

Report to Planning applications committee

Item

12 May 2016

Report of Head of planning services

Subject Application no 16/00283/F - 1 Hanover Court,
Norwich, NR2 2HE

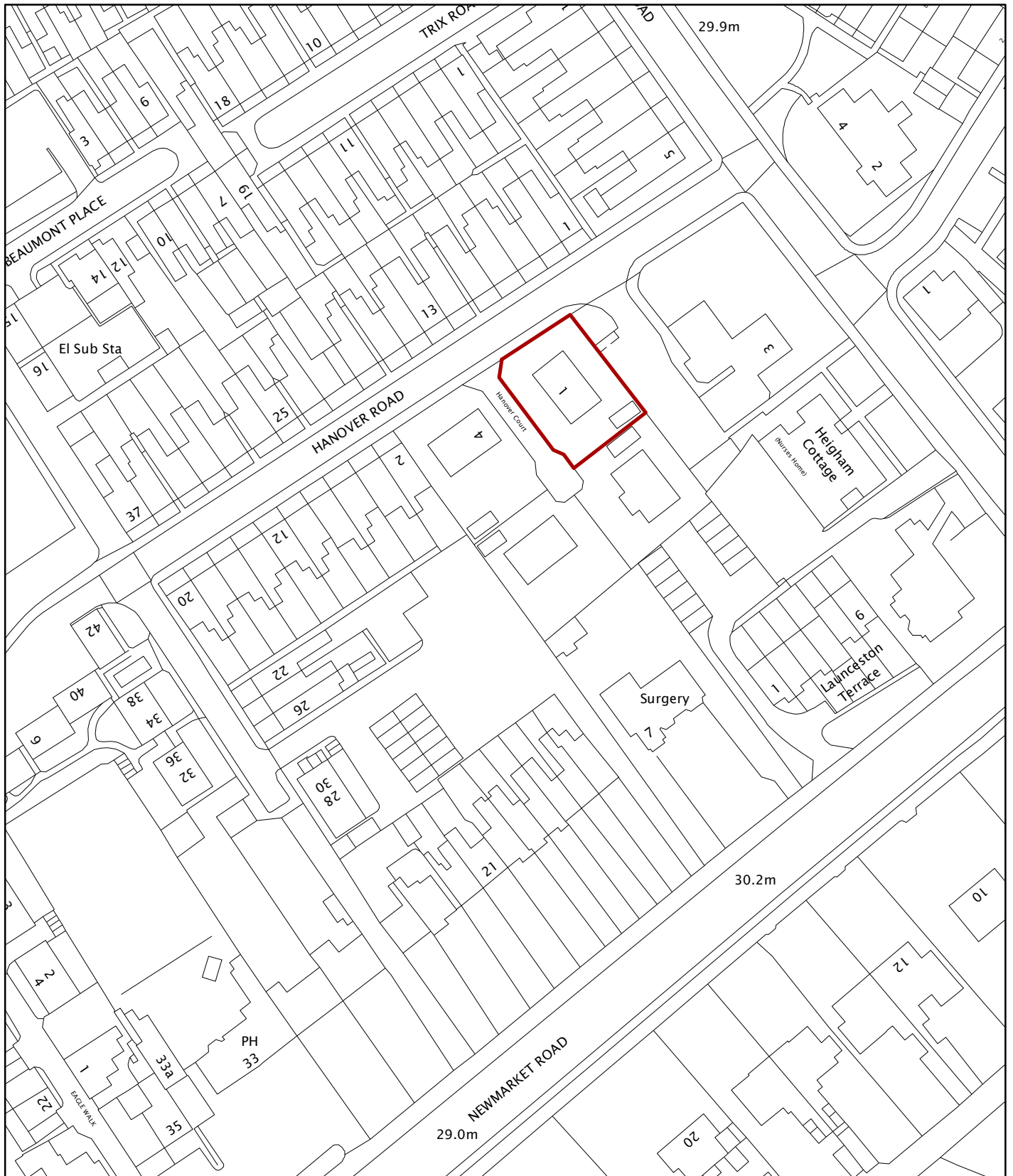
**Reason for
referral** Objection

4(n)

Ward:	Town Close
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
Two storey extension. Erection of studio, garage and car port.		
Representations		
Object	Comment	Support
5		

Main issues	Key considerations
1	Principle of development (Overdevelopment)
2	Inappropriate Design
3	Loss of Amenity
4	Parking/Access
5	Business Use
6	Trees
Expiry date	18 April 2016
Recommendation	Approve



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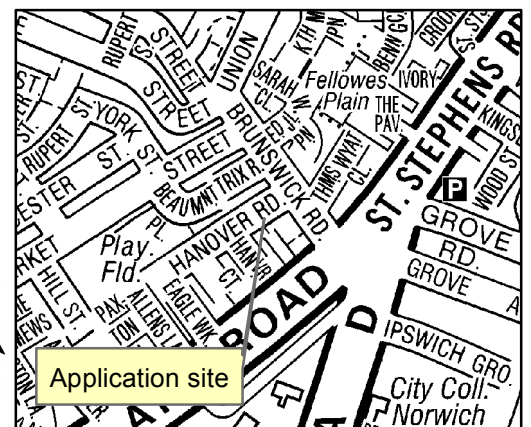
Planning Application No 16/00283/F
 Site Address 1 Hanover Court

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. Hanover Court is a small private court on the South Elevation of Hanover Road – towards the junction with Brunswick Road. There is a group of four Twentieth Century bungalows of the same design and construction in the court – with a shared drive. 1 Hanover drive fronts both Hanover Court and Hanover Road (To the North East of the Close). Other than a conservatory extension to the North, 1 Hanover Court is unchanged from its original form.
2. Hanover Road is a residential street, close to the City Centre, it consists predominantly of 2 storey Victorian Terrace properties. There is a development of three storey flats on the corner of Hanover Road and Brunswick Road – directly to the East of Hanover Court.

Constraints

3. The site lies within the Critical Drainage Area.
4. The application site sits just outside (to the North) of the Newmarket Road Conservation Area.

Relevant planning history

5.

Ref	Proposal	Decision	Date
13/01876/F	Erection of conservatory to side of dwelling.	APPR	04/02/2014

The proposal

6. The proposal is for a two storey extension to the North of the dwelling house. There is also a proposed separate 'studio/garden room and garage' out building to the South of the site. The current design is following revisions to the originally submitted scheme which consisted of dormer windows to both East & West roof slopes and a 2 storey extension to the North, previously the studio & garage was part of a larger area of flat roof which included a car port and was connected to the main dwelling.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	One
No. of storeys	2 (proposed)

Proposal	Key facts
Appearance	
Materials	Brickwork to match existing at ground floor level, horizontal boarding at first floor level. Pantile roof to 2 storey element. Grey membrane to flat roof areas.
Transport matters	
Vehicular access	No changes are proposed to the existing vehicular access

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 5 letters of representation have been received citing the issues 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
Principle of Development /Overdevelopment	14-18
Inappropriate Design	19-22
Loss of Amenity	23-28
Parking/Access	29-30
Business Use	31-34
Trees	35-36

Consultation responses

8. 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.

Tree protection officer

9. Further to your recent request I have visited the above-mentioned site and can now offer the following with regards the prospective development and trees. The proposed development, if undertaken in line with the submitted arboricultural statement, will have a negligible effect on the adjacent Horse Chestnut tree overhanging the site from adjacent land. Given this I have no objection to the proposed works but would suggest that a condition is placed on any consent requiring compliance with the submitted Arboricultural submission dated 16.01.2016

Assessment of planning considerations

Relevant development plan policies

10. **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
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **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
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM12 Ensuring well-planned housing development
 - DM15 Safeguarding the city's housing stock
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM32 Encouraging car free and low car housing
 - DM33 Planning obligations and development viability

Other material considerations

12. **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

Case Assessment

13. 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: Principle of development (Overdevelopment)

14. Key policies and NPPF paragraphs – DM12, SAXX, NPPF paragraphs 49 and 14.
15. The principal of residential extensions is acceptable and there are no policy objections to the principal of residential extensions. The main considerations are the impacts on design, amenity, trees and heritage assets as discussed below.
16. In relation to overdevelopment, the proposed scheme has been reduced in its extent since the original proposal. The area of flat roof to the South of the site has been reduced. The flat roof area now only covers the separate studio/garden room and new garage. The height of these combined outbuildings has been reduced to 2.750m overall height.
17. The extension to the main dwelling house is proposed at an additional footprint of 2.60x5.8m towards the east from the existing kitchen. There is also a proposed second storey towards the Hanover Road end of the site. Whilst the two storey scale departs for the original dwelling's forms and that of the other three bungalows the bungalows in themselves depart from the predominant form of the wider area and it is considered that the scale of this development is in keeping with the existing scale of development on Hanover Road.
18. The two storey extension is considered appropriate for residential accommodation in this urban residential area and it is not considered to have significant impact on wider views of the site.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The proposed aesthetic of the development is a slight departure of the architectural style of Hanover Close, however, the proposal is considered to be an acceptable approach to a distinctive individual extension in this area; it is considered preferable to pastiche style to replicate the Victorian terraces opposite, or enlargement in the design style of the original bungalows.
21. The proposed materials for the roof covering are to match the existing roof, the ground floor level brick work shall match the existing, this is considered appropriate at ground floor level to 'blend' with the surroundings. The horizontal boarding to first floor level is considered preferable to a larger expanse of matching facing brickwork, as the existing bricks are not of a high aesthetic quality.
22. The site retains the character of the Hanover Close towards the south. Towards the north taking into account the variety of development in close proximity to 1 Hanover Court, the proposed design is not considered to have significant impact on the local distinctiveness and character of the area.

Main issue 3: Amenity

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

24. The studio/garden room & garage are not considered to cause issues regarding overlooking, overshadowing our outlook neighbouring properties. There is an existing pitched roof garage on the neighbouring side of the boundary to the south.
25. The glazing to the proposed studio/garden room faces into the garden of the subject property.
26. First floor windows facing towards the West have been kept small to minimise overlooking. There are no windows to the east of 4 Hanover Court to be compromised. The garden at 4 Hanover court has a low level dwarf wall and is not visually screened for privacy at ground level.
27. The first floor windows to the north face over Hanover Road, it is not considered out of character for glazing to bedrooms at first floor level to face onto the highway in an urban residential environment. Overlooking is not considered an issue in this location.
28. The two storey extension has been positioned to the North of the site to reduce any impacts of overshadowing or loss of light. It is not considered that there will be any impact in relation to this, caused by this development.

Main issue 4: Parking/Access

29. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
30. The scheme proposes parking provision for 4No. cars, one in a garage, three externally; this is considered to be ample provision for a property of this size in this location. This exceeds our parking standards but is no more than already exists on site. The parking facility is an existing arrangement on this site and is not being increased by this proposal. The access via the shared drive of Hanover Court is an existing arrangement which is not being revised by the current proposal.

Main issue 5: Business Use

31. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
32. There has been concern raised that the development proposed is for business use. This application does not apply for change of use of any part of the property to business use.
33. The applicant has submitted private email correspondence to clarify that their intention is for the property is for a private home, with the facility to enable them to work from home. The applicant has stated that there is currently no intention to change this arrangement but is aware that if there is any change in this circumstance then a planning application would be required to rectify this.
34. There has been no discussion as to the future suitability of business use in this location as this does not form part of the proposal.

Main issue 6: Trees

35. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.

36. The proposed development has been assessed by an Arboriculturalist, the impact assessment and method statement have been reviewed by Norwich City Council's tree protection officer and are considered acceptable. A condition is recommended to carry out works in accordance with the submitted Arboricultural report.

Equalities and diversity issues

37. There are no significant equality or diversity issues.

Local finance considerations

38. 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.
39. 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.
40. In this case local finance considerations are not considered to be material to the case.

Conclusion

41. 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

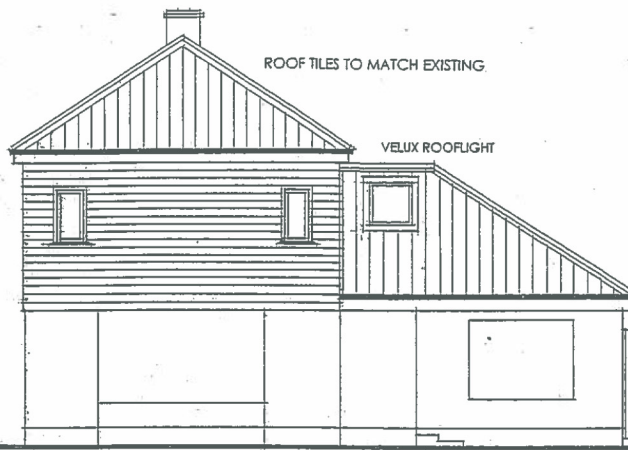
To approve application no. 16/00283/F - 1 Hanover Court Norwich NR2 2HE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with Arboricultural report.
4. Details of proposed materials for horizontal boarding and window joinery.

Article 35(2) Statement

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.

HCN / 03R3



PROPOSED FRONT ELEVATION

SCHEME 2 [FOLLOWING DISCUSSION WITH NCC PLANNING DEPT] - REVISED DRAWING HCN / 03R2 SHOWS THE NEW BEDROOMS AND BATHROOM WITHIN A FIRST FLOOR EXTENSION RAISED OFF THE EXISTING EXTERNAL GROUND FLOOR WALLS AND A STORE / WALK IN WARDROBE / LINEN CUPBOARD WITHIN THE REMAINING ROOF SPACE [WITH VELUX ROOF LIGHT ONLY]. ALSO, ALL WINDOWS FURTHER AMENDED AS SHOWN ON THE PLAN AND THE THREE PROPOSED ELEVATIONS. FOR AMENDED ELEVATION / SECTION 88 SEE DRAWING HCN / 04R2. THE

THE FLAT ROOF CONSTRUCTION CAN FOLLOW A SIP SPECIFICATION [KINGSPAN ETC.] OR A MORE STANDARD PLWOOD DECK / FIRRINGS / INSULATION / TOP PLY DECK AND MEMBRANE FINISH COMPLETE WITH ALL FLASHINGS

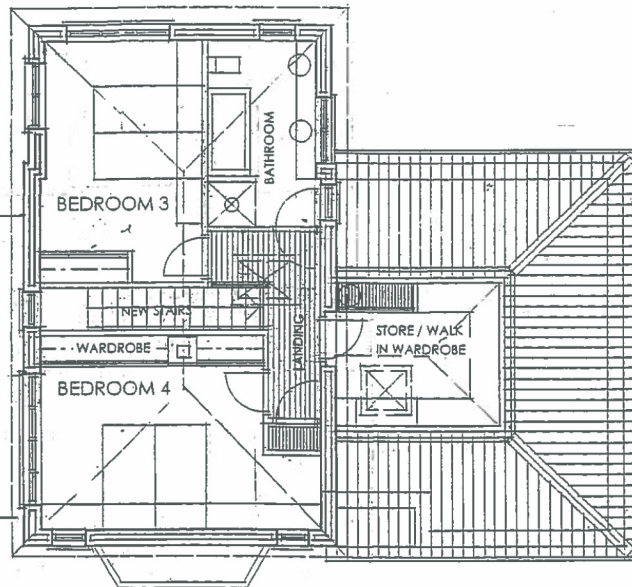
FLAT ROOF OVER STUDIO / GARDEN ROOM, GARAGE



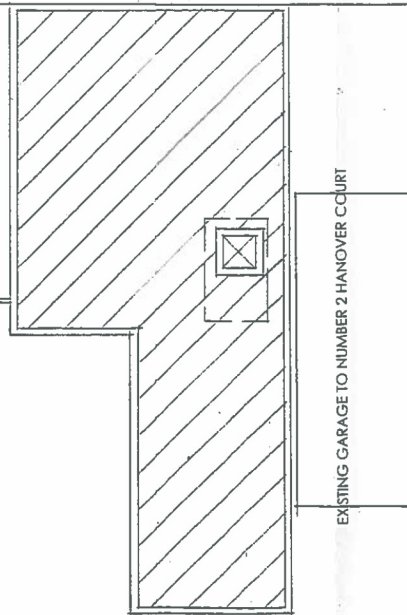
PROPOSED REAR ELEVATION

BRICKWORK TO MATCH EXISTING

1600283F



PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION

A - MAIN EXTERNAL WALLS TO KITCHEN EXTENSION TO BE IN BRICKWORK TO MATCH EXISTING. MULLIONED WINDOW CONSTRUCTION [COMPLETE WITH STEEL CORNER POSTS AND FRAME] TO BE PURPOSE MADE IN TIMBER [FINISH TBA]. FOUNDATIONS TO BE IN THE FORM OF CONCRETE PADS ON EACH CORNER, SUPPORTING GROUND BEAMS AND A SUSPENDED FLOOR SLAB, ALL TO STRUCTURAL ENGINEER'S DRAWING AND CALCS DESIGNED TO PROTECT THE RPA OF THE ADJOINING HORSE CHESTNUT TREE [SEE ALSO ROBERT THACKRAY'S DRAWING AND REPORT DATED 05.02.16]. THE NEW FIRST FLOOR OVER IS TO BE RAISED IN BLOCKWORK OR STRUCTURAL TIMBER FRAME AND FINISHED IN HOR. BOARDING [DETAILS TBA]. SEE PLANS AND ELEVATIONS DRAWING HCN / 03



ROOF TILES TO MATCH EXISTING

HORIZONTAL BOARDING

Revised

FURTHER REVISED DRAWING 03R3
PLEASE NOTE CAR PORT HAS BEEN OMITTED AND FLAT ROOF
RESTRICTED TO AREA OVER STUDIO AND GARAGE ONLY.

PROPOSED PHASED EXTENSIONS TO EXISTING BUNGALOW
1 HANOVER COURT NORWICH CLIENT KIERON DUDLEY

PROPOSED FIRST FLOOR PLAN PHASE 2 / ROOF
CONVERSION - ALSO PROPOSED ROOF PLAN PHASE 1 OF
STUDIO / GARDEN ROOM, GARAGE AND CAR PORT
JANUARY 2016 SCALE 1 : 100 DWG NUMBER HCN / 03R3

SNELL ASSOCIATES
THE STUDIO THE STREET SHOTESHAM NORFOLK NR15 1AP
tel 01508 558554 mob 07710 572772 email - ps@petersnell.plus.com
DESIGN / ARCHITECTURE

FURTHER REVISED DRAWING 02R3
PLEASE NOTE CAR PORT HAS BEEN OMITTED AND FLAT ROOF
RESTRICTED TO AREA OVER STUDIO AND GARAGE ONLY

A - MAIN EXTERNAL WALLS TO KITCHEN EXTENSION TO BE IN BRICKWORK TO MATCH EXISTING. WINDOW CONSTRUCTION, FINISHES AND COLOUR TO BE IN ALUMINIUM [OR AS AGREED] SUBJECT TO AN APPROVED WINDOW SCHEDULE WITH DIMENSIONS TO CORRESPOND WITH DETAILS FOR THE EXTERNAL BOARDING ETC. SUPPORTING GROUND BEAMS AND A SUSPENDED FLOOR SLAB, ALL TO STRUCTURAL ENGINEER'S DRAWING AND CALCS DESIGNED TO PROTECT THE RPA OF THE ADJOINING HORSE CHESTNUT TREE [SEE ALSO ROBERT THACKRAY'S DRAWING AND REPORT DATED 05.02.16]. THE NEW FIRST FLOOR OVER IS TO BE RAISED IN BLOCKWORK OR STRUCTURAL TIMBER FRAME AND FINISHED IN HOR. BOARDING [DETAILS TBA]. SEE PLANS AND ELEVATIONS DRAWING HCN / 03

B - EXISTING WALL [INC WINDOW] TO BE REMOVED TO WIDTH AS SHOWN. INSTALL STEEL BEAM OVER AND ANOTHER BEAM FROM FRONT TO BACK TO SUPPORT NEW FIRST FLOOR EXTENSION.

C - EXISTING BOILER AND LARDER WALLS TO BE REMOVED

D - EXISTING CEILING JOISTS ETC. TO BE TRIMMED TO FORM NEW OPENING FOR STAIRS. PROPOSED STAIRS TO BE FORMED TO ALLOW A MINIMUM OF 2000 CLEAR HEADROOM [NOTE - 1800 MAY BE ALLOWED AT JUNCTION WITH EXTERNAL WALL AND BOTTOM QUARTER LANDING / WINDERS]. THIS MAY REQUIRE SOME VARIATION ON THE WINDER DETAIL SHOWN AND THE OVERALL LENGTH / GOING OF THE STAIRS BUT 13 RISERS OF 200 [TOTAL HEIGHT APPROX 2600] AND TREADS OF 250 / 275 ARE TO BE CONSTRUCTED TO SUIT [ALL DIMENSIONS ARE TO BE CHECKED ON SITE].

SCHEME 2 [FOLLOWING DISCUSSION WITH NCC PLANNING DEPT] - REVISED DRAWING HCN / 02R2 SHOWS THE FINAL AMENDED DETAILS OF THE KITCHEN ALTERATIONS AND EXTENSION [SEE ALSO AMENDED NOTES A AND B]. THE LAYOUT OF THE STUDIO / GARDEN ROOM, GARAGE AND CAR PORT REMAINS UNCHANGED.

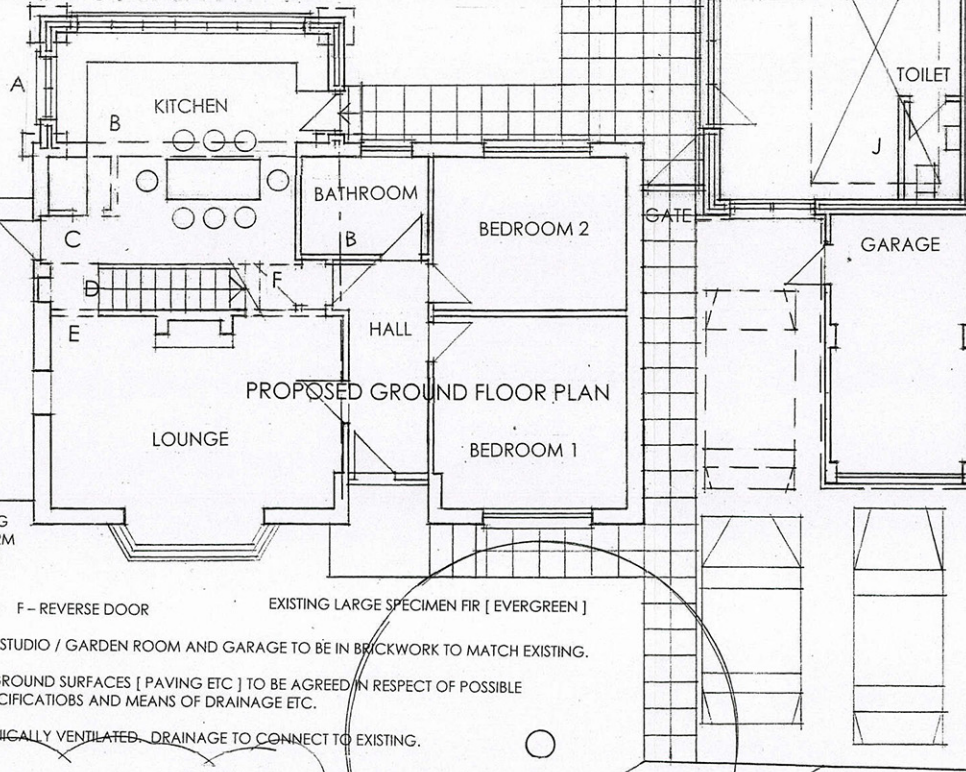
HCN / 02R3

BRUNSWICK LODGE PARKING AREA

EXISTING HORSE CHESTNUT TREE
 SEE ROBERT THACKRAY DWG 16.01.16
 AND REPORT

PROPOSED PHASE 1 - DEMOLITION OF EXISTING
 GARAGE AND ERECTION OF NEW STUDIO / GARDEN ROOM +
 GARAGE

PROPOSED PHASE 2 - GROUND FLOOR EXTENSION TO
 FORM ENLARGED KITCHEN



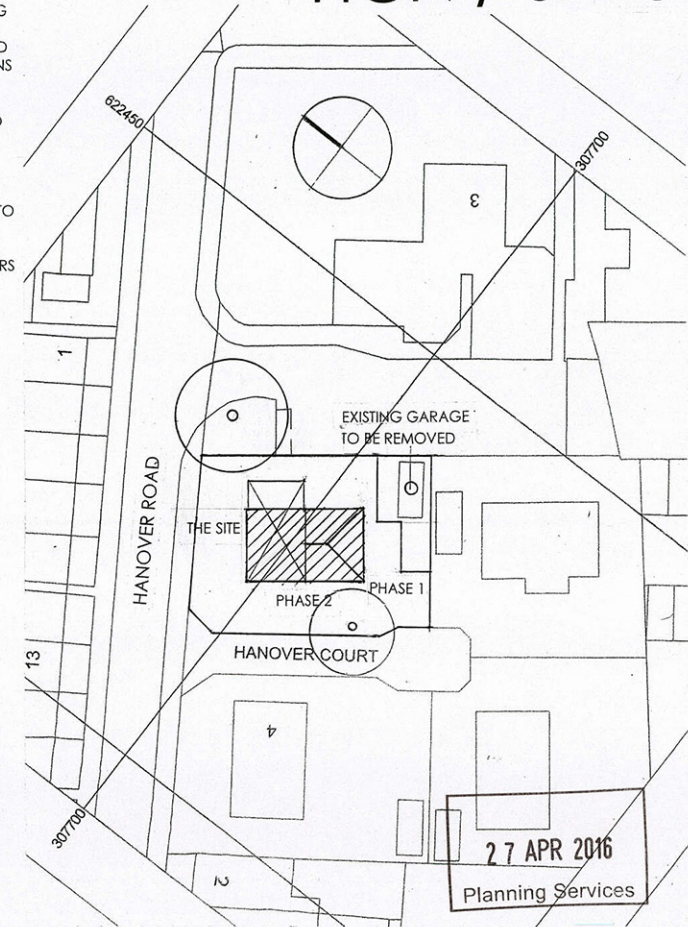
PROPOSED PHASE 2 - NEW FIRST FLOOR OVER EXISTING
 LOUNGE AND PROPOSED KITCHEN EXTENSION TO FORM
 TWO BEDROOMS [3 AND 4] AND A BATHROOM - SEE
 DRAWING HCN / 03R1

E - FORM NEW OPENING F - REVERSE DOOR

G - EXTERNAL WALLS TO STUDIO / GARDEN ROOM AND GARAGE TO BE IN BRICKWORK TO MATCH EXISTING.

H - ALL NEW EXTERNAL GROUND SURFACES [PAVING ETC] TO BE AGREED IN RESPECT OF POSSIBLE
 REQUIRED PERVIOUS SPECIFICATIONS AND MEANS OF DRAINAGE ETC.

J - TOILET TO BE MECHANICALLY VENTILATED. DRAINAGE TO CONNECT TO EXISTING.



BLOCK / SITE PLAN EXISTING BUNGALOW HATCHED
 SCALE 1 : 500

PROPOSED PHASED EXTENSIONS TO EXISTING BUNGALOW
 1 HANOVER COURT NORWICH CLIENT KIERON DUDLEY

PROPOSED GROUND FLOOR PLAN PHASE 1 STUDIO /
 GARDEN ROOM, GARAGE AND CAR PORT - ALSO
 PROPOSED PHASE 2 KITCHEN EXTENSION
 JANUARY 2016 SCALE 1 : 100 **DWG NUMBER HCN / 02R3**

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DESIGN / ARCHITECTURE