

Report for Resolution

Report to Planning Applications Committee
Date 31 March 2011
Report of Head of Planning Services
Subject 11/00034/F 71 Melrose Road Norwich NR4 7PW

Item
5(9)

SUMMARY

Description:	Erection of single and two storey pitched roof rear extensions.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Mrs Joy Brown 01603 212542
Date of receipt:	7th January 2011
Applicant:	Miss Elizabeth Wurr
Agent:	Mr Glen Preston

INTRODUCTION

The Site

Location and Content

1. The site is situated on the south east side of Melrose Road near the junction with Upton Road. The property is a detached two storey house in a row of four fairly similar houses. The surrounding area is predominately residential with a range of house types.
2. The property has a detached garage to the south west and the property has previously been extended with a single storey extension and a conservatory to the rear of the dwelling.

Constraints

3. None

Topography

4. The site is flat

Planning History

5. No recent planning history

Equality and Diversity Issues

There are equality and diversity issues. Both the applicant and the applicant's sister (who will both reside at the property should permission be granted for the extension) are registered disabled and require significant levels of care. The current property has a narrow L shaped staircase which is fitted with a stair lift. Due to mobility problems the applicant is unable to use the current stair lift. The proposed development involves the removal of the existing staircase and stair lift and to provide a wider single flight staircase and lift that would suit both sisters. The proposed layout will enable both sisters to maintain the area of living accommodation to which they are accustomed and also retain a level of privacy.

The Proposal

6. The proposal is for the erection of a first floor extension above part of the existing ground floor extension and a single storey extension to the rear of the original dwellinghouse. The single storey extension will provide additional living accommodation and the proposed first floor extension will be used to reposition and enlarge the third bedroom. The existing third bedroom is currently situated at the front of the property and this will be used as the replacement bathroom. The staircase has also been widened to provide a wider single flight staircase.
7. The proposed single storey extension is 3.85m in width and 3.65m deep. The rear wall of the extension will protrude the same distance as the existing rear extension. The height of the single storey extension is 2.4m to the eaves and 4m to the ridge, which is the same as the existing ground floor extension.
8. The two storey extension is 3.45m in width and 3.65m deep. The eaves of the first floor extension are the same height as the eaves of the original dwellinghouse and the hipped roof has a ridge height of 6.4m. The extension does not protrude beyond the side elevation of the original dwellinghouse and as such is not visible from the highway. The single storey extension is 0.9m from the boundary of the property to the north east (69 Melrose Road) and the two storey extension is 4.5m from the boundary of 15 Upton Road and 4m from the boundary with 69 Melrose Road.

Representations Received

9. 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.
- 10.

Issues Raised	Response
The two storey extension will encroach and overlook neighbouring gardens and would negatively affect the feeling of space and privacy. There have been other two storey extensions in neighbouring houses which give this feeling.	See paragraph 12
Given the south facing aspect, the height of the two storey extension will mean that the garden of 69 Melrose Road will be in	See paragraph 13

shadow far earlier than now and the first floor bathroom will suffer from light deficiency in the second half of the day.	
The two storey extension will further block the light to the kitchen of 15 Upton Road which already suffers from poor light due to the existing extension and garage at 71 Melrose Road.	See paragraph 13
The second storey windows on the south west elevation are currently stained glass and frosted glass. These should stay this way as clear glass windows would allow a direct view into the kitchen at 15 Upton Road and affect privacy.	See paragraph 12
The plans inaccurately show the position of the drains. There have been blockages in the past and an additional bathroom will increase the likelihood of blockages occurring.	This is not a material planning consideration. It is a matter for building control.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

Relevant Local Plan Policies

HBE12 – High Quality of Design

EP22 – General amenity

Local Development Framework

Policies of the emerging Joint Core Strategy (JCS) as amended by the inspectors report of 27 February 2011, likely to be adopted on 24 March 2011

Policy 2 – Promoting good design

Principle of Development

11. The provision of a single storey and a first floor extension is acceptable in principle and several of the neighbouring properties have already been extended. As such the main considerations are impact upon residential amenity and design.

Neighbour amenity

12. With regards to residential amenity, the main issues are overlooking, overshadowing and loss of light. As there are no windows proposed in either of the side elevations of both extensions and the plans do not indicate that any of the existing windows in the side elevations are to be replaced with clear glass, it is not considered that there will be additional impact in terms of overlooking and loss of privacy from the development.
13. The proposed first floor extension is a significant distance from both the properties to the north-east and south-west (69 Melrose Road and 15 Upton Road respectively). As such, although it is acknowledged that it may cause some overshadowing and loss of light later in the day to the garden of 69 Melrose Road, this is only likely to be minimal and at an

acceptable level, particularly as it will not affect any of the main habitable rooms and as the property has previously been extended. With regards to 15 Upton Road, due to the orientation and positioning, it is not considered that the proposal will have a material impact on their living conditions taking into consideration overshadowing and loss of light.

14. In summary, due to the scale, mass and height, the distances involved and the boundary treatments, both the single storey and the first floor extensions are considered unlikely to have a material impact on the living conditions of neighbouring properties, taking into consideration overlooking, loss of light and overshadowing.

Design

15. With reference to design, it is considered that the appearance of the extensions ties in with the original dwellinghouse. The height, scale, mass, form, choice of materials and design details are all considered appropriate and are in keeping with the existing dwelling.

Conclusions

16. It is considered that the design is in keeping with the appearance of the property and that the proposal is unlikely to have an adverse impact either on the immediate neighbours or the area. As such the proposal accords with the criteria set out within policies HBE12 and EP22 of the City of Norwich Replacement Local Plan and policy 2 of the emerging Joint Core Strategy.

RECOMMENDATIONS

To approve Application No (11/00034/F, 71 Melrose Road, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with plans
3. Facing and roofing materials to match

(Reason for approval: The decision is made with regard to policy HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version, November 2004, policy 2 of the emerging Joint Core Strategy and all material considerations. The extensions are of good design and will not have any adverse impact on the neighbouring properties.)



© Crown Copyright and database right 2011. Ordnance Survey 100019747.

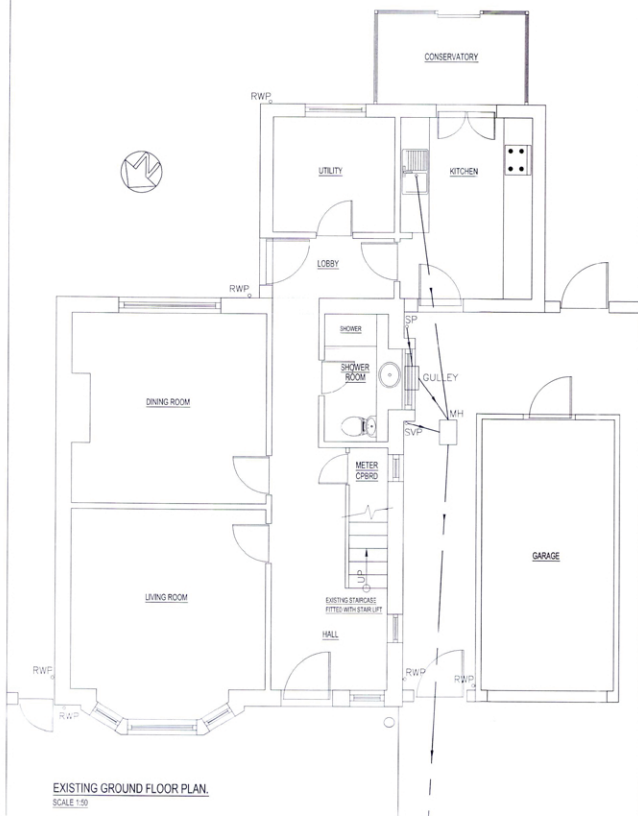
Planning Application No 11/00034/F
 Site Address 71 Melrose Road, Norwich, NR4 7PW
 Scale 1:1,000



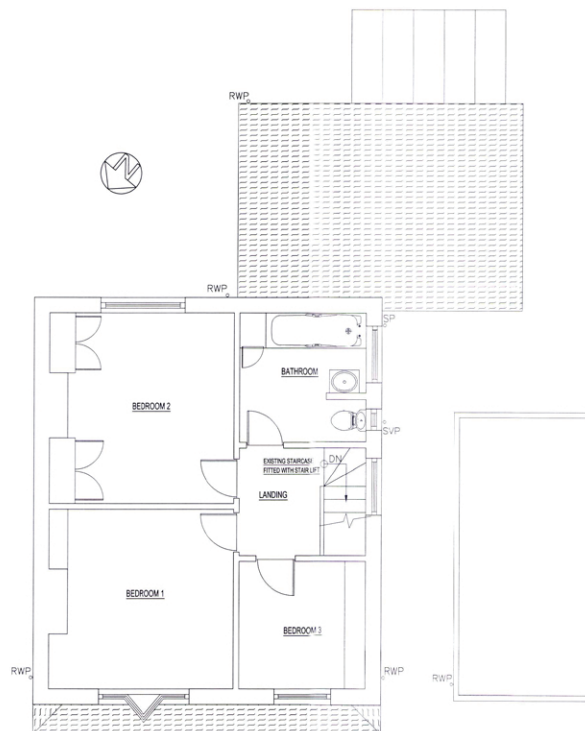
NORWICH
 City Council

PLANNING SERVICES

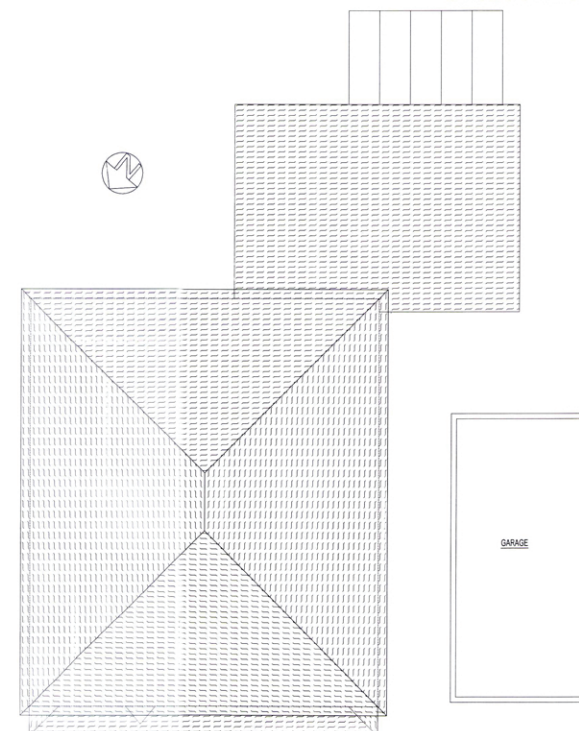




EXISTING GROUND FLOOR PLAN.
SCALE 1:50

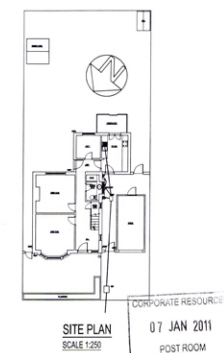


EXISTING FIRST FLOOR PLAN.
SCALE 1:50



EXISTING ROOF PLAN.
SCALE 1:50

DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors



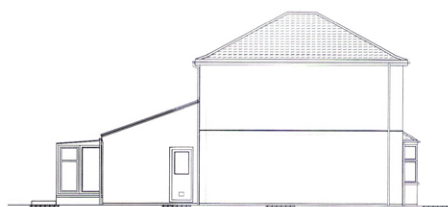
1100034F



EXISTING REAR (SOUTH-EAST) ELEVATION.
SCALE 1:100



EXISTING FRONT (NORTH-WEST) ELEVATION.
SCALE 1:100



EXISTING SIDE (NORTH-EAST) ELEVATION.
SCALE 1:100



EXISTING SIDE (SOUTH-WEST) ELEVATION.
GARAGE OMITTED FOR CLARITY
SCALE 1:100

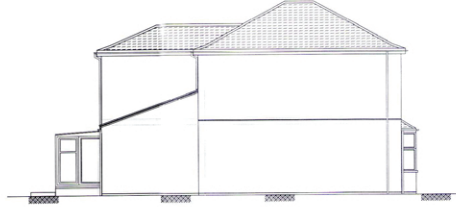
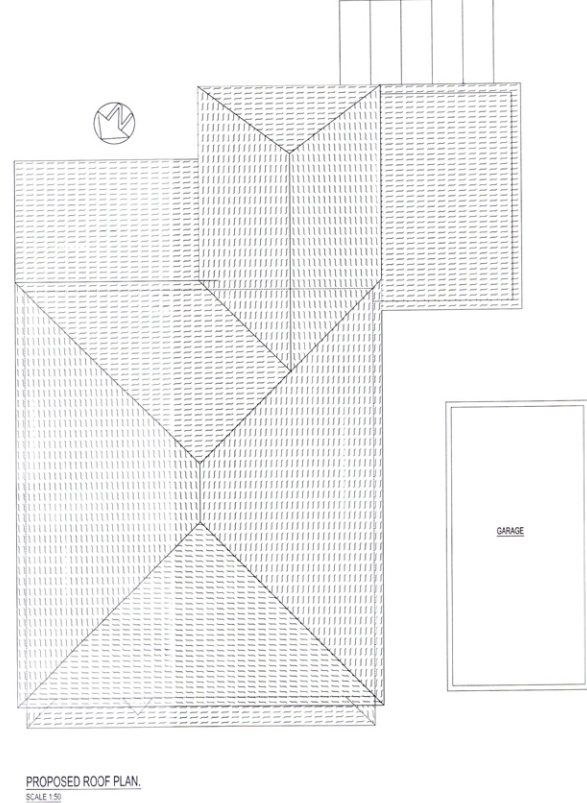
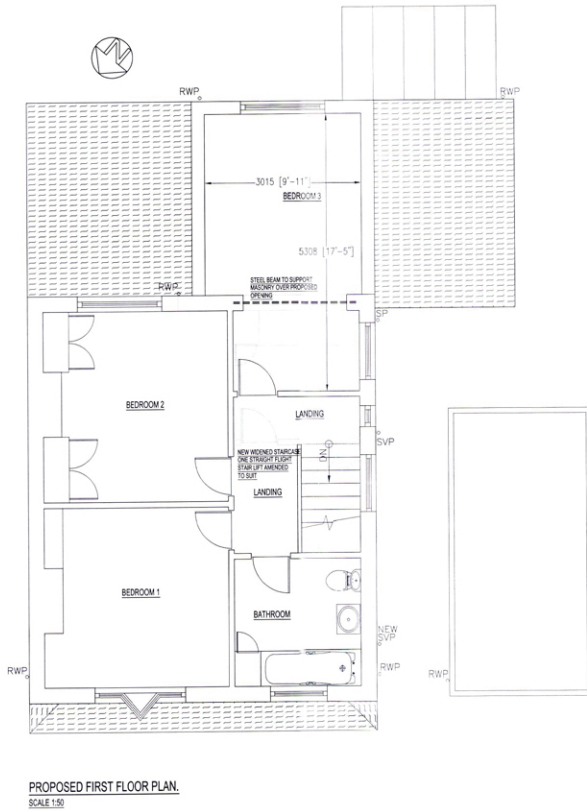
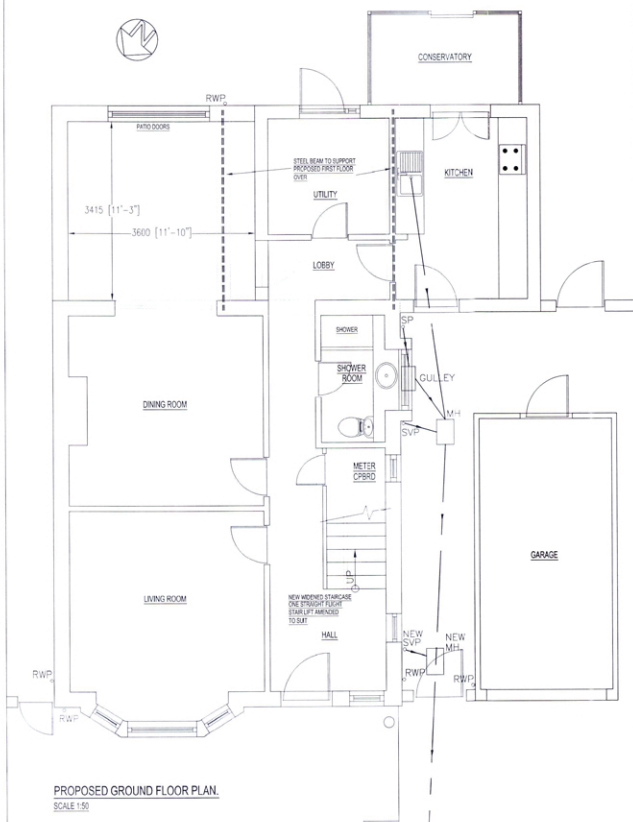
GP DRAFTING SERVICES
PLANNING & BUILDING REGULATIONS
Glen Preston
CAD Technician
19 Long Lane, Stoke Holy Cross, Norwich, NR14 8LY.
Tel: 01508 492518. M: 07881902445.

PROPOSED ALTERATIONS & EXTENSIONS AT
71 MELROSE ROAD, NORWICH, NR4 7PW.
FOR Miss WURR.

Drawing Title:
EXISTING FLOOR PLANS & SITE PLAN.
EXISTING ELEVATIONS

Scale at A1	Drawn By	Date	Checked By	Date	Approved By	Date
As noted		Nov 2010				
Project No.	Office	Type	Drawing No.	Revision		
			WURR 1			
APPROVAL	INFORMATION	TENDER	CONTRACT	CONSTRUCTION		

PRELIMINARY : FOR PLANNING PURPOSES ONLY.



1100034F

CORPORATE MEMBERSHIP
07 JAN 2011
POST ROOM

REV A - 15/12/2010 : Revised in accordance with comments from
Norwich City Council Planning Department dated 13/12/2010.
Enquiry Application No : 1001978-1.

GP DRAUGHTING SERVICES
PLANNING & BUILDING REGULATIONS
Glen Preston
CAD Technician
19 Long Lane, Stoke Holy Cross, Norwich, NR14 8LY.
Tel: 01508 492518. M. 07881902445.

PROPOSED ALTERATIONS & EXTENSIONS AT
71 MELROSE ROAD, NORWICH. NR4 7PW.
FOR Miss WURR.

Drawing Title:
PROPOSED FLOOR PLANS.
PROPOSED ELEVATIONS.
SCHEME 2

Scale at A1	Drawn By	Date	Checked By	Date	Approved By	Date
AS NOTED		Nov 2010				
Project No.	Office	Type	Drawing No.	Revision		

WURR 2
A

APPROVAL ☐ INFORMATION ☒ TENDER ☐ CONTRACT ☐ CONSTRUCTION ☐

PRELIMINARY : FOR PLANNING PURPOSES ONLY.