

**Report to** Planning applications committee

**Item**

9 February 2017

**Report of** Head of planning services

**Subject**

Application no 16/01753/F - 60 Denmark Road, Norwich  
NR3 4JS

**4(i)**

**Reason**

**for referral**

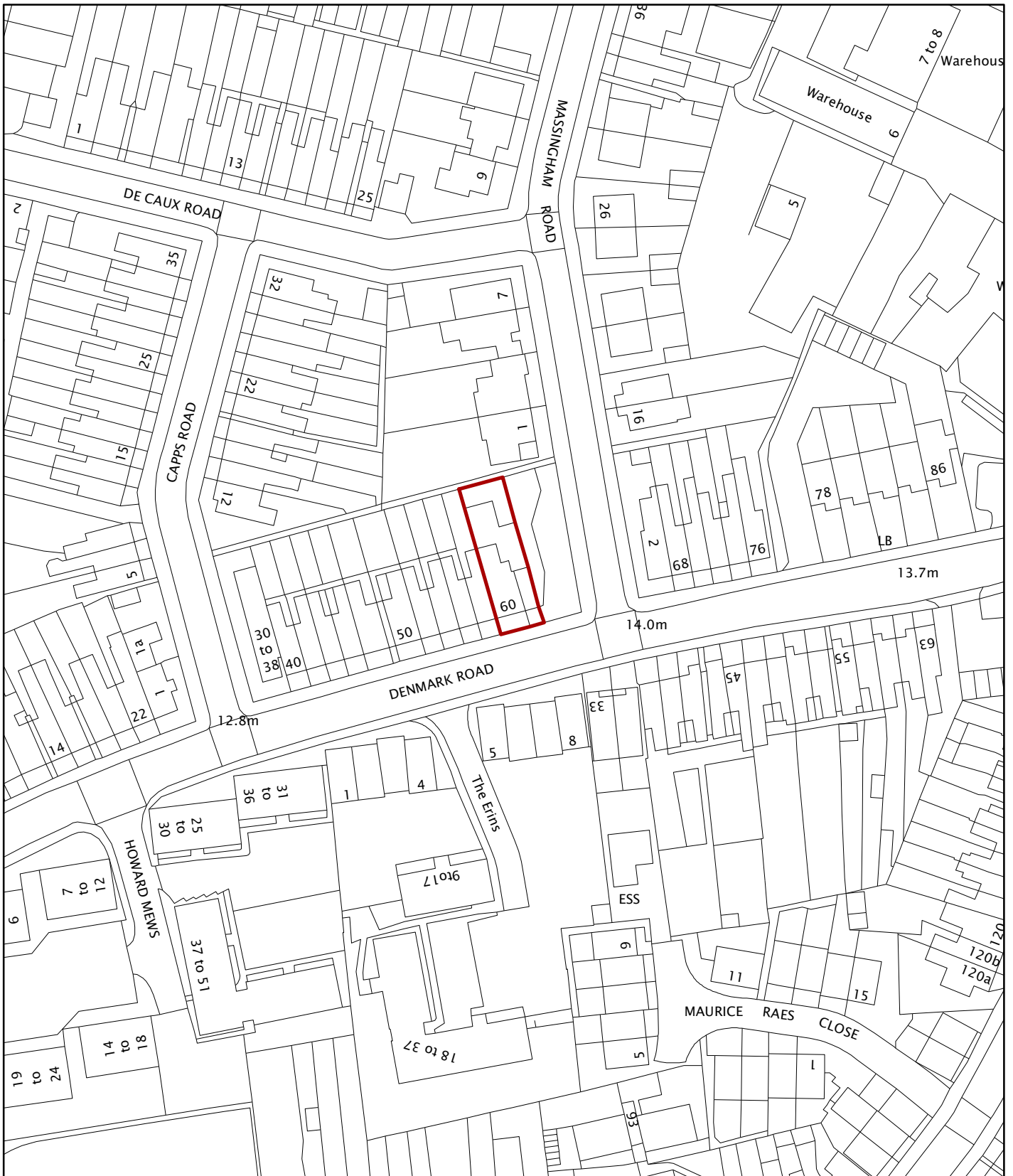
Member of staff application

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

<b>Development proposal</b>		
Rear extension and associated alterations to party wall.		
<b>Representations</b>		
Object	Comment	Support
0	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Scale and Design	The impact of the development on the character and appearance of the property and surrounding area.
2 Residential Amenity	The impact of the development of neighbouring properties and occupiers of the subject property
<b>Expiry date</b>	2 February 2017
<b>Recommendation</b>	Approve



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Planning Application No 16/01753/F

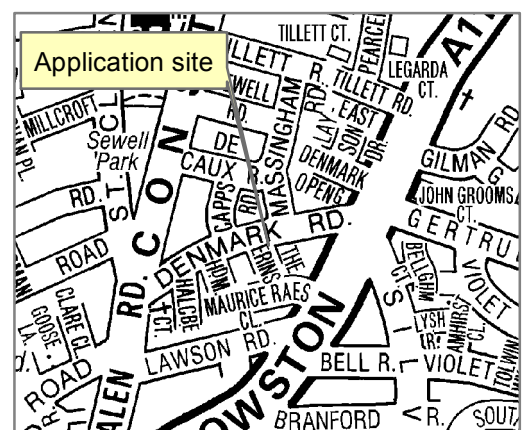
Site Address 60 Denmark Road

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on the north side of Denmark Road to the north of the city. The subject property is an end of terrace two storey dwelling constructed circa 1900 using red bricks and clay pantiles. The property differs from typical terrace properties as it features a larger first floor built over a covered yard area accessed via timber doors to the front and rear. The rear garden area is predominantly concrete hardstanding and contains two original outbuildings. The property has previously been extended by way of single storey rear extensions.
2. The site is bordered by the adjoining terrace property to the west, no. 58 Denmark Road which shares a projecting two storey gable projection and single storey extension beyond. To the east of the site are several large advertisement boards which face Massingham Road beyond. The prevailing character of the surrounding area is predominantly residential with a mixture of older and more modern terrace type properties and larger flats, many of which have been altered or extended.

## Constraints

3. There are no particular constraints.

## Relevant planning history

4. There is no relevant planning history.

## The proposal

5. The proposal is for the removal of the existing single storey lean to extension and for the construction of a single storey rear extension to wrap around the existing single storey rear extension.

## Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	Single
Max. dimensions	See attached plans
<b>Appearance</b>	
Materials	White uPVC windows and doors  Forticrete roof tiles (to match existing)  Colourwash render walls

## **Representations**

6. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

## **Consultations**

7. No consultations have been undertaken.

## **Assessment of planning considerations**

### **Relevant development plan policies**

8. **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
9. **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

### **Other material considerations**

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
  - NPPF0 Achieving sustainable development
  - NPPF6 Delivering a wide choice of high quality homes
  - NPPF7 Requiring good design

### **Case Assessment**

11. 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**

12. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
13. The proposed extension is to be built to the rear of the main section of the original dwelling, so that the covered yard area remains unaltered. The proposal is to extend 2m beyond the rear wall of the existing single storey section and 2m to the

side, effectively squaring of the footprint of the rear sections of the property. The extension features a sloping roof with an eaves height of 2.7m and a maximum height of 3.4m. The proposal also includes reducing the height of a shared parapet wall with no. 58.

14. The proposed extension is to create a larger kitchen and utility area which is to feature a new set patio doors and two no. roof lights to the rear. A further roof light is to be installed on the new side facing roof slope as well as two small windows serving a new toilet and utility space. A new door is also to be installed on the side elevation, replacing the existing lean to entrance.
15. The extension is to be finished using roof tiles which match the appearance of the existing roof tiles and colour washed render to match the existing rear walls.
16. The proposed extension is considered to be of an appropriate scale and design, impacting very little on the overall appearance of the subject property or surrounding area. The squaring off of the existing rear sections will enhance the overall appearance of the rear yard area as an improved internal layout and more uniformed external appearance is created. The proposal is therefore considered to be acceptable in design terms.

#### **Main issue 6: Amenity**

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. The proposal will have very little impact on the residential amenities of the occupiers of neighbouring properties with only no. 58 noticing any change. The proposal is of a scale and location which will ensure that no overlooking, loss of privacy, overshadowing, loss of outlook or loss of light will occur.
19. The proposal will assist in enhancing the residential amenities of the occupiers of the subject property as both the internal and external living spaces are improved. The proposal is therefore considered to be acceptable in amenity terms.

#### **Equalities and diversity issues**

20. There are no significant equality or diversity issues.

#### **Local finance considerations**

21. 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.
22. 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.
23. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

24. The proposal will result in an extended dwelling which is of an appropriate scale and design, having very little impact on the character of the original dwelling and that of the surrounding area.
25. The proposal will have no detrimental impacts on the residential amenities of neighbouring properties.
26. 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.

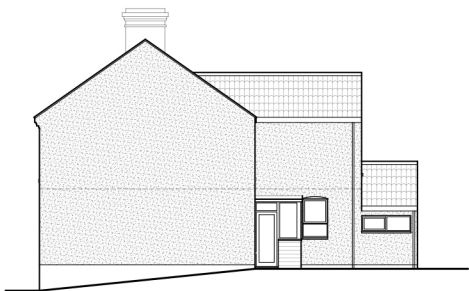
## **Recommendation**

To approve application no. 16/01753/F - 60 Denmark Road Norwich NR3 4JS and grant planning permission subject to the following conditions:

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

## **Article 32(5) Statement**

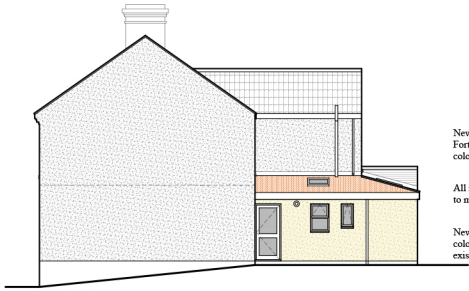
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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



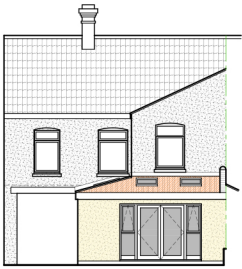
EXISTING SIDE (East) ELEVATION - 1:100



EXISTING REAR (North) ELEVATION - 1:100



PROPOSED SIDE (East) ELEVATION - 1:100



PROPOSED REAR (North) ELEVATION - 1:100

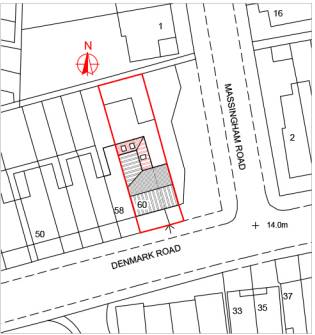
New 15 degree roofslope to be clad with Forticrete Centurian low-pitch roof tiles of colour to match those of main roof.

All new windows and doors to be white uPVC to match existing.

New extension walls to be finished with colour-washed render to match those of existing rear walls.

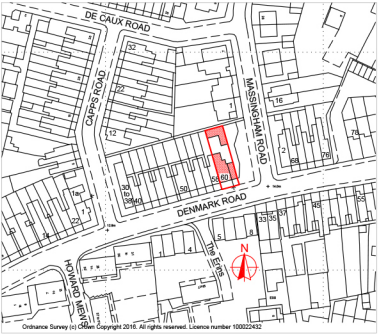
Existing party parapet wall to be reduced in height once new roof works are complete to maintain stability. Making sure that attached neighbouring roofslope is not disturbed!

3no. roof windows to be installed to provide additional daylight to internal space.

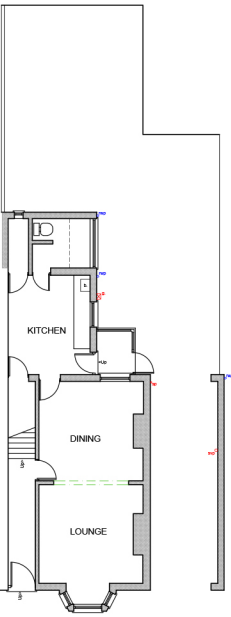


BLOCK PLAN - 1:500

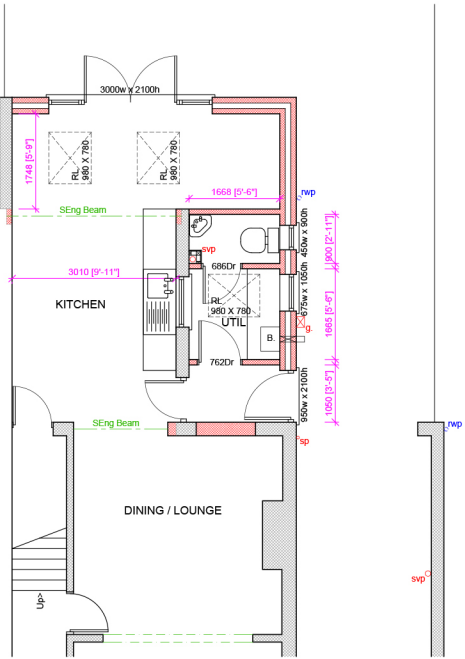
Proposed extension hatched in red



SITE LOCATION PLAN - 1:1250



EXISTING GROUND FLOOR PLAN - 1:100




PROPOSED PART GROUND FLOOR PLAN - 1:50

Contractors **MUST** check all dimensions on site.  
Only figured dimensions are to be worked from.  
Any discrepancies **MUST** be reported to architect **BEFORE** proceeding.  
If in doubt **ASK**.  
This drawing is copyright, and is **NOT** to be copied, scanned or reproduced without the written consent.  
Construction (Design & Management) Regulations 2015  
It has been presumed that the 'principal designer duties', as detailed in the above (CDM Regs) have either been taken on by the client or their chosen contractor.  
This means that the person who prepared these detailed drawings for the proposed works has **NOT** been deemed to have been appointed as a 'designer' (including principal designer) and therefore is **NOT** responsible for the various duties placed on designers as set out in Regulation 9 and 10 of the above regulations.

## PRELIMINARY

ANY WORK STARTED ON SITE IS AT YOUR OWN RISK  
UNTIL ALL APPROVALS AND CONSENTS ARE GRANTED

Rev	Description	Initial	Date
<b>GJ Building Surveying Services</b>  <ul style="list-style-type: none"><li>New Build, Conversion, Alteration and Extension Design</li><li>Building Surveys</li><li>Measured Surveys</li><li>Planning &amp; Building Regulation Submissions</li><li>Project Management</li><li>Party Wall Matters</li><li>Residential, Commercial and Industrial</li></ul> PO Box 1044, NORWICH, NR13 3XR T 01493 751137 W www.gjbs.co.uk E mail@gjbs.co.uk			
Issued For	Comment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tender	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Record	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Client	Mr T BROWN		
Project	REAR EXTENSIONS & ALTERATIONS TO 60 DENMARK ROAD NORWICH NORFOLK NR3 4JS		
Title	EXISTING & PROPOSED PLANS & ELEVATIONS, BLOCK AND SITE LOCATION PLANS		
Info	Local Authority	NORWICH CC	Date Apprd
	Planning Ref	-	-
Date	NOV 2016	Job No.	Dwg No.
	AS SHOWN	GJ/16/1716	02
Scale	G		
Drawn By	-		