

Report to Planning applications committee
 13 October 2016

Report of Head of planning services

Subject 16/01156/F - 70 Grove Walk Norwich NR1 2QH

Reason for referral Objection

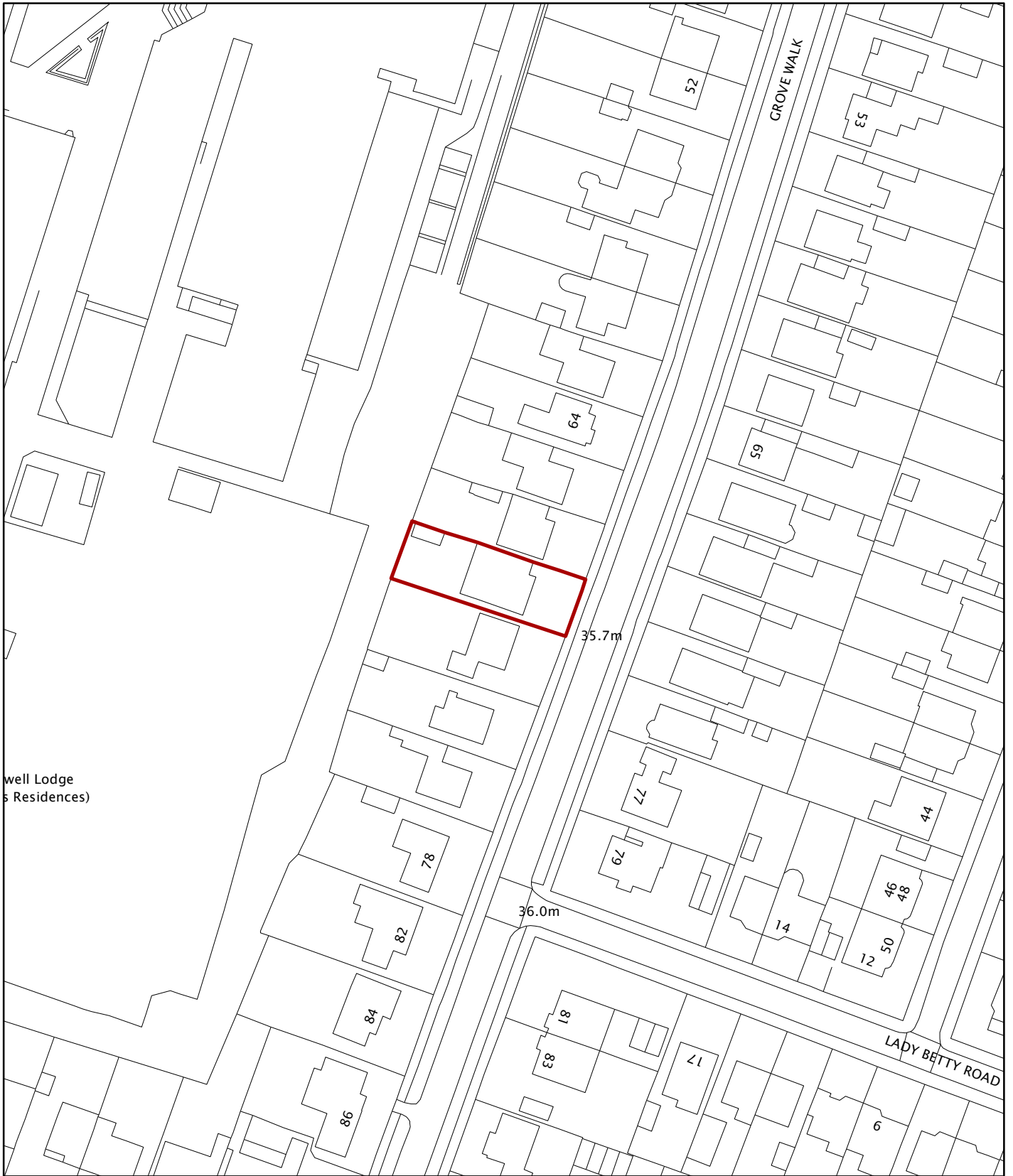
Item

4(k)

Ward:	Town Close
Case officer	Mr Samuel Walker - Samuelwalker@norwich.gov.uk

Development proposal		
Second storey side extension and extension of roof.		
Representations		
Object	Comment	Support
3		

Main issues	Key considerations
1 Design	Acceptability of design in relation to existing dwelling and form of the development.
2 Amenity	Impact on neighbours in terms of daylight, sunlight, overshadowing, outlook and over.
Expiry date	28 September 2016
Recommendation	Approve



well Lodge
(5 Residences)

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Planning Application No 16/01156/F

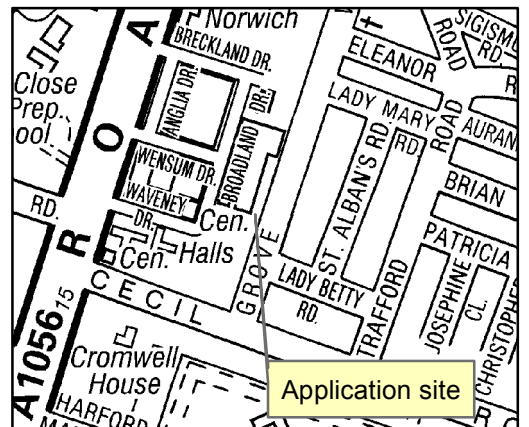
Site Address 70 Grove Walk

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The application site is located on the west side of Grove Walk. The property is a two storey detached dwelling of red brick construction.
2. This is a residential area within Norwich and is characterised by properties of this era, the design of the properties in this street all share similarities, whilst displaying individual characteristics. The properties are predominantly detached (some semi-detached) with clear separation between buildings.

Constraints

3. Critical drainage area.

Relevant planning history

- 4.

Ref	Proposal	Decision	Date
10/01003/F	Erection of a single storey side and rear extension.	APPR	16/07/2010

The proposal

5. A first floor side extension is proposed to be constructed above the existing garage to the same eaves height as the primary dwelling with a hipped roof subservient to the primary roof. The first floor extension is proposed to be clad with cementitious weatherboard finish. A hip to gable roof extension to the rear roof slope is also proposed.

Summary information

Proposal	Key facts
Scale	
Total floorspace	First floor extension 16m² approx. Second floor extension 24m² approx.
No. of storeys	2 and 3
Max. dimensions	First floor side extension: 5.41m eaves height 8.0m overall height Second floor rear extension: 8.8m approx. – ridge height to match existing roof.

Appearance	
Materials	Roof: Pantiles to match existing, velux rooflights Walls: Cementitious weatherboard finish Joinery: White uPVC to match existing

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 5 letters of representation from three addresses 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
Design – (poor design, inappropriate selection of materials, not in keeping with the character of the subject property or the wider area, overdevelopment of the site.)	See main issue 1.
Amenity – (Including: daylight, sunlight, overlooking, intensification of residential use of the dwellinghouse, siting of services, disruption caused by building works.)	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.

Tree Protection Officer

8. (Verbal) No trees are affected by the proposed development, the proposals are for an increase in height on the existing footprint.

The Norwich Society

9. *2 storey side extension* The extension is a good design but we are concerned over the aggregate effect on the street and the visual intrusion.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design

11. 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

12. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

Case Assessment

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

Main issue 1: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed side extension is set back from the front elevation of the main dwelling, with a lower roof ridge height. As such it would appear as a subservient addition to the main dwelling. The extension would infill a visual gap between the adjoining dwelling and these gaps between detached dwellings are evident within the street. However whilst all properties in the street are detached, there is some variety in house types and the spacing between dwellings, with some dwellings sited close together. A small gap would still be retained between the adjacent property the north. As such the proposed extension would not have an undue terracing effect upon the character of the street.
17. The weatherboard finish of the proposed side extension has a more contemporary feel which would contrast with the traditional brick appearance of the main house. However a variety of material types are found within the street and the set-back design of the extension will reduce its prominence. Overall the detailed design and materials of the extension would ensure that it appears as a visually distinct but appropriate addition to the main building.
18. The proposed roof extension is to the rear roof slope and would not be visible from the public realm. It has been designed to provide new accommodation in the roof f without resulting in a large and bulky box dormer type extension. Roof extensions of

similar type and scale would also be permissible under householder permitted development rights. As such the proposed roof extension would not harm the appearance of the surrounding area.

Main issue 2: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
20. The proposed side extension will decrease the separation between the subject property and 68 Grove Walk, this will result in a degree of loss of daylight and sunlight to the side windows on the first floor and to a greater extent on the ground floor of no.68. These windows are obscure glazed secondary windows to the rooms they serve. As such the loss of daylight and sunlight to these windows is not considered to be sufficient to justify refusal of this application.
21. The proposed side extension would result in removal of two existing windows in the side elevation of the parent dwelling. As such the proposals would improve any overlooking impacts in comparison to the existing situation. The proposed roof extension would allow some overlooking views into neighbouring gardens. However these views would be similar to existing from first floor windows, and could be achieved through permitted development roof extensions. As such this impact is not considered significant.
22. Concerns with regard to noise from extraction and ventilation are also noted but are unlikely to be significant for a residential property and would also be dealt with by Building Regulations. Traffic and parking issues during the construction phase would not represent a reason for refusal of the application and would not be so significant as to justify further mitigation measures.

Compliance with other relevant development plan policies

23. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Sustainable urban drainage	DM3/5	The proposals would not increase areas of hard surfacing across the site and as such would not increase surface water flood risk, in accordance with policy DM5.

Equalities and diversity issues

24. There are significant/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 proposed extensions would not detract from the appearance of the surrounding area or the amenity of neighbouring occupiers. The development is therefore 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.

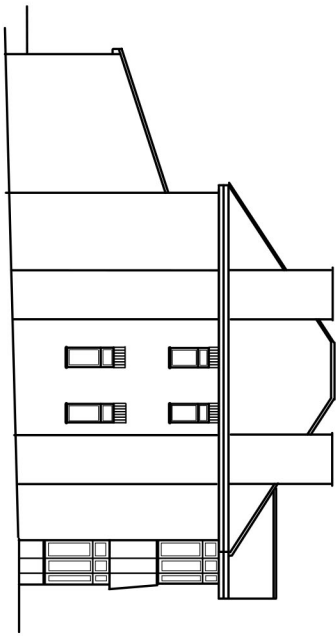
Recommendation

To approve application no. 16/01156/F - 70 Grove Walk Norwich NR1 2QH and grant planning permission subject to the following conditions:

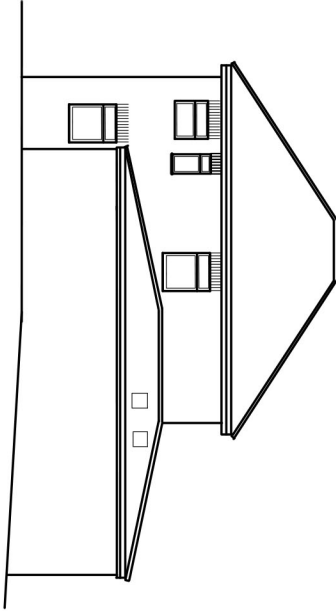
1. Standard time limit;
2. In accordance with plans;

Article 35(2) Statement

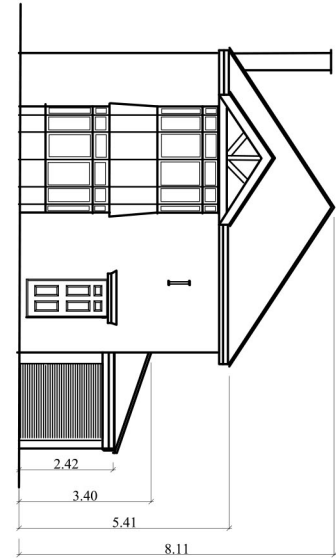
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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



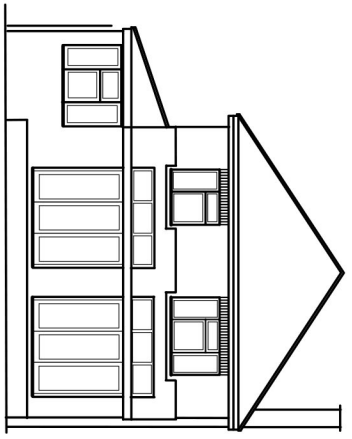
South Flank Elevation



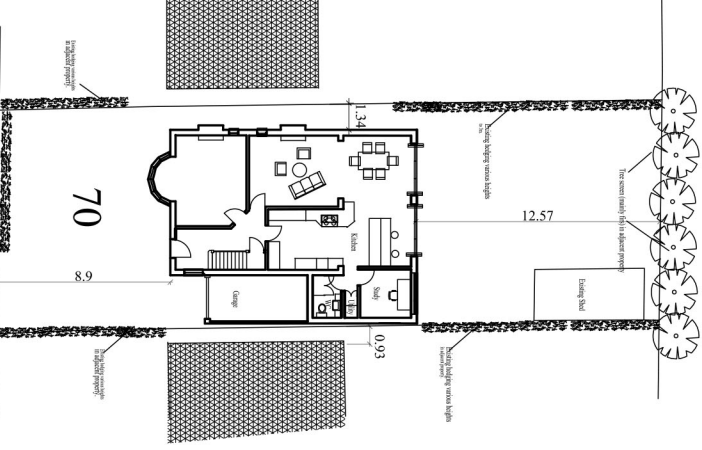
North Flank Elevation



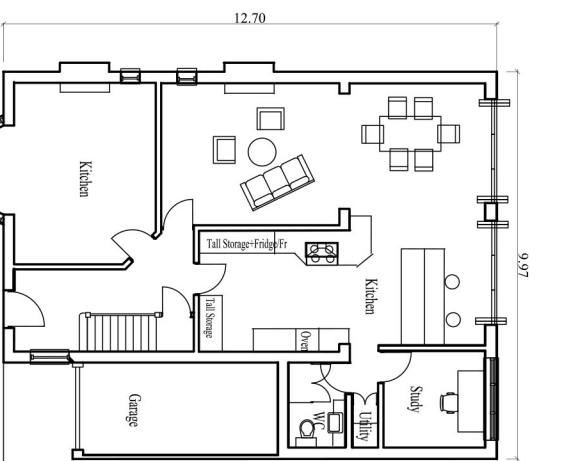
Front Elevation



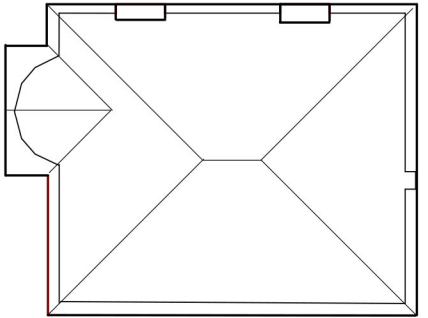
Rear Elevation



Ground Floor Plan



First Floor Plan



Roof Plan

Position	Description	Date	By
A	Window in south flank removed. Chimneys reduced	27/07/16	JIB

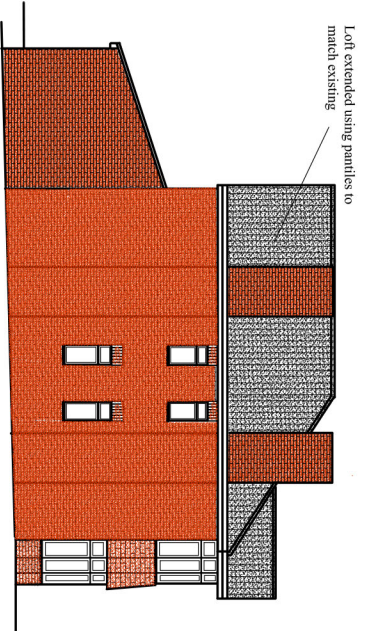
Significant Spaces

Building Constraints
Vicarage Farm Vicarage Road Salthouse NR13 6HD

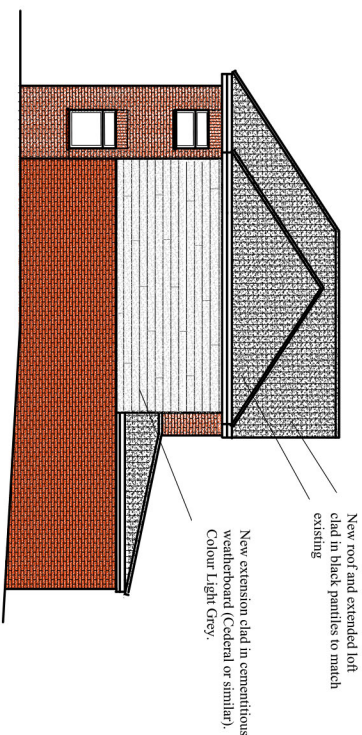
Project File:
Second Storey Side Extension and Loft Extension
70 Grove Walk, Norwich NR1 2QH

Drawn by:
Existing Plans and Elevations:

Name	Date	Checked
Mrs D Dashfield	27/07/16	JIB
	11/08/16	
	12/08/16	
	02	



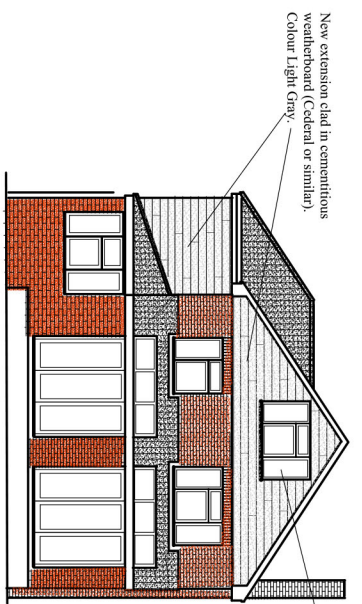
South Flank Elevation



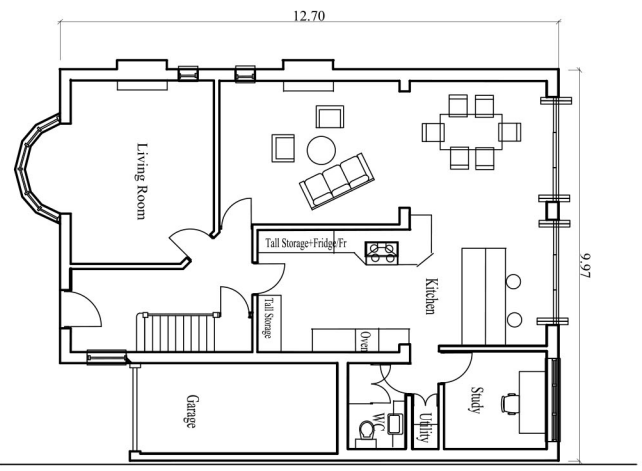
North Flank Elevation



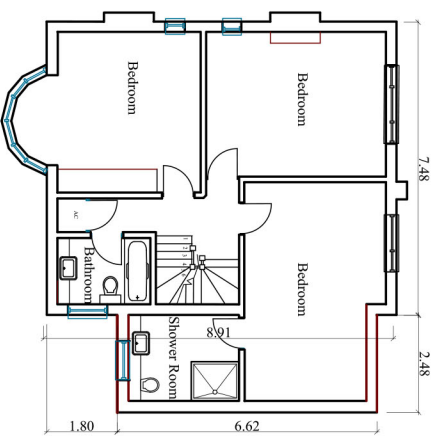
Front Elevation



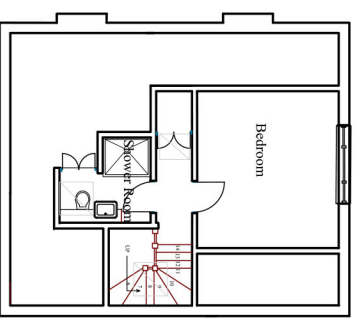
Rear Elevation



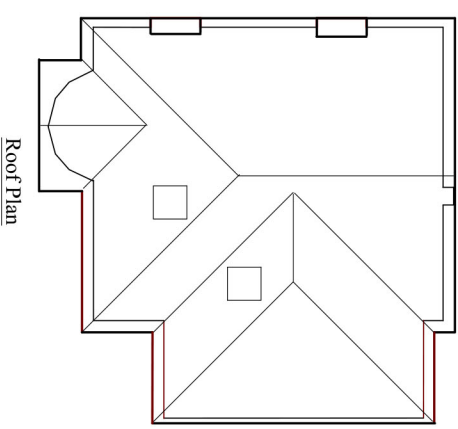
Ground Floor Plan (No substantial change)



First Floor Plan



Roof Rooms



Roof Plan

Revision	Description	Date
B	Window in south flank removed. Chimney's reduced.	20/16
A	Cladding colour changed.	26/16

Significant Spaces		Building Consultants	
Project Title	Second Storey Side Extension and Loft Extension	Project Name	Vicarage Farm
Project Address	70 Grove Walk, Norwich NR1 2QH	Project No	SR13 64HD

Drawing: Existing Plans and Elevations :			
Site Plan			
Date	Job Ref	Drawn by	Checked
23/07/16	SR16/01	Mrs D Dashfield	Dawn JB
Scale	Drawing No.	Revision	
1:100	03	B	