

Report to Planning applications committee

Item

9 June 2016

Report of Head of planning services

Subject Application no 16/00381/F – 67 Melrose Road,
Norwich, NR4 7PW

**Reason
for referral** Objections

5(b)

Ward:	Eaton
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Two storey side extension		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Design	Not in keeping with the surrounding area and style of original house Disproportionate scale and overdevelopment of plot
2 Amenity	Impact on overlooking and views Overbearing presence along boundary
Expiry date	14 June 2016
Recommendation	Approve



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Planning Application No 16/00381/F

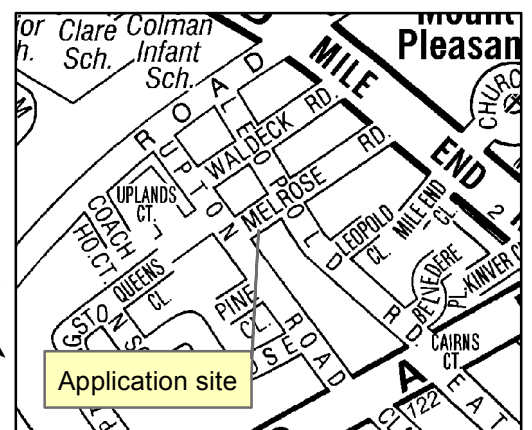
Site Address 67 Melrose Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the South side of Melrose Road, South West of the City Centre. The subject property, built circa 1930, is a two storey detached house constructed of facing brick, render and clay pantiles. There is a garden to the rear and a garage set back from the front of the house which separates Nos. 67 and 69.

Constraints

2. The property is located within a Critical Drainage Area

Relevant planning history

- 3.

Ref	Proposal	Decision	Date
12/00225/CLP	Certificate of Lawfulness for proposed single storey rear extension.	APPR	06/02/2012

The proposal

4. The proposal is for a two storey side extension which extends slightly to the rear as a single storey element. The maximum dimensions are as follows:
5. 10.20m x 3.50m, 5.50m at the eaves and 6.80m at its maximum height

Representations

6. Adjacent and neighbouring properties have been notified in writing. Four letters of representation were received. The representations cite 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
Out of character with the original house and surrounding area	See main issue 1
The extension is of a disproportionate scale	See main issue 1
The extension will result in an overdevelopment of the plot	See main issue 1
There will be a loss of privacy from the extension	See main issue 2

Issues raised	Response
Loss of views	See main issue 2
The extension will be an overbearing presence along the boundary	See main issue 2

Consultation responses

7. 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.

The Norwich Society

8. The proposed extension should be in keeping with the existing extensions of adjoining properties.

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- 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

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design

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.

13. The principle of residential extensions is acceptable with the main issues to assess in this case being design and amenity.

Main issue 1: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56, and 60-66.
15. Concerns were raised that the extension would be out of character with the main dwelling and surrounding area. The extension is to be constructed of materials to match those used in the original house and has roof slopes and window design that compliment those in the main house. There are four properties along this part of Melrose Road that are detached 1930's dwellings. Amendments were made to the original scheme to address issues of creating a "terracing" effect. The revised plans show a distance of approximately 0.70m to the boundary with No. 69 and the pitch of the roof slope should ensure that sufficient space remains between the properties to maintain their detached character. It should also be noted that the properties in the surrounding area are of mixed age and design and therefore the character of the area is considered mixed.
16. Concerns were raised that the extension is of a disproportionate scale to the main dwelling. While it is noted that the extension is quite large, it has been designed so it remains subservient to the house by being set back from the front elevation, having a lower roof height and being less than half the width of the main house.
17. Concerns were raised that the extension would result in an overdevelopment of the plot. Although the extension is quite large, it is considered that an acceptable amount of garden space will remain to the rear and the amendments to the scheme will result in an adequate gap to the neighbouring property.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, NPPF paragraphs 9 and 17.
19. Concerns were raised that the extension would result in a loss of view from the rear windows at No. 69. Loss of view in this instance is not considered to be a material planning consideration and an assessment has been undertaken to show that there is unlikely to be a significant loss of light to the neighbouring windows.
20. Concerns were raised that the extension would be an overbearing presence along the boundary with No. 69. The side elevation of No. 69 has only one ground floor secondary window located within it and therefore the development is unlikely to impact this part of the house. The projection of the extension is minimised to 1.70m at the second storey and the single storey extension projection is unlikely to differ significantly from the current situation with the garage. Therefore while there will be a noticeable change in the rear building line this is not considered to be significantly detrimental to neighbouring amenity.
21. Concerns were also raised that the extension would result in a loss of privacy to the neighbouring garden. Whilst it is noted that there will be additional windows at closer proximity to the neighbouring house, this is not considered to differ significantly from the current situation.

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 proposed development is considered to be acceptable in terms of design, scale and amenity. The amendments made to the extension have resulted in a larger gap to the neighbouring property that helps to reduce the impacts upon the neighbours as well as maintaining the detached character of the house. Therefore the proposal is considered acceptable.
27. 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.

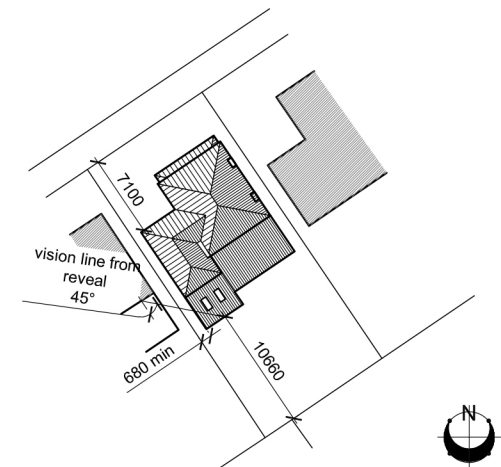
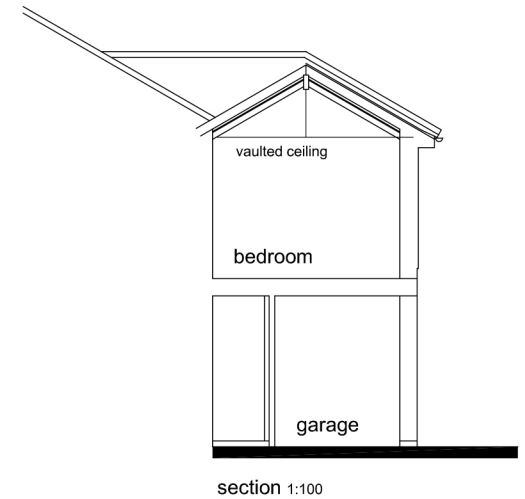
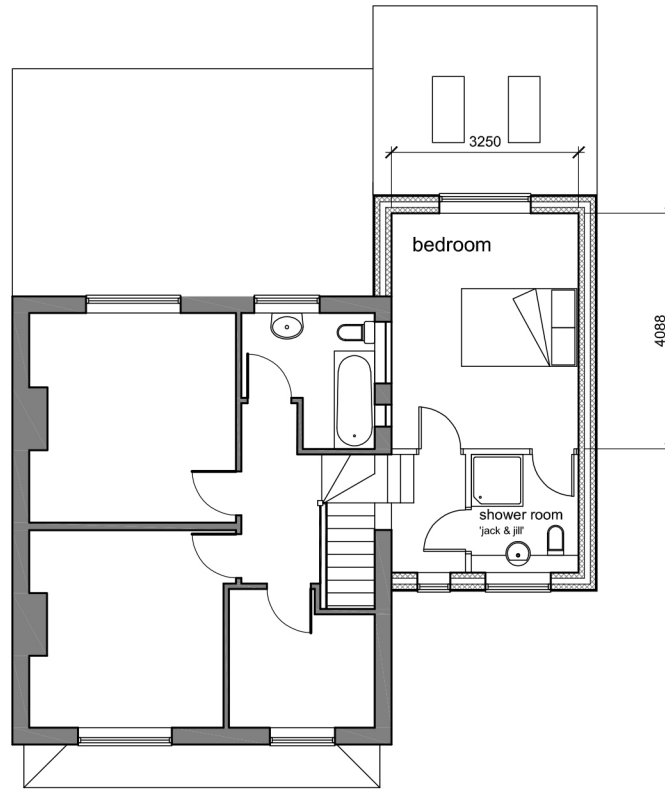
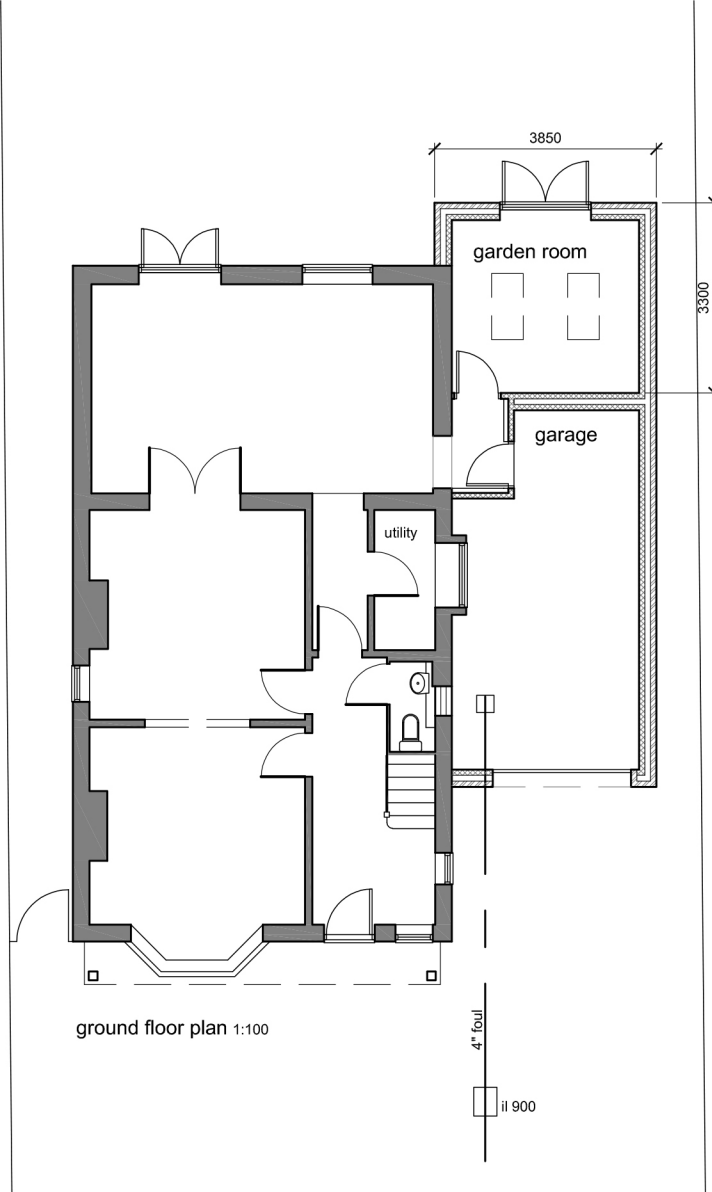
Recommendation

To approve application no. 16/00381/F – 67 Melrose Road Norwich NR4 7PW 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 in the officer report.



block & roof plan 1:500

This drawing has been based on Ordnance Survey data and may duplicate errors thereon & is for planning purposes only. Dimensions not to be used for setting out

Project: 67 Melrose Road Norwich NR4 7PW

Scale A3: as noted Date: 02 2016

Drawing: Plans, planning section, block & roof plan as proposed

Drawing No:16022 03F

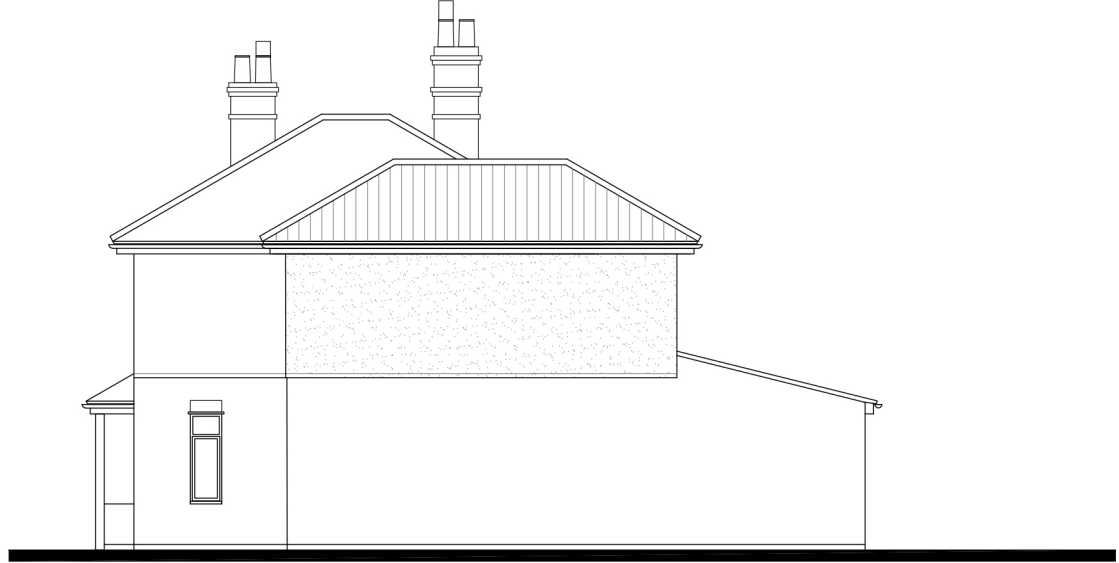
andrew page - architect Bramble Cottage, St Andrews Lane, Congham, King's Lynn PE32 1DS

t: 01485 609008 e:architect@ap-architect.uk © andrew page do not scale all dimensions to be checked on site

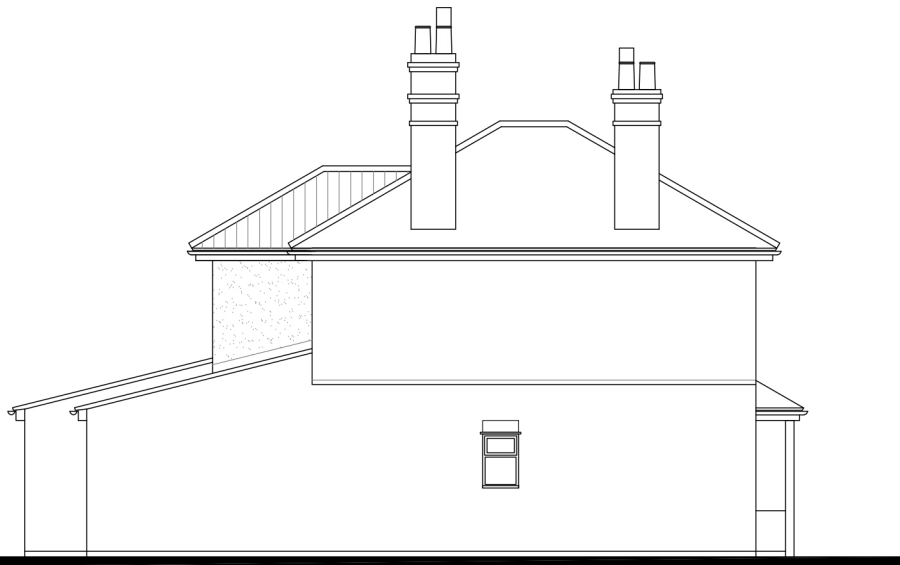




north elevation



west elevation



east elevation



south elevation

Project: 67 Melrose Road Norwich NR4 7PW

Drawing: Elevations as proposed

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Scale A3: 1:100

Date: 02 2016

Drawing No:16022 04E

