

centre of the garden.

Constraints

5. There are no specific constraints associated with this site

Topography

6. This is a flat site with the two storey property to the north being at a slightly higher level.

Relevant Planning History

No recent planning history

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

7. It is proposed to erect a single storey pitched roof extension to the rear which would comprise clay facing brick walls to match the existing and Sandtoft dark grey pan-tiles on the roof. The extension would allow for a larger bathroom and larger kitchen/breakfast room and sitting room. It is also proposed to replace the existing garage with a bedroom. The existing kitchen and sitting room would be converted to a bathroom and bedroom respectively, with one of the existing bedrooms forming part of the proposed kitchen/breakfast room. There would therefore be an increase from three to four bedrooms and a significant increase in the size of the kitchen, sitting room and bathroom compared to the existing.
8. The new gable end extension would be west facing and would project from the rear of the dwelling. The dimensions of the extension project westwards by approx. 7 metres at a width of some 10 metres.
9. The proposal also includes the laying of new porous brindle brick weave paving to the front and alterations to the existing 0.9 metre high wall to the front boundary allowing for an additional entrance to the property.

Representations Received

10. 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.
- 11.

Issues Raised	Response
Impact of the proposal on layout, general design and character of the estate in relation to the original design concept.	See paragraphs 23-31
Size of the extension is so large that it	See paragraphs 23-31

could adversely affect the character of the houses and bungalows in the area thus altering the original intention of good balance of housing and green space.	
Contrary to the carefully controlled layout of Eaton Rise in that all buildings must comply with the building line marked on the original building plans	See paragraphs 23-24
No.17 is one of three bungalows sited between houses and this is carefully reflected in its neighbouring properties to the west	See paragraphs 23-31
The extension would increase the depth by 7 metres spoiling the rear garden alignment and placing development close to the boundary	See paragraphs 26-31
Its pitched roof would reach the height of the existing roof bring it close to view from our garden	See paragraphs 26-31
60% of the site would be built on.	See paragraphs 26-31

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Sustainable development

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

SS1 – Achieving sustainable development

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

HBE12 - Design

EP22 – Residential amenity

Other material considerations

Draft National Planning Policy Framework July 2011

Written Ministerial Statement: 23 March 2011: Planning for Growth: Support of enterprise and sustainable development.

Principle of Development

Policy Considerations

12. The principle of the development is assessed using the following key policies being design (HBE12) and residential amenity (EP22). The key components of policy HBE12 are that a proposal should demonstrate that appropriate attention has been made to height, scale, massing and form of the new development. Policy EP22 requires that all proposals have a high standard of amenity for residential occupiers including day lighting and privacy to a habitable room and provision of a suitable private garden. This policy does not have prescriptive rules relating to required garden size and distances between new extensions and adjoining properties as these issues are assessed on a case by case basis

Impact on Living Conditions

Noise and Disturbance

13. No additional noise or disturbance to neighbours is expected as a result of the proposal. The amount and scale of accommodation proposed is consistent with normal activities associated in a residential context and would be unlikely to be detrimental in terms of its impact in this location.

Overlooking and loss of privacy.

14. It is noted that the extension will have 2 no. additional windows to the north boundary and 1 no. to the south boundary. The proposed kitchen breakfast area windows will be in relatively close proximity to south-west facing window of no.19's single storey extension. However, there is some vegetation on the boundary between the two dwellings which is expected to be retained. Given that the existing hedging acts as a partial buffer and the windows are not directly opposite each other, the degree of overlooking likely to be experienced is not considered to be unacceptable.

15. However, due to the proximity to the boundary of the proposal and taking into account that this section of the hedge is slightly lower than the rest of the hedge, it is considered appropriate to recommend that a boundary treatment condition be added to any approval, to ensure that acceptable boundary treatment is maintained or installed along this boundary to prevent unacceptable loss of privacy or overlooking from both proposed kitchen windows.

16. There will be no overlooking to no.15 to the south, as there is a 2 metre high close boarded fence between each property. Windows are also proposed to the rear elevation of the proposed extension and these would replace existing windows on the west elevation. Although they would be closer to the rear boundary than the existing, a distance of some 13 metres would be retained between the proposed rear elevation and the site boundary. As the proposed extension would also be single storey, no overlooking to the rear is likely to occur as a result of the development proposed.

Overshadowing

17. No.19 projects approximately 7 metres past the rear wall of the subject property having a single storey extension to its south elevation with a south-west facing window. The south facing window of no.19 would currently benefit from some south facing sunlight, although the garden room and existing hedging and other vegetation on the boundary would reduce the amount of light to some extent.

18. The proposed extension would itself project 7 metres to a point in line with the rear of no.19. Whilst this is expected to represent a slight reduction in sun light from the south, this is mitigated by the effect that no.19's extension would already be partially shaded by the garden room/hedging and the fact the proposed extension is relatively low profile at that point.
19. To the south, both properties currently have a 2 metre high close boarded fence between them on the boundary. Given that the roof is at its lowest point at the boundary and its northern relationship with no.15, no significant overshadowing is expected.

Overbearing Nature of Development

20. Whilst the proposal will represent an elongation of the existing property, the extension's relatively low profile roof will have the effect of minimising any adverse impact on the adjoining properties to the north, south and west.
21. The owner of the adjoining property to the west states that the projection of the extension would spoil the rear garden alignment of the bungalows and place it closer towards their boundary.
22. The council currently has no policy specifying minimum rear to rear distance between dwellings. The extension is not considered to have an adverse impact on the amenity of this property as it is of a relatively low profile and sufficient distance (13.5 metres to the rear boundary) to not adversely impact on the amenity (massing) of that property. This is also partially mitigated by the boundary fence and hedging between both properties.

Design

Area character

23. The site, its immediate relationship with adjoining properties and the residential character of the area are a key factor in assessing this proposal. One of the letters of objection mentioned that the proposal is contrary to the very carefully controlled layout of Eaton Rise set by Norwich City Council - stating that all buildings to comply with the building line marked on the original building plans.
24. No such restriction continues to exist in planning terms in respect of development proposals. The area is not characterised by one single style of dwelling or plot size. For example, to the north, east and further to the south, there are larger two storey properties on bigger plots. The three immediate properties to the south and those to the west are of single storey construction. The subject site represents the transition point between the line of bungalows and two storey properties to the north.
25. The materials to be used for the extension match the existing and are therefore considered to be acceptable. The front garden/driveway will be laid to brick weave and will be of a porous material reducing any rain water run off. The retention of part of the brick wall/planting and the street tree will have the effect of retaining some vegetation to the front of the property – therefore softening the property's impact on the street scene.
26. The replacement of the garage with a bedroom is considered acceptable as sufficient space would be retained within the frontage of the site to enable parking on site to be provided and the replacement of the existing garage doors with a window is unlikely to have a significant impact in design terms.

Layout and scale

27. Whilst not visible from the street, the proposal does represent a considerable addition in footprint to the property deviating from the original concept of similar bungalows to the south.

28. The existing plot was considered to be representative of some of the properties the area with the garden being similar to other similar style properties. Whilst the extension is considered to be quite large for the plot, it is of a size that leaves a garden that provides sufficient amenity space for the occupiers and the plot.
29. The adjoining two storey property to the north projects a further 7 metres past the rear wall of the subject property. This means that the single storey addition will not sit out of place when viewed in plan form.
30. The relatively low profile design will mean that the proposal will not have an adverse impact on the public realm. Its impact when viewed from the west is also considered acceptable and would be further reduced by the distance between each dwelling, the boundary treatment and garden landscaping.
31. In design terms, the proposal is considered acceptable in terms of its impact on the character of the area and the relationship of the existing dwelling with neighbouring properties. The appearance and scale of the extension would not be out of keeping with the existing dwelling and the resulting form and layout are considered acceptable.

Trees and Landscaping

Loss of Trees or Impact on Trees

32. No trees or hedges need to be removed in order to carry out the proposal. However it is recommended that a condition be imposed on any approval requiring further details of the construction methods to be submitted and approved due to the relatively close proximity of the extension with an existing conifer tree to the north.

Conclusions

33. The proposal is recognised to be a large addition to the existing dwelling and a deviation from its original design. However, given its stepped relationship with the adjoining property to the north, various single and two storey designs in the area, together with its relatively low profile design, it is considered to be acceptable in design terms.
34. The alterations to the driveway to the front will not unduly impact on the street scene or adjoining public property as porous paving would be used, some hedging will be retained and the existing street tree will help soften the property frontage.
35. The, size, position and profile of the extension in relation to the existing boundary treatment is not considered to result in any significant loss of amenity (use of the garden, overshadowing and overlooking) for the occupiers or adjoining properties.

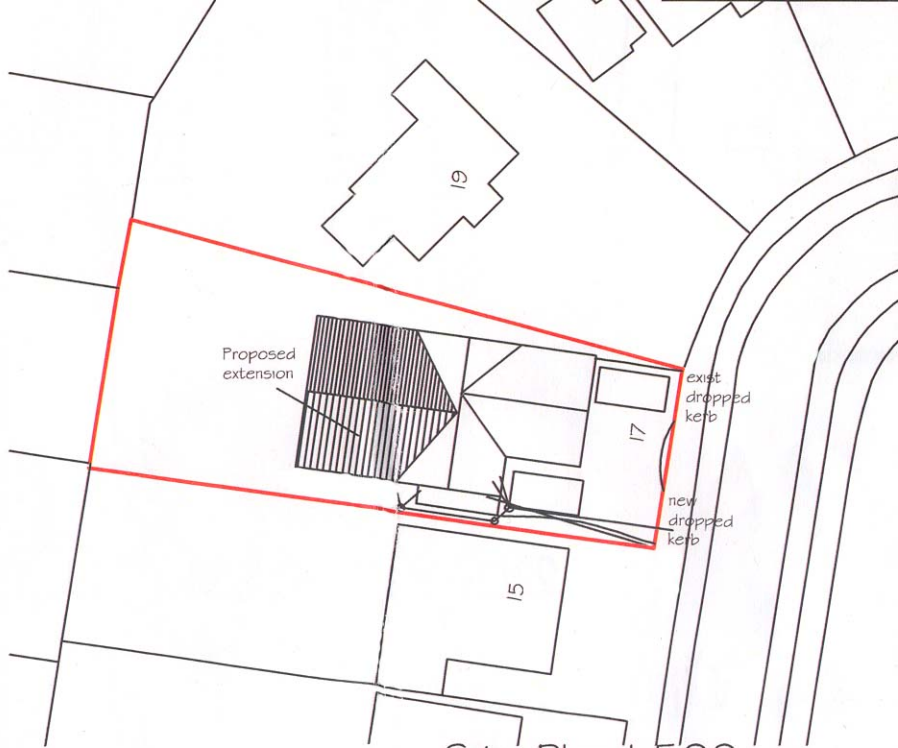
RECOMMENDATIONS

To approve application no. 11/02134/F and grant planning permission, subject to the following conditions:-

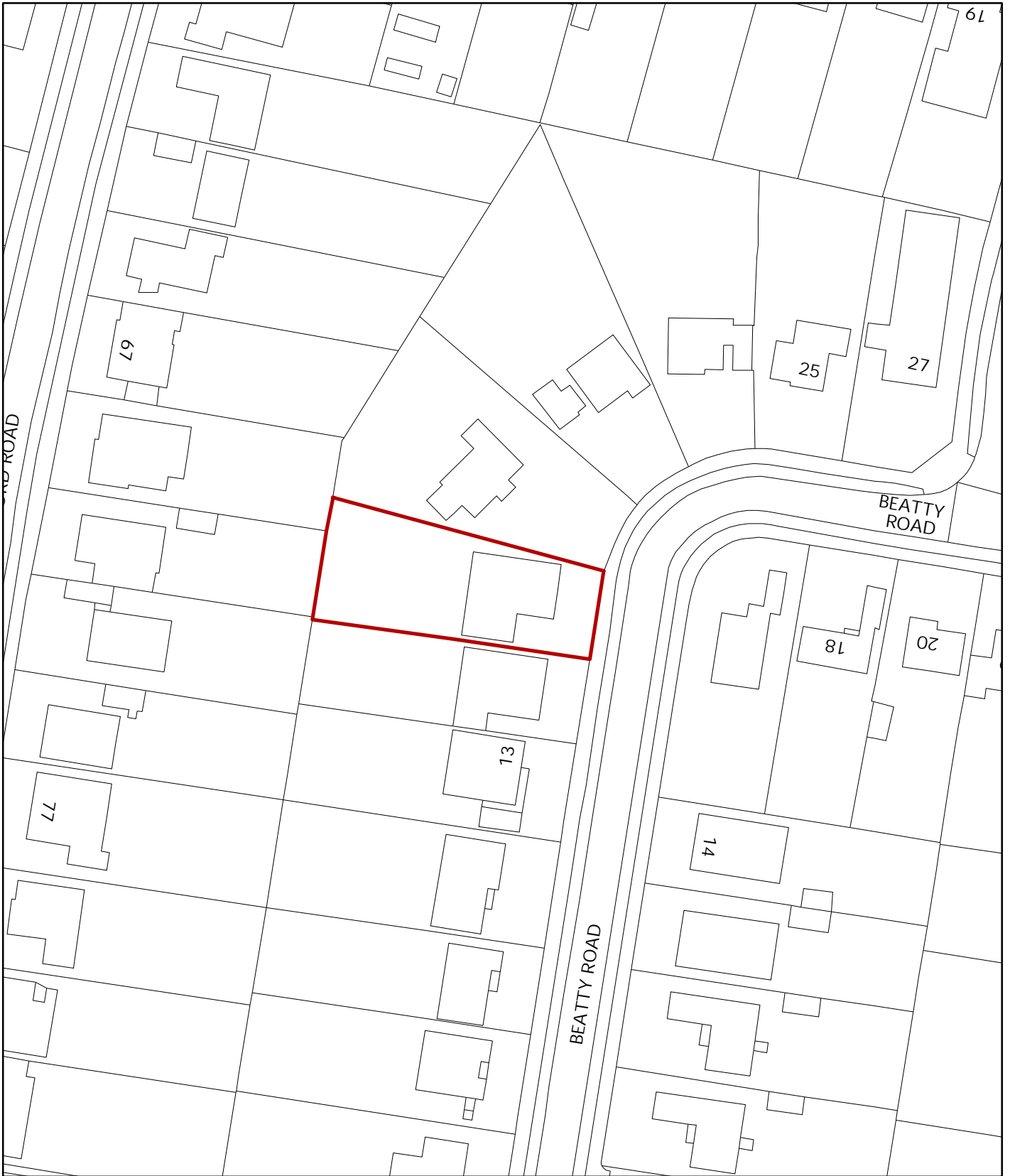
1. Standard time limit (3 years).
2. The development to be carried out in accordance with the submitted plans and details.
3. Details of boundary treatment to the northern boundary to be submitted and approved
4. Details of construction/ arboricultural method statement to be submitted and approved

Reasons for approval:

1. The proposal's position, scale and profile in relation to the streetscape, adjoining properties, existing boundary treatment and the varied residential character evident in the area is considered to be acceptable in design terms in compliance with policy 2 of the adopted Joint Core Strategy 2011 and saved policy HBE12 of the City of Norwich Replacement Local Plan 2004.
2. The proposal's position, scale and profile in relationship to adjoining properties and existing boundary treatment would not lead to a significant loss of amenity in respect of overshadowing or overlooking to any adjoining property in compliance with saved policy EP22 of the City of Norwich Replacement Local Plan 2004.



Site Plan 1:500



© Crown Copyright and database right 2012. Ordnance Survey 100019747.

Planning Application No 11/02134/F
Site Address 17 Beatty Road
Scale 1:750



NORWICH
City Council

PLANNING SERVICES

