

Report for Resolution

Report to Planning Applications Committee
13 May 2010

Report of Head of Planning Services

Subject 10/00620/F 466 Unthank Road Norwich NR4 7QJ

Item
5(6)

SUMMARY

Description: Use of roof space above new garage as an annexe room and the provision of external access to the existing roof space including new doorway and external staircase

Reason for consideration at Committee: Member's Request

Recommendation: Approve

Ward: Eaton

Contact Officer: Miss Louise Franklin Planner

Date of receipt: 31 March 2010

Applicant: Mr And Mrs D Lamont

Agent: Mr Keith Reay

INTRODUCTION

The Site

Location and Content

1. The site is set on a very large plot on the east side of Unthank Road. The houses in this area are predominately detached and set on generous plots, this plot more generous than most. The site is bounded by tall hedging and mature landscaping and fencing.

Planning History

07/00829/C - Demolition of existing extension and pool house. Construction of a single-storey extension, pool house, garden store and associated terraces and walls

07/00830/F - Extensions to dwelling, new pool changing room and plant room and garden store shed.

08/00897/F - Demolition of existing conservatory, garage and swimming pool plant room. Replace with single storey rear extension, garage with car port and new swimming pool plant and changing room.

Constraints

2. The site is set within the Unthank and Christchurch Conservation Area

The Proposal

3. Use of roof space above new garage as an annexe room and the provision of external access to the existing roof space including new doorway and external staircase

Representations Received

4. Adjacent and neighbouring properties have been notified in writing. No letters of representation have yet been received. Any objections received before the committee date shall be reported verbally.
5. The application has been called to committee by Councillor Lubbock, on behalf of a neighbouring occupier.

Consultation Responses

6. Design and Conservation – No objection

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS5 – Planning and the Historic Environment

Relevant Strategic Regional Planning Policies

East of England Plan 2008

ENV6 – The Historic Environment

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies

EP22 – Residential Amenity

HBE12 – Quality of Design

HBE8 – Development in Conservation Areas

Principle of Development

Policy Considerations

7. In terms of whether the proposal can be considered acceptable in principle in policy terms, development needs to be assessed against a number of separate policy criteria.

8. As well as the national and regional policies seeking good design for new development, saved policy HBE12 of the Replacement Local Plan requires a high standard of design for all new development
9. In addition, saved policy EP22 considers the impact of new development on the amenity of neighbouring properties. HBE8 seeks to conserve and retain the character of the conservation area as a whole.

Impact on Living Conditions

Loss of privacy and overlooking

10. The existing dwelling is a large detached dwelling situated in a large plot in keeping with the character of other development in the locality. The dwelling has previously had planning permission to replace the garage with a double garage and car port with a storage room above.
11. The current proposal is for the use of the roof space (3.8m x 3.2m with sloping roof) above the new double garage as a small room ancillary to the use of the main house. This proposal also includes the addition of an external staircase and entrance door located at the rear of the garage.
12. A condition is proposed, if planning permission is granted, to provide a 1.8m screen at the top of the stairs which would prevent any overlooking to the neighbouring property and therefore it is considered that the stair access to the building will have a minimal impact on the neighbour to the north.
13. There are no windows on the side elevation facing the neighbour to the north and a condition will be imposed that windows are not inserted into the roof on this elevation.

Design

14. It is considered that the proposed doorway and staircase at the rear of the garage are acceptable in relation to the plot size and would not be out of keeping with the character and appearance of the original dwelling and would enhance and retain the character of the Unthank and Christchurch Conservation area as a whole. No objection has been received from the Design and Conservation Officer.

Conclusions

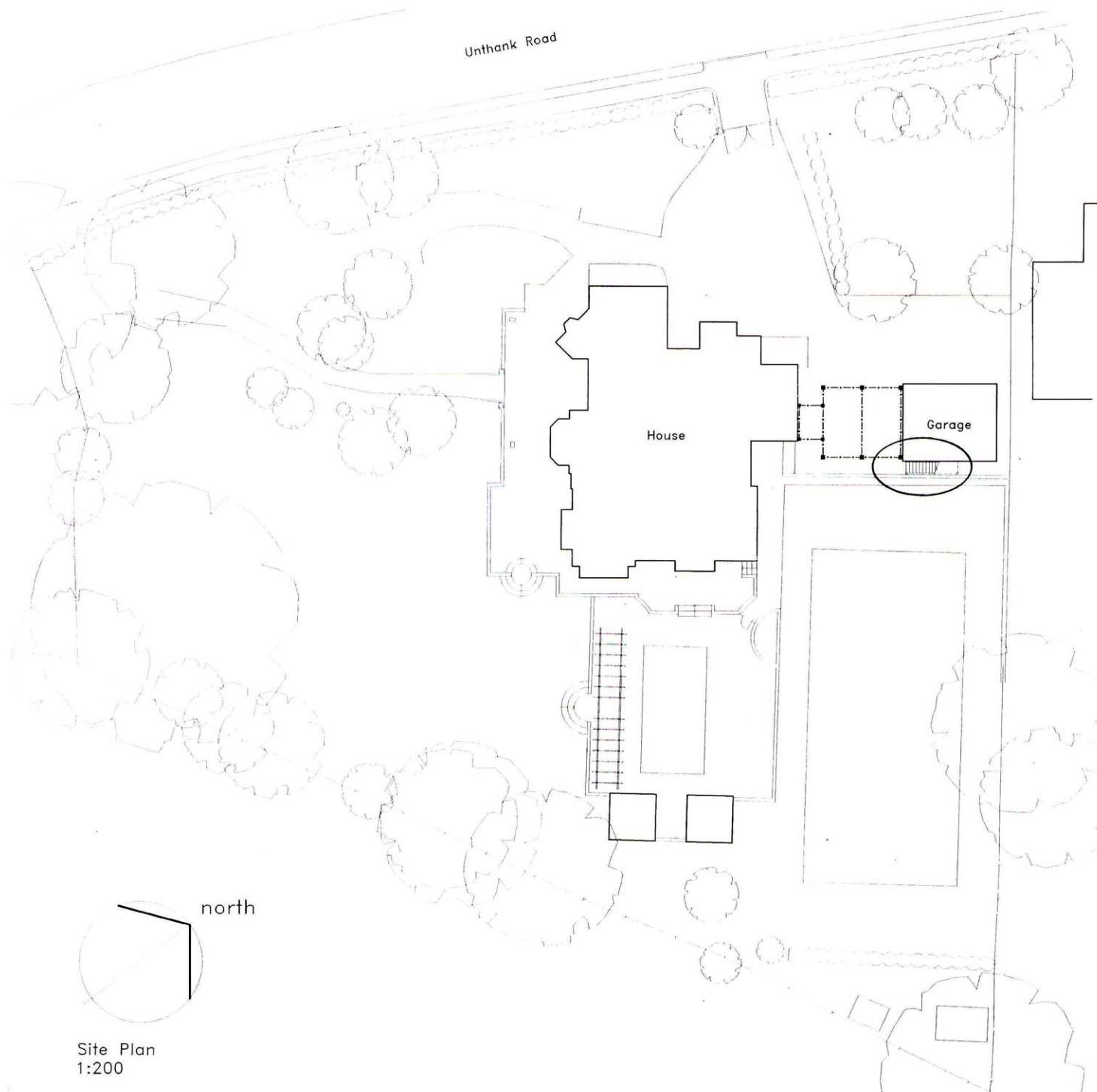
15. The principal of the use of the roof space above the new double garage as an annexe room and the addition of an external staircase and entrance door located at the rear of the garage are considered acceptable. It is considered that the design details of the scheme meet the criteria of HBE12 and furthermore meet saved policy HBE8 by retaining and enhancing the character of the Unthank and Christchurch Conservation Area. The proposal would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Consequently, the proposals are considered to be in line with national, regional and development plan policies and other material planning considerations and as such the recommendation is to approve subject to the conditions below.

RECOMMENDATIONS

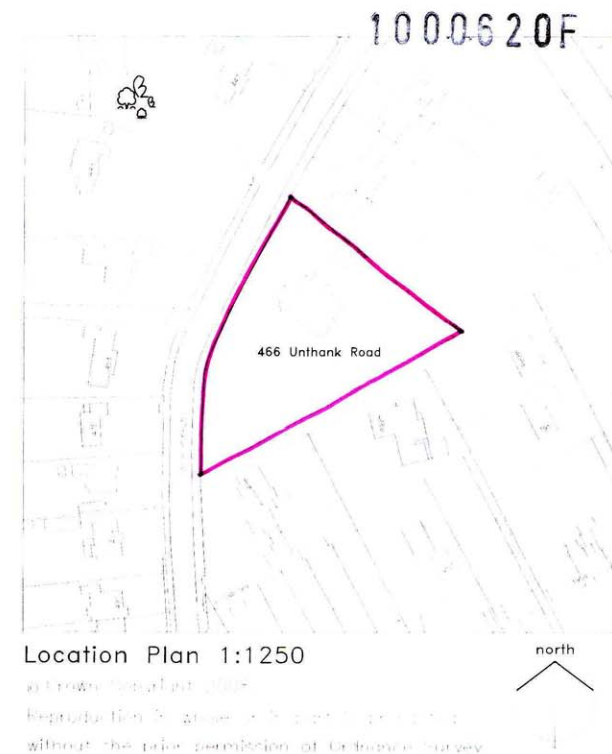
To approve application no. (10/00620/F 466 Unthank Road Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with the submitted plans and details
3. No windows or other openings to be inserted into the roof of the garage
4. Screening to the top of staircase

Reason for approval: The decision to grant planning permission has been taken having regard to PPS1 and PPS5, East of England Plan policy ENV6 and ENV7 and Saved Local Plan Policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material planning considerations. The principle of this development is considered acceptable. The design details of the scheme meet the criteria of HBE12 and furthermore would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Due to the location of the new doorway and external staircase, the proposal minimises the visual impact and retains the character of the Unthank and Christchurch Conservation area meeting the criteria of saved policy HBE8 of the Local Plan.



Site Plan
1:200



rev	date	description
<p>note: this drawing is the copyright of Keith Reay Architect and is not to be copied or used without his written authority</p> <p>do not scale from drawings - report any discrepancies to architect</p>		

keith reay architect

project 466 Unthank Road, Norwich

client David & Michelle Lamont

dwg Site Location & Block Plan

scale As shown

date March 2010

drawn PL checked kr

No. AC/180/100

Fresno Hillside Lake Roughton NR11 8PB
tel: 01263 510314 email: keith@kraltd.co.uk



South-East Elevation as existing
1:100



South-East Elevation as Proposed
1:100

new painted timber external staircase
to roof space above garage

new painted vertically
boarded door

rev	date	description
note: this drawing is the copyright of Keith Reay Architect and is not to be copied or used without his written authority		
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keith reay architect

project	466 Unthank Road, Norwich	
client	David & Michelle Lamont	
dwg	New staircase - existing & proposed	

scale	As shown	No.	AC/180/101
date	March 2010		
drawn	PL	checked	kr

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Planning Application No - 10/00620/F
 Site Address - 466 Unthank Road
 Scale - 1:1,250



NORWICH
 City Council

PLANNING SERVICES

