

Report for Resolution

Report to Planning applications committee
Date 21 June 2012
Report of Head of planning services
Subject 12/00862/F 11 Irving Road Norwich NR4 6RA

Item
5(2)

SUMMARY

Description:	Erection of single storey rear and side extension.
Reason for consideration at Committee:	Member's Request
Recommendation:	Approval
Ward:	Eaton
Contact Officer:	Mr John Dougan Planner 01603 212504
Valid Date:	21st April 2012
Applicant:	Mrs M Riley
Agent:	Mr D Taylor

INTRODUCTION

The Site

Location and Context

1. The area is residential with a mixture of single and two storey semi-detached properties with gardens to the front and rear. There is no definitive rear building line to the nearby dwellings, the line being staggered.
2. Either side of the site are single storey detached properties, the application dwelling projecting forward of the dwelling to the north, with the dwelling to the south (no.9) having a conservatory projecting 3-4 metres past the rear elevation of the application dwelling (not shown on the submitted block plan).
3. It is a relatively flat site, with the garden gently sloping away from the dwelling. The existing dwelling is single storey having a gable end to the rear elevation having a flat roof garage running along part of the northern boundary.
4. The existing north elevation has a window and door serving the kitchen, directly opposite the high level window serving the living room of no.13 as well as a couple of small windows serving the existing bathroom. The south elevation has a series of windows facing no.9. The west elevation has a couple of windows and a door facing the rear garden
5. The application site has a 1.8m close boarded fence to its northern boundary, although it is slightly lower than this along the side of the neighbouring dwelling to the north. Boundary treatment to the property to the south east also includes a 1.5-1.8m close boarded fencing and conifer hedging and a mature tree to the rear

boundary.

Constraints

6. There are no specific constraints associated with this site except the three trees in close proximity to the extension area – the closest being a relatively mature Magnolia of 5-6 metres in height.

Planning History

- 12/00427/F - Erection of rear and side extension. (Withdrawn - 16/04/2012)

The Proposal

7. The current application consists of the same footprint as the previously withdrawn application (12/00427/F), with the gable roof being removed on the north and instead using a flat roof extension along the northern boundary and a hipped roof extension from the west elevation. Both components project 4.3 metres from the original house.
8. The proposal will enable various internal alterations including provision of an ensuite to a new fourth bedroom, an extended dining area, a kitchen/lounge area and a new utility area.
9. The north elevation will include a repositioned window to serve the new fourth bedroom and a new window to serve the new dining area which will be of obscure glazing. The rear elevation will include a new door serving the utility room/kitchen and bi-fold doors serving the lounge area. No additional windows will be included on the south elevation.
10. The materials used will match those of the existing dwelling

Representations Received

11. Adjacent and neighbouring properties have been notified in writing. One letter of representation from property no.13 has been received citing the issues as summarised in the table below. Councillor Lubbock has requested that the application be determined at planning committee on the grounds of over-development of the site and impact on neighbouring properties.

12.

Issues Raised	Response
We do not object to an extension to the rear of the property, but the side extension	Noted.
It will appear overly dominant due the slope of the gardens	26-29
The length of the extension should be reduced eliminating overlooking from the dining room window	17-28

Whilst the glass is obscure, it has to open and as the fence is only 1.4m high overlooking and loss of privacy would still result	17-19
The rear extension would break the line of the existing properties	30-33
Suggest utilising the roof and garage to accommodate some of the required living space	The application submitted has to be considered on its merits.

Consultation Responses

13. None

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Design

Paragraph 17 – Design and amenity

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

SS1 – Achieving sustainable development

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

Policy 2 - Design

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

HBE12 – High quality of design, with special attention to height, scale, massing and form of development

EP22 – High standard of amenity for residential occupiers

NE3 – Tree protection, control of cutting, lopping etc

NE9 – Comprehensive landscaping scheme and tree planting

Supplementary Planning Documents and Guidance

None

Principle of Development

Policy Considerations

14. The principle of extending an existing residential property is considered to be acceptable subject to design, scale, residential amenity and tree protection.

Other Material Considerations

Permitted development rights

In the context of this proposal certain developments are permitted development under the General permitted Development Order

Extensions:

These are not permitted if:

- The total building coverage would exceed 50% of the curtilage
- The height of the extension would exceed the highest part of the existing house
- The height of the eaves would exceed would exceed the eaves of the existing house
- The single storey extends more than 4 metres and exceeds 4m in height
- The extension is within 2 metres of a boundary and its eaves exceed 3m
- The side extension exceeds 4m in height

In this particular case the requirement for planning permission is only triggered by the fact that the extension to the west elevation projects 4.3 m in depth and exceeds 4m in height.

Boundary treatment:

A 2m high fence is allowable under permitted development rights.

15. It is important to consider the levels of permitted development rights when assessing the merits of this application as a refusal on the grounds of loss of amenity, scale and design could be considered unreasonable in the context of these rights which would in themselves deliver an impact on the neighbouring property.

Impact on Living Conditions

Noise and Disturbance

16. Any extra noise generated from the newly extended area in particular the proximity of the window serving the new dining room area is not considered to be outwith the noise levels generated from a residential property. This amount of noise should be no higher than that already generated through the existing window on the north elevation serving the existing kitchen. Any adverse effects are insignificant.

Overlooking and loss of privacy

17. Whilst the extension will be coming closer to the north boundary there will be no significant net increase in overlooking over and above what is currently experienced by no. 13. This is due the new bedroom window not directly overlooking any habitable windows or prime amenity space in the neighbouring property. The new window serving the dining room will be closer and more in line with no.13's rear amenity space. The combination of the existing boundary treatment and use of obscure glazing should mean that no significant overlooking would occur.

18. No.13, expressed concern that given the fence is much lower at this point and obscure window opens, loss of privacy and overlooking would occur. I am in agreement with this observation and believe that the impact may be significant. However this impact be addressed by the imposition of a condition requiring that suitable boundary treatment be in place to address issues of overlooking and loss of privacy (condition 3)

19. No additional windows will face in the direction of no.9 so no additional overlooking will result.

Overshadowing and loss daylight

20. Removal of the gable end on the north elevation of the side extension and replacing it with a flat roof will significantly reduce the amount of overshadowing to no.13's amenity habitable windows on their west and south elevations. However, the sum effect of the flat roof and the extended 'main' hipped extension to the west will still cast some overshadowing in the evenings during winter time.
21. It is a question of determining the level of significance of this additional overshadowing in the context of what can be built within permitted development rights. Given that the applicant could erect a 4m depth extension at 3m high as permitted development, I do not believe that the current proposal would deliver significantly more levels of overshadowing above levels created by an extension built within a development classed as permitted development.
22. Given the orientation of the extension and the fact that it will not come closer project past the south elevation of the existing dwelling, no overshadowing of no.9 will result.
23. The only place that there could be a possible issue of loss of daylight, is due to the side extension's close proximity to the north boundary. This may result in a slight reduction of the amount of daylight accessing the high level window serving no.13's living room window.
24. If this was the only window serving that room, I may have had more concerns about the loss of daylight. However, in this instance, I do not consider this to be a significant impact as this side window is not a primary source of light as it appears that their living room receives most of its light from the large window on the west elevation.
25. On the other hand, permitted development rights could enable the applicant to erect an extension along this boundary of up to 3 metres in height, in effect resulting in a similar scenario in paragraph 24.

Overbearing Nature of Development

26. It is noted from the representation from no.13, that the sloping nature of the rear gardens and the closeness of the extension to the boundary would create a dominant structure. I do not agree with this observation. Firstly, my site visit concluded that whilst there is a slight fall in the gardens away from the property, the level of fall is not significant
27. Secondly and most importantly, the use of a flat roof (2.9m high) component next to the boundary has a significant effect of reducing the dominance of the side extension and the impact on the adjoining property when viewed from their living room or amenity space.,
28. It should also be noted that permitted development rights would allow an extension 3m high along this boundary
29. Given that the extension will come no closer than the existing south elevation and is of a relatively low profile, I do not believe it will represent a significant overbearing feature to no.9.

Design

Form

30. The new extension will not alter the form of the dwelling when viewed from the street as the main hipped component to the rear will follow the line of the existing

roof respecting the visual amenities of the street scene.

Scale

31. The scale of the dwelling will change, especially when viewed by the properties to the north (no.13) and the south (no.9). This change of scale comes in the form of a more elongated building projecting a further 4.3m from the original dwelling, approximately 6.7 metres past no.13s rear elevation and projecting slight further than no.9's conservatory (which is not indicated on the submitted block plan).
32. The extension does represent a significant lengthening of the original dwelling, but this should be assessed in the context that there is no definitive rear building line on the properties at this side of the road. They are in fact staggered as illustrated on the submitted block plan and site visit observations. These considerations coupled with the use of a flat roof component along the north elevation and a hipped roof to the west (instead of a gable end), will help reduce the scale of the extension when viewed by adjoining properties to the north and south.

Density

33. Given that the existing dwelling has a reasonable size garden, I do not consider that the additional footprint has a detrimental impact on the rear character of this or other properties in the area.

Trees and Landscaping

Loss of Trees or Impact on Trees

34. There are a number of trees on the property, with the magnolia tree to be removed enabling construction of the extension. Whilst the Council's tree officer cited that there are no significant arboricultural implications, the tree has some amenity value for the residents and had the effect of softening the 'built form' (condition 4).

Replacement Planting

35. In light of amenity and landscape value of the tree, it is recommended that a replacement tree be conditioned in any approval to replace the magnolia tree adding some shade and softening any minimal impact caused by the new extension.

Equality and Diversity Issues

68. None

Conclusions

74. Use of a flat roof side extension and hipped roof structure will significantly reduce any overbearing impact the extension will have on adjoining properties. The height of the side and rear extension will deliver some additional overshadowing and loss of daylight to the rear/side windows and part of the amenity space of property no.13. However, these levels are considered to be insignificant in the context of what can be built under permitted development rights. Similarly, no significant overlooking will occur as obscure glazing will be used for the additional window to the north. A boundary treatment condition will help improve the privacy experienced by no.13.

75. Materials will match those used in the existing dwelling. Whilst the extension represents a sizable increase in footprint, the property has a good sized garden which can accommodate such an extension. Use of the flat roof component and hipped end to the main extension will have the effect of reducing the scale of the development making it sit more sensitively on the existing dwelling and rear character of the area.

76. It is unfortunate that the Magnolia tree will have to be removed. However, planting a replacement tree will help soften the impact of the increased built form, providing some shade for the residents.

RECOMMENDATIONS

To approve Application No (12/00862/F and 11 Irving Road) and grant planning permission, subject to the following conditions:-

1. Time limit
2. In accordance with the plans
3. Boundary treatment
4. Replacement tree

Reasons for approval:

The design, scale and location of the extensions and associated roof structures in the context of what can be constructed under permitted development rights, is considered unlikely to have a materially detrimental effect on the amenities of neighbouring dwellings as the levels of additional overshadowing, loss of daylight, outlook or privacy caused by the proposal are considered likely to be insignificant. It is therefore compliant with paragraph 17 of the National Planning Policy Framework 2012 and saved policy EP22 of the City of Norwich Replacement Local Plan 2004.

Whilst the extension represents a sizable addition to the dwelling, there is sufficient rear garden area to accommodate it, ensuring that the rear character is maintained. Use of a flat roof side extension, profile of the existing roof and hipped end has the effect of creating an addition which respects the form of the original dwelling, ensuring that new addition is not out of scale and out of place in its immediate surroundings. It is therefore compliant with statement 7 of the National Planning Policy Framework 2012, policy 2 of the Joint Core Strategy for Norwich, Broadland and South Norfolk 2011 and the City of Norwich Replacement Local Plan 2004.



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Planning Application No 12/00862/F
Site Address 11 Irving Road
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES





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The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

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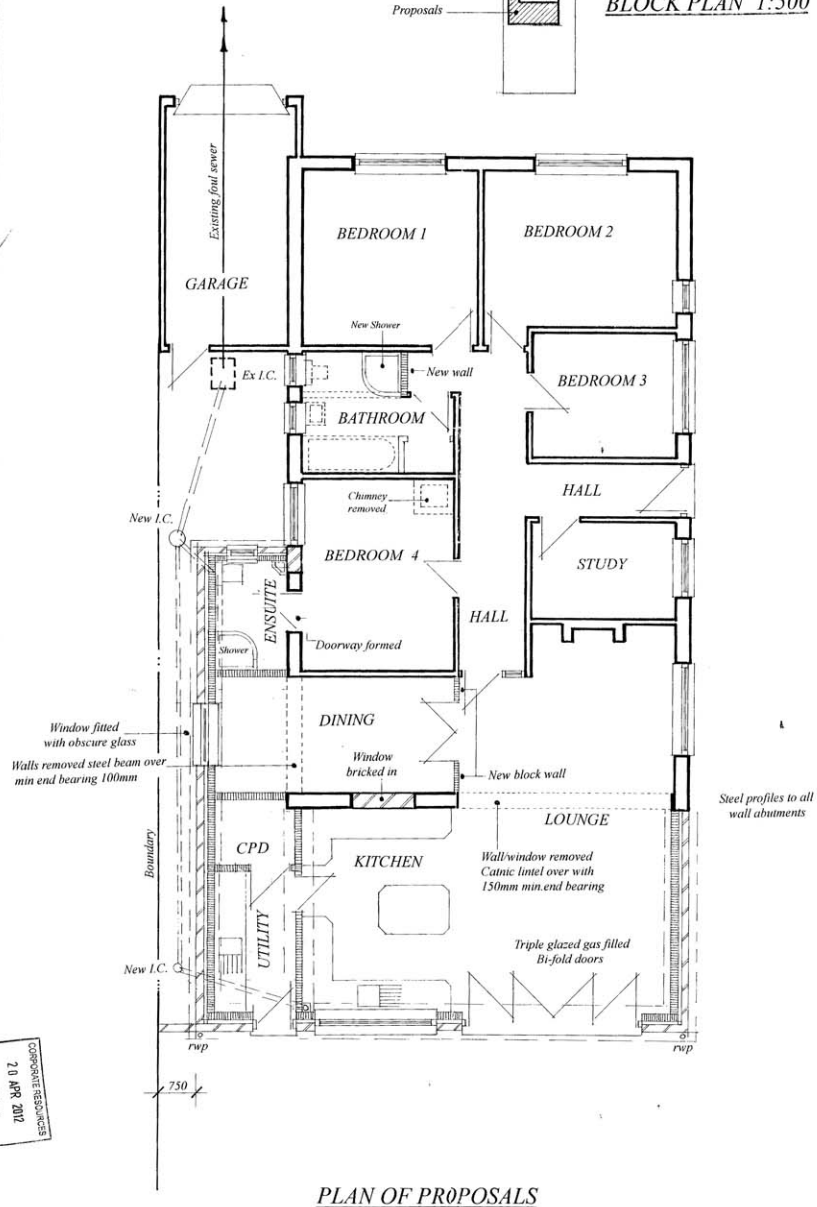
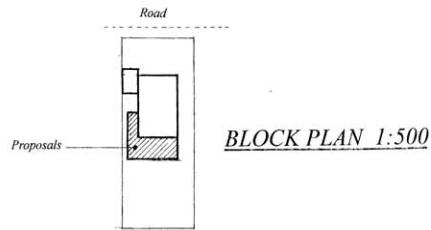
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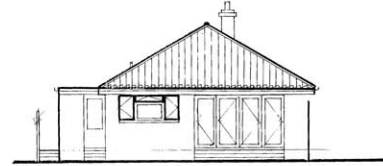
CORPORATE RESOURCES

20 APR 2012

POST ROOM



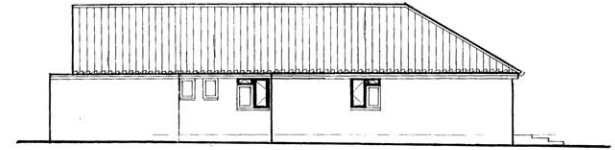
SVP to finish min 900mm above window heads



REAR ELEVATION

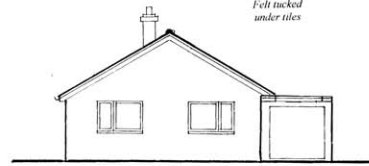
Bricks/tiles to match existing dwelling

Code 5 lead to valleys

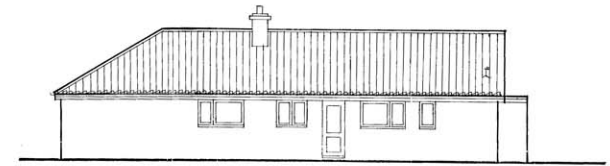


SIDE ELEVATION

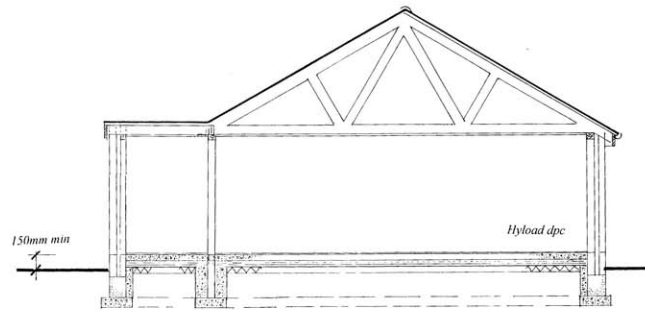
Felt tucked under tiles



FRONT ELEVATION



SIDE ELEVATION



SECTION

1200862F

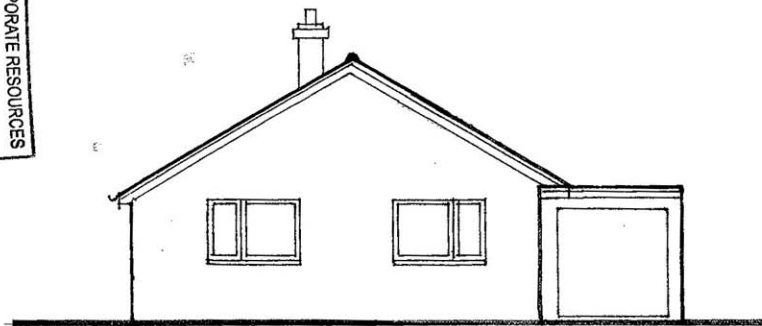
All dimensions to be taken on site and not from drawing

PROPOSED EXTENSION
11 IRVING ROAD
NORWICH

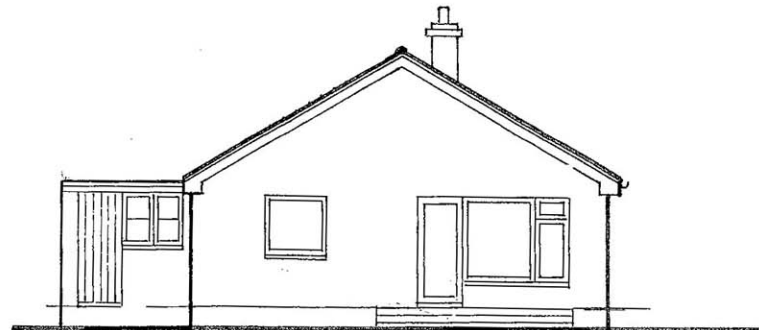
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COMPONENT RESOURCES
 20 APR 2012
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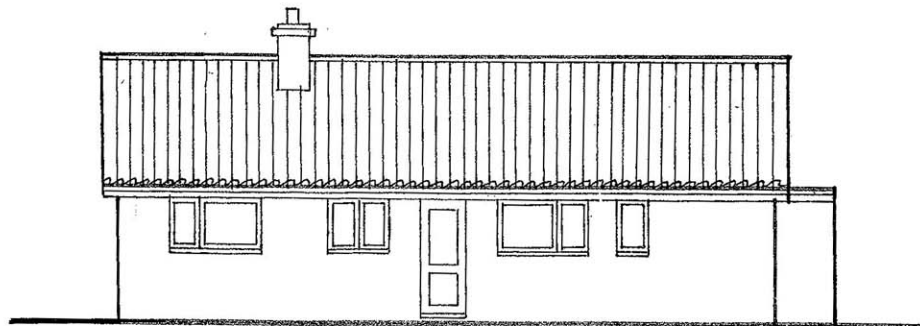
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20 APR 2012
POST ROOM



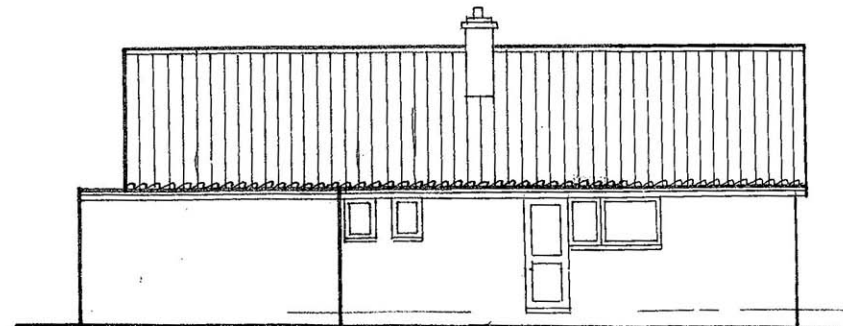
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

11 IRVING ROAD, NORWICH.

SCALE 1:100 DRG 2