

Report to Planning Applications Committee
Date 18 October 2012
Report of Head of Planning Services
Subject 12/01487/F 66 Wellington Road Norwich NR2 3HT

Item
5(5)

SUMMARY

Description:	Erection of rear first floor extension and alterations to windows and doors on front and side elevations.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Nelson
Contact Officer:	Jo Hobbs Planner 01603 212526
Date of receipt:	20th July 2012
Applicant:	Mr Martyn Hendrie
Agent:	Mr John Norfolk

INTRODUCTION

The Site

Location and Context

1. The site is located on Wellington Road within the ward of Nelson to the west of the city. The development in the surrounding area is typically terraced housing, although there are some commercial uses on corner plots within the surrounding area.
2. The application site is located on the corner of Wellington Road and Denbigh Road, and was formerly in use as a shop on the ground floor. The building is a two-storey corner plot with small front garden and side courtyard. The building was previously in use as two separate flats
3. The building is constructed of brick that has been painted, slate tiles and a mix of timber and UPVc windows. There was an ornamental tree and shrubs in the front garden at the time of the site visit, although subsequent photographs of the site appear to demonstrate this has been removed.

Constraints

4. The site is surrounded by residential dwellings, with dwelling directly adjoining the site to the north and east, and dwellings on the opposite side of the road to the south and west of the site.

Topography

5. The site is located on land that is higher than that to the north and east of the site. The junction of Wellington Road and Denbigh Road is higher than the nearby

Earlham Road and Park Lane.

Planning History

6. There are no planning applications relevant to the proposed extension. The following application relates to the use of the site which is discussed later in the report:

950072/F - Conversion of corner shop into bedroom of dwelling. Application lapsed – no decision issued.

Equality and Diversity Issues

7. There are no significant equality or diversity issues.

The Proposal

8. The application is for the extension of the existing building at first floor. The ground floor footprint of the building would not increase, as the proposal is only to extend at first floor to the same extent as ground floor.
9. The former use of the building stated by the applicant was two separate flats. Whilst there are no records that planning permission has been granted for this use, Council Tax records indicate two properties on site since 1996. The application however is for the use of the building as one dwelling.
10. The conversion of two flats to one dwelling would not require permission under Section 55 (3)(a) of the Town and Country Planning Act 1990 as there would not be a material change of use to the nature of the existing use.
11. The application therefore being considered is only for the first floor extension and alterations to the property.

Representations Received

12. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.
- 13.

Issues Raised	Response
Over-development of the site	See paragraph 19
Loss of original shop entrance unacceptable, original floor plan relating to shop should be retained	See paragraph 21
Loss of light	See paragraphs 24-26
Loss of direct sunlight	See paragraphs 27-29
Change of use will lead to unacceptable noise levels	See paragraphs 30-32
Behaviour of students will adversely affect quality of life for neighbours	See paragraph 32
Inadequate amenity space	See paragraphs 30-32

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Consultation Responses

14. None undertaken.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV7 - Quality in the Built Environment

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

Policy 2 – Promoting good design

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

HBE12 – High quality of design

EP22 – Protection of residential amenity

Principle of Development

Policy Considerations

15. The principle of the residential use has already been established. As detailed in paragraphs 10 and 11 of this report permission is not required to convert the former two flats back to one dwelling. The use of the dwelling by up to 6 unrelated individuals would also not require planning permission.
16. The key considerations for this planning application are the design and impact on residential amenity.
17. There appears to have been an ornamental fruit tree in the front garden that has been recently removed. Consent was not required to remove this tree as it is not protected or within a conservation area. The removal of the tree and shrubs were not required to enable the development being applied for under this application and so no further consideration of the removal of this vegetation can reasonably be made.

Design

18. With reference to design, the appearance of the first floor extension ties in well with the existing building. The use of a hipped gable end on the roof reduces the visual dominance of the extension, leading to the height, scale, mass and form being suitable to the existing building and wider street scene.
19. The building footprint already takes up a considerable amount of the site area. The addition of the first floor extension over the existing single storey extension is therefore not considered to lead to over-development of the site.

20. The increase in residential density is considered further in the next section of the report in relation to residential amenity.
21. The loss of the existing shop door and bay window that formed the retail shop front would be difficult to resist in this instance due to the fact the site is not in a conservation area. Although the shops have formed part of the typical uses on corner plots in the surrounding area there is no policy reason as to why these can be requested to be retained. The proposed replacement windows are considered to be acceptable in location and design.

Impact on Living Conditions

22. The use of the dwelling has already been established and so the principle of the use cannot be considered further under this application. The impact on adjoining residents through overlooking, overshadowing, outlook and increased residential density are considering factors.

Overlooking

23. Windows proposed on the extension and to the existing building are located on walls that already contain windows. The nearest residential dwellings to these windows are on the opposite side of Wellington Road and Denbigh Road. Therefore there would not be a significant increase in the level of overlooking from the proposed extension and it would be at sufficient distance to neighbouring properties to not lead to a significant loss of privacy.

Overshadowing and outlook

24. The orientation of development is such that the proposed extension could lead to overshadowing either early morning or late afternoon/evening to the east and west. Given the surrounding built form the extent of overshadowing would be limited as the rear of the dwellings on Denbigh Road already receive limited light being north facing, and the south elevation of 64 Wellington Road is already overshadowed by existing development along Denbigh Road. The dwellings on the west side of Wellington Road would be at a sufficient distance to not be significantly overshadowed.
25. The additional 2.5m at first floor would lead to further built form adjacent to the rear windows of 15 Denbigh Road however. There is an existing window on the rear elevation of the house that already has relatively low level of light and poor outlook due to its orientation on the north side of the building.
26. The addition of the extension has been fully considered, but given that this is to the north west of the window and the existing lower levels of light and outlook received, the addition of 2.5m extension at first floor is not considered in planning terms to lead to a significant loss of outlook or daylight that would be sufficient to merit refusal of the application.

Sunlight

27. The extension would block direct sunlight to dwellings to the east and west for a short amount of time in the morning and afternoon/evening respectively. The existing built form of 66 Wellington Road would already block a certain amount of direct sunlight to neighbouring properties to the east and west. 64 Wellington Road to the north does not have any principle residential windows on its south elevation, leading to no significant loss of direct sunlight.

28. The extent of sunlight lost to the west would be for a short period in early

mornings, more so in summer months. Also the sunlight lost to the east would be for a short period in the evenings, again more so in summer months. The key consideration is the extent of loss of daylight to main habitable rooms. Due to the orientation of the existing built form the existing windows on the rear elevations of Denbigh Road already receive little to no direct sunlight from the west. The loss of sunlight to the garden area would also be small compared to the low levels of direct sunlight already received by the rear garden.

29. Given the small extent and duration of loss of sunlight it is not considered reasonable in this instance to refuse the application on this ground. Whilst it is regrettable that the neighbouring dwelling should lose sunlight from their rear garden, given that this is north facing it is difficult to justify as the rear garden already experiences a low level of direct sunlight.

Noise from increased residential density

30. The extension would allow one additional bedroom to be included in the existing property. This increase in bed spaces would not be significant enough to lead to an increase in residential density that would lead to concerns over increased noise and disturbance for adjoining residents.
31. The existing amenity space is reduced due to the existing single storey extension on the building. But again the addition of one further bedroom is not considered to be sufficient to merit refusal of the application on the grounds of insufficient amenity space. There is still space available for cycle storage and drying areas.
32. The behaviour of previous residents of the former flats may have lead to disturbance to the neighbouring property owner, but this issue would need to be tackled through management of any tenants by the landlord or through anti-social behaviour management which would be a civil matter. The increase in the number of bed spaces by one is not considered in planning terms to be significant enough to lead to concern over noise or merit refusal of the application on this ground.

Conclusions

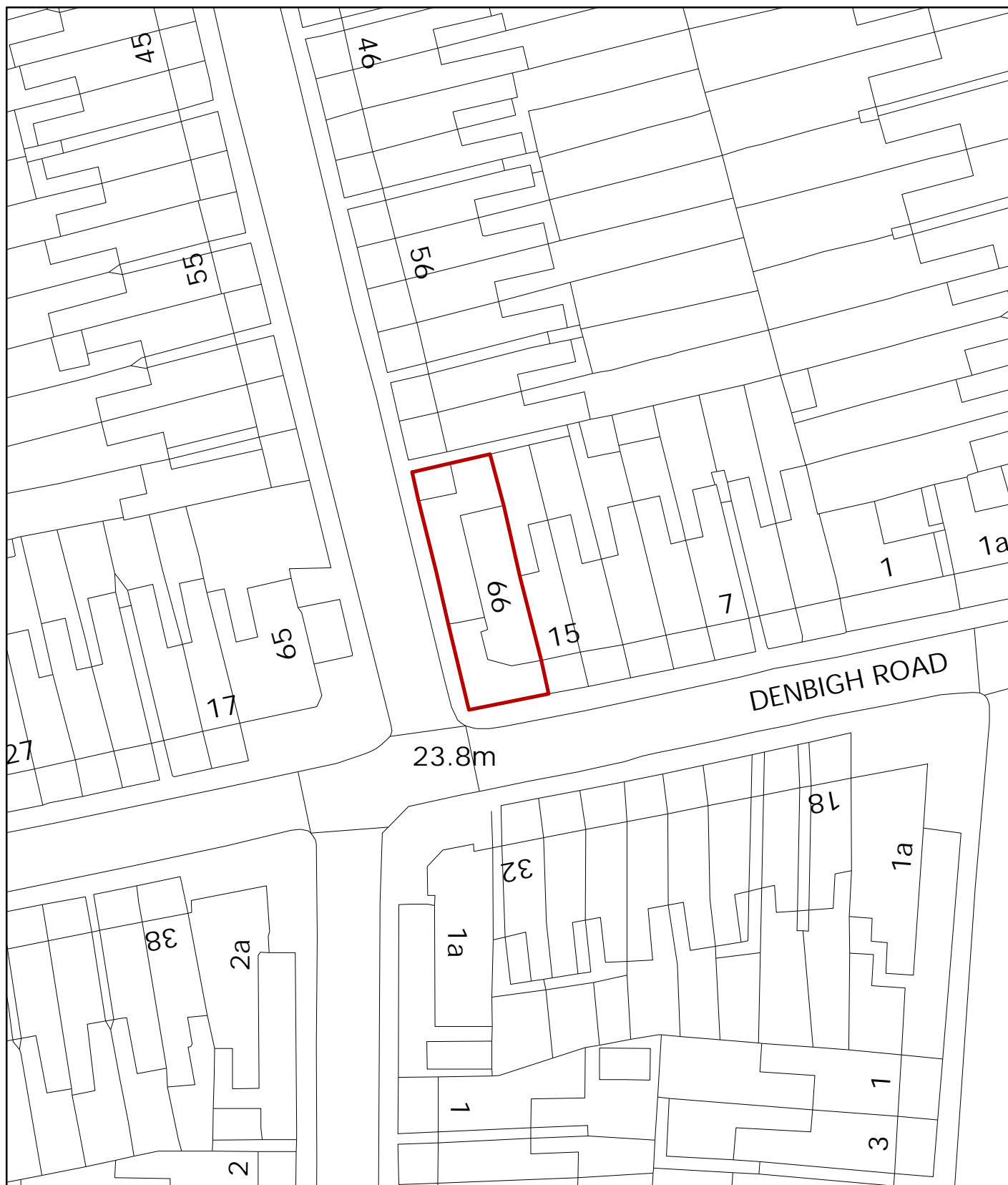
33. It is considered that the design is in keeping with the property and surrounding area, and that the proposal is unlikely to have an adverse impact on the amenity of adjoining neighbours by virtue of the orientation of the extension on the north elevation of the building and the installation of new windows on elevations that already have existing windows facing neighbouring dwellings. As such the proposal accords with the criteria set out within policies HBE12 and EP22 of the City of Norwich Replacement Local Plan (adopted November 2004) and policy 2 of the Joint Core Strategy (adopted March 2011).

RECOMMENDATIONS

To approve Application No (12/01487/F at 66 Wellington Road) and grant planning permission, subject to the following conditions:-

- 1) Standard time limit
- 2) In accordance with plans
- 3) Materials to match

(Reasons for approval: The decision is made with regard to policy HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004, the adopted Joint Core Strategy March 2011 and all material considerations. The design is in keeping with the form of the existing property and character of built form in the surrounding area, and that the proposal is unlikely to have an adverse impact on the amenity of adjoining neighbours by virtue of the orientation of the extension on the north elevation of the building and the installation of new windows on elevations that already have existing windows facing neighbouring dwellings.)



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Planning Application No 12/01487/F

Site Address 66 Wellington Road

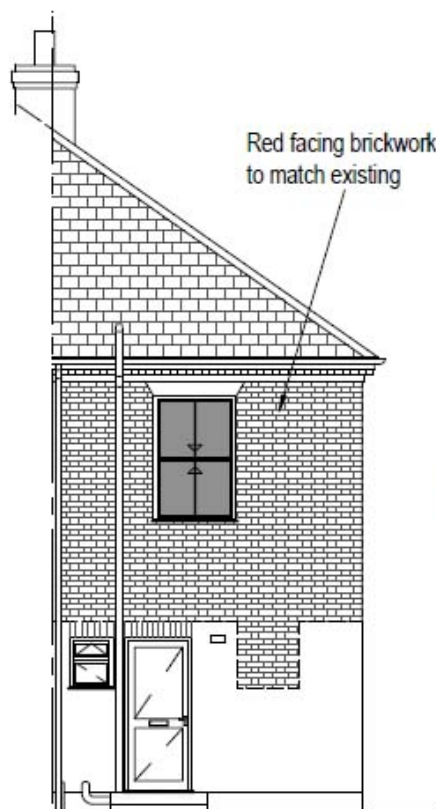
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NORWICH
City Council

PLANNING SERVICES





North
Proposed Elevations 1:100



West

