

Report to Planning applications committee

Item

8 November 2018

Report of Head of Planning Services

Subject Application no 18/01104/F – 2 Quebec Road,
Norwich, NR1 4AU

**Reason for
referral** Objections

5(e)

Ward	Thorpe Hamlet
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Single storey side and rear extension.		
Representations - original scheme (July 2018)		
Object	Comment	Support
5	0	18
Representations - revised scheme (October 2018)		
Object	Comment	Support
3	0	3

Main issues	Key considerations
1. Design & heritage	Height, scale, form & architectural details. Impact on conservation area.
2. Amenity	Loss of light, outlook and privacy.
Expiry date	14 November 2018 (extended from 17 September 2018)
Recommendation	Approve



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Planning Application No 18/01104/F
 2 Quebec Road

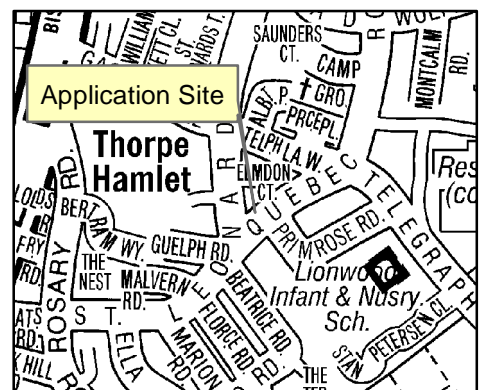
Site Address

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The property is a detached residential dwelling which has been significantly modified and refurbished over recent years.
2. The surrounding properties are large detached residential dwellings set well back from the road.
3. The property is located on a hill so that properties to the west are on lower ground and properties to the east are on higher ground. The driveway of the subject property is a steep slope so that the property is on much higher ground than the street.

Constraints

4. The site sits on the edge of the Thorpe Hamlet Conservation Area and the neighbouring property, 30a St Leonards Road, is locally listed.

Relevant planning history

Ref	Proposal	Decision	Date
14/01607/F	Replacement roof to rear extension	APPR	11/12/2014
17/00095/F	Enlargement of side extension and replacement roof	APPR	03/03/2017

The proposal

5. Retrospective permission for a single storey side extension with pitched roof, front terrace and rear projection.
6. Following the grant of planning permission for works to the existing side extension in 2017 (17/00095/F), the development was carried out, but not in accordance with the approved plans. Officers identified that the extension had been built 1m higher than approved, the fenestration and terrace were larger than those approved and a rear extension had been added. The applicant initially put in an application to regularise the as-built extension but following negotiations, some amendments have been made to the proposed plans (reduction of bargeboard, removal of ornamental ridge detailing and changes to the terrace balustrades).

Representations

7. The application was first advertised on site and in the press in July 2018. Adjacent and neighbouring properties were also notified in writing. Following the submission of revised plans, an additional public consultation was carried out in October 2018.
8. Representations are available to view <http://planning.norwich.gov.uk/online-applications/> by entering the application number unless they were made by letter and contain personal details.

Representations - original scheme (July 2018)		
Object	Comment	Support
5 (including 1 from the Norwich Society) • All outside consultation period	0	18
Issues raised		Response
Overdevelopment		See Main Issue 1: Design
Loss of light, outlook and privacy		See Main Issue 2: Amenity
Concern that this could become a second dwelling		See Main Issue 2: Amenity
The extension dominates the main property		See Main Issue 1: Design
Allowing this retrospective planning application would make a mockery of the planning process		The application should be judged on its merits
The applicant has caused community tension		Not the subject of this planning application
Not in keeping with the conservation area		See Main Issue 1: Design
Loss of view		Not a material planning consideration
Representations - revised scheme (October 2018)		
Object	Comment	Support
5 • 4 inside the consultation period • 1 outside	0	3
Issues raised		Response
The proposed plans still read as a separate dwelling		See Main Issue 1: Design
Incrementally, the owners have created something that would not have been allowed if the plans had been submitted as one complete scheme		The application should be judged on its merits
Harm to the conservation area		See Main Issue 1: Design
New trees are being planted which block out light		Not the subject of this planning application

Consultation responses

9. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and Conservation

10. **NB: These comments relate only to the 'as-built' plans which were initially submitted. They have been used as a tool in the negotiations. We have not received comments on the amended plans.**
11. Local policy requires developers to consider height, scale, massing and form within new development to ensure that extensions and/or alterations to existing buildings are not dominant or incongruous. The proposed is contrary to this policy due to its overall height and scale, which results in an insensitively designed extension. This is further exacerbated by the following design/architectural features of the 'extension':

- a) Oversized barge boards which are not in keeping with the proportions of the host building, or indeed the extension itself,
 - b) Front terrace which is too 'high' up the front of the extension and is thus the dominant feature when the property is approached/viewed,
 - c) Front door which is oversized for the extension and thus reads as the principal entrance,
 - d) Steps up to the front door which are oversized and too 'high' up the front of the extension,
 - e) Timber posts which are incorrectly proportioned for the extension and thus distract from the overall aesthetic
12. All of the above has resulted in an alteration to the host building which does not read as an extension, but instead appears as a separate infill property.
13. It would be preferable if the issues raised above were addressed, but I doubt whether these alterations alone would increase the appropriateness of the extension. In order for the extension to be compliant with local and national policy I strongly recommend that it would be preferable for the ground floor of the extension to be lower than the ground floor of the host and that the overall height of the extension should not exceed the eaves level of the host building.

Assessment of planning considerations

Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted January 2014 (JCS)**
- JCS2 Promoting good design
15. **Norwich Development Management Policies Local Plan adopted December 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage

Other material considerations

16. **Relevant sections of the National Planning Policy Framework 2018 (NPPF)**
- Section 12: Achieving well-designed places
 - Section 16: Conserving and enhancing the historic environment

Case Assessment

17. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Policy Framework (NPPF), the council's standing duties, other policy documents and guidance detailed above

and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design & heritage

18. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF Sections 12 & 16.
19. The plans approved under 17/00095/F are a material planning consideration in this case. The principle of a dual pitched roof side extension has been established.
20. It should be acknowledged that the built height of the side extension exceeds that which would normally be deemed appropriate for a side extension. Specifically, the ridge height exceeds the eaves height of the main dwelling. However, changes to the 'as-built' design (listed below) have reduced the dominance of the side extension to a point at which the design and impact on the conservation area are considered acceptable.
 - a) The oversized bargeboard has been reduced in size and dropped below the ridge line to reduce its impact
 - b) The ornamental ridge detail has been removed to reduce the apparent height of the extension
 - c) The timber posts of the hand rails and balustrades to the terrace have been halved in size and the wooden spindles have been replaced with steel tension wires to reduce the prominence of the terrace and the steps and to allow the property's main entrance to stand out.
21. The rear extension has no visual impact on the property or the surrounding conservation area.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, NPPF Section 12.
23. The amendments to the approved extension make little difference to the impact on the sunlight, daylight, privacy or outlook of neighbouring properties. The impact on amenity is considered acceptable. Ample external amenity space is retained for the subject property.
24. A number of objections have raised concerns about the extension being turned into a separate dwelling. This subdivision would require planning consent, but to make it clear an informative is recommended which would clarify that there shall be no subdivision without planning permission.

Equalities and diversity issues

25. There are no significant equality or diversity issues.

Local finance considerations

26. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance

considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

27. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 18/01104/F – 2 Quebec Road, Norwich NR1 4AU and grant planning permission subject to the following conditions:

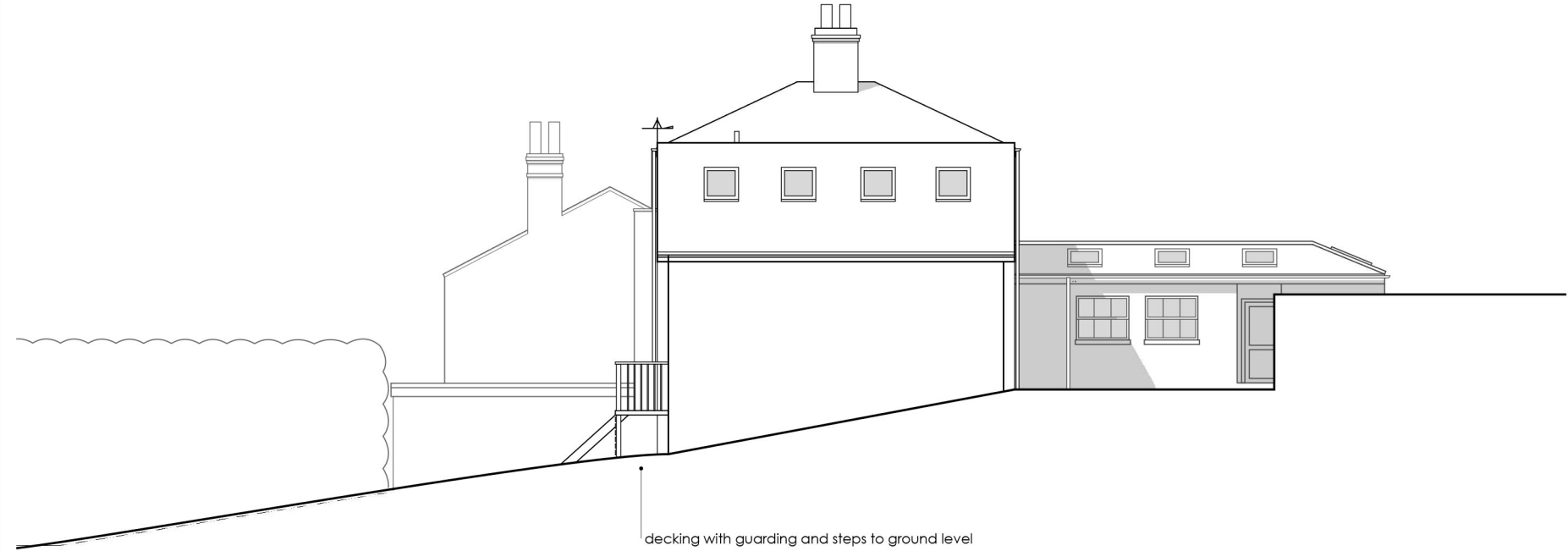
1. Standard time limit;
2. In accordance with plans;

PROPOSED SIDE ELEVATION 1:100

0181.PL.07 A

project
Side Extension
at
2 Quebec Road
Norwich
applicant
Simon Capp & Adam Edge

revisions
rev A 13.01.17
First Issue



decking with guarding and steps to ground level

NOTES

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PROPOSED FRONT ELEVATION 1:100

EXTERNAL FINISHES

Windows - Slim profile "Roseview Ultimate" with stone sills as existing

Doors - Painted timber double French doors to front and rear

Walls - Smooth render

Roof tiles - Forticrete Centurian pantiles / colour: Autumn

Ridge tiles - Ornate Victorian style - details to be confirmed

Barge board - Feature bargeboards front and rear with overhang - details to be confirmed

Fascias - Feature fascias - details to be confirmed

Rainwater goods - details to be confirmed

Rooflights - Conservation style

Copper weathervane to front roof apex - details to be confirmed

Full width timber deck to front of proposed extension approx. 1.2m deep with steps to ground level



0181.PL.05 A

project
Side Extension
at
2 Quebec Road
Norwich
applicant
Simon Capp & Adam Edge

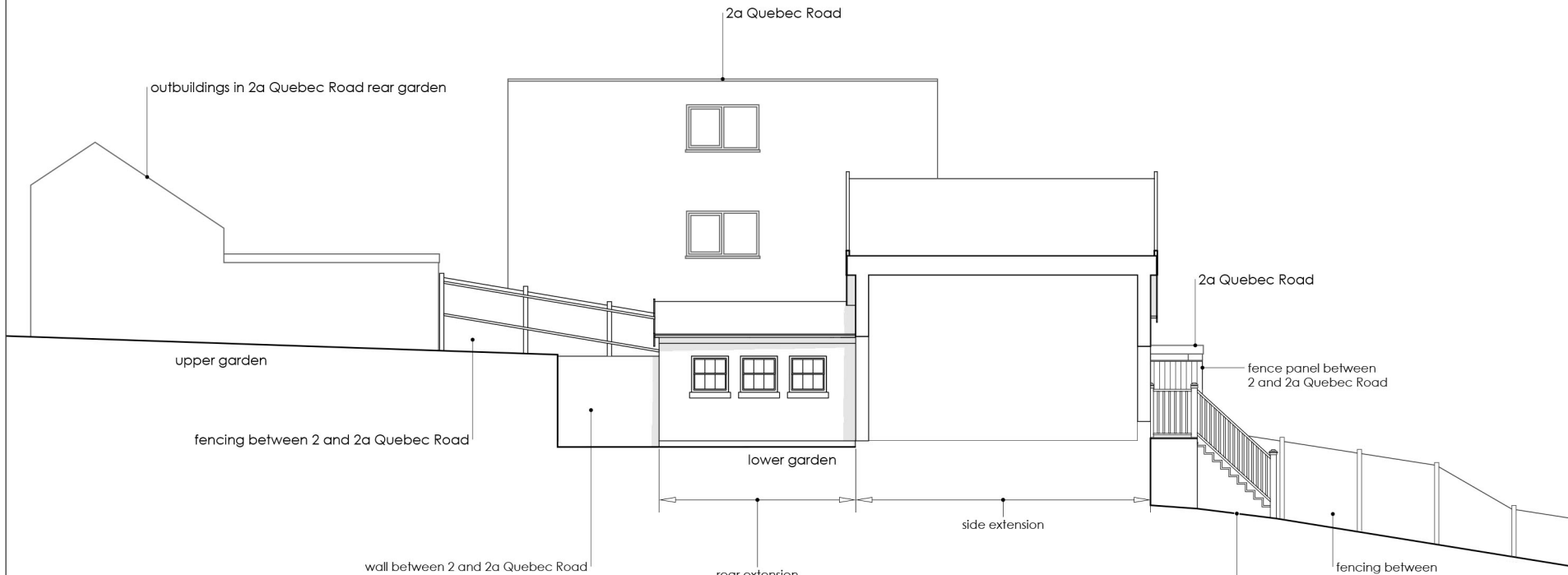
revisions
rev A 13.01.17
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AS-BUILT SIDE (WEST) ELEVATION - SECTION thru CC



REAR EXTENSION EXTERNAL FINISHES
Same as for as-built side extension

SCALE - 1:100

0 0.5 1 2 3 4 5 6 7 8 9 10 15 20 25 - metres / Paper Size = A3

0266.PL.11 A

Retrospective Application
for As-Built Side Extension
and Rear Extension

at
2 Quebec Road
Norwich NR1 4AU
for
Adam Edge &
Simon Capp

Revisions
A 20.07.18
First Issue

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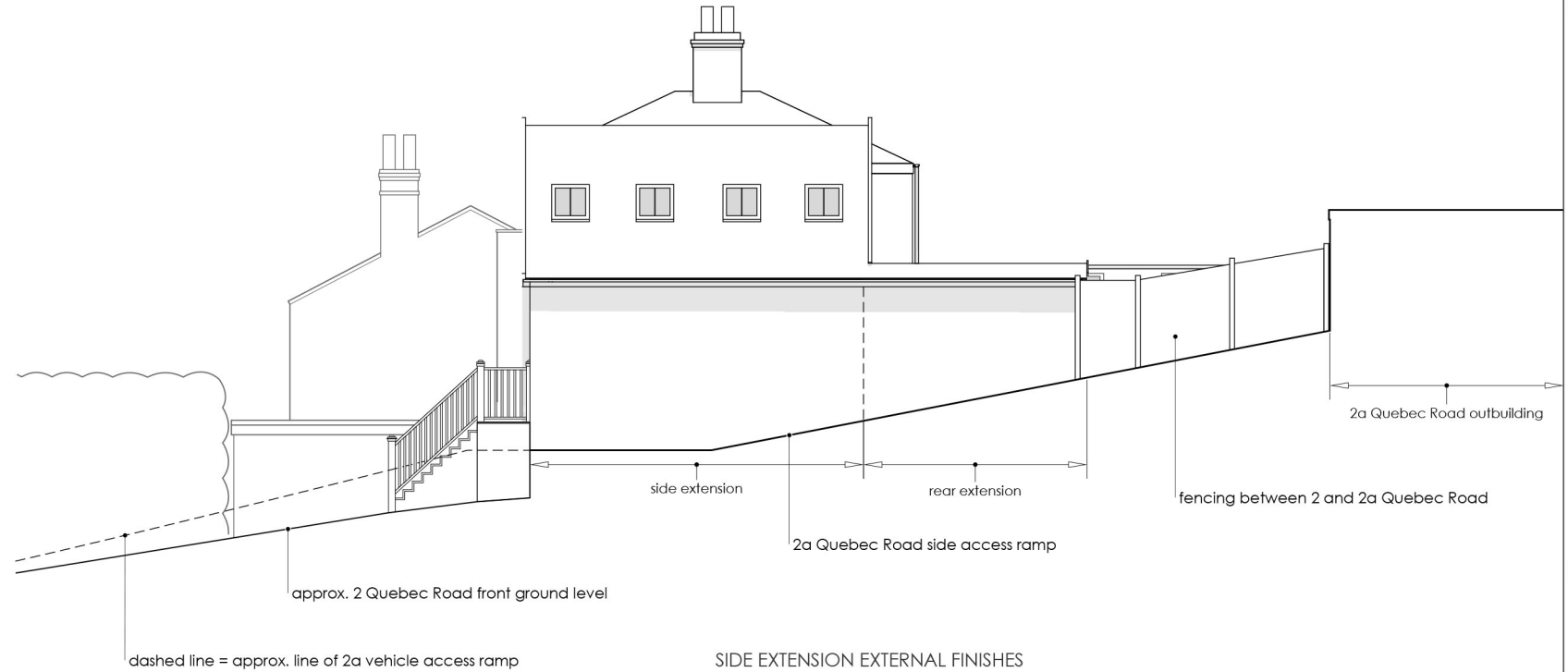
AS-BUILT SIDE (EAST) ELEVATION - SECTION thru BB

0266.PL.10 A

Retrospective Application
for As-Built Side Extension
and Rear Extension

at
2 Quebec Road
Norwich NR1 4AU
for
Adam Edge &
Simon Capp

Revisions
A 20.07.18
First Issue



SIDE EXTENSION EXTERNAL FINISHES
See notes on 0266.PL.08 (As-built Front Elevation)

REAR EXTENSION EXTERNAL FINISHES
Same as for as-built side extension

NOTES

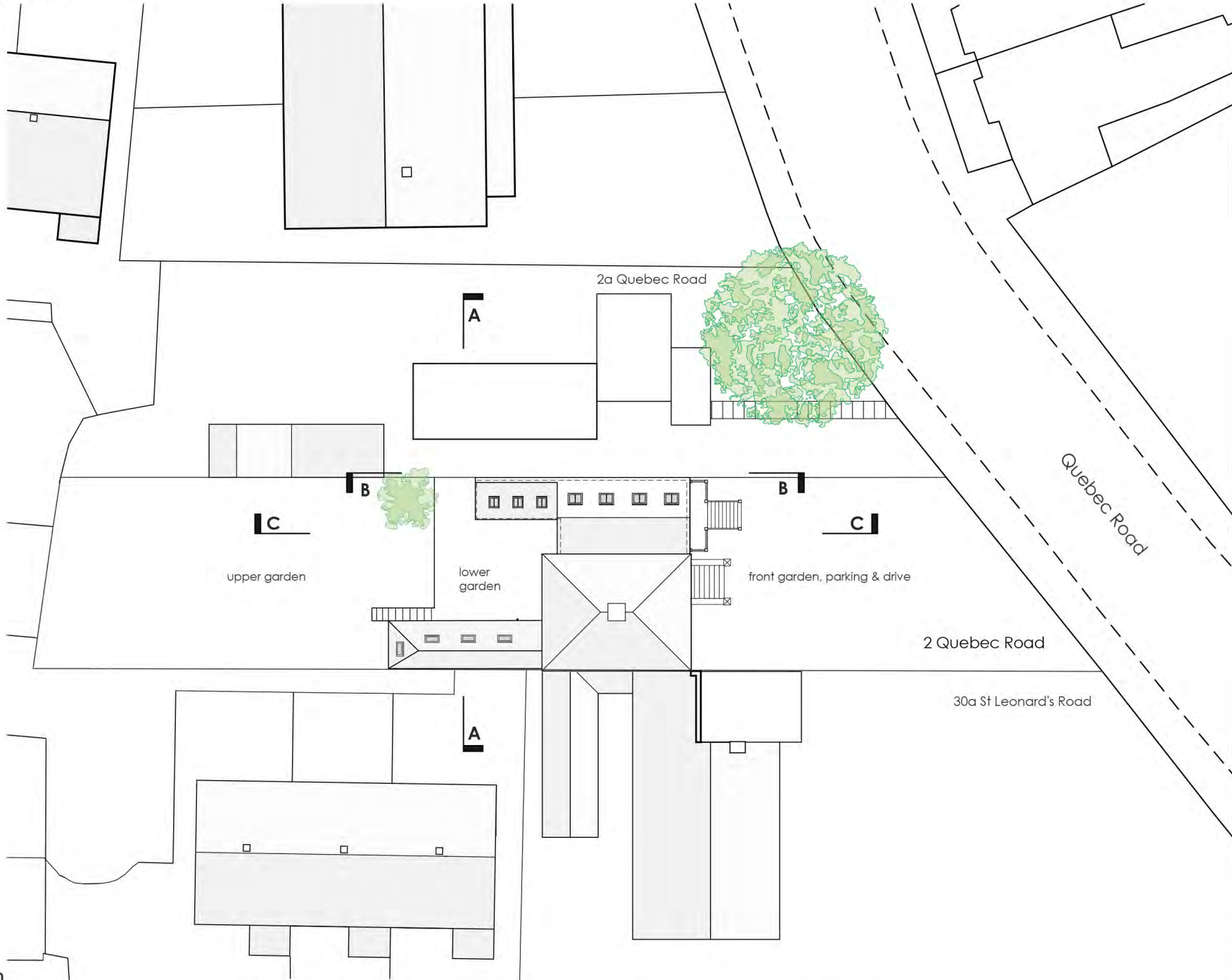
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SCALE - 1:100

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AS BUILT SITE PLAN



0266.PL.07 A

Retrospective Application
for As-Built Side Extension
and Rear Extension

at
2 Quebec Road
Norwich NR1 4AU
for
Adam Edge &
Simon Capp

Revisions
A 20.07.18
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SCALE - 1:200

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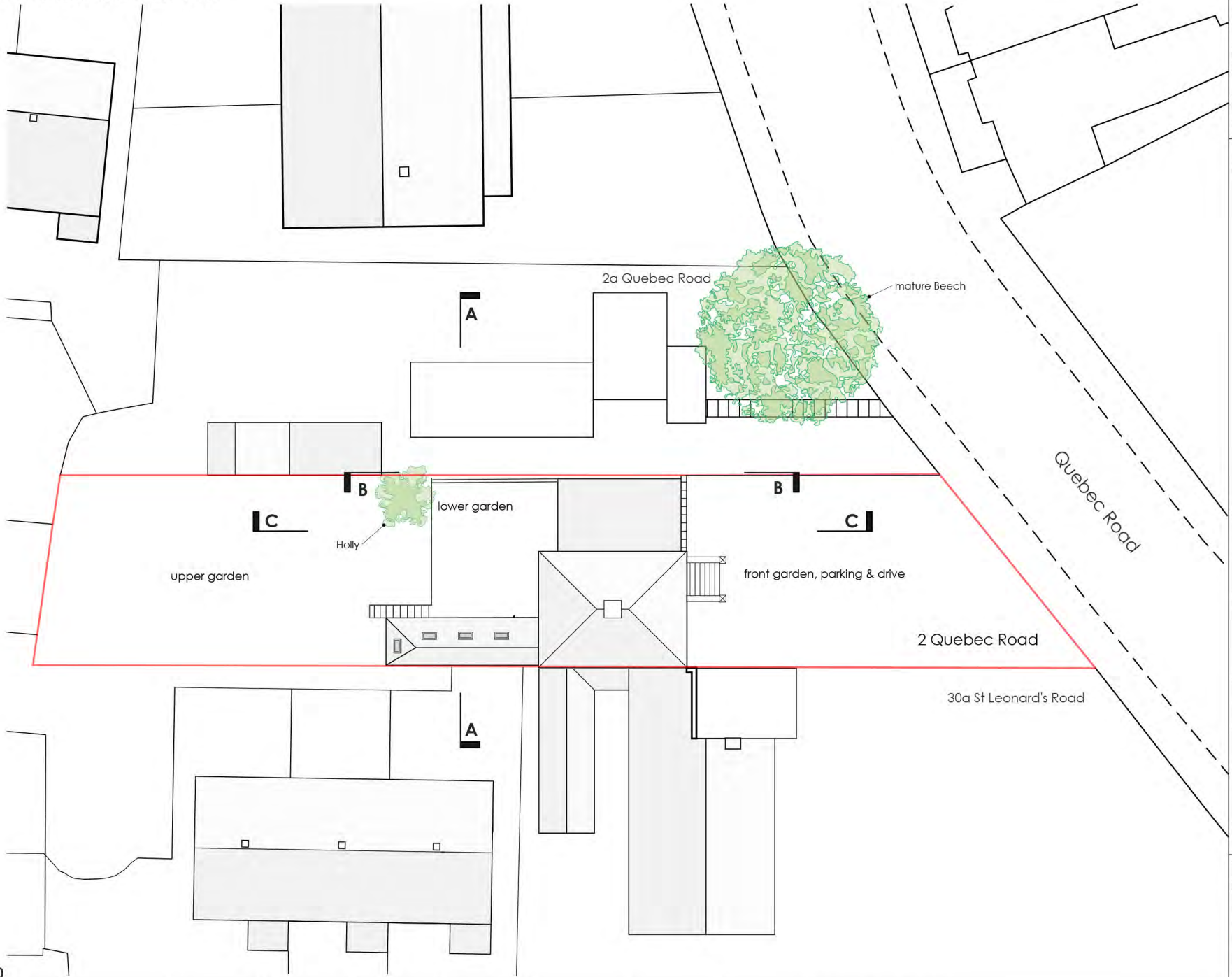
SIDE EXTENSION EXTERNAL FINISHES

- WINDOWS - Heritage style slim profile sliding sash windows + cills that match those of the main house
- DOOR - Timber French door with period panelling
- WALLS - Smooth rendered finish to match main house painted in Farrow & Ball 'French Grey' (same as main house)
- ROOF TILES - Sandtoft 'Shire' pantiles
- RIDGE TILES - Victorian design cloverleaf ridge tiles
- BARGEBOARDS - Timber with period style detailing with narrow Victorian design finials painted in Farrow & Ball 'Shadow White'
- RAINWATER GOODS - Black 'ogee' heritage style gutters and round downpipes
- ROOFLIGHTS - Conservation style with glazing bar
- Decking & Balustrading - Painted timber with Farrow & Ball 'French Grey' colour to main facade and decking (same as main house)

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FRONT ELEVATION

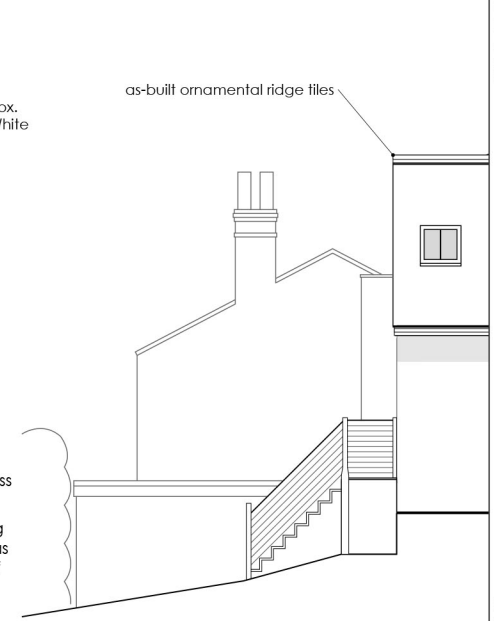


as-built ornamental ridge tiles
tile edge, flaunching and undercloak both sides
bargeboard both sides below undercloak to be approx.
200mm wide both sides and to be painted Shadow White
by Farrow & Ball or other approved colour

TERRACE and STAIRS
All handrails to be replaced by 10 x 40mm flat
bar with smooth roll top edges painted same
colour as the terrace
All spindles to be replaced by 4mm dia. stainless
steel tension cable max. 100mm apart
Posts on deck to be approx. 90x90mm tapering
to 140x140mm close to deck level continuing as
140x140mm to ground level. Posts at bottom of
stairs to be approx. 90x90mm
All decorative tops to posts to be removed

proposed landscaping to front grounds -
see proposed landscape plan

EAST ELEVATION



as-built ornamental ridge tiles

SCALE - 1:100

0 0.5 1 2 3 4 5 6 7 8 9 10 15 20 25 - metres / Paper Size = A3

- NOTES**
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