

**Report to** Planning applications committee  
**Date** 7 August 2014  
**Report of** Head of planning services  
**Subject** 14/00924/F 180 Angel Road Norwich NR3 3JD

**Item**  
**4(6)**

## SUMMARY

|   |  |
|---|--|
| <b>Description:</b>                           | Erection of two storey rear extension. |
| <b>Reason for consideration at Committee:</b> | Objection                              |
| <b>Recommendation:</b>                        | Approve                                |
| <b>Ward:</b>                                  | Sewell                                 |
| <b>Contact Officer:</b>                       | Mrs Joy Brown<br>Planner 01603 212543  |
| <b>Valid Date:</b>                            | 1st July 2014                          |
| <b>Applicant:</b>                             | Mr Martyn South                        |
| <b>Agent:</b>                                 | Mr Kevin Harman                        |

## INTRODUCTION

### The Site

#### Location and Context

1. The site is located on the east side of Angel Road opposite the junction with Suffield Court. It is a two storey semi-detached property which is cream rendered with a hipped pantile roof. The property is unusually well set back within the curtilage with the front elevation being around 12m from the highway whereas most of the other properties including the neighbouring property to the north are only around 6m from the highway. The property has not previously been extended.
2. The surrounding area is mainly residential with the majority of properties being two storey semi-detached or detached dwelling houses.

#### Constraints

3. The site is not situated within a conservation area and there are no particular constraints on the site.

#### Topography

4. The front curtilage is relatively flat however there is a significant change in level to the rear of the property with there being a retaining wall of around 1m in height.

#### Planning History

5. No recent relevant planning history

## Equality and Diversity Issues

There are no significant equality or diversity issues.

## The Proposal

6. The application seeks planning permission to erect a two storey rear extension. The proposed extension is 4m deep and extends across the entire width of the property (although it is set away from the boundary of the neighbouring property to the south by around 25cm to ensure that all foundations and guttering do not encroach on neighbouring land). The extension is set away from the neighbouring boundary to the property to the north by around 1.3m which will allow an access to the rear garden to be retained.
7. The proposed extension will enlarge the kitchen and lounge at ground floor level and will provide an additional bedroom and bathroom at first floor level. The eaves height of the proposed extension is around 4.6m and the ridge height is 6.8m. The proposed extension will have a double pitch and the roof is hipped. Materials will match the existing.

## Representations Received

8. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

| Issues Raised  | Response                                       |
|--|--|
| The proposed extension will block light and morning sunshine to the lounge and main bedroom of the property to the south (178 Angel Road)  | See paragraph 13                               |
| The main outlook from the lounge and main bedroom of the property to the south (178 Angel Road) would be of a blank wall.  | See paragraph 16                               |
| The proposed extension will take away a great deal of sunlight from the property to the north (182 Angel Road). The garden is a suntrap and the proposed extension will create large shadows across the garden. It will also increase shadows to 178 Angel Road. | See paragraphs 14 and 15.                      |
| The proposed extension will be too obtrusive and will affect the view from the neighbouring property to the north (182 Angel Road).  | See paragraph 17                               |
| Garden privacy would decrease.   | See paragraphs 11 and 12.                      |
| The new extension is too large for the plot and will visually dominate the garden estate and sky-line and would resemble almost another blank walled house bolted on to the present semi-detached property.  | See paragraphs 18 and 19.                      |
| Had the extension building been in place when I had bought my house I would have not have bought it. Furthermore it will   | This is not a material planning consideration. |

|   |   |
|---|---|
| devalue my property and affect the saleability.                             |   |
| I am unsure about the situation regarding foundations close to the boundary | The foundations will not encroach on the neighbouring property. |

## Consultation Responses

9. No consultations undertaken

## ASSESSMENT OF PLANNING CONSIDERATIONS

### National Planning Policy Framework:

Section 7: Requiring good design

### Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014:

Policy 2: Promoting good design

### Relevant Saved Policies of the adopted City of Norwich Replacement Local Plan 2004:

HBE12 - High Quality of Design;

EP22 - General Amenity

### Other Material Considerations including:

Written Ministerial Statement: Planning for Growth March 2011

The Localism Act 2011 – s143 Local Finance Considerations

### Emerging DM Policies (submitted for examination):

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has now submitted the emerging Local Plan policies for examination and considers most of these to be wholly consistent with the NPPF. Weight must be given to the emerging Local Plan and relevant policies are listed below for context although none change the thrust of the current Local Plan policies discussed in the main body of this report:

**DM2\*** Ensuring satisfactory living and working conditions - **Significant weight can be applied.**

**DM3\*** Delivering high quality design – **Several objections, only limited weight.**

\*These policies are currently subject to objections or issues being raised at pre-submission stage. Even where DM policies have been objected to, the objection may concern only one aspect of the policy and significant weight may be applied to that policy depending on what extent the objection relates to this proposal. For clarity, the level of weight that can be attributed to each DM policy has been indicated above.

## Principle of Development

### Policy Considerations

10. The principle of extending the property to the rear is acceptable with the main considerations being design and impact upon residential amenity. These issues are discussed below.

## **Impact on Living Conditions**

### **Overlooking**

11. No windows are proposed within the southern elevation of the extension and the windows within the north elevation are all high level which will mean that there is no direct overlooking to the property to the south or north. Windows are proposed at first floor level within the rear elevation of the extension and due to the extension being 4m deep and the rear garden being relatively small compared to others in the area, there may be a slight increase in overlooking to properties to the rear on Blyth Road. This level of overlooking is not uncommon in urban residential environments and is considered to be at an acceptable level. It is not considered that there will be a significant increase in overlooking to neighbouring properties to the north or south.
12. A condition should however be attached to any future permission ensuring that the windows in the north elevation are obscure glazed to prevent overlooking and to provide privacy for the residents of the application site.

### **Overshadowing and loss of light**

13. The proposed extension is situated in extremely close proximity to the boundary of the neighbouring property to the south (178 Angel Road). However due to the orientation and as the neighbouring property has a wide elevation, it is not considered that the proposal will result in any significant loss of light or overshadowing.
14. The proposal will lead to some overshadowing and loss of light to the rear curtilage of the property to the north (182 Angel Road). However due to the neighbouring property being situated significantly further forward in the plot than the application site, due to there being a gap of around 0.3m between the two properties and due to the positioning of windows within the rear elevation of the neighbouring property, the addition of a large two storey rear extension is not likely to have a significant impact upon any of the habitable rooms within the property. The neighbours have raised concerns about overshadowing to their garden and it is acknowledged that this two storey property will result in significant overshadowing to the rear garden area closest to the house. Saved policy EP22 of the local plan is of particular importance and this sets out the main factors to be considered where development such as this occurs in residential areas and although one of the criteria is loss of daylight this refers only to the loss to main habitable room windows. Furthermore policy DM2 of the emerging Development Management Policies Development Plan Document concerns the impact that development would have upon existing occupiers. This sets out that development will be permitted where it would not result in an unacceptable impact on the amenity of the area and the living conditions of neighbouring occupants and therefore the level of harm needs to be carefully considered.
15. As referred to above it is acknowledge that the proposal will overshadow the garden of the neighbouring property; however in this instance it is considered that the level of overshadowing would not be of significant harm and therefore would not be at an unacceptable level, particularly given that the neighbouring garden is of a reasonable size. Therefore it is felt that it would be difficult to refuse an application solely on the loss of light to a residential garden of this size.

### **Overbearing Nature of Development**

16. The proposed extension will result in some loss of outlook and will feel slightly overbearing to the ground floor lounge of the neighbouring property to the south due to the proximity of

the lounge window to the proposed extension. It would be preferable if the extension was set back from the boundary of the neighbouring property to the south but the application does need to be considered on its own merits. Although it is acknowledged that there will be some harm, on balance, it is not considered that the harm is significant enough to justify a refusal, particularly given the wide rear elevation of the property.

17. With regards to the neighbouring property to the north, there is a gap of around 3m between the properties which helps create a sense of separation. Furthermore all windows to habitable rooms on the rear elevation of the neighbouring property are situated towards the northern side of the property and therefore from within the house it is not considered that the proposal will have a significant overbearing impact despite the positioning of the two dwellings within their curtilages. There will be some loss of outlook from the rear garden of the neighbouring property but on balance it is not considered that this is so significant a detriment to the living conditions of the neighbouring residents to justify a refusal.

## **Design**

18. There are very few examples of rear extensions on this part of Angel Road and it is considered that the proposed extension is relatively large in relation to the existing dwelling house; however due to the extension being situated to the rear of the property it is not considered that it will impact upon the principle elevation of the property or the character of the street scene and it is considered that the plot is of sufficient size to accommodate the extension.
19. The design of the roof with a double pitch and hipped roof has helped reduce the overall mass and bulk of the extension and given that the materials and detailing will match the original dwelling house it is considered that the proposal ties in relatively well. Therefore it is considered that the design of the proposal is acceptable.

## **Local Finance Considerations**

20. The sum of the new floorspace is under the minimum of 100 sq. m. so no CIL is payable.

## **Conclusions**

21. The proposed extension is relatively large in relation to the size of the existing dwelling house however due to its positioning and due to the design of the roof it is considered that the overall bulk and mass has been reduced enough for the proposal to be considered acceptable in design terms. Although the proposal will have an impact upon the neighbouring residents to the south and to the north, on balance, it is not considered that the impact is of such significant harm to justify a refusal. However this is a relatively finely balanced judgement and members are asked to particularly consider the photographs and plans presented at Committee to make a properly informed consideration of the merits of the objectors concerns.
22. On balance, it is considered that the proposal accords with the criteria set out within the National Planning Policy Framework, policies HBE12 and EP22 of the City of Norwich Replacement Local Plan, policy 2 of the Joint Core Strategy and policy DM2 and 3 of the emerging Development Management Policies Development Plan Document.

## **RECOMMENDATIONS**

To approve Application No 14/00924/F, 180 Angel Road and grant planning permission, subject to the following conditions:-

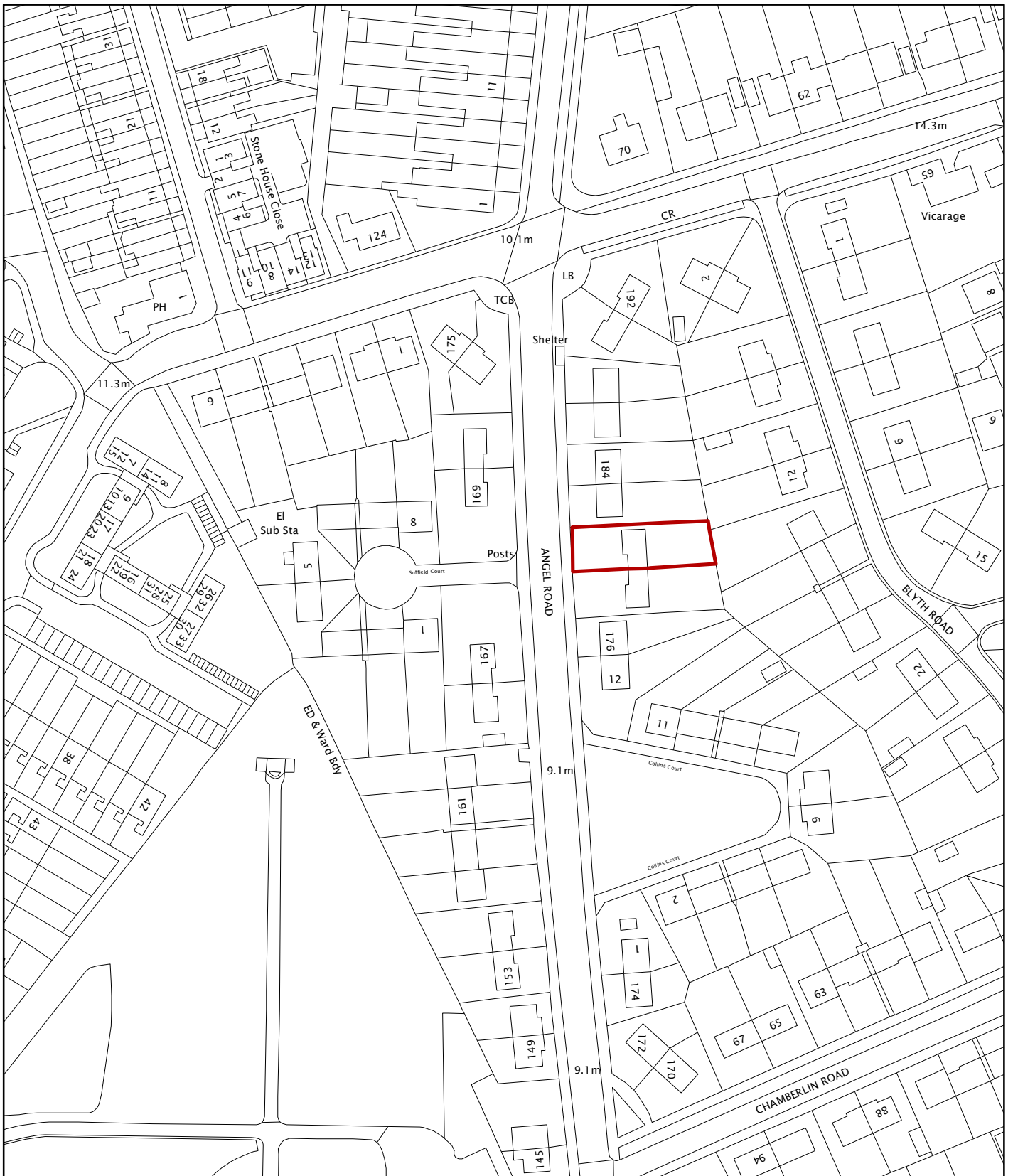
- 1) Standard time limit
- 2) In accordance with plans
- 3) Materials to match
- 4) Windows in northern elevation to be obscure glazed

Informatives:

- 1) CIL

Article 31(1)(cc) 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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



© Crown Copyright and database right 2014. Ordnance Survey 100019747.

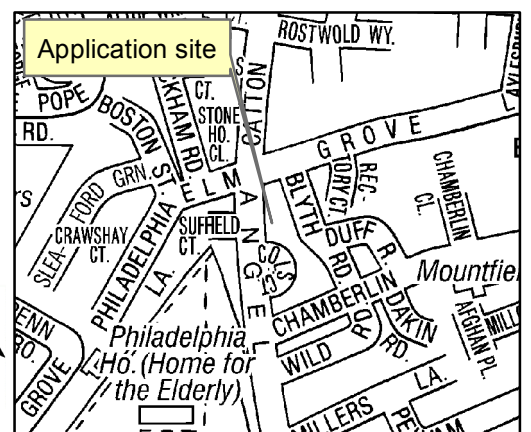
Planning Application No 14/00924/F  
 Site Address 180 Angel Road

Scale 1:1,250



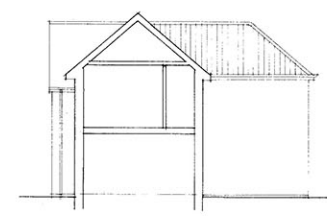
**NORWICH**  
 City Council

**PLANNING SERVICES**

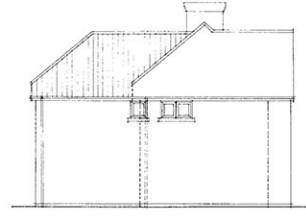




EAST (REAR) ELEVATION

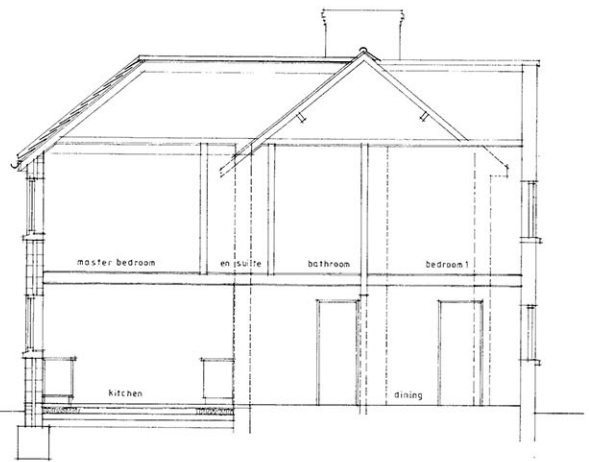


SOUTH (SIDE) ELEVATION

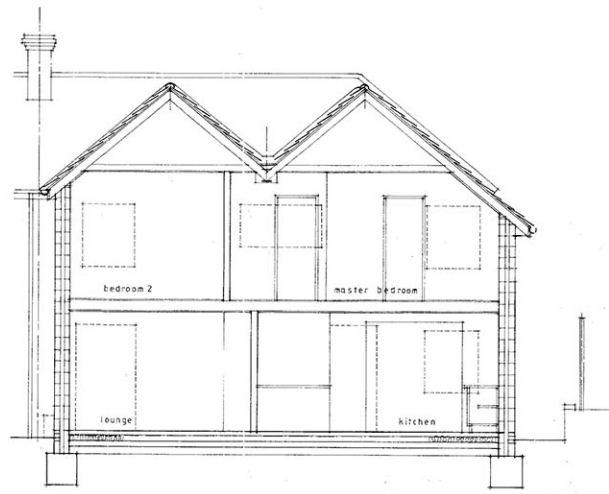


NORTH (SIDE) ELEVATION

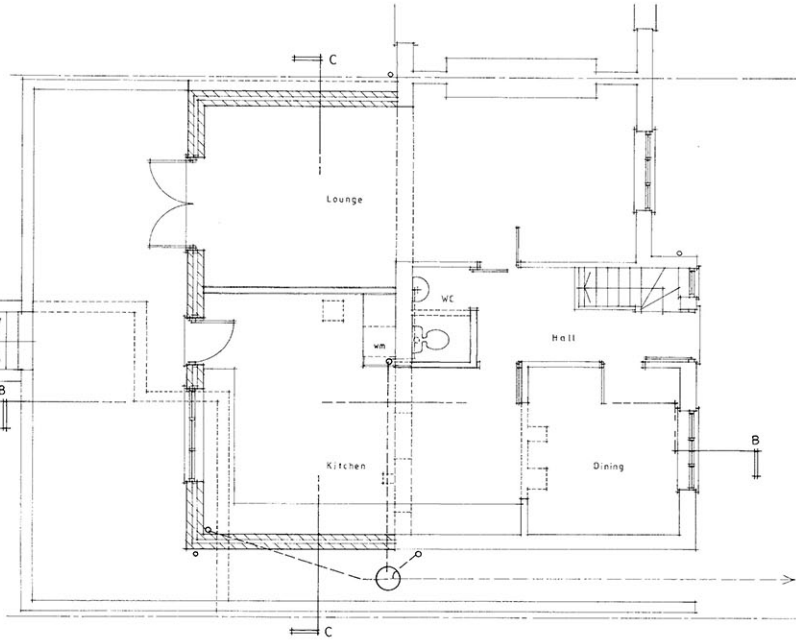
ELEVATIONS



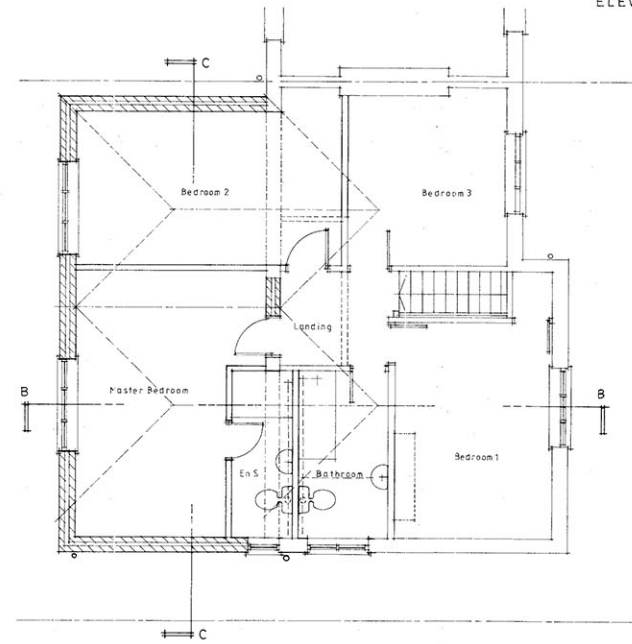
SECTION BB



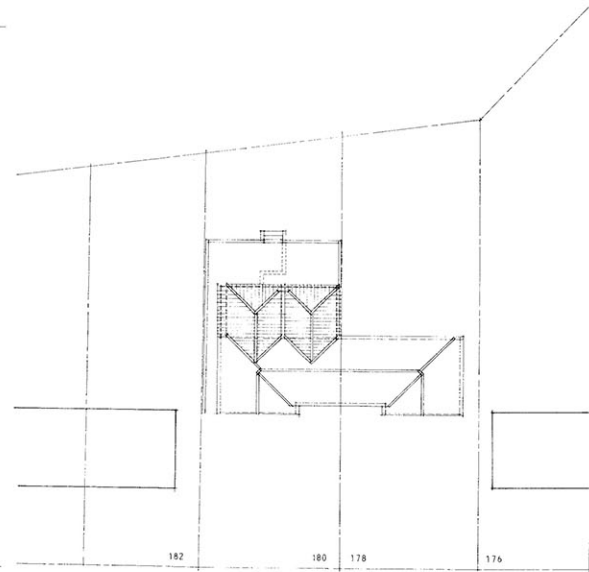
SECTION CC



GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN



SITE / ROOF / BLOCK PLAN

Organisational Development  
 30 JUN 2014  
 Post Room



|                    |  |   |           |      |  |
|--------------------|--|---|-----------|------|--|
| DATE: JUNE 2014    | PROJECT: 180 ANGEL ROAD NORWICH REAR EXTENSION | THIS DRAWING IS THE COPYRIGHT OF HARMAN DESIGN SERVICES AND MAY NOT BE REPRODUCED IN ANY WAY WITHOUT PRIOR AGREEMENT. DRAWING NOT TO BE SCALED. | REVISIONS | DATE | <h1>HDS</h1> <p>harman design services<br/>       18 ISBETS DALE THORPE MARRIOTT<br/>       NORWICH NORFOLK. NR8 6XA<br/>       Tel:/Fax: 01603 261019<br/>       PROJECT: 180 ANGEL ROAD NUMBER: 658103 REV</p> |
| SCALE: 1:50, 1:100 | SUBJECT: PROPERTY AS PROPOSED                  |   |           |      |  |