding area. The repositioning of the dormer windows and rooflights in this instance would not have a significant impact on the character

and appearance of the locally listed dwelling or wider conservation area.

19. Therefore the change to the locations of the dormer and rooflights are not considered to have a significant adverse impact on the overall appearance and good quality design of the dwelling or character and appearance of the Heigham Grove Conservation Area or the amenities of any surrounding neighbouring residents.

Conclusions

20. It is considered that the proposed amendments would be non-material in nature and would not result in any material change to the design, impact on the conservation area or neighbouring residential amenity when compared to the development as originally approved, by virtue of the same design and scale of dormer and rooflights proposed, the non-uniform appearance of roofslopes in the surrounding conservation area and the significant distance to the nearest residential dwelling to the rear of the site.

RECOMMENDATIONS

To approve Application No (12/01679/NMA at 27 Grosvenor Road) and grant a non material amendment to planning permission 12/00419/F.

Report for Resolution

Report to Planning Applications Committee
Date 19 April 2012
Report of Head of Planning Services
Subject 12/00419/F 27 Grosvenor Road Norwich NR2 2PY

Item
5(3)

SUMMARY

Description:	Conversion of loft to habitable space including the construction of a rear dormer and velux window, 2 No. front velux windows and wrought iron fence and gate.
Reason for consideration at Committee:	Staff Application
Recommendation:	Approve
Ward:	Nelson
Contact Officer:	Jo Hobbs Planner 01603 212526
Valid Date:	8th March 2012
Applicant:	Mr Andrew Canning-Trigg
Agent:	Mr Brian Herbison

INTRODUCTION

The Site

Location and Context

1. The site is located to the west of the city centre. Grosvenor Road forms one of three roads that are accessed off Unthank Road. The area is predominantly residential in character, typified by terraced housing of two to three storeys in height.
2. The site subject to this application is a two storey, mid-terrace dwelling house, constructed of buff brick that has weathered to give a greyer colour, slate roof and white painted timber framed window joinery. There is a white painted, timber picket fence on the front boundary to Grosvenor Road.

Constraints

3. The site is located within the Heigham Grove Conservation area and the building is locally listed and subject to a recent Article 4 Direction. This direction removes permitted development rights for a number of alterations, including alterations to fences, walls or gates that front a highway.
4. There are neighbouring residential properties on Grosvenor Road. The site backs onto the rear garden of 37 Unthank Road. The dwelling at 37 Unthank Road however is set in a large plot and this neighbouring dwelling is closer to Unthank Road than the application site.

Planning History

5. There is no planning history on this site.

Equality and Diversity Issues

6. There are no significant equality or diversity issues.

The Proposal

7. The application is for a dormer window on the rear roof slope to enable conversion of the loft space to additional living accommodation. The timber picket fence on the front boundary is also proposed to be replaced with metal railings, matching in design to existing railings at 29 Grosvenor Road adjoining this site.
8. The conversion also entails one rooflight on the front roofslope and another on the rear roofslope. These would be permitted development still, even after the Article 4 Direction to remove some permitted development rights. As permission is not required for these no assessment of merit can be made on these rooflights.

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation Responses

10. Design and Conservation – suggested alterations to design of rear dormer window to reduce height on roofslope, increase pitch of dormer and change materials to have either a ply membrane with the appearance of lead to the side walls of the dormer window.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV6 – The historic environment

ENV7 – Quality in the building environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE8 – Development in conservation areas
HBE12 – High quality of design
EP22 – Protection of residential amenity

Principle of Development

Policy Considerations

11. The principle of alterations to the existing dwelling are acceptable in principle, provided that the considerations of design, impact on the conservation area and impact on residential amenity are all adequately met.

Design and impact on Conservation Area

12. The proposed alterations relate to both the front boundary and the rear roofslope.
13. The alterations to install railings on the front boundary would ensure the front boundary treatment matches those already installed at 29 Grosvenor Road. The simple design would be in-keeping with the character of the type of dwelling and surrounding conservation area.
14. The alterations to the rear would be less visible from the wider conservation area, but as the building is locally listed and there are some views to the building the external appearance does require careful consideration.
15. The proposed dormer window would be located to the east side of the roof slope. There is also an application submitted for 29 Grosvenor Road that would have the same development proposed by in a symmetrical design with the dormer window to the west of the roof slope. There is no guarantee that both proposals would be implemented however so this matching design, whilst welcomed, cannot be a material consideration to the application.
16. The design of the dormer window has been amended from the initial design submitted. Following on from advice from Design and Conservation Officers the pitch of the gable on the dormer has been increased and the height on the roof slope reduced. This has reduced the overall visual impact of the dormer window, with the overall shape and form blending in well with the existing roof slope.
17. The materials have also been amended to remove vertical slate tiling to the sides of the dormer window, replacing them with a ply membrane that will have the appearance of lead. This is considered to reduce the visual impact of the dormer window and again blend the design into the existing roof slope.
18. It is recommended that materials and cross section details of the casement window in the dormer are conditioned to ensure a high quality design finish.
19. The colour and finish of the railings on the front boundary are also recommended to be conditioned under this condition to ensure a consistent and high quality finish to the front boundary treatment.
20. As the rooflights do not require permission no assessment of merit is made on these alterations. An informative note is recommended however to request that conservation rooflights are used and to ensure that they are flush with the roof slope to reduce the visual impact of these alterations.

Amenity

21. The relatively small scale nature of the proposed works to the rear roofslope leads to a loss of outlook or daylight to be unlikely.
22. The key issue would be overlooking from the new dormer window. There is however a significant distance between the dormer window and the nearest residential dwellings with windows to habitable rooms. The dwelling at 37 Unthank Road is closer to Unthank Road than this application site. There are some outbuildings to the

rear of 37 Unthank Road but these are still at a sufficient distance for the relatively small dormer window to not lead to overlooking. Therefore there would be no loss of privacy

Local Finance Considerations

59. There are no local financial considerations relating to this application as it is only for alterations to an existing dwelling.

Conclusions

60. It is considered that the design of both the rear dormer window and the railings to the front boundary are in-keeping with the existing property that forms a locally listed building and the wider conservation area, and that the proposals are unlikely to have an adverse impact on the amenity of neighbouring properties through overlooking due to the distance to the nearest residential dwellings to the south of the site. As such the proposal accords with the criteria set out within policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan and Policy 2 of the Joint Core Strategy.

RECOMMENDATIONS

To approve application no 12/00419/F Conversion of loft to habitable space including the construction of a rear dormer and velux window, 2 No. front velux windows and wrought iron fence and gate and grant planning permission subject to the following conditions:

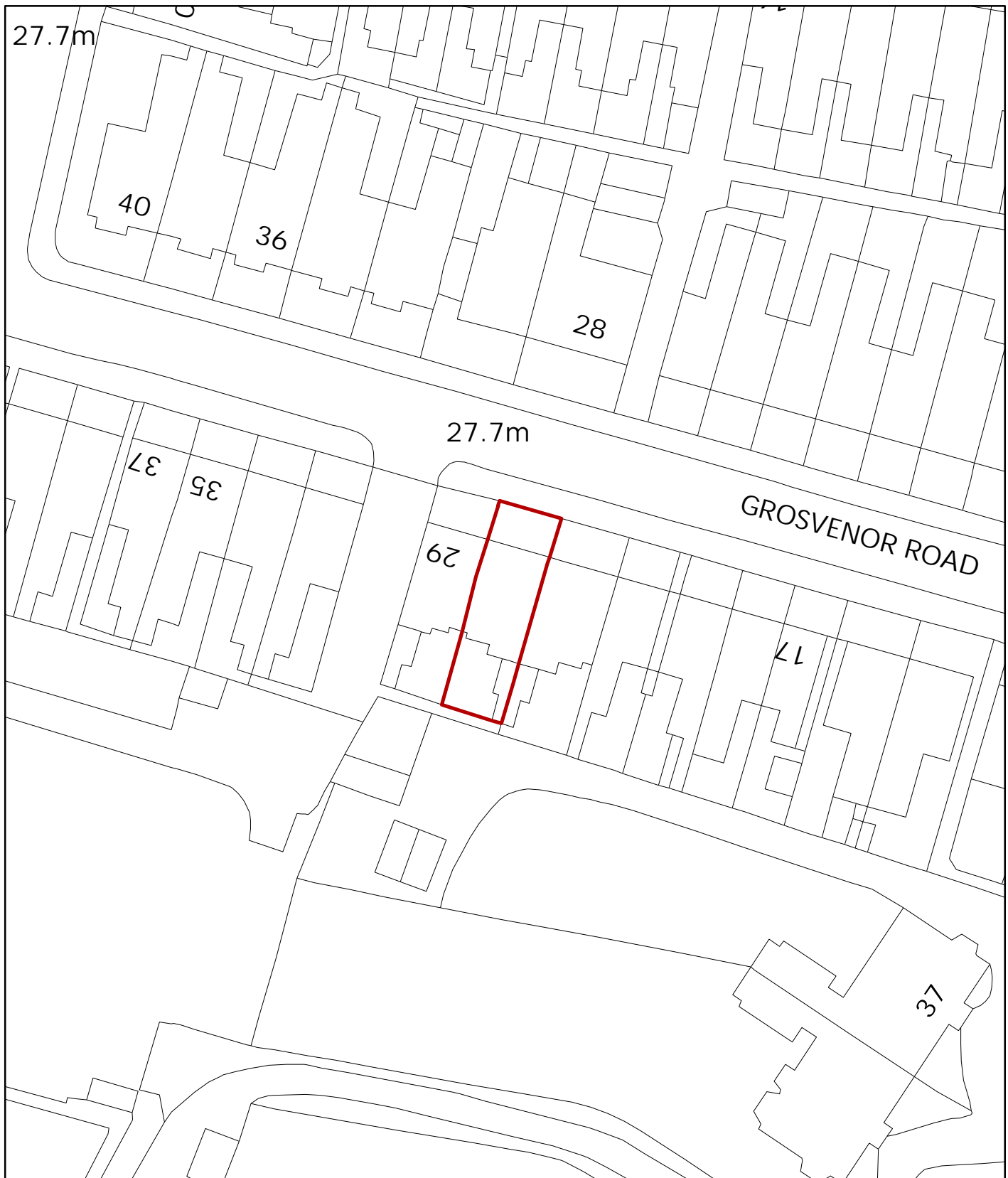
1. Standard time limit
2. In accordance with plans
3. Details of materials
4. Details of profile of casement window in dormer

Informative Note:

- 1) Rooflights should be flush fitting 'conservation' type rooflights.

Reason for approval:

The decision is made with regard to policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004, the adopted Joint Core Strategy March 2011 and all material considerations. The dormer window and railings are of good design in the context of the locally listed building and the wider Heigham Grove Conservation Area and will not have an adverse impact on the amenity of neighbouring properties through overlooking by virtue of the distance to the nearest residential property and small scale of the dormer window on south roof slope.



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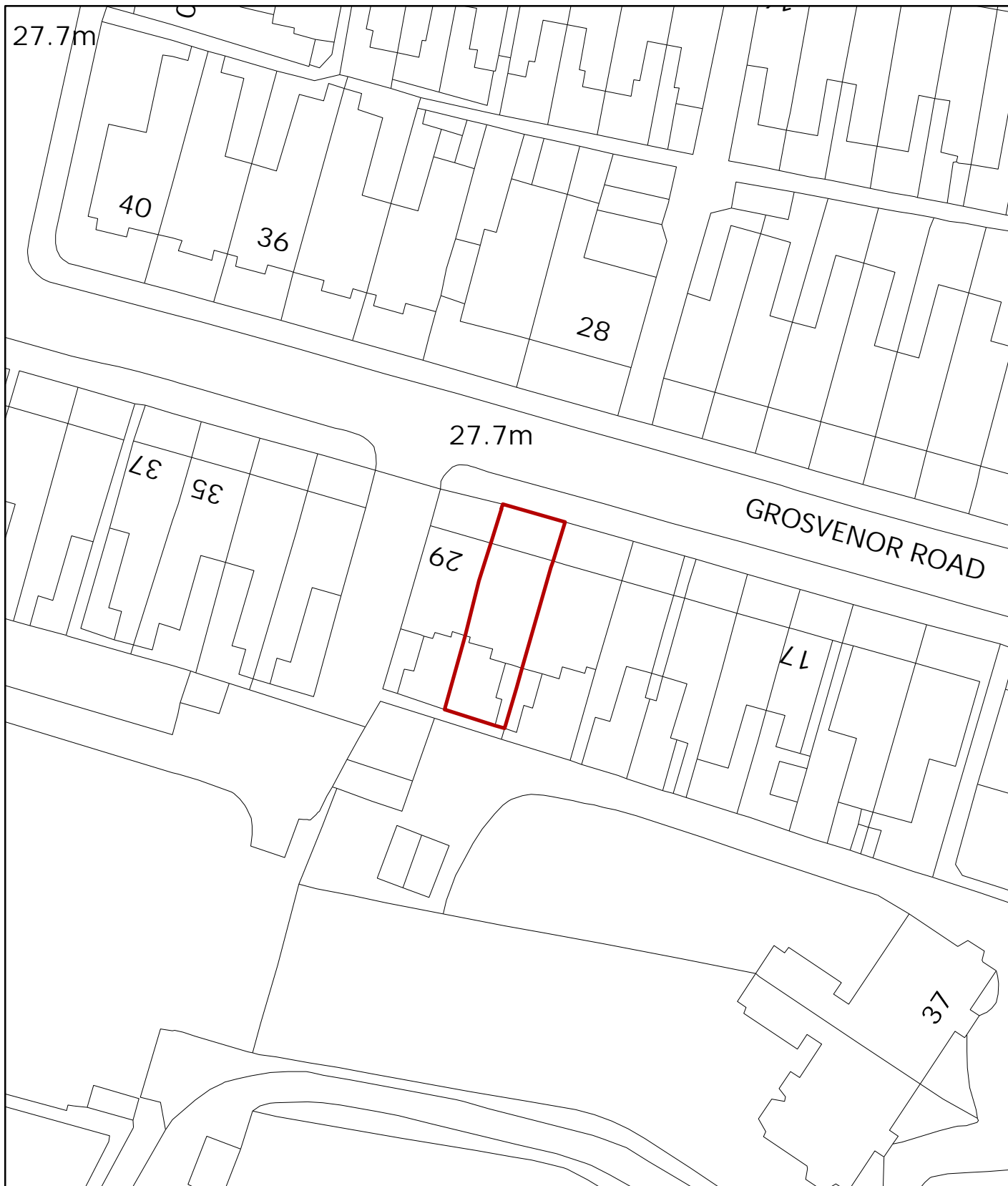
Planning Application No 12/00419/F
Site Address 27 Grosvenor Road
Scale 1:500



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Planning Application No 12/01679/NMA

Site Address 27 Grosvenor Road

Scale 1:500

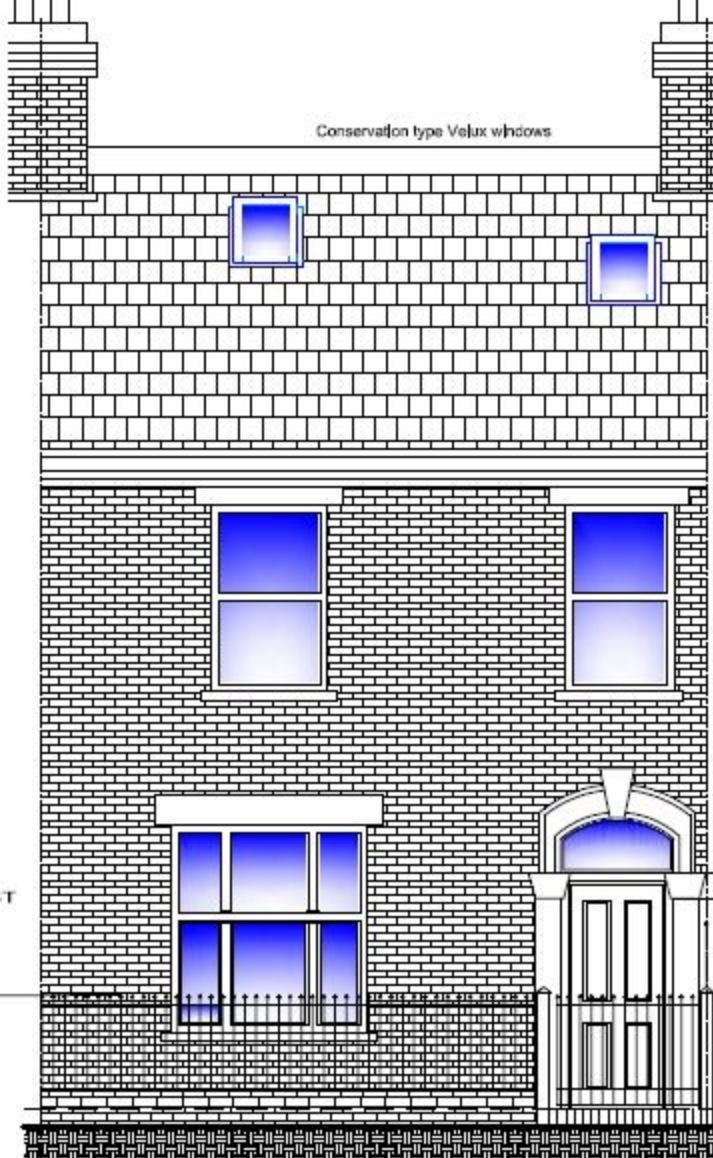


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Conservation type Velux windows



FRONT ELEVATION AS PROPOSED

@ 1:50

