

Report to Planning applications committee

Item

8 September 2016

Report of Head of planning services

Subject Application no 16/01033/F - 23 Orchard Close
Norwich, NR7 9NY

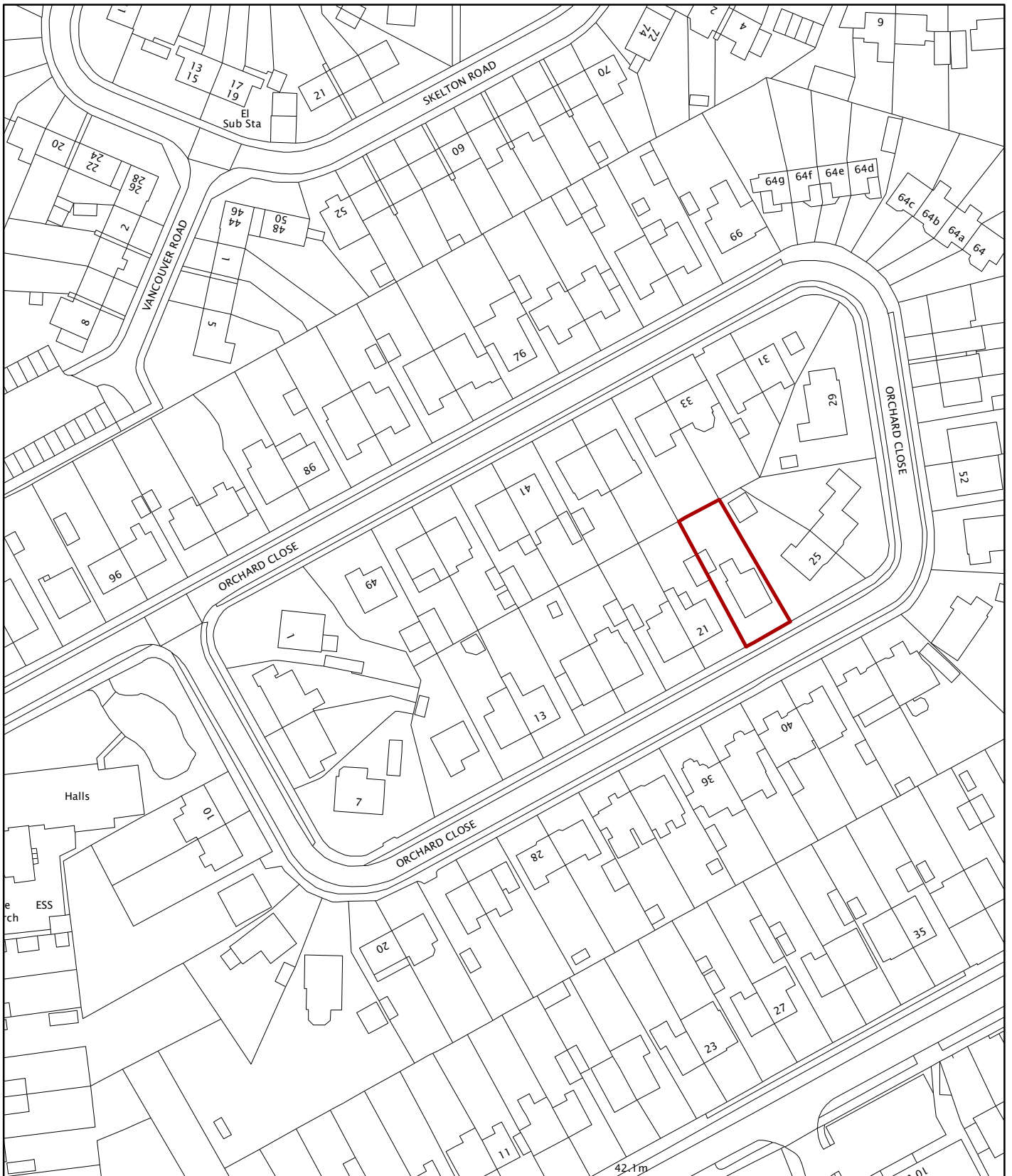
5(J)

**Reason
for referral** Objection

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

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Residential amenity	The impact of the development on neighbouring property to side (no.25) and the neighbouring property to rear (no.35) – daylight, visual amenity, overlooking / privacy
2 Scale and Design	The impact of the development within the context of the original design / surrounding area
Expiry date	8 September 2016
Recommendation	Approve



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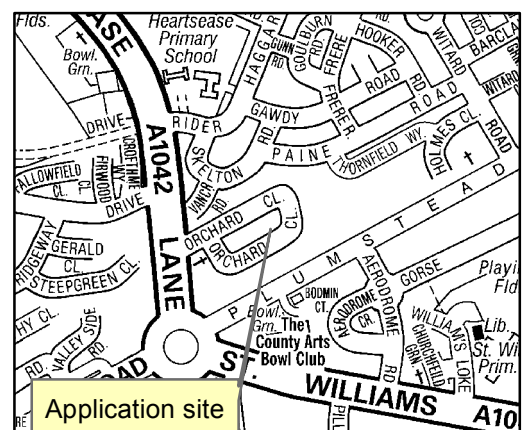
Planning Application No 16/01033/F
 Site Address 23 Orchard Close

Scale 1:1,250



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the north side of Orchard Close, a residential cul-de-sac located to the north-east of the city. The prevailing character of the area is residential with most properties being a mixture of semi-detached bungalows and detached bungalows constructed circa 1930.
2. The subject property is a detached single storey bungalow style dwelling constructed using red bricks, clay coloured roof tiles and white windows. The design features 2 no. projecting bays to the front, a hipped roof and a flat roof single storey extension to the rear. The rear extension has created a side return where a patio area has been created. A single detached garage is located in the rear garden.
3. The site boundary to the rear is marked by 2m high close bordered fence on all sides along with sections of mature planting. The site is bordered by no. 25 to the east, a similar semi-detached property constructed on a bend in the road, no. 21 to the west and no. 35 to the rear / north.
4. It should be noted that the levels of the land slope gently downwards from south to north east, so that dwellings to the north and east of the application site are at a slightly lower level.

Constraints

5. There are no particular constraints.

Relevant planning history

- 6.

Ref	Proposal	Decision	Date
15/00220/F	Erection of single storey side and rear extension (Revised).	APPR	12/01606/F

The proposal

7. The application seeks full planning consent for the construction of a single storey rear extension at 23 Orchard Close. The proposal also includes a raised patio area to the rear which including steps, projects 2.3m into the rear garden.
8. It should also be noted that planning consent has previously been granted for the construction of a similar extension under permission 12/01606/F.

Summary information

9.

Proposal	Key facts
Scale	
No. of storeys	Single storey
Max. dimensions	See attached composite plans
Appearance	
Materials	Red brick; Clay pan-tiles; Timber windows and doors; All to match existing.

Representations

10. 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
<u>Los of privacy</u> Raised patio will allow for views of no. 35 to rear; raised patio will allow for views of no. 25 to side Proposed side windows will cause loss of privacy at no. 25 to side <u>Overshadowing / Outlook</u> Scale of proposal / gable end will result in loss of outlook, loss of light into garden of no. 25	See main issue 1

Issues raised	Response
<u>Overdevelopment</u> Massing, too large, overdevelopment, property doubling in size <u>Roof design</u> Gable end instead of hip, out of character, intrusive design	See main issue 2
Boundary incorrectly indicated on site plan	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.

Assessment of planning considerations

Relevant development plan policies

12. **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
13. **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
 - DM7 Trees and development

Other material considerations

14. **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

Case Assessment

15. 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

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

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 adjoining properties. The nearest potentially affected properties in relation to these issues are no.25 to the east and no.35 to the north.

Overlooking and Privacy:

17. The proposed extension is to project 6m into the rear garden from the original rear wall of the subject property. In order to provide access to the rear garden, a raised landing has to be installed, projecting a further (including steps) 2.3m to the rear. The applicant has confirmed that the landing is a building regulations requirement needed to cater for the drop in the ground level.
18. Whilst it is accepted that some views across the gardens of both the property to the rear and to the side may be possible, it is not considered that the proposal greatly alters the current situation. The properties of Orchard Close by virtue of the original layout were constructed within relatively close proximity of one another. As a result a 2m high close bordered fence marks the boundary, preventing significant losses of privacy.
19. The proposal includes the replacement of 2 no. small stained glass windows with large clear windows and 2 no. new windows on the east elevation to serve a bedroom and lounge. The replacement windows are of a regular shape and size and will allow for views across the side car parking area of no. 25. The 2 no. new windows are smaller in size and are to be installed a minimum of 1.8m above ground level. They will allow for partial views across the rear garden of no.25 which is located approximately 8m from the proposal.
20. All of the proposed windows on the east elevation will alter the current situation where only partial views are possible. The distance between properties, orientation of properties which alters between nos. 23 and 25 and the 2m high close bordered fence marking the boundary will all assist in ensuring that the impact of the overlooking is minimised. Whilst a comparative increase, the proposed windows are primarily designed to provide light and as such only allow for partial views.
21. It is therefore considered that the proposal will not have significantly detrimental impacts on residential amenity by way of overlooking or loss of privacy.

Loss of Daylight / Sunlight / Overshadowing:

22. Particular concern has been raised that the proposal will result in a loss of light and also a loss of outlook at no. 25 to the east as a result of the scale and design of the extension. The proposal is to extend by 6m to the rear and will feature a dual-pitched roof with a gable end a maximum ridge height of 5.5m
23. It is accepted that the extension will be visible from the rear windows of the neighbouring property and garden, it is not considered that significant harm to residential amenities will be caused. The neighbouring property is set at an angle so that the rear of no. 25 faces towards the rear garden of the subject property. A large summer house is located at the end of the garden of no. 25 which partially obscures some of their view, however beyond that as a result of the slope in the land largely unobscured views are possible. The orientation of the 2 neighbouring properties, scale of the extension and the distance between properties will ensure that the rear outlook from no. 25 is largely preserved.
24. Similarly, the orientation of the 2 neighbouring properties, scale of the extension and the distance between properties of approximately 10m will ensure that significant amounts of overshadowing does not occur. Taking account of the orientation of the where the extensions would be positioned on the bungalow in relation to the neighbouring properties, the distances between them and the position of existing and proposed windows, it is considered that the proposed side and rear extensions would not have a significant detrimental impact on the residential amenities of the neighbouring properties by way of loss of daylight or overshadowing.

Main issue 2: Design

25. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
26. Particular concern has been raised that the scale of the proposal is too large and represents an overdevelopment of the site, out of character with the surrounding area. The extension represents a significant change to the existing dwelling, however it partially replaces an existing extension and raised patio area. As such, amount of rear garden to be built on for the first time is much smaller, with approximately only half of the proposal building on undeveloped ground.
27. As such, the proposal ensures that a significant amount of outdoor amenity space is preserved both to the rear and front, ensuring that the site still functions well as a family dwelling.
28. Particular concern was also raised that the proposed gable end is out of character with the prevailing character of the area where properties primarily feature hipped roofs.
29. The proposal will largely not be visible from the front and as such it is considered that the proposal is of an appropriate scale and design, having only a limited impact on the character of the surrounding area.

Other Matters:

30. Concern was raised that the site location and layout plans provided with the application had marked the shared boundary with no. 25 incorrectly. As a result of this, the impacts of the proposed extension would not be fully understood. It is common for alternative types of plans to appear with differences within them. As part of the consideration of the application the accuracy of the plans was considered closely. It is not considered that the plans were in anyway misleading or containing significantly misleading information.

Equalities and diversity issues

31. There are no significant equality or diversity issues.

Local finance considerations

32. 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.
33. 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.
34. In this case local finance considerations are not considered to be material to the case.

Conclusion

35. The potential for an increase in overlooking is minimal as the proposed windows will not significantly alter the current situation.
36. The proposal will have a very limited impact upon the amount of daylight and sunlight reaching the rooms and gardens of the neighbouring properties.
37. The proposal will result in an extended dwelling which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.
38. 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.

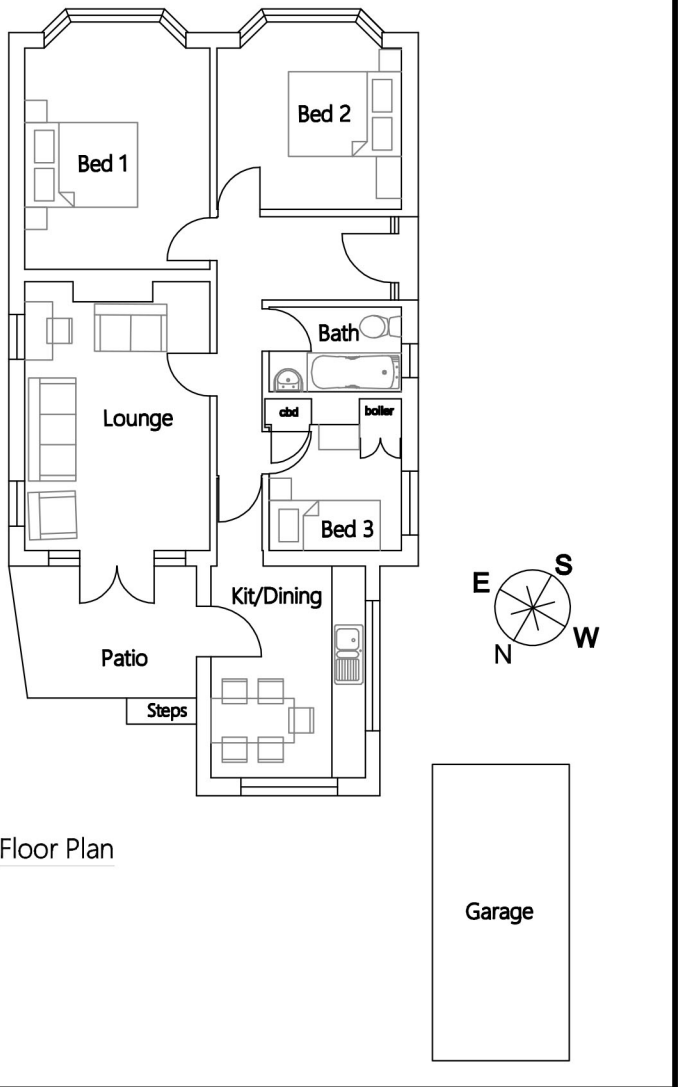
Recommendation

To approve application no. 16/01033/F – 23 Orchard Close, Norwich, NR7 9NY and grant planning permission subject to the following conditions:

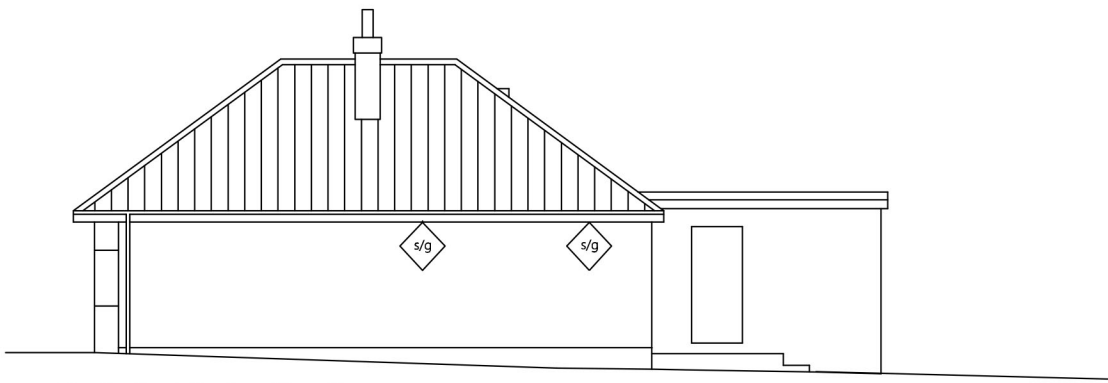
1. Standard time limit;
2. In accordance with plans;

Article 35(2) statement

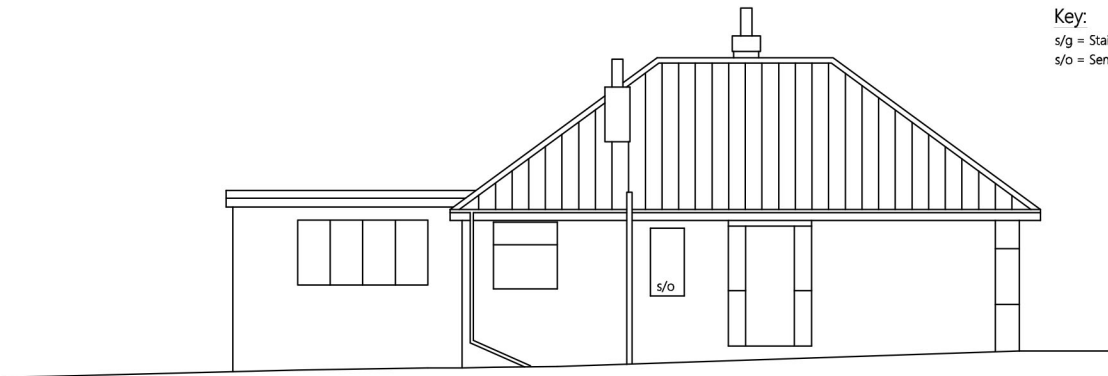
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.



Floor Plan

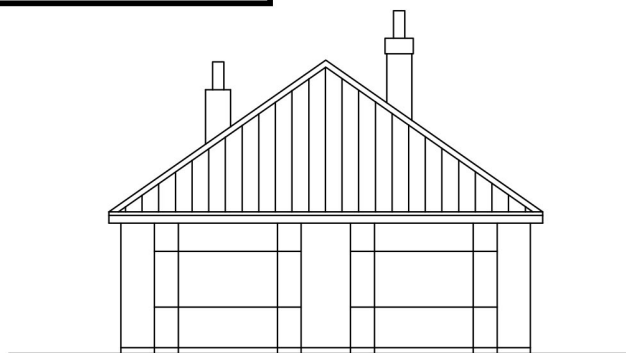


North-East Facing Elevation



South-West Facing Elevation

Key:
s/g = Stained Glass
s/o = Semi - opaque glazing



Front Elevation



Rear Elevation

This drawing is part of the Planning Application submission. Should any external element differ from these drawings during construction, the Planning Department must be contacted to ascertain whether further Planning approval is required.

This drawing is to be read as part of the Planning information and Building Regulation drawings.

All dimensions to be verified on site by the 'Builder' before the start of works. Report any discrepancies to the client immediately.

Rev.	Date	Reason for issue / amendments
-	12.07.16	Submitted into Planning
-	07.07.16	Submission to Client

Design Planning Building Regulations

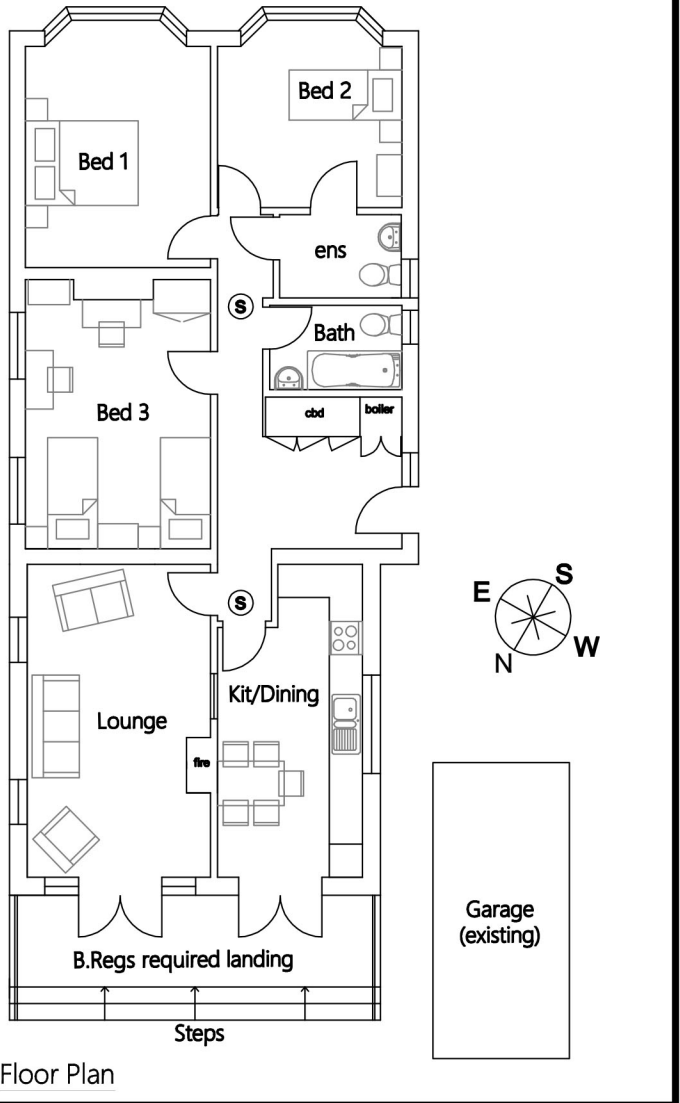
JMR architectural designs

2 Holly Lane, Biofield, Norwich NR13 4BX
www.jmrarchitecturaldesigns.co.uk
email: julie@jmrdesigns.co.uk
01603 717541 / 07906 927037

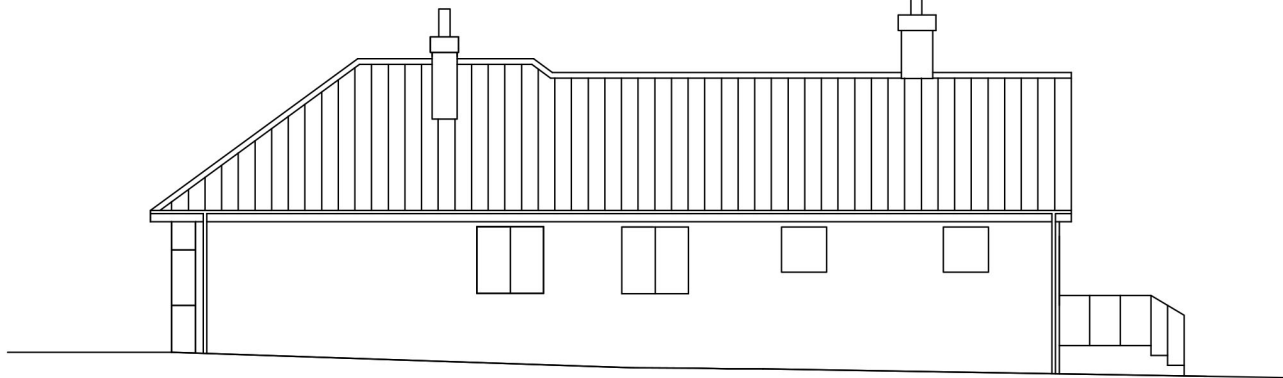
Client: Miss Bush	Address: 23 Orchard Close Norwich NR7 9NY
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Drawing Title: As Existing Floor Plan & Elevations	
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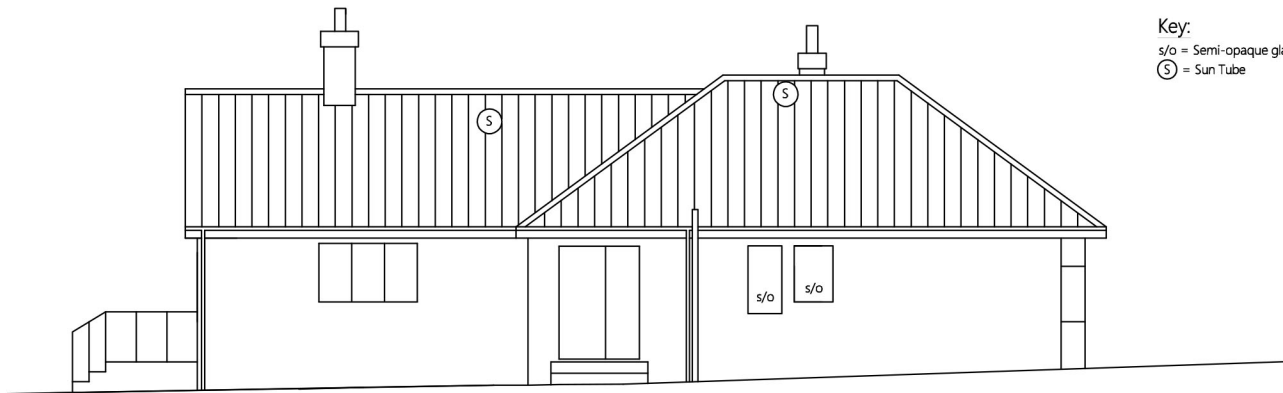
Date: 01.09.15	Scale: 1/100	A3	Dwg: 4	Rev: -
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Floor Plan

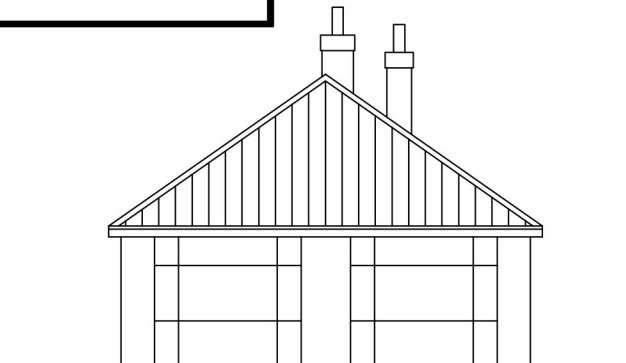


North-East Facing Elevation

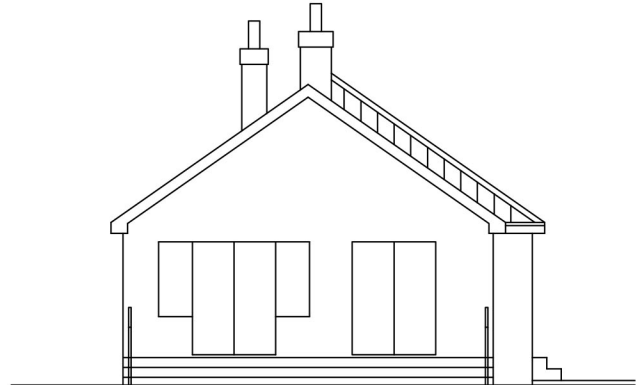


South-West Facing Elevation

Key:
s/o = Semi-opaque glazing
S = Sun Tube



Front Elevation



Rear Elevation

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Rev.	Date	Reason for issue / amendments
A	12.07.16	Submitted into Planning
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Design Planning Building Regulations

JMR architectural designs

2 Holly Lane, Blofield, Norwich NR13 4BX
www.jmrarchitecturaldesigns.co.uk
email: julie@jmrdesigns.co.uk
01603 717541 / 01906 927037

Client: Miss Bush	Address: 23 Orchard Close Norwich NR7 9NY
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Drawing Title:	As Proposed Floor Plan & Elevations
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Date: 25.06.16	Scale: 1/100	A3	Dwg 5	Rev: A
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