

**Report to** Planning applications committee

**Item**

9 June 2016

**Report of** Head of planning services

**Subject** Application no 16/00570/F - 106 Trafford Road, Norwich,  
NR1 2QR

**Reason  
for referral** Objection

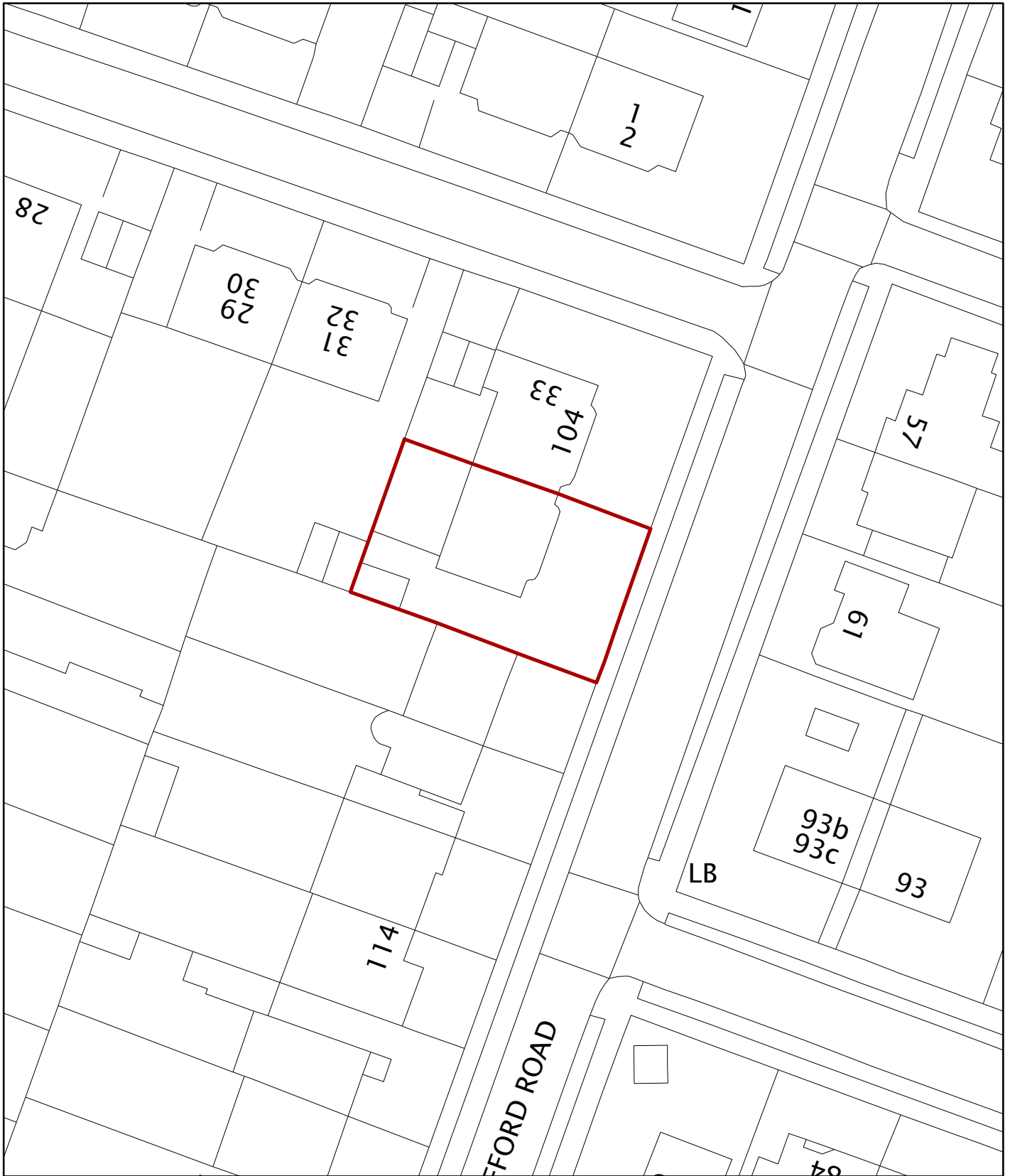
5(c)

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<b>Ward:</b>	Town Close
<b>Case officer</b>	Samuel Walker - <a href="mailto:samuelwalker@norwich.gov.uk">samuelwalker@norwich.gov.uk</a>

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
1 Design	Acceptability of design in relation to the original property
2 Amenity	Impact in terms of overshadowing to neighbour.
<b>Expiry date</b>	7 June 2016
<b>Recommendation</b>	Approve



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Planning Application No 16/00570/F

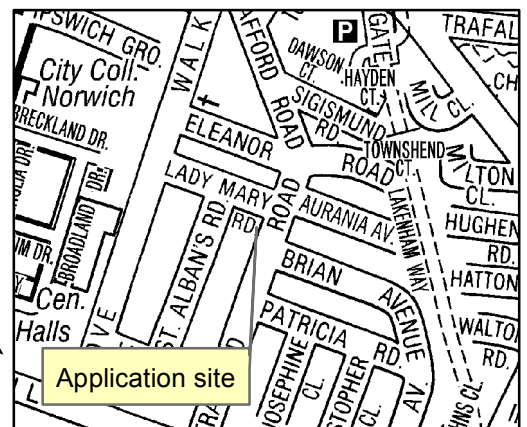
Site Address 106 Trafford Road

Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The subject property is on the east elevation of Trafford Road between the junctions with Aurania Avenue and Brian Avenue – to the south of Norwich City centre. It is a primarily residential area.
2. The subject property is on the ground floor of a two storey development consisting of four number self-contained flats. (two ground floor, two first floor) with addresses on Trafford Road and Lady Mary Road. It is a 1930s construction, red facing brick walls, white render plinth, white pvc windows, pan-tiled hipped roof.

## Constraints

3. The application site falls just within the boundary of the critical drainage catchment area.

## Relevant planning history

4. There is no recent planning history relevant to this application

## The proposal

5. Single storey rear extension and new bathroom window adjacent to the extension.

### Summary information

Proposal	Key facts
<b>Scale</b>	
Max. dimensions	<b>4950x3500mm</b> <b>2500mm FFL to top of flat roof</b> <b>3100mm FFL to top of glazed roof</b>
<b>Appearance</b>	
Materials	<b>Walls – red brickwork to match existing. painted white above fence level at boundary to 33 Lady Mary Road.</b>  <b>Upvc joinery</b>  <b>Flat roof with glazed lantern</b>

## Representations

6. Adjacent and neighbouring properties have been notified in writing. 2 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
Loss of light/outlook	See main issue 3

## Consultation responses

7. No consultations have been carried out for this application.

## Assessment of planning considerations

### Relevant development plan policies

8. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
9. **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

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF7 Requiring good design

### Case Assessment

11. 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.
12. The principle of residential extensions is acceptable with the main issues to assess in this case being design and amenity.

## **Main issue 1: Design**

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The proposed extension has been designed to have a relatively low eaves height whilst still achieving a suitable internal head height, this is assisted by the proposal of a glazed lantern roof, the scale and form is considered to be appropriate in relation to the subject property.
15. The proposed materials are considered an appropriate specification relative to the subject property.
16. The design has elements of period aesthetic which are of an earlier style than the 1930s property, however, there are no wider views of the proposed extension and this is not considered to impact the local distinctiveness of the area.

## **Main issue 2: Amenity**

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. The proposed extension lies to the south/south west of the boundary with 33 Lady Mary Road, concern has been raised by the occupant of the ground floor flat with regards to loss of light to the room in this location, the proposed development is not considered to be a significant increase in height to the existing fence/ trellis on this boundary and is not considered to have a significant impact.
19. Following discussions, the applicant has amended the proposal to include re-instating fence and trellis on this boundary to mask the brick wall and facilitate plant growth at the boundary. It has been requested that the brickwork is painted white in this location, which the applicant has agreed to. This is considered to be a suitable approach to the relative outlook for neighbouring residents.
20. The extension is relatively minor in nature and sensitively designed and it is not considered that it would lead to any significant loss of amenity to the neighbouring resident.
21. There are not considered to be any issues in relation to overlooking caused by this proposal.

## **Equalities and diversity issues**

22. There are no significant equality or diversity issues.

## **Local finance considerations**

23. 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.
24. 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.

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

## **Conclusion**

26. 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. 16/00570/F - 106 Trafford Road Norwich NR1 2QR and grant planning permission subject to the following conditions:

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

### **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.

NO 33 LADY MARY ROAD. (C)  
NO 104. TRAPPOED ROAD

Nº 108.

№106

view to N°104. TRAFFORD RD  
& N°33 LADY MARY RD.

**PROPOSED**

REVISIONS:

23:05:16  
TREATMENT OF NORTH  
ELEVATION WALL  
TO ADJOINING OWNERS  
PROPERTY ALTERED  
FOLLOWING FURTHER  
DISCUSSION BETWEEN  
APPLICANT & ADJOINING  
OWNER - ALL AS NOTED  
ON THE DRAWING.

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Client:  
Mr. K Haddock  
106 Trafford Road  
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Job PROPOSED REAR EXTENSION.  
and AS PROPOSED  
1:100 Scale : APRIL 2016  
1:200.  
1:500  
05/16 - P - 03. (A)