

Report for Resolution

Report to Planning Applications Committee
Date 9 June 2011
Report of Head of Planning Services
Subject 11/00663/F Larch House 12A Branksome Road Norwich
NR4 6SN

Item
5(2)

SUMMARY

Description:	Erection of double garage.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Mrs Joy Brown 01603 212542
Valid Date:	9th April 2011
Applicant:	Mr Andrew Jary
Agent:	Miss Sarah Singer

INTRODUCTION

The Site

Location and Context

1. The site is located on the western side of Branksome Road at the rear of what was previously part of the large garden serving No. 12 Branksome Road. The garden has been sub-divided and following the grant of the latest planning permission in 2009 (see below), the new dwelling has been completed and is now occupied.
2. The surrounding area is characterised in the main by large detached residential properties sited within generous garden space. The age of buildings varies considerably with 1970's/80's buildings to the South West along Sunningdale and to the immediate North West a more recent development of several detached dwellings served from Fulford Close cul-de-sac. These latter properties generally have smaller gardens but these are still of relatively generous proportions.

Constraints

3. Tree Preservation Orders Site – TPO.435

Planning History

4/1989/0547 - Sub-division of curtilage to provide site for one bungalow. (Allowed at appeal - 28/09/1989). **4/1990/0391** - Sub-division of curtilage to provide site for one house. (Approved - 31/05/1990). **4/1993/0473** - Sub-division of curtilage to provide site for one bungalow. (Approved - 05/08/1993). **4/1995/0010** - Erection of two storey extension at rear. (Approved - 09/02/1995). **4/2000/0343** - Sub-division of curtilage to provide site for one bungalow (renewal of previous permission 4930473/O) (Approved - 19/10/2000). **4/2002/0424** - Development of site for single dwelling (Withdrawn - 21/06/2002).

04/00317/F - Sub division of curtilage & erection of single dwelling with garage. (Approved - 01/06/2004). **09/00062/F** - Erection of new dwelling and garage. (Approved - 08/04/2009). **09/00215/D** - Condition 2 - details of (a) bricks; (b) roofing materials; (c) surfacing of drive and manoeuvring area of previous planning permission 04/00317/F 'Sub division of curtilage & erection of single dwelling with garage'. (Withdrawn - 08/05/2009).

09/00572/F - Erection of a new dwelling and garage (amendment to previous planning permission 09/00062/F). (Approved - 06/10/2009). **09/01151/D** - Discharge of Condition 4: Details of hard and soft landscaping, Condition 10: Details of landscaping and Condition 11: Boundary treatment, for previous permission 09/00572/F: 'Erection of a new dwelling and garage (amendment to previous planning permission 09/00062/F)', (Approved- 14/01/2010)

4.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

5. The proposal is for the erection of a double garage. The garage is currently under construction although it has not yet been completed so it is not considered as a 'retrospective application'. The principle of the erection of a double garage within this location has already been established through the previous application (09/00572/F). As such the main consideration should focus primarily on the revisions to the approved scheme which are summarised as follows:

- The ridge height has increased from 4.8m to 6m.
- Two rooflights are proposed within the north west elevation
- A new window is proposed in the north west elevation adjacent to the proposed door.
- The appearance of the garage doors have changed.
- The positioning of the garage is 0.4m further away from the boundary of the property to the south east.

Representations Received

6. Adjacent and neighbouring properties have been notified in writing. Seven letters of representation have been received citing the issues as summarised in the table below.

7.

Issues Raised	Response
<p>The garage has already been built so it should have been detailed as a retrospective application. When the amended planning permission for the double garage was granted the owner entered into an agreement to build according to the permission granted. The Council should enforce this agreement and require the garage to be altered back to the original plans.</p>	<p>See paragraph 5</p>
<p>The ridge height is considerably higher than necessary and is as big as some of the houses behind. It blocks light to gardens on Sunningdale.</p>	<p>See paragraph 10</p>
<p>The windows in the side elevation were not included in the original plans so should be removed. The garage overlooks properties on Sunningdale and is an eyesore. Should the occupants of Larch House decide to remove the 25ft Leylandi hedge between the site and 5 Fulford Close, the new dwelling would overlook the back garden of this property and would result in a loss of privacy and overlooking and well as dominating the view. There must be a commitment to maintaining the screening or hedging.</p>	<p>See paragraph 10</p>
<p>It is too near to garden fences on Sunningdale.</p>	<p>See paragraph 10</p>
<p>Sections of hedging has been removed and has not been replaced resulting in being able to see more of the development than previously. The hedge should be replaced and a condition should be that no further hedging is removed or trimmed.</p>	<p>See paragraphs 10 and 13</p>
<p>A building of this size with rooflights could be used in the future for an alternative use. Is it planned to be used as an extra dwelling area, or for office space? If the application is approved its use should be restricted to a garage only.</p>	<p>See paragraph 11</p>

Consultation Responses

8. Tree Protection Officer – No comments.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

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

EP22 - High standard of amenity for residential occupiers

HBE12 – High quality of design

NE3 – Tree protection

Principle of Development

9. The principle of a double garage within this location has already been established through the previous permission. The main considerations therefore are the impact that the revisions have upon the living conditions of the neighbouring residents and any design or arboricultural implications.

Impact on Living Conditions

10. The new garage is situated around 2m from the boundary of 14 Branksome Road, 13m from the boundary of the nearest property on Sunningdale and 21m from the boundary of the nearest property on Fulford Close. The nearest dwelling is 4 Fulford Close which is around 24 m from the new garage. The site is well screened and where there are gaps, it is proposed to plant additional hedging. Increasing the height of the garage does result in the ridge being visible above the screening from some of the neighbouring properties; however due to the distances involved and the height of existing boundary treatments it is not considered that the garage will have a detrimental impact upon the living conditions of any of the surrounding residents taking into consideration loss of light and overshadowing. With regards to overlooking, the proposal includes the provision of two rooflights and a window and door within the north west elevation; however due to the distances involved, the boundary treatments and the height of the proposed openings, it is not considered that the proposal will result in overlooking to neighbouring dwellings or gardens. As such it is considered that the proposal accords with policy EP22 of the City of Norwich Replacement Local Plan.
11. Concern has been raised by neighbouring residents regarding the possible alternative use of the garage as extra living accommodation or for office space. It would only be reasonable to apply a condition preventing the garage from being used as accommodation that is ancillary to the main residential use of the dwelling where the loss of car parking would be of detriment or where there are other characteristics of the site which would result in it being unsuitable for this. In this case it is not considered that there is sufficient justification to apply such a condition. Planning permission would however be required for use other than uses incidental to or ancillary to the main residential use of the dwelling and due to the garage having roof lights it is considered to be prudent to note this in an informative on the permission.

Design

12. The building substantially retains the design and form of the previous permission with the main difference being that the pitch of the roof has increased resulting in an increase in height. Overall it is considered that the proposal is acceptable in design terms, especially as the garage is well set back from the street scene and as the proposed 45 degree roof pitch will match that of the main dwellinghouse. Therefore it is considered that the height, scale, mass, form, choice of materials and design details are all considered appropriate in relation to the main dwellinghouse and surrounding properties.

Trees and Landscaping

13. As the footprint and positioning of the garage is broadly the same as the previously approved application, the garage will have no additional impact on trees. Although construction has already commenced and the foundations are already in place, it is considered necessary to apply a condition to ensure full compliance with the previous Arboricultural Implications Assessment (AIA) and Tree Protection Plan to ensure that the identified trees are protected for the duration of the development.

Conclusions

14. Having considered relevant policy and other material considerations it is considered that the revised design of the garage is acceptable and is in keeping with the appearance of the main dwellinghouse. Furthermore, the proposal will not have an adverse impact either on the immediate neighbours or the area. As such the proposal accords with the criteria set out within policies HBE12 and EP22 of the City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy.

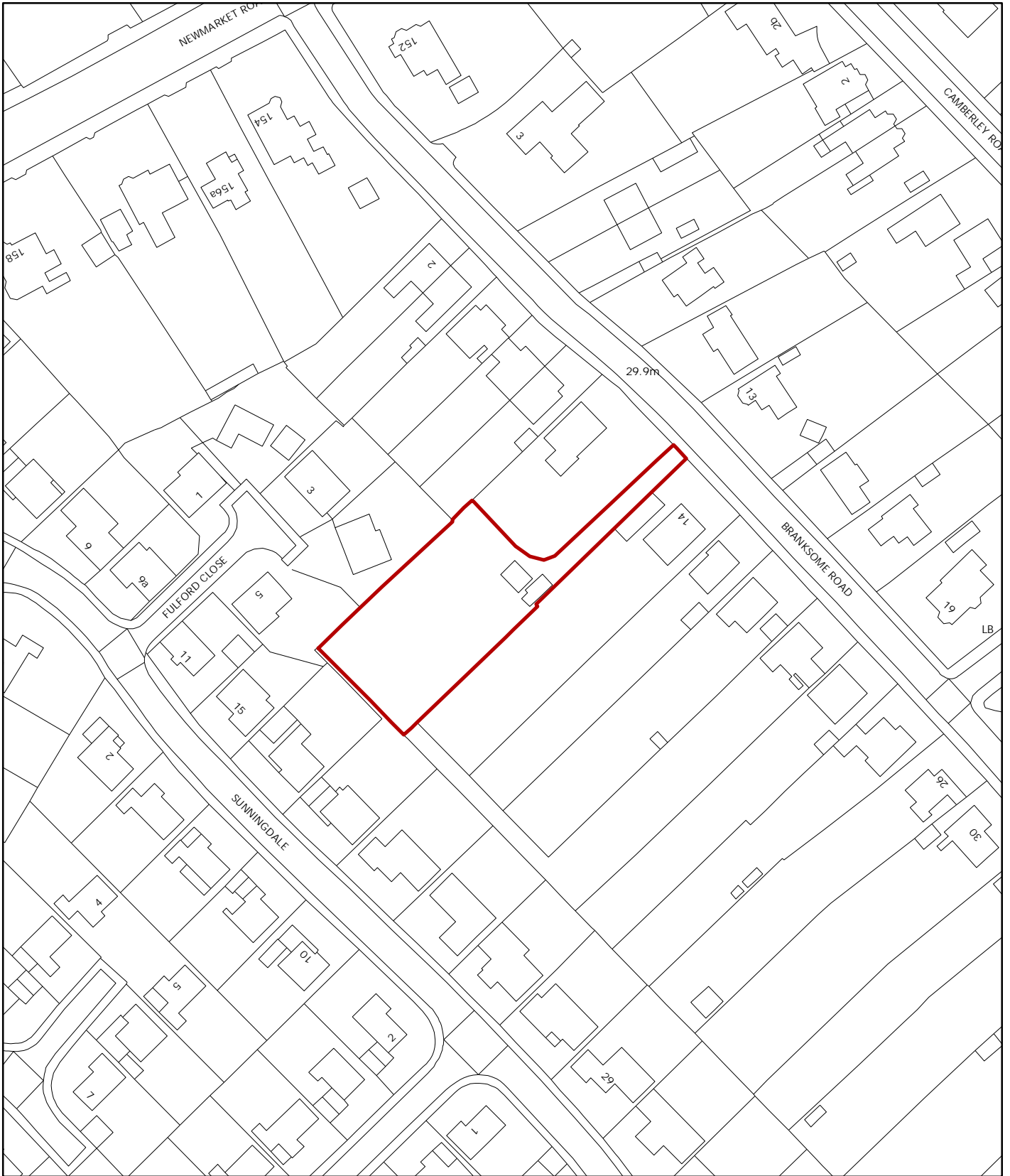
RECOMMENDATIONS

To approve Application No (11/00663/F, Larch House, 12a Branksome Road, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Facing and roofing materials to match dwellinghouse
4. Compliance with AIA and Tree Protection Plan of previous application (09/00572/F)

Informative: Planning permission would be required to convert the garage to a use other than uses incidental to or ancillary to the main residential use of the dwelling

(Reasons for approval: The decision has been made with particular regards to saved policies HBE12, EP22 and NE3 of the adopted City of Norwich Replacement Local Plan and policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk. Having considered relevant policy and other material considerations, it is considered that the garage is of good design and will not have an adverse impact on the neighbouring properties. Subject to a condition ensuring the protection of the trees and hedges on site for the duration of the development, the proposals will not have any significant arboricultural implications.)



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Planning Application No 11/00663/F
Site Address 12a Branksome Road
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

