

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/01083/F - 17 Branksome Close Norwich NR4 6SP

4(f)

Reason

for referral Member or Staff application / Objection

Ward:	Eaton
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Two storey rear extension.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy.
Expiry date	24 September 2019
Recommendation	Approve

The site and surroundings

1. The site is located on the south side of Branksome Close, a residential cul-de-sac to the south of the city. The prevailing character of the area is predominantly residential comprising a mixture of detached and semi-detached two storey dwellings. The dwellings on Branksome Close were constructed circa 1930 and are all of characterful designs from the same pallet of materials including timber beams, red bricks, painted white render and mullion windows. The properties in the cul-de-sac have been typically arranged on plots with front gardens, driveways to the side and larger mature rear gardens.
2. The subject property is a detached two-storey dwelling constructed circa 1930 using red bricks across the ground floor, painted white render across the first floor, red coloured pantiles and mullion windows. The property is arranged over a wide rectangular footprint with a feature projecting gable to the front adorned with timber beam detailing. The property has previously been extended by way of a single-storey flat roof extension to the rear. The site features a front garden, driveway to the side which leads to a detached single garage to the rear, and a larger rear garden.
3. The site is bordered by nos. 15 and 19 Branksome Close to the west and east respectively, both detached two-storey dwellings. It is noted that both neighbouring properties are of the same original design, resulting in both having a deeper rear building line than the subject property. It is also noted that no. 19 has been extended by way of a two-storey rear extension and also features a large outbuilding along much of the shared boundary. Beyond the site to the rear are the playing fields of the City of Norwich School. The site boundaries are marked by close boarded fencing to the side, outbuildings and mature planting.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the construction of a 11.3m x 4.5m two-storey extension across the rear of the original dwelling. The extension has been designed with two sections of hipped roof flanking a central flat roof section. The roof is 4.7m to the eaves along the sides, 5.2m to the eaves of the hipped sections, 4.6m to the flat roof section and 6.9m to the ridges of the hipped sections.
7. The proposal also includes the construction of a curved bay window to the front elevation. The bay is to be added to the eastern side of the front elevation and is to match the existing bay located on the western half of the front elevation in terms of design, scale and form.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Five 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
The proposed rear extension is out of scale with prevailing character / disproportionately large	See main issue 1.
The proposed development will result in a loss of light to the kitchen and other living spaces of no. 19 Branksome Close	See main issue 2.
The proposed development by virtue of the building works required will cause disruption to the surrounding area.	Concerns relating to the construction of a proposed development are considered to be non-material in this instance.

Consultation responses

9. No consultations have been undertaken.

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
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

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- 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: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The proposed development represents a substantial enlargement of the original dwelling, however it is not considered to result in significant harm to the character of the surrounding area. It is noted that the original footprint of the subject property is wider than some neighbouring properties, but also noticeably smaller in terms of depth. The extension is to be constructed in place of the existing single storey rear extension and patio area, whilst the existing detached garage is to be retained in its entirety. It is also noted that other properties within the cul-de-sac which have been extended are of a similar scale to the proposed development. The proposed development is therefore not considered to be disproportionately large and is of a scale which is appropriate for the area.
16. The proposed rear extension is to be constructed using matching materials including clay pantiles, red bricks and render. The windows and doors to the rear area to be made from white coloured aluminium.
17. The proposed rear extension is of a design which reflects the character of the original in terms of appearance and form. The use of hipped roofs with matching pitches and matching materials in particular ensure that the extension does not cause harm to the original character and appearance of the subject property.
18. The scale and design of the rear extension, which is subservient to the original, ensure that it is largely not visible from Branksome Close. As such, the proposed rear extension is considered to be of an appropriate scale, form, appearance and is acceptable in design terms.
19. The proposed bay to the front elevation, by virtue of it matching the design of the existing, is considered to be acceptable in design terms.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case there will be some overshadowing of the side and part of the rear external space of no. 19 during some hours of the evening. It is noted that the ground floor room most likely to experience overshadowing is the enlarged kitchen which is provided by light from a window and door on the side elevation as well as a window on the rear elevation. As such, the only primary living space likely to experience any overshadowing is the kitchen which is provided by light from dual-

aspects, ensuring that the proposed rear extension will not result in a significant loss of light.

22. With regard to the other neighbouring property, no. 15, the orientation and distance from the proposed rear extension will ensure that significant overshadowing of the rear living and amenity spaces will not occur. It is also noted that there are two small windows on the ground floor of the side elevation, both of which serve as secondary windows to living spaces. As such, the proposed rear extension will not result in significant overshadowing of no. 15 which will continue to benefit from a high level of amenity space.
23. The relationship between the proposed rear extension and neighbouring properties is such that there are sufficient distances between the properties to ensure that there is not a significant loss of outlook or is it overbearing. It is also noted, that the stepped building line ensures that the proposed extension does not project significantly beyond the rear building lines of nos. 15 and 19.
24. The proposed rear extension does not include the provision of any side facing windows. All first floor windows are included on the rear elevation, facing directly onto the garden. As such, the proposed rear extension will not result in any loss of privacy.
25. The proposed bay window will not have any impact on neighbouring residential amenity.
26. The proposed development will enhance the residential amenity of the occupiers of the subject property as the internal living space is improved and enlarged without significant loss of external amenity space. The proposed development is therefore considered to be acceptable in amenity terms.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

28. 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.
29. 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.
30. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design which does not cause harm to the character and appearance of the subject property or surrounding area.

32. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
33. 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. 19/01083/F - 17 Branksome Close Norwich NR4 6SP and grant planning permission subject to the following conditions:

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