

Report to Planning applications committee

Item

12 March 2020

Report of Area development manager

Subject Application no 19/01778/F – 15 Ipswich Grove, Norwich,
NR2 2LU

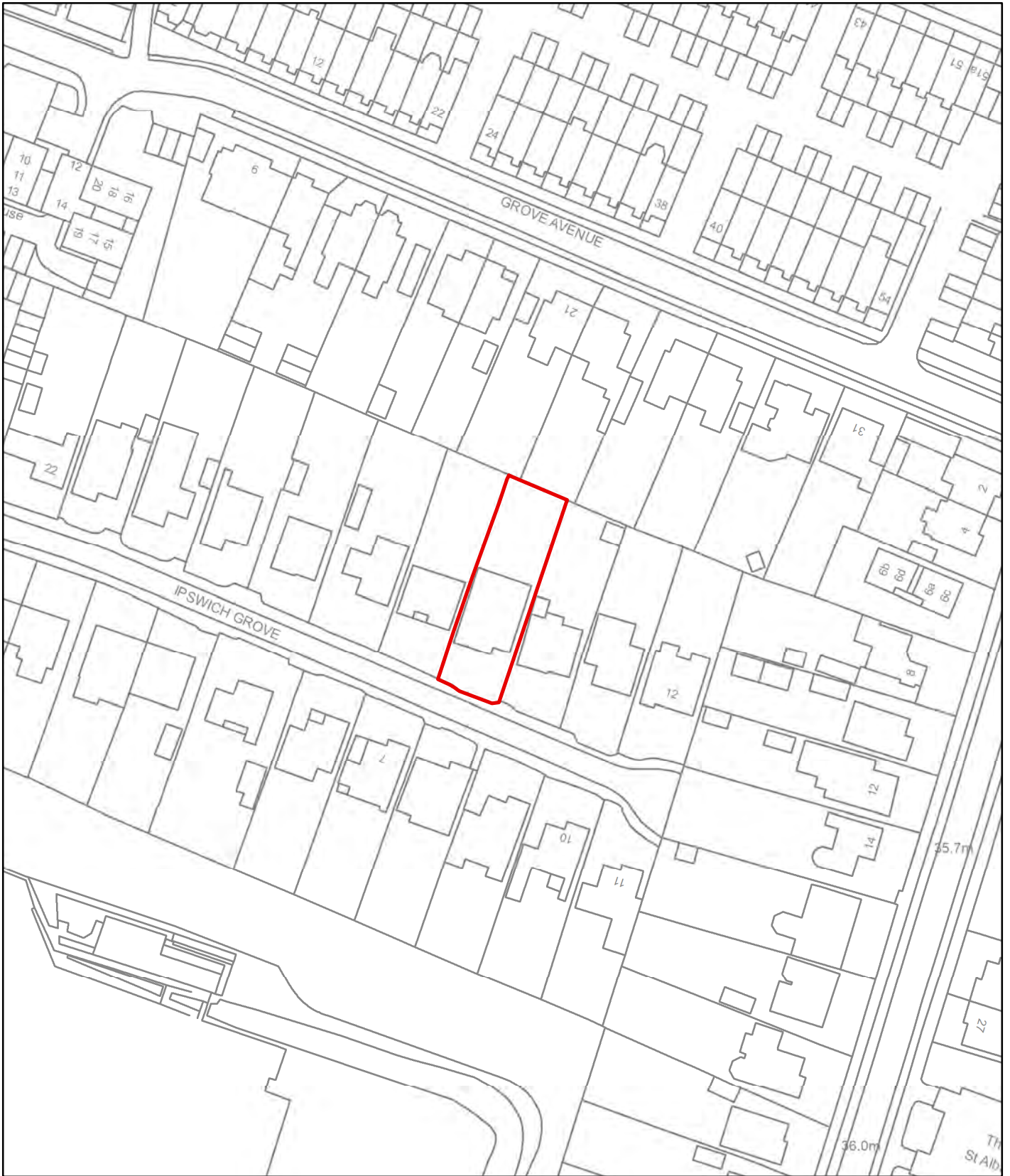
4(b)

Reason for referral Objections

Ward:	Town Close
Case officer	Jacob Revell - jacobrevell@norwich.gov.uk

Development proposal		
Demolition of existing utility room and attached enclosure and construction of single storey front, rear and side extensions.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1	Amenity impact
2	Design
Expiry date	19 March 2020
Recommendation	Approve with conditions.



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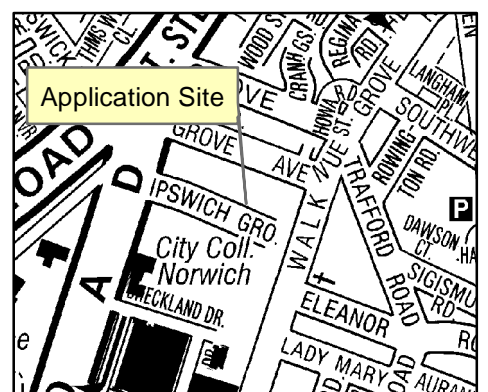
Planning Application No 19/01778/F
Site Address 15 Ipswich Grove

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on Ipswich Grove, a quiet residential cul-de-sac located off of Ipswich Road. The immediate character of the surroundings is largely residential, although City College Norwich is located nearby to the south of the property. Ipswich Road is located to the east, and to the north is Grove Avenue, another residential street that runs parallel to Ipswich Grove. The residential properties in the character area are typically large detached or semi-detached properties. The properties are typically of mid-twentieth century construction, with red brick and pantile roofing as the predominant materials, although there is some variation in materials and architectural styles in the immediate area.
2. The subject property is a large detached property over two storeys. The property currently features a large living space at ground floor level with kitchen, dining, lounge, facilities and garage areas. At first floor level, the property features four bedrooms and a WC. From the front elevation, one half of the property is set slightly closer to the highway and features large bay windows. The roof form is hipped, with the part of the property set further forwards with a similar subservient pitch in line with the main roof form. The property features a number of existing extensions: a single storey side extension to the western boundary and single storey rear extensions, of both flat and pitched roof styles, across the width of the rear of the property.
3. The property is detached, but is closely neighboured by properties to either side. The property is approximately 2 meters from the boundary of no. 16 to the west and approximately one meter from the corner of no. 14 to the east, although this property is angled so the gap broadens to approximately 1.75 meters towards the front of the property. It should be noted that the proposed extensions do not look to alter this footprint at all, extending only upwards on the existing footprint. The property runs back to back with a row of similarly sized properties on Grove Avenue. There is typically around 40m between each property and its immediate parallel on the neighbouring street.

Constraints

No constraints of note.

Relevant planning history

4.

Ref	Proposal	Decision	Date
4/2000/0728	Erection of single storey side extension ,including garage.	REF	21/11/2000
4/2001/0091	Erection of single storey side and rear extension.	APPR	25/04/2001

Ref	Proposal	Decision	Date
13/01217/CLP	Application for a Lawful Development Certificate for erection of a single storey extension to side of dwelling.	REF	19/09/2013
13/01577/F	Erection of single storey lean-to extension to form garage.	APPR	01/11/2013

The proposal

5. It should be noted that this is the second revision of this proposal. The proposal differs from the original in having a reduced mass at roof level and proportionate windows rather than juliette balconies on the first floor and roof level of the extension.
6. The existing property is approximately 8.45 meters above ground level at the highest point. At the eaves, the property is approximately 5.2 meters above ground level. At the rear of the property, the single storey extension is approximately 3.5 meters tall where it meets the original rear wall of the property, and approximately 2.5 meters tall at its eaves. The extension has a footprint of approximately 4 meters depth by 4.75 meters width.
7. The proposed extension would build on the footprint of the existing extension, adding an additional full floor and loft conversion to the extension. The resulting extension would be approximately 8.3m tall, aligning with the highest point of the roof as existing. The extension would be facilitated by the conversion of the existing hipped roof to a gable end at the rear of the property. The form of the top storey would be a flat roof section, approximately 1.6 meters, which would slope down symmetrically on either side before reaching the full width (4.75m) at approximately 5.2 meters at eaves level. The side elevation of the property from the east would be considerably altered, with the bulk of the extension filling in at both the full length and height of the existing property.
8. The proposal includes two new windows on the rear face of the extension. The top-most of these would be located approximately 6.4 meters above ground level (measured from the sill). In addition, there are new obscure glazed windows proposed on the first floor of both the east and west side elevations of the property. It is proposed that the existing first floor window to the right of the rear elevation would be bricked up and replaced with a new smaller window within the gable. The proposed materials are to match, with matching windows and brickwork on the relevant elements of the proposal. The tiles used on the altered roof form are proposed to match the existing, but would be vertically hung on all of the vertical elements of the roof.

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received, all in objection. After re-consultation, two of these representations have been reiterated.

The representations cite the issues 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
<p>1 - Amenity impact</p> <ul style="list-style-type: none"> - Overlooking from first and second floor windows will lead to a loss of privacy - Full height windows are too close to neighbouring gardens and will encourage overlooking. - Building up from the existing single storey extension will bring the windows of the property closer to the properties to the rear, increasing overlooking and resulting in a loss of privacy. 	<p>See main issue 1.</p>
<p>2 – Design</p> <ul style="list-style-type: none"> - Height and width of proposed roof form will be intrusive and out of keeping with the other properties on that side of Ipswich Grove. - A less detrimental design must be achievable. - The awkward relationship between the design proposed and the existing property demonstrates the issue of the proposed scale of the development. - Visual impact of the extension would give the appearance of ‘a block of flats’. 	<p>See main issue 2.</p>
<p>3 – Other Matters</p> <ul style="list-style-type: none"> - The description of the development: ‘first floor rear extension and dormer extension to side with associated roof alterations’ is confusing and not representative of the true nature of the development, which is in essence a three storey extension. - If approved, the development may create a precedent for further unsympathetic development 	<p>See other matters.</p>

Consultation responses

10. 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)**
 - 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) (2019 Revision):**
 - NPPF12 Achieving Well Designed Places

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: Amenity

14. Key policies and NPPF paragraphs – DM2, DM3, NPPF12.
15. The amenity issues raised by objectors relate primarily to overlooking and overbearing impact to the properties located to the north of the site on Grove Avenue. For the sake of completeness, this report will also detail potential amenity impacts on the properties neighbouring the site on Ipswich Grove, who have not raised objections to the scheme.
16. All three objections received highlight concern regarding potential for overlooking to the properties to the rear. This concern was especially acute during the original consultation, when the proposals indicated Juliette balconies at both first floor and dormer levels. This detail has been revised to feature smaller, proportionate casement windows in the same location instead. On re-consultation, two objectors have indicated that their concerns still stand.

17. The majority of this concern is focused on the higher of the two new windows. The sill of this window is located approximately 6.4m above ground level whilst the top of the window is located approximately 7.6m above ground level. This leaves a window at third floor level with approximate dimensions of 1.2 meters height by 1.1 meters width. The objectors raise concern that a vantage point from this height will increase overlooking and reduce the privacy of both their gardens and the rears of the their properties.
18. DM2 looks to ensure that no development will result in an unacceptable impact on the living conditions of any neighbouring occupants. The policy highlights that particular regard should be afforded to the prevention of overlooking and the loss of privacy. However, the extent to which this is harmful is lessened by the sizable distance between the property and those to the rear. It is approximately 17.5 meters from the rear wall of the subject property to the boundary wall. The rear wall of the proposed extension would be 37.5m from the closest property on Grove Avenue, and upwards of 40 meters from the other properties that have expressed concern.
19. It is acknowledged that a window at this level would enable some degree of overlooking into the gardens to the rear of the property. However, given the generous size of the gardens, it is not considered that a harmful level of overlooking resulting in a loss of privacy would occur. The windows in question are only set 4 meters closer than the current two-storey element of the property – even at roof level that distance is considered sufficient to prevent significant overlooking. It is worth noting that there is ample space for property owners on both sides of the boundary to provide screening to further mitigate this issue, as recent site visits to surround properties and photos provided by the applicant suggest that significant natural screening was in place along the boundary but has been removed recently.
20. Due to the considerable distance between the properties, it is not considered that the property is overbearing on the aforementioned properties to the rear.
21. In terms of amenity impact on the immediately neighbouring properties, it is not considered that there is any impact on number 16 Ipswich Grove to the west of the property. Due to the current alignment of the properties, the extension would be in close proximity to the neighbouring property at number 14. However, as the footprint is not proposed to change, the development would not be built any closer than existing. The aligning ground floor wall of number 14 does not have any windows, and this flank of the house services a ground floor storage room rather than any direct living space, so the impact of any potential overbearing is reduced. The second storey window of this property services a bathroom, so the impact of any potential loss of outlook is more acceptable. As this window is aligned to the north, the extension is unlikely to cause significant impact to this window by means of loss of light, although this has not been assessed formally.
22. For the reasons outlined above, it is considered that the development is acceptable in strictly amenity terms. The acceptability of the design is assessed below.

Main issue 2: Design

23. Key policies and NPPF paragraphs – DM3, NPPF12.

24. The site is not located within a Conservation Area. However, it is still important that the design of the development is sympathetic to its locality, as per the requirements of DM3 and NPPF12.
25. DM3 states that proposals must respect and enhance the character and local distinctiveness of the area, with relevant emphasis on the height and materials of developments. Of particular relevance is the part of the policy that details the appropriate height, massing, scale and form of the development, in order to prevent the constructing 'incongruous extensions and alterations to listed buildings'. Further to this, section 12 of the NPPF outlines that permission should be refused to any development of poor design that 'fails to take the opportunities available for improving the quality and character of an area'.
26. From the rear of the property, the extension would not be readily viewable from any public viewpoint. However, it is acknowledged that the extension would be visible from a number of private properties. Whilst the development would not have a great deal of impact on the character of the surrounding area from the rear, it is acknowledged that it is important for the design to incorporate with its surroundings. Properties in the area are often heavily extended, and as a result, there is little defining or coherent architectural style, especially to the rear of the properties.
27. The extension follows a mansard roof form, with a small flat roofed section on top with sloping sides. Although this roof form does not relate especially well to the existing roof, the conversion of the rear hipped roof to gable ensures a better alignment between the roof of the original dwelling and that of the extension. The extension and altered roof form would match materials to the existing property. Whilst the proposal is undoubtedly large, it is considered subservient to the main dwelling due to the reduced roof form and placement on the existing footprint of the property. In this sense, it is not considered that the development is incongruous. It should be noted that the current single storey extensions that the proposal would partially look to build over relates poorly to the overall dwelling due to its awkward proportions and mix of architectural styles.
28. Where the development may have some impact on the wider character of the area is from the front elevation of the property, where some degree of the mansard roof would be visible from street level on Ipswich Grove. Although this form is large, it will be set back approximately 7.2 meters from the front of the property and 15 meters from the road. Given the size of the visible roof, it is considered that this will be screened from the majority of angles by either the neighbouring (no. 14) or the host dwelling, or partially by the natural screening in the front garden of the host property.
29. It is considered that the proposal is acceptable in design terms. It is acknowledged that the design is not ideal in terms of its relationship to the host dwelling and the surrounding area, but this is not to a degree in which the proposal is considered unacceptable, particularly given limited views from the public realm as outlined in the points above.

Other Matters

30. One letter of representation states that the description of the development as seen on the consultation documentation is potentially misleading. The description in full is 'first floor rear extension and dormer extension to side with associated roof

alterations'. It is considered that this is sufficient to describe the nature of the application, as the reality of the form is not that of a three-storey extension and instead relies on a series of roof alterations.

31. One letter of representation has outlined that this could create a precedent for similarly scaled and formed development. It should be noted that every proposal is considered based on its own individual merits and would not be considered acceptable if it were judged to have a harmful impact on the amenity of the surrounding properties or character of the area.

Equality and diversity issues

32. There are no significant equality or diversity issues.

Local finance considerations

33. 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.
34. 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.
35. In this case local finance considerations are not considered to be material to the case.

Conclusion

36. 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.
37. The design is considered acceptable and will not have a significant impact on the character of the surrounding area.
38. There is not considered to be a significant impact on neighbouring amenity by means of overlooking, loss of privacy, loss of light or overbearing.
39. The proposal subsequently meets the criteria outlined within policies DM1, DM2, DM3 of the Norwich Development Management Policies Local Plan and NPPF12 of the National Planning Policy Framework.

Recommendation

To approve application no. 19/01778/F – 15 Ipswich Grove Norwich NR2 2LU and grant planning permission subject to the following conditions:

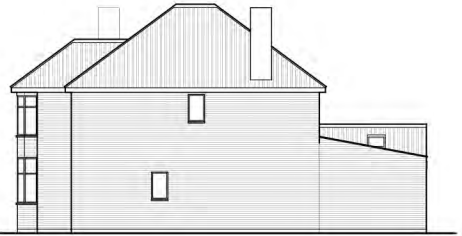
1. Standard time limit;
2. In accordance with plans;

Contractors **MUST** check all dimensions on site. Only figured dimensions are to be worked from. Any discrepancies MUST be reported to architect **BEFORE** proceeding. If in doubt ASK. This drawing is copyright, and is NOT to be copied, scanned or reproduced without the written consent.

Construction (Design & Management) Regulations 2015
It has been presumed that the 'principal designer' duties, as detailed in the above CDM (Regn) have either been taken on by the client or their chosen contractor. This means that the person who prepared these detailed drawings for the proposed works has NOT been deemed to have been appointed as a 'designer' (including principal designer) and therefore is NOT responsible for the various duties placed on designers as set out in Regulation 9 and 10 of the above regulations.



EXISTING FRONT (South) ELEVATION - 1:100



EXISTING SIDE (East) ELEVATION - 1:100



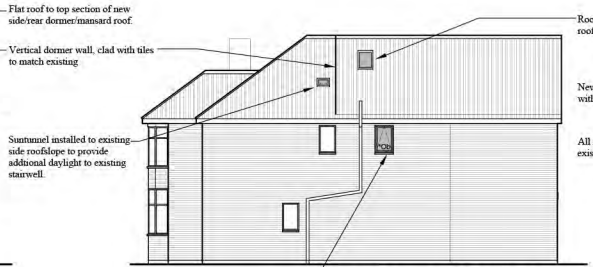
EXISTING REAR (North) ELEVATION - 1:100



EXISTING SIDE (West) ELEVATION - 1:100



PROPOSED FRONT (South) ELEVATION - 1:100



PROPOSED SIDE (East) ELEVATION - 1:100



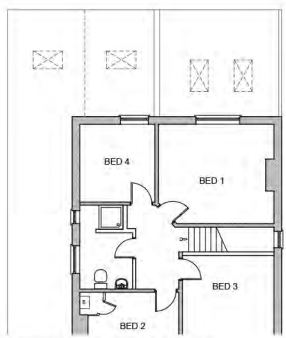
PROPOSED REAR (North) ELEVATION - 1:100



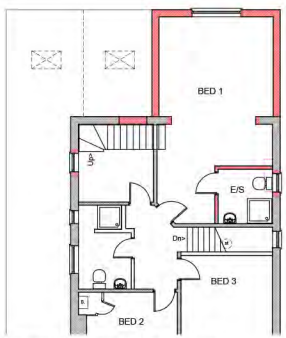
PROPOSED SIDE (West) ELEVATION - 1:100

Flat roof to top section of new side/rear dormer/mansard roof
Vertical dormer wall, clad with tiles to match existing
Sunnuseal installed to existing side roofslope to provide additional daylight to existing stairwell
Roof window installed to side roofslope.
New rear attic wall to be clad with vertical tile hanging
All new windows to match existing styles.
New obscure glazed face window inserted into existing side wall.

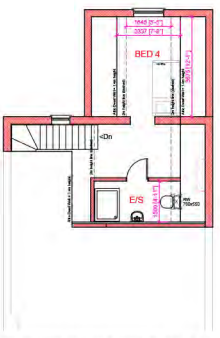
Existing rear roof lip converted to gable end, and clad with vertical tile hanging to match.
New window installed to new rear gable to provide natural daylight to attic stair.
New obscure glazed face window inserted into existing side wall.



EXISTING FIRST FLOOR PLAN - 1:100



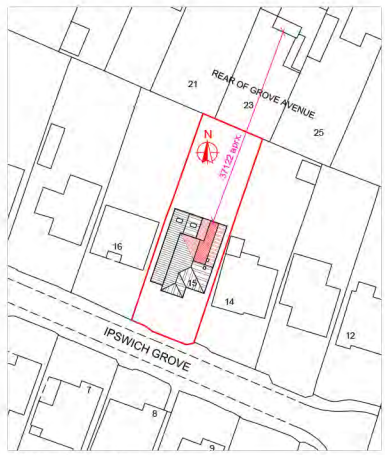
PROPOSED FIRST FLOOR PLAN - 1:100



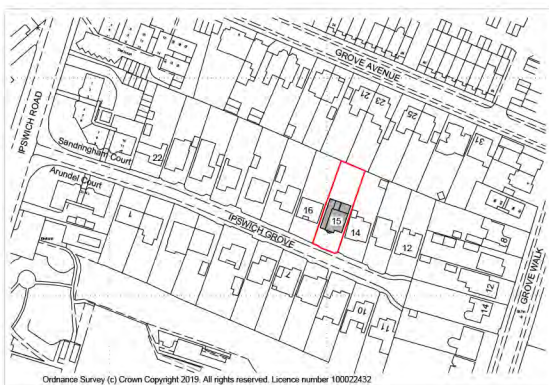
PROPOSED ATTIC FLOOR PLAN - 1:100



EXISTING GROUND FLOOR PLAN - 1:100



BLOCK PLAN - 1:500
Proposed extension hatched in red



SITE LOCATION PLAN - 1:1250

PRELIMINARY

ANY WORK STARTED ON SITE IS AT YOUR OWN RISK UNTIL ALL APPROVALS AND CONSENTS ARE GRANTED

B Amendment following planning meeting G 07.02.2020
A Client amended (Sc4) G 17.12.2019

Rev	Description	Initial	Date
GJ Building Surveying Services			
<ul style="list-style-type: none"> • New Build, Conversion, Alteration and Extension Design • Building Surveys • Measured Surveys • Planning & Building Regulation Submissions • Project Management • Party Wall Matters • Residential, Commercial and Industrial 			
PO Box 1044, NORWICH, NR4 3 SR T 01493 751137 W www.gjbs.co.uk E mail@gjbs.co.uk			

Issued For	Comment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Tender	<input type="checkbox"/>	<input type="checkbox"/>
	Construction	<input type="checkbox"/>	<input type="checkbox"/>
	Record	<input type="checkbox"/>	<input type="checkbox"/>

Client	Mr R RASTLEY		
Project	REAR 1ST FLOOR EXTENSION & ROOF CONVERSION AT 15 IPSWICH GROVE NORWICH NR2 2LU		
Title	EXISTING & PROPOSED ELEVATIONS, PLANS, BLOCK & SITE LOCATION PLAN		
Info	Local Authority	NORWICH CC	Date Approved
	Planning Ref	19/01778/F	-
	Building Ctrl Ref	-	-
Date	DEC 2019	Job No.	Dwg No.
	AS SHOWN	GJ/19/1898	04
Scale	AS SHOWN		
Drawn By	G		
			Rev
			B