

Report to Planning applications committee

Item

13 January 2022

Report of Head of Planning and Regulatory Services

Subject Application no 21/01670/F - 29 Robin Hood Road
Norwich NR4 6BS

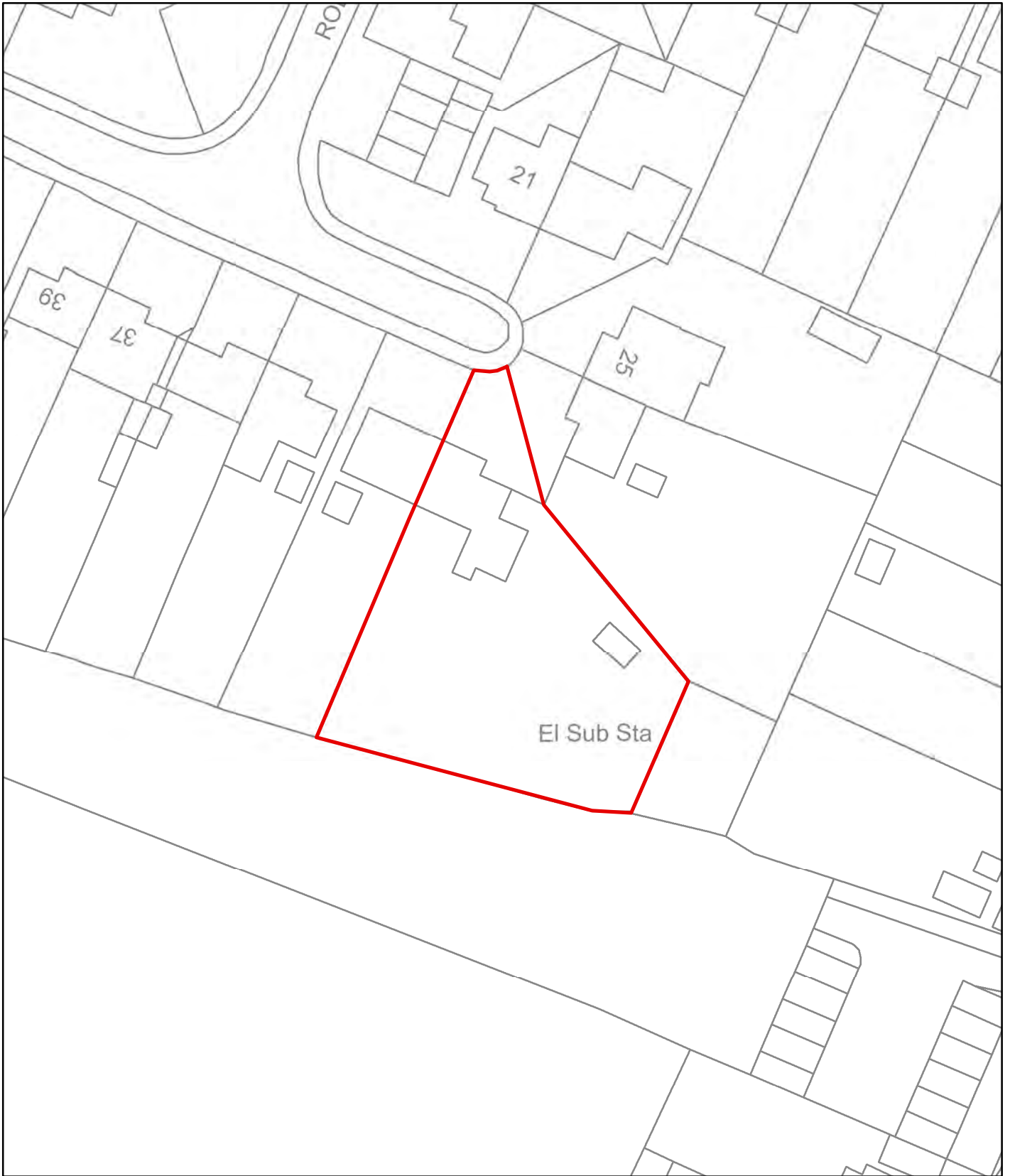
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**Reason
for referral** Member or Staff application

Ward:	Lakenham
Case officer:	Sarah Hinchcliffe - sarahhinchcliffe@norwich.gov.uk
Applicant:	Member of staff

Development proposal		
Two storey front extension.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1. Design	Scale and position of the extension and impact on street scene.
2. Amenity	Impact upon existing residents taking into consideration overlooking and overshadowing.
Expiry date	17 January 2022
Recommendation	Approve



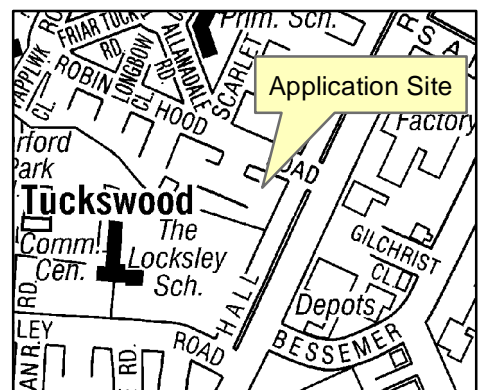
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Planning Application No 21/01670/F
Site Address 29 Robin Hood Road

Scale 1:500



NORWICH
City Council
PLANNING SERVICES



The site and surroundings

1. The subject property is located on the south side of Robin Hood Road, within the Tuckswold area to the south of the city. The property is located within a t-shaped cul-de-sac and occupies one of the larger corner plots.
2. The property is a 1950s two storey, semi-detached dwelling, constructed of brick with a plain tile roof. The property has a stepped-back two storey section to the side elevation, which is characteristic of dwellings in the area. The properties in the surrounding area are of the same age and design and some have undertaken similar two storey alterations.
3. The dwelling is set back from the road and has an off-road parking area to the front of the property. A sizeable garden is located to the rear. There are two small single storey extensions to the side and rear which are unaffected by the proposals.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. A two storey extension to the front/side corner of the property. To create a downstairs cloakroom and larger first floor bathroom.
7. The extension would fill in the set back that currently exists in this location. The roof design extends the slope of the main house forward at a slightly shallower pitch to create a small cat slide section of roof with a lower eaves line.
8. A small ground floor window in the side elevation will serve the ground floor cloakroom and a small window to the bathroom is provided at first floor level within the front elevation. A new entrance door has a small canopy over.

Representations

9. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

10. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

11. **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

12. 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

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

- NPPF12 – Achieving well designed places

Case Assessment

14. 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: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF section 12.
16. Policy DM3 of the Local Plan identifies that development will only be acceptable where ‘appropriate attention has been given to the height, scale, massing and form of new development’, including ensuring that residential extensions and alterations to existing buildings do not appear ‘dominant or incongruous’. DM3 also identifies that proposed developments should show that appropriate consideration has been given to materials and colour, showing ‘regard to the prevailing materials of the area’.
17. The proposed development represents a modest enlargement of the original dwelling which will bring forward the current set back on this part of the front elevation of the property by approximately 1.5 metres, so as to be flush with the rest of the front elevation of the dwelling. The roof design extends the slope of the main house forward at a slightly shallower pitch to create a small cat slide section of roof with a lower eaves line. The proposed extension is to be constructed using materials to match the existing dwelling, including matching tiles and red bricks.
18. The proposed front extension is of a scale and design which compliments the character of the original dwelling in terms of appearance and form. Given the position of the property tucked away in the corner of the cul-de-sac the extension will not be read as an unduly prominent feature within the street scene.
19. Several other properties within the cul-de-sac have been extended in a similar manner to the proposed development. The proposed development has regard to

the character and local distinctiveness of the surrounding area and meets the requirements of Local Plan policy DM3, in addition to NPPF section 12.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, NPPF section 12.
21. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, loss of privacy, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. DM2 also highlights a requirement for development to provide a high standard of amenity for current and future occupiers of the property.
22. The scale of the proposals and the relationship between the proposed front extension and neighbouring properties is such that there are sufficient distances between the properties to ensure that there is no loss of light or outlook. Neither will the proposals be viewed as overbearing or give rise to unacceptable overlooking.
23. The proposed development will enhance the residential amenity of the occupiers of the subject property as the internal living space is improved and enlarged without having any impact on external amenity space. The proposed development meets the requirements of policy DM2 and is therefore considered to be acceptable in amenity terms.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.
26. 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.
27. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The proposal will result in an enlarged dwelling of an appropriate scale and design which does not cause harm to the character and appearance of the subject property or the surrounding area.
29. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.

30. 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. 21/01670/F - 29 Robin Hood Road Norwich NR4 6BS and grant planning permission subject to the following conditions:

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

Site Plan/Block Plan of nr46bs



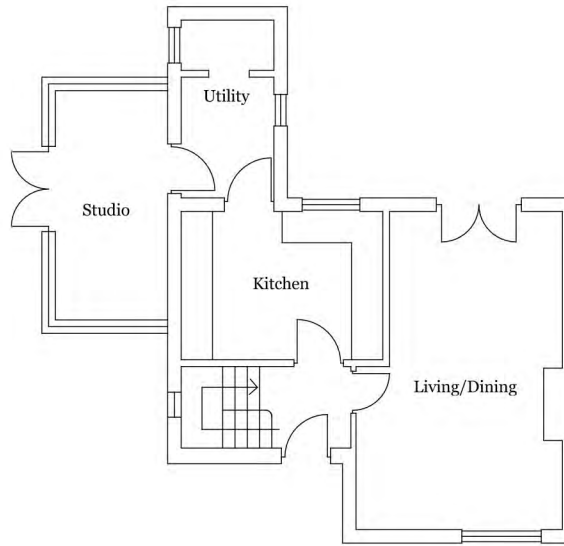
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0m 5m 10m 15m 20m 25m 30m 35m 40m

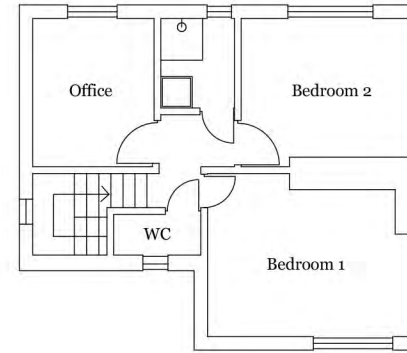
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plans



Existing Ground Floor Plan



Existing First Floor Plan



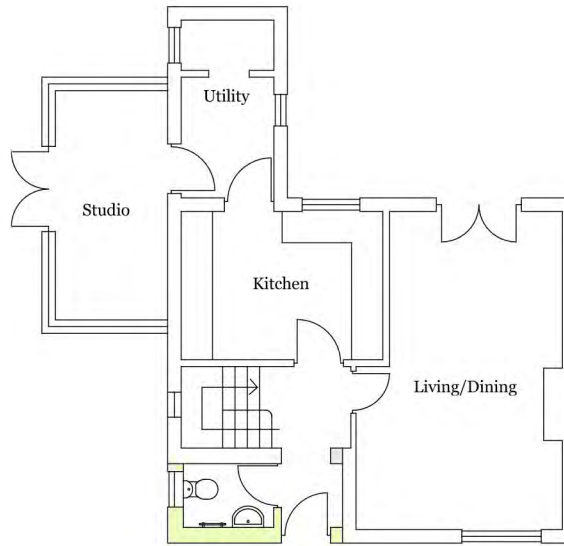
Existing Side Elevation



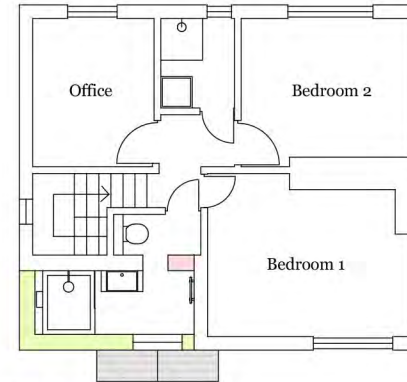
Existing Front Elevation

REVISIONS		
MM/DD/YYYY		REMARKS
A	21/11/2021	Planning Issue
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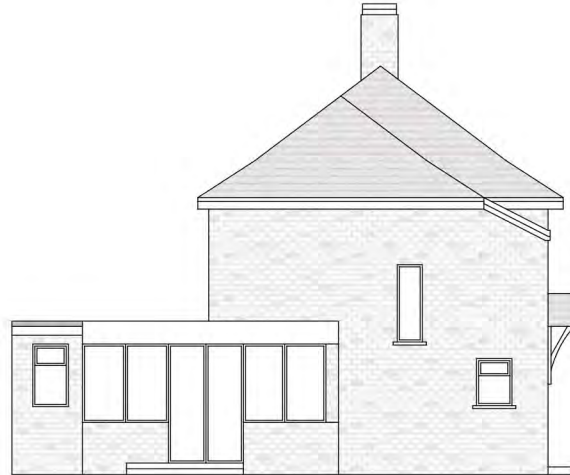
All materials to match existing



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Side Elevation



Proposed Front Elevation

Proposed Floor Plans and Elevations

Scale - 1:100 @ A3

29 Robin Hood Road - Front Extension

REVISIONS

	MM/DD/YYYY	REMARKS
A	21/11/2021	Planning Issue

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