

Report to Planning Applications Committee

Item

9 March 2023

Report of Head of Planning & Regulatory Services

Subject Application no 23/00075/F – 36 Norvic Drive, Norwich
NR4 7NN

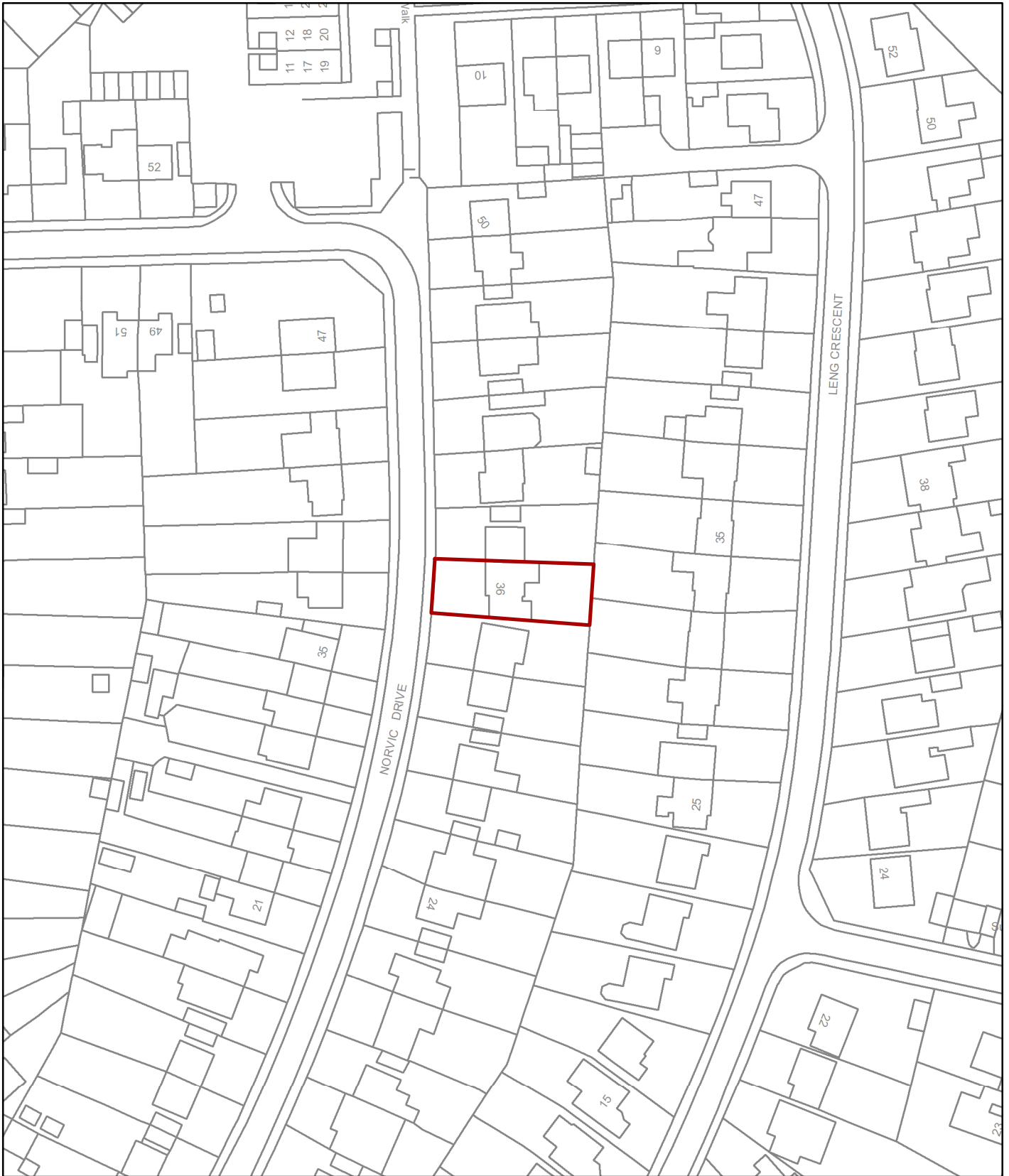
Reason for referral Called in by Councillor Judith Lubbock

4c

Ward	Eaton
Case officer	Amber Moll - AmberMoll@norwich.gov.uk
Applicant	Mr Robert and Mrs Mary Jones

Development proposal		
Single storey side and rear extension.		
Representations		
Object	Comment	Support
4 (three household, one councillor call in)	0	0

Main issues	Key considerations
1	Design
2	Amenity
Expiry Date	17 March 2023
Recommendation	Approve



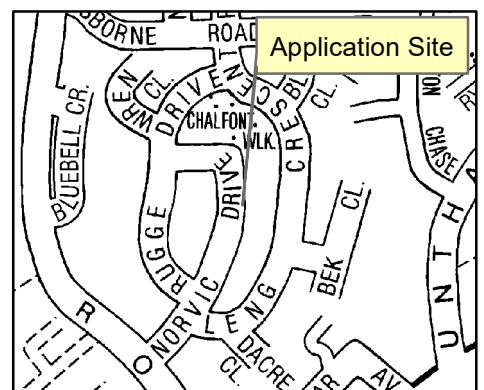
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Planning Application No 23/00075/F
Site Address 36 Norvic Drive

Scale 1:1,000



NORWICH
City Council
PLANNING SERVICES



The site and surroundings

1. The site is located on the east side of Norvic Drive, a residential street to the south-west of the city. The subject property is a two storey semi-detached dwellinghouse of mid-late 20th century construction with red brick, concrete rooftiles and white doors and windows. The street consists mostly of semi-detached dwellings of a similar age and design to the subject property, some of which have been extended or altered.
2. The site includes a front garden with a driveway leading to a flat roof attached garage to the side and with a larger garden to the rear. The subject property has previously been extended by way of a flat roof rear extension and a flat roof extension to the rear of the garage.
3. The site is bordered on the north side by no.38 Norvic Drive, the adjoining semi-detached dwelling and by no.34 Norvic Drive to the south, a similar semi-detached dwelling. The site is bordered on the east by the rear gardens of nos. 31 and 33 Leng Crescent.

Constraints

4. There is a line of trees along the eastern boundary of the rear garden at the site.

Relevant planning history

5. The records held by the city council show no relevant history for the site.

The proposal

6. The proposal is for the construction of a single storey side extension to comprise a bedroom, en-suite and shower room and a single storey rear extension to provide additional living and dining space and a study.
7. The proposal first involves the demolition of the existing flat roof garage and extension to this attached to the side of the dwelling together with the demolition of the existing extension to the rear of the dwelling.
8. The single storey extension is proposed to wrap around the side and rear of the existing dwelling. The extension projects 3.5m from the side of the dwelling and 2.5m from the rear, and has a mono-pitched roof which measures 2.3m to the eaves and 3.5m at the highest point. The extension is set back from the front elevation by 0.2m. The proposal includes two rooflights on the side extension and two casement windows positioned either side of sliding doors on the eastern elevation of the rear extension.
9. The external walls of the extensions are proposed to be facing brickwork and white upvc windows and doors to match the existing dwelling together with concrete rooftiles to match the existing roof.

Representations

10. 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.

Issues raised	Response
The impact of the partial removal of the existing rear extension and re-building on the structural integrity of the party wall.	This is a civil matter and for building regulations and is not a planning consideration.
Loss of natural light to the living space of the adjoining property by the pitched roof on the rear extension.	See main issue 2: amenity.
The potential for damp and noise issues from the installation of an en-suite against the party wall.	The alterations to the internal layout do not require planning permission, but these may be matters for building control consideration.
Impact of the additional bathrooms on the shared drainage system, which has had some previous issues.	The alterations to the internal layout to provide additional bathrooms do not require planning permission.
Noise concerns around the relocation of the kitchen along the party wall.	The alterations to the internal layout do not require planning permission. The general day-to day noise of people using the space as a dwellinghouse is part of the normal semi-detached experience.
Concerns around use of the dwelling as an HMO.	The proposed use is C3 single dwellinghouse and a future change of use to C4 small HMO would not require planning consent.
Size of the extension having an adverse impact on the amenity of the neighbours.	See main issue 2: amenity.
Reduction in parking due to removal of the garage, with a possibility of more on-road parking and impact on the bus route.	See other matters.

Consultation responses

11. 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

12. No objections from an arboricultural perspective.

Assessment of planning considerations

Relevant development plan policies

13. **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
14. **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
- DM31 Car parking and servicing

Other material considerations

15. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF12 Achieving well-designed places
- NPPF15 Conserving and enhancing the natural environment

16. Advice Notes and Guidance

- Extensions to houses advice note September 2012

Case Assessment

17. 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 Policy 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

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 126-136.
19. The properties on Norvic Drive were built to have a similar appearance and, despite various alterations and extensions along the street, the properties continue to share characteristics. It is therefore welcomed that the proposed side extension has been designed to appear subservient to the original dwelling, with a step to the front elevation. The single storey sections adjoin at the rear, wrapping around the corner of the original dwelling. It is noted that there are two-storey side extensions at neighbouring properties on the same side of Norvic Drive and a single-storey side extension at the neighbouring property, no.34. The design of the proposed side extension is similar in terms of scale and form to the side extension at no.34 so it is in-keeping with the street scene.
20. The single-storey rear extension is of an appropriate scale by reference to the size of the original dwelling. It is worth noting that if the proposal for the site had only been for the construction of the single storey rear extension, this would be considered permitted development and would not require planning permission.
21. The proposed extensions are to be constructed using matching materials in terms of bricks, concrete roof tiles and white upvc doors and windows.
22. The proposed development is considered to be of an appropriate scale, form, appearance and is therefore acceptable in design terms.

Main issue 2: Amenity

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 129.
24. The proposal will not cause any significant impact to the residential amenity of either nos. 34 or 38.
25. Concern was raised regarding loss of light to no.38 by virtue of the replacement of the existing single storey flat roof rear extension with a mono-pitched roof single storey rear extension. The existing flat roof rear extension stands at 2.7m high whereas the proposed extension would have a mono-pitched roof measuring 2.3m at the eaves and 3.5m at the highest point, where it joins with the main house. This will cause a slight increase in the overshadowing to the rear living space of no.38. However, due to the eastern rear orientation of the dwellings, the impact is not considered to cause a significant amount of harm to warrant refusal of the application.
26. The side extension will not impact the residential amenity of any other properties within the terrace except no.34 to the south. No.34 benefits from a similar extension to that which is proposed here. There are no side facing windows on either extension. Having the two extensions side by side would prevent any loss of light, outlook or privacy. No.34 has one small side facing window at first floor level which appears to serve a landing and would not be affected by the proposals.
27. The proposed side extension is shown to feature two rooflights, to serve the new en-suite and shower room. There is considered to be sufficient distance between the proposed rooflights on the ground level of the dwelling and the existing first floor side facing window at no.34 to prevent any loss of privacy.
28. The proposal will enhance the amenity for existing and future occupants of the site by increasing the internal living space, without significant loss of external space. The proposed development is therefore considered to be acceptable in amenity terms.

Other matters

29. The proposal includes the removal of the existing flat roof garage. Objectors have raised concerns about the loss of parking and potential for on-street parking. The site can comfortably accommodate at least 2 parking spaces available on the driveway which still complies with the parking requirements set out in policy DM31 and Appendix 3 of the local plan for a dwelling of this size in this location.
30. The site features a number of trees along the eastern boundary of the rear garden although it is not considered that these will be impacted by the proposal. The tree protection officer has stated that there are no concerns from an arboricultural perspective.
31. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar
 (b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water Quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

32. There are no 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. 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. In this case local finance considerations are not considered to be material to the case.

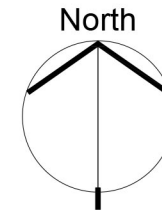
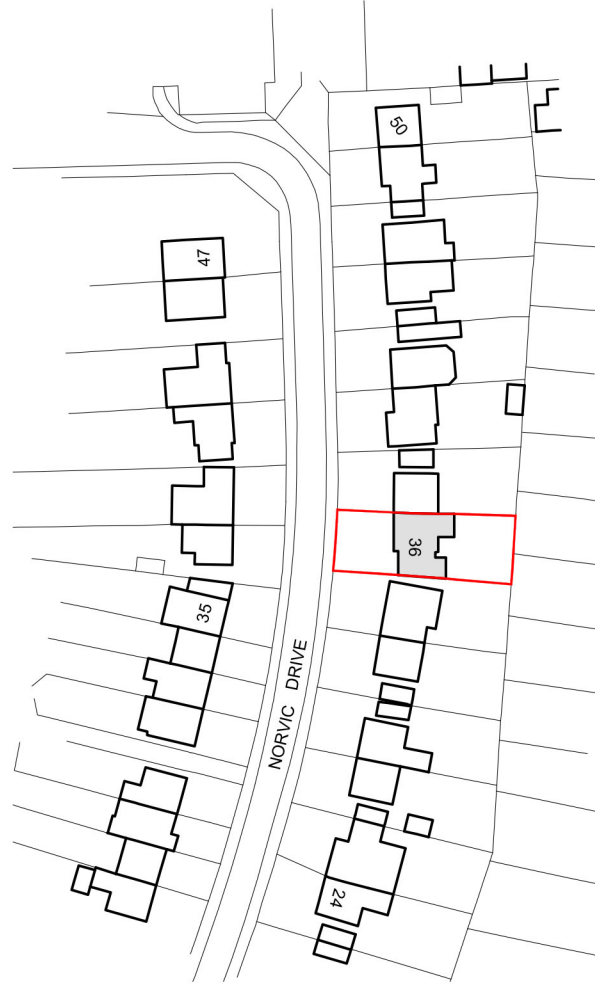
Conclusion

34. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
35. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with significant harm not being caused by way of overshadowing, overlooking, loss of outlook or by being overbearing.
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.

Recommendation

To approve application 23/00075/F - 36 Norvic Drive, Norwich, NR4 7NN and grant planning permission subject to the following conditions:

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



DATE	JAN '23	PROJECT	ALTERATIONS & EXTENSIONS TO: 36 NORVIC DRIVE NORWICH
SCALE	1:1250 @ A4	SUBJECT	LOCATION PLAN

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REVISIONS

DATE

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PROJECT
36 NORVIC DRIVE

NUMBER
979/01

REV



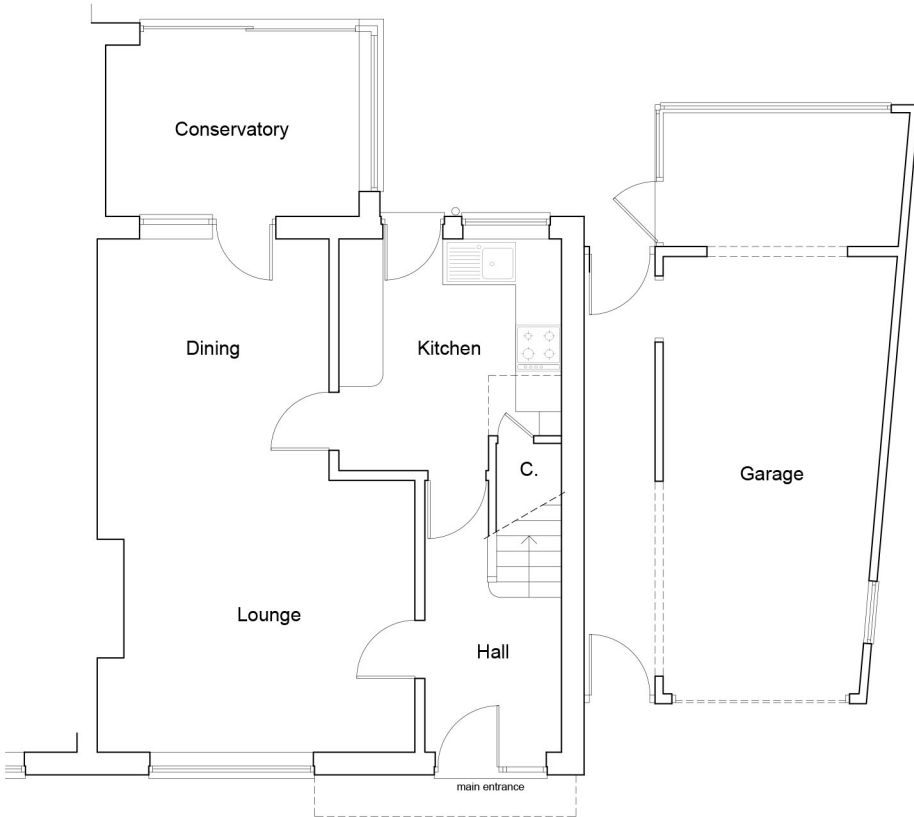
West Elevation [1:100]



South Elevation [1:100]



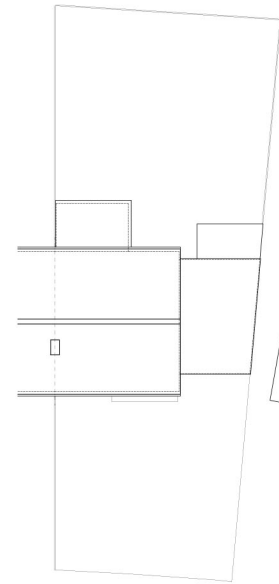
East Elevation [1:100]



Ground Floor Plan [1:50]



First Floor Plan [1:50]



Block Plan [1:200]

DATE NOV '22 PROJECT ALTERATIONS & EXTENSIONS TO:
36 NORVIC DRIVE
NORWICH

SCALE 1:50 & 1:100 @ A2 SUBJECT SURVEY

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REVISIONS
A - BLOCK PLAN ADDED.

DATE
JAN '23

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PROJECT
36 NORVIC DRIVE

NUMBER
979/05

REV
A



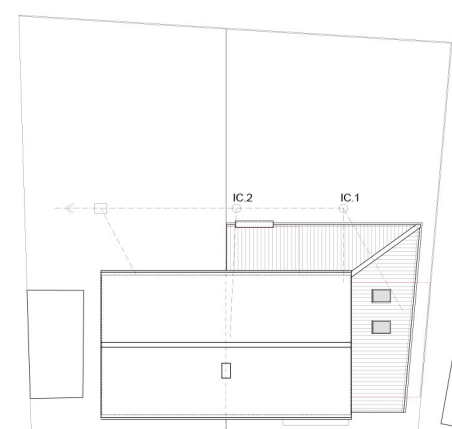
West Elevation [1:100]



South Elevation [1:100]



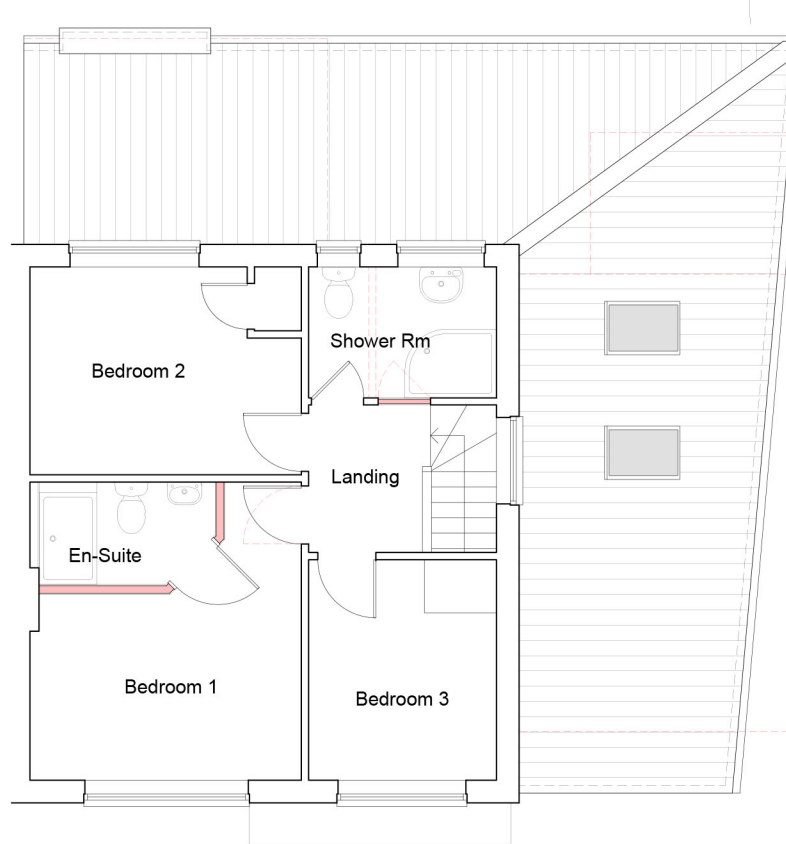
East Elevation [1:100]



Block Plan [1:200]



Ground Floor Plan [1:50]



First Floor Plan [1:50]

DATE JAN '23 PROJECT ALTERATIONS & EXTENSIONS TO:
36 NORVIC DRIVE
NORWICH
SCALE 1:50 & 1:100 @ A2 SUBJECT PROPOSAL

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PROJECT
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NUMBER
979/10

REV