

**Report to** Planning applications committee

**Item**

6 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00864/F – 8 Latimer Road,  
Norwich, NR1 2RW

**4(G)**

**Reason  
for referral** Objection

**Applicant** Mr Andrew Norris

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<b>Ward:</b>	Lakenham
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

<b>Development proposal</b>		
Two storey side and rear extension.		
<b>Representations</b>		
Object	Comment	Support
2	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Residential amenity	The impact of the development on the adjoining property to the west (no.6) / privacy overshadowing.
2 Scale, design and heritage	The impact of the development within the context of the local area, scale and design.
<b>Expiry date</b>	10 August 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00864/F

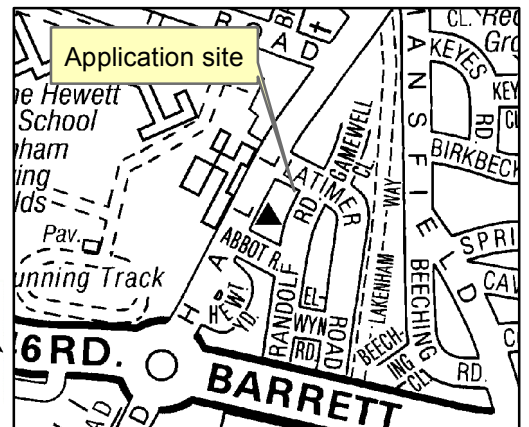
Site Address 8 Latimer Road

Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on the southern side of Latimer Road to the south of the city. The predominant character of the area is residential, comprising 2-storey semi-detached and terrace dwellings built as part of a wider post-war housing development. Properties in the area feature front and rear gardens as well, some with mature planting and driveways.
2. The subject property is a 2-storey semi-detached red brick dwelling built circa 1950, on a corner plot, located where Latimer Road meets Randolph Road. The site is accessed on foot via a gate located to the north of the site and via Randolph Road to the west by vehicles. The front garden is predominantly lawn to the front and rear with a small hardstanding and enclosed storage area located to the east. 2 no. small timber sheds are located at the end of the rear garden. The site boundaries are marked by 2m high fencing to the rear south and west, with mature planting marking the boundary to the east and north.
3. The site is bordered by the adjoining property no.6 to the west which creates a symmetrical pair of semi-detached dwellings. No.2 Randolph Road is located to south which forms the end of a row of a 2 storey terrace. It should be noted that no.2 has recently been extended by way of a 2-storey side extension, close to the shared boundary.

## Constraints

4. - There are no particular constraints on site.

## Relevant planning history

5. None.

## The proposal

6. The proposal is for the construction 2 storey rear extension and a 2 storey side extension. The proposal also includes the re-sighting of the current vehicular entrance to the site to allow for the creation of a new parking area within the front garden.

## Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	2 storey
Max. dimensions	See attached composite plans

<b>Proposal</b>	<b>Key facts</b>
<b>Appearance</b>	
Materials	Red brick Concrete roof tiles White UPVC window casements and doors

## Representations

7. 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.

<b>Issues raised</b>	<b>Response</b>
Loss of light to no.6 Latimer Road and other neighbouring properties  Loss of privacy to no.6 Latimer Road and other neighbouring properties	See main issue 1.
Out of scale / poor design / out of character / over dominant building	See main issue 2.
Proposals will result in noise disturbance.	The proposed extensions once completed will not result in any increase in noise disturbance other than is likely to be experienced from a residential dwelling.
Proposals will result in an increase in the requirement to prune nearby trees.	The proposed extensions once completed will not result in any additional requirements for the management of nearby trees other than is likely to be expected within a residential area.
Proposals would result in the loss of trees.	A small section of mature shrubbery on the eastern boundary is to be removed to allow for the creation of a new vehicular access from Randolph Road. No trees are to be removed.

## 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.

## Assessment of planning considerations

### Relevant development plan policies

9. **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
10. **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

11. **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
  - NPPF11 Conserving and enhancing the natural environment
  - NPPF12 Conserving and enhancing the historic environment

### Case Assessment

12. 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: Amenity

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

14. The key areas for consideration in this application are the potential impacts in terms of overlooking and loss of privacy, overshadowing of gardens and loss of daylight to windows of the adjoining properties. The nearest potentially affected properties in relation to these issues are no.6 Latimer Road to the west and no.2 Randolph Road to the south.

Loss of light:

15. Particular concern was raised regarding the impact that the proposal would have on the amount of natural light reaching no.6 to the west and other neighbouring properties. It is accepted that the rear extension will be a prominently visible addition to the rear of the property when viewed from the rear garden of no.6 and other neighbouring properties. However it is not considered that the extension will result in a reduction in the amount of light reaching the rooms and rear garden of the adjoining property, or other neighbouring properties. The rear extension is to project by 2.1m to the rear on the eastern end of the rear wall of the subject property, 3.1m from the shared boundary with no.6. The extension is to have an eaves height which matches the original dwelling at a height of 4.9m and will have a maximum ridge height of 6.7m. The rear extension is to feature a hipped roof which will ensure that the highest part of the new roof is approximately 6.5m from the rear window serving the living space of no.6. It is therefore considered that the relatively small scale of the proposed rear extension and its distances from the shared boundary and living space of no.6 will ensure that no significant loss of light occurs.

The proposed side extension similarly by way of its scale, location within the site and proximity to neighbouring properties will not result in any significant loss of light occurring. No.2 Randolph Road to the south is approximately 8m from the proposed side extension, ensuring that no loss of light will occur.

Overlooking and Privacy:

16. Particular concern was raised that the proposal would result in a loss of privacy for no.6 and other neighbouring properties. It is not considered that the proposal will significantly alter the current situation where views from first floor windows within properties within the area are afforded across neighbouring gardens. 3 no. ground floor windows and 1 door are proposed at ground floor level which will all directly look onto the garden of the subject property, where existing screening prevents any loss of privacy.
17. 2 rear facing first floor windows serving a bedroom and bathroom are to be installed on the side extension and rear extension respectively. The window on the rear of the side extension will face direct across a section of the rear garden and face towards the rear gardens of Randolph Road. 2 trees currently mark the rear boundary of the subject property, helping to provide screening and the window serving the rear extension is to be obscure glazed. A first floor window is to be installed on the front elevation of the side extension, facing directly onto the front garden of the subject property.

## **Main issue 2: Design**

18. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.

19. Particular concern was raised that the proposal is out of scale with the surrounding area and was a poor design. It is accepted that the proposal will result alter the overall appearance of the property when viewed from both Latimer and Randolph Roads, with the side extension being particularly noticeable. It is however, not considered that the proposal is particularly out of scale with the surrounding area. The rear extension will predominantly not be visible from the from the front or side of the site as is of a design which is subservient to the original dwelling, with a roof line which is 1m lower the original. The side extension will continue the ridge of the original roof to then create a new hipped-gable on the front of the property which is also 1m lower than the original roof line. It should be noted that a number of properties within the surrounding area have constructed extensions which are of similar scales, most pertinently no.2 Latimer Road to the south. It should also be noted that the subject property benefits from having being constructed on a larger than normal plot, allowing plenty of space for the construction of the proposals without the loss of significant areas of garden area. The proposal is therefore considered to be of an appropriate scale.
20. Concern was raised that the design of the proposal was out of character with the surrounding area. It is accepted that the proposal will result in some loss of symmetry of the subject property and the adjoining semi-detached property. However it is still considered that the proposal is in keeping with the character of the surrounding area. The surrounding area consists of 2 storey properties arranged as small terraces or semi-detached dwellings. The end properties of the terraces feature a projecting gable end which sits forward of the main front elevations. The proposed side extension is to feature a similar design in which a gable end is to project 1.5m forward of the front elevation.
21. The proposed extensions are to be constructed using materials which match the existing exactly. The use of red bricks, grey concrete roof tiles and white UPVC windows and doors will assist in ensuring that the proposal fits in well with the prevailing character and does not result in an over-dominant building being created.

### **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 extensions will have very little impact upon the amount of daylight reaching neighbouring properties as a result of the scale, positioning and distances from neighbouring properties of the extensions.
27. The potential for an increase in overlooking is minimal as the extensions will not drastically alter the current situation where a degree of overlooking from many properties has always been possible from upper floor windows.
28. The proposal will result in an extended dwelling which is of an appropriate scale and design, which does not cause significant harm to the character of the surrounding area.
29. 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**

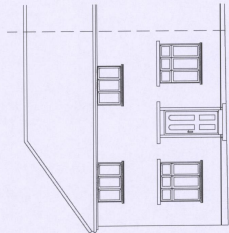
To approve application no. 15/00864/F – 8 Latimer Road, Norwich, NR1 2RW and grant planning permission subject to the following conditions:

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

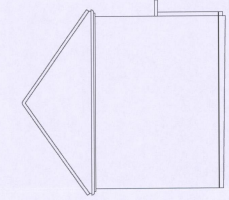
## **Article 35(2) statement**

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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.

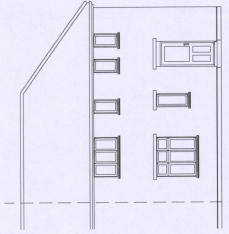




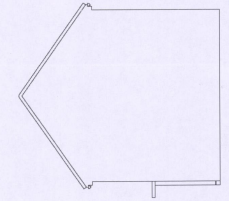
EXISTING NORTH EAST ELEVATION



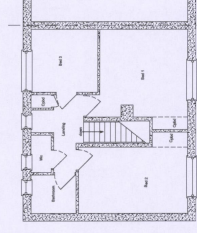
EXISTING SOUTH EAST ELEVATION



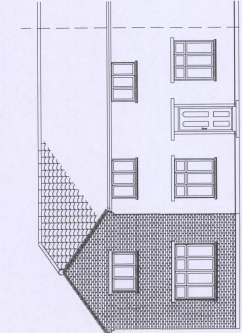
EXISTING SOUTH WEST ELEVATION



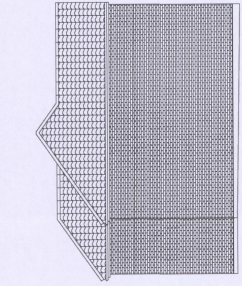
EXISTING NORTH WEST ELEVATION



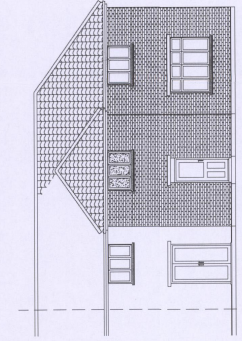
EXISTING FIRST FLOOR PLAN



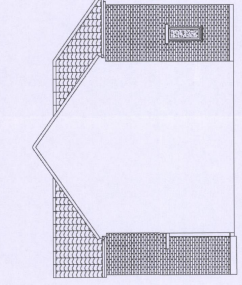
PROPOSED NORTH EAST ELEVATION



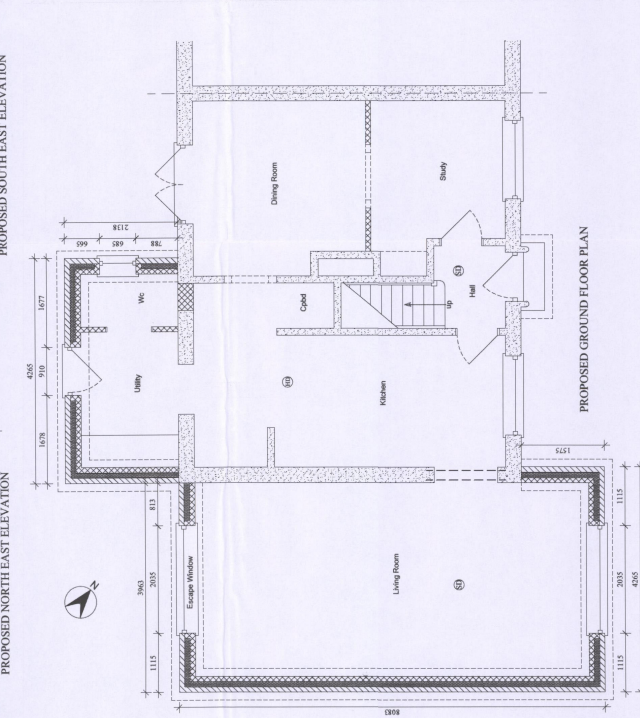
PROPOSED SOUTH EAST ELEVATION



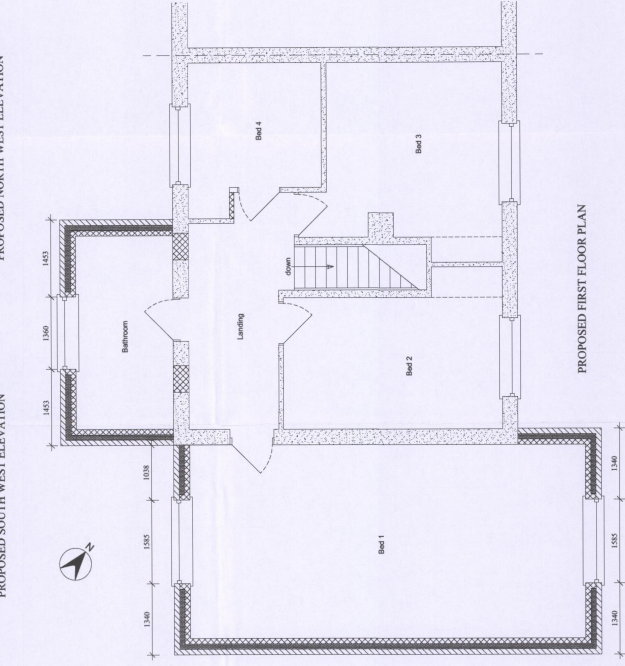
PROPOSED SOUTH WEST ELEVATION



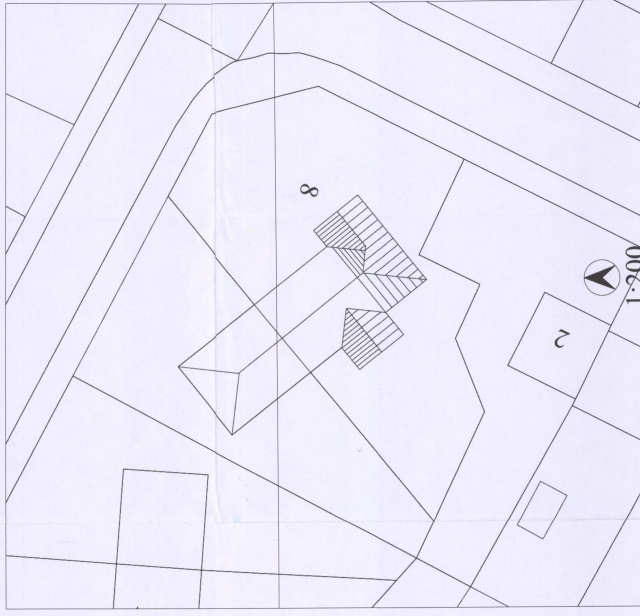
PROPOSED NORTH WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

Organisational Development  
15 JUN 2015  
Plot Room

EXISTING AND PROPOSED  
PLANS AND ELEVATIONS  
FOR THE EXTENSION  
SIDE AND REAR EXTENSION  
AT  
8 LATTIMER ROAD  
NORWICH  
MR & MRS NORRIS  
FOR

SCALE: 1:50, 1:100 & 1:200  
drawing no: 318 - 2nd JUNE 2015  
REV.

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