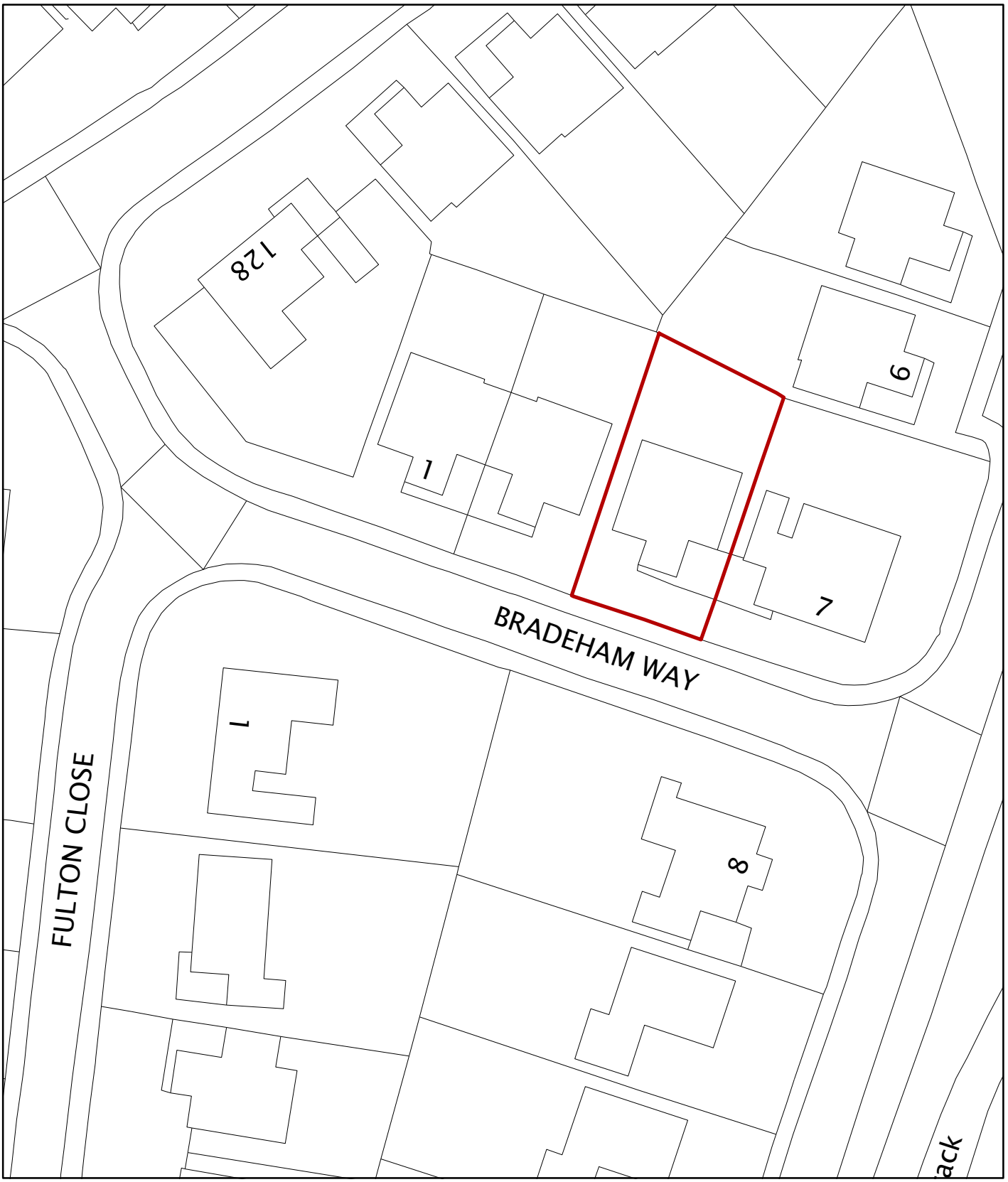
Report to	Planning applications committee 14 May 2015	**Item**
Report of	Head of planning services	
Subject	Application no 1500326F - 5 Bradeham Way, Eaton, Norwich, NR4 6 JA	4(G)
Reason for referral	Objection	
Applicant		

Ward:	Eaton
Case officer	Joy Brown - Joybrown@norwich.gov.uk

Development proposal		
Demolition of garage and carport, erection of two-storey side extension and alterations to the porch and cladding.		
Representations		
Object	Comment	Support
2	0	0

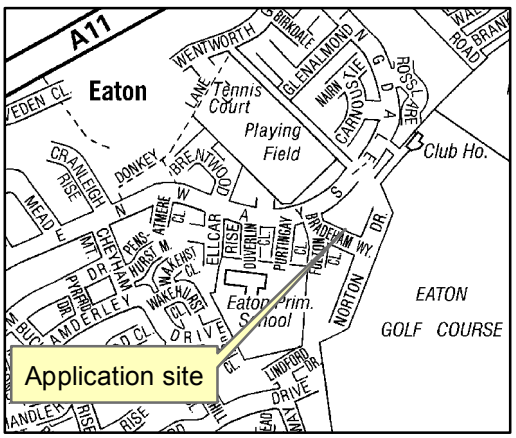
Main issues	**Key considerations**
1 Design	Size and height of extension and alterations to porch
2 Impact upon neighbouring residents	Overshadowing and overlooking
3 Transport	Off street car parking
Expiry date	12 May 2015 (extension of time agreed until 21 May 2015)
Recommendation	Approve



Planning Application No 15/00326/F

Site Address 5 Bradeham Way

Scale 1:500



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The site and surroundings

1. The site is situated on the northern side of Bradeham Way near the junction with Norton Drive. It is a detached two storey dwelling (although it is linked to the neighbouring property to the east by the carports). The property is constructed of buff brick with a concrete tiled roof. There is an area of stone cladding on both the front and rear elevation.

2. The surrounding area is residential with most of the surrounding properties being detached and of a similar type.

Constraints

3. No constraints.

Relevant planning history

4. No recent relevant planning history.

The proposal

5. The application seeks full planning permission for the erection of a two storey side extension and to change the flat roof over the existing front single storey porch extension/car port to a pitched roof. It is also proposed to change the stone cladding on the property to upvc cladding.

6. At first floor level the proposal will increase the number of bedrooms from four to five and provide an additional bathroom. At ground floor level the proposal will create an additional reception room.

7. The application has been revised during the process of assessing the application. Originally a first floor front extension was also proposed; however the applicant decided to omit this element from the proposal.

Summary information

Proposal	**Key facts**
Scale	
Total floorspace	Side extension is 46 sq m
No. of storeys	Two
Max. dimensions	3.35m wide x 8.8m deep, eaves height 4.6m, ridge height 6.9m
Appearance	
Materials	Buff bricks, concrete pantiles and upvc cladding
Transport matters	

Vehicular access	No change
No of car parking spaces	One (the proposal involves the loss of one space within the garage)

Representations

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. All representations are available to view in full at http://planning.norwich.gov.uk/online-applications/ by entering the application number.

Issues raised	**Response**
The proposed extension will be higher than the existing roofline and is a substantial extension on the house. It will create a precedent and is not in keeping with the other houses on that side of Bradeham Way.	See main issue 1.
The proposal will result in reduced sunlight to 4 and 6 Norton Drive and less privacy to the garden and rooms at the rear of the house.	See main issue 2.
The proposal will reduce car parking. The street is on a bus route and therefore adequate off road parking is vital.	See main issue 3.

Consultation responses

9. No consultations undertaken

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
    - JCS12 The remainder of the Norwich urban area including the fringe parishes
    - JCS20 Implementation

11. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
    - DM2 Ensuring satisfactory living and working conditions
    - DM3 Delivering high quality design

- DM31 Car parking and servicing

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 polices 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.

14. The principle of residential extensions is acceptable. 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 paragraphs 9, 17, 56 and 60-66.

16. The proposed side extension is relatively large and extends from the front of the property to the rear. Furthermore the height of the eaves is the same as the existing dwellinghouse with the height of the ridge being 0.6m higher than the ridge of the existing dwellinghouse. It would be preferable if the height of the extension was reduced and the extension was set back slightly from the front elevation as this would make it appear more subservient; however the applicant has set out that it is necessary to have a higher pitch, as a lower pitch would create a clash with the roof valley and chimney. On balance it is considered that the site is able to accommodate an extension of this size and it is considered that the proposal does tie in relatively well with the existing building. Furthermore due to the adjacent property (7 Bradeham Way) being higher than 5 Bradeham Way it is considered that the increased roof height is acceptable from a design point of view.

17. Concern was raised with the applicant regarding the alternations to the porch roof as it is considered that the flat roof is an important characteristic of these dwellings and there is a sense of uniformity within the streetscene as none of the four detached properties in this part of Bradeham Way have altered their roof form. It was suggested to the applicant that this element of the proposal was omitted from the scheme. The applicant wishes to retain this element of the proposal and has submitted further supporting information which shows where similar alternations have been carried out in the vicinity. This does clearly show that in the past Norwich City Council has acceptable changes to the roof form of the porches and on balance it is considered that the loss of uniformity is not of sufficient harm to justify a refusal taking into consideration that the site is not situated within a conservation area or the properties are not of any particular architectural merit.

18. The replacement of the existing stone cladding with upvc cladding is considered acceptable and there are other examples of upvc cladding on the street.

19. In summary therefore, it is considered that the design is acceptable. The property is of no particular architectural merit and the proposal will not have a detrimental impact upon the streetscene.

Main issue 2: Amenity

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

21. Due to the positioning of the extension it is not considered that the proposal will impact upon the living conditions of the neighbouring property to the west (3 Bradeham Way).

22. With regards to the property to the east (7 Bradeham Way) as there are no windows within the western elevation of their property (the original dwellinghouse section) it is not considered that the proposal will have any significant impacts.

23. Neighbouring residents to the rear (4 and 6 Norton Road) have both objected to the proposal and have concerns that the proposal will reduce sunlight and privacy. It is acknowledged that the proposal may result in a minimal increase in overshadowing to the garden of 6 Norton Road; however due to the proposed extension being situated directly to the south of the neighbouring gardens the sun will be high in the sky and therefore the increased ridge height and extension will not make a significant difference. With regards to overlooking, one additional window is proposed within the rear elevation; however it is not felt that this is going to result in any additional overlooking to that which already exists. In particular the new window will not result in overlooking into any of the habitable rooms due to the angles involved and as there are no windows within the side elevation of 6 Norton Road.

24. Therefore it is considered that the proposal will not be of significant detriment to the living conditions of neighbouring residents.

25. With regards to the residents of the site itself, the proposal will create additional bedroom and living space and will not result in a loss of external amenity space. The proposed openings provide satisfactory outlook and ventilation.

Main issue 3: Transport

26. Key policies and NPPF paragraphs – DM31

27. The proposal will result in the loss of off street car parking as the garage is to be demolished to make way for the extension. There will still be sufficient space for one off street car parking space which is in accordance with the car parking standards set out in the local plan.

28. An area of storage is proposed to the rear of the ground floor extension which will be able to accommodate cycles.

Equalities and diversity issues

29. There are no significant equality or diversity issues.

Local finance considerations

30. 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.

31. 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.

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

33. The extension is less than 100 square metres so is not CIL liable.

Conclusion

34. The proposed extension (including the increased ridge height), the alterations to the porch and the replacement of the cladding are considered acceptable in design terms. Furthermore it is not considered that the proposal will have a significant impact upon any of the neighbouring residents taking into consideration loss of light, overshadowing and overlooking. 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.

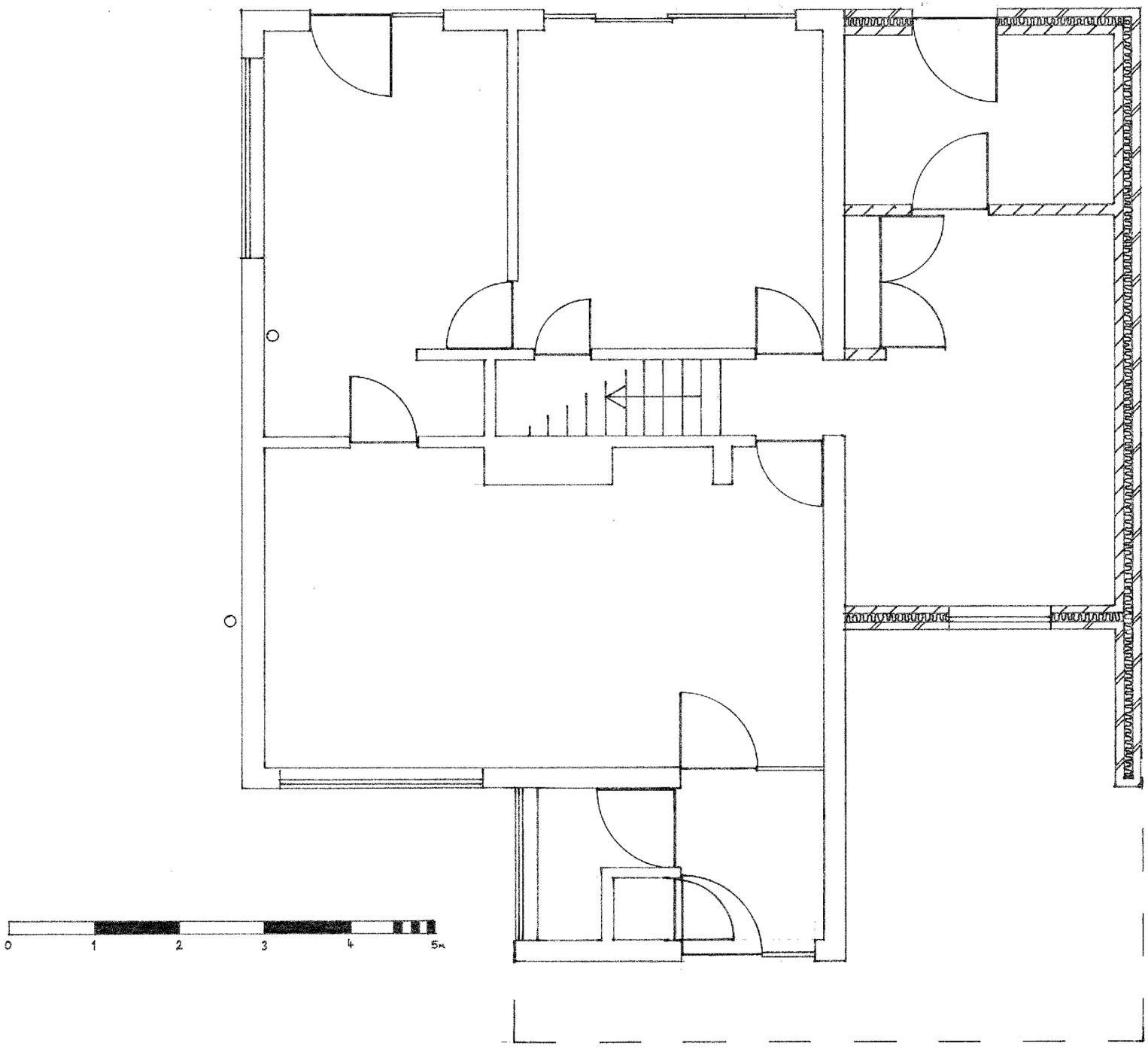
Recommendation

To approve application no. 15/00326/F - 5 Bradeham Way Eaton Norwich NR4 6 JA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to match.

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 above.



DATE:	JAN 2015
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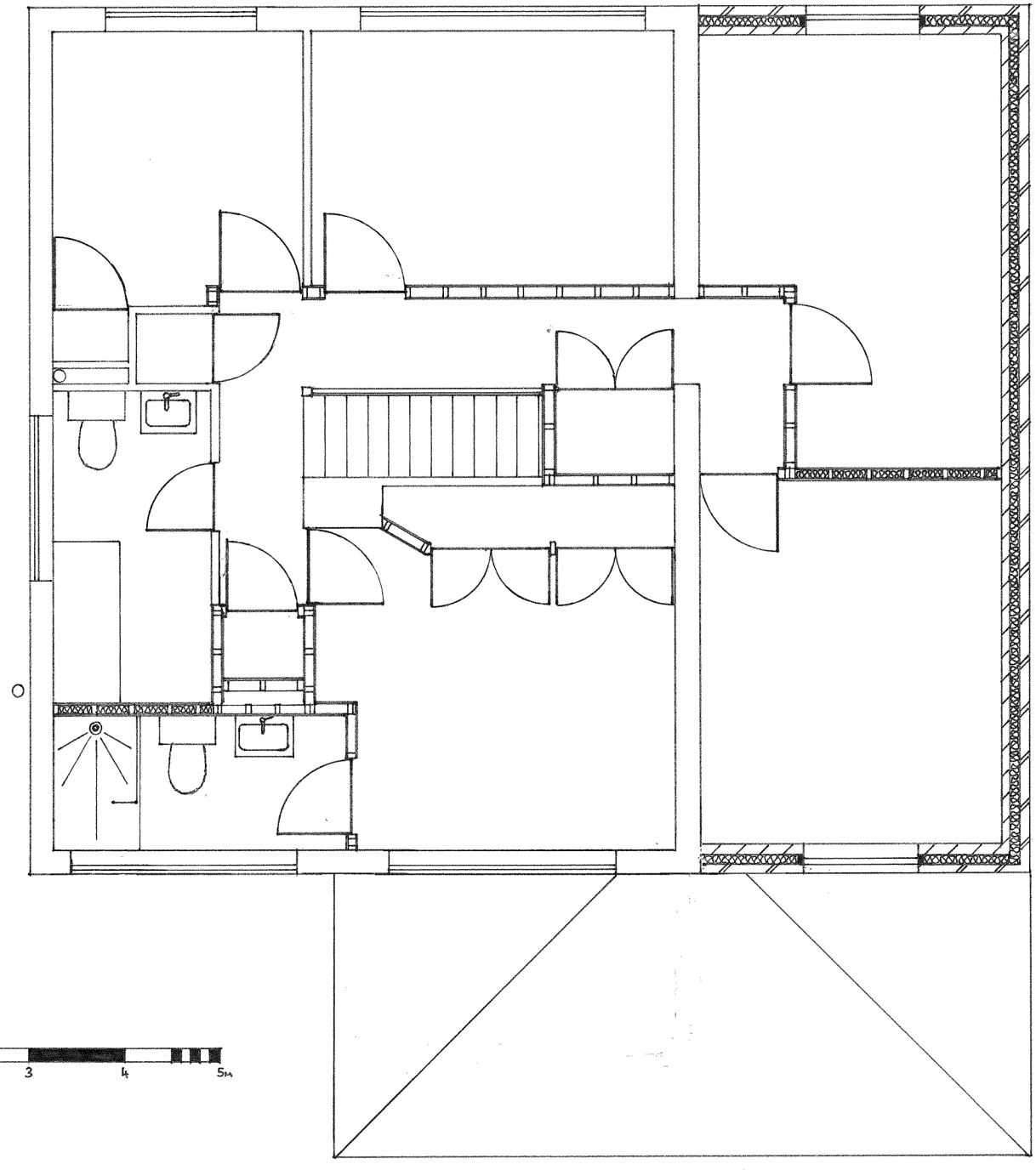
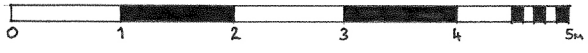
TITLE:	GROUND FLOOR PLAN PROPOSED
DWG NO:	AP-108
REV:	-





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TITLE:	FIRST FLOOR PLAN PROPOSED
DWG NO:	AP-109
REV:	A

DATE:	PROJECT:	TITLE:	DWG NO:
JAN 2015	5 BRADEHAM WAY NORWICH	FRONT ELEVATION EXISTING	AP-104
SCALE: 1:50 @ A3			REV: -

DATE:	PROJECT:	TITLE:	DWG NO:
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SCALE: 1:50 @ A3			REV: B