

Report for Resolution

Report to Planning Applications Committee
Date 8 September 2011
Report of Head of Planning
Subject 11/00630/F - 27 Mount Pleasant, Norwich, NR2 2DH

Item
5(5)

SUMMARY

Description:	Removal of single-storey garage and store and erection of new single and two-storey side and rear extensions (include installation of 3 no. windows in rear first floor elevation and new pitched roof to bathroom).
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Town Close
Contact Officer:	Mr Kian Saedi Planner 01603 212524
Valid Date:	13th July 2011
Applicant:	Mr D Pitcher
Agent:	Mr Stephen Moore

INTRODUCTION

The Site

Location and Constraints

1. The site is located on the south-western side of Mount Pleasant. The property is a two-storey detached dwelling with single-storey garage and store adjoining the south-eastern side boundary to number 25 Mount Pleasant. The existing first floor rear elevation has no windows. The property is a locally listed building dating from the late 19th Century. An access road is located on the western side of the property, which leads to 'The Cedars' Housing and Support home, which is located to the rear of the application site.

2. 27 Mount Pleasant is a locally listed building and the site is located within Newmarket Road Conservation Area.

Planning History

4/1984/01293/F – The erection of a front porch at 27 Mount Pleasant – Approved (16.01.1985)

Equality and Diversity Issues: There are no significant equality or diversity issues.

The Proposal

3. The proposal is for the removal of the single-storey garage and store and the erection of a two-storey rear extension along the width of the house, including three windows at first floor, and construction of a single-storey side and rear extension in the place of the garage. The proposal involves alterations to the rear elevation roof that will result in the existing flat roof being replaced by a pitched roof. The existing flat-roof garage is replaced by a single-storey extension with a pitched roof, set back from the line of the main building. A sash window will be installed on the front elevation of the side extension to match existing windows on the front of the property.
4. The proposed two-storey extension will be orientated to be flush with the existing two-storey rear elevation. The single-storey side and rear extension will replace the footprint of the existing garage and store, but extend a further 1.2 metres to the rear of the property. The single-storey element of the extension will feature a pitched roof, which will reach 4.4 metres at the height of the ridge.
5. The proposal as described reflects revisions and alterations to an original scheme which contained a few inaccuracies or designs that were not considered most appropriate.

Representations Received

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Relevant planning issues	
The proposed rear sash windows are squat and wrongly proportioned – casement windows should feature on the rear elevation of houses of this period.	See Paragraph 17-21
The increased height, width and depth of the building (to the rear) will result in loss of light to 33 Mount Pleasant.	See Paragraphs 13-16
Potential increase in overlooking to 33 Mount Pleasant.	See Paragraph 13-16
The design and access statement refers to three parking spaces where there is only room for two in front of the property. Maintaining three parking spaces would indicate that the applicant intends to park on the land subject to the right of way.	See Paragraph 22-27
Issues raised that are not material planning considerations	
Site plan is misleading and includes land over which there is a right of way in favour of 33 Mount Pleasant.	See Paragraphs 22-27
The site plan includes a strip of land that belongs to 33 Mount Pleasant and the owner of this land does not consent to any of their land being included in the application.	See Paragraph 22-27
Land available for development exclusively by 27 Mount Pleasant is significantly less than indicated on the site and location plan.	See Paragraphs 22-

	27
Neighbouring property has not given consent for the 'removable post' being in place, which acts as an obstacle to the access road when upright and padlocked.	See Paragraph 22-27

Consultation Responses

7. Tree Protection Officer – No significant Arboricultural implications
8. Design and Conservation – No objection was raised regarding the single-storey element of the extension and the fact that the pitched roof will be set back from the building line of the main building could potentially improve the appearance of the property. It is important that the bricks and slate match the existing materials and samples should be conditioned as part of any planning permission.
9. The rear elevation is considered less significant in terms of its contribution to the character of the conservation area. There is no objection to the principle of extending the two-storey extension across the whole of the rear of the property and altering the roof form to remove the existing flat-roofed element and the proposed changes are considered to have little impact upon the character of the conservation area. Sash windows are proposed on the 1st floor of the rear elevation, which should either be increased in length or changed to casement windows, which historically were found on the rear elevation of such buildings.
10. It is proposed to remove the paint on the side elevation to the north. Given the extension of this side wall to form the new roof it will be important to ensure that the new brickwork forms a good match to the existing. The removal of the paint may benefit the building, ensuring that damp does not get trapped behind the impermeable layer. However, it is important that a suitable method of removal is employed and that damage to the brickwork is not caused. If the paintwork is to be removed the same should be carried out on the south elevation.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 - Delivering Sustainable Development

PPS5 - Planning for the Historic Environment

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

ENV6 - The Historic Environment

ENV7 - Quality in the Built 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

NE3 - Tree protection, control of cutting and lopping

HBE8 - Development in Conservation Areas

HBE12 - High quality of design in new developments

EP22 - High standard of amenity for residential occupiers

Written Ministerial Statement: 23 March 2011: Planning for Growth

Support of enterprise and sustainable development.

Principle of Development

Policy Considerations

11. The main considerations in relation to this proposal are the impact upon residential amenity and the design and impact upon the conservation area.
12. The consultation draft of the National Planning Policy Framework (NPPF) was published on 25 July 2011 and refers to the presumption in favour of sustainable development, and the need to support economic growth through the planning system. The recommendation is therefore consistent with its broad aims of promoting sustainable development although little weight should be attached to it until it is formally adopted.

Impact on Living Conditions

Residential Amenity

13. Such is the design, orientation and scale of the development that any impact upon the amenity of neighbouring residents is likely to be minimal. The two storey element of the extension is located at the rear of the property and will fit flush with the existing rear two-storey elevation. Concern was raised that the development may result in overlooking to number 33 but no windows are proposed to be installed on either of the side elevations of the property and the 1st floor bathroom window will be obscure-glazed. The site is well screened on all sides by 2 metre high walls and significant hedge growth. Any potential overlooking is therefore likely to be minimal and will not result in a detrimental impact upon the living conditions of neighbouring residents.
14. Given that the increase in height is at the south elevation and south-eastern corner, any additional overshadowing caused by the two-storey extension is likely to be negligible, and would only affect the gardens of the application building itself.
15. The single-storey extension will be along the boundary of the neighbouring property to the south-east (number 25). Although the extension will reach a greater height than the existing flat-roofed garage and store, the orientation and scale of the development will mean that number 25 is not affected by any issues of overlooking or overshadowing. Number 33 to the north will not be affected as the main house is between the new development and the neighbouring premises.
16. It is therefore considered that the proposal accords with saved policy EP22 of the Replacement Local Plan.

Design

Design and Impact upon the Conservation Area

17. The proposal as originally submitted also featured sash windows on the 1st floor of the rear elevation, which were considered to have incorrect proportions by some comments received, and it was suggested that either the 1st floor rear windows either be increased in length or replaced with casement windows. However, the rear elevation will be a modern addition and the historic interest in the property is contained at the front elevation, so despite the proposal retaining the sash detailing

the scheme is a great improvement to the rear elevation as it exists at present.

18. The rear elevation will feature significant alterations but it is proposed to use brickwork and roofing materials to match existing. Casement windows will be installed on the single-storey element of the rear extension with timber sash windows installed at first floor level. New windows will feature rubbed brick arches, which will provide a consistent design on both the front and rear elevations. The proportion of the first floor rear windows were successfully amended to better reflect the proportion of the windows on the front elevation.
19. The front elevation is considered to contribute most significantly to the character of the locally-listed building itself and wider conservation area. The appearance of the front elevation will be altered insofar as the garage will be replaced by the single-storey extension. The side extension will feature a pitched roof, which will be set back from the building line of the main building. This is considered to be beneficial to the appearance of the building and the brick work, roofing material and windows are proposed to match the existing materials used on the front elevation. Due to the significance of the front elevation it is recommended to condition any permission to require that samples of the materials to be used are submitted to and approved in writing by the Local Planning Authority before development commences.
20. The applicant had originally proposed to remove the paintwork from the side elevation gable wall to the north. The applicant has since proposed to retain the paintwork on the side elevation to prevent existing issues of penetrating damp becoming worse. The applicant does intend to remove the outer skin of the existing two-storey element of the rear elevation and replace with brickwork to match that of the existing dwelling. Conditions will require samples of brickwork to be submitted to and approved in writing by the Local Planning Authority before development commences in order to ensure the satisfactory appearance of the development.
21. Therefore it is considered that following the imposition of conditions, the choice of materials and design of the proposal will be acceptable and make a positive contribution to the character of the conservation area in accordance with Policy 2 of the Joint Core Strategy and saved policies HBE8 and HBE12 of the Replacement Local Plan.

Transport and Access

22. The applicant had originally submitted a site plan indicating parking along the access road running along the north-west side boundary of the property. The right of way over the access road is shared by number 27 and number 33 Mount Pleasant to allow vehicles to pass and re-pass at all times. The site plan has been amended to remove parking from this area where there is a right of way, and instead proposed two car parking spaces in front of the property.
23. There are considered to be no transport or access issues relating to the proposal despite car parking being raised as an objection to the proposal.
24. The red line of the site location plan includes an access road, which has a shared right of way for residents of both 27 and 33 Mount Pleasant for vehicles to pass and re-pass at all times. The red line also includes a narrow strip of land, which is believed to be a private right of way belonging to 27 Mount Pleasant only. The revised scheme proposes no development or parking along the access road or land that is believed to be outside the applicant's ownership, so the proposal can still be

successful in its function and form. Further, the proposal does not involve an increase in available parking spaces on the site. Right of way is a civil issue that do not form material planning considerations in this case.

25. An objection has been raised that the site plan is misleading and includes land over which there is a right of way in favour of 33 Mount Pleasant and also a private strip of land belonging to 33 Mount Pleasant. The proposed development is quite clear and the parking of cars on the shared access road would amount to a civil matter which does not form a material planning consideration in this instance.
26. A 'removable post' already exists at the top of the access road. Concern has been raised that the post is padlocked and acts as an obstacle preventing vehicles from passing and re-passing. This would again amount to a civil matter and does not form part of the consideration in the determination of this application.
27. The design and access statement has since been amended to refer to two parking spaces and not three. This is consistent with the car parking as indicated on the site plan.

Trees and Landscaping

28. The Council's Tree Protection Officer has been consulted and has indicated that there are no significant arboricultural implications involved with the proposal.

Equality and Diversity Issues

29. There are no significant equality or diversity issues.

Conclusions

Subject to conditions, the proposal is considered acceptable in design terms and will not result in an adverse impact upon the residential amenity of neighbouring properties. The proposal is therefore considered acceptable and to meet the policy guidance of PPS1, PPS5, Policies ENV6 and ENV7 of the East of England Plan (2008), Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011, saved policies NE3, HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan 2004 and all other material considerations.

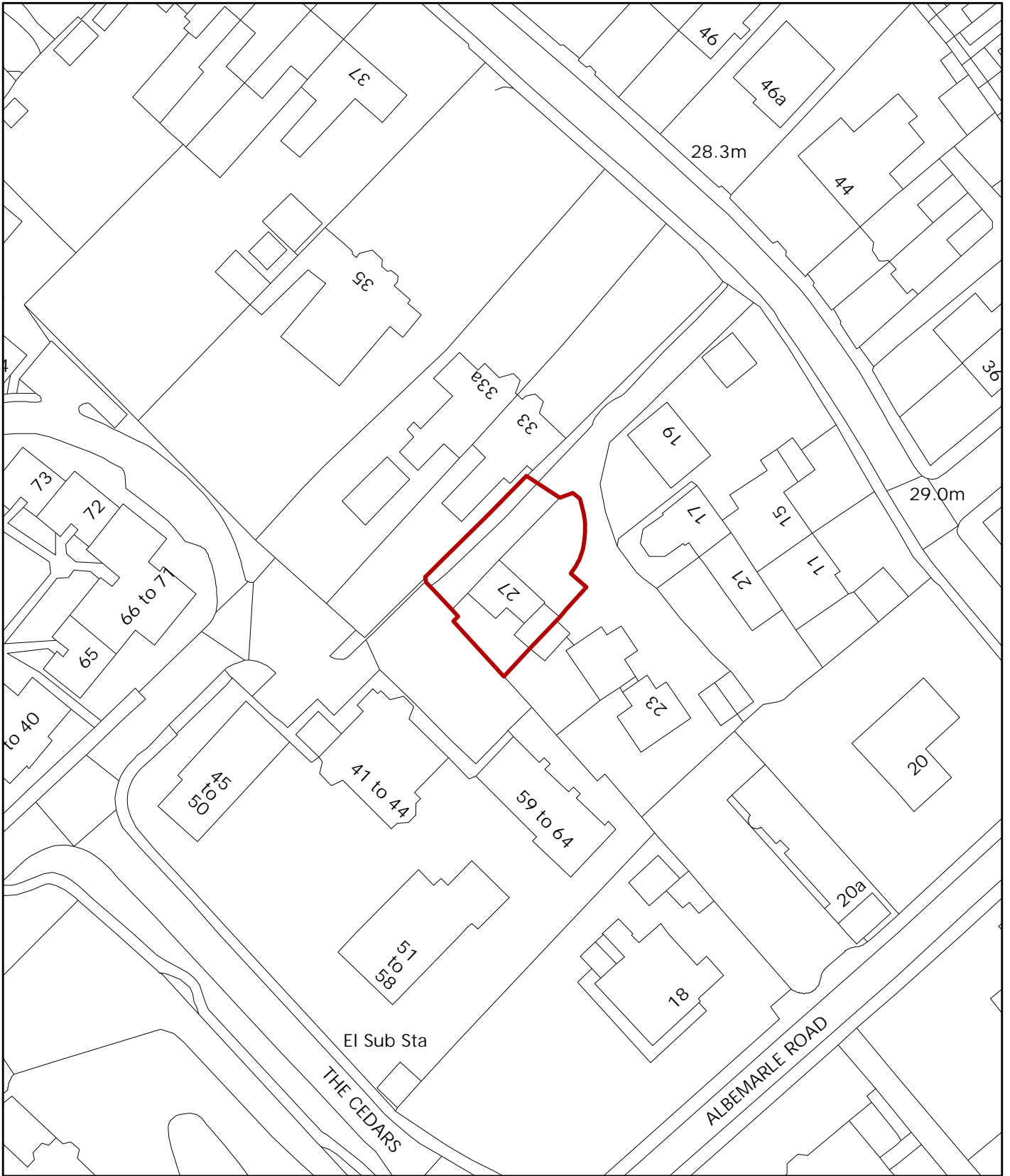
RECOMMENDATIONS

To approve Application No (11/00630/F – 27 Mount Pleasant, Norwich) and grant planning permission, subject to the following conditions:-

- 1) Standard time limit;
- 2) Development shall be in accordance with the approved revised plans;
- 3) Samples of materials to be used in the development, including bricks and roofing material, shall be submitted to and approved in writing prior to commencement;
- 4) Obscure glazing shall be retained in the first floor bathroom window in perpetuity, to a level of obscurity of Pilkington Glazing K-Rating or its equivalent.

(Reasons for approval: Subject to conditions, the proposal is considered acceptable in design terms and will not result in an adverse impact upon the residential amenity of neighbouring properties. The proposal is therefore considered acceptable and to meet the policy guidance of PPS1, PPS5, policies ENV6 and ENV7 of the East of England

Plan (2008), Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), saved policies NE3, HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan 2004 and all other material considerations.



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Planning Application No 11/00630/F
Site Address 27 Mount Pleasant
Scale 1:750

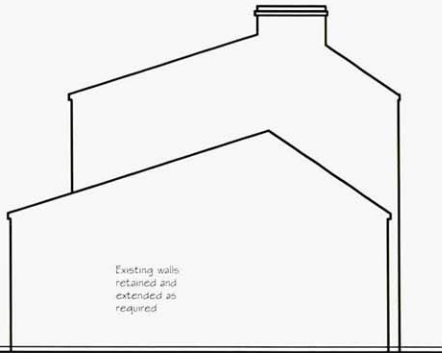


NORWICH
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PLANNING SERVICES



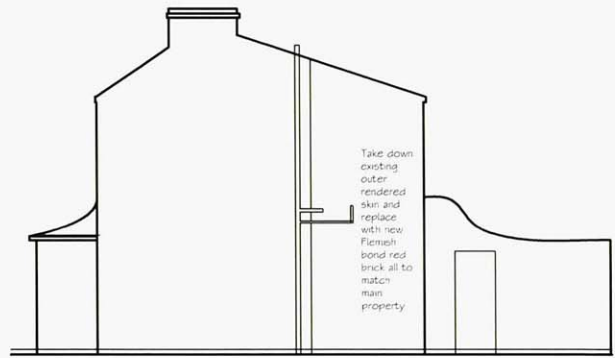
DCD-1
11/00630/F



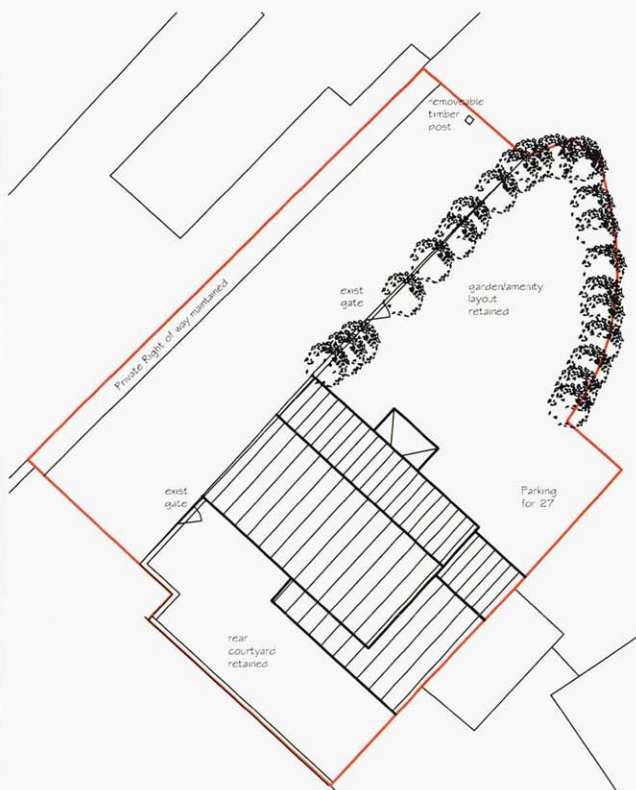
Side Elevation



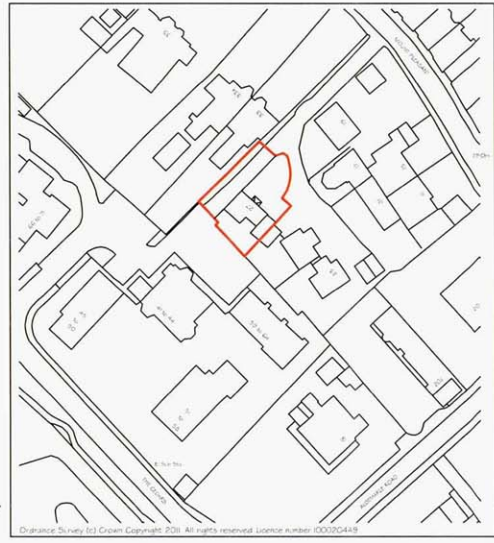
Front Elevation



Side Elevation



Site Plan 1:200



**Location Plan
1:1250**



Rear Elevation



Rev C July 11 red site line corrected
Rev B June 11 rear windows, site alts
Rev A March 11 Minor alts



REVISED

ADMIN
12 JUL 2011

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Client: Mr D Pitcher	Drawing No: 112/576/2C
Site Address: 27 Mount Pleasant Norwich NR2 2DH	
Title: Alterations and extensions (Propo Elev)	
Scale: 1:100 @A3 UNO	Date: Mar 11
	Drawn By: SMM