

**Report to** Planning applications committee

**Item**

26 March 2015

**Report of** Head of planning services

**Subject** Application no 15/00113/F - 20 Grosvenor Road,  
Norwich, NR2 2PY

**4(I)**

**Applicant** Mr Iain Kirkpatrick

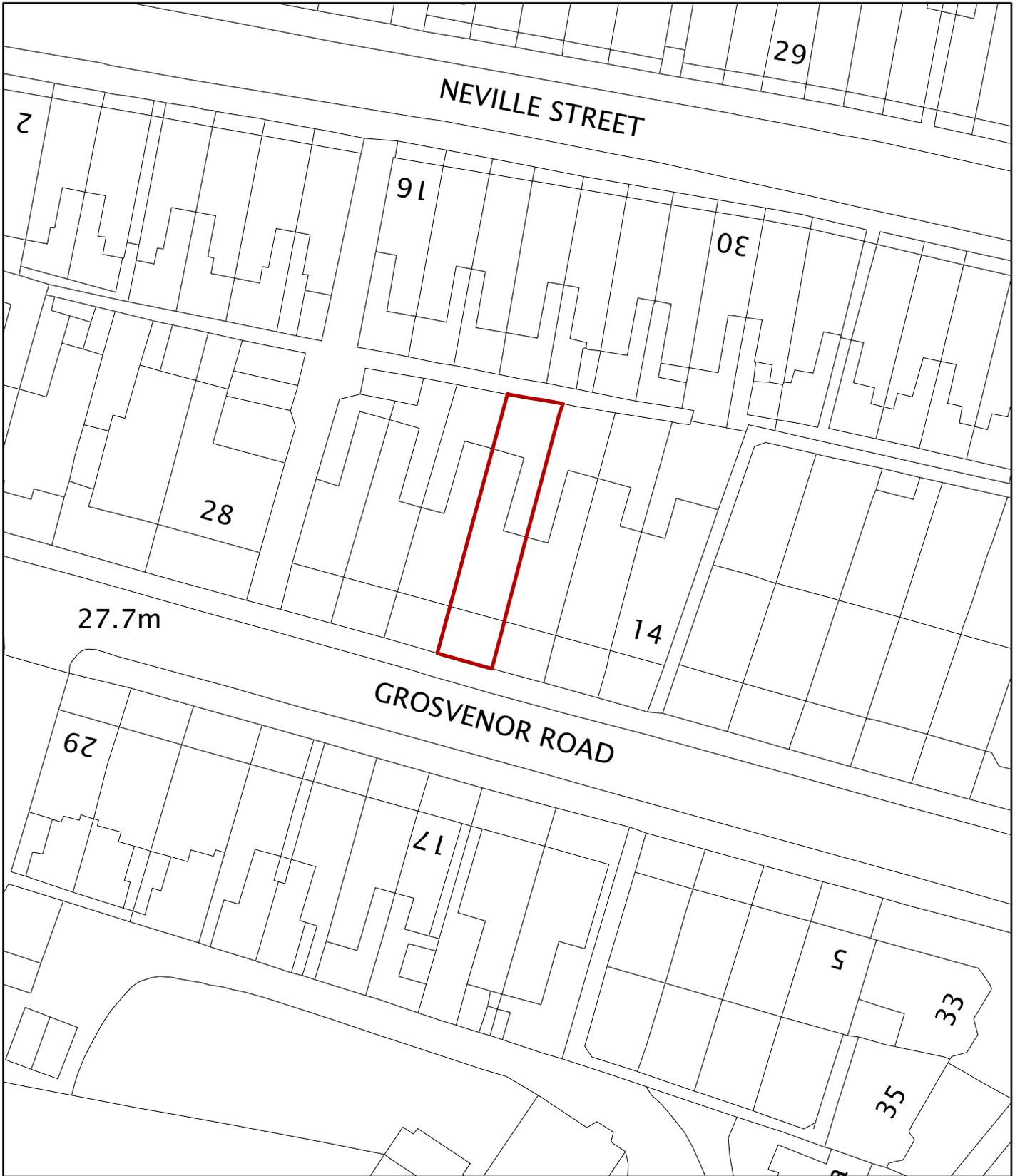
**Reason for referral** Objection

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<b>Ward:</b>	Nelson
<b>Case officer</b>	Kian Saedi - kiansaedi@norwich.gov.uk

<b>Development proposal</b>		
Rear extension.		
<b>Representations</b>		
Object	Comment	Support
3	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Residential amenity of neighbouring properties.	Overlooking/loss of privacy, overshadowing, noise and disturbance.
2 Design and Heritage	Character of the area, visual amenities of the street scene and respecting the appearance of the parent dwelling.
<b>Expiry date</b>	20 March 2015 (extended to 01 April 2015)
<b>Recommendation</b>	Approve



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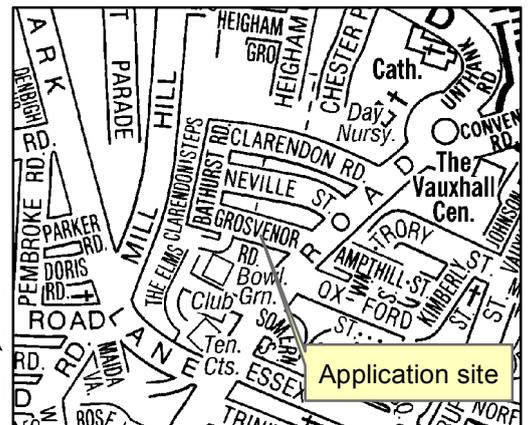
Planning Application No 15/00113/F  
 Site Address 20 Grosvenor Road

Scale 1:500



**NORWICH**  
 City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on Grosvenor Road in the ward of Nelson to the west of the city centre. The building forms part of a row of medium sized, 19<sup>th</sup> Century, two-storey terraces and is rendered white at the front and part painted white at the rear.
2. The site is located within Heigham Grove Conservation Area and served by an Article 4 direction removing certain permitted development rights relating to development fronting the highway.

## The proposal

3. The proposal is for extensions at the rear of the property.

### Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	The proposal was originally for single and two-storey rear extensions. Following concerns being raised regarding the impact of the first floor extension the application now only seeks a single-storey ground floor extension to the rear of the property in addition to minor window alterations.
Max. dimensions	The extension measures approximately 5.5 metres in depth and forms a parapet wall on the boundary with number 18 measuring 2.3 metres in height.

## Representations

4. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three 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
Overlooking/loss of privacy	Main issue 1
Loss of sunlight	Main issue 1
Noise and disturbance	Main issue 1
Harm to the character of the surrounding area	Main issue 2

## Consultation responses

5. 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.

### Design and conservation

6. No comments were made in response to the application.

## Assessment of planning considerations

### Relevant development plan policies

7. **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
8. **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
  - DM9 Safeguarding Norwich's heritage
9. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
  - NPPF7 Requiring good design
  - NPPF11 Conserving and enhancing the natural environment
  - NPPF12 Conserving and enhancing the historic environment

### Case Assessment

10. 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: Amenity

11. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
12. The original scheme included a first floor extension projecting a further 1.3 metres to the rear. This would have narrowed the separating distance between rear windows of Neville Street properties to approximately 10 metres. Following concerns being raised regarding the increased potential for overlooking and loss of privacy between neighbouring properties to the rear, the applicant has revised the

scheme to remove any first floor extension. The current proposal involves only a single-storey rear extension and the replacement of an upper floor bathroom window and will not exacerbate the existing potential for overlooking to neighbouring properties.

13. The proposed extension will project as to fit flush with the rearmost elevation of the property, which currently projects in an L-shape. The parapet wall of the extension will form the boundary with the neighbouring property to the east (number 18) and reaches a height of 2.3 metres. The roof of the extension then pitches away from the neighbouring boundary to avoid any sense of overbearing. The roof lights will ensure adequate daylighting and prevent any overlooking to the neighbouring property.
14. Such is the orientation and scale of the extension that the proposal will not result in any increased incidence of overshadowing that could otherwise harm the residential amenities of the surrounding area.
15. The first floor bathroom window will be fitted with obscure glazing and this will ensure that privacy is protected between neighbouring properties. A condition will be imposed on any planning permission to ensure the window is obscure-glazed to a suitable standard.
16. The application has attracted several objections raising concern with the increased potential for noise and disturbance that will result from the proposed development.
17. The application makes no provision for additional bedroom space and occupancy levels are therefore unlikely to increase as a result of the proposed development. The application also involves no material change of use with the property remaining in C4 residential use. Double doors are to be installed leading from the rear of the newly created kitchen area, which has raised concern amongst neighbours that a greater level of noise and disturbance is likely to be created from communal use of the rear garden space. Whilst the doors will be brought closer to the properties located along Neville Street, two sets of doors already lead to the rear garden space from the dwelling and the opportunity to use the space therefore remains unchanged. Whilst it is accepted that in certain circumstances the behaviour of residents can lead to noise and disturbance, this application does not intensify the use of land and any incidences of anti-social behaviour that might occur in the future could be reported as an environmental health complaint for further investigation.

## **Main issue 2: Design and Heritage**

18. Key policies and NPPF paragraphs – JCS2, DM3 & DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
19. The site is served by an article 4 direction which has been introduced in order to retain a unified street scene and to protect architectural features that contribute positively to the character of the wider area. Alterations to the rear of properties are considered less sensitive in terms of their potential impact upon the character of the conservation area.
20. The proposed extension is relatively small in scale and will not result in any discernible impact upon the character of the wider area. Materials have been

selected to bear close resemblance to those existing and although the two replacement aluminium windows represent a departure from the use of timber, the windows will not harm the appearance of the building and in any case would ordinarily constitute permitted development.

21. The proposed alterations are therefore considered to be acceptable and will not harm the appearance of the application building or character of the surrounding conservation area.

#### **Other issues:**

22. The site is located within a critical drainage area as defined on the *local plan policies map*. The proposal will not however increase the non-permeable surface area of the site and it is not considered necessary therefore to require sustainable drainage measures as part of the scheme.

#### **Equalities and diversity issues**

23. There are no significant equality or diversity issues.

#### **Local finance considerations**

24. 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.
25. 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.
26. In this case local finance considerations are not considered to be material to the case.

#### **Conclusion**

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.
28. The proposal will not result in any harm to the appearance of the application building nor detract from the character of the wider conservation area and the proposed development will not result in any significant harm to the residential amenities of the surrounding area.

#### **Recommendation**

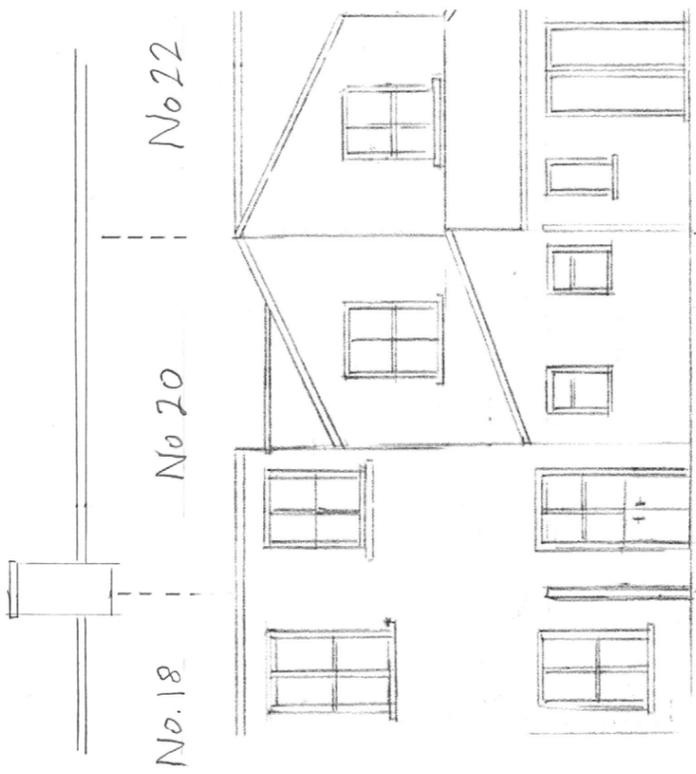
To approve application no. 15/00113/F - 20 Grosvenor Road Norwich NR2 2PY and grant planning permission subject to the following conditions:

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

3. First floor bathroom window to be obscure-glazed to an acceptable standard.

**Article 31(1)(cc) statement**

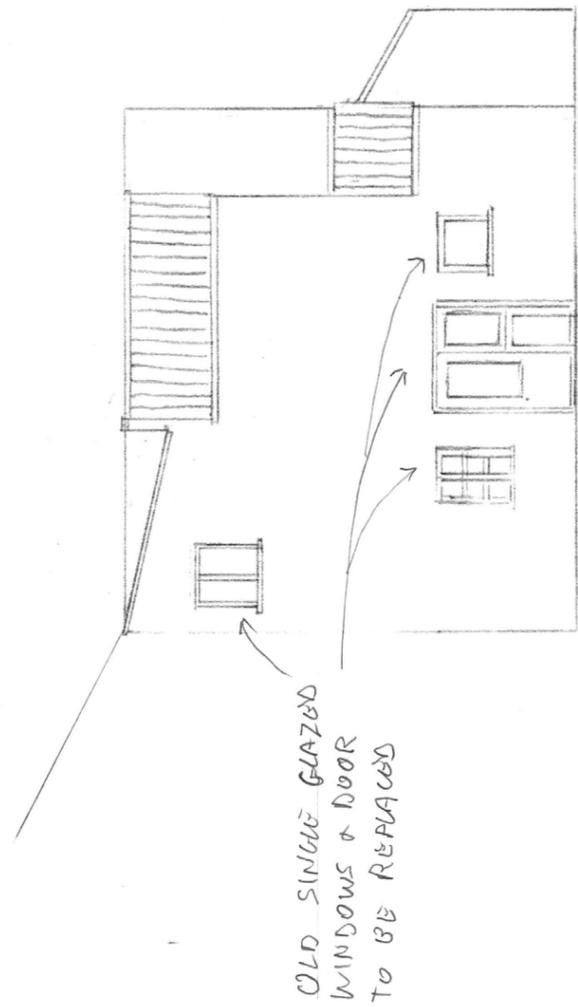
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



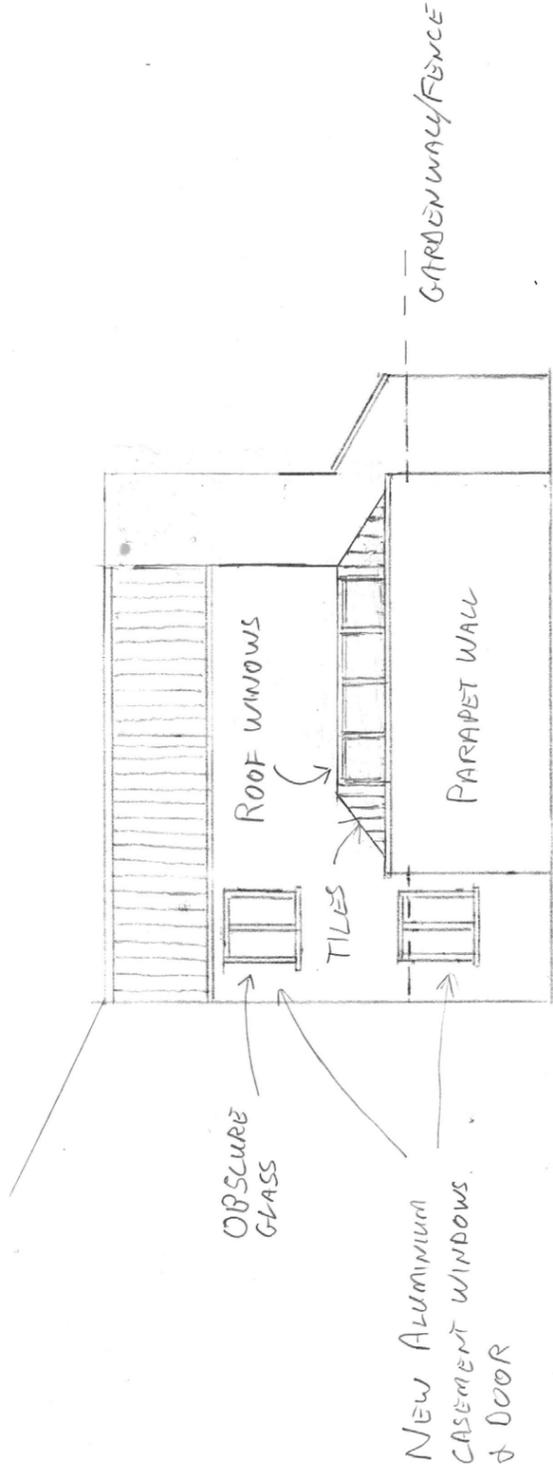
EXISTING REAR ELEVATION (NORTH)



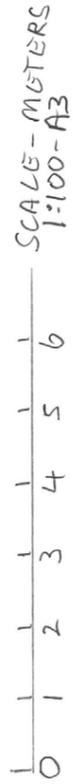
PROPOSED REAR ELEVATION (NORTH)



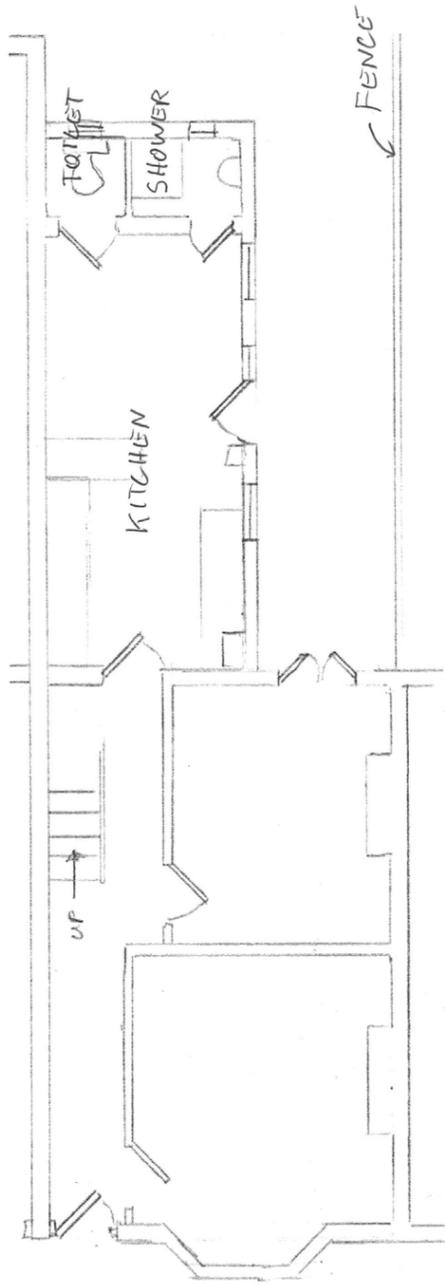
EXISTING SIDE ELEVATION (EAST)



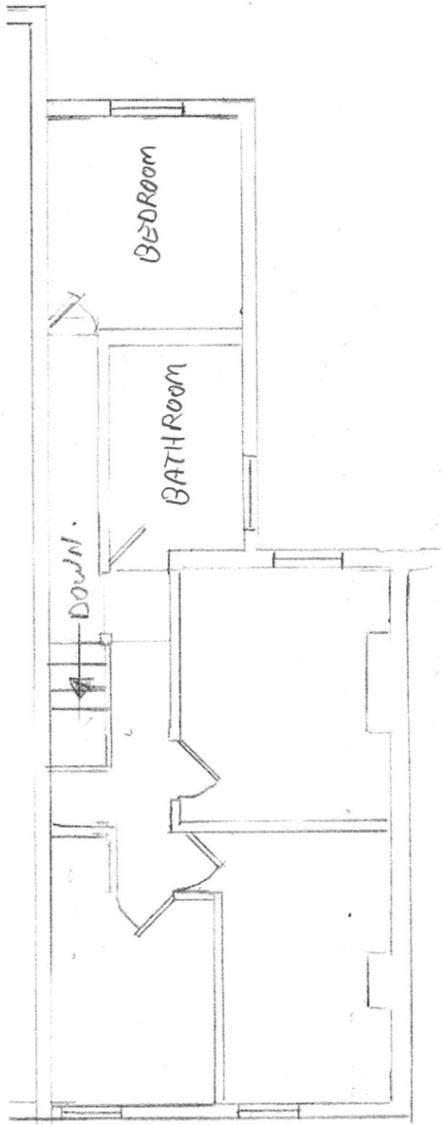
PROPOSED SIDE ELEVATION (EAST)



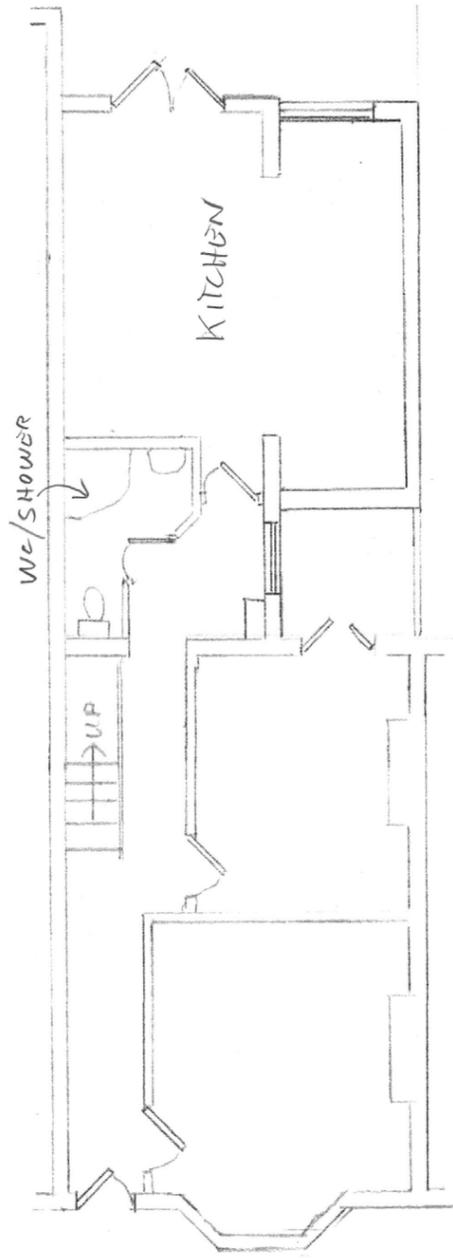
TITLE	ELEVATIONS - EXISTING + PROPOSED		
ADDRESS	20 GROSVENOR ROAD NORWICH		
SCALE	1:100-A3	PP REF	03927815
DATE	26/2/2015	DRAWING NO.	2A



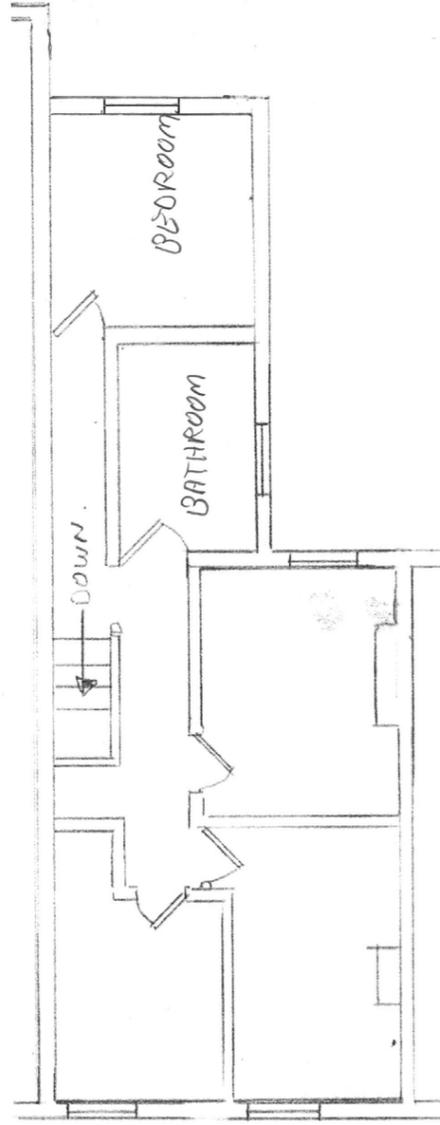
EXISTING GROUND FLOOR PLAN (1:100)



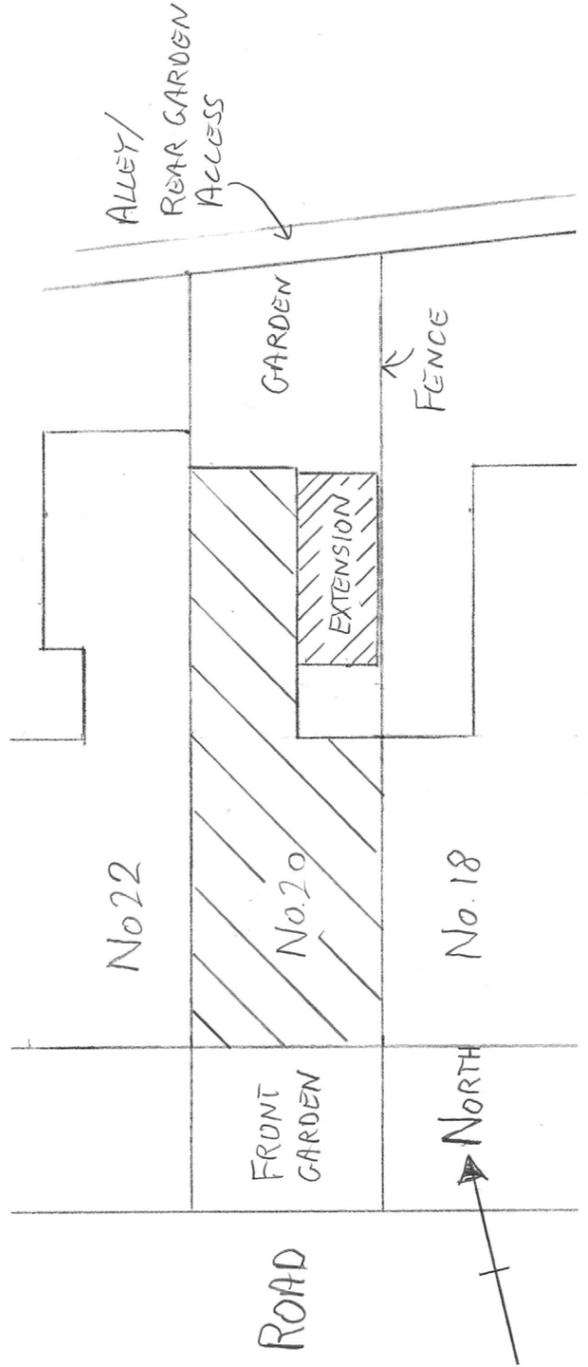
EXISTING FIRST FLOOR PLAN (1:100)



PROPOSED GROUND FLOOR PLAN (1:100)



PROPOSED FIRST FLOOR PLAN (1:100) - NO CHANGE



SITE PLAN (1:200)

0 1 2 3 4 5 6 7 SCALE - METERS  
1:100 - A3

0 2 4 6 8 10 12 14 SCALE - METERS  
1:200 - A3

TITLE	PLANS - GROUND, FIRST & SITE
ADDRESS	20 GROSVENOR ROAD NORWICH
SCALE	1:100/1:200-A3 PP REF 03927815
DATE	26/2/2015 DRAWING NO. 1A