

Report for Resolution

Report to Planning Applications Committee
Date 18 August 2011
Report of Head of Planning Services
Subject 11/00889/F 19 Deloney Road Norwich NR7 9DG

Item
5(8)

SUMMARY

Description:	Erection of shed and greenhouse at bottom of garden
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Crome
Contact Officer:	Mrs Joy Brown 01603 212542
Valid Date:	8th June 2011
Applicant:	Mr William Gray
Agent:	Mr William Gray

INTRODUCTION

The Site

Location and Context

1. The site is located on the east side of Deloney Road opposite the junction with Clancy Road. The property is an end of terrace two storey dwelling with a garage to the side which is set back. The property has previously been extended with a two storey extension to the rear.
2. The surrounding area is mainly residential although there is a parade of shops in close proximity to the site on Clancy Road. The surrounding properties are mainly semi-detached or terrace properties of a similar size and character. The property backs onto properties on Manby Road.

Constraints

3. None

Topography

4. The site is relatively flat.

Planning History

04/01300/F - Two - storey rear extension. (Approved - 06/01/2005)

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

5. The proposal is for a single storey outbuilding to the rear of the curtilage to be used as a shed and greenhouse for the storage of tools and motorcycles. The applicant has submitted a supporting statement confirming that there would be no running water or toilet facilities in the building. The outbuilding is under construction and is nearing completion.
6. The proposed outbuilding is 9.2m in width and 4.5m in depth. The height to the eaves is 2.2m with the ridge height being 3.15m. The southern part of the outbuilding is lower with a ridge height of 2.4m. The property is approximately 0.22m from the boundaries of the neighbouring properties to the north, south and west.
7. The outbuilding is to be constructed of block and multistock brick with redland pantiles. The proposal has double patio doors within the front elevation along with a triple window and an additional single door and window within the 'greenhouse' element. There are also windows within the southern elevation. No windows are proposed within the north or west elevation.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues as summarised in the table below.
- 9.

Issues Raised	Response
The building is unsightly, a blot on the landscape and is too high above the fence line. It spoils the view from the properties on Manby Road.	See paragraph 13 and 14
It has been built directly on the boundary line and the guttering that has been fitted is unlikely to be sufficient to withstand heavy rain resulting in flooding into our garden.	This is not a material planning consideration. Building regulations approval is required as the floor area exceeds 30m ² .
It will cause loss of light to the properties on Manby Road.	See paragraph 13

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

HBE12 – High Quality of Design

EP22 – General amenity

Written Ministerial Statement: 23 March 2011: Planning for Growth

Support of enterprise and sustainable development.

Draft National Planning Policy Framework July 2011

Principle of Development

Policy Considerations

10. The main considerations are impact upon residential amenity and design. Although the outbuilding is large, due to its positioning to the rear of the site it is not considered that the site could be subdivided and the outbuilding occupied separately from the main dwellinghouse.
11. 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.

Neighbour amenity

12. With regards to the impact upon the neighbouring property to the north and south, it is not considered that the proposal will have a detrimental impact upon the living conditions of the neighbouring residents taking into consideration loss of light and overshadowing as the outbuilding would be at least 15m from the neighbouring properties. With regards to overlooking, windows are proposed within the south elevation and this could potentially result in overlooking to the garden of the neighbouring property and therefore it is considered necessary to condition that the fence which has been removed is reinstated prior to the use of the outbuilding.
13. With regards to the impact upon the neighbouring properties on Manby Road which is to the rear (east) of the site, due to the outbuilding being situated around 19m from the properties it is not considered that the proposal will result in loss of light or overshadowing. No windows are proposed within the rear elevation and as such the outbuilding will not result in overlooking. Due to the height of the outbuilding, it is visible above the fence of the properties to the rear; however it is not considered that the impact on the outlook of the neighbouring residents is

sufficiently detrimental to justify a refusal due to the distances involved and the urban setting.

Design

14. With regards to design, it is considered that the proposal is large in scale both in terms of its footprint and height; however the size of the plot is sufficient to accommodate the outbuilding. As the outbuilding is situated to the rear of the site, it is not visible from the highway and does not impact upon the streetscene. Therefore on balance it is considered that the design is acceptable and accords with policies HBE8, HBE12 of the local plan and policy 2 of the Joint Core Strategy.

Conclusions

15. Having considered relevant policy and other material considerations it is considered that the design is acceptable due to the positioning, distances from neighbouring properties and as it is not within a sensitive location. Although the outbuilding is large in scale it does not have a detrimental impact upon the living conditions of neighbouring residents taking into consideration loss of light, overshadowing and overlooking. The height of the proposal does result in the outbuilding changing the outlook for neighbouring residents on Manby Road; however it is not considered to be sufficiently detrimental to justify a refusal. As such, on balance, it is considered that 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 (11/00889/F, 19 Deloney Road, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Fence to southern elevation to be reinstated prior to first use

Informative:

1. Ancillary use only.

(Reasons for approval: The decision has been made with particular regards to saved policies HBE12 and EP22 of the adopted City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy. Having considered relevant policy and other material considerations, it is considered that the outbuilding is of acceptable design and will not have a significant adverse impact on the neighbouring properties.)



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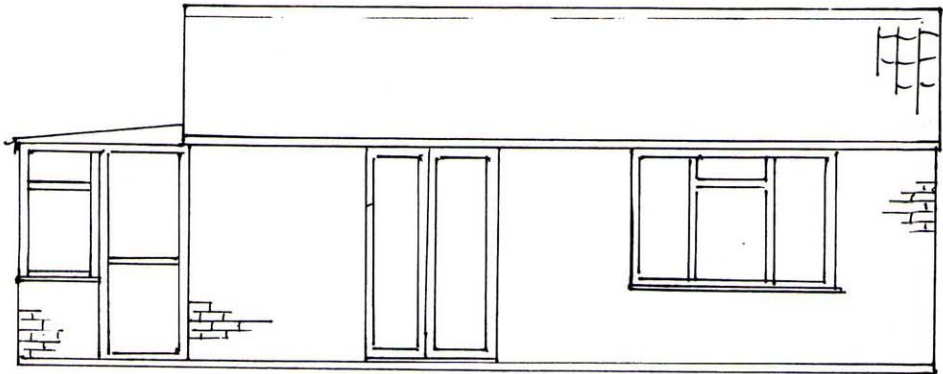
Planning Application No 11/00889/F
Site Address 19 Deloney Road, Norwich NR7 9DG
Scale 1:1,000



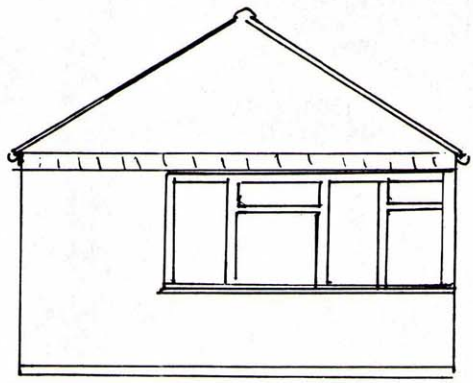
NORWICH
City Council

PLANNING SERVICES

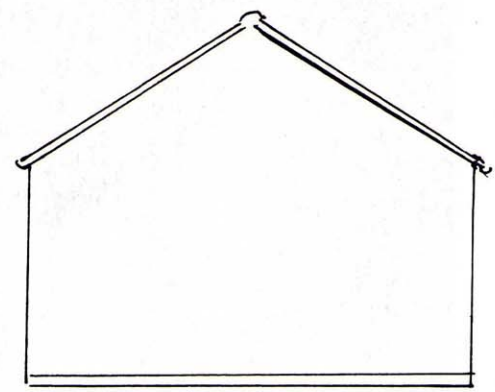




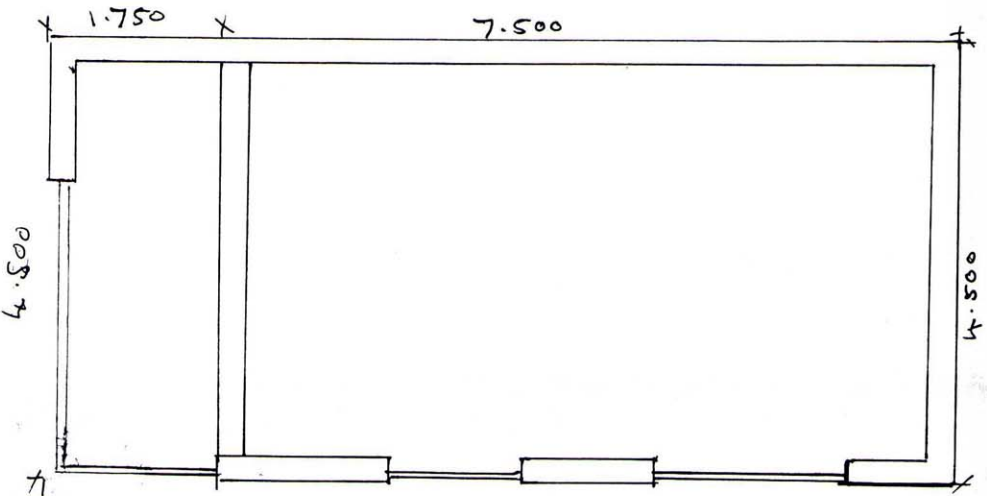
FRONT ELEVATION



SIDE ELEVATION

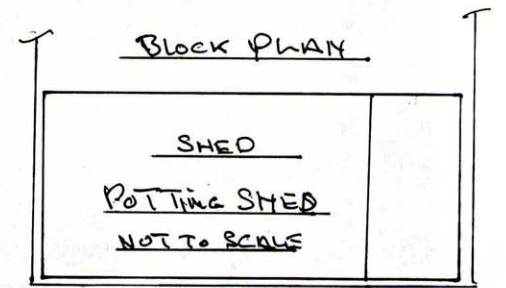


SIDE ELEVATION

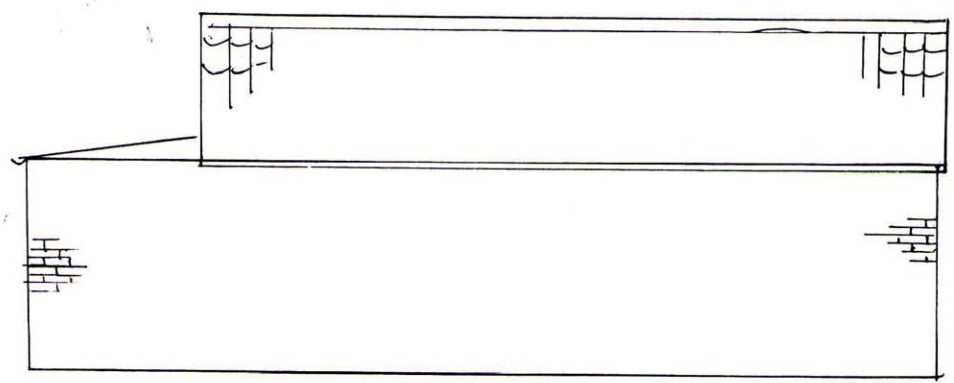


PROPOSED SHED

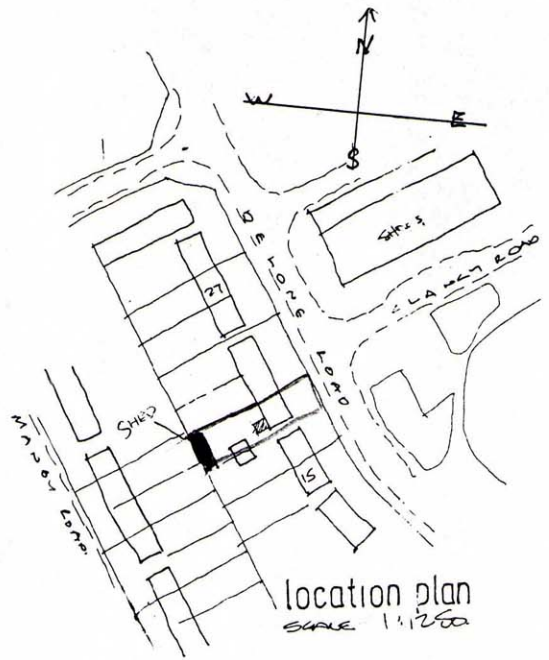
SCALE 1:50 APPROX
19 DELONEY ROAD
HEARTSEASE CRT
NORWICH
NR7 9DG



APPROX 0.225 FROM BOUNDARIES



BACK ELEVATION



Organisational Development
07 JUN 2011
Planning Reception

REVISED