

Report to Planning applications committee

Item

09 July 2015

Report of Head of planning services

Subject Application no 15/00696/F – 92 Mill Hill Road,
Norwich, NR2 3DS

4(D)

**Reason
for referral** Objection

Applicant Mr Richard Evans

Ward:	University
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Demolition of garage and erection of two storey side and rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Residential amenity	The impact of the development on adjoining properties to the west (no.94) overlooking / privacy and east (nos. 88 & 86) –, overlooking / privacy, daylight.
2 Scale, design and heritage	The impact of the development within the context of the row of terrace houses, and character and appearance of the conservation area.
Expiry date	16 July 2015
Recommendation	Approve



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Planning Application No 15/00969/F

Site Address 92 Mill Hill Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the southern side of Mill Hill Road to the west of the city. The predominant character of the area is residential, comprising 2-storey semi-detached and detached dwellings built in styles typical of the late Victorian period. Properties in the area have been built in groups on narrow plots featuring small gardens or driveways to the front and larger, mature gardens to the rear.
2. The subject property is a 2-storey detached buff and red brick dwelling built circa 1900, originally with an 'L' shaped footprint. A projecting 2 storey dual-pitched roof rear element is shared with the adjoining property to the east and a single storey flat roof extension has been added to the rear of the property. A metal and plastic sun room has also been added within the return at the rear of the property. An array of solar panels has been installed on the rear roof slope.
3. The site is bordered by the adjoining property no.94 to the west which shares the open return space created by the 'L' shaped footprint and no.90 to the east which shares the projecting rear element of the property. To the rear beyond the narrow garden lies a tall retaining, boundary fence and properties located on The Elms.
4. It is noted that the subject property is sited on a steeply sloping piece of land, along with the neighbouring properties on the southern side of Mill Hill Road. The rear gardens are accessed via a set of stairs within the rear garden resulting in the flat roof of the rear extension being the same height of the ground level. Beyond the rear garden a large retaining wall divides the site from larger properties located on The Elms. Mature planting helps to provide screening along shared boundaries, in particular along the western boundary shared with no.94.

Constraints

5.
 - Conservation Area: Heigham Grove
 - Locally Listed Building

Relevant planning history

6. None.

The proposal

7. The proposal is for the demolition of the metal framed sun-room and single storey flat roof located at the rear of the property and for the construction of a single storey replacement rear extension. It is also proposed that the roof-space is converted by way of a single dormer located on the rear roof slope. A new single window is proposed to be installed on the existing first floor projection and the existing array of 4 no. solar panels are to be installed on the roof of the proposed dormer. The only alteration proposed to the front elevation is a small conservation style roof light within the front roof slope, serving an en-suite bathroom.

Summary information

Proposal	Key facts
Scale	
No. of storeys	2 storey and roof space conversion
Max. dimensions	See attached composite plans
Appearance	
Materials	Red brick Grey metal window casements Timber shutter to dormer Wildflower green roof (ground floor extension only)

Representations

8. Adjacent and neighbouring properties have been notified in writing. 2 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
Claimed ancient rights to light.	This is not a material planning consideration.
Loss of privacy / increase in overlooking of area to rear of property caused by proposed dormer (no.94). Loss of privacy and overlooking caused by proposed dormer (nos.88 & 86). Loss of light caused by proposed dormer and rear extension (nos.88 & 86).	See main issue 1.
Out of scale / unsympathetic design / out of character	See main issue 2.
Proposals will result in noise disturbance.	The proposed extensions once completed will not result in any increase in noise disturbance other than is likely to be experienced from a residential dwelling.

Consultation responses

9. 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.

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)**
- JCS1 Addressing climate change and protecting environmental assets
 - 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
 - DM5 Planning effectively for flood resilience
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change
 - NPPF11 Conserving and enhancing the natural environment
 - NPPF12 Conserving and enhancing the historic environment

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.

Main issue 1: Amenity

14. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
15. The key areas for consideration in this application are the potential impacts in terms of overlooking and loss of privacy, overshadowing of gardens and loss of daylight to windows of adjoining properties. The nearest potentially affected properties in relation to these issues are no.94 to the west and no.90 to the east.

Overlooking and Privacy:

16. The proposal includes the construction of a dormer window within the rear roof slope which will allow for the creation of a master bedroom suite within the roof space. The proposed dormer window is to be positioned 0.6m above the eaves of the original roof and will extend across the entire 5m width of the roof space. A 3.5m section of the dormer is to be glazed with the remaining section consisting of a side opening timber shutter. The overall height of the middle point of the dormer will be approximately 7m above ground floor level and approximately 4m above the level of the upper section of the rear garden.
17. Particular concern was raised that the dormer would result in the proposed roof space bedroom overlooking the rear garden of no.94 to the west, resulting in a loss of privacy. It is accepted that the dormer will allow for views across neighbouring properties and into the rear garden of no.94, it is however not considered that the proposal will significantly alter the current situation. Currently an original first floor bedroom window located on the rear wall of the subject property allows for direct views across the side return section and a small portion of the higher level rear garden. Mature planting screens the majority of the upper section of the rear garden of the neighbouring property, with only a small decked area being visible. Indeed, many of the neighbouring properties located on the south side of Mill Hill Road and those on The Elms above will overlook neighbouring properties. The inclusion of a timber shutter on the west section of the dormer will assist in minimising the amount of overlooking of no.94 possible from the proposed bedroom.
18. Similarly, particular concern was raised that the dormer would result in an increase in overlooking of nos. 88 and 86 to the east, resulting in a loss of privacy. However these properties are at least 10m from the application site Again it is not considered that the proposal will significantly alter the current situation. Many of the neighbouring properties are afforded views across the gardens of nos.88 and 86 and it is considered that the proposal will not significantly exacerbate the situation. It should also be noted that the adjoining property to the east, no.90 has not objected to the proposal.

Loss of light:

19. Particular concern was raised regarding the impact that the proposal would have on the amount of natural light reaching nos.88 and 86 to the east. The rear extension cannot possibly cause any loss of light to any of the neighbouring properties on the east as its highest point will not be built any taller than the existing single storey flat roof extension, ensuring that no deviation in the current situation is possible.
20. It is not considered that the proposed dormer will lead to any loss of light of neighbouring properties as a result of its scale, position within the roof slope and

distance from neighbouring properties. In particular, nos.86 and 88 will not suffer any loss of light as they are situated a minimum of 10m from the proposed dormer.

Main issue 2: Design

21. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
22. Concern was raised that the proposal is out of scale with the surrounding area. The ground floor extension matches the maximum height of 3.2m of the existing rear extension and is to be built entirely within the lower section of the rear garden. It is to be shorter than the existing extension which projects 3.1m into the rear garden, with the proposed replaced only projecting by 2m. The rear section of the roof is to be finished with a wildflower seeded green roof, which will create a soft transition from the extension into the upper section of the rear garden. The scale and design of the rear extension are therefore considered to be acceptable and are considered to be highly sympathetic towards their impact on the rear of the property and the surrounding conservation area.
23. The proposed dormer is relatively large in scale, being built across the entire width of the property, when compared with traditionally styled dormers. However it does sit 0.6m above the original eaves height and 0.2m below the ridge of the main roof, ensuring that the form of the original roof is preserved. Although larger than most, it is not unusual for dormers of a similar scale to be installed within the surrounding area. Indeed, a large dormer to the east can be viewed from the rear garden of the subject property.
24. The dormer and photovoltaic panels cannot be viewed from the front of the property, nor can it be viewed from the public realm within the surrounding conservation area. It will only be visible from immediate neighbours located to rear and side. It will therefore cause little harm to the overall character and appearance of the parent building and surrounding area conservation area.
25. Only the proposed roof light located within the front roof slope will be visible from the highway. The proposed roof light is of a small scale and is to be a conservation style roof light which will sit flush within the roof slope and will also not harm the character and appearance of the conservation area.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

Local finance considerations

27. 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.
28. 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.

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

Conclusion

30. The potential for an increase in overlooking is minimal as the dormer will not drastically alter the current situation where a degree of overlooking from many properties has always been possible from upper floor windows.
31. The extensions will have very little impact upon the amount of daylight reaching neighbouring properties as a result of the scale, positioning and distances from neighbouring properties of the extensions.
32. The proposal will result in an extended dwelling which is of an appropriate scale and design, which does not cause significant harm to the character of the original dwelling and that of the surrounding conservation area.
33. 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.

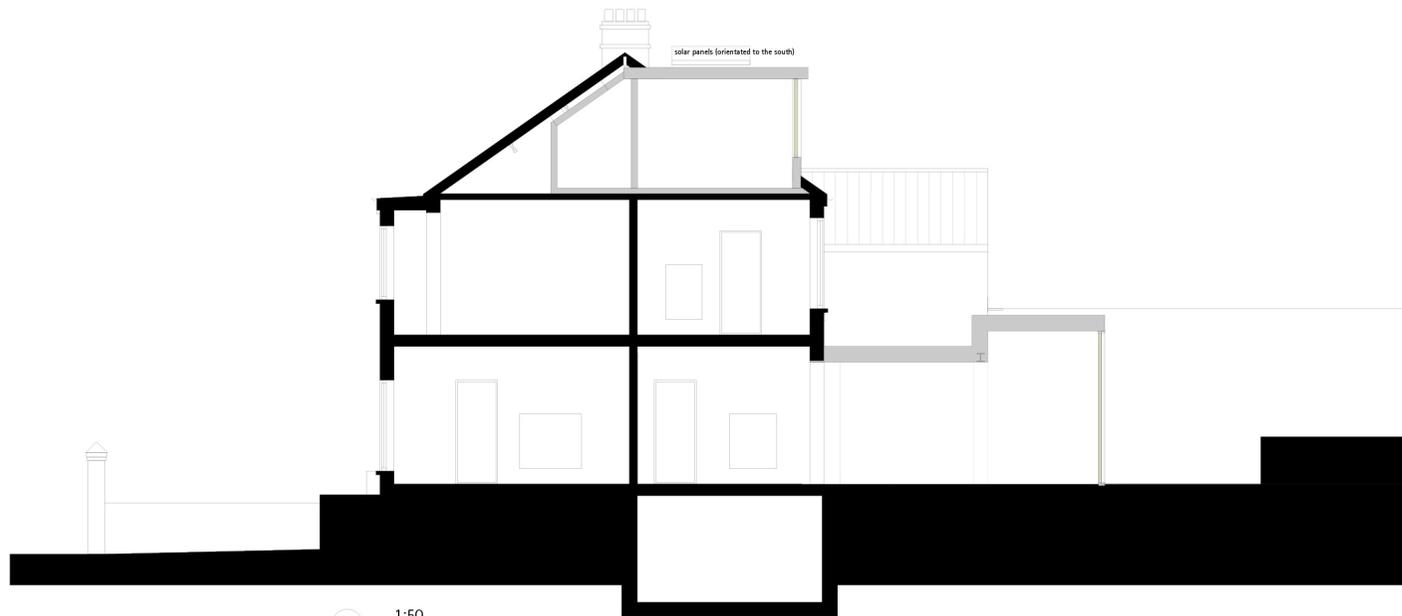
Recommendation

To approve application no. 15/00/F – 92 Mill Hill Road Norwich NR2 3DS and grant planning permission subject to the following conditions:

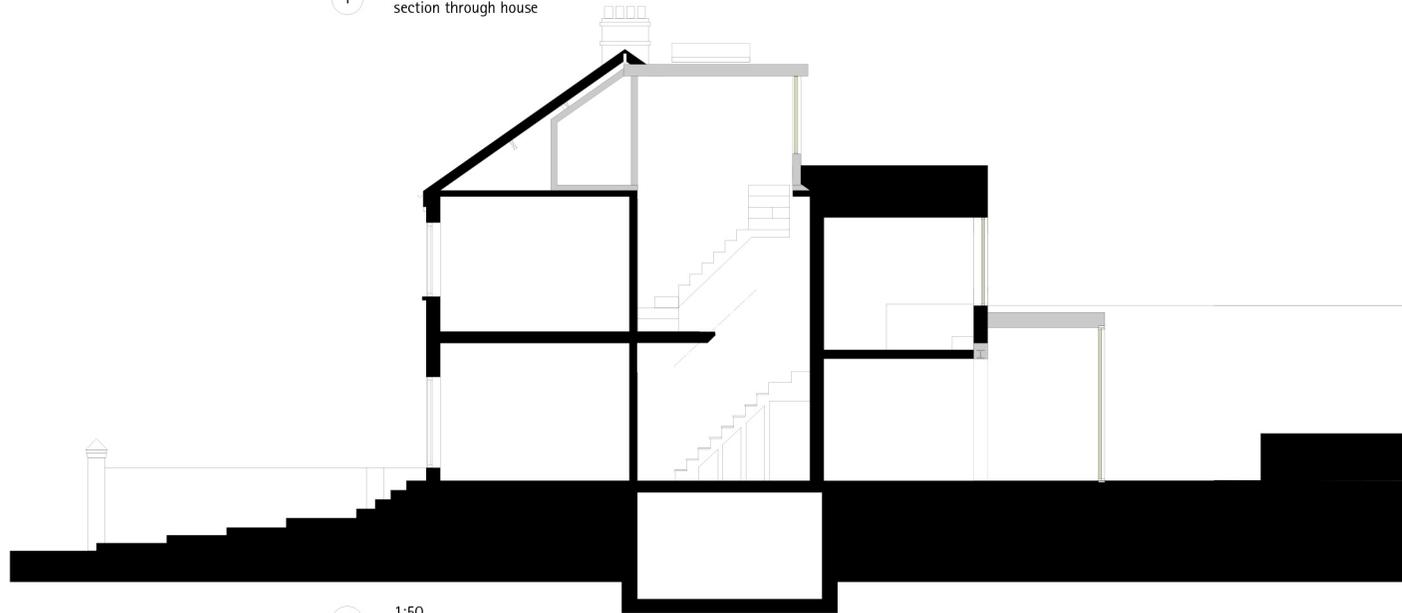
1. Standard time limit;
2. In accordance with plans.

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 above.



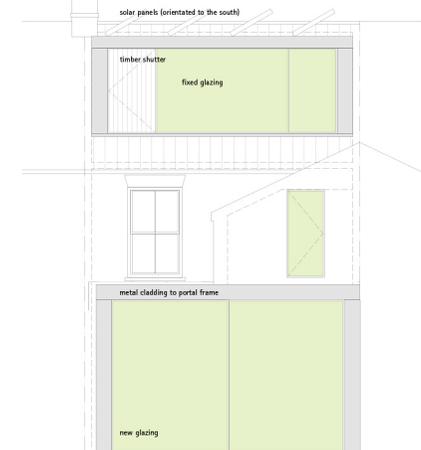
1 1:50
section through house



2 1:50
section through stair

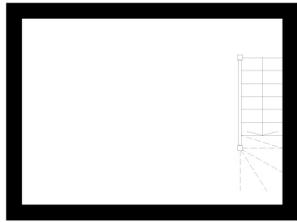


3 1:50
street elevation

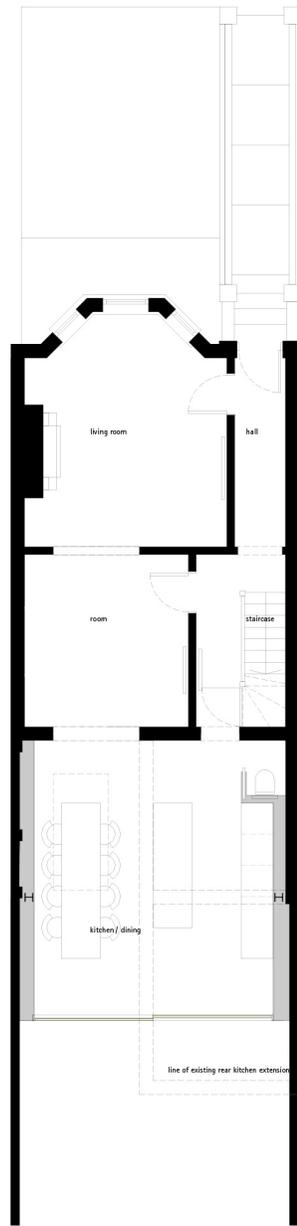


4 1:50
rear elevation

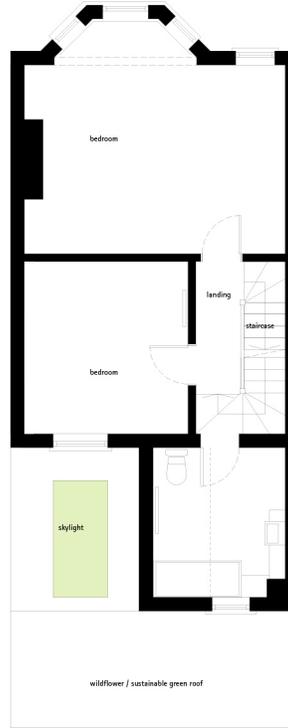
legal notes:	north point	general notes	riba practice	date	revision	notes	client:	drawing title:	ATELIER BILL ARCHITECTS norwich - london - tokyo				
<p>1. this drawing should not be scaled. 2. all dimensions are in millimeters unless otherwise stated. 3. atelier-bill to be notified in writing of any discrepancies. 4. any variations, or supplementary drawings are to be approved by atelier-bill architects. 5. the contractor is to verify all dimensions on site. 6. this drawing is the intellectual property of atelier-bill architects and we reserve the copyright. 7. it is issued on the understanding that it will not be copied, reproduced or disclosed in whole or in part to any unauthorised party without written permission from atelier-bill architects</p>							richard evans	proposed sections					
							project:	status:					
							mill hill road	planning					
							drawn: yk	check: jb	date: 10.4.2015	project # 20151.00	scale@a1 1:50	drawing # p2.02J-	00 44 691693 461171 architects@atelier-bill.com www.atelier-bill.com



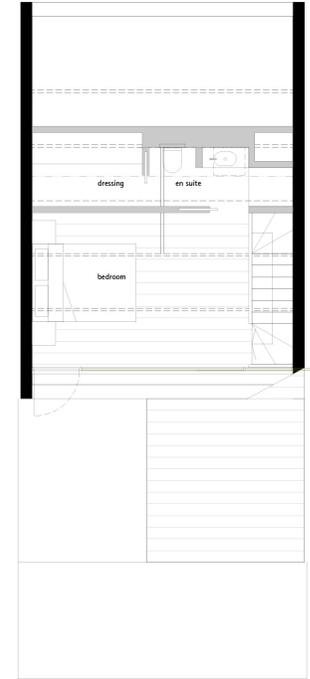
1 1:50
basement / cellar



2 1:50
ground floor / site plan



3 1:50
first floor plan

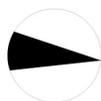


4 1:50
attic level

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north point



general notes

ATELIER BILL
ARCHITECTS



riba practice

date

revision

notes

client:

richard evans

drawing title:

proposed plans

project:

mill hill road

status:

planning

drawn:

yk

check:

jb

date:

8.4.2015

project #

20151.00

scale@a1

1:50

drawing #

p2.01/-

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