

Report for Resolution

Report to Planning Applications Committee
Date 8 September 2011
Report of Head of Planning Services
Subject 11/01122/F 8 Old Grove Court Norwich NR3 3NL

Item
5(1)

SUMMARY

Description:	Erection of conservatory to annexe to be used in conjunction and ancillary to the main building (retrospective).
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Catton Grove
Contact Officer:	Mr Ted Leggett Senior Planning Technical Officer 01603 212217
Valid Date:	22nd July 2011
Applicant:	Mrs Jane Bunn
Agent:	Mr Stephen Bush

INTRODUCTION

The Site

Location and Context

1. The site is a detached two-storey property located to the eastern side of Old Grove Court, a cul-de-sac accessed via Catton Grove Road. The site level decreases from north to south, and the southern boundary of the site is approx. 1m higher than the northern boundary of number 6, the adjacent two-storey residential property located to the south of the application site. The site has a detached garage on the south side, and a conservatory has been built on the rear of this garage. The garage has been converted into an annexe, currently occupied by the applicant, and her daughter and family live in the main house.

Planning History

2. No recent relevant site history.

Equality and Diversity Issues

3. There are no significant equality or diversity issues

The Proposal

4. The application seeks retrospective approval for the erection of conservatory to the former garage which has been converted to accommodation ancillary to the main building.

Representations Received

5. 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
Overlooking of garden and kitchen of number 6 to the south	See paragraphs 9-10.
The proposal is obtrusive due to scale	See paragraphs 9 and 12.

Consultation Responses

6. Tree Protection Officer – No significant arboricultural implications.

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 – Residential Amenity

HBE12 – Design

Other Material Considerations

Draft National Planning Policy Framework July 2011

Written Ministerial Statement - Planning for Growth March 2011

Policy Considerations

7. Residential extensions are considered to be acceptable in principle. The main considerations in this case are impact upon residential amenity and design. There

are no significant arboricultural implications.

8. 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.

Design

9. The site is sub-urban in character and the conservatory is a fairly simple lean-to UPVC extension which is considered to be acceptable in this location. The height of the conservatory ranges from 2.4-2.8m and is therefore of limited height. Views of the conservatory are extremely limited from the road. The main view of the conservatory would be the private view from number 6 Old Grove Court where given the differences in topography the building is more prominent. However, as detailed below subject to a condition requiring obscure film to the glazing of the southern side of the conservatory it is not considered that this has any detrimental impacts.

Neighbour Amenity

10. With regard to overlooking the south elevation of the conservatory is fully glazed and given the height of the boundary fence, it is possible to view the rear garden and side of number 6 Old Grove Court. The side elevation of number 6 has a single glazed kitchen door with no other openings.
11. In order to mitigate overlooking the applicants have suggested the provision of obscure film to the south side windows of the conservatory and provision of trellising above the boundary fence. It is considered that the trellis would have limited benefits in terms of the prevention of overlooking, however subject to the provision of obscure film to the glazing it is not considered that the conservatory would result in any significant detrimental impact on neighbour amenity as a result of overlooking.
12. With regard to overshadowing given the orientation of the site with the nearest neighbouring property located to the south, there would be no implications in terms of overshadowing.

Conclusions

13. Having considered relevant policy and other material considerations it is considered that the design is acceptable and that subject to a condition requiring obscure film to the glazing of the southern side of the conservatory the proposals would not have a significant detrimental impact on the immediate neighbours. 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.

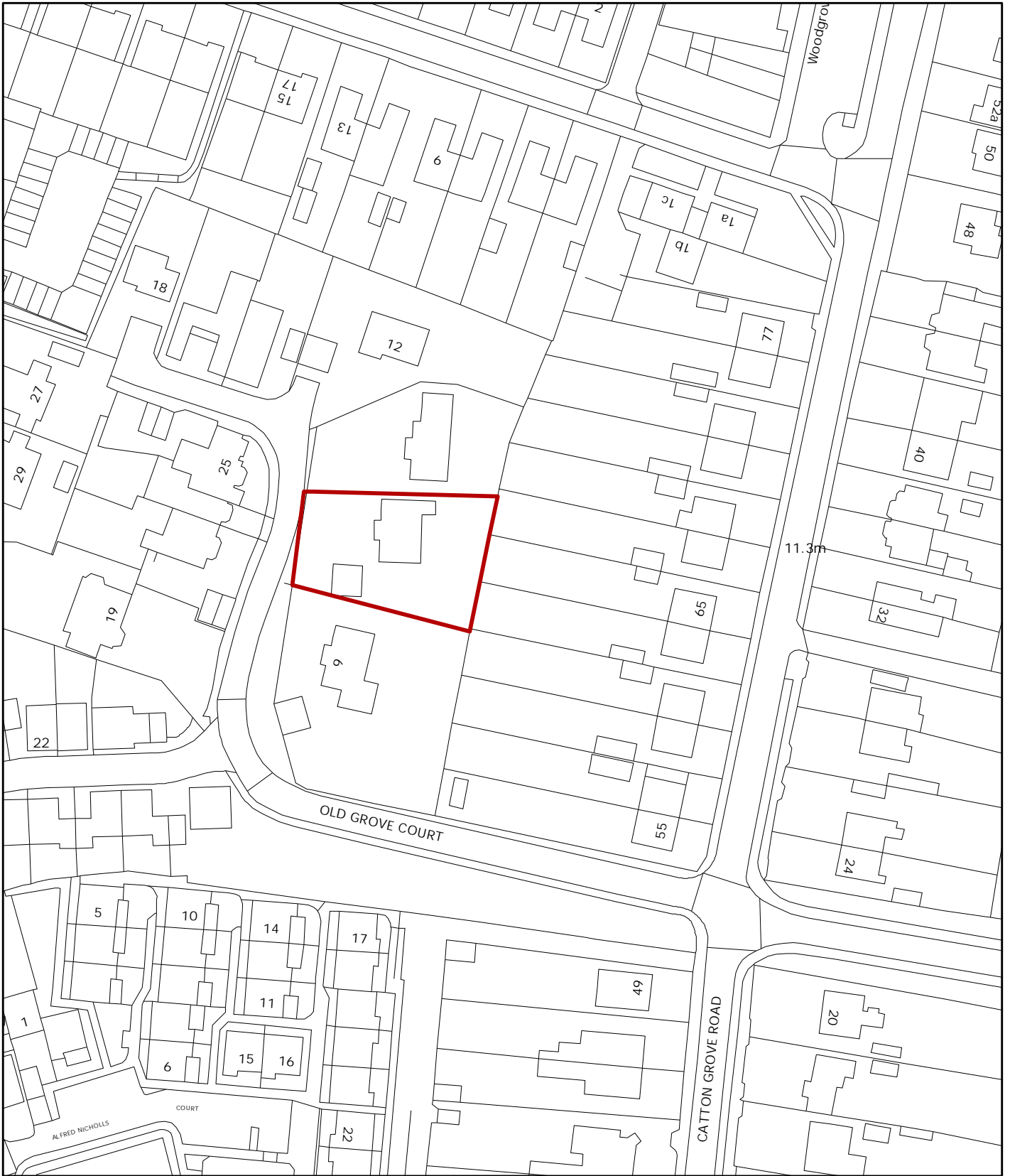
RECOMMENDATIONS

To approve Application No (11/01122/F 8 Old Grove Court, Norwich) and grant planning permission, subject to the following conditions:-

1. Within one month of the date of this consent details for obscure film to all

glazing on the southern elevation of the conservatory shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the manufacturer and product as well as a sample of the product. The obscure film shall be applied to all glazing on the southern elevation of the conservatory within three months of the date of this decision and shall be retained thereafter.

(Reasons for approval: The decision has been made with particular regard 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 design is acceptable and that subject to the condition requiring obscure film to the glazing of the southern side of the conservatory the proposals would not have a significant detrimental impact on the immediate neighbours



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Planning Application No 11/01122/F
Site Address 8 Old Grove Court
Scale 1:1,000

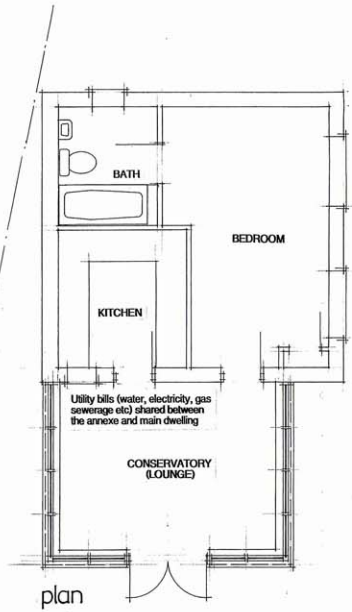
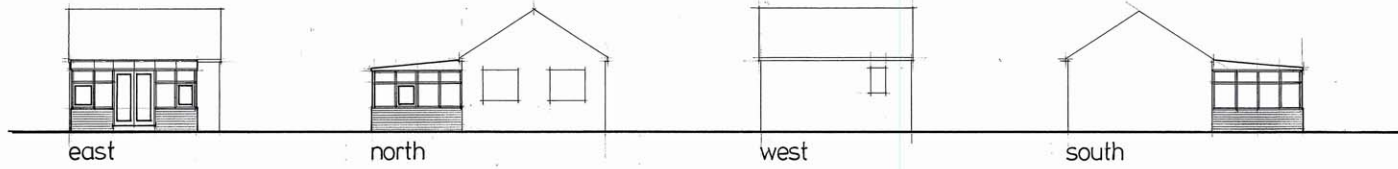


NORWICH
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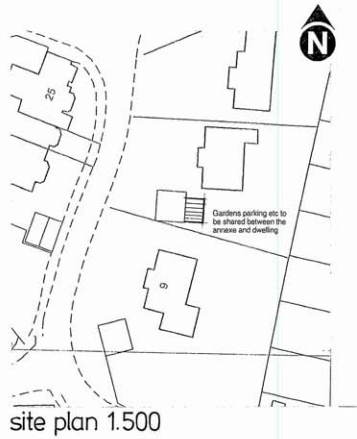
PLANNING SERVICES



NOTES:
All dimensions must be checked on site and not scaled from this drawing.



The boundary between '9' and '10' to be maintained if found necessary.
The glazing to the southern side of the conservatory to have 'obscure film' attached internally if found necessary.



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1101122E

COMPUTER RESOURCES
29 JUN 2011
WEST HOCKEY

Client
MRS J. BUNN

Job Title
**8 OLD GROVE COURT
NORWICH**

A CONSERVATORY TO BE USED IN CONJUNCTION WITH AND ANCILLARY TO 8 OLD GROVE COURT NORWICH

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Scale 1:50 1:100 1:500 1:1250

Date JUNE 11 Drawn by SACB

Orig. No. JB-11-6 Rev.