

Report to Planning applications committee
Date 12.09.2013
Report of Head of planning services
Subject 13/01002/F 5 Kinver Close Norwich NR4 7QZ

Item
5(6)

SUMMARY

Description:	Erection of timber store in rear garden.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Lara Emerson Planner 01603 212257
Valid Date:	5th July 2013
Applicant:	Mr Mike Payne
Agent:	Mr Tristan Scott

INTRODUCTION

The Site

Location and Context

1. The site is located at the end of Kinver Close in Eaton.. The area is made up of residential dwellings of a variety of sizes and styles.
2. The site itself is generous and irregularly shaped and measures 70m by 32m at its extents. The application property is a substantial new detached two storey dwelling with double garage.

Constraints

3. The site lies on the edge of the Newmarket Road Conservation area but was included because, at the time of designation, this property was the garden of 111 Newmarket Road.
4. There is a large beech tree (not subject to a TPO) in the garden of 7 Mile End Close near to the boundary with 5, Kinver Close.

Topography

5. The application site is level but the properties to the north-west, closest to the proposed siting of the timber store, lie on land that it is slightly higher.
6. A pile of excavated earth lying to the rear of the site has lead to concerns from neighbours that the ground level is being raised. However, we have had confirmation from the agent that the ground level is to remain as it is and that the excavated earth will be removed or spread thinly across the whole site.

Planning History

None relevant

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

7. The proposal is for a timber store in the north-west corner of the garden of 5, Kinver Close, at an angle with and 3-4m from the boundary with 7, Mile End Close. The store measures 8m by 4m and stands 3.3m tall to the ridge and 2.3m to the eaves. Its walls are finished with timber cladding and its pitched roof is covered in grey slate tiles. 3m of the entrance end of the store is to be left open with only timber columns to its edges. The base of the building will be a reinforced raft style base.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.

9.

Issues Raised	Response
The height of the proposed timber store will cause a loss of outlook for 5 and 7 Mile End Close	Paragraph 14
The height of the proposed timber store will cause a significant loss of light to the gardens of 5, 7 and 9 Mile End Close and to the shed at 5 Mile End Close	Paragraph 15
Trees within falling distance of the proposed timber store	Paragraph 20
The artificially raised ground in this area of the garden would increase the height and impact of the timber store	Paragraph 21
The exact positioning of the store appears to vary in different plans	Paragraph 22
Owing to its size, there is the potential for various uses of the timber store, specifically as a garage	Paragraph 23

Consultation Responses

10. No internal or external consultations have been undertaken.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 6 – Delivering a wide choice of high quality homes

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 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

HBE8 – Development in conservation areas

HBE12 - High quality of design

EP22 – Protection of residential amenity

Emerging DM Policies

DM2 - Ensuring satisfactory living and working conditions

DM3 - Delivering high quality design

DM7 - Trees and development

DM9 - Safeguarding Norwich's heritage

Principle of Development

Policy Considerations

11. The most relevant policies to this proposal are HBE8, HBE12 and EP22 of the Replacement Local Plan which relate to conservation areas, design and residential amenity.

Impact on Living Conditions

Loss of Privacy

12. The proposed timber store has no windows and is not expected to be in regular use and so poses no threat to the privacy of adjoining neighbours. The timber store will act as a barrier between properties and may in fact protect the privacy of occupants at 7, Mile End Close as well as future occupants of 5, Kinver Close.

Loss of Outlook and Overbearing Nature of Development

13. The proposed timber store is to be located 3-4m from the boundary with 7 Mile End Close and 3m from the boundary with 5 Mile End Close. Given that the properties themselves are set back some 35m from the boundary with 5 Kinver Close, there is no effect on the outlook from rear windows. The timber store would only be visible from the furthest extents of these gardens and will stand approximately 1.5m taller than the fence. As such it is not considered to have a particularly oppressive, dominant or overbearing impact on the properties at 5, 7 or 9 Mile End Close.

Loss of Light

14. The proposed location of the timber store leads to potential concerns about loss of light to 5, 7 and 9 Mile End Close. The considerable distance (approx 35m) between the rear boundary and the dwellings means that there is no potential for loss of light within the dwellings themselves.
15. Owing to the timber store's height and proximity to the rear boundary, the proposal would lead to some loss of light to the garden of 7 Mile End Close and, to a lesser extent, the gardens of 5 and 9 Mile End Close. The timber store will be located 3-4m from the boundary fences, which already stand approximately 1.8m high. There is also significant vegetation along the boundary with 5 Mile End Close which already blocks out some sunlight. The proposal can be expected to reduce the light for no more than 2m of the 35m long gardens, and not for the full day. This is not considered to be a significant enough impact to warrant refusal of the application.

Design

Form

16. The proposed timber store cannot be viewed from public land but is considered an attractive and appropriate development for its setting.

Scale

17. The subject property is a large detached dwelling set within a generous plot of land and as such this timber store is not considered to be of an inappropriate scale.

Conservation Area – Impact on Setting

18. The proposal is insignificant in scale, cannot be viewed from public land and is set at the furthest extent of the conservation area. As such it is not considered to have any impact on the appearance of the conservation area itself.

Trees and Landscaping

Loss of Trees or Impact on Trees

19. The proposed timber store is to be built using a raft style slab base rather than dug foundations. This will spread the load to avoid compacting the earth around tree roots and be constructed above ground so as not to interfere with tree roots. As such there will be very minimal impact on the roots of the large beech tree located within the garden of 7, Mile End Close which lies around 8m from the proposed timber store.

Other issues raised

20. There is confirmation from the agent that the ground level is to remain as existing and that the pile of earth is simply excavated earth from the building of the main house.
21. The discrepancy around the exact positioning of the timber store has probably arisen due to the differences between superseded and revised location and block plans. A conversation with the agent confirms that the timber store is to be built 3-4m from the boundaries with 7 Mile End Close and 5 Mile End Close in accordance with the revised location and block plans. If granted permission, the decision notice will state this.
22. It can be assumed that the intended use for the timber storage is as a storage and workshop area. A conversation with the applicant confirms this. If granted permission, the timber store has the potential to be used as a garage but this is considered unlikely since the maximum car size that could be accommodated would be 3m by 2m which is the approximate size of a Smart car.

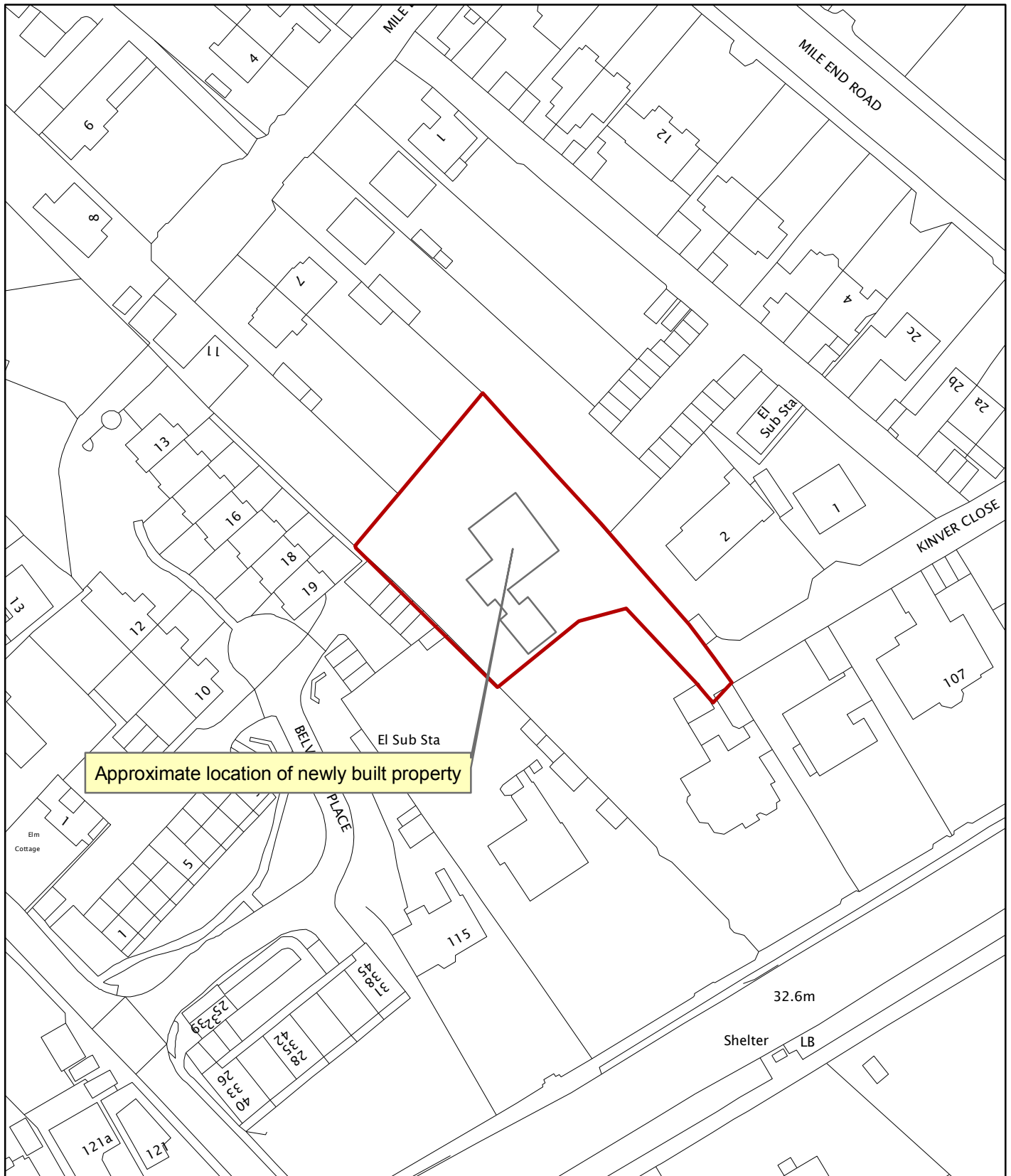
Conclusions

23. It is considered that the design is appropriate for the setting and that there would only be an insignificant impact on the residential amenity of adjacent neighbours. The proposal will have no impact on the wider conservation area. 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 13/01002/F for 5 Kinver Close and grant planning permission, subject to the following conditions:-

- 1) 3 year time limit
- 2) In accordance with plans
- 3) Floor levels to be agreed.



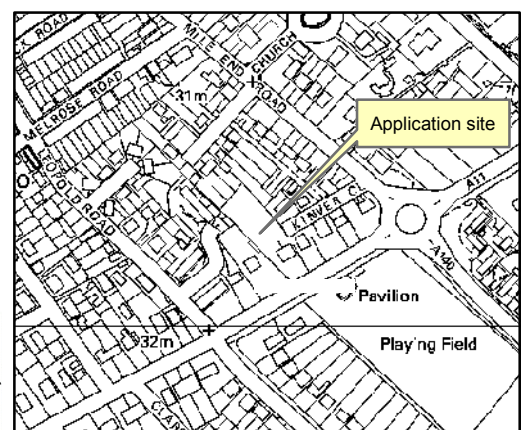
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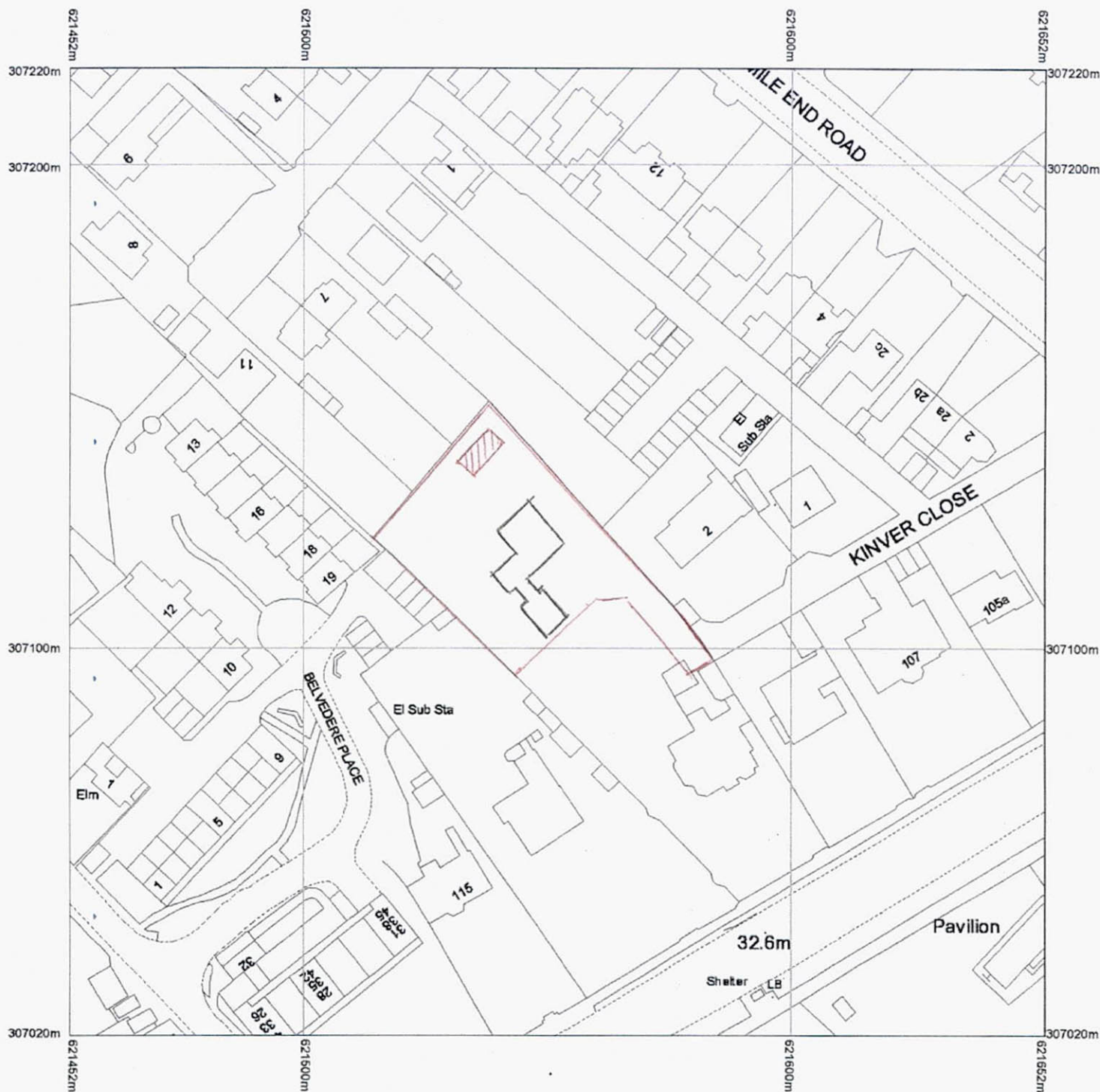
Planning Application No 13/01002/F
Site Address 5 Kniver Close

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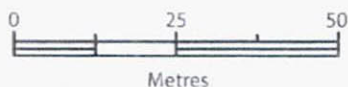
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