

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00734/F 15 Mount Pleasant, Norwich,
NR2 2DH

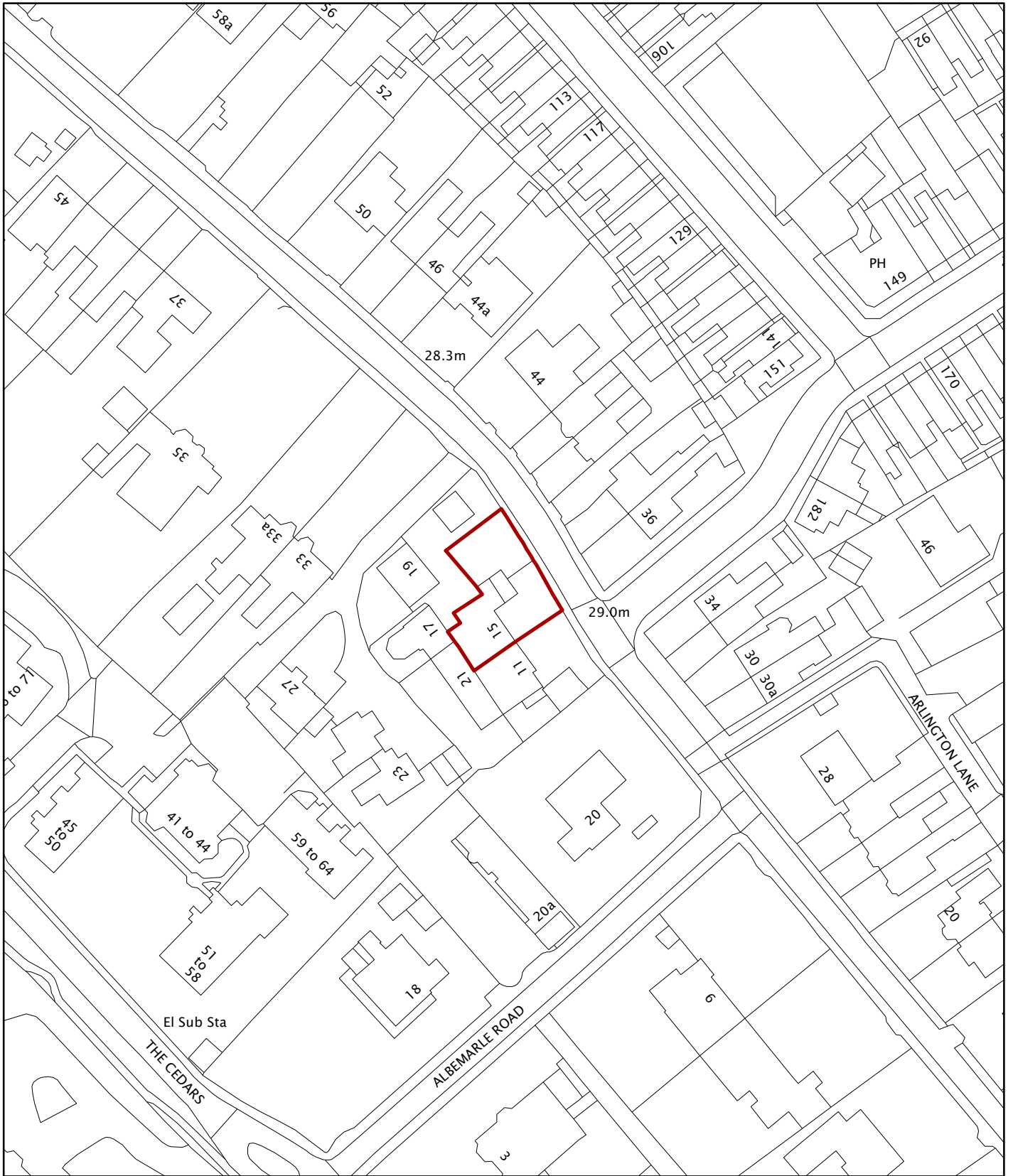
4(f)

**Reason
for referral** Objections

Ward:	Town Close
Case officer	Lydia Tabbron - lydiatabbron@norwich.gov.uk

Development proposal		
Single storey front extension, conversion of existing garage and construction of detached single garage.		
Representations		
Object	Comment	Support
3	3	

Main issues	Key considerations
1 Loss of trees	Loss of/damage to trees which make up a significant part of the street scene.
2 Out of scale development/over dominant building	The development is out of character/keeping with the area and out of scale with the neighbouring properties.
Expiry date	18 August 2017
Recommendation	Approve



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Planning Application No 17/00734/F
 Site Address 15 Mount Pleasant

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The property is situated on the south west side of Mount Pleasant near the junction with Newmarket Street, accessed via a shared driveway with no.17 and 19. The property is a large period, semi-detached dwelling constructed of an off-white/cream painted brick, white uPVC windows and doors and a dark tiled gable roof.
2. The main dwelling has been previously extended at ground floor to the side to provide additional living accommodation and a garage. This has led to the enclosure of the small garden on the front elevation, which is paved and screened by existing fence and trees, giving it a private courtyard feeling which is not easily visible from the highway. An existing small green metal store sits along the boundary with the highway, adjacent to one of the main street scene trees.
3. The area is characterised by having large detached properties which are well set back from the highway. A number of the properties in the area, including the application site, are well screened from the road by boundary fences and mature trees and planting. This site includes five category B trees (trees of moderate quality and value), comprising of three yews and two sycamores which are located linearly along the front boundary of the property.

Constraints

4. Locally Listed Building
5. Newmarket Road Conservation Area
6. Within a Critical Drainage Area

Relevant planning history

7.

Ref	Proposal	Decision	Date
17/00734/F	Single storey front extension, conversion of existing garage and construction of detached single garage.	PCO	

The proposal

8. The proposal is for the construction of a single storey front extension and replacement of an existing store with a single storey garage. The existing garage is to be converted into living space accessible from the main dwelling. The materials of the proposed garage will match the existing (facing brickwork and clay pantiles). The off-white render on the proposed extension will also blend in with the off-white/cream painted brick on the main dwelling. However, there will be modern additions from dark grey aluminium bi-fold windows and doors on the side of the

front extension, overlooking the courtyard garden. The roof of the front extension is to be a dark grey single-ply membrane flat roof, whilst the pitched gable roof of the proposed garage will match that on the existing store and main dwelling.

Summary information

Proposal	Key facts
Scale	
No. of storeys	A single storey garage extension and single storey front extension.
Max. dimensions	<p>Garage: 3.1m in height to the ridge, 2m to the eaves, 3.1m wide and 5.5m long.</p> <p>Front extension: Overall height 2.6m (flat roof), 3.2m wide and 5m long.</p>
Appearance	
Materials	<p>Garage: Clay pantiles Facing brickwork to match existing</p> <p>Front extension: Off-white render Dark grey single-ply membrane flat roof Dark grey aluminium windows and doors Painted timber windows/doors</p>

Representations

9. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues and comments as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
There will be damage to or loss of trees which are prominent to the area and street scene.	See Main Issue 1: Trees
The proposal is out of keeping/character with the area	See Main Issue 2: Scale of development
The proposal is out of scale with neighbouring dwellings	See Main Issue 2: Scale of development

The proposed elevation against the boundary with the highway is overbearing	See Main Issue 2: Scale of development
Other comments	Response
A planting scheme should be conditioned to soften the appearance of the side elevation of the proposed garage.	This is not considered necessary or appropriate to implement.

Consultation responses

10. The following consultations have been undertaken:

Consultee: Tree Protection Officer

Comments: I have reviewed the application. The loss of T3 would be acceptable. However, construction/demolition activity would be taking place within the root protection areas of the retained trees. It is essential that the design of the proposal takes this into account. It would need to demonstrate, in detail, how the development can be achieved without causing damage to the retained trees.

Consultee: Urban Design and Conservation

Comments: This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes

- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF 11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

14. 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 Framework (NPPF), the Councils 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: Trees

15. Key policies and NPPF paragraphs – DM7 and NPPF 11
16. Neighbours have expressed concern about the impact on the trees, particularly the loss of T3, a Yew located in the courtyard between the property and the highway/front boundary. The Arboricultural Impact Assessment states “T3 is of low quality and its removal would not detract from the amenity value the sites trees currently give and should therefore not be considered a constraint.” The Tree Officer has reviewed this information and agrees the loss of T3 would be acceptable.
17. Other trees potentially affected by this development are T4 and T5, both sycamores. The Tree Officer is satisfied that information in the Method Statement and accompanying diagram (received 13 July) sufficiently demonstrates how the trees will be retained and damage to the roots prevented. A number of conditions will also be attached to ensure trees works are monitored and carried out in accordance with plans.
18. The removal of T3 is not considered to have a detrimental impact upon the street scene as it is set back from the highway and dominated by larger and more prominent street scene trees which are to be retained.

Main issue 2: Design and impact upon Conservation Area

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The height of the boundary fence facing the highway on the front elevation is 2m tall. Given the proposed extensions are single storey (front extension max. height 2.6m and garage max. height 3.1m) the majority of the development will be screened along the front elevation. The side elevation of the garage will be partially visible from the opening of the shared driveway off Mount Pleasant, but will be screened by foliage.

21. The proposed garage on the front elevation is considered out of keeping and overbearing within the area by objectors. However, in 2013 a single storey extension coming up to the front boundary at no.11 Mount Pleasant (next door to the site) was approved and has since been built. Therefore, development coming up to the front boundary is not uncommon in the vicinity. The height of the development is also considered respectful in scale to the subject dwelling and surrounding properties. The proposed flat roof helps to mitigate the appearance along the front boundary and the garage gable end roof corresponds to the main dwelling and neighbouring properties. Overall, the design ensures the development is not overbearing and out of keeping with the surrounding area by corresponding to existing styles and designs within the area and on the main dwelling.
22. The proposed materials for the garage (clay pantiles and facing brick) will match those on the main dwelling. The off-white render on the front elevation will also match the subject property in colour, but the dark grey single-ply membrane flat roof and dark grey aluminium windows and (bi-fold) doors will be a modern addition to the property and area. However, given that the majority of the front extension is not visible from the public realm and the materials which will be most visible (on the garage) match the existing property, the character of the dwelling and surrounding conservation area is considered to be maintained.
23. Neighbours have requested a planting scheme to screen the garage and soften the impact of the side elevation from the highway/shared driveway entrance. As the design is considered acceptable it is not felt necessary to screen the development. Overall, the screening, matching materials, harmonious design and retention of key street scene trees helps to mitigate against the impact of the development on the street scene and conservation area, allowing the proposal to maintain the character of the area.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.
26. 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.
27. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The proposed front single storey extension and replacement of existing store with a single storey garage is considered to be of good design, in keeping with the local area and respectful of the scale of the existing dwelling. Any impact upon nearby

trees and the street scene has been shown to be acceptable. 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

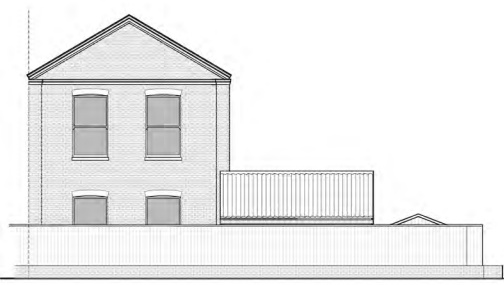
To approve application no. 17/00734/F 15 Mount Pleasant Norwich NR2 2DH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be submitted before construction begins
4. Pre-construction site meeting and submission of further details
5. Provision of site monitoring
6. Arboricultural works to facilitate development
7. Works on site in accordance with AIA, AMS and TPP

Article 35(2)

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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

- Notes**
1. No Dimensions are to be scaled from this drawing.
 2. Contractors must verify all squared dimensions at site before commencing any work or making any Shop drawings.
 3. This drawing is the site copyright of A Squared Architects Ltd and no part may be reproduced without the written consent of the above.
 4. Site Location Plans are prepared from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright Reserved.
- | No. | Revisions | By | Date |
|-----|---|-----|----------|
| A | Tree positions shown on plans. Garage footprint on site plan adjusted. For clarity, tree removed from elevations. Roof heights indicated on site plans. Elevations clarified. | mja | 08.06.17 |



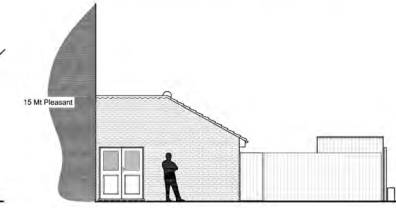
EXISTING FRONT ELEVATION



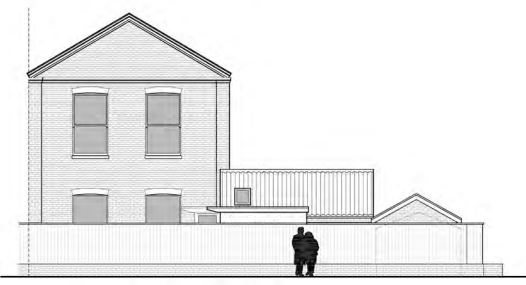
EXISTING FRONT ELEVATION



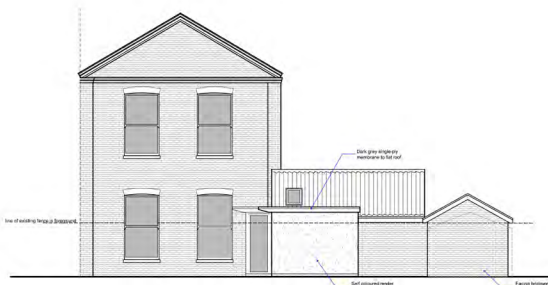
EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



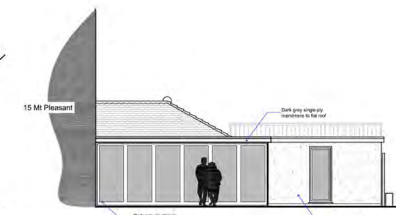
PROPOSED STREET ELEVATION



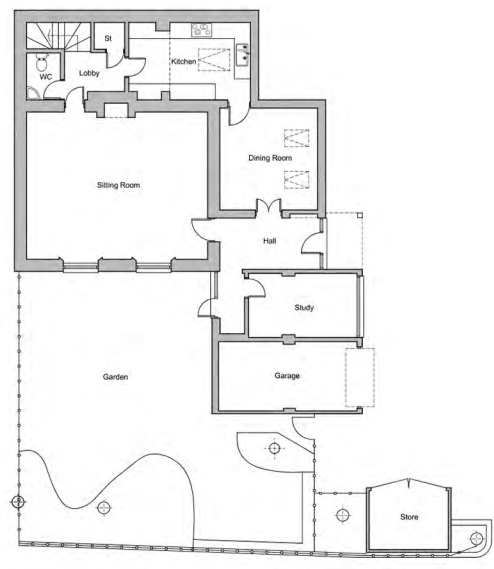
PROPOSED FRONT ELEVATION



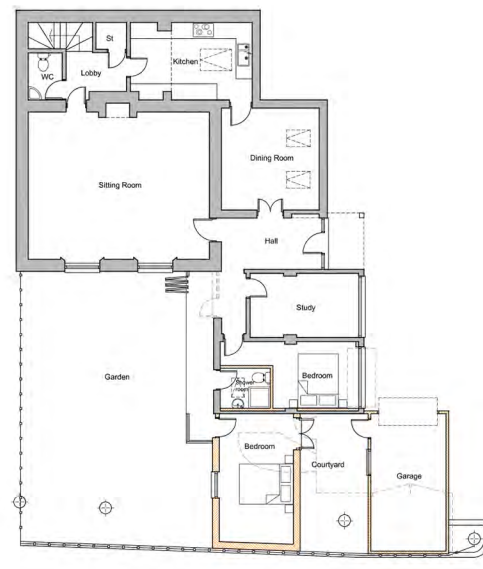
PROPOSED SIDE ELEVATION



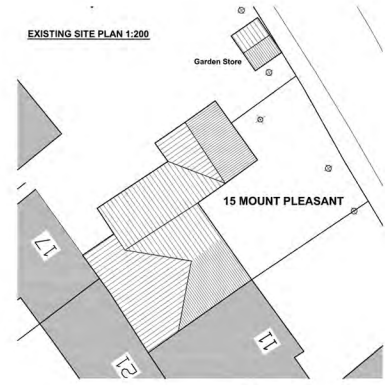
PROPOSED SIDE ELEVATION



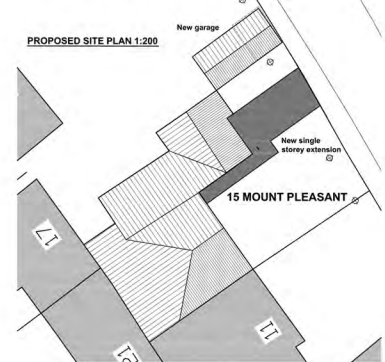
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250

A SQUARED ARCHITECTS

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Client
Mr N Gordon

Job
**Alterations & extensions to
 15 Mt Pleasant
 Norwich**

Drawing Title
Existing and Proposed plans

Scale
1:100/200/1250@A1

Date
Nov 2016

Drawn By
mja