

Report for Resolution

Report to Planning Applications Committee
Date 23 August 2012
Report of Head of Planning Services
Subject 12/01350/F 3 Poplar Avenue Norwich NR4 7LB

Item
5 (2)

SUMMARY

| | |
|---|---|
| Description: | Erection of single storey rear extension. |
| Reason for consideration at Committee: | Objection |
| Recommendation: | Approve |
| Ward: | Eaton |
| Contact Officer: | Jo Hobbs Planner 01603 212526 |
| Valid Date: | 26th June 2012 |
| Applicant: | Mr Scott McDonnell |
| Agent: | Mr Matthew Griggs |

INTRODUCTION

The Site

Location and Context

1. The site is located on Poplar Avenue in the ward of Eaton to the south of the city. Poplar Avenue is a no-through road accessed off Newmarket Road. The area is predominantly residential in character, typified by detached dwellings set in spacious plots.
2. The existing dwelling at 3 Poplar Avenue is a two storey detached building with rendered walls and a pantile roof. There is an existing rear single storey extension and a patio area, which is higher than the surrounding garden due to the sloping nature of the site. The land level is higher on Poplar Avenue than the rear garden with the land sloping down to quite a degree.
3. The neighbouring uses to the site include adjoining residential plots of 3a, 2 and 2b Poplar Avenue. To the north west at the end of the rear garden are adjoining properties on Leng Crescent.
4. There are a number of mature trees on the site but none subject to a Tree Preservation Order. There are however trees on the adjacent site to the east that are subject to a Tree Preservation Order, reference TPO.46. There is a mature copper beech tree on the boundary in the neighbouring garden. There is also a smaller tree that is not protected by any order adjacent to the area of proposed extension.

Planning History

5. There is no relevant planning history on the site.

Equality and Diversity Issues

6. There are no significant equality or diversity issues as the extension relates to the extension of a private dwelling.

The Proposal

7. The application is for a rear extension to the existing dwelling that extends 9.4m to the rear and would be 8m wide. The footprint is not entirely rectangular, with the elevation facing the garden slightly set back in part and the width reducing to 7m nearer the original dwelling. The ridge would be 4.2m and eaves 3.3m. The roof shape entails both a pitched roof and a mono-pitch component.
8. The extension will be located on an existing raised patio area of hardstanding. An additional patio area will be created, extending the extent of hardstanding in the garden by up to 3m in depth along the rear of the proposed extension.

Representations Received

9. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received citing the issues as summarised in the table below.
- 10.

| Issues Raised | Response |
|--|----------------------|
| Impact on adjacent trees and hedges | See paragraphs 27-30 |
| Scale of development | See paragraphs 16-20 |
| Overlooking | See paragraphs 22-25 |
| Choice of materials out of keeping with area | See paragraphs 13-15 |

Consultation Responses

11. None undertaken.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 11 – Conserving and enhancing the natural environment

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

ENV7 - Quality in the Built Environment

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

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

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

NE3 – Tree protection control of cutting, lopping etc.

NE8 – Management of features of wildlife importance and biodiversity

HBE12 – High quality of design

EP22 – Protection of residential amenity

Supplementary Planning Documents and Guidance

Trees and development SPD (2007)

Principle of Development

Policy Considerations

12. The principle of an extension to the existing dwelling is acceptable in principle. The key considerations are design, impact on residential amenity and impact on trees.

Design

13. With reference to design the proposed extension is of a more contemporary design than the existing dwelling. The materials proposed to be used are standing seam metal cladding, brickwork, and timber cladding for the walls and roof and frameless glazing and aluminium framed windows, powder coated finish for the windows.
14. Although this would create a marked difference to the existing architectural style of the dwelling there are a range of other architectural styles on the street and the contemporary appearance would not be significantly out of keeping with the overall architectural styles within the area.
15. The dwelling at 3a Poplar Avenue was granted permission in January 2012 for the first floor extension to the existing bungalow bringing the overall dwelling into a much more contemporary style (application reference 11/01649/F). As there is such a range of architectural styles within Poplar Avenue the contemporary alteration to the dwelling is considered acceptable.

Scale and Form

16. The scale and form of the extension would be acceptable given the size of the plot and the fact the single storey extension would be subservient to the original dwelling.
17. The fact the land levels drop away however must be considered, as when viewed from the north west the proposed extension would appear taller as it is located on higher ground.
18. The extension however would still be within the building shadow of the existing dwelling. As the proposed extension is only single storey when viewed from the lower ground the two storey ridge line would still be visible.
19. The roof shape of the proposed extension would also reduce the bulk of the extension when viewed from the rear garden. The extension proposed would have a gable end to the north east side but then a receding section to the south west side. This draws the shaped of the extension back and reduces the sense of scale and bulk to some degree.

20. Therefore although the extension would bring the development further forward into the rear garden it is not considered to be to a scale that would merit refusal of the application.

Impact on residential amenity

Overshadowing

21. The extension would be located on the north west elevation of the dwelling. Due to the orientation of the other neighbouring dwellings there are no dwellings that would be overshadowed by this extension.

Overlooking

22. The proposed windows would predominantly be on the north west rear elevation. There would be high level windows facing the neighbouring property at 3a Poplar Avenue but these would not enable views out of them as they are high level.
23. The window on the north east elevation would only look towards the driveway of 2a and 2b Poplar Avenue.
24. There are windows at first floor at 2b Poplar Avenue that would be visible from the proposed rear windows on the new extension. There would be a potential for increased overlooking as the rear windows to 3 Poplar Avenue would be closer to the neighbouring dwelling than before. The raised patio area created would also be closer than the existing raised patio area.
25. There would still be some distance of around 35m between the two sets of windows however. As there are already windows on the rear elevation of the elevated dwelling at 3 Poplar Avenue (due to changing land level) looking towards 2b Poplar Avenue the loss of privacy would not be significant to merit refusal of the application.

Outlook

26. The outlook of 2b Poplar Avenue would also be affected by the proposed extension as the building line would be closer than previously. However due to the distance as described above and the fact the extension would be within the existing building shadow the loss of outlook would not be sufficient to lead to a significant loss of outlook.

Trees and Landscaping

Preserved trees

27. There is a mature beech tree on the adjacent property that is subject to a Tree Preservation Order that greatly contributes to the character of the streetscene. The works for the proposed extension will be within the root protection area for this tree.
28. The relevant guidance on works to protected trees given in BS 5837 Trees in relation to design, demolition and construction (2012) identifies that minor construction incursions into root protection areas are possible and so it would be unreasonable to refuse permission on the basis of this incursion.
29. The submitted arboricultural information submitted identify adequate tree protection and so conditions are recommended for full compliance with this information, site monitoring, arboricultural supervision, agreement for the siting of services and protection of root protection areas. Provided the works are carried out as agreed there would be no significant affect on this protected tree.

Other trees on site

30. There is a smaller tree in the rear garden that will be adjacent to the proposed raised patio area. This is proposed to be removed to enable the development. This tree referred to as T7 in supporting information is not considered to be of sufficient arboricultural value for a Tree Protection Order. Therefore as the tree is not in a conservation area it would be unreasonable to prevent its removal.

Conclusions

31. It is considered that the design, scale, form and materials used for the rear extension will provide a contemporary addition to the existing dwelling and will not have a significant adverse impact on the amenity of neighbouring residents by virtue of the distance in between the extension and neighbouring dwellings, or the adjacent protected tree through the proposed construction methods that will protect the roots of this tree. As such the proposal accords with the criteria set out within policies NE3, HE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy.

RECOMMENDATIONS

To approve application no 12/01350/F "Erection of single storey rear extension" and grant planning permission subject to the following conditions:

- 1) Standard time limit
- 2) In accordance with plans
- 3) Prior approval of details
- 4) In accordance with Arboricultural Implications Assessment
- 5) Provision of site monitoring
- 6) Arboricultural supervision
- 7) Siting of services
- 8) Protection of root protection areas

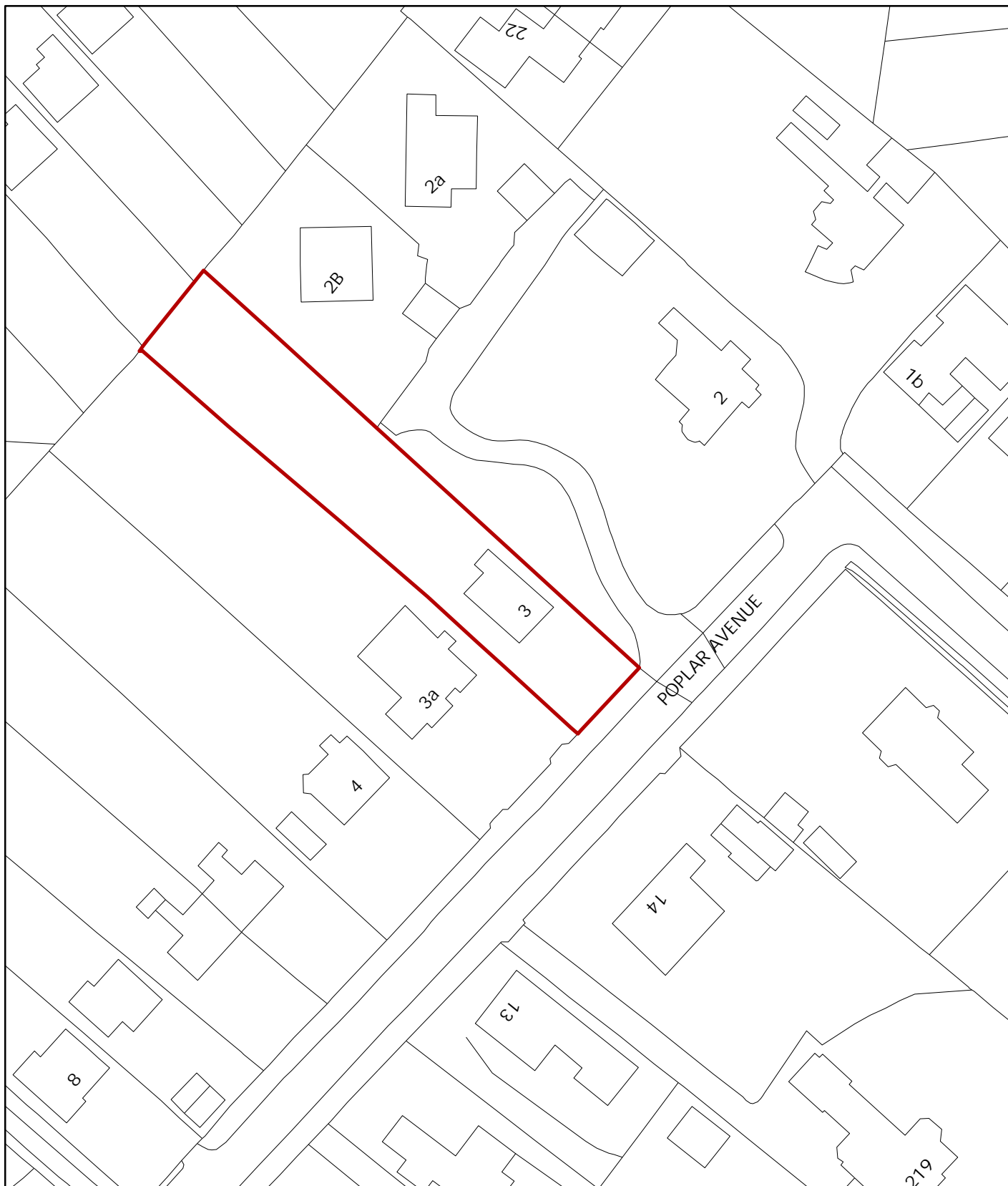
Reasons for approval:

The decision is made with regard to policies NE3, NE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan, policies 1 and 2 of the adopted Joint Core Strategy March 2011 and all material considerations.

The design, scale, form and materials used for the rear extension will provide a contemporary addition to the existing dwelling and will not have a significant adverse impact on the amenity of neighbouring residents by virtue of the distance in between the extension and neighbouring dwellings, or the adjacent protected tree through the proposed construction methods that will protect the roots of this tree.

Informative Notes:

- 1) Tree protection barriers



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Planning Application No 12/01350/F

Site Address 3 Poplar Avenue

Scale 1:750



NORWICH
City Council

PLANNING SERVICES

