

Report for Resolution

Report to Planning Applications Committee
Date 1 March 2012
Report of Head of Planning Services
Subject 11/02238/F 86 Netherwood Green Norwich NR1 2JG

Item
5(4)

SUMMARY

Description:	Erection of single storey rear extension to provide wheelchair access.
Reason for consideration at Committee:	Objection received from a local Councillor Petition received from neighbouring residents
Recommendation:	Approve
Ward:	Lakenham
Contact Officer:	Mr Ted Leggett Senior Planning Technical Officer 01603 212539
Valid Date:	23rd December 2011
Applicant:	Mrs Neherun Choudhury
Agent:	Mr Chris Larter

INTRODUCTION

The Site

Location and Context

1. The proposal site is an end terrace property, on the (approximate) north-western extreme of a row of six. The rear gardens of these properties face (approximately) south-west
2. The general area is populated by houses of similar, if not the same, design, and a number of properties within the area (including No. 90 in the same row) have extensions of a similar scale to the proposal

Constraints

3. There are no relevant constraints

Topography

4. The site is relatively level, and the property next door (87) is built at the same height. The houses further down the terrace are slightly stepped down in pairs going north-east

Relevant Planning History

There is no relevant planning history.

Equality and Diversity Issues

There are significant equality/diversity issues. A housing needs report from an Occupational Therapist at Norfolk County Council has been submitted to support the application. This sets out the disabilities of the applicant and the minimum housing requirements. The needs of the applicant are a material planning consideration and this has been addressed as part of the assessment.

The Proposal

5. The proposal is for a single storey rear extension to provide disabled facilities and wheelchair access.

Representations Received

6. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation was received from a local Councillor, and one petition from 17 neighbours was received citing the issues as summarised in the table below.

7.

Issues Raised	Response
The proposal would change the character of the area	Please refer to paragraph 13
The proposal will cause overshadowing to number 87	Please refer to paragraph 12
The proposal is excessive, and the needs of the owner could be met within the current fabric of the building	Please refer to paragraph 14
The proposed window will cause problems because it is beside a public footpath	The proposed ground floor window included with the application would be considered permitted development, and therefore is not relevant in this instance
The extension is too large in scale, and will take up approximately half the garden.	Please refer to paragraph 13
Velux rooflight is too small to provide light	The velux rooflight in the proposal will complement the amount of light to be provided by the new rear facing windows of the proposal

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

Impact on Living Conditions

Overlooking and loss of privacy

8. The proposal will not overlook any neighbouring property to a further level than the existing house. The proposed ground floor window to the side extension will overlook a public footpath, however this window would be considered Permitted Development

Overshadowing

9. Due to the orientation of the site, the neighbouring house (87) would suffer a small degree of loss of light, and some slight overshadowing. In this case, this impact is not considered to be unacceptable. It is worth noting that should the extension be built 1m shallower in depth and up to 1m higher, it would be considered permitted development, and could also result in increased overshadowing of the neighbouring property.

Overbearing Nature of Development

10. The proposed design is considered of a suitable scale relative to the existing and neighbouring properties and would not be overbearing. The proposed extension covers less than 50% of the curtilage of the house. There are at least 6 houses within a very close proximity, including one on the same row of houses, that have had extensions of a similar scale built, and it is considered that the proposal would not be detrimental to the living conditions or amenities of neighbouring residents.

Design

Layout

11. The layout has been designed according to necessity. The occupants of the house require a ground floor bathroom. Due to physical constraints within the property, it is not possible to enlarge the current upstairs bathroom to accommodate wheelchair access, and to still provide suitable bedroom space. The downstairs bedroom will also provide access to the garden for the user.

Form

12. There are extensions of myriad design within close proximity of the site, and it is considered that the design of the extension will take a form that will be visually unobtrusive, and in keeping with the area. The materials indicated would suitably match and/or complement those of the existing house

Scale

13. The design is of suitable scale, is not overbearing and is in keeping with other

extensions within close proximity.

Height and Density

14. The height of the proposal has been reduced to as low a height as possible. It is worth noting that a slight alteration in design would allow an extension 1m higher to be built under permitted development rights.

Equality and Diversity Issues

Disability

15. The applicant is disabled and requires wheelchair accessibility, and the proposal will enable the applicant to remain in their dwelling and increase their amenities and living conditions greatly without causing significant harm to those of others.

Conclusion

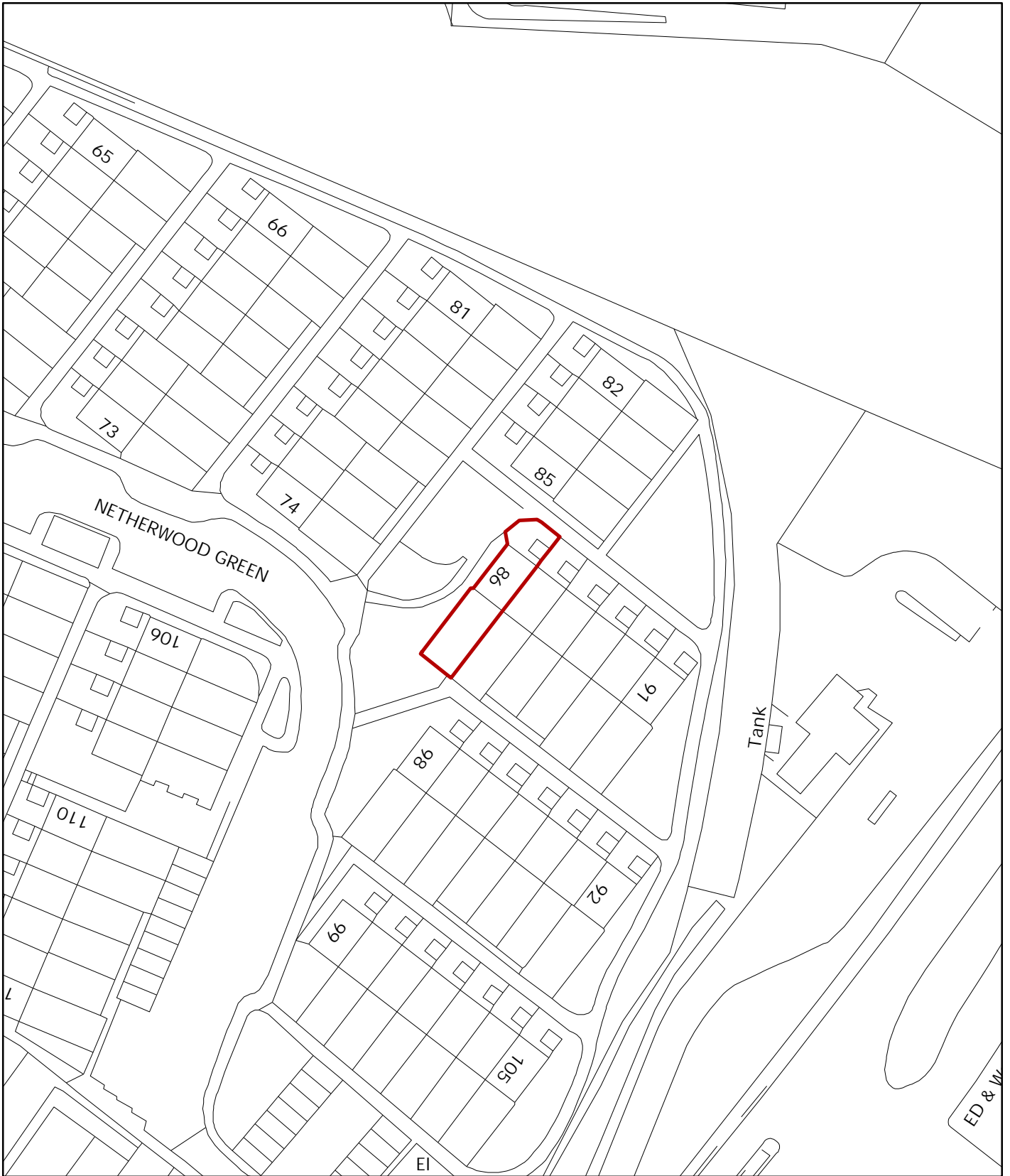
16. Having considered relevant policy and other material considerations, it is considered that the design is acceptable. Although the proposal may result in some limited increased overshadowing, it is unlikely to have a significant detrimental impact upon the living conditions of neighbouring residents. The particular needs of the applicant have been taken into consideration and on balance it is considered that the proposal accords with the criteria set out in 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 11/02238/F 86 Netherwood Green and grant planning permission, subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. The development hereby approved shall be carried out in accordance with the plans and details as specified on this decision notice.
3. The materials to be used shall be in accordance with the plans and details as specified on this decision notice

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, Planning Policy Statement 1 and Diversity and Equality in Planning- A good practice guide. Having considered relevant policy and other material considerations, it is considered that the extension is of acceptable design and will not have a significant adverse impact on the neighbouring properties. The proposal will significantly improve the living accommodation for the applicant's family especially bearing in mind the specific needs relating to the applicant's disability.



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Planning Application No 11/02238/F
Site Address 86 Netherwood Green
Scale 1:750



NORWICH
City Council

PLANNING SERVICES

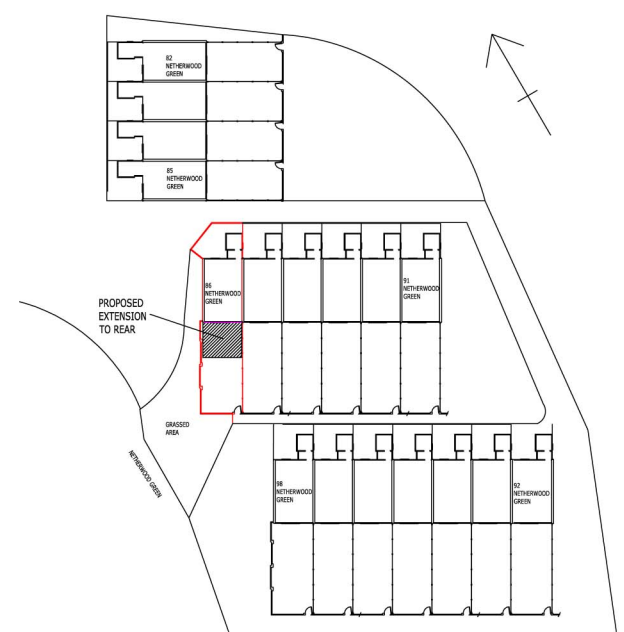


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Existing Details:

- 2-Storey end terrace ex local authority property, 3-bedrooms to first floor
- Timber framed with brick gable external skin
-
- Pintile to front and rear first floor outer skin
- Timber cladding to ground floor outer skin
- Utility room extension to ground floor from rear elevation with felt clad flat roof
- Brick wall to LHS rear garden boundary
- Timber fence to RHS rear garden boundary
- Double glazed PVCu window to GF rear lounge, Single glazed centre pivot timber windows to rest of property.

Proposed Details:

- Single storey extension to rear elevation house bedroom and shower room suitable for wheelchair access.
-
- Brick external skin to match gable end
- Width 4950mm
- Length 4500mm

CLIENT: Mrs Neherun Choudhury

ADDRESS: 86 Netherwood Green,
 Norwich, NR1 2JG

PROPOSED SCHEME: Extension to rear elevation

REF: 6163/ 12 SCALE: 1/500

DRAWN BY: CPL DATE: Dec 20

PLEASE DO NOT SCALE FOR CONSTRUCTION PURPOSES

ALL DIMENSIONS MUST BE CHECKED ON SITE