

**Report to** Planning applications committee

**Item**

11 October 2018

**Report of** Head of planning services

**Subject** Application no 18/01177/F - 9 Clabon Second Close,  
Norwich, NR3 4HQ

**4(d)**

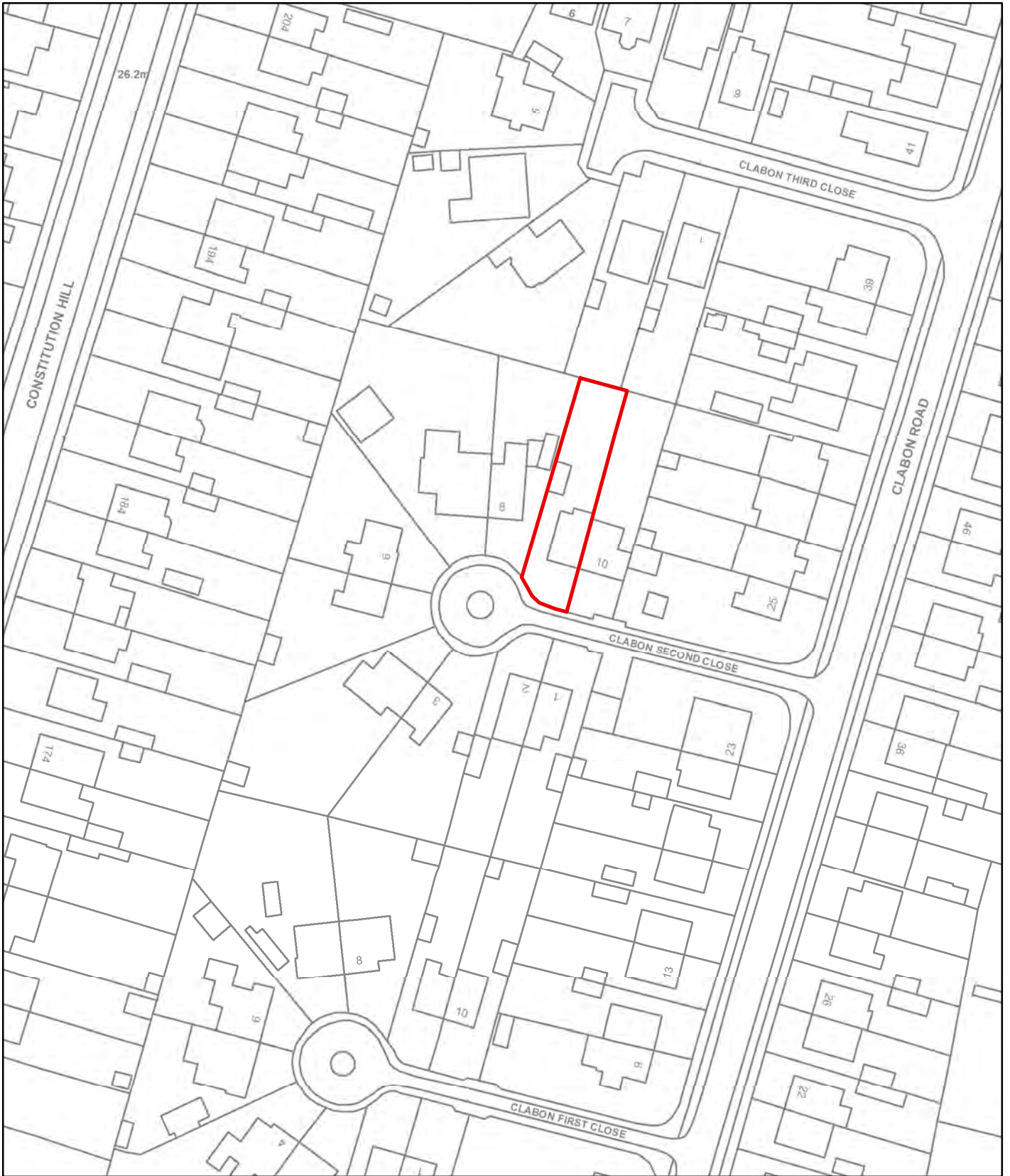
**Reason  
for referral** Objection

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<b>Ward:</b>	Catton Grove
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

<b>Development proposal</b>		
Two storey side and single storey rear extensions.		
<b>Representations</b>		
Object	Comment	Support
2	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Scale and Design	The impact of the development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties, nos. 8 and 10; loss of light, outlook, privacy.
<b>Expiry date</b>	2 October 2018
<b>Recommendation</b>	Approve



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Planning Application No 18/01177/F  
 Site Address 9 Clabon Second close  
 Scale 1:1,000



**NORWICH**  
 City Council

PLANNING SERVICES



## **The site and surroundings**

1. The site is located to the north side of Clabon Second Close to the north of the city. The prevailing character of the area is predominantly residential, primarily consisting two-storey semi-detached dwellings constructed circa 1940 as part of a wider development centred on Clabon Road. Properties have typically been constructed on plots with front gardens, driveways leading to detached garages and larger rear gardens.
2. The subject property is a two-storey semi-detached dwelling typical of the area in both form and appearance having been constructed using red bricks, pebble dash and clay coloured pantiles. The site features a front parking area, driveway to the side leading to a detached single garage and a larger rear garden. The property has previously been extended by way of a small single storey flat roof extension to the rear. The site boundaries are marked by a tall brick wall and mature planting where the two adjoining properties meet and a mixture of mature planting elsewhere to the rear. The site is bordered by the adjoining property to the east no. 10 and no. 8 to the west, a similar semi-detached dwelling.

## **Constraints**

3. Critical Drainage Catchment: Catton Grove and Sewell.

## **Relevant planning history**

4. There is no relevant planning history.

## **The proposal**

5. The proposal first involves the removal of the existing garage located within the rear garden, adjacent to the western boundary and the existing single storey rear sections.
6. A 2.8m x 6.8m two storey side extension is then to be constructed. The extension is of a hipped roof design with a matching eaves height of 5.3m and a ridge height of 8m, 0.3m lower than the original. The side extension includes a store room and utility room at ground floor level, with a set of garage doors to the front elevation, and two single bedrooms at first floor level. The extension is to be constructed using matching materials including red facing bricks, render and clay coloured pantiles.
7. A 6m x 3.6m single storey extension is to be constructed across the original rear wall of the property. The extension has been designed with an asymmetrical roof which is 4.5m tall at its highest central point, 2.7m tall on its western elevation and 2.5m tall along the boundary shared with the adjoining property. The extension provides an enlarged living space and includes bi-folding doors which open directly onto the rear garden. The extension is to be constructed using a more contemporary pallet of materials grey coloured windows, doors and cladding, albeit with rendered walls as the primary finish.

## Representations

8. Advertised on site and in the press. 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
The height of the rear extension will result in a loss of light to internal and external amenity spaces at no. 10 Clabon Second Close.	See main issue 2.
The height of the rear extension will result in a loss of outlook from no. 10 Clabon Second Close.	See main issue 2.

## Consultation responses

9. No consultations have been undertaken.

## 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

### Other material considerations

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

### 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: Design**

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF section 12.
15. The proposal will have a significant impact on the overall appearance of the subject property with the two storey side extension in particular resulting in a change from the current situation. The single storey rear extensions will have less of an impact on the appearance of the property as they will not be visible from the highway. The side extension is however to be constructed using matching materials and is of a design which is subservient to the original dwelling, by being stepped back from the front and with a lower ridge line. This ensures that the design of the original dwelling remains clearly legible.
16. It should be noted that a number of neighbouring properties have constructed extensions of a similar scale and design including no. 7 Clabon Second Close. However the fact that number 8 sits further north compared with number 9 means the extension proposed here is likely to be more prominent when viewed from the end of the close. Having said this, on balance the proposed extensions are not considered to result in such harm to the character of the area as to warrant refusal of the proposals.

### **Main issue 2: Amenity**

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF section 127.
18. The two storey side extension will have a limited impact on the residential amenities of neighbouring properties as a result of its siting, design and distance from neighbouring properties. Given the location of window openings overlooking of neighbouring properties would be limited. There is some potential for loss of light to the frontage of number 8 Clabon Second Close during the morning however this would be limited due to the layout of number 8 with the front door being the most effected opening. As such, the two storey side extension will not cause significant harm to neighbouring residential amenities by way of overshadowing, loss of privacy or loss of outlook.
19. Particular concern has been raised that the rear extension will result in a loss of light to the internal and external amenity spaces to the rear of the adjoining property, no. 10 Clabon Second Close. The tallest part of the rear extension is to be constructed 1.6m from the shared boundary which is marked by a 2.5m tall brick wall and mature planting. The proposed rear extension is to measure only 2.5m along the shared boundary, approximately the same height as the boundary wall. It is therefore considered that the extension will result in some noticeable change to the current situation, albeit without resulting in a significant loss of light to the neighbouring property, with there being only some impacts during a small number of hours of the day, during the summer months only.
20. Particular concern was also raised that the rear extension would result in a loss of outlook from the adjoining property as a result of the proposed height of the roof. The siting of the extension and distance from the boundary will ensure that no significant loss of outlook occurs.

21. The proposal will assist in enhancing the residential amenities of the occupiers of the subject property as the internal living space is enlarged without significant loss of external amenity space. The proposal is therefore considered to be acceptable in amenity terms.

### **Equalities and diversity issues**

22. There are no significant equality or diversity issues.

### **Local finance considerations**

23. 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.
24. 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.
25. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

26. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design, which does not cause significant harm to the character and appearance of the subject property, or surrounding area.
27. 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.
28. 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**

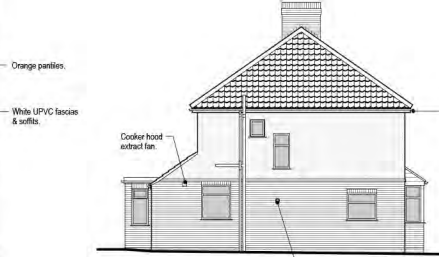
To approve application no. 18/01177/F - 9 Clabon Second Close Norwich NR3 4HQ and grant planning permission subject to the following conditions:

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

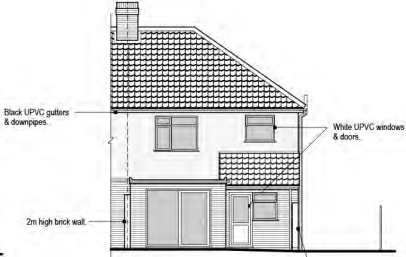
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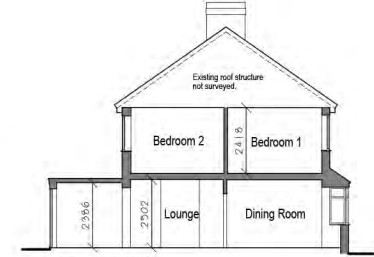
Front Elevation



Side Elevation



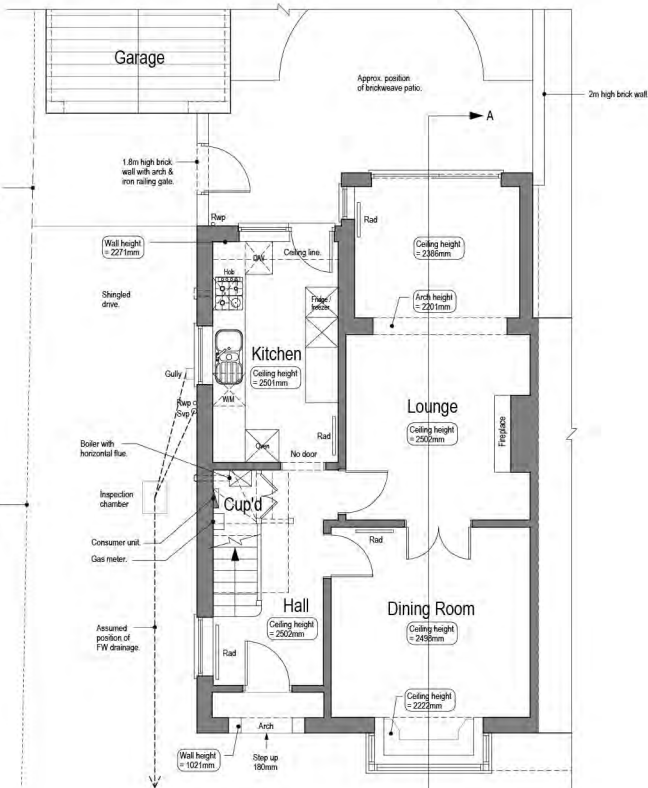
Rear Elevation



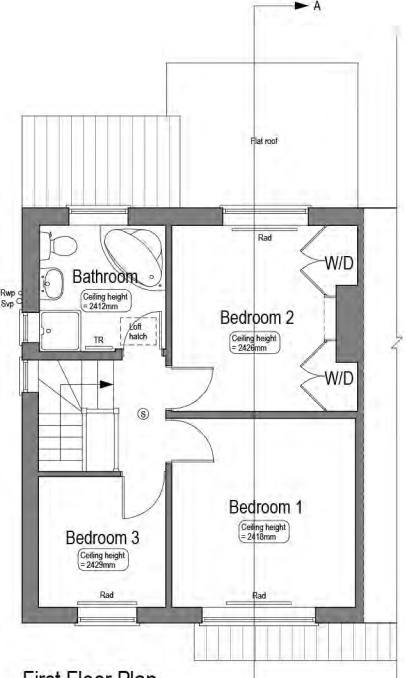
Section A-A



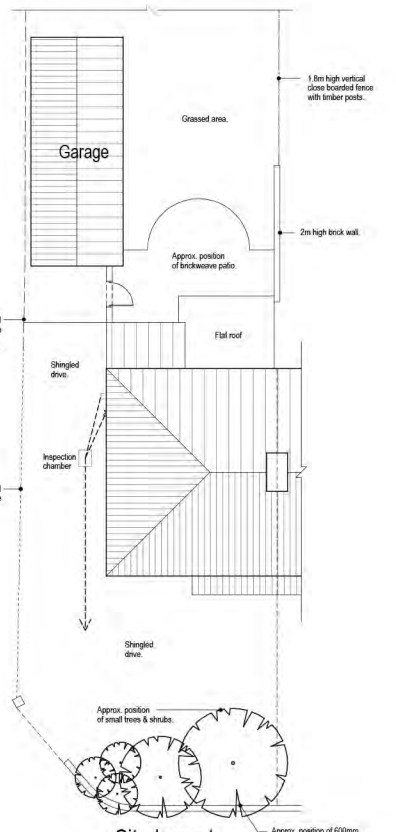
Location Plan  
Scale 1:1250



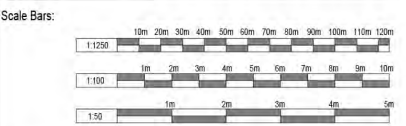
Ground Floor Plan



First Floor Plan



Site Layout  
Scale 1:100



**DRAWINGS**-  
The drawings are the copyright of Studio 35 Architecture Ltd. The drawings must not be scaled from. The contractor / builder should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for planning purposes only.

**GENERAL**-  
All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Figures, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.

It is the owners responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants or easements.

**PARTY WALL ACT 1966**-  
Attention is drawn to the Party Wall Act 1966. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.

**CDM 2015 REGULATIONS**-  
Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only, the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way, in order that a Health & Safety File and construction plan, is provided for the HSE, in order to reduce risks through the design processes of construction etc.

PROJECT:	ALTERATIONS & EXTENSIONS TO 9 CLABON SECOND CLOSE, NORWICH, NORFOLK.		
CLIENT:	MR & MRS POWELL		
DRAWING TITLE:	EXISTING PLANS, ELEVATIONS, SECTION A-A, SITE LAYOUT & LOCATION PLAN		

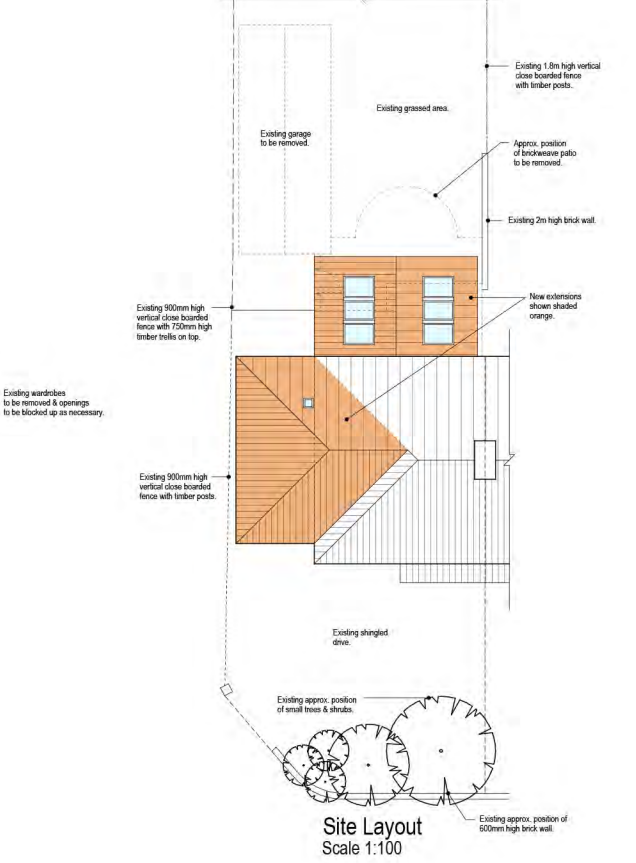
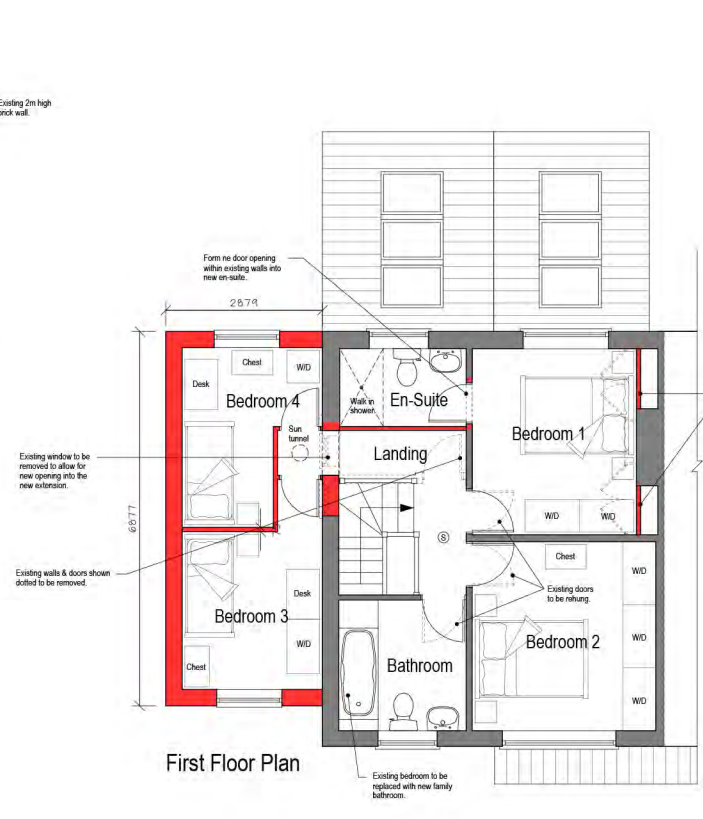
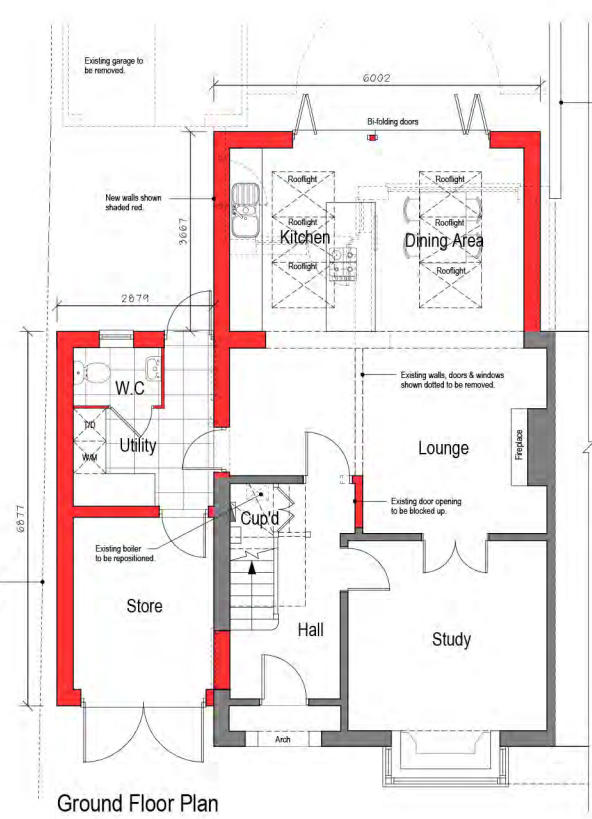
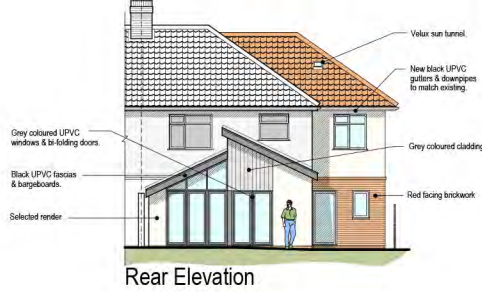
REVISION:

**Studio 35** ARCHITECTURAL DESIGN STUDIO

BESPOKE NORFOLK

**PLANNING SUBMISSION**

SCALE:	1:50 1:100 1:1250	PAPER SIZE:	A1	DATE:	MAY 2018	DRAWN BY:	
JOB:	3544	DRG NO:	S01	REV:			



<b>Scale Bars:</b> 	<b>DRAWINGS:-</b> The drawings are the copyright of Studio 35 Architecture Ltd. The drawings must not be scaled from. The contractor / builder should take and verify all dimensions on site before proceeding with any works. All dimensions shown on the drawings are for Planning purposes only.  <b>GENERAL:-</b> All works are to be carried out with the relevant current British Standard Codes of Practice and Building Research Digest Figures, and to be to the approval of the local Authority and all Statutory Undertakings. All materials shall be suitable for the purpose intended and shall be used strictly in accordance with the manufacturer's recommendations. All necessary calculations are to be submitted to the Local Authority for approval prior to the commencement of work on site.  It is the owners responsibility to ensure that the property and site is free from any onerous or unusual restrictions, covenants or easements.	<b>PARTY WALL ACT 1966:-</b> Attention is drawn to the Party Wall Act 1966. The client or owner must give notice in writing to neighbours of the intended building operation and excavations and receive approval of same.  <b>CDM 2015 REGULATIONS:-</b> Attention is drawn to the client with regard to the CDM 2015 regulations. These drawings and specification are intended for Planning & Building Regulation purposes only, the scope of this does not go any further. It is the duty of the client under the regulations to appoint a 'Principal Contractor'. There is no obligation for the client to appoint a 'Principal Designer'. The 'Principal Contractor' will then take on the role of 'Principal Designer' for purposes of the 'pre construction' and 'construction' phases of the project under the CDM 2015 regulations when it gets under way, in order that a Health & Safety File and construction plan, is provided for the HSE, in order to reduce risks through the design processes of construction etc.	<b>PROJECT:</b> ALTERATIONS & EXTENSIONS TO 9 CLABON SECOND CLOSE, NORWICH, NORFOLK.	<b>Studio 35</b> BESPOKE NORFOLK <small>ARCHITECTURAL DESIGN STUDIO</small>
			<b>CLIENT:</b> MR & MRS POWELL	
<b>DRAWING TITLE:</b> PROPOSED PLANS, ELEVATIONS, & SITE LAYOUT	<b>SCALE:</b> 1:50 1:100 1:1250	<b>PAPER SIZE:</b> A1	<b>DATE:</b> AUGUST 2018	<b>DRAWN BY:</b> 
	<b>JOB#:</b> 3544	<b>DRG NO.:</b> PL01	<b>REV:</b> A	

REVISION: A Corner omitted, bi-fold doors added & elevation amended 28/07/18