

Report to Planning applications committee
Date 15/08/2013
Report of Head of planning services
Subject 13/01121/F 2 Elstead Close Norwich NR4 6LU

Item
5(1)

SUMMARY

| | |
|---|---|
| Description: | Formation of pitched roof over garage and existing front extension, erection of extension to main entrance and erection of porch plus alterations to front elevation. |
| Reason for consideration at Committee: | Member's Request |
| Recommendation: | Approve |
| Ward: | Eaton |
| Contact Officer: | Lara Emerson Planner 01603 212257 |
| Valid Date: | 6th July 2013 |
| Applicant: | Mr P Ashworth And Ms N Coxhead |
| Agent: | Mr Mark Woods |

INTRODUCTION

The Site

Location and Context

1. The site is located on the eastern side of Elstead Close in Eaton. The existing property is a detached two-storey dwelling with a single-storey flat-roofed garage, utility and sitting room to the side. The area is predominately made up of detached two-storey dwellings similar in size and appearance to the subject property.

Constraints

2. The site is not located within a conservation area and the land has no other constraints.

Topography

3. Elstead Close slopes downwards from north to south so that 1 Elstead Close is on the highest ground, 2 Elstead Close (the application site) is lower and 3 Elstead Close is lower still. The slope is fairly significant and as such the ground level is approximately 1.5m higher at 1 Elstead Close.

Planning History

4. There is no recent planning history for the site.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

5. The proposal is for:

- a) The formation of a pitched roof over the garage and existing front extension
- b) The erection of front extension
- c) Alterations to front elevation

Each is discussed below.

6. The proposal involves building a pitched roof over the existing flat-roofed single-storey part of the property with matching pitch and tiles to the existing pitched roof. Owing to the area's topography, the flat roof of the existing single-storey part of the property stands at 2.5m tall but is 1m above ground level when viewed from 1 Elstead Close. The proposed pitched roof will bring the roof height at the top of the pitch up to 5.5m. Initially, a gable end was proposed to front the boundary with 1 Elstead Close. Following negotiations, the plans have been revised so that there is now a hipped roof structure which brings the roof height at the north-west of the site to 4.2m (therefore 2.7m when viewed from 1 Elstead Close). There will be a small Velux roof window on the rear slope of the roof.
7. The proposal also involves the erection of a front extension which is to extend an additional 1.8m from the existing front extension and be 3.3m wide. It is to be built with materials to match the existing dwelling and will have a small pitched roof. The frontage of this extension is to be a timber porch canopy with exposed timber beams at the top and sides.
8. The alterations to the front elevation are minimal and involve changing a few doors and windows.

Representations Received

9. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received from Cllr Lubbock citing the issues as summarised in the table below.

10.

| Issues Raised | Response |
|--|---|
| Loss of light for 1 Elstead Close | Paragraph 12 |
| Loss of outlook for 1 Elstead Close | Paragraph 14 |
| Pitched roof will feel overbearing to 1 Elstead Close | Paragraph 15 |
| Uncertainty about the proposed use of the new roof space | There is no indication that the proposed roof space is to be used for anything other than as a roof void, any use other than a residential use ancillary to the |

| | |
|--|--|
| | main dwelling would likely require planning permission. Privacy is considered in paragraph 12. |
|--|--|

Consultation Responses

No internal or external consultations were undertaken.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

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

Policy 2 – Promoting good design

Policy 12 – Remainder of Norwich area

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

HBE12 - High quality of design

EP22 – Protection of residential amenity

Principle of Development

Policy Considerations

11. The most relevant policies to this application are HBE12 and EP22 of the Replacement Local Plan which relate to design and residential amenity.

Impact on Living Conditions

Loss of Privacy

12. The front extension and frontage alterations pose no threat to the privacy of neighbouring properties. The alterations to the roof structure involve the provision of one Velux window on the rear roof slope which provides light to an existing sitting room at ground floor level. Due to the window's location, height and orientation, there are not considered to be any potential overlooking issues. No other openings are proposed.

Loss of Light

13. The main concern with this development, and one which has been brought up by both objectors, is the loss of light to the principle windows and amenity space of 1 Elstead Close. The main windows to living areas of 1 Elstead Close face southeast in the direction of the proposed extension. The proposals have been revised by adding a semi-hipped roof as opposed to a gable end, in order to reduce the level of light loss. Whilst it is still considered that the proposals would still lead to some loss of light particularly in the morning given the difference in ground levels between 1 and 2 Elstead Close it is not considered that the loss of light would be so significant as to warrant refusal of the application.

Loss of Outlook

14. The formation of a pitched roof would cause 1 Elstead Close to suffer some loss of outlook since it fronts with their boundary. However, the revised plans are considered to prevent a significant loss of outlook and as such are considered acceptable.

Overbearing Nature of Development

15. It is necessary to consider whether the wall fronting the boundary with 1 Elstead Close will appear overbearing. It is considered that since only approx 2.7m of vertical wall will be fronting the boundary (only approx 1.2m of which will be visible above an existing fence), the addition will not be too dominant or overbearing to the occupants of 1 Elstead Close.

Design

Form

16. The frontage alternations are in keeping with the style of the property and the surrounding area. The pitched roof helps to bring consistency and interest to the property's appearance. As such the development is considered to make a positive contribution in design terms.

Scale

17. The scale of the additions is not out of character with the property and as such can be considered acceptable in design terms.

Transport and Access

Car Parking

18. The frontage alterations leave sufficient space to the front of the property to provide car parking as well as bin storage.

Conclusions

19. It is considered that the design is in keeping with the property, with regard to amenity there would be some loss light to 1 Elstead Close however this is not considered to be significant enough to warrant refusal of the application. 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

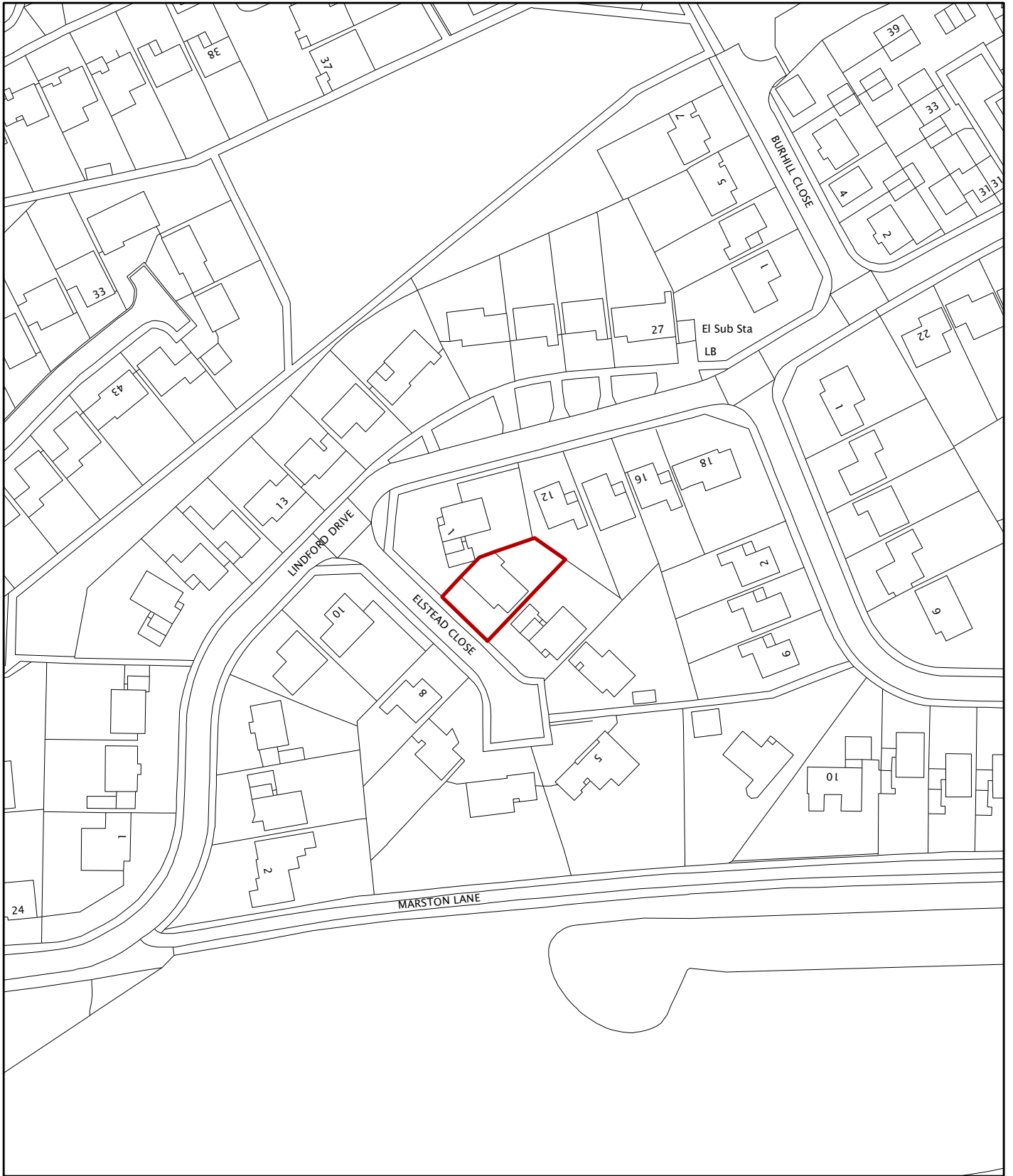
To approve 13/01121/F for 2 Elstead Close and grant planning permission, subject to the following conditions:-

Conditions:

- 1) Commencement within 3 years
- 2) In accordance with plans

Article 31(1)(cc) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined above.

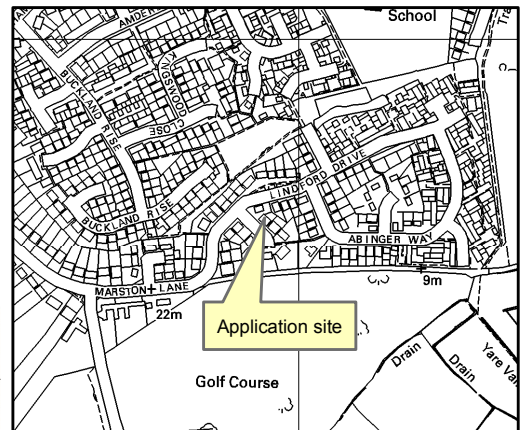


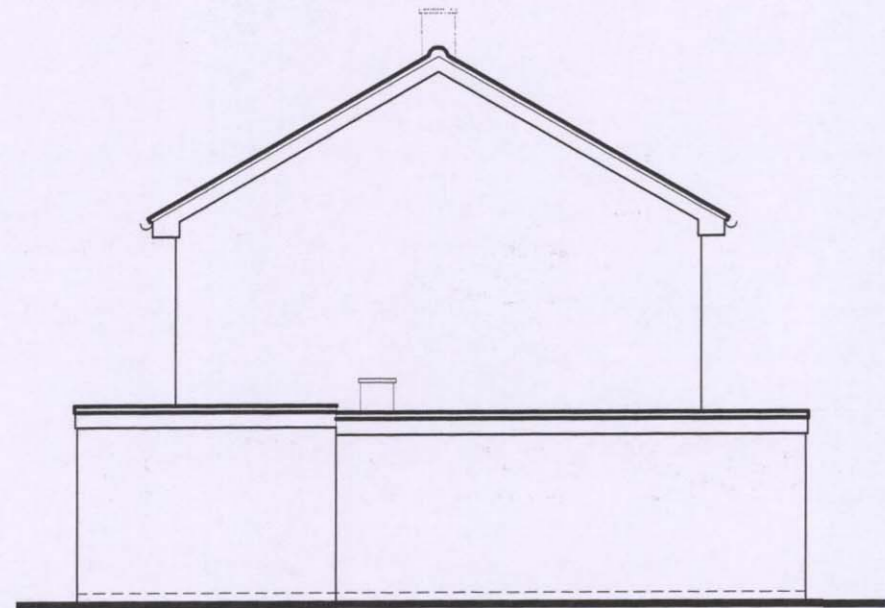
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Planning Application No 13/01121/F
Site Address 2 Elstead Close, Eaton, Norwich
Scale 1:1,250



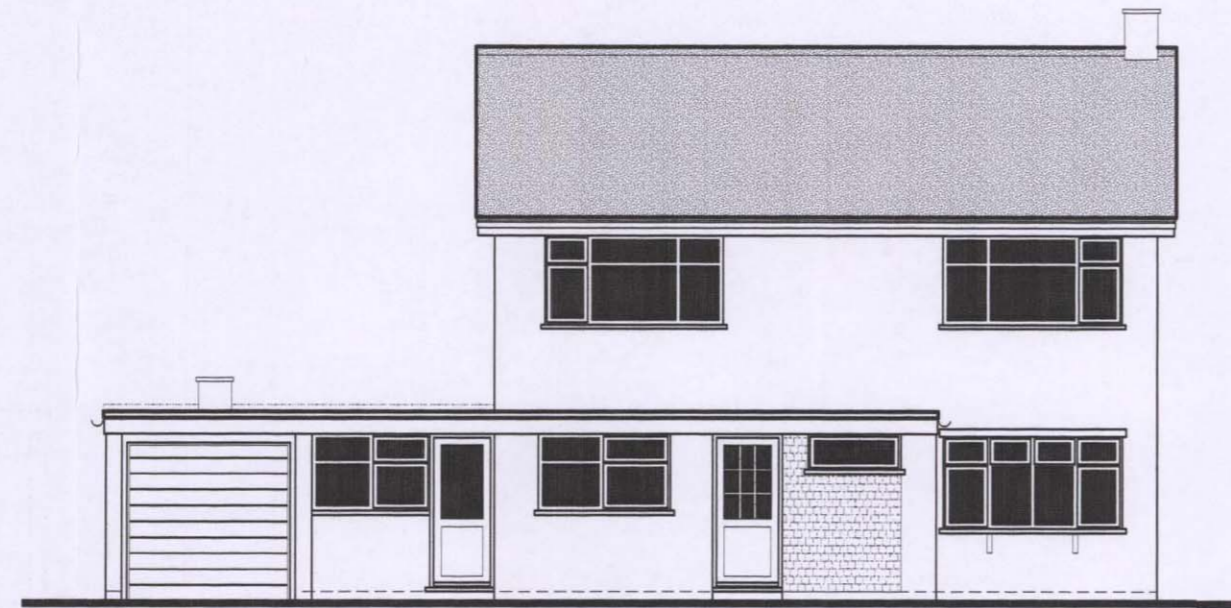
NORWICH
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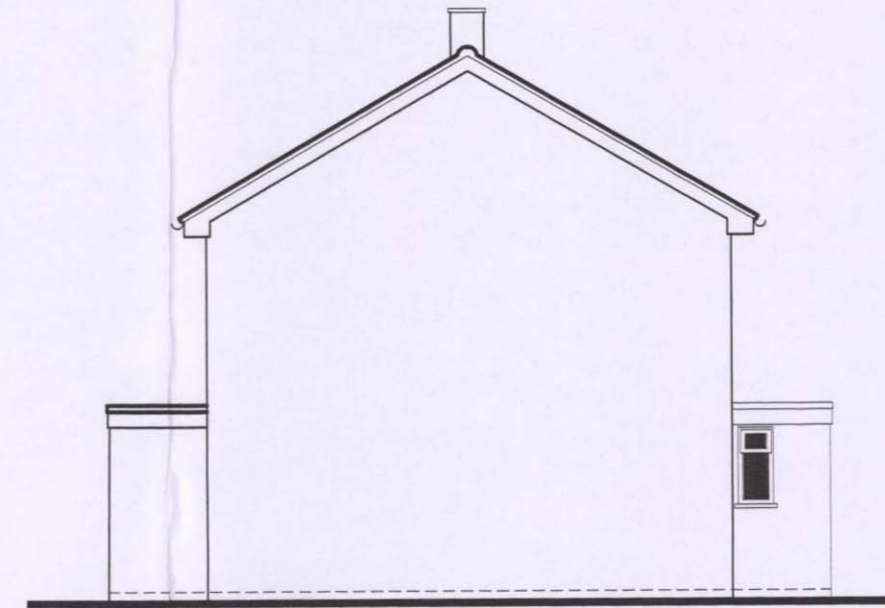
North West Elevation - Existing

Scale 1:100 @ A1



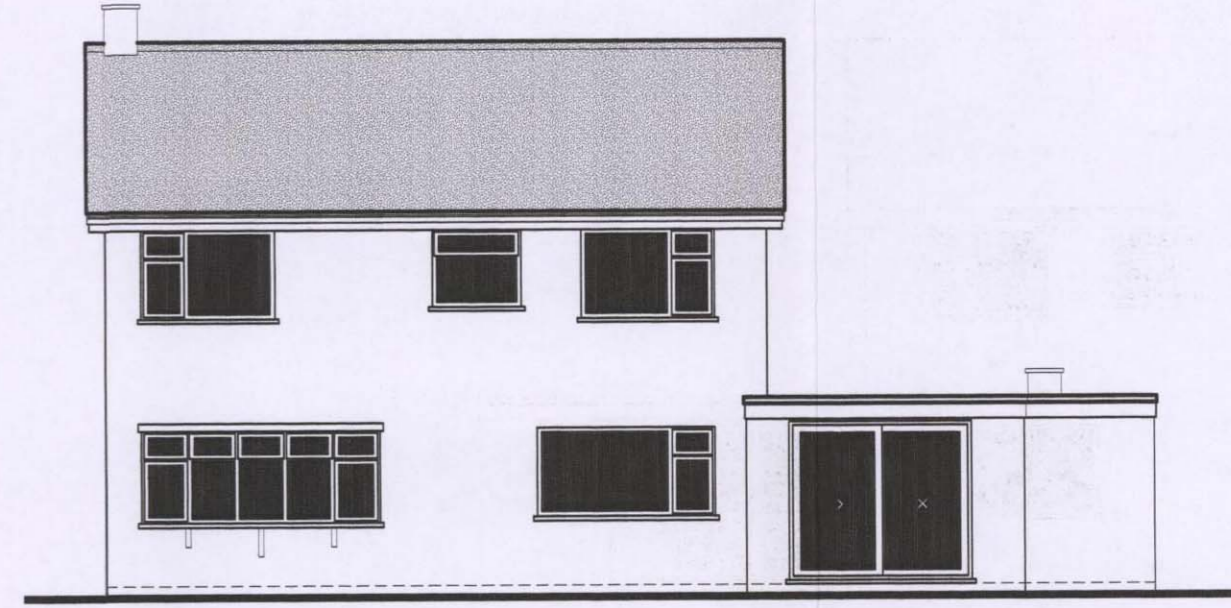
South West Elevation - Existing

Scale 1:100 @ A1



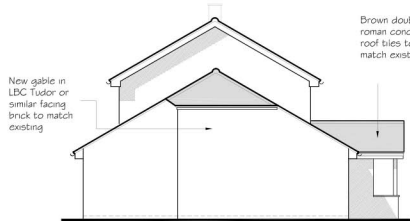
South East Elevation - Existing

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North East Elevation - Existing

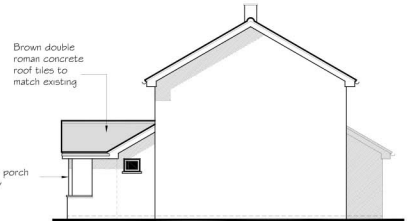
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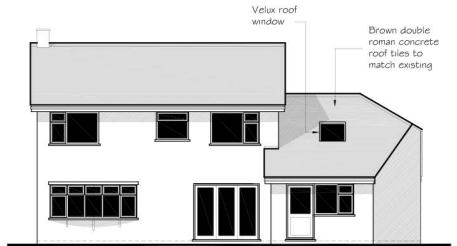
North West Elevation - Proposed
Scale 1:100 @ A1



South West Elevation - Proposed
Scale 1:100 @ A1



South East Elevation - Proposed
Scale 1:100 @ A1



North East Elevation - Proposed
Scale 1:100 @ A1