

Report to Planning applications committee

Item

8 January 2015

Report of Head of planning services

Subject Application no 14/01655/F - 180 Angel Road
Norwich NR3 3JD

4G

Reason for referral Objection

Ward:	Sewell
Case officer	Mrs Joy Brown - Joybrown@norwich.gov.uk

Development proposal		
Part single and part two storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
2 Design	Size and form of extension
3 Amenity	Overlooking, overbearing, overshadowing and loss of light
Expiry date	5 January 2015
Recommendation	Approve

The site and surroundings

1. The site is located on the east side of Angel Road opposite the junction with Suffield Court. It is a two storey semi-detached property which is cream rendered with a hipped pantile roof. The property is unusually well set back within the curtilage with the front elevation being around 12m from the highway whereas most of the other properties including the neighbouring property to the north are only around 6m from the highway. The property has not previously been extended.
2. The surrounding area is mainly residential with the majority of properties being two storey

Constraints

3. The site is not situated within a conservation area and there are no particular constraints on the site. The front curtilage is relatively flat however there is a significant change in level to the rear of the property with there being a retaining wall of around 1m in height.

Relevant planning history

Ref	Proposal	Decision	Date
14/00924/F	Erection of two storey rear extension.	REF	14/08/2014

4. The reason for refusal of the above application is as follows:

The proposed two storey extension by virtue of its height, depth and proximity to the boundary would result in a significant detrimental impact on the amenities of numbers 178 and 182 Angel Road. The proposal would have an overbearing impact on the outlook of number 178 Angel Road, particularly when viewed from the rear windows of 178 Angel Road, due to the proximity of the extension to the boundary and due to the height and depth of the extension. The proposal would also lead to loss of light and overshadowing to the rear garden of number 182 Angel Road due to the unusual set back of 180 Angel Road within its plot and due to the depth and height of the extension. The proposals are therefore contrary to saved policy EP22 of the adopted City of Norwich Replacement Local Plan (2004), policy DM2 of the emerging regulation 22 Development Management Policies Development Plan Document (2013) and paragraphs 9 and 17 of the National Planning Policy Framework (2012).

The proposal

5. The application seeks full planning permission to erect a part single storey and part two storey rear extension. Planning permission was previously refused on the site under application ref 14/00924/F for a two storey rear extension as it was considered by committee members that the proposal would have a significant detrimental impact on the amenities of the neighbouring properties. The two storey

extension as previously proposed extended across the entire width of the property and was 4m deep.

6. This current application seeks to address the previous reasons for refusal and to reduce the impact upon the neighbouring properties. At ground floor level the proposed extension will still extend across the entire width of the property and will still be 4m deep. The two storey element has however been reduced in size so the sections which are closest to the neighbouring properties are only 2m deep and the middle section is 4m deep.
7. The proposed extension will enlarge the kitchen at ground floor level and will provide an additional bedroom at first floor level. The eaves height of the single storey element is 2.2m with the ridge height being 3.8m. The eaves height of the two storey element is around 4.6m and the ridge height is 6.5m.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Part single storey, part two storey
Max. dimensions	Ground floor level – 4m deep, 8.8m wide. First floor level – 2m deep, 8.8m wide, middle section of extension – 4m deep, 4.3m wide
Appearance	
Materials	Render to match existing, clay pantiles to match existing

Representations

8. 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 extension will block light and morning sunshine to the property to the south (178 Angel Road)	See main issue 3
The proposed extension will be overbearing to the property and garden of 178 Angel Road.	See main issue 3
The proposed extension will still takeaway a great deal of sunlight from the garden of the	See main issue 3

property to the north (182 Angel Road). Currently the shadow cast by the neighbouring property is already large and the extension would mean that half of the garden would get hardly any sun unless the sun is very high in the sky.	
The overall depth of the proposed extension is around 69% of the existing house.	See main issue 2
The proposal will reduce the value of the neighbouring properties.	This is not a material planning consideration.
Not much has changed from the previous application. It is still a two storey extension that is 4m deep.	Changes are set out within 'the proposal' section of this report.

Consultation responses

9. No consultations 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)**
- JCS2 Promoting good design
11. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF7 Requiring good design

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: Principle of development

14. The principle of extending the property to the rear is acceptable with the main considerations being design and impact upon residential amenity.

Main issue 2: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. There are very few examples of rear extensions on this part of Angel Road and it is considered that the proposed extension is relatively large in relation to the existing dwelling house; however due to the extension being situated to the rear of the property it is not considered that it will impact upon the principle elevation of the property or the character of the street scene and it is considered that the plot is of sufficient size to accommodate the extension.
17. The design of the proposal is rather unusual and in particular there are a lot of different roof pitches and forms. Notwithstanding the above however, the design of the roof has helped to reduce the overall mass and bulk of the extension and given that the materials and detailing will match the original dwelling house, it is considered that the proposal ties in relatively well.

Main issue 3: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

Overlooking

19. No windows are proposed within the southern or northern elevation of the extension which will mean that there is no direct overlooking to the properties to the south or north. Windows are proposed at first floor level within the rear elevation of the extension and due to the extension being 4m deep in part and the rear garden being relatively small compared to others in the area, there may be a slight increase in overlooking to properties to the rear on Blyth Road. This level of overlooking is not uncommon in urban residential environments and is considered to be at an acceptable level. It is not considered that there will be a significant increase in overlooking to neighbouring properties to the north or south.

Overshadowing and loss of light

20. The proposed extension is situated in extremely close proximity to the boundary of the neighbouring property to the south (178 Angel Road). However reducing the depth of the two storey extension on the boundary from 4m to 2m has significantly helped to reduce the amount of overshadowing/loss of light which would have been minimal anyway due to the orientation and as the neighbouring property has a wide elevation. The previous reason for refusal did not include overshadowing/loss of light to the neighbouring property to the south and this revised proposal will have less of an impact than the previous scheme.
21. Previously it was acknowledged within the officer report that the proposal would lead to some overshadowing and loss of light to the rear curtilage of the property to the north (182 Angel Road) and committee members were of the opinion that the loss of light and overshadowing was significant enough to justify a refusal. (It was

not previously considered that the proposal would result in overshadowing or loss of light to the main habitable rooms of 182 Angel Road due to the neighbouring property being situated significantly further forward in the plot than the application site, due to there being a gap of around 0.3m between the two properties and due to the positioning of windows within the rear elevation of the neighbouring property.)

22. The part of the two storey extension which is 4m in depth is now situated 3.9m from the boundary of the property to the south with the 2m depth element being situated 0.8m from the boundary. Therefore it is still acknowledged that the proposal will result in some additional overshadowing to the garden of the neighbouring property; however it is the officer's opinion that the changes are significant enough for the loss of light and overshadowing to be reduced significantly from the previous proposal. As such in this instance it is considered that the level of overshadowing would not be of significant harm to justify a refusal, particularly given that the neighbouring garden is of a reasonable size.

Overbearing nature of development

23. The previous application was refused due to the proposal having an overbearing impact upon the neighbouring resident to the south (178 Angel Road). It is considered that reducing the depth of the two storey element on the boundary from 4m to 2m will significantly help to reduce the impact that the extension will have upon the neighbouring resident, particularly given the wide rear elevation of the property. The two storey element which is 4m deep will now be around 2.2m from the boundary which will make a significant difference to the previous application which was refused. Therefore although there may still be some harm, it is considered to be minimal and at an acceptable level.
24. With regards to the neighbouring property to the north, it was not previously considered that the proposal would have an overbearing impact even given the positioning of the two dwellings within their curtilage. Reducing the depth of the part of the extension closest to the boundary has further helped minimise the impact.

Equalities and diversity issues

25. There are no significant equality or diversity issues.

Local finance considerations

26. 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.
27. 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.
28. In this case local finance considerations are not considered to be material to the case.
29. The sum of the new floorspace is under the minimum of 100 sq. m. so no CIL is payable

Conclusion

30. The proposed extension is relatively large in relation to the size of the existing dwelling house however due to its positioning and due to the design of the roof it is considered that the overall bulk and mass has been reduced enough for the proposal to be considered acceptable in design terms. Although the proposal will have an impact upon the neighbouring residents to the south and to the north, it is considered that the changes sufficiently address the previous reason for refusal and on balance, it is considered that the impact is no longer of such significant harm to justify a refusal.
31. 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. 14/01655/F - 180 Angel Road Norwich NR3 3JD and grant planning permission subject to the following conditions:

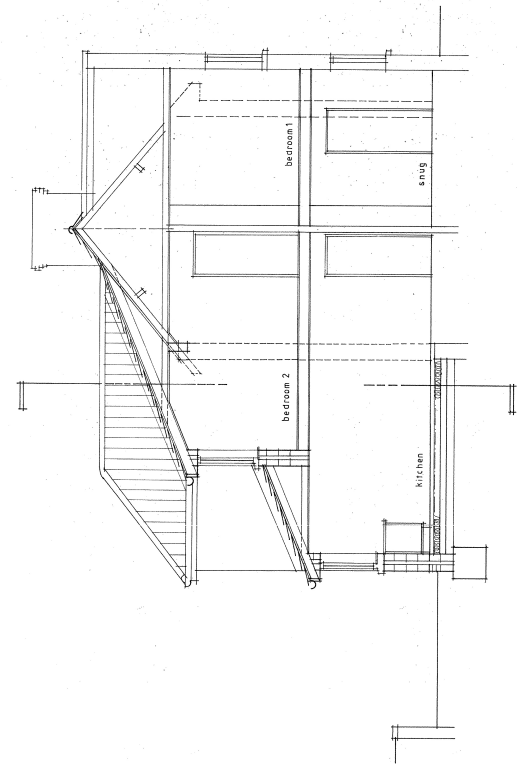
1. Standard time limit;
2. In accordance with plans;
3. Materials to match

Informatives:

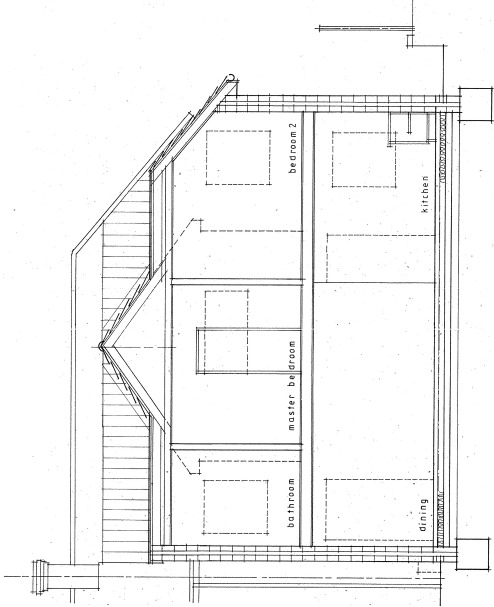
1. CIL

Article 31(1)(cc) statement

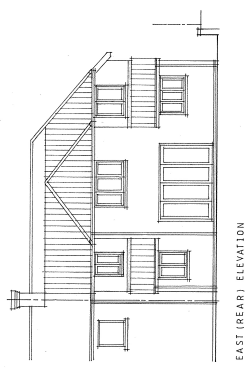
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



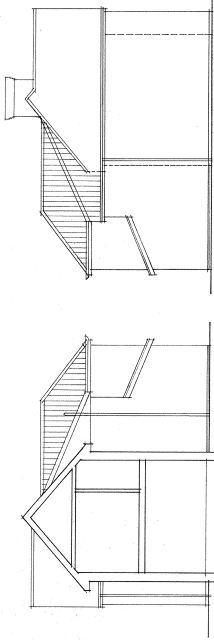
SECTION B B



SECTION C C

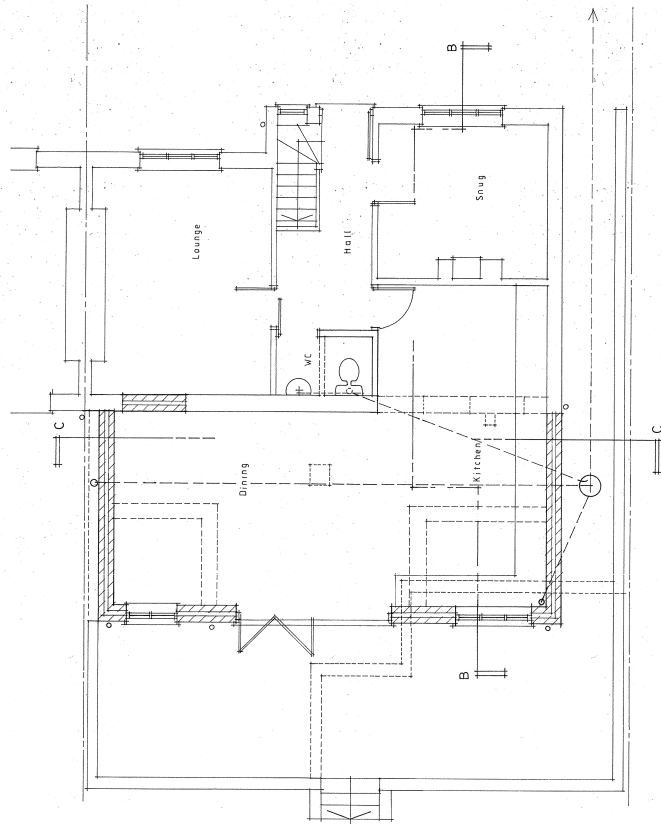


EAST (REAR) ELEVATION

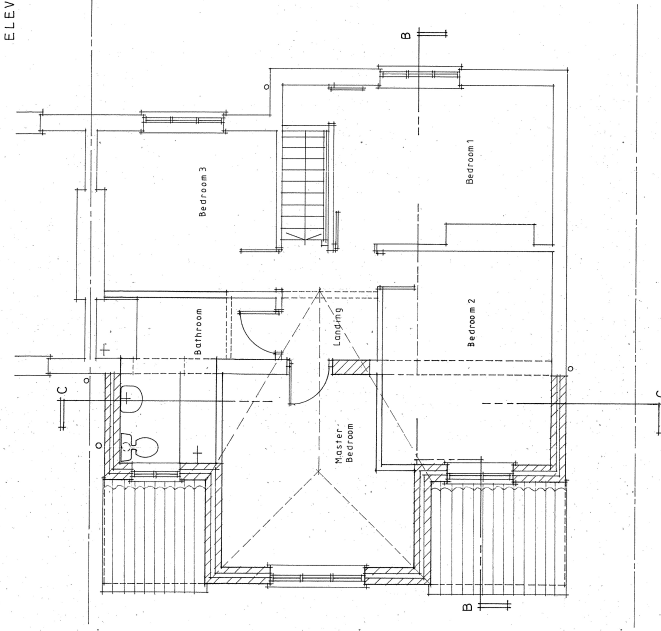


SOUTH (SIDE) ELEVATION ELEVATIONS

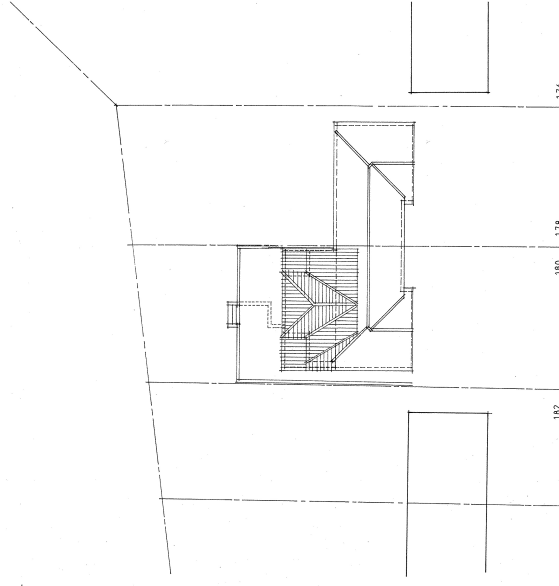
NORTH (SIDE) ELEVATION



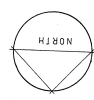
GROUND FLOOR LAYOUT PLAN



FIRST FLOOR LAYOUT PLAN



SITE / ROOF / BLOCK PLAN



DATE JUNE 2014

PROJECT 160 ANGEL ROAD NORWICH REAR EXTENSION

SCALE 1:50, 1:100

SUBJECT PROPERTY AS PROPOSED

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REVISIONS
A - REVISED FOR UPDATED PLANNING APPLICATION

DATE 00/12/014

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REV A

HDS

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