

Report for Resolution

Report to Planning Applications Committee
Date 18 August 2011
Report of Head of Planning Services
Subject 11/00794/F 114 Magdalen Road Norwich NR3 4AN

Item
5(10)

SUMMARY

Description:	Erection of three bedroom detached house and associated parking.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Sewell
Contact Officer:	Mrs Joy Brown 01603 212542
Valid Date:	28th May 2011
Applicant:	Mr R Sears
Agent:	Mr Nigel S Jackson

INTRODUCTION

The Site

Location, Context and Constraints

1. The site is located on the east side of Magdalen Road and was formally part of the garden land of 112 Magdalen Road which is a semi detached property to the south. The site has already been subdivided and fenced off. A new property is currently under construction to the rear (west) of the site. To the north of the site is Taylors Buildings which is a pedestrian access from Magdalen Road to Temple Road.
2. The site is not situated within a conservation area although is relatively close to the Sewell conservation area which is located further to the north of the site along Magdalen Road.

Planning History

09/00186/F - Proposed 2 no. detached two-storey dwellings (1 no. dwelling to side of 112 Magdalen Road and 1 no. dwelling off Taylors Buildings, Norwich)(Amended description). (APPR - 21/05/2009)

10/01982/D - Details of condition 2 - materials used in the construction of the external surfaces of the development and condition 5 - hard and soft landscape works of previous planning permission 09/00186/F 'Proposed 2 No. detached two-storey dwellings (1 No. dwelling to side of 112 Magdalen Road and 1 No. dwelling off Taylors Buildings, Norwich)(Amended description). (APPR - 16/03/2011)

Equality and Diversity Issues

3. There are no significant equality or diversity issues.

The Proposal

4. This application is an amendment to part of the site of a previously approved permission for 2no. detached two-storey dwellings (1no. dwelling to side of 112 Magdalen Road and 1 no. dwelling off Taylors Building). The dwelling off Taylors Building is already under construction and as such this application relates only to the plot to the front which faces Magdalen Road. The previous application was allowed as it was considered that the development would provide additional dwellings on this large garden, and that the dwellings would only have a minimal adverse impact on the nearby residential properties because of their orientation, good quality materials, size and scale on the land that is currently used for a garden.
5. This current application is to amend the approved scheme for the front plot. As the principle of a traditional two storey detached house has already been established on this site through the previous application, it is suggested that consideration should focus primarily on the difference between the approved scheme and the current proposal. The main differences are summarised as follows:
 - The size of the dwelling has increased. The width has increased from 6.7m to 7.0m and an additional single storey element is proposed to the rear which is 5.3m in width and 4.1m deep. The single storey element has a flat roof and is 3m in height. Double patio doors and a window are proposed within the rear elevation and a window is proposed within the north (side) elevation.
 - With regards to the front elevation an additional window is proposed at ground floor level which results in there being a window either side of the door.
 - The internal layout at ground floor level and first floor level has been altered. The number of bedrooms remains the same although an additional room is proposed at ground floor level which is to be used as a study.
 - The proposed chimney has been removed.
 - A new window is proposed at first floor level within the south (side) elevation.
 - A window has been removed from the ground floor elevation of the north (side)

elevation and the window at first floor level has been repositioned slightly.

- The previously approved application removed the access onto Magdalen Road. This revised application seeks to retain this access and to provide a car parking space for one car to the front of the property in addition to the single car parking space to the rear which is accessed off Taylors Building.
- A cycle storage shed is proposed to the rear of the plot.

Representations Received

6. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues as summarised in the table below. The Norwich Society has also objected to the proposal as they feel that a symmetrical front elevation with the door centrally placed, and a pitched roof rather than the flat roof on the back range would greatly improve the design.

7.

Issues Raised	Response
The new plans are completely different to the previously approved application and will not complement the two houses next to it. It will change the character of the end of this street and is a blot on the landscape.	See paragraphs 11-15
The proposed house is double fronted and the door is not in the middle which is not in-keeping with the adjacent properties	See paragraph 12
The previous application included the removal of the access onto Magdalen Road. We would like to see this access blocked up. This amendment will reduce on street parking and add to the problem.	See paragraph 14 and 22
The height and proximity of the rear kitchen addition will be, particularly due to changes in level, very imposing and block out light to 112 Magdalen Road.	See paragraph 17
There is a timber garage to the rear of the plot which is not shown on the plans and is an eyesore. The plans state that this should be a parking space. The timber garage and high fence restrict visibility in both directions and could pose a risk to pedestrians.	See paragraph 24
The previous application stated that the window on the first floor level of the south elevation of the property to the rear of the plot shall be obscure glazed. This has not been upheld	This has been passed on to our enforcement team for investigation.
The footings and other construction work	This is not a material planning

could cause damage to 112 Magdalen Road. There have been difficulties in getting a party wall agreement in place.	consideration.
People shouldn't be able to change their plans after they have been agreed with residents.	This application seeks to gain consent for the proposed amendments and is subject to public consultation.

Consultation Responses

8. Transportation – No objection to the principle. I would prefer not to see the access onto Magdalen Road, but it does exist and there are a number of similar arrangements in the near vicinity so I don't think it is reasonable to require it to be closed, particularly as there is plenty of space to accommodate a parked vehicle. No objection to the access from Taylors Buildings. There is room to accommodate bins and bikes. The property would not be eligible for parking permits.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

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

Policy 2 – Promoting good design

Policy 3 – Energy and Water

Policy 4 – Housing delivery

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

NE9 – Comprehensive Landscaping Scheme

EP22 – Protection of residential amenity

HBE12 – High quality of design

HOU13 – Criteria for other housing site proposals

TRA 6 – Parking standards

TRA7 – Cycle parking provision

TRA8 – Servicing

Written Ministerial Statement: 23 March 2011: Planning for Growth

Support of enterprise and sustainable development.

Draft National Planning Policy Framework July 2011

Principle of Development

Policy Considerations

9. The site is located adjacent to other residential properties and is in close proximity to a local centre and public transport. The site originally formed part of a wider site which already has consent for two detached dwellings. Therefore the principle of residential use has been established. The new dwelling to the rear of the previous

application site is already under construction and this application seeks to make amendments to the dwelling fronting Magdalen Road. The main policy consideration is HOU13 which allows for residential development in principle subject to a number of criteria. These are discussed further below.

10. 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.

Design

11. The principle of a traditional style dwelling fronting onto Magdalen Road has already been established as part of the previous application and as such it is advised that consideration of the merits of the current proposals should be focused on the proposed differences to the approved scheme.
12. The positioning and height of the proposed dwellinghouse is the same as the previous application with the build line of the front elevation being in line with the neighbouring properties to the south and the height matching the neighbouring property. The application seeks to increase the size of the proposed dwelling by increasing the width from 6.7m to 7.0m and by having an additional single storey element to the rear which is 5.3m in width and 4.1m deep. Although the width of the proposed property is greater than the neighbouring properties and the door is not central to the property is not considered that this has a detrimental impact upon the streetscene and as such the amendments to the front elevation are considered acceptable.
13. It is also considered that the size, positioning and height of the single storey element are acceptable in relation to the two storey element, the plot and the neighbouring property and, although there are few examples of a flat roof extensions within the area, it is situated to the rear of the property and due to the boundary treatments to the side will have a very limited impact upon the visual amenity of the surrounding area. The Norwich Society has suggested that a pitched roof would improve the design; however it is considered that this would have a greater impact upon the neighbouring property to the south.
14. Retaining the access onto Magdalen Road and the provision of a car parking space to the front is also considered acceptable in design terms due to the retention of the existing front wall and hedge which screens a large proportion of the front garden. This is subject to a condition required further details of a comprehensive landscaping scheme.
15. All other amendments are considered acceptable in terms of their design and do not significantly affect the appearance of the building from that which has already been approved. Details and/or samples of the materials to be used should be submitted and approved in writing prior to development commencing. Therefore it is considered that the amended proposal is acceptable in terms of its height, scale, mass form and design details and is in keeping with the area.

Neighbour Amenity

16. With regards to the revised scheme, the main consideration is the impact upon the neighbouring residents to the south due to the additional single storey element to

the rear and the provision of a window at first floor level within the side elevation.

17. It is acknowledged that the single storey element may result in some loss of light and overshadowing to the neighbouring property as it is situated only 1m from the boundary of the property to the south; however due to the height of the proposal, the orientation and the 2m boundary treatment between the two properties, this is only likely to be minimal and at an acceptable level. Furthermore it should be noted that had the previously approved proposal been implemented and occupied a single storey element in this position and of this height would have been 'permitted development' and therefore would not have needed planning permission had it have been 0.1m less in depth.
18. With regards to the proposed window within the side elevation, due to this facing onto a blank gable end and as it is well set back from the rear elevation it is not considered that this will result in overlooking to the neighbouring property or their amenity space.
19. As such it is not considered that the amendments will have a detrimental impact upon the living conditions of any of the neighbouring residents taking into consideration loss of light, overshadowing and overlooking.

Amenity for Future Residents and landscaping

20. The proposal includes a large area of useable private outdoor amenity space.
21. The finer details for the hard and soft landscaping should form a condition of any permission.

Vehicular Access and Car Parking

22. The principle of a new access onto Taylors Building has already been established through the previous planning permission. The amended proposal does however also include the retention of the vehicular access and parking area to the front of the dwelling. In transportation terms it would be preferable if this access was removed; however given that it already exists and as there are a number of similar arrangements in the near vicinity it is considered that it would be unreasonable to require it to be removed, particularly as there is plenty of space to accommodate a parked vehicle.

Cycling Parking and Refuse Storage

23. The design of the site allows for bin storage to the side of the dwelling with a screen fence and gate. Bike storage will be within a shed to the rear of the site. These are considered to meet the policy requirements of local plan policy TRA7 and TRA8 and their provision and details should form a condition of any consent.

Temporary shed

24. An existing large timber structure has been erected in the car parking area to the rear of the site which the applicant has confirmed is to be used as a secure storage for materials during the period of construction only. A condition of any consent should be that the shed should be removed prior to the occupation.

Conclusions

25. Having considered relevant policy and other material considerations it is considered

that the revisions meet development plan policy objectives. The principle of a traditional dwelling fronting onto Magdalen Road has already been established on the site and the amendments proposed to the approved scheme will not have any significant implications for neighbour amenity or visual impact. Therefore the amended scheme is considered to be acceptable and the recommendation is to approve the application subject to the conditions listed below.

RECOMMENDATIONS

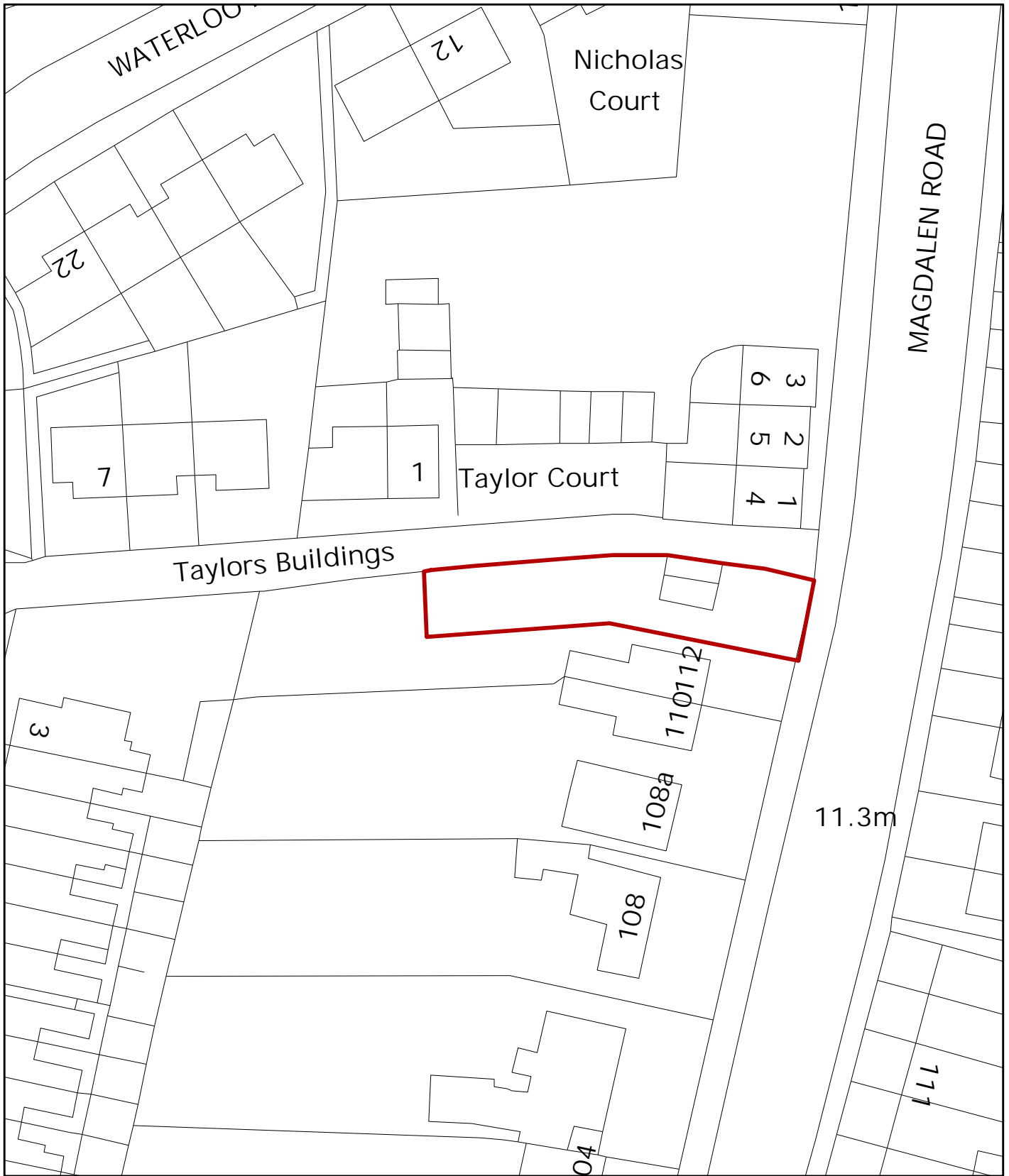
To approve Application No (11/00794/F, 114 Magdalen Road, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Details/and or samples of material to be used in the development, including bricks, roof, windows, doors, fascias, trims, rainwater goods;
4. Details of the proposed finished floor levels of the building and the existing site ground levels;
5. Full details of hard and soft landscaping before commencement of development including means of enclosure, car parking areas, shed, bin store, hard surfacing materials, planting plans, details of plants and implementation programme ;
6. Provision of cycle store, parking areas and refuse storage areas prior to first occupation;
7. Boundary treatments erected prior to first occupation
8. Removal of large shed to rear prior to first occupation.
9. Code for Sustainable Homes level 4 for water efficiency

Informative

1. Construction working hours
2. Not eligible for parking permits

(Reasons for approval: The decision has been made with particular regards to PPS1, PPS3 and saved policies NE9, HBE12, EP22, HOU13, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan and policies 2, 3 and 4 of the Joint Core Strategy. Having considered relevant policy and other material considerations, it is considered that the proposal meets development plan policy objectives and the proposals are considered to be acceptable. The principle of a traditional dwelling fronting onto Magdalen Road has already been established on the site, and it is considered that the amended scheme will not have any significant implications for neighbour amenity or visual impact.)



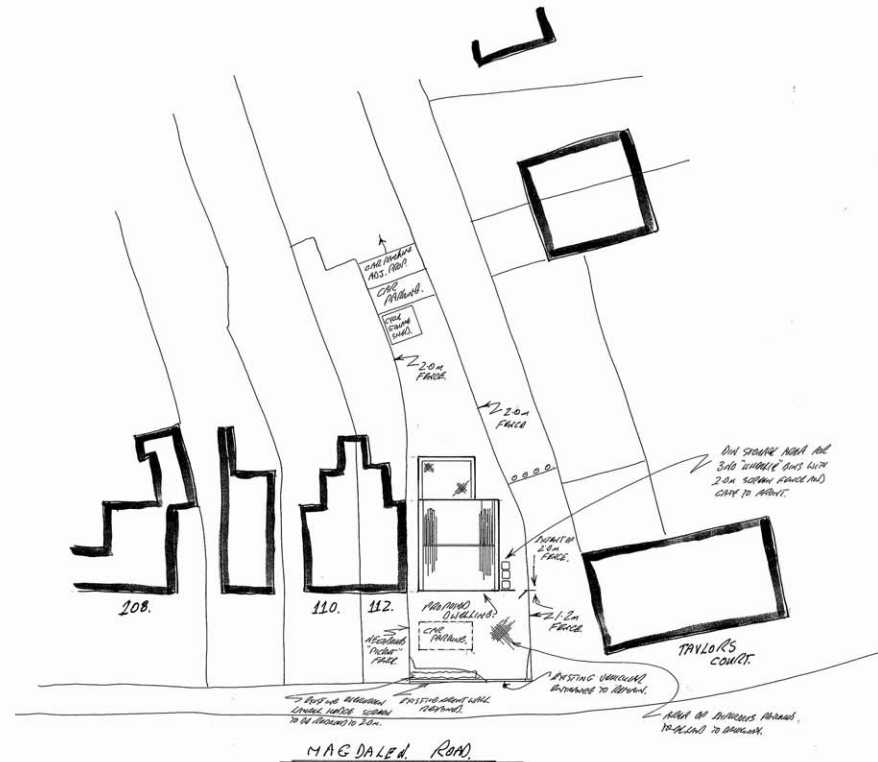
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Planning Application No 11/00794/F
 Site Address 114 Magdalen Road
 Scale 1:500

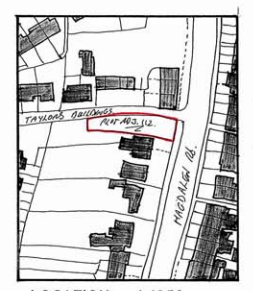




PROPOSED STREETSCENE. 1:100.



PROPOSED SITE. 1:250.



LOCATION 1:1250.

REVISED

11/00794F

Organisational Development
28 JUL 2011
Planning Reception

NIGEL S JACKSON B Sc (HONS)
BUILDING SURVEYOR & DESIGN CONSULTANTS
15 THE SHIRES, DRAYTON
NORWICH, NR8 6EX
TEL: 01603 864002 / 07796 663 169

Project:
PROPOSED 3 BED HOUSE,
ADJ. 112 MAGDALEN Rd,
NORWICH.

Client:
Mr R. SEARS.

Scale: 1:100, 1:250, 1:1250. **Date:** MAR. 11.

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No: 136 a.

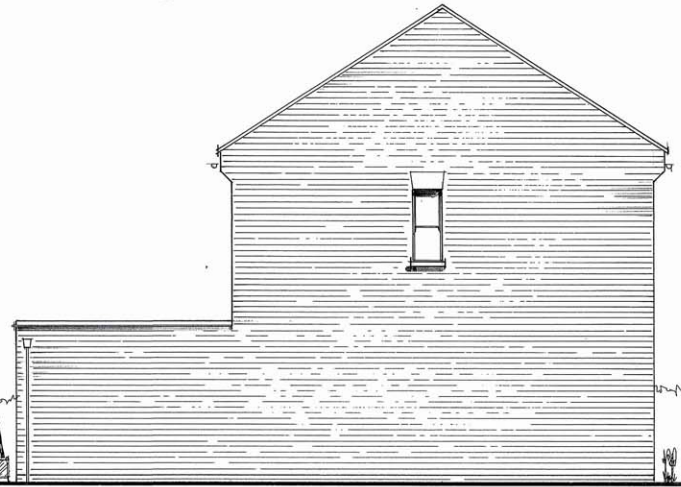
REVISION HISTORY AND DRAWING APPROVALS
NIGEL S JACKSON, 28 JUL 2011



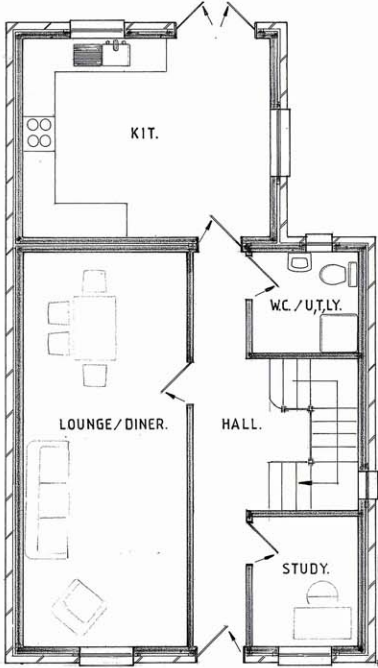
PROP. FRONT. (EAST)



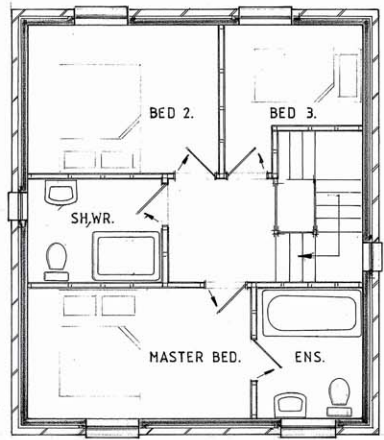
PROP. SIDE. (NORTH)



PROP. SIDE. (SOUTH)



PROP. G.F.



PROP. F.F.



PROP. REAR. (WEST)

REVISED

11/00794F

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No: 136.b.

REVISION
(Original Drawing) 3.10.11 (S.J.S.) ASHBY
External Porch and Gate to drive.