

Report to Planning applications committee

Item

14 March 2019

Report of Head of planning services

4(c)

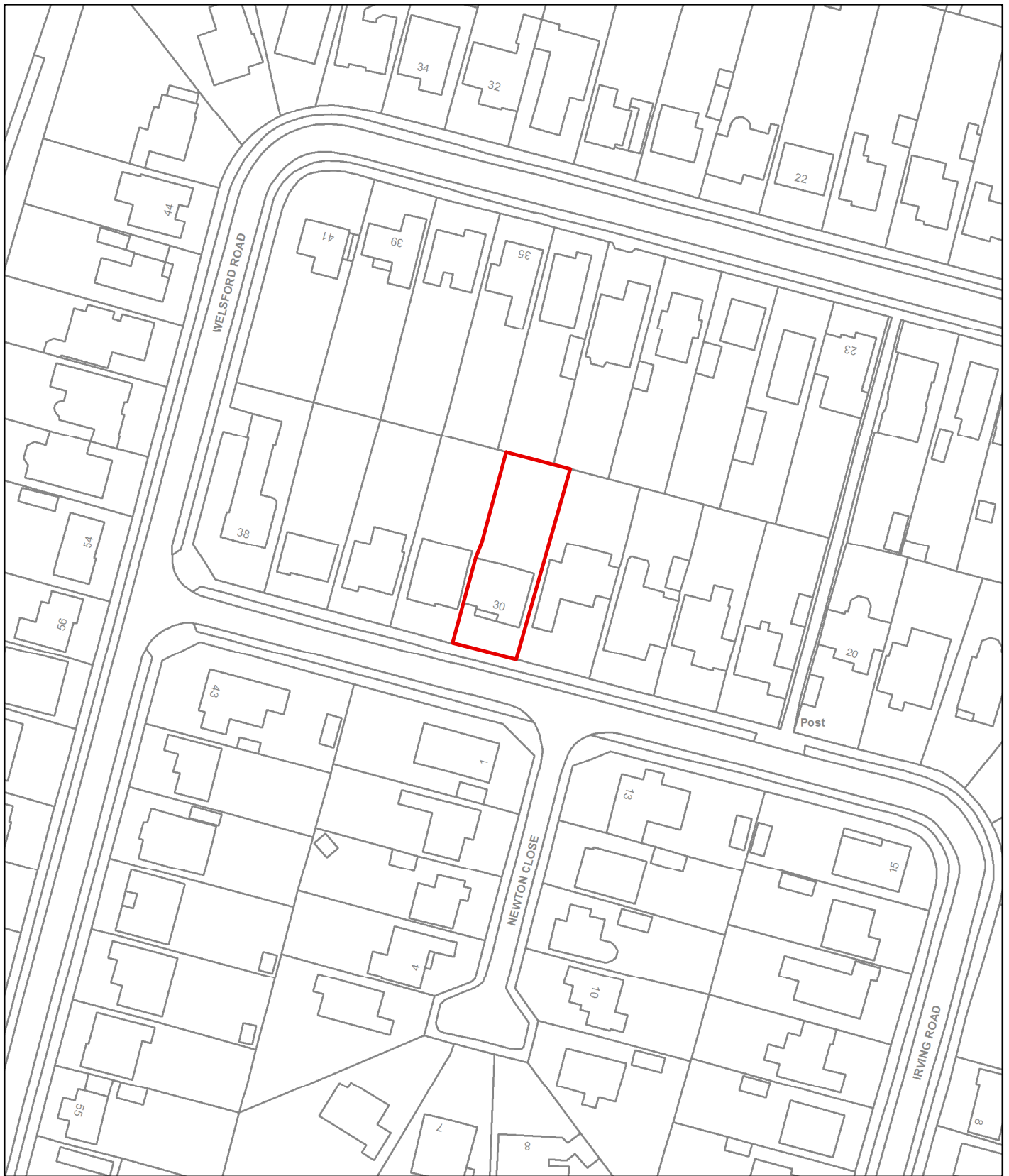
Subject Application no 19/00046/F - 30 Irving Road,
Norwich, NR4 6RA

**Reason
for referral** Objection

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

Development proposal		
Single storey rear, side and first floor extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy; use of the property as an HMO.
Expiry date	8 March 2019
Recommendation	Approve



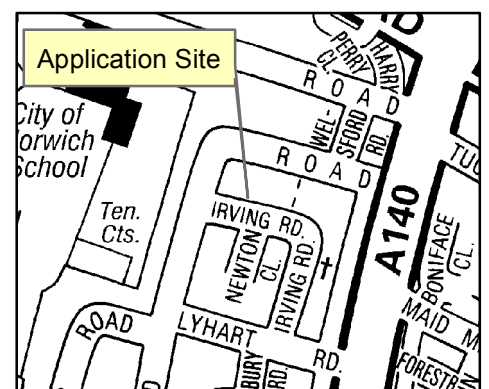
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Planning Application No 19/00046/F
 Site Address 30 Irving Road
 Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the north side of Irving Road with the Eaton Rise area, to the south of the city. The prevailing character of the area is residential comprising a mixture of predominantly detached dwellings constructed during the middle part of the C20, in a variety of designs, of both single and two storeys. Properties have typically been arranged on plots with front garden / parking areas and larger mature rear gardens.
2. The subject property is a single storey detached bungalow style dwelling constructed circa 1960 using red bricks, concrete roof tiles and sections of white coloured render. The site features a front parking area, car port to the side and a garden to the rear. The property is arranged over a rectangular footprint and is of a simple dual pitched roof design. The car port extends beyond the rear to form an annexe extension providing access to the rear.
3. The site is bordered by nos. 28 and 32 Irving Road to the east and west respectively. No. 28 is a similar bungalow style dwelling which has been extended to the front and rear, and no. 32 is a two storey detached dwelling. The site boundaries are marked by small sections of brick wall, 1.8m tall close boarded fencing and mature planting.
4. The property is currently let to multiple occupants by the owner on a short term basis following its purchase before the proposed development commences.

Constraints

5. There are no particular constraints.

Relevant planning history

6.

Ref	Proposal	Decision	Date
4/1998/0533	Erection of front and rear dormer windows.	APCON	10/08/1998

The proposal

7. The proposal is for the removal of the car port and for the construction of first floor and single storey rear extensions. The first floor extension builds upward from the existing footprint to a new eaves height of 5.1m and a ridge height of 8.7m. The design is of a similar dual-pitched roof which includes a dual-pitched roof gabled dormer within the front roof slope.
8. The single 8.7m x 6m single storey rear extension is to be constructed across the majority of the rear of the ground floor and has been design with a 3.2m tall flat roof. The existing annexe extension is to be rebuilt and the car port replaced with a garage, both sharing the same 2.6m tall flat roof.

9. The proposed development is to be finished with new materials throughout including dark grey coloured windows and doors, brick finish to the ground floor, render to the first floor and slate coloured roof tiles. The flat roofs are to be finished with wildflowers and sedum, behind a parapet.
10. The proposed development creates an enlarged dwelling with seven bedrooms, including a master suite within the roof space.

Representations

11. 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 development would result in an over-dominant building within the street scene which is predominated by bungalows.	See main issue 1
Increase in scale, by way of number of rooms is out of scale with the surrounding area.	See main issue 1
Loss of light to two windows located on the side elevation and side passageway to no. 28.	See main issue 2
Concern that the property could be used as an HMO in the future.	See main issue 2

Consultation responses

12. No consultations have been undertaken.

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
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

Other material considerations

15. **Relevant sections of the National Planning Policy Framework 2018 (NPPF)**
 - NPPF Section 12 - Achieving well-designed places

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 1: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF section 12.
18. The proposed development will significantly alter the overall appearance of the subject property in terms of both scale and materials, to the extent that the property will appear as a new dwelling. The proposed extensions however will have a limited impact on the character of the surrounding area.
19. Particular concern has been raised that the increase in the size of the subject property will result in an over-dominant dwelling within the street scene which predominantly consists of single storey dwellings. It is acknowledged that the majority of properties on this section of Irving Road are of only a single storey, it is also noted that the three properties immediately to the west of the site are all of two storeys. It is also noted that further properties to the eastern end of Irving Road are of two storeys, as are a significant number within the wider Eaton Rise area. As such, it can be considered that there is no one particular house style or size which defines the character of the area, which consists of a great variety of individual dwellings. It is also noted that a number of similar developments have also been completed within the area in recent years.
20. The proposed ridge and eaves heights of the proposed development closely match those of the neighbouring two storey dwellings. It is also noted that the proposed ridge height will be slightly lower than that of no. 32. As such, the proposed development is considered to be of an appropriate scale and will not result in a dwelling which appears as being over-dominant within the street scene.
21. Concern was raised that the increase in the scale of the dwelling, in particular the increase in the number of bedrooms would result in a dwelling which is out of scale within the surrounding area. It is similarly considered that the proposed development will result in an enlarged dwelling which is considered to be of a similar scale to significant number of dwellings located within the Eaton Rise area. It is also noted that it would be possible for many of the existing two storey dwellings to convert their loft spaces without the need for planning permission. As such, the proposed development is considered to be of an appropriate scale for the area.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 127 and 178-182.
23. Despite the significant change to the current situation, the proposed development will have a limited impact on the residential amenities of neighbouring properties. This is by virtue of the orientation, layout and prevailing building line on the north side of Irving Road. The neighbouring property to the west has been constructed with near matching building lines to both the front and rear. It is also noted that there are windows at first floor level facing the subject property. These however serve as secondary windows to bedrooms. The first floor extension will therefore not result in a significant loss of light, outlook or privacy as a result. The single storey section to the rear will be enlarged by an additional 2.2m at a height matching the current height, ensuring that there is not a significant change along the shared boundary.
24. The proposed development includes two windows on the side elevation facing no. 32, one serving a bathroom and the other a flight of stairs. The window serving the stairs is centrally located and faces directly onto a section of bank wall. The window serving the bathroom is located closer to the furthest forward of the two windows serving bedrooms of the neighbouring property. As such, it is considered reasonable to add a condition requiring that the proposed bathroom window is obscured glazed to prevent overlooking from occurring.
25. The proposed development will have a similarly limited impact on the other neighbouring property, no. 28 to the east. No. 28 is of a single storey only, it has however been constructed with a deeper rear building line resulting in a noticeable step between the two properties. The proposed rear extension will therefore extend beyond the rear building line by only 2.3m and will be set in from the shared boundary by over 1m. As such, it is not considered that the rear extension will cause significant harm to the neighbouring residential amenities by way of overshadowing, loss of outlook or loss of privacy.
26. The proposal includes a window on the side elevation facing no. 28 to serve a bedroom. The window will face directly across the roof of the neighbouring property and as such will not result in a loss of privacy.
27. Particular concern has been raised regarding two windows located on the side elevation of the neighbouring property (no.28) which serve a bathroom and study. They are located approximately 2m from the side elevation of the subject property and are both obscure glazed. As such, it is not considered that they currently benefit from direct sunlight or any form of outlook. The proposed development will result in some loss of light to these rooms. However, it is not considered that the first floor extension will significantly alter the current situation.
28. The proposal will result in an enlarged dwelling which enhances the residential amenities of the occupiers. The proposed layout indicates six bedrooms as well as a guest room, a study and a playroom. Concern has been raised that the property could be used as a house of multiple occupancy (HMO). In order to protect the residential amenities of any future occupiers and neighbours alike, it is considered reasonable to add a condition requiring that the proposal is developed as a C3 dwellinghouse only, preventing it from being used as an HMO in the future.

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.

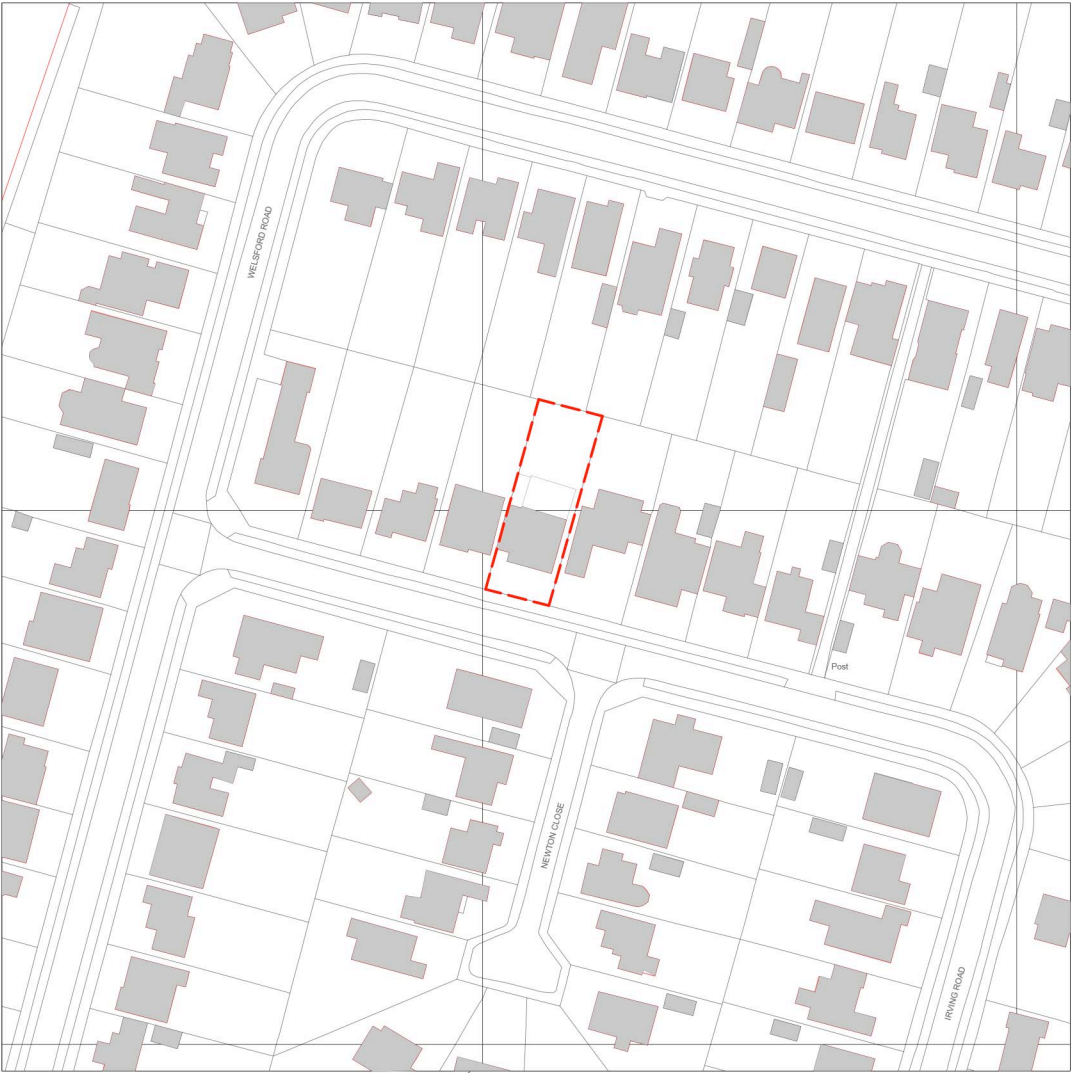
Conclusion

33. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
34. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
35. 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. 19/00046/F - 30 Irving Road Norwich NR4 6RA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glazing to first floor bathroom;
4. Permission is for C3 dwellinghouse only.



legal notes:			north point	general notes	riba practice	date	revision	notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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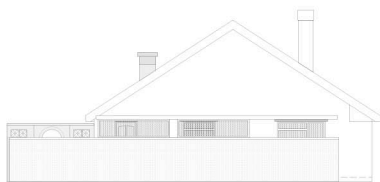
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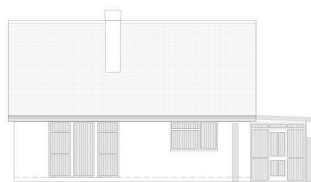
no.30 Irving Road



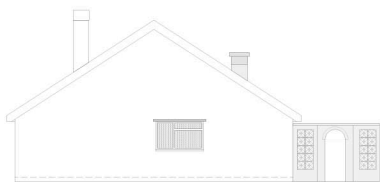
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street elevation



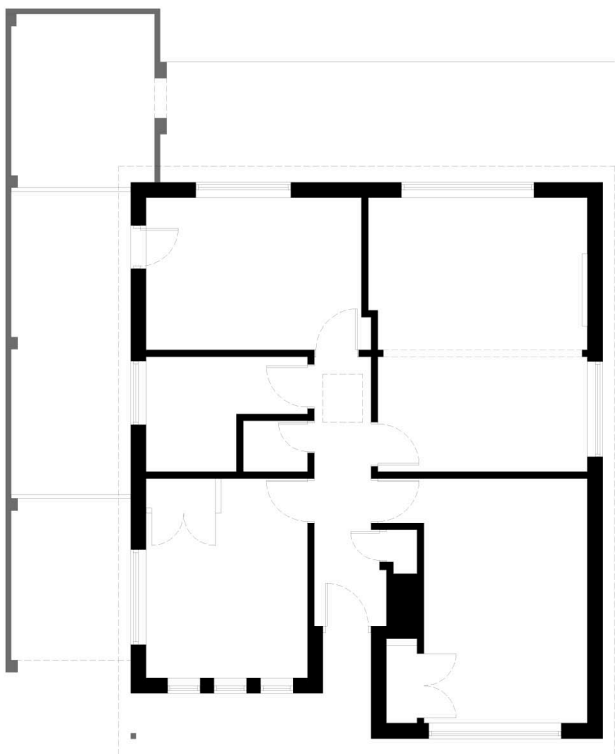
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side elevation



C 1:100 @ A1
rear elevation

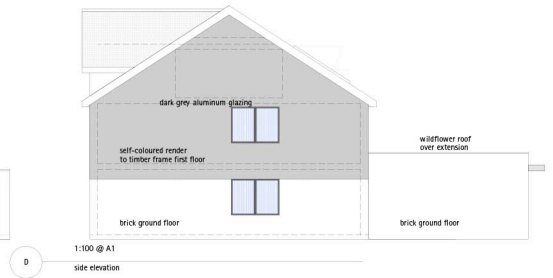
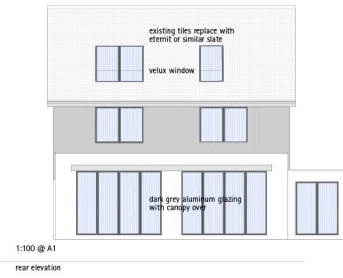
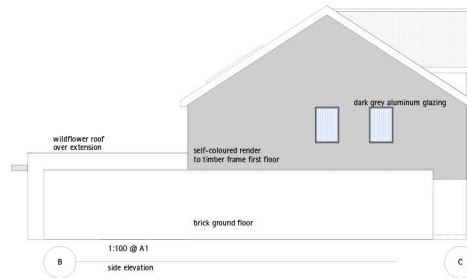
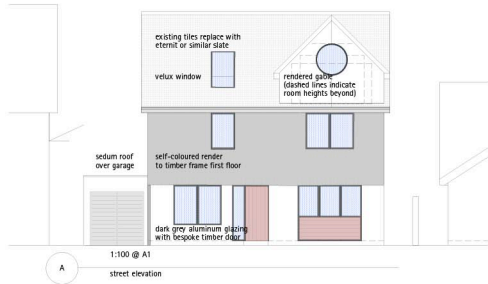


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side elevation

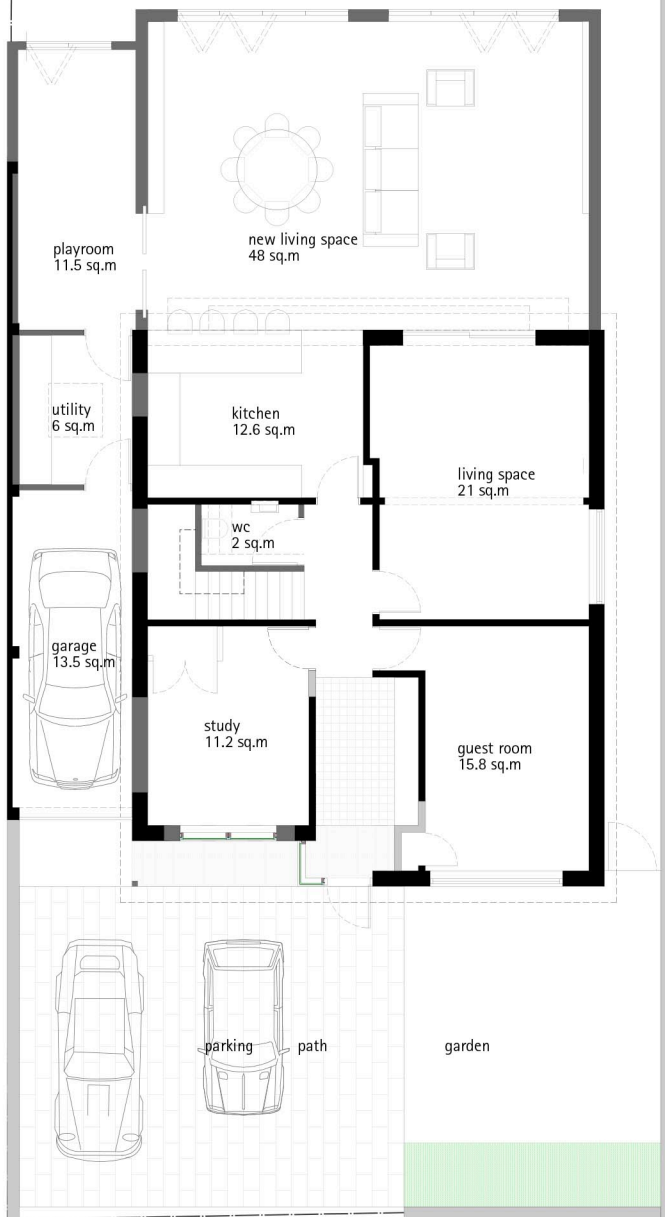


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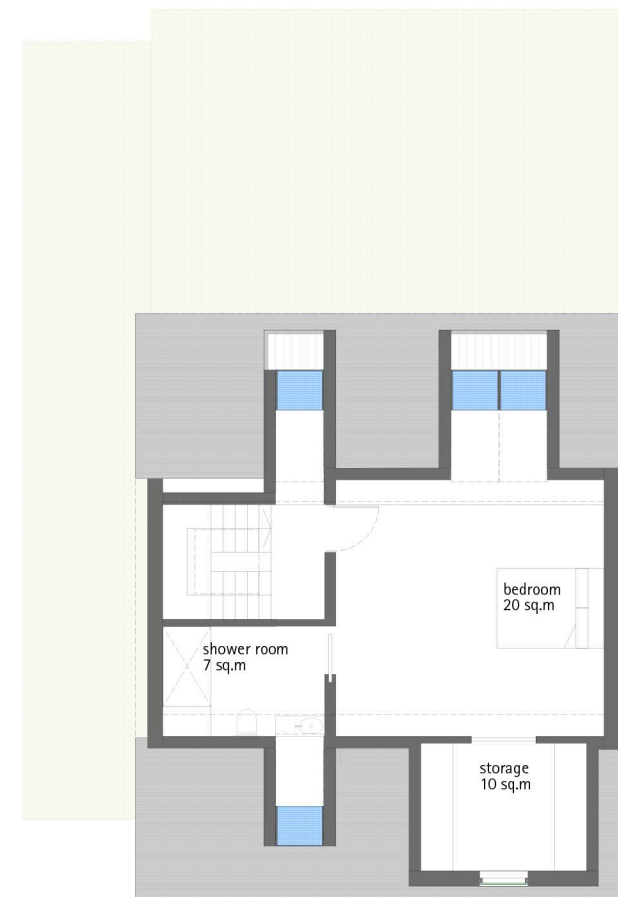
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	<div>drawn:</div> <div>yk</div>	<div>check:</div> <div>jb</div>	<div>date:</div> <div>15.08.2018</div>	<div>project #</div> <div>20181.00</div>	<div>scale@a1</div> <div>1:100</div>	<div>drawing #</div> <div>d2.02/-</div>	<div>00 44 691603 46171</div> <div>architects@atelier-bill.com</div> <div>www.atelier-bill.com</div>										



1 1:50 @ A1
ground floor plan



2 1:50 @ A1
first floor plan



3 1:50 @ A1
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legal notes:	north point	general notes	riba practice	date	revision	notes	client:	drawing title:	ATELIER BILL ARCHITECTS norwich - london - tokyo 00 44 (0)1603 46171 architects@atelier-bill.com www.atelier-bill.com			
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