

**Report to** Planning applications committee  
**Date** 5 June 2014  
**Report of** Head of planning services  
**Subject** 14/00509/F  
2A, Kingston Square, Norwich, NR4 7PF

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**Item**  
**4(6)**

## SUMMARY

<b>Description:</b>	Installation of front and rear dormer windows at first floor level.
<b>Reason for consideration at Committee:</b>	Objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Eaton
<b>Contact Officer:</b>	Lara Emerson - Planner (tel: 01603 212257)
<b>Valid Date:</b>	11th April 2014
<b>Applicant:</b>	Mr Wayne Biterlick
<b>Agent:</b>	Mr Nigel Hurrell

## INTRODUCTION

### The Site

#### Location and Context

1. The site is located on the north-eastern side of Kingston Square which lies between Unthank Road and Newmarket Road to the west of the city. The area is characterised by detached bungalows and two-storey residential dwellings set in generous plots.
2. The property is a chalet-style dwelling with a steeply pitched roof providing accommodation over two floors.

#### Constraints

There are no specific constraints on the site.

#### Planning History

No recent planning history.

#### Equality and Diversity Issues

There are no significant equality or diversity issues.

### The Proposal

3. The proposal is for the installation of three dormer windows- two on the front roof slope and one on the rear roof slope at 2A Kingston Square as part of a wider

proposal to create additional internal living space. Materials are to match existing.

4. A single storey rear extension is also shown on the submitted plans but since it falls within permitted development rights, it will not be considered within this application.

## **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.

6.

<b>Issues Raised</b>	<b>Response</b>
Rear dormer will lead to overlooking of rear habitable rooms at 18 Upton Close	Paragraph 11
The proposals are contrary to saved policy EP22	Paragraphs 9-11
The bricking up of the existing end window will have a detrimental impact on the outlook from the first floor of 2 Kingston Square	Paragraph 10
The dormers will lead to a loss of light to the first floor windows of 2 Kingston Square	Paragraph 9
The rear dormer should be moved to the south-east end, the dormers should be reduced in size and render should be applied to the first floor of the north-west elevation	The application must be considered as it stands

## **Consultation Responses**

7. Consultee: NCC Natural Areas Officer  
Date of response: 13/05/14  
Comments: This property is located in an area that offers good bat habitat. Bats will use a variety of buildings, both old and modern, for roosting purposes but I consider that due to the type of construction of this property and the nature of the proposed works a specific bat survey is not required in this instance. However, the applicant should be advised that, in the unlikely event of roosting bats being encountered during the course of works, all activity in the immediate vicinity must cease and Natural England should be contacted for advice. If the property is used by bats at all, it would almost certainly be as a summer roost so if works were to be carried out between October – March inclusive it is highly unlikely that any bats would be present.

## **ASSESSMENT OF PLANNING CONSIDERATIONS**

### **Relevant Planning Policies**

#### **National Planning Policy Framework:**

Statement 7 – Requiring good design

## **Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011:**

Policy 2 – Promoting good design

Policy 12 – Remainder of Norwich area

## **Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004:**

NE8 - Management of features of wildlife importance and biodiversity

HBE12 - High quality of design

EP22 - High standard of amenity for residential occupiers

## **Emerging DM Policies:**

DM2 - Ensuring satisfactory living and working conditions

DM3 - Delivering high quality design

DM6 - Protecting and enhancing the natural environment

## **Policy Considerations**

8. The most relevant policies are policies HBE12 and EP22 of the Replacement Local Plan 2004 which relate to design and residential amenity.

## **Impact on Living Conditions**

### **Loss of Light**

9. The front and rear dormers add minimally to the mass of the building and are not located at the edge of the roof. As such, only a marginal increase in overshadowing to side windows at 2 Kingston Square for a short period of the day can be expected.

### **Loss of Outlook**

10. The proposals will have no impact on the outlook of neighbours.

### **Loss of Privacy**

11. The proposals involve the bricking-up of an existing first-floor side-facing bedroom window which faces directly towards a first-floor window at 2 Kingston Square 5 metres away. Therefore, the privacy of the neighbouring property, 2 Kingston Square, is likely to significantly improve. The only windows proposed on the dormers face towards the front and the rear. 18 Upton Close is approximately 20m away from the proposals to the rear and views from the rear dormer would be at an angle. As such, the privacy of neighbours is sufficiently protected.

## **Design**

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

12. The modest sized dormers will sit comfortably within the street scene, especially since the adjacent property, 2 Kingston Square, has a front dormer of similar design. The size and form of the proposals is appropriate to the dwelling and does not dominate the existing built form.

### **Materials**

13. It is important for the materials to match those of the existing dwelling since the front dormers will be visible from the street. As such, a condition is recommended to this effect.

## **Protected Species**

14. As advised by the council's Natural Areas Officer, the works have the potential to disrupt roosting bats. As such, an informative is recommended which advises the applicant not to carry out works between October – March and to seek advice if

bats are discovered.

## **Conclusions**

15. The proposal is acceptable in terms of its impact on residential amenity. Subject to a condition ensuring that external materials match existing, the design is also considered to be acceptable. As such, the proposals accord with the relevant policies and the application should be approved.

## **RECOMMENDATIONS**

To approve application number 14/00509/F for 2A Kingston Square and grant planning permission, subject to the following conditions:

- 1) Standard 3 year time limit
- 2) In accordance with plans
- 3) Materials to match

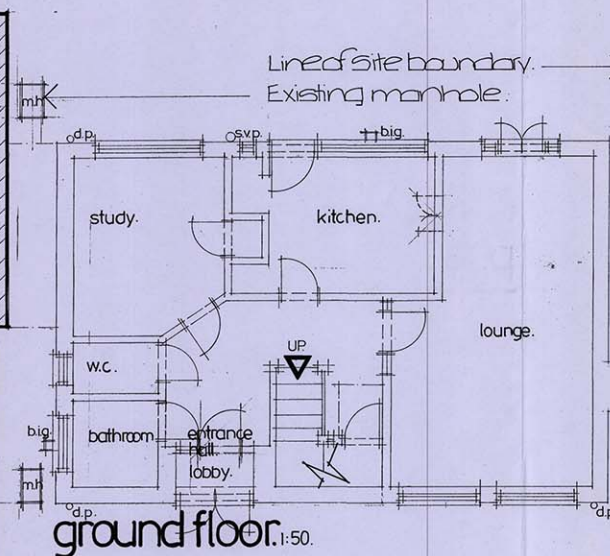
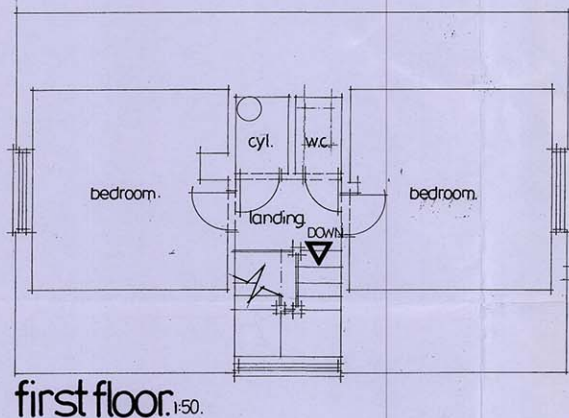
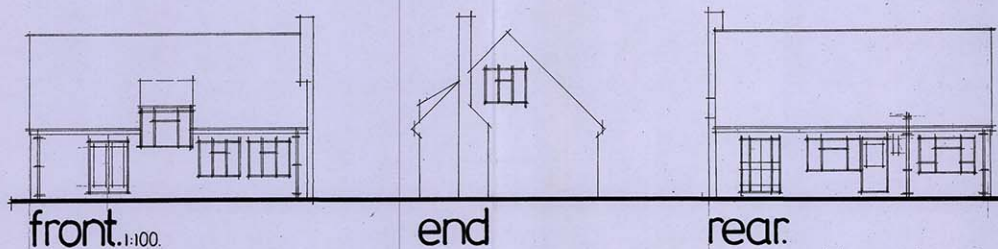
Informative:

- 1) The applicant is encouraged to carry out works between October – March to avoid disrupting roosting bats. In any case, if bats are discovered, the applicant should cease work and contact a qualified ecologist or Natural England for advice.





# EXISTING.

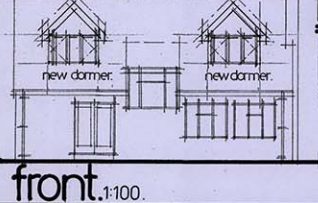


DOORS/WINDOWS/GLAZING:- All glazing to critical areas to be toughened. Double glazed sealed units constructed from 16 glass with 20mm air gap. New windows to achieve 1.6W/m<sup>2</sup>K and doors to achieve 1.8W/m<sup>2</sup>K. New frames are to be set back 30mm into the cavity. All safety glazing to comply with BS 6206 P8. Fire escape window fe. to have a clear opening of 150mm x 260mm with sill max 1100mm above finished floor level.

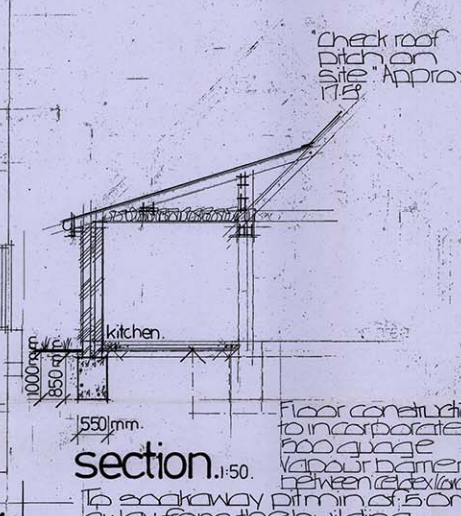
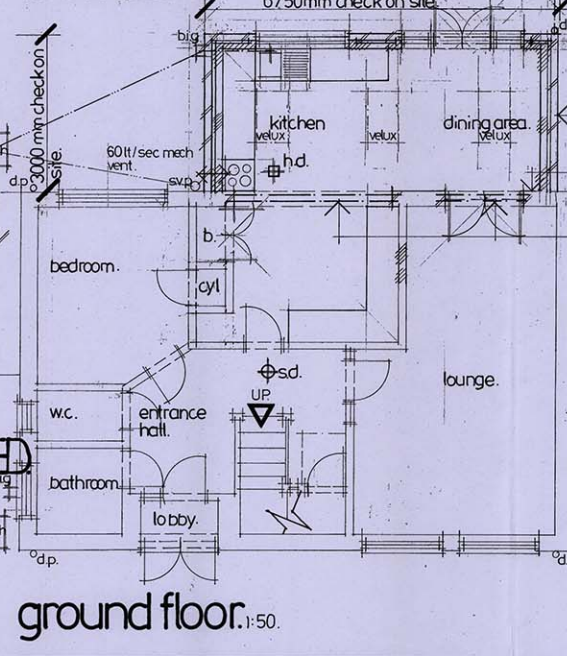
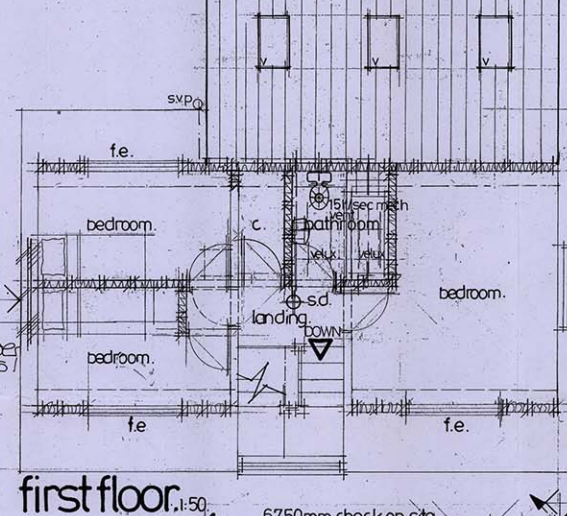
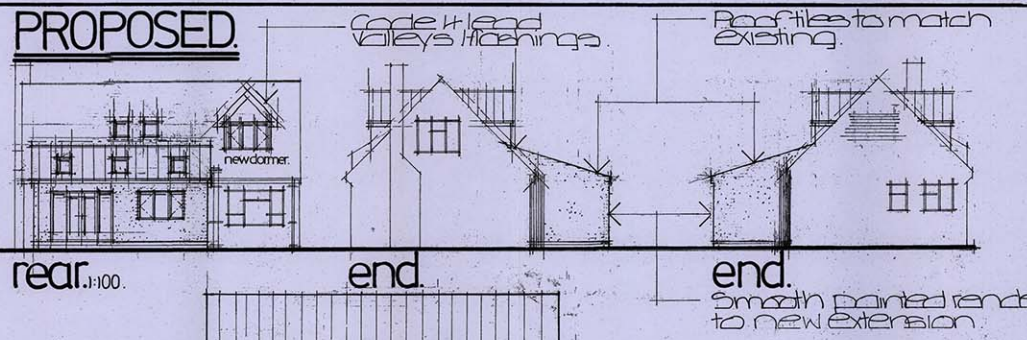
ELECTRICS:- All electric work to be undertaken by Electrical Contractor to satisfy Part P of the building regs and provide the homeowner with completion certificate. 15% of new lighting to be energy efficient light fittings. Ensure all electrical sockets and switches are fitted between 1150mm and 1700mm above finished floor level.

sd. Permanently wired to consumer unit and interlinked smoke detector.

hd. Permanently wired to consumer unit heat detector.



# PROPOSED.



New extension to be securely fixed to existing line of site boundary. Plaster existing wall surface.

Upon site investigation check existing lintels are satisfactory to take additional loads if not re-new with carnic anix lintels with min 150mm end bearing.

# PROPOSED

**NOTE.**  
Builder to check all setting out details on site.

N.H. BUILDING DESIGN.  
18 PLASSET DRIVE, ATTLEBOROUGH, NORFOLK, NR17 2NU. Tel: 01953-455715.

client: Proposed rear storey extension at 2A Kingston Square, Norwich.

scale: 1:50, 1:100.

date: December 2013.

drawing n°: NH/13/76/1 rev A.

