

**Report to** Planning applications committee  
**Date** 8 May 2014  
**Report of** Head of planning services  
**Subject** 13/01873/F 1 And 2 Holmwood Rise Norwich NR7 0HJ

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

## SUMMARY

<b>Description:</b>	Erection of single storey extension and three external balconies to existing flats [revised proposal].
<b>Reason for consideration at Committee:</b>	Objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Thorpe Hamlet
<b>Contact Officer:</b>	Mr James Bonner Planner 01603 212542
<b>Valid Date:</b>	28th January 2014
<b>Applicant:</b>	Mr A Rogers
<b>Agent:</b>	Mr Jonathan Burton

## INTRODUCTION

### The Site

#### Location and Context

1. The application affects a set of flats to the west of the Harvey Lane and Holmwood Rise junction. The residential block is a mixture of two and three storeys with some detached residential properties of varying scales to the west and north west as well as a dwelling across Harvey Lane (No.14) to the south west. Opposite the site on Holmwood Rise is a residential care home.
2. The surrounding area is characterised by detached properties in relatively large plots, surrounded by a substantial level of soft landscaping, particularly mature trees, including a number of protected trees within and surrounding the application site. Between the footpath and the north east elevation along Holmwood Rise there is a low brick wall and hedges separated by 3 or 4 metres of green space. To the north west the area is currently used as resident's parking and has recently had an application for four new dwellings refused (13/01884/F).

## Constraints

3. The site is within the Thorpe Ridge conservation area. The only other nearby heritage asset is the locally listed Holmwood Residential Care Home building, approximately 30m to the north east at 11 Harvey Lane.
4. There is a TPO (84A) within the curtilage of the site split into three areas. The nearest of these is a row separating the flats from Harvey Lane. At the northwest and southwest corners of the site are the other two groups.

## Planning History

**13/01884/F** - Erection of 2 No. two bedroom townhouses and 2 No. three bedroom townhouses. (Refused)

**12/00043/TCA** - Removal of 1 No. tree and repollarding of 1 No. Sycamore. (Approved - 15/02/2012)

**4/1990/0644** - Erection of six flats with associated access and parking (revised scheme) (Approved July 1990)

**4/1990/0484** - Erection of seven flats with associated access and parking (Refused June 1990)

**4/1989/0663** - Condition no. 2: Details of the proposed finished site levels for previous permission (application no. 890312/F); "Erection of one dwelling". (Approved - 30/06/1989)

**4/1988/1396** - Residential development of site to provide fifteen flats with associated vehicular access and parking. (Refused - 22/12/1988)

## Equality and Diversity Issues

There are no significant equality or diversity issues.

## The Proposal

5. Two glazed balconies are proposed at first floor and one at second floor level on the south east elevation fronting Harvey Lane. A single storey extension is proposed on the north east elevation facing Holmwood Rise. This gable ended addition projects 3.7 metres and reaches a ridge height of 4.2m.
6. The application has been amended to remove reference to an additional two storey extension with roof terrace on the north east elevation. An additional balcony has been added above one of the previous two applied for. The single storey extension has been amended slightly to ensure the fenestration is a better match to the existing.
7. The other materials proposed are to match the existing building.

## Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received [two from the same household] citing the issues as summarised in the table below.

Issues Raised	Response
Objects to any extension to flats for a number of reasons including lack of	This objection overlaps with an objection to 13/01884/F and a number of the

parking, vehicular access, overlooking, loss of trees, noise and scale [ <i>both letters</i> ].	points are quite clearly irrelevant to the proposed changes to the flats. The objector has specified that they do wish to object to the proposal but have not clarified on which grounds exactly. The relevant objections are addressed in paragraphs 12 to 19.
Balconies will overlook into front garden causing privacy issues. Hedges have been removed, exacerbating problem. Any approval should include a fence to replace the hedge.	See paragraph 14. Hedges are not protected and as there is no perceived harm it is not reasonable to request their reintroduction here.

## Consultation Responses

9. Landscape Officer – [*first proposal*] Extensions would encroach considerably on green space and possibly to planted area; no landscaping proposed and would be desired; impact on streetscape.

10. Historic Environment Service – No Archaeology implications.

## ASSESSMENT OF PLANNING CONSIDERATIONS

### Relevant Planning Policies

#### National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 12 – Conserving and enhancing the historic environment

#### Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014

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

HBE8 – Development in Conservation Areas

HBE9 – Listed Buildings and development affecting them

HBE12 – High standard of design in new development

EP22 – High standard of amenity for residential occupiers

#### Supplementary Planning Documents and Guidance

Thorpe Ridge Conservation Area Appraisal (March 2007)

#### Other Material Considerations

#### Development Management Policies Development Plan Document – Pre-submission policies (April 2013)

DM1 – Achieving and delivering sustainable development

\*DM2 – Ensuring satisfactory living and working conditions

\*DM3 – Delivering high quality design

DM9 – Safeguarding Norwich's heritage

#### Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. The 2014 JCS policies are considered compliant, but some of the 2004 RLP policies are considered to be only partially compliant with the NPPF, and as such those particular policies are given lesser weight in the assessment of this application. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

\* – only very limited weight has been applied to DM2 and DM3 because there is an objection to its submission, but its objectives are still broadly supported by existing Local Plan policies EP22 and HBE12.

## **Principle of Development**

### **Policy Considerations**

11. The principle of an extension to residential flats is acceptable. The main considerations for this acceptability are:

- Impact upon neighbouring and occupier amenity
- Design (including landscaping)
- Impact upon protected trees

## **Impact on Living Conditions**

12. The living conditions of the occupiers whose flats are gaining balconies will be improved with the new usable amenity space. Given the relatively generous amount of green space surrounding the flats, particularly that to the south west, the introduction of the extension will not adversely affect the external amenity space of any of the occupiers.

### **Noise and Disturbance**

13. With the introduction of three balconies there is some concern from an increase in noise levels, especially being close to the bedrooms. The size of the proposed balconies is not substantial and you could expect their use to be of a fairly low intensity. It is not desirable or enforceable to condition limitations of their use as it would be difficult to argue their introduction would cause more disturbance than standard use of the garden area. As such there are no significant issues relating to noise.

### **Overlooking**

14. The windows on the extension face out onto the care home which is over 21m away and causes no concern for privacy issues. The double doors on the side of the extension create no substantial issues for overlooking to the adjacent flat's bedroom given the angle.

15. The balconies on the south east corner at first and second floor do not project further than the building's corner or the projecting gable section and so no opportunities for overlooking are introduced. The balcony on the south west corner offers no practical opportunity for overlooking into the habitable rooms of neighbouring flats. There is an objection concerning overlooking to the nearest

property on Stanley Avenue. Upon visiting the site it is clear that as the balcony is set back from the corner, the only view would be toward the end of No. 15's driveway. This is not considered a significant loss of privacy that could be adversely detrimental to neighbouring amenity.

### **Overshadowing**

16. Given the orientation of the building there are no significant implications for overshadowing as a result of the ground floor extension. The balcony at first floor on the south east corner will not cause any worse overshadowing than the existing Juliet balcony. The one above will cause a small degree when the sun is high in the sky for a portion of the day, but will be fairly minor given the scale. The other balcony on the south west corner will cause only a small amount of shadowing to the window below for a portion of the day but as above, is not considered excessive due to its scale.

### **Design**

17. The building is not of any special historic or architectural significance yet the changes should be examined for whether they preserve or enhance the desirable characteristics of the conservation area.
18. The previous two storey extension was proposed in a very prominent position on the corner of the junction and was of an unacceptable design that did not respect the original design of the building or its surroundings. Its removal is welcomed and the retention of the single storey extension is visually acceptable by virtue of a scale and design that is sympathetic to the design of the host building. The extension will partially affect the established soft landscaping here but certainly not to the degree that the previous proposal did. There remains an acceptable level of landscaping on the most prominent areas of the site (i.e. the south east corner) that provides an adequate soft boundary between the development and the footpath. The proposal is therefore not considered detrimental to the visual quality of the nearby locally listed building, the street scene or the character of the wider Thorpe Ridge conservation area.

### **Transport and Access**

#### **Transport Impact**

19. Despite the wording of two of the objections, there is nothing to suggest that these minor proposals would have any adverse implications for travel or parking.

### **Trees and Landscaping**

#### **Loss of Trees or Impact on Trees**

20. Given the distance there are considered to be no significant issues for the health of the protected trees on site. A condition is attached ensuring compliance with a plan showing the extent of the protective tree barriers. A plan has been submitted which needs to be revised slightly to show full protection of the roots of the trees to the north west. It is expected that this will be submitted by the time of the committee meeting but if it is not then a condition will be attached requiring its submission prior to commencement.

### **Local Finance Considerations**

21. Although technically liable for Community Infrastructure Levy (CIL), the extension is

below the threshold for minor development (100sq.m) and is exempt from payment.

<b>Financial Liability</b>	<b>Liable?</b>	<b>Amount</b>
New Homes Bonus	No	Nil
Council Tax	Possibly, if the property is revalued.	Unknown
Community Infrastructure Levy	No	N/A

## **Conclusions**

22. The revised scheme does not offer any significant issues that would cause adverse implications for neighbouring or occupier amenity. The design is now considered acceptable as there are no detrimental visual impacts upon the nearby locally listed building, the street scene or the character of the wider Thorpe Ridge conservation area. Subject to compliance with the attached condition, there are no negative impacts upon the protected trees on site. The proposal is therefore acceptable as it accords with the objectives of the National Planning Policy Framework (2012), policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2014), saved policies HBE8, HBE9, HBE12 and EP22 of the City of Norwich Replacement Local Plan (2004) and all other material considerations.

## **RECOMMENDATIONS**

To approve Application No 13/01873/F and grant planning permission, subject to the following conditions:-

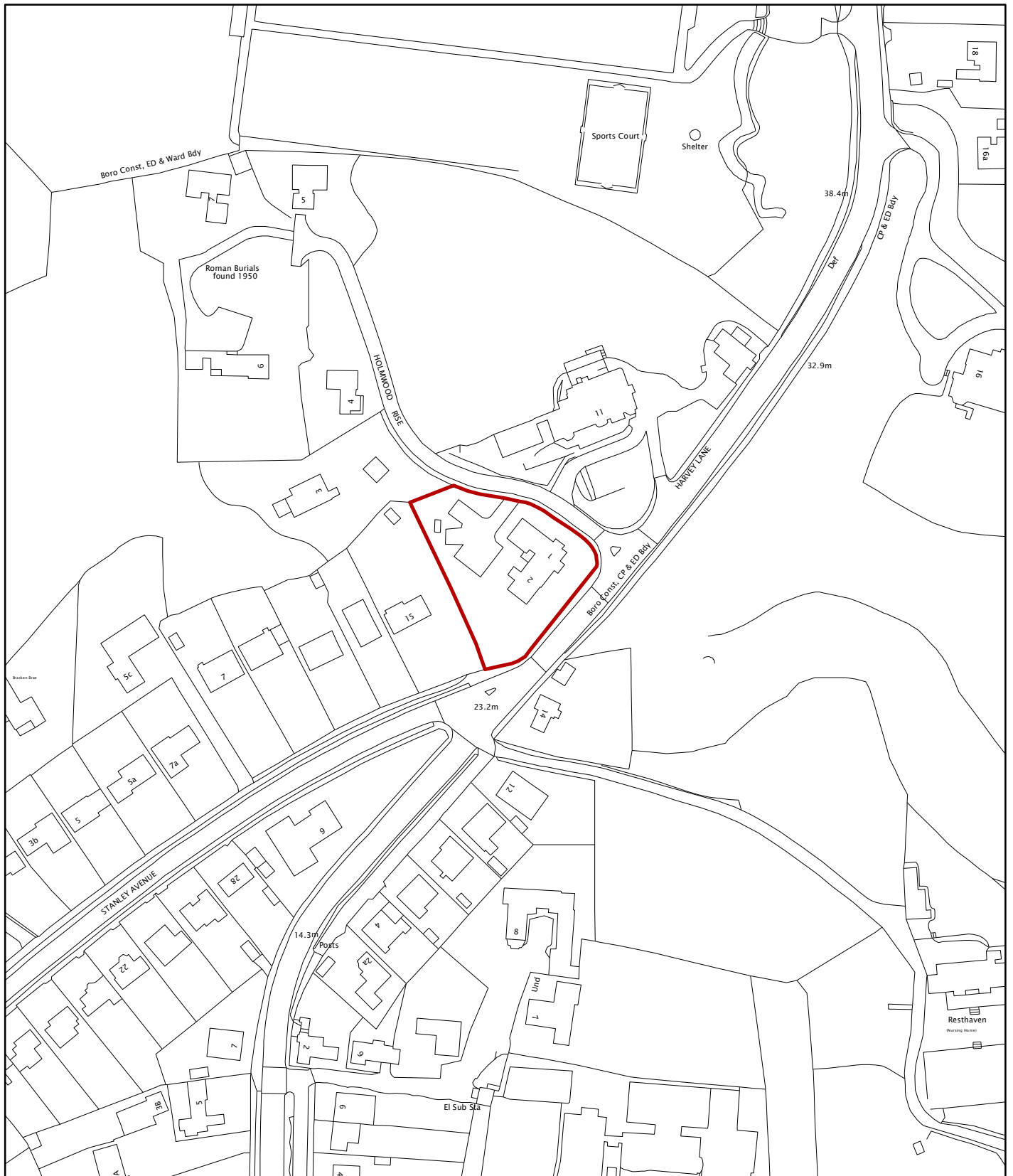
- 1) Standard time limit (3 years)
- 2) In accordance with the approved plans
- 3) Trees and hedges protection [either in accordance with drawing to be shown during committee meeting or via pre-commencement condition].

Informatives:

- 1) Considerate construction
- 2) CIL

### **Article 31(1)(cc) Statement**

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



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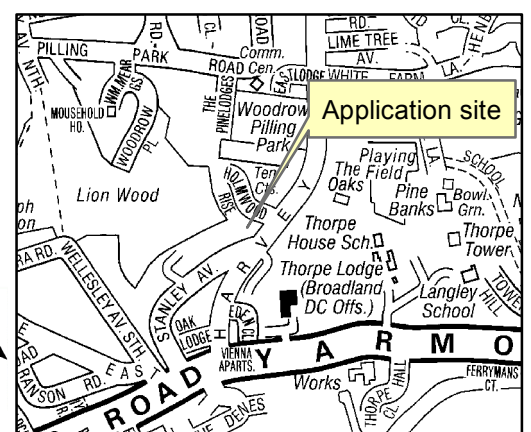
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Site Address 1 and 2 Holmwood Rise

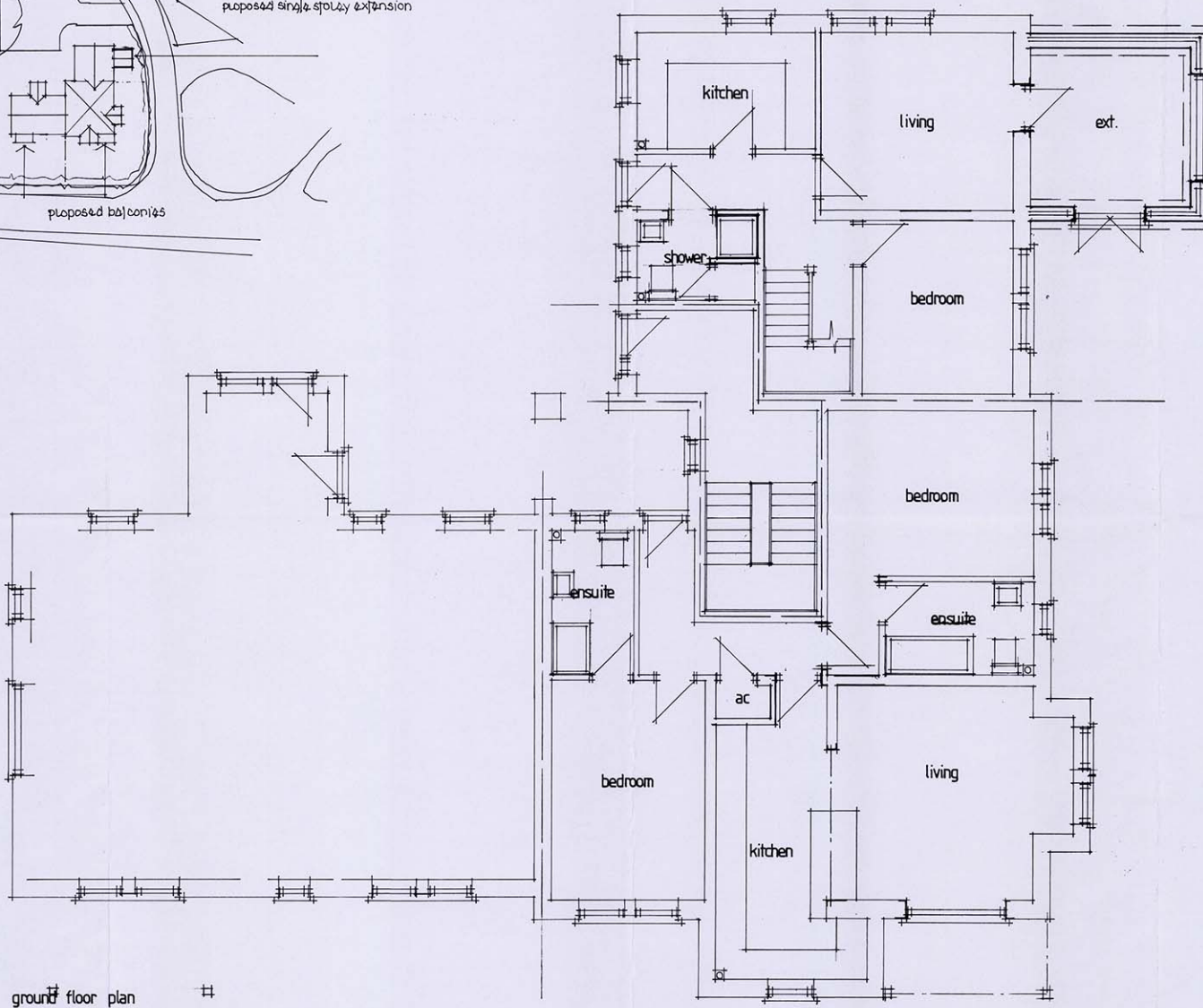
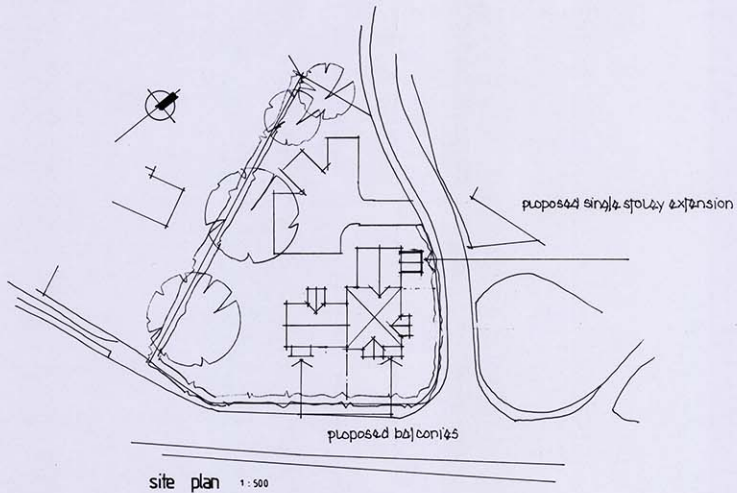
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**NORWICH**  
City Council

PLANNING SERVICES





Organisational Development  
21 MAR 2014  
Post Room

Rev A March 2014 Rev B at planning 16/04/14

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Project	Internal Alterations Holmwood Rise Harvey Lane Norwich
Client	Mr A Rogers
Drawing Title	Proposed Ground Floor Plan
Scale	1:50
Drawing Number	0435/01
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