

Report for Resolution

Report to Planning applications committee
Date 20 October 2011
Report of Head of planning services
Subject 11/01507/F 58A Mount Pleasant Norwich NR2 2DQ

Item
5(2)

SUMMARY

Description:	Erection of two storey extension and single storey conservatory to rear of property, replacement windows, conversion of coach house to residential use and removal of the existing pitched roof canopy at the front of the house and replacement of the front bay window.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Town Close
Contact Officer:	Mr Kian Saedi Planner 01603 212524
Valid Date:	24th August 2011
Applicant:	Mr And Mrs J Harben
Agent:	Mr Kevin Cole

INTRODUCTION

The Site

Location and Context

1. The site is located on the north-east side of Mount Pleasant, within the Newmarket Road conservation area. The site is surrounded by listed and locally listed buildings although the application building itself is a 1970s house with a 19th century coach house to the rear.
2. The dwelling subject to this application is a two storey detached property featuring cream coloured facing bricks and plain concrete roofing tiles. The coach house to the rear of the property is constructed of red bricks with the ground floor level painted white. The roof of the coach house features a mono-pitched slate roof.
3. The property features a relatively deep front garden and is well screened from the road by extensive vegetation growth and a two metre high gate leading to the driveway running along the eastern side of the property.
4. The house has been designed in a style typical of the 1970s and architecturally it is a little out of keeping with houses in the surrounding conservation area.

Constraints

5. The site is located within the Newmarket Road conservation area.

Planning History

11/01092/F - Erection of two storey extension and conservatory to rear of property, replacement windows, erection of wrought iron balcony to front elevation and conversion of coach house to residential use. (Withdrawn- 09/08/2011)

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

6. The proposal is for the erection of a two storey extension and single storey conservatory to the rear of the property, replacement of windows, conversion of the coach house to residential use and removal of the existing pitched roof canopy at the front of the house and replacement of the front bay window.

Representations Received

7. 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.

8.

Issues Raised	Response
The coach house was not constructed with residential use in mind. The shared wall dividing the two properties may be insufficient to prevent noise and smell disturbances.	See paragraph 13
The new roof upon the coach house is likely to be heavier than the existing roof and this may put additional strain on this shared end wall of the neighbouring property (number 56). The strain on this end of the house will be further exacerbated by internal works proposed as part of the coach house conversion.	See paragraph 13
The two-storey extension will result in a feeling of enclosure within the garden of number 56 Mount Pleasant and will cut out the view of the sky.	See paragraph 11
The two storey extension will block light to the garden of number 58 Mount Pleasant, in particular to the conservatory which is located parallel to the proposed extension.	See paragraph 11

Consultation Responses

9. No external consultee responses.

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

HBE8 - Development in Conservation Areas

HBE12 - High quality of design in new developments

EP22 - High standard of amenity for residential occupiers

Other material considerations

Written Ministerial Statement: 23 March 2011: Planning for Growth

Draft National Planning Policy Framework July 2011

Principle of Development

Policy Considerations

10. The principle of the two-storey extension is acceptable providing that the scheme is acceptable in design terms (saved policy HBE12 of the City of Norwich Replacement Local Plan) and with regards to the likely impact upon neighbouring amenity (saved policy EP22 of the City of Norwich Replacement Local Plan). The use of the coach house is to be used as ancillary to the main dwelling house and will not be leased or sold as a separate dwelling unit. Any planning permission will be conditioned to stipulate such a restriction.

Impact on Living Conditions

11. Over-shadowing

Due to the orientation and scale of the two storey extension which is located to the

centre of the rear of the existing building and not adjacent to the boundary, the garden at 58 Mount Pleasant will experience some degree of overshadowing. The applicant has submitted a sun path analysis illustrating the impact of the development upon overshadowing for the months of March, May and July. It can be seen that the two storey extension will increase the length of time that the rear garden of number 58 will be partially overshadowed for, and this will especially be the case over the winter months when the sun is lower in the sky. However, the extent of overshadowing is not considered to be significant enough to have an unacceptable impact upon neighbouring amenity in this instance.

The two-storey extension will extend a further four metres from the rear of the property and the potential feeling of enclosure and loss of the view of the sky for the occupants of 56 Mount Pleasant has been raised as an objection to the proposal. It is considered that the two-storey extension is set sufficiently back from the curtilage of number 56 so as not to result in an overbearing form of development. The partial loss of the view of the sky from some windows within number 56 is not a material planning consideration.

12. Loss of Privacy:

One window is proposed to be installed on the 1st floor north elevation of the two storey extension in the bathroom. The window is small in size and top hung and to prevent any possible issue of overlooking to number 58, any planning permission will be conditioned to require that this window be obscure glazed to a minimum level 4 Pilkington standard of obscurity.

13. Structural Issues:

A neighbour objection has been received regarding the suitability of the coach house for residential purposes given the structural integrity of the building and location of the shared party wall between number 58A and number 56. The applicant proposes to install a 'Gyproc' sound wall to be fixed to the party wall in order to provide sound insulation. The issue of whether the coach house is fit for residential purposes in terms of its physical structure and the need for sufficient sound reduction levels between the two buildings is a matter to be controlled via Building Regulations.

Design

14. The two storey extension will extend four metres from the existing rear elevation of the property and will measure approximately 4.5 metres in width. The two storey element of the scheme will involve an extension to the existing hipped roof of the dwellinghouse, spanning half the width and two thirds of the depth of the existing dwelling house. Although significant in size, the site is located on a relatively large plot and the two storey extension is not considered to be over dominant in appearance. The bricks and roofing tiles to be used on the extension have been selected to match those on the existing dwelling house.
15. The single storey conservatory will measure 3.4 metres in width and 4.5 metres in depth. The applicant proposes to build a traditional timber conservatory to provide a breakfast area off the kitchen. The design of the conservatory is considered acceptable and to respect the character of the dwellinghouse and wider conservation area but this is partly dependent on ensuring a suitable choice of materials to be incorporated into the design. A condition will therefore be added to any permission to require material samples to be used on the conservatory to first

be submitted to and approved in writing by the Local Planning Authority before development commences.

16. The applicant proposes to remove the mono-pitched roof and install a new dual pitched roof to the coach house in order to provide sufficient head height for the residential purposes proposed. The remaining work to the coach house involves the installation of doors and windows to the existing openings in the building. The proposed slate is considered an improvement from the existing asbestos sheeting on the coach house roof. Due to the historical significance of the coach house building, it is considered necessary to condition any permission to require material samples of the slate and red brick to be used in the development to ensure that the character of the coach house is adequately respected.
17. All windows on the property are to be replaced with a more traditional style of hardwood casement window and windows to be used on the two storey extension are proposed to match the replacement windows on the existing dwellinghouse as closely as possible. It was suggested that the applicant incorporate longer sash-type windows on the first floor front elevation of the property. However, the applicant subsequently expressed the desire to retain the proposed casement windows in order to utilise the existing window openings on the property and to maintain a consistent design across the whole of the property. This is considered acceptable and not a reason to object to the proposal on design grounds. In order to ensure that windows to be used in the scheme are acceptable in design terms, any planning permission will be conditioned to require joinery details to be submitted to and approved by the Local Planning Authority before development commences.
18. The final element of the proposal is the removal of the pitched roof canopy at the front of the property and replacement of the existing ground floor bay window with a more substantial and traditional design more akin to the adjoining property (number 58). The applicant has confirmed the materials to be used on the bay and this is considered to be satisfactory. It is recommended that any permission be conditioned to ensure that 'making good' is carried out following the removal of the existing canopy.

Equality and Diversity Issues

Disability

19. Although the conversion of the coach house is for the purpose of providing accommodation for the applicant's disabled son there are no significant equality issues as the use of the coach house, being ancillary to the main dwelling house would be an acceptable use in any event, putting aside the disability issue. The applicant proposes to comply with Building Regulations part M in respect to access to the building and facilities available for disabled persons.

Conclusions

20. The two most pertinent elements of the proposal in respect of potential impact upon residential amenity involve the two-storey extension and conversion of the coach house for residential purposes. Any potential overlooking will be negated by ensuring that the first floor bathroom window on the two storey extension is obscure glazed to a minimum level 4 of Pilkington standard of obscurity. The two storey extension will result in a degree of overshadowing to part of the rear garden of number 58, but the extent of overshadowing is not considered significant enough to detrimentally affect residential amenity to an unacceptable level. The location, orientation and scale of the two storey extension are such as not to present an

overbearing effect on the living conditions of adjacent properties. Whilst concern has been raised regarding the suitability of the coach house for residential use and the potential for noise and odour spillage onto 56 Mount Pleasant, the applicant has proposed soundproofing measures and the matter of whether the building is physically suitable for residential purposes is something covered by Building Control and not Planning in this instance. Planning permission will be conditioned to ensure that the use of the coach house is for purposes ancillary to the main dwelling house only.

21. The design of the proposal is acceptable and it is considered that taken cumulatively, the scheme will enhance the appearance of the Newmarket Road conservation. In order to ensure that the proposal is acceptable in design terms, any planning permission will be conditioned to require material samples and window joinery details to be submitted to and approved in writing by the Local Planning Authority before any development commences.
22. It is considered that following the imposition of conditions the proposal is acceptable and will meet the policy objectives of PPS1 and 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 HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan 2004 and all other material considerations.

RECOMMENDATIONS

To approve Application No (11/01507/F – 58A 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 plans;
3. Samples of materials to be used in the development, including bricks and roofing materials, shall be submitted to and approved in writing prior to commencement;
4. The first floor bathroom window on the north elevation of the two storey extension shall be obscure glazed to a minimum of level 4 Pilkington standard of obscurity;
5. Development shall not commence until details of the joinery of all windows have first been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved and shall be retained as such thereafter;
6. The residential use of the coach house shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 58A Mount Pleasant. At no time shall it be sold, leased or occupied independently from the main dwelling nor shall the common ownership or occupation of the coach house and main dwelling be severed.
7. Requirement to make good the front elevation wall of the dwelling house following the removal of the existing canopy.

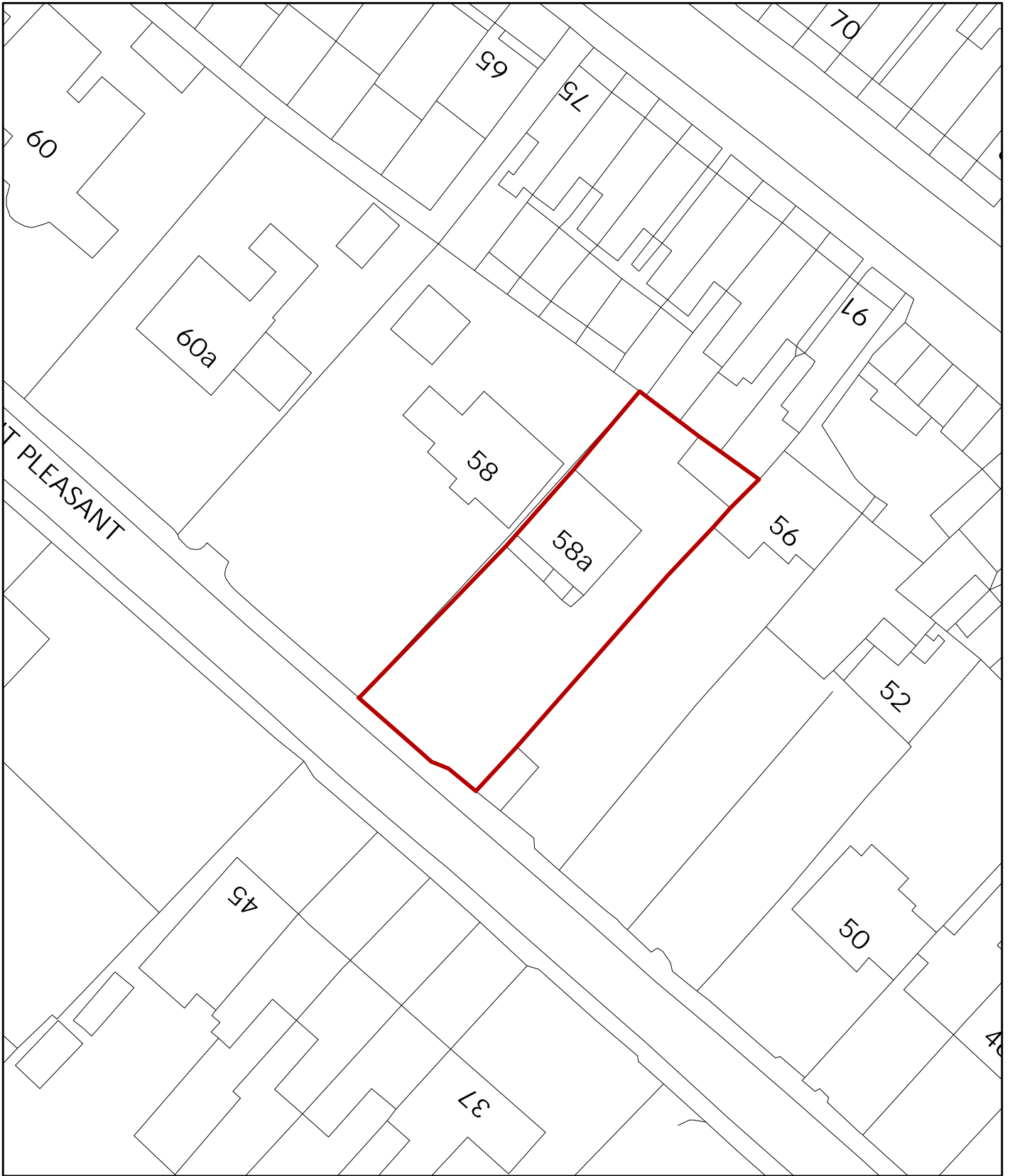
Reasons for approval:

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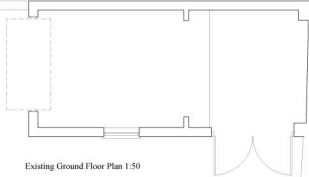
Planning Application No 11/01507/F
Site Address 58A Mount Pleasant
Scale 1:500



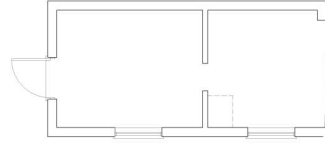
NORWICH
City Council

PLANNING SERVICES





Existing Ground Floor Plan 1:50



Existing First Floor Plan 1:50

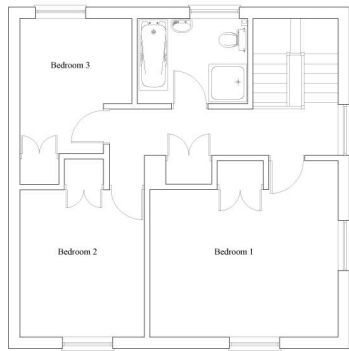


North elevation West Elevation

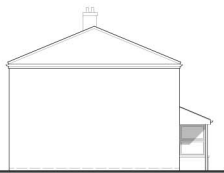
Existing Elevations 1:100



Existing Ground Floor Plan 1:50



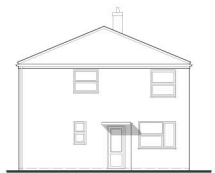
Existing First Floor Plan 1:50



North Elevation



South Elevation



East Elevation



West Elevation

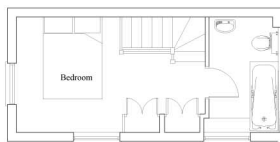
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<p>Client Mr and Mrs J Harben</p>		
<p>Drawing Title 56a Mount Pleasant Norwich</p>		
<p>Sketch proposal</p>		
Date	Scale	Ref
25.05.11	1:50 1:100	
DWG No.	Drawing No.	Rev
11/257	PL01	

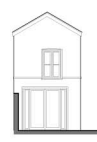


Proposed Ground Floor Plan 1:50

Small Gypsum board used to party wall. PVA Gypsum board Fibreglass mesh with skim. Prime bonded high performance slab within floor. 2-layers of Gypsum wallboard fixed to liner with skim finish.



Proposed First Floor Plan 1:50

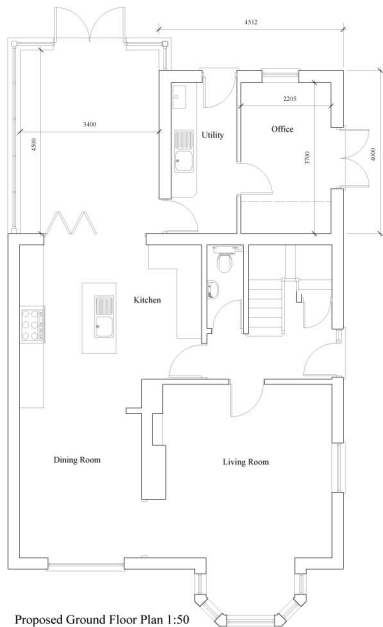


North elevation

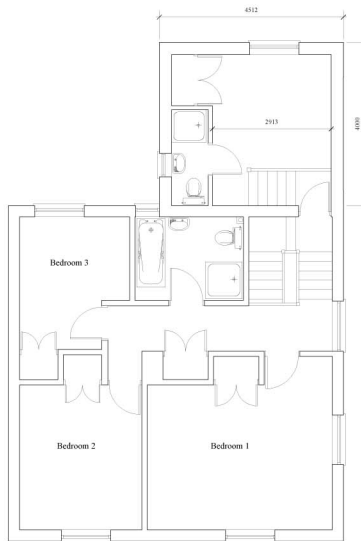


West Elevation

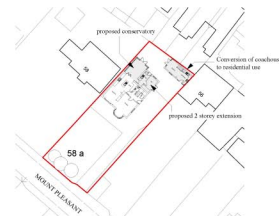
Proposed Elevations 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Site Plan 1:500



North Elevation



South Elevation



East Elevation



West Elevation

Proposed Elevations 1:100

D18 01 13 Induction module added to substation
 C18 01 13 Building method - Induction absent
 B11 01 13 Block plan site plan added - Over site, on
 A11 01 13 Block plan site plan added - Over site, on

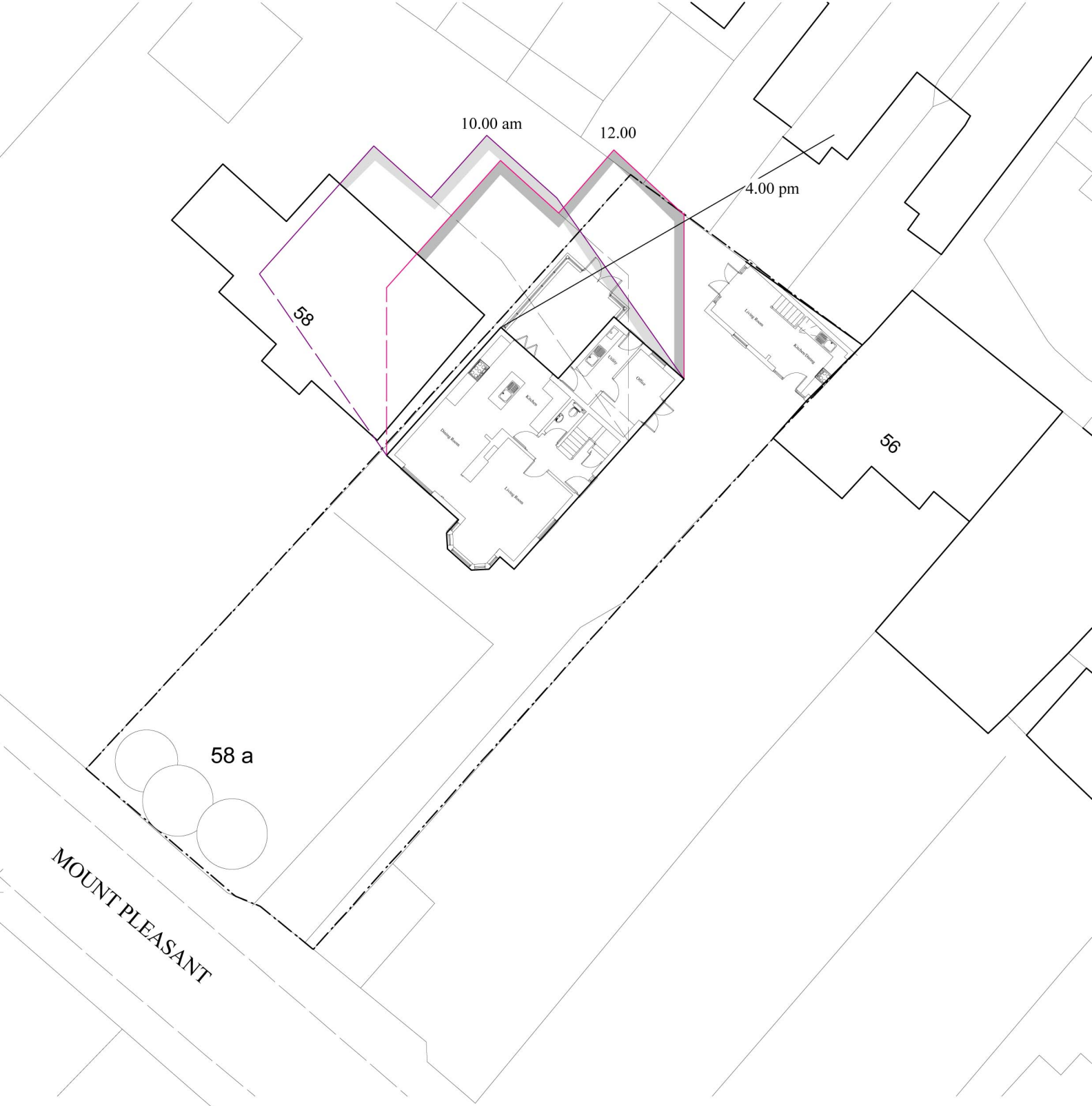
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 mj@cole.co.uk

Client:
Mr and Mrs J Harben

Drawing Title
**58a Mount Pleasant
 Norwich**

General Arrangement

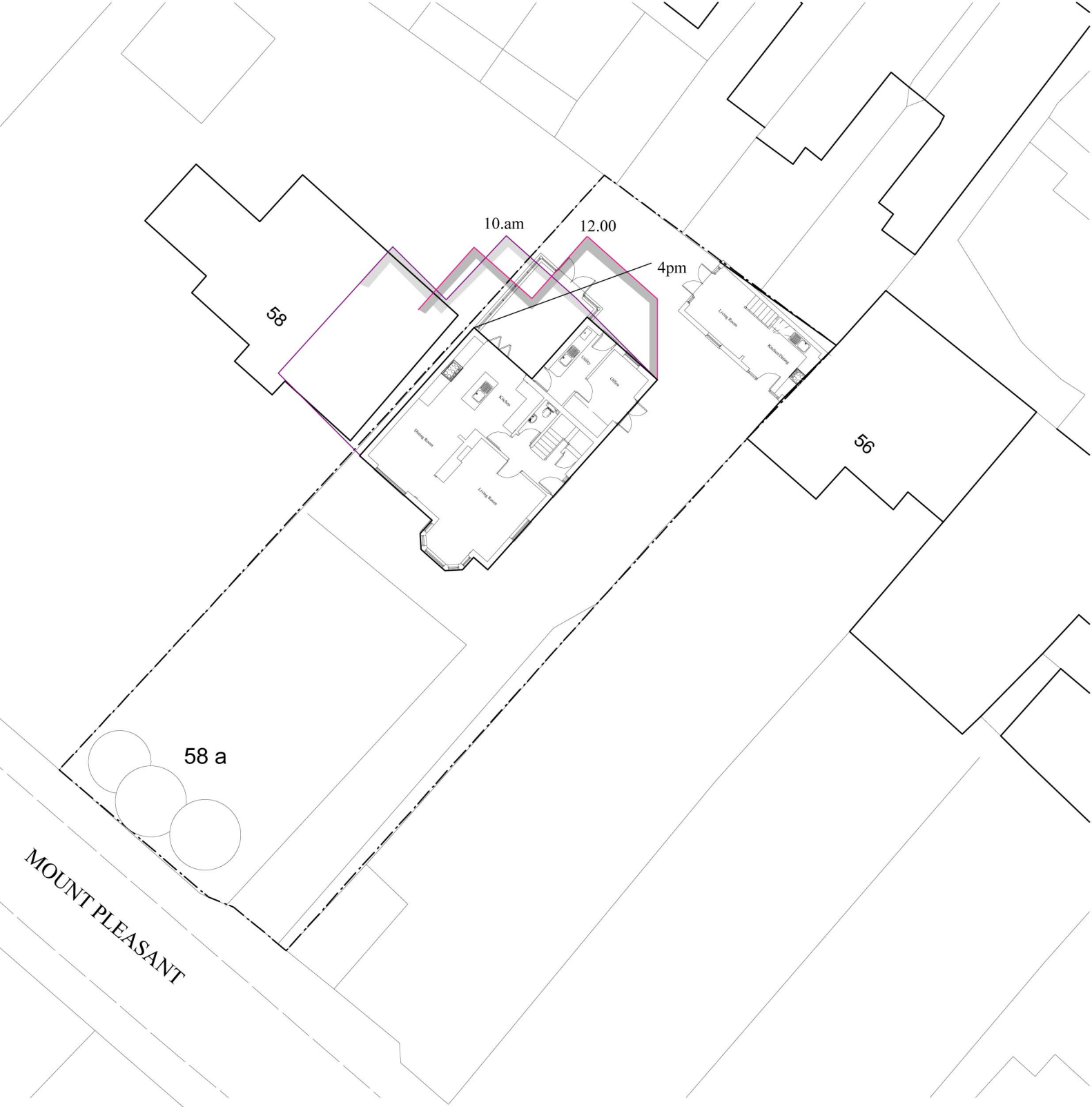
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58a No.	Drawing No.	Page
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March

10.00 am Azimuth 145 degrees Altitude 25 degrees
 Midday Azimuth 180 degrees Altitude 35 degrees
 4.00 pm Azimuth 240 degrees Altitude 15 degrees

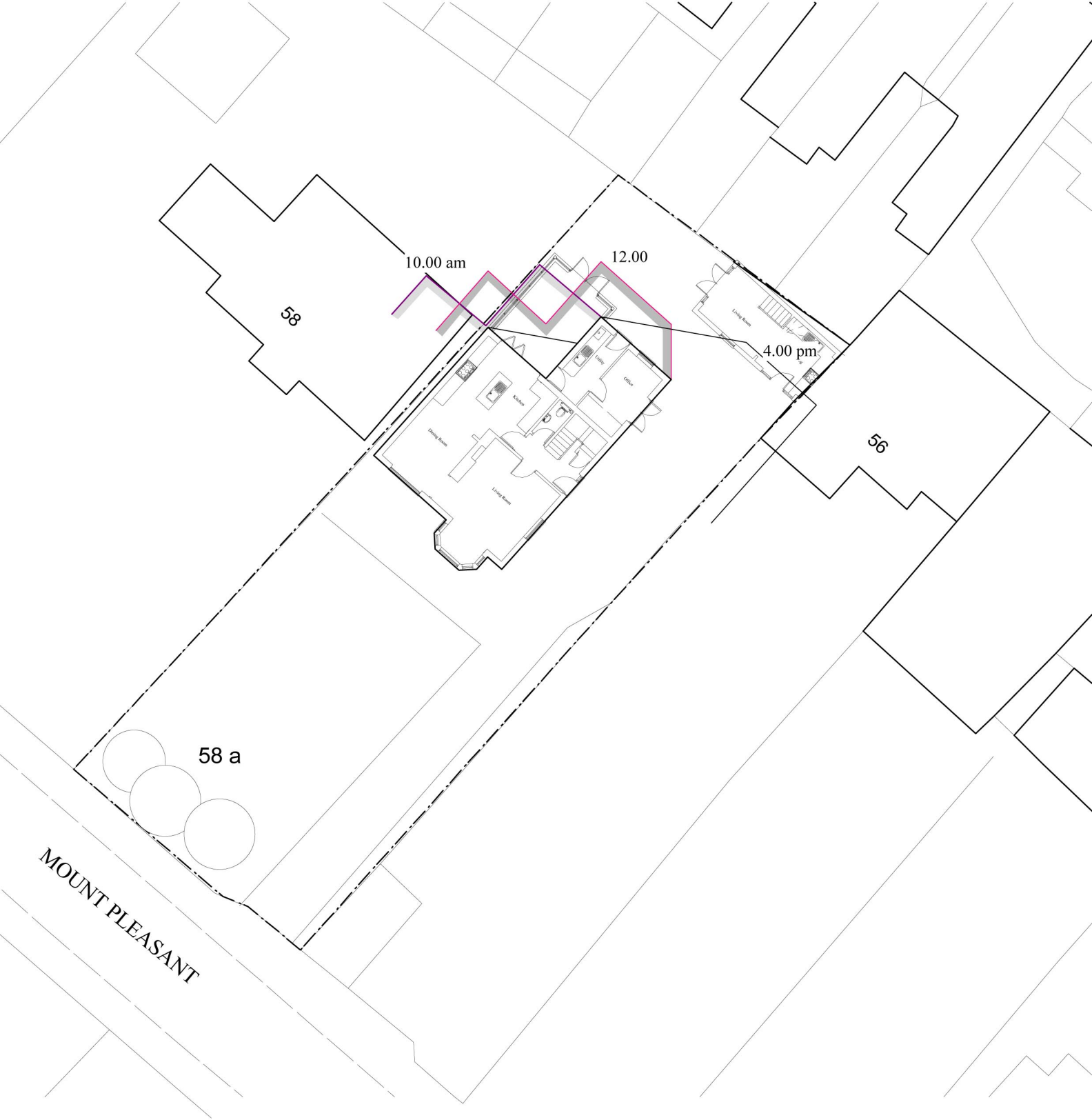




May

10.00 am Azimuth 135 degrees Altitude 42 degrees
 Midday Azimuth 180 degrees Altitude 52 degrees
 4.00 pm Azimuth 250 degrees Altitude 30 degrees





July

10.00 am Azimuth 130 degrees Altitude 52 degrees
 Midday Azimuth 180 degrees Altitude 62 degrees
 4.00 pm Azimuth 260 degrees Altitude 35 degrees

