

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 11th November 2010  
**Report of** Head of Planning Services  
**Subject** 10/01583/F 9 Stanley Avenue Norwich NR7 0BE

**Item**  
**5 (2)**

### SUMMARY

|   |   |
|---|---|
| <b>Description:</b>                           | Erection of single-storey extension and double garage to front of dwelling; provision of two dormers to front and rear of roof of dwelling. |
| <b>Reason for consideration at Committee:</b> | Objection   |
| <b>Recommendation:</b>                        | Approve with Conditions   |
| <b>Ward:</b>                                  | Town Close  |
| <b>Contact Officer:</b>                       | Mr Jonathan Bunting<br>Planner, Development Management 01603 212506   |
| <b>Valid date:</b>                            | 15th September 2010   |
| <b>Applicant:</b>                             | Morris and Nichols  |
| <b>Agent:</b>                                 | Brian Walsgrove Architectural Services  |

### INTRODUCTION

#### The Site

##### Location and Context

1. The application property is a two bedroomed bungalow dating from the 1930s, situated on the north side of Stanley Avenue in Thorpe Hamlet. The bungalow occupies a long but relatively narrow garden plot and in common with its immediate neighbours is built on an elevated site and set well back from the road frontage screened by mature trees within a deep, lawned front garden with retaining front wall and hedging to the front boundary and small trees and other landscaping to the side boundaries. The rear garden is shallow and slopes steeply up toward the densely-wooded backdrop of Lion Wood behind. The bungalow, roughly square in plan form, is built in brick with a plain tile hipped roof and original windows front and rear and a main entrance at the side with a car port served from the narrow driveway alongside the eastern boundary. Currently the accommodation is arranged with two bedrooms, kitchen and bathroom to the rear overlooking the back garden and a lounge and dining room to the front, each with bay windows. The wide lounge, originally two separate front rooms, has French doors centrally placed in the front elevation between the two bay windows. Unusually, the bungalow has three separate chimney stacks, two on the east and one on the west side, serving the two main reception rooms at the front.
2. The bungalow was built as one of a matching pair with its neighbour adjoining to the west (no.7) built on the same alignment and similarly elevated and set back from the road, but

having its front garden at a lower level. The neighbouring house to the east (No.11) is set further forward in its plot and built at a significantly higher level than number 9, reflecting the sloping topography of the area which rises eastward toward the Harvey Lane end of Stanley Avenue and steeply northward toward Lion Wood.

3. Stanley Avenue is a narrow tree-lined residential road and the street scene is attractive and suburban in character, featuring detached houses and bungalows in a variety of architectural styles and age. The larger interwar properties, particularly on the south side, are often individually and distinctively designed and many are locally listed. A number of modern properties on the north side of Stanley Avenue are served from private drives and occupy elevated sites on the wooded hillside above and behind the road frontage, some (like Bracken Brae) having been built in the former grounds of larger Victorian villas.

### **Constraints**

4. The property is in the Thorpe Ridge Conservation Area. The significance of this part of the area derives from its attractive wooded setting and its residential properties of varied age and architectural character, with many of the houses well screened by trees and glimpsed in views from the road.

### **Topography**

5. Stanley Avenue is built on a sloping gradient falling north-east to south-west and the neighbouring properties on this side of the street are therefore at different levels, number 11 in particular being significantly higher than the application property and set further forward.

### **Planning History**

There is no recent relevant planning history.

### **The Proposal**

6. It is proposed to refurbish and enlarge the property with the addition of a front extension to the lounge on the west side (which would project forward of the existing front elevation by some 3.05 m and extend the existing lounge to 7.4m. The extension would have a hipped roof with a similar roof profile to the existing bungalow and be constructed in matching materials. The ground floor accommodation would be reorganised to relocate the main entrance to the front of the property, converting the eastern half of the existing lounge to form a new entrance hall (with stairs to a converted loft space) and relinquishing one of the two small back bedrooms on the ground floor, which would be incorporated into an extended kitchen/dining area. The present narrow entrance hall to the side would accommodate a relocated ground floor bathroom. The loft space would be converted to provide two new upstairs bedrooms with ensuite facilities. Matching north- and south-facing dormer gables with hipped, tiled roofs would be constructed within the main roof structure and a total of three velux rooflights would be added in the roof for additional daylighting to both ensuites and the front bedroom. The loft conversion would entail the removal of two of the three original chimney stacks, the stack on the west side being retained to serve the extended and reconfigured lounge.
7. A brick built detached double garage with a hipped roof would be erected in the re-graded front garden served from a spur off the widened driveway. The garage would be sited 9m back from the front boundary.

## Representations Received

8. Advertised on site and in the press and adjacent and neighbouring occupiers were notified. A further neighbour has inspected the plans and discussed his concerns with the case officer relating to overshadowing.

| Issues Raised  | Response        |
|--|-----------------|
| Front extension is out of character with the surroundings, the garage is too large in height and width and would detrimentally affect the outlook of immediate neighbours.   | See para. 12-14 |
| (Norwich Society) The provision of a garage to the front of the property is not good practice and extending the building line forward spoils the period feel of this classic 1930s bungalow. The garage may not necessarily be used for vehicle storage. | See para. 15-17 |
| Front extension to lounge would tend to overshadow the immediate neighbour (no.7) whose property is close and at a lower level, with consequent reduction in light during part of the day.   | See para. 18    |
| The rooflights proposed on the east side would cause problems of direct overlooking into the garden and conservatory of number 11 due to the difference in level between the neighbouring properties. Obscure glazing required.                          | See para. 19    |

## Consultation Responses

9. The Tree Protection Officer confirms that there are no significant arboricultural implications.

## ASSESSMENT OF PLANNING CONSIDERATIONS

### Relevant Planning Policies

#### Relevant National Planning Policies

PPS1 – Delivering Sustainable Development  
PPS1 Supplement – Planning and Climate Change  
PPS5 – Planning for the Historic Environment

#### Relevant Local Plan Policies

##### City of Norwich Replacement Local Plan 2004

HBE8 – Development in Conservation Areas.  
HBE12 - Design

EP20 – Sustainable use of materials  
EP22 – Residential Amenity

## **Supplementary Planning Documents and Guidance**

Thorpe Ridge Conservation Area Appraisal – adopted March 2007..

10. National policy in PPS1 seeks to ensure that development is located appropriately and accessibly in accordance with sustainable principles and taking appropriate account of the effects of climate change. PPS5 requires that new development should not harm the significance of designated heritage assets including Conservation Areas. City of Norwich Replacement Local Plan saved policy EP20 promotes the use of sustainable and energy-efficient materials in construction, whilst saved policy EP22 requires that development should not harm the amenity of existing or potential future residents and neighbours through noise, odour, light pollution or loss of outlook and daylighting. Saved Local Plan policy HBE8 requires that development in Conservation Areas should not have a detrimental impact on their character, appearance and historic interest, taking account of advice in any adopted Conservation Area Appraisal. Policy HBE12 encourages a high quality of design which respects the character and townscape of the City, with special attention paid to the height, scale, massing, and form of new development.
11. The main planning issues here are the general impact of the proposed extension on the form and scale of the existing bungalow, the appropriateness of the scale of the extension and the siting of the new garage to the surrounding Conservation Area and its setting, and the impact of the development on the amenity and outlook of immediate neighbours.

## **Design**

### **Height, Form and Scale**

12. The proposed attic bedroom dormers, front extension and garage are considered to be generally well proportioned and well related to the existing bungalow. The form and massing of the new roof elements and garage would closely follow the roof profile and configuration of the present dwelling as well as using closely matching materials. It is acknowledged that the addition of bedroom dormers would increase its overall height and scale to some extent and the introduction of the extension on one side of the property would inevitably result in the loss of the lounge bay window and thus sacrifice the present regular proportions of the front elevation. There is, however, a precedent for the addition of an attic dormer on the adjoining property at number 11 which is arguably less well proportioned than those proposed for number 9.
13. It is apparent that the layout of the bungalow as it exists now is dated, cramped and poorly suited to modern requirements. The alterations will result in a significantly improved internal layout with more efficient use of living space. It is considered that the architect has taken care to respect the form and massing of the existing dwelling as far as possible and the proposal would not result in an overbearing or incongruous form of development in comparison with the neighbouring properties.
14. The garage is well designed and well-proportioned with sympathetic use of materials. The principal issue here relates to its siting to the front of the property and whether this can be accepted in the context of the setting of the building, the street scene and the character of the Conservation Area.

## **Environmental Issues**

### **Conservation Area – Impact on Setting**

15. The Norwich Society and immediate neighbours are concerned that the introduction of a detached garage in the front garden will have a detrimental impact on the setting of the house and the outlook of neighbours and that the proposals would be inappropriate both to the character of the 1930s bungalow and the wider Conservation Area. It should be noted that because of the topography of the site and the restricted depth of the rear curtilage, the only realistic opportunity to provide covered garaging is in the front garden, whether through an integral attached garage or the detached building now proposed. For similar reasons, the only practical means of providing additional living accommodation without completely sacrificing the proportions of the dwelling is to extend it upwards.
16. In terms of its overall architectural significance the bungalow is acknowledged to be a good example of its period but is neither listed nor locally listed and (given the generally sympathetic design approach to the extension and the limited architectural merit of adjoining modern properties) it is doubtful whether a refusal on design grounds could be substantiated.
17. It is acknowledged that the construction of a garage in the front garden would constitute a precedent for development in the front curtilage of these properties but it would be built at a lower level, set back from and screened from the road and its design is considered to be otherwise appropriate to the Conservation Area. It should be noted that the adjoining properties further west along Stanley Avenue are set further forward in their plots and the garage would therefore not extend significantly beyond the general building line and would not be unduly prominent in views along Stanley Avenue. The Council's conservation officers have raised no objections to the scheme. On balance therefore it is considered that the proposals would not compromise the setting of the dwelling or the Conservation Area as a whole and can be accepted.

## **Impact on Living Conditions**

### **Overlooking/Overshadowing**

18. The front extension is of limited depth and although set somewhat higher than the immediately adjoining front garden it is not considered that there would be significant loss of light or outlook to the neighbour who would continue to benefit from a good standard of daylighting. The issue of overshadowing has been discussed with the architect who has undertaken to provide annotated drawings demonstrating that there would be no unacceptable loss of light to habitable rooms. These should be available for display at the meeting.

### **Loss of Privacy**

19. The neighbour to the east side (number 11) has raised concerns about the impact of the velux rooflights on the privacy of her garden and conservatory. There are in fact no side-facing rooflights onto the neighbouring garden and the single rooflight on this side of the dwelling would be rear facing and set well up in the roof slope. The two rooflights on the west side (nearest to number 7) are similarly positioned at a high level and the one at the front of the property is proposed to be obscure glazed. Consequently there are unlikely to be any issues of loss of privacy to either neighbour provided that the obscure glazing is controlled by condition.

## **Trees and Landscaping**

### **Loss of Trees or Impact on Trees**

20. Two trees are indicated along the boundary with number 7 but neither would be affected by the building works. The Tree Protection Officer has confirmed that there are no arboricultural implications.

## **Traffic and Parking**

### **Parking and Access**

21. Access into the curtilage would be provided via an improved and resurfaced driveway with a spur to the new garage. It is recommended that a condition should be attached requiring details of any new entrance gates and front boundary walls/gates as well as details of the driveway surface treatment, which should be permeable rather than hard surfaced. Neighbours have raised concerns that the garage might be used for purposes other than the storage of vehicles, which would result in the standing of vehicles outside. The garage is clearly designed for vehicle storage and it is considered that

## **Conclusions**

22. The proposals constitute a significant alteration and modernisation to this 1930s dwelling which, though a good example of its period, is particularly dated with a poor internal layout and does not have any overriding architectural merit in comparison with other houses in Stanley Avenue and the wider Thorpe Ridge Conservation Area. On balance it is considered that the scheme design is acceptable, having addressed the constraints of the site and its context appropriately and providing additional living space to modern standards whilst respecting the form and character of the existing 1930s bungalow as far as is practicable.
23. The bungalow and its neighbour are set well back from the road in comparison to neighbouring dwellings in Stanley Avenue. Consequently the introduction of a garage in the front garden (whilst acknowledged to create a precedent) would not extend development beyond the general building line and would be well screened from most viewpoints. Accordingly the proposal is not considered to have a harmful impact on the setting of the building or the wider Conservation Area.
24. The extension is of limited depth and would not result in any significant overshadowing or overlooking to the immediately adjoining property. Similarly the positioning and orientation of dormer windows and rooflights would not have a significant impact on the outlook or privacy of either neighbour.

## **RECOMMENDATIONS**

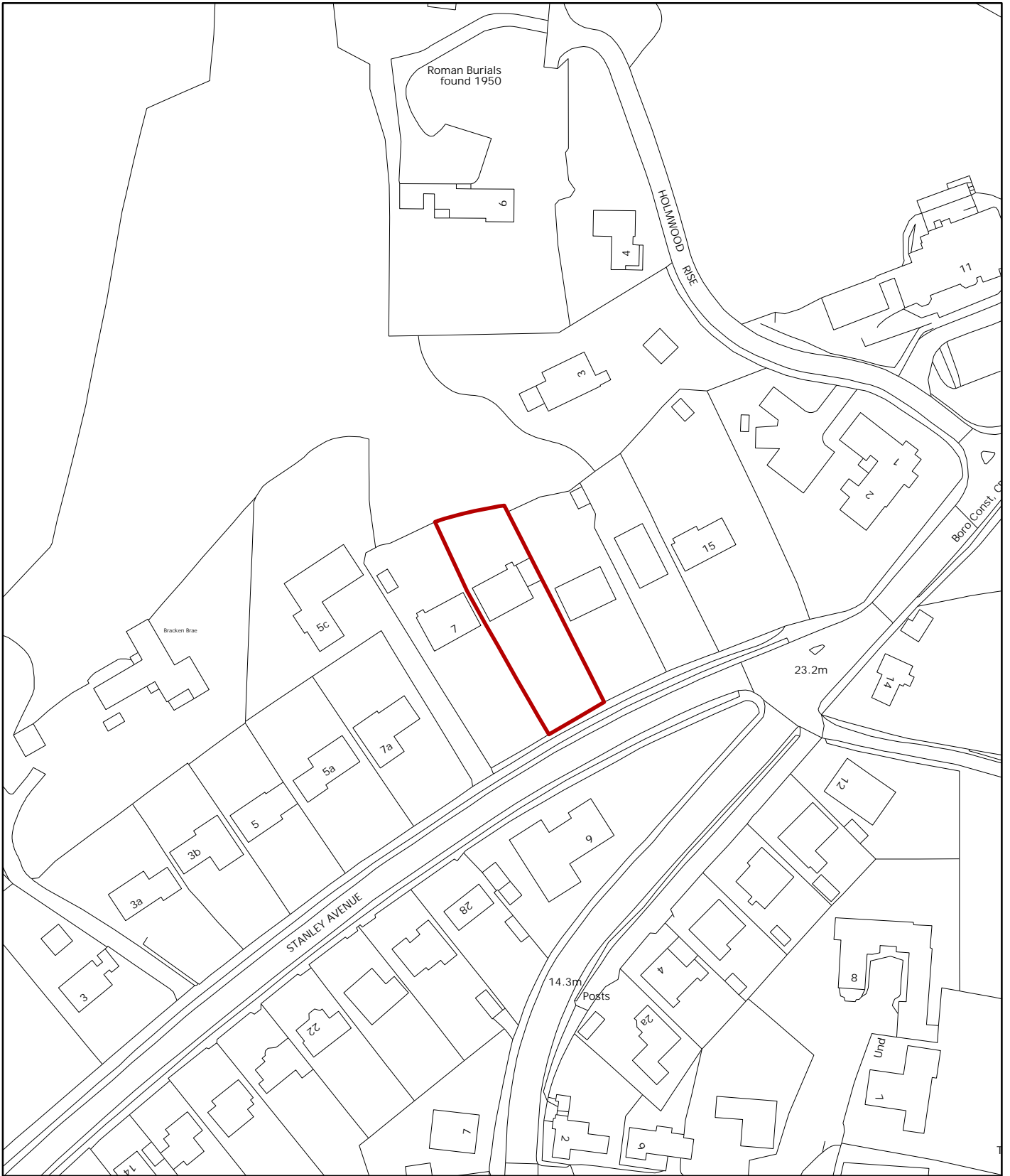
To approve Application 10/01583/F, 9 Stanley Avenue and GRANT PLANNING PERMISSION, subject to the following conditions:-

1. Standard time limit;
2. Roofing and facing materials to be agreed - samples to be submitted.
3. Details to be submitted of:
  - a) front boundary walls/fences and details of entrance gate
  - b) driveway surface treatment.
4. Velux rooflight in south-west roof slope to be obscure glazed

5. Development to be carried out in accordance with submitted plans.

(Reasons for approval:

The decision to approve this application and grant planning permission has been taken having regard to Planning Policy Statement 1 (PPS1) and its Climate Change Supplement, Planning Policy Statement 5, saved policies HBE8, HBE12, EP20 and EP22 of the City of Norwich Replacement Local Plan (adopted November 2004) and advice in the published Thorpe Ridge Conservation Area Appraisal. Subject to the conditions listed, the proposals are acceptable and accord with the provisions of the adopted development plan and with all other material considerations. The scheme is designed with some care to provide additional living space to modern standards whilst respecting the materials, form and scale of the existing 1930s bungalow as far as is practicable. The new garage, attic dormers and front extension are considered to be in keeping with the architectural character of the dwelling and the garage, although positioned to the front of the building would be well screened and would not result in an unacceptable impact on the setting of the dwelling, the street scene of Stanley Avenue or the character, appearance and heritage significance of the Thorpe Ridge Conservation Area. The limited depth of the extension and the orientation of the dormers and rooflights would not have a significantly detrimental impact on the amenity of neighbours through overshadowing or loss of privacy.



© Crown Copyright 2010 All rights reserved. Licence No. 100019747

Planning Application No - 10/01583/F  
Site Address - 9 Stanley Avenue  
Scale - 1:1,250

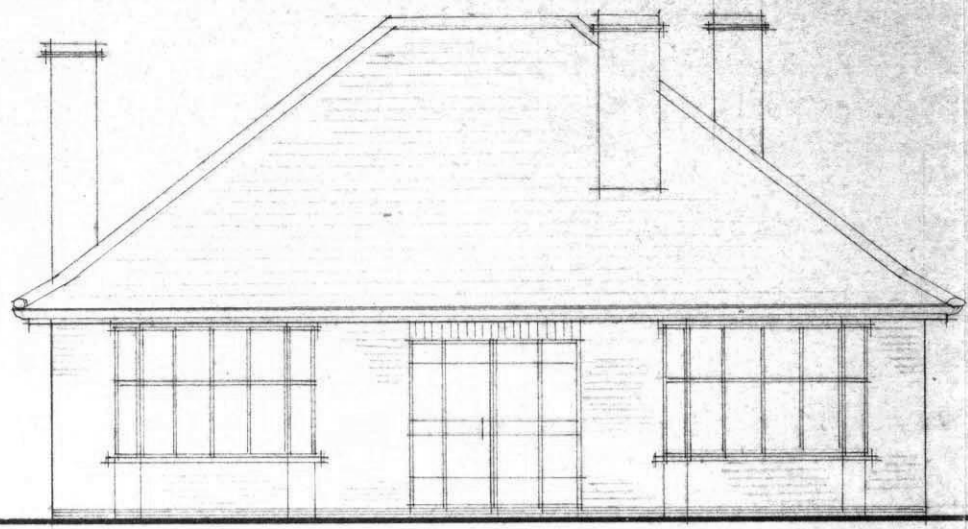


**NORWICH**  
City Council

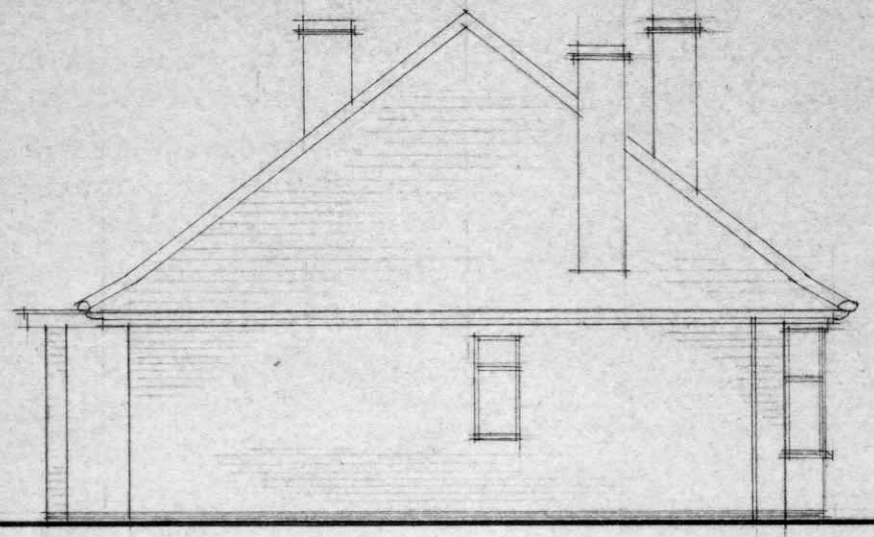
PLANNING SERVICES



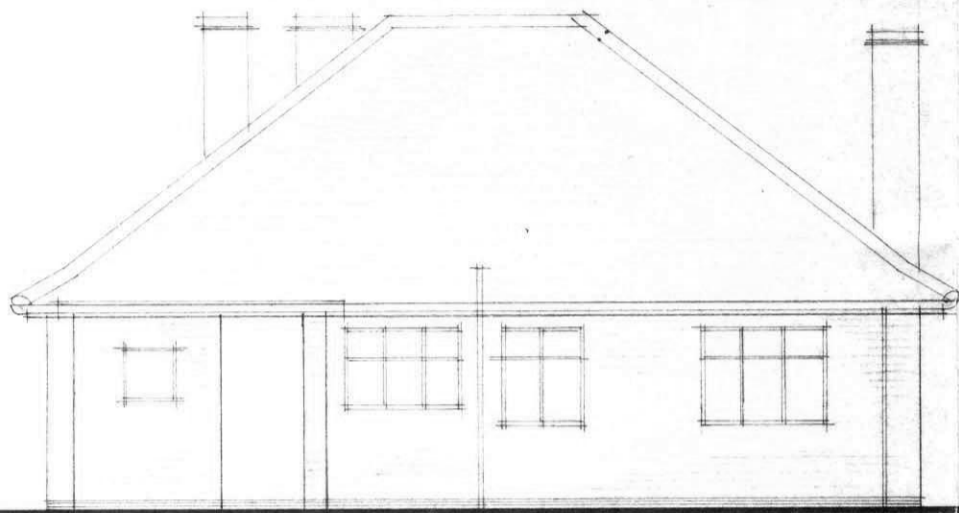




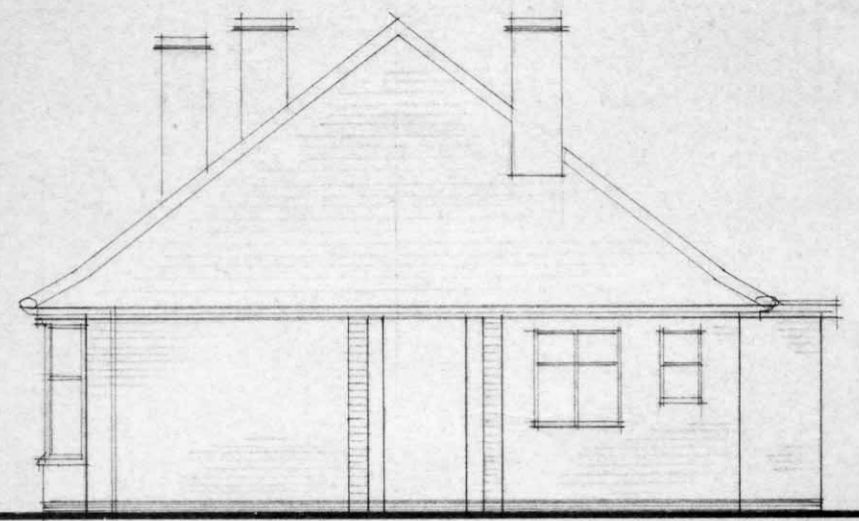
FRONT ELEVATION



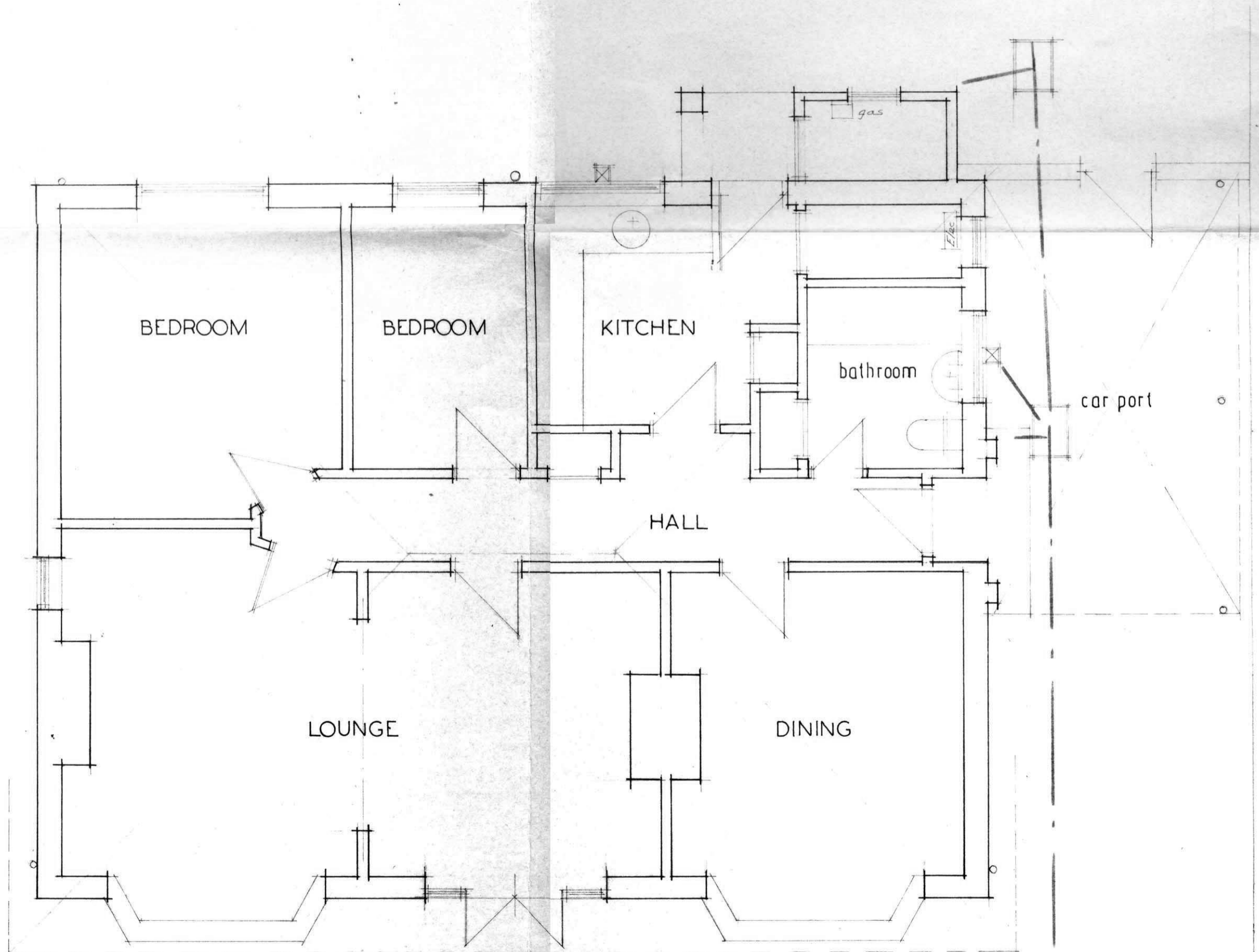
SIDE ELEVATION



REAR ELEVATION



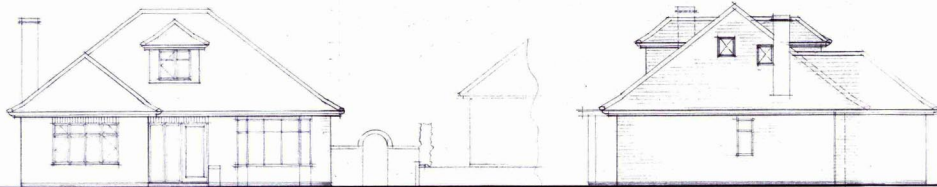
SIDE ELEVATION



plan

**Existing**





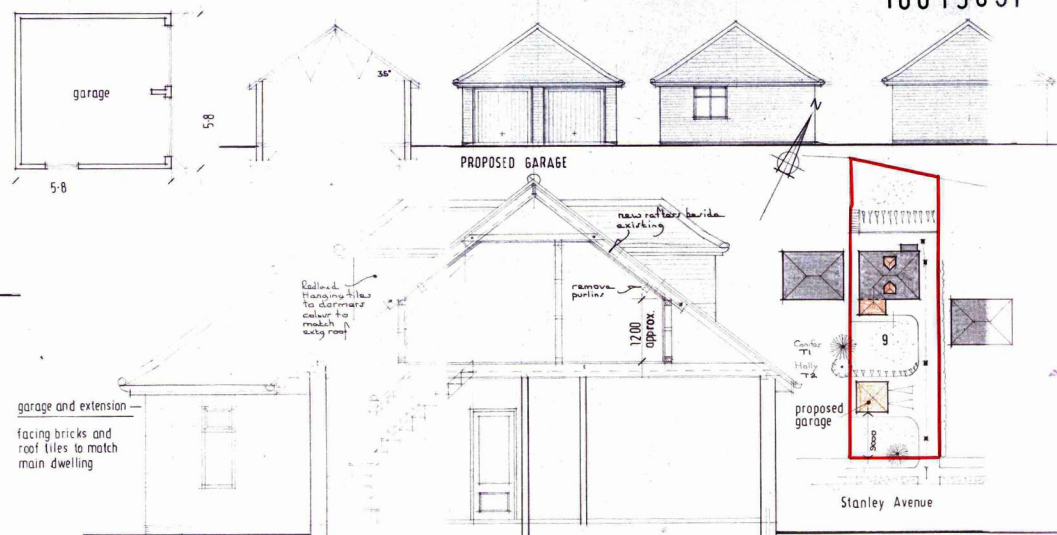
FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION

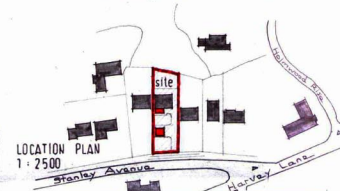
SIDE ELEVATION



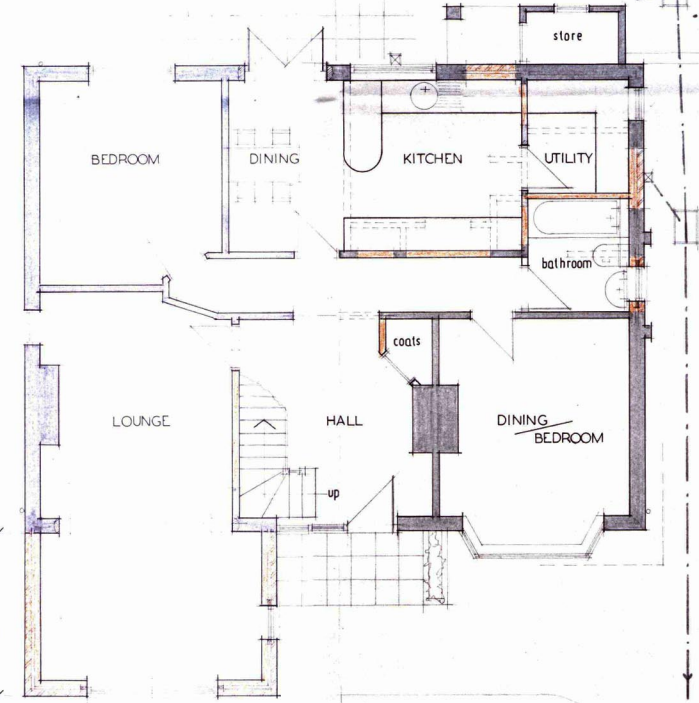
garage and extension - facing bricks and roof tiles to match main dwelling

section

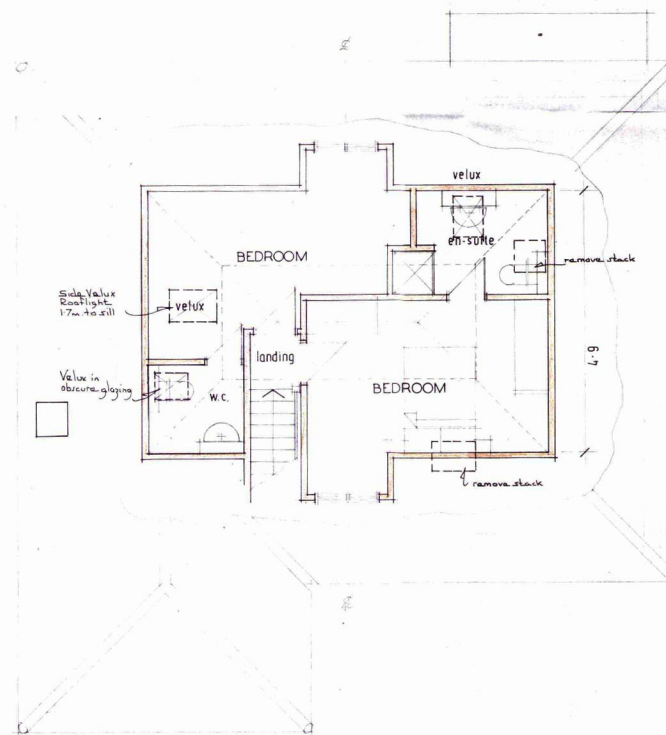
site plan 1:500



LOCATION PLAN 1:2500



ground floor plan



first floor plan - proposed

REVISIONS

|   |       |        |
|---|-------|--------|
| A | Amalg | Issued |
|   |       |        |
|   |       |        |
|   |       |        |

client  
MORRIS & NICHOLS

job  
EXTENSION TO FRONT OF A DWELLING, LOFT CONVERSION & ERECTION OF DOUBLE GARAGE  
9 STANLEY AVENUE NORWICH  
25 AUG 2010

scale 1:50, 1:100 date AUG '10

**BRIAN WALSGROVE**  
architectural services  
14 GANNERS HILL  
TAVERHAM  
NORWICH NR8 6XL  
Tel & Fax: (01603) 861317