

Report to Planning applications committee

Item

8 September 2016

Report of Head of planning services

Subject

Application no 16/00425/F - 2 Fairmile Close, Norwich
NR2 2NG

5(M)

Reason

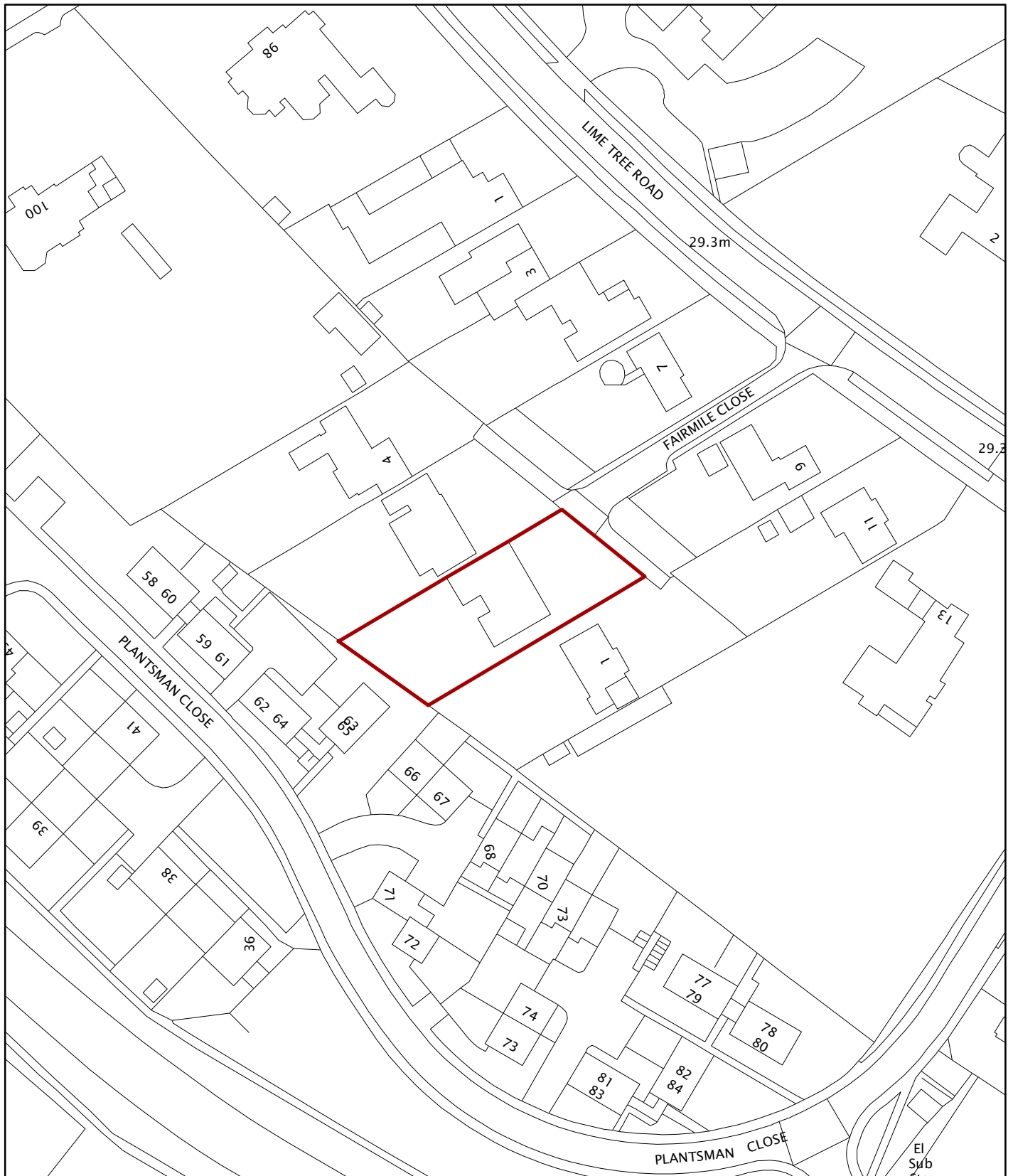
for referral

Objections

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

Development proposal		
Alterations and extensions and erection of new garage.		
Representations		
Object	Comment	Support
7 Objections (From 5 addresses)		6

Main issues	Key considerations
1	Design (in the context of the local character and distinctiveness of the area)
2	Impact on Amenity, potential loss of light, impact on outlook and increased overlooking issues, and impact of construction works
Expiry date	13 May 2016
Recommendation	Approve



© Crown Copyright and database right 2016. Ordnance Survey 100019747.

Planning Application No 16/00425/F

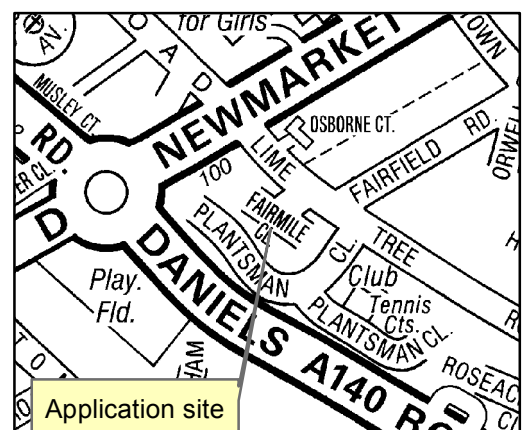
Site Address 2 Fairmile Close

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. Fairmile close is a cul de sac off the south of Lime Tree road between the junctions with Newmarket Road and Plantsman Close. The application site is on the south west side of Fairmile close, it is one of four detached properties of twentieth century design and construction.
2. The subject property is constructed from a fawn coloured brick with a dark pantile roof, there are areas of vertical tile hanging to the first floor on the front elevation. The rear elevation has areas of vertical timber cladding beneath the fenestration.
3. The eaves start at ground floor level on the front elevation with a long stretch of roof through first floor level and up to ridge height of the gabled roof, there is a recessed area of the roof facilitating first floor windows to an existing bedroom. There is a flat roofed single storey element built up to the boundary with number 3 Fairmile close, providing approximately 2.3m separation at first floor level. The existing dwelling is approximately 3.0m from the boundary with 1 Fairmile Close. There are two single storey flat roofed projections (with felt finish) to the rear of the property.
4. The application site has a generous rear garden and large front drive way, it also comprises an area of landscaping on the opposite side of the close adjacent to the boundary with 9 Lime Tree Road.
5. Neighbouring properties are of similar era, but are all of differing designs and similar, but not matching materials.

Constraints

6. Critical Drainage catchment area

Relevant planning history

7. There is no recent planning history relevant to this application

The proposal

8. Extension and alterations to the existing residential dwelling including construction of a new free standing garage.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1 (Extension of existing)
Total floorspace	250.1 m² (existing) 341.8m² (proposed) 91.7m² (net additional gross internal floorspace following development)
No. of storeys	Two
Appearance	
Materials	Existing: Walls – brick, vertical timber cladding & tile hanging Roofs – Clay pantile pitched & felt finished flat roofs Windows – White uPVC Proposed: Walls – white render and marley eternity tectiva/te20 pebble Roofs – Flat roof Windows – Dark Grey Aluminium

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 13 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.

Objections	
Issues raised	Response
Design: Over development of site including breaching existing building line, Incongruous design (scale, aesthetic, materials)	19-27
Impact on Amenity (Loss of outlook, loss of light, overlooking)	28-33
Loss of trees	34

Support	
Innovative contemporary design	19-27
Use of materials	19-27
Improved energy efficiency property	27

Consultation responses

10. 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.

Norwich Society

11. This proposal is a totally new property as opposed to an extension and alteration to an existing one. The existing house is located in a very well established and mature location. This proposal is a new house which entirely "cloaks" the existing house, extending it in all directions. It bears no relationship to its context and produces a distinct non domestic feel and character. The strong element of the existing house is its large area of sloping roof. This is completely opposite to the new proposal with is angular boxlike elevations and flat roof. In addition it is located very near to the adjoining house, No 3 Fairmile Close. Due to the overlap on plan the development will impinge on the visual amenity of the adjacent house. We would support a more modest proposal more in keeping with the sensitive nature of the surrounding area and retaining its domestic character.

(Comment 19.04.2016 – relating to original submission)

12. We applaud the modern, contemporary design of this house but the changes to the original plan do not change our opinion, in that it is over-development of the site and detrimental to the neighbouring properties.

(Comment 20.07.2016 – relating to revised submission)

Assessment of planning considerations

Relevant development plan policies

13. **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
 - JCS3 Energy and water
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
14. **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
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM30 Access and highway safety

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

16. 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 2: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
18. The current proposal is a Modernist style design consisting of various flat roofed elements of single and two storey construction, the existing large expanse of pitched roof has been replaced with a series of flat roofed elements. The façades make use of large areas of glazing, with shading provided by canopies and over hanging first floor to the rear. The finish is proposed to be a mixture of white painted render and Marley Eternit Cladding (Colour: Tectiva/TE20 Pebble) a sample had been requested, but not supplied, this should be reserved by condition.
19. The properties on Fairmile close use a variety of materials in their construction, all of the properties have slight differences, the four existing properties are constructed from similar fawn coloured bricks, each with additional feature materials such including painted render, timber cladding and tile hanging. Whilst there is a degree of continuity in the area, there is also diversity. The close is a twentieth century development which is of interesting style, but is not considered to have strong architectural merit warranting protection. The proposed design is a departure from the aesthetic of the close, however the property is not located in a conservation

area, nor is it statutorily or locally listed, there is no statutory duty to 'preserve and enhance' the buildings character or its wider setting. As stated in paragraph 60 of NPPG "*planning decisions should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.*" It is considered that a design of this style could work well in this setting. 2 Fairmile Close is visible from Lime Tree Road, the view is currently mainly comprised of a large area of garage door. A well-executed innovative design could provide a positive vista in this point. It can be viewed from the periphery of the conservation area, it cannot be viewed in the setting of the conservation area.

20. The proposed canopy to the front elevation has been the subject of consideration, it had been requested for this to be removed in the early stages of negotiations to reduce the impact of the development coming forward from the existing foot print, concern has also been raised by objectors with regards to this as referenced in letters of objection. As part of the current proposal it has not been removed, but been stepped in from the boundary, following informal discussions with consultees it has been suggested that the presence of a canopy could be considered as fundamental to the design and provides a practical function as well as an aesthetic separation of the glazing to ground and first floors.
21. The two storey element of the proposal to the south east – adjacent to the boundary steps forward from the existing footprint. However this could be considered to be within the building line of the group of houses in the close; the garage in front of this element steps clearly beyond the building line. However the introduction of a garage in the front curtilage of a property is not without precedent in Norwich, it is positioned behind existing trees which provide natural screening on the approach into Fairmile Close.

Main issue 3: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
23. The proposed extensions to 2 Fairmile close are not considered to impact the amenity of 1 Fairmile Close. 1 Fairmile is stepped forward on the plot, at ground floor there is a side access door, a window serving a garage and a window at first floor level, which will not be significantly impacted. with regards to overlooking, loss of light or outlook.
24. Objection has been raised regarding overlooking issues from the proposed development from the residents of 9 Lime Tree Road. There is a separation from the line of the proposed extension at two Fairmile close to the rear boundary of 9 Lime Tree road of approximately 23m, this is separated by the front curtilage of 2 Fairmile close, the road, a landscaped bank with existing natural screening, and the boundary wall to 9 Lime tree road which is approximately 1.8m tall. There is a separation of approximately 43m from the line of the proposed extension to the rear elevation of the property at 9 Lime Tree Road. As such there are considered to be no significant overlooking or outlook issues caused to 9 Lime Tree Road by the proposed extensions and alterations.
25. Following objections to the initial proposals and requested revisions, the applicant has proposed a single storey element to the boundary with 3 Fairmile close, this provides necessary separation between the properties at first floor level and serves to reduce the impact of overshadowing. Whilst the proposed extension will have

some impact compared to the existing property, daylight to the first floor windows will be retained, these are secondary windows to bedrooms which look directly out into the private curtilage of 2 Fairmile close.

26. There is not considered to be significant loss of outlook at ground floor level by the proposed extension as there is a single storey element on the existing footprint in this location, the canopy has been stepped in to reduce impact of this. There will be loss of outlook of views to the east from the first floor bedroom window at 3 Fairmile Close. There will be a reduction in light to the windows and front garden of Fairmile close at certain periods of the year as can be seen on the submitted shadow analysis. However on balance this is not considered to so significant that it would justify refusal of the application.
27. The line of building to the rear is proposed to form a continuous line with the line of 3 Fairmile Close in this location – as such the proposed development is not considered to have significant impact in terms of overshadowing to the rear garden of no.3.
28. Concern has been raised regarding impacts of the construction period. These will be controlled under separate legislation such as Building Regulations and Party Wall Act. It is not possible for this to be controlled by condition under planning permission, an informative can be attached to the decision notice, subject to approval, relating to construction hours and 'considerate constructors scheme'
29. 2 Fairmile close is an existing residential property, the proposed extensions and alterations are considered to have a positive impact on the amenity of the occupiers of the subject property.

Other matters

30. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.

Equalities and diversity issues

31. There are no significant equality or diversity issues.

Local finance considerations

32. 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.
33. 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.
34. In this case local finance considerations are not considered to be material to the case.

Conclusion

35. The principle of a contemporary re-modelling of the existing house is accepted. However the proposals would result in some impacts upon the amenity of the surrounding area, but on balance this is not considered to be so significant as to justify refusal of the application.
36. 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. 16/00425/F - 2 Fairmile Close Norwich NR2 2NG and grant planning permission subject to the following conditions:

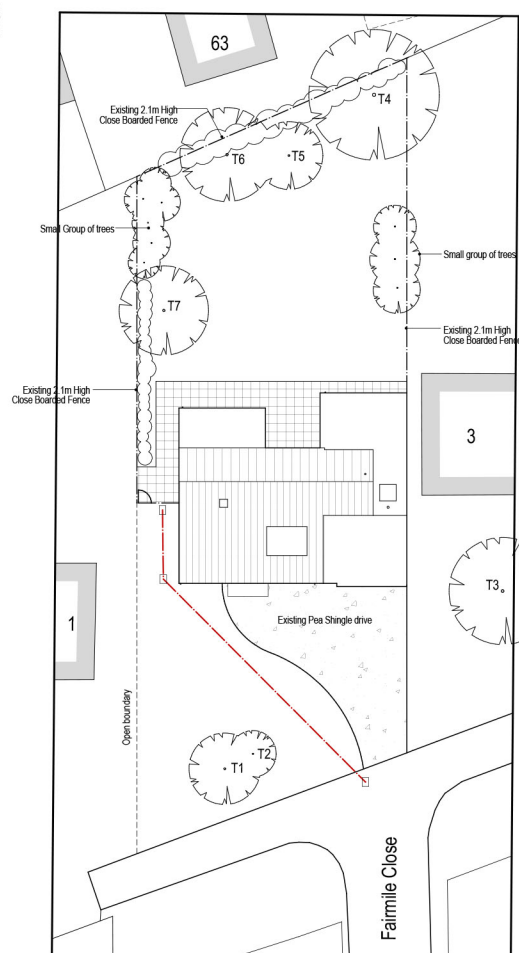
1. Standard time limit;
2. In accordance with plans;
3. External Materials

Informative:

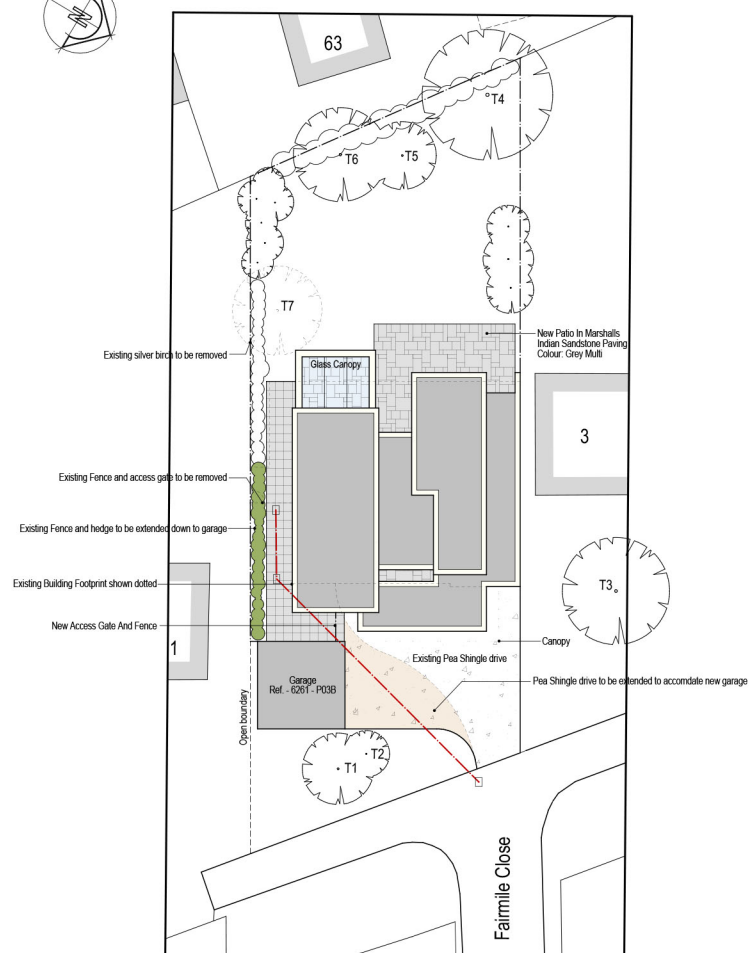
1. Construction working hours.



Concept Image of Rear



Existing Site Layout, 1:200



Proposed Site Layout, 1:200

February 2015



Outdoors Summer (a) Census Copyright 2015. All rights reserved. License number 100033439

Site Location Plan, 1:1250

D	Layout changed to new scheme	21/06/16 HJA
C	Layout changed to new scheme	20/05/16 HJA
B	Layout changed to new scheme	15/03/16 HJA
A	Scheme altered at clients request	24/03/15 HJA

architects and consulting engineers



dfal
david futter associates ltd
Arkitech House, 35 Whittler Road
Norwich, Norfolk, NR3 2AW
t: 01603 787778 f: 01603 787496

Project: Alterations & Extensions,
No.2 Fairmile Close,
Norwich, Norfolk.

Client: Ms Catherine Shaw

Drawing:

Existing/Proposed Site Layouts,
Location Plan and concept Images

Drawn By: HJA	Checked By: DF	Ref. No.	Dirg. No.
Scales: 1:200, 1:1250 @ A1		6261	SL01
Date: February 2015			