

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 18 August 2011  
**Report of** Head of Planning Services  
**Subject** 11/00481/F 2 Judges Walk Norwich NR4 7QF

**Item**  
**5(7)**

### SUMMARY

<b>Description:</b>	Erection of single storey and two storey extension and alterations to roof to provide attic accommodation.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Eaton
<b>Contact Officer:</b>	Mrs Joy Brown 01603 212542
<b>Valid Date:</b>	19th March 2011
<b>Applicant:</b>	Mr N Colman
<b>Agent:</b>	Kevin Cole

### INTRODUCTION

#### The Site

##### Location, Context and Constraints

1. The site is located on the north east side of Judges Walk relatively near to the junction with Newmarket Road. The property is a detached two storey dwelling with a garage to the side. The original dwellinghouse dates from the early to mid 20<sup>th</sup> century with there being later 20<sup>th</sup> century additions to the side of the house. The existing house is rather plain in character especially in relation to other properties within the street.
2. This is a residential area with the surrounding properties being mainly detached or semi-detached. The properties on this part of Judges Walk are all set back from the highway with there being a wide grass verge with trees between the road and the front boundaries of the properties. The rear of the property backs onto properties on Upton Close. The properties to the south east of the site (34-40 Judges Walk) are set back further than 2 Judges Walk and date from around the 1970s.
3. The property is situated within the Unthank and Christchurch Conservation Area. There are trees within the site and in close proximity to the site boundary.

## **Planning History**

No recent relevant planning history.

## **Equality and Diversity Issues**

There are no significant equality or diversity issues.

## **The Proposal**

4. The proposal is for the demolition of the existing rear extension and to erect a single storey and two storey extension to the rear and to create additional living accommodation in the attic through raising the height of the roof and creating a new gable on the front and rear elevation of the property.
5. The proposal as submitted was considered to be excessive in size with the proposed roof level and stepped gable being out of keeping with the surrounding properties. As such revised plans were submitted. The proposal as described below is the revised scheme.
6. The proposed rear single storey extension extends 4.7m beyond the rear elevation of the original dwellinghouse and enlarges the kitchen area of the property. The extension has a flat roof with a roof lantern. The height of the extension is 2.6m with the top of the roof lantern being 3.3m. The two storey element extends 0.2m further than the single storey element with the ground floor providing an enlarged living room and the first floor providing an additional bedroom. The combination of the single and two storey extensions, extend across the entire width of the rear of the property.
7. The proposal also includes increasing the roof height and providing a new gable at the front and rear of the property to provide sufficient space for the roof accommodation to be used as a bedroom with en-suite and a large storage area. The proposal gable to the front of the property is 6.5m in height which is around the height of the ridge of the existing dwellinghouse. The gable to the rear of the property is around 7.6m and as such will be visible from the front of the property.
8. The proposed single storey extension is around 1m from the boundary of the neighbouring property to the south-east. The two storey extension is around 2.5m from the boundary of the neighbouring property to the north-west and 5m from the neighbouring property to the south-east.

## **Representations Received**

9. The submitted and revised proposals were advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation were received on the submitted proposal and no letters were received regarding the amended proposal. The issues raised are summarised in the table below.

10.

Issues Raised	Response
The proposal will have a detrimental impact on the character of the conservation area and will affect the overall look and feel of the street. The proposal in effect creates a new storey to the house which is not in keeping with the rest of the properties on the north east side of Judges Walk.	See paragraphs 18 - 20
The extension is not subservient to the main dwellinghouse. The plans suggest that the property will extend beyond the building line both in front and rear of the property.	See paragraphs 18 - 20
The proposed attic development would dominate the properties on either side and in particular would affect privacy and levels of overlooking.	See paragraphs 15 - 17
The proposal will result in loss of light to the neighbouring properties either side which is detrimental to quality of life.	See paragraphs 15 - 17
If planning permission is granted this should be subject to a condition that building works should only be carried out between 8am and 5pm on a weekday, 9am to 1pm on a Saturday and not on Sundays.	See Informative no.1

### Consultation Responses

11. Design and Conservation – [In relation to amended scheme] The scale of the gable feature has been reduced in size and will now be far less dominant. The gable feature sits more comfortably within the elevation, removing the awkwardness of the window cutting through the eaves. Overall the front elevation can now be considered to enhance the appearance of the building, making a positive contribution to the conservation area. At the rear the more solid treatment to the ground floor overcomes the rather awkward balancing of the gable section of the elevation. Materials should match the existing.

12. Tree Protection Officer – No significant arboricultural implications

## 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 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**

NE3 – Tree protection

HBE8 – Development in Conservation Areas

HBE12 – High Quality of Design

EP22 – General amenity

**Written Ministerial Statement: 23 March 2011: Planning for Growth**

Support of enterprise and sustainable development.

**Draft National Planning Policy Framework July 2011**

**Policy Considerations**

13. The main considerations are impact upon residential amenity, design and impact on the conservation area. There are no significant arboricultural implications.
14. The consultation draft of the National Planning Policy Framework (NPPF) was published on 25 July 2011 and refers to the presumption in favour of sustainable development, and the need to support economic growth through the planning system. The recommendation is therefore consistent with its broad aims of promoting sustainable development although little weight should be attached to it until it is formally adopted.

**Neighbour amenity**

15. With regards to the impact upon the neighbouring property to the south east (34 Judges Walk), it is not considered that the proposal will have a detrimental impact upon the living conditions of the neighbouring residents taking into consideration loss of light and overshadowing. This is due to the neighbouring property being set back from 2 Judges Walk, the distances involved, the boundary treatments and the orientation.
16. With regards to the impact upon the neighbouring property to the north west (4 Judges Walk) it is considered that the proposal may result in some loss of light and overshadowing due to the height of the proposal. However, as the neighbouring property has no windows within the side elevation and due to the distances involved it is considered that the loss of light and overshadowing will be minimal and at an acceptable level.
17. It is not considered that the proposal will increase levels of overlooking to an unacceptable level. The original proposal included the provision of a Juliet balcony at second floor level and there was concern that this may cause problems of overlooking; however it is considered that revising the proposal has addressed this concern.

**Design and impact on the conservation area**

18. The existing property is rather plain in character and does not contribute significantly to the overall character of the conservation area. The street is fairly

typical of development around the early to mid 20<sup>th</sup> century with vernacular references in terms of asymmetrical forms, overhanging low eaves, small pane windows, gable ends with mock timber framing and roughcast rendering. The proposal and in particular the gable feature sits comfortably within the elevation and is in keeping with the surrounding properties. As such it is considered that the proposal makes a positive contribution to the conservation area.

19. With regards to the rear extensions, although the proposal changes the appearance of the property significantly, it is considered that both the single storey and two storey extensions relate well to the existing dwellinghouse and are not considered excessive in scale or mass particularly when viewed in relation to the properties to the north of the site.

20. Therefore it is considered that the height, scale, mass, form, choice of materials and design details are all appropriate in relation to the existing dwelling, the surrounding properties and the wider conservation area and the proposal accords with policies HBE8, HBE12 of the local plan and policy 2 of the Joint Core Strategy.

## **Conclusions**

21. Having considered relevant policy and other material considerations it is considered that the design is acceptable and that the proposal enhances the appearance of the building, making a positive contribution to the conservation area. It is considered unlikely that the proposal will have a significantly detrimental impact on the immediate neighbours. As such the proposal accords with the criteria set out within policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy.

## **RECOMMENDATIONS**

To approve Application No (11/00481/F, 2 Judges Walk, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Facing and roofing materials to match

Informative:

1. Construction working hours.

(Reasons for approval: The decision has been made with particular regards to saved policies HBE8, HBE12 and EP22 of the adopted City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy. Having considered relevant policy and other material considerations, it is considered that the extensions are alterations of good design and will make a positive contribution to the conservation area. Furthermore the proposal will not have a significant adverse impact on the neighbouring properties.



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Planning Application No 11/00481/U  
Site Address 2 Judges Walk, Norwich NR4 7QF  
Scale 1:1,250



**NORWICH**  
City Council

PLANNING SERVICES

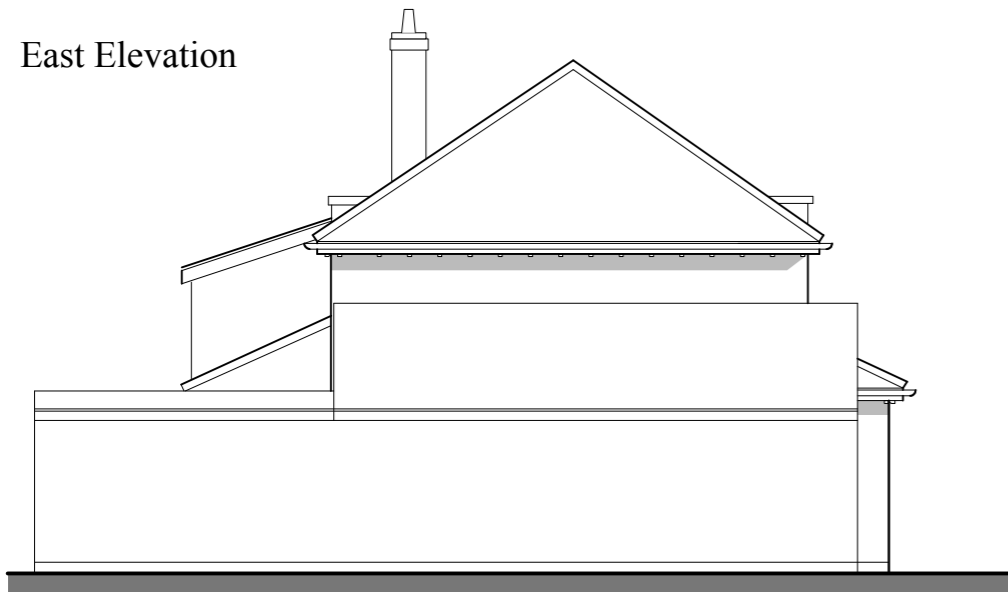




East Elevation



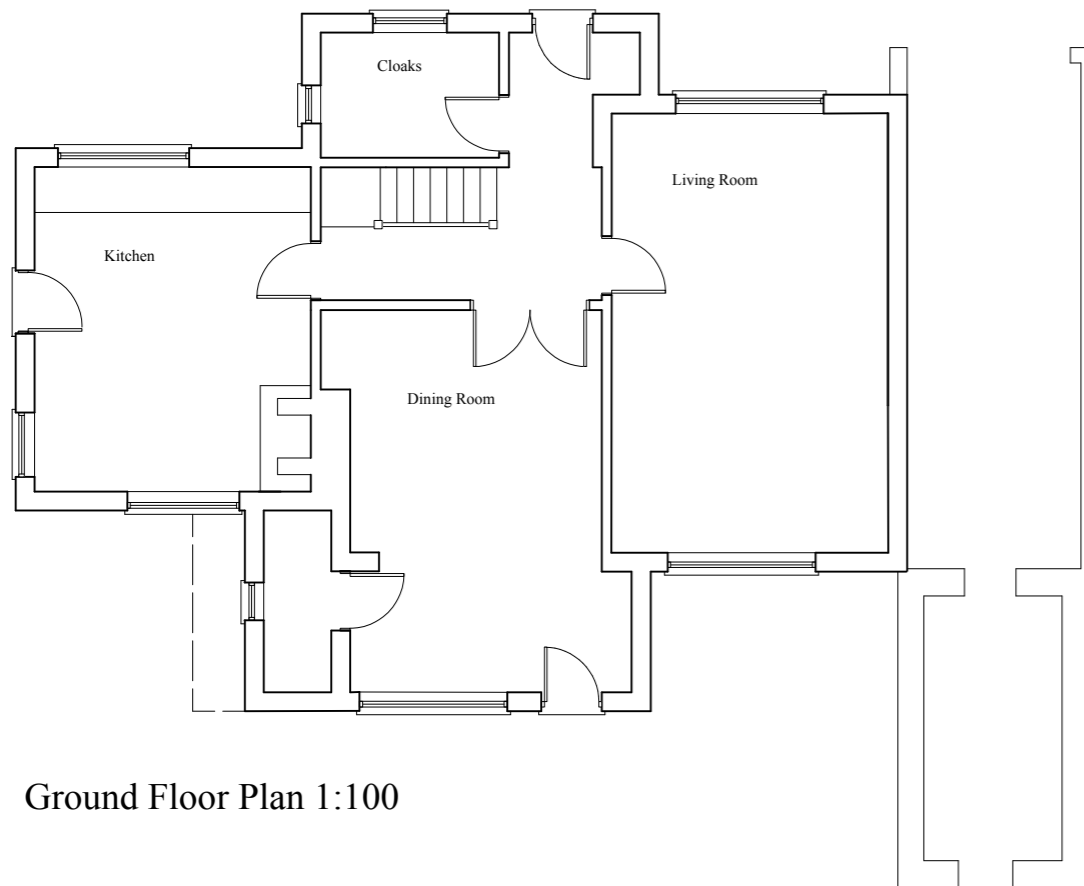
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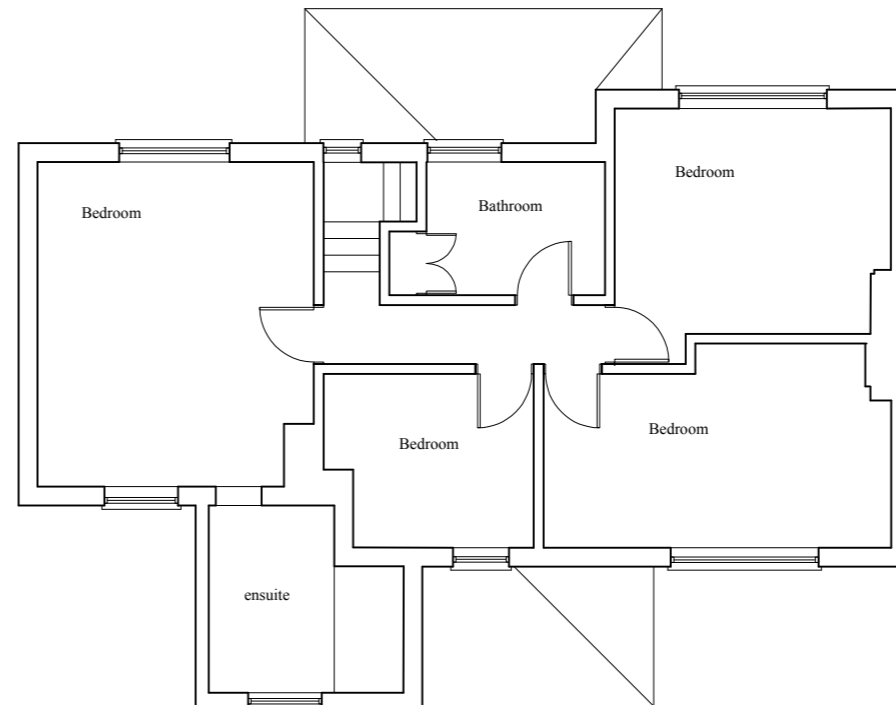
North Elevation



South Elevation



Ground Floor Plan 1:100



First Floor Plan 1:100



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Client  
**Mr N Colman**

Drawing Title  
**2 Judges Walk Norwich**

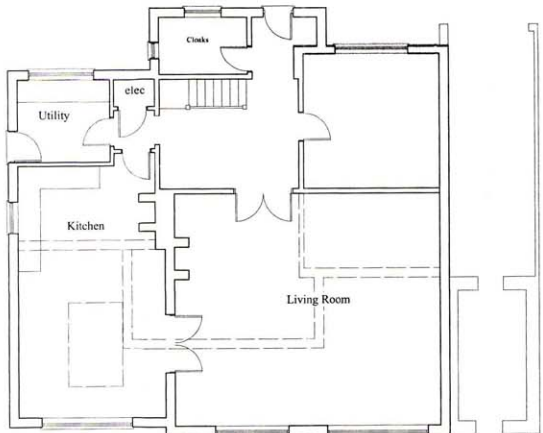
Existing Plans/elevations

Date	Scale	Ref
09 02 11	1:100	

Job No .	Drawing No.	Rev
11/251	PL01	

Organisational Development  
14 JUN 2011  
Planning Reception

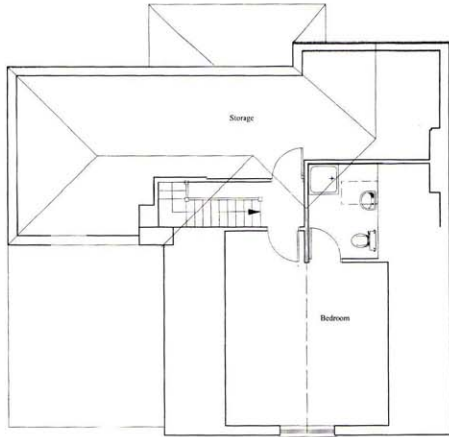
**REVISED**



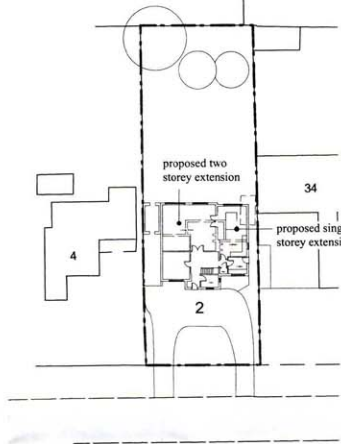
Ground Floor Plan 1:100



First Floor Plan 1:100



Attic Plan 1:100



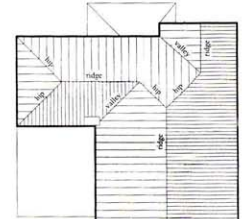
Block Plan 1:500



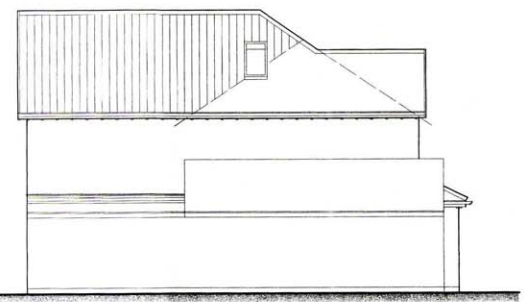
East Elevation



West Elevation



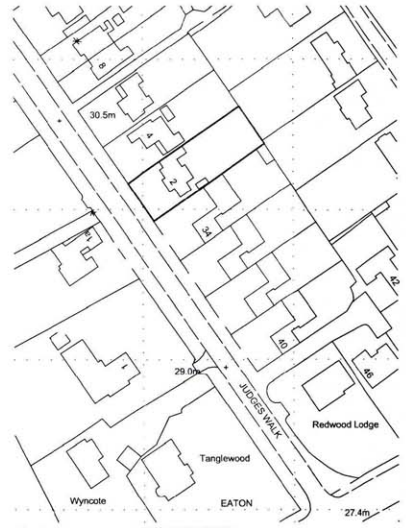
Roof Plan 1:200



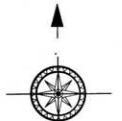
North Elevation



South Elevation



Site Location Plan 1:1250



F 11 06 11 Layout amended - roof reduced  
E 07 03 11 Block Plan and site plan added  
D 03 03 11 North and South Elevations added  
C 24 2 11 Pitch of gable amended

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Client  
**Mr N Colman**

Drawing Title  
**2 Judges Walk Norwich**

Proposed elevations/plans

Date 09 02 11 Scale 1:100 Ref

Job No. 11/251	Drawing No. PL02	Rev F
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