

Report to Planning Applications Committee

Item

9 June 2022

Report of Head of Planning & Regulatory Services

Subject Application no 22/00134/F 27 Beatrice Road, Norwich
NR1 4BB

5b

**Reason
for referral** Called in by ward councillor

Ward	Thorpe Hamlet
Case officer	Danni Howard - 01603 989423 dannihoward@norwich.gov.uk
Applicant	Ms Black

Development proposal		
Single storey side extension and installation of rear dormer.		
Representations – 1st round		
Object	Comment	Support
10	0	0
Representations – 2nd round		
Object	Comment	Support
0	1	0

Main issues

1

2

Expiry date

Recommendation

Key considerations

Design

Amenity

15 June 2022 (extended from 24 March 2022)

Approve



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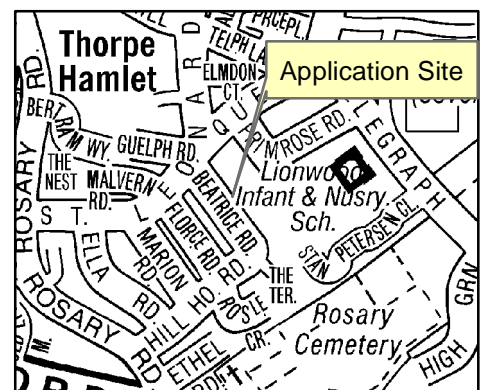
Planning Application No 22/00134/F
Site Address 27 Beatrice Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is a two-storey, terraced dwellinghouse located on the northeast side of Beatrice Road, a narrow, tree-lined street east of the city centre. The street is residential, characterised by evenly sized Victorian terraces featuring sash windows, red brick and clay pantiles, with largely unaltered frontages set back from the highway by small courtyard gardens.
2. The rear of the site is constructed over an 'L' shape, with a two-storey outcrop and adjoining single storey outcrop on the southeast side of the property which is mirrored across the terrace. The subject property and surrounding neighbours within the terrace have long, bisected rear gardens which rise very steeply to the rear of the site and are generally levelled out in sections.
3. The site is bordered on the northwest side by 29 Beatrice Road and on the southeast side by no. 25. The rear of the site is bordered by terraced properties on Primrose Road to the northeast.

Constraints

4. There are no additional site constraints.

Relevant planning history

5. The records held by the city council show no relevant history for the site.

The proposal

6. Single storey rear and side infill extension with flat roof. Height = 2.55m, Width = 1.9m, Depth = 3.9m. The roof will have a parapet design to the side adjacent the neighbouring property, with sunken rooflights running the length of the extension, adjacent the existing building. External materials have not been specified.
7. The existing single storey outcrop will have its rear window replaced and rear external wall and roof materials altered to match the extension.
8. Flat roof rear dormer with double doors and obscure glazed Juliet balcony. Height = 2.15m, Width = 4.8m, Depth = 3.25m. Materials are proposed to be grey cladding however the cladding type and colour have not been specified.
9. The proposal originally included a first-floor extension over the existing single storey outcrop, which was noted as a point of concern in letters of objection and was removed from the application following officer comments. The single storey side extension was also revised from a fully glazed lean-to roof to the current flat roof following officer comments with amenity concerns.

Representations

10. Adjacent and neighbouring properties have been notified in writing. Ten 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.

11. Ten letters of representation were received during the consultation of the original proposal as described in paragraph 9. A re-consultation was undertaken for the revised scheme and one further letter from an existing contributor was received at the time of writing this report.
12. The application is being brought before Planning Applications Committee because it has been called in by Councillor Price, the local member for Thorpe Hamlet.

Issues raised	Response
Loss of light to neighbouring properties and gardens by the first floor extension.	The first floor extension has been removed from the proposal.
The proposed extensions are alien for the area and will be highly visible.	See main issue 1 – design.
Use of metal cladding and excessive glazing is not in-keeping with Victorian property or neighbouring terrace.	The amount of glazing has been reduced. See main issue 1 – design.
Noise generated by people using the bathroom and A/V space in the bedroom within the converted attic will cause disturbance to adjoining neighbours.	The internal conversion of the attic into additional living space does not require planning permission. The general day-to-day noise of people using the space as a bedroom/bathroom is part of a normal terraced-living experience. Excessive levels of noise would be reported as an environmental health issue.
The scale of the rear dormer will block light to adjoining properties.	See main issue 2 – amenity.
Proposed extensions will severely reduce light and privacy to neighbouring properties.	The first floor extension has been removed from the proposal. See main issue 2 – amenity.
Steep rear gardens will have direct line of sight with rear dormer and first floor extension.	See main issue 2 – amenity. First floor extension has been removed from proposal.
The length of the side extension will present an overbearing structure and loss of outlook to the adjacent neighbour.	See main issue 2 – amenity.
Leaf litter and debris could build up between side extension wall and fence, causing damp.	Under the revised proposal, the extension is proposed to be built against the existing fence and would not leave room for a build-up of leaf litter/debris.
The potential for guttering overhanging the boundary will cause flooding and damp if not regularly maintained.	Guttering is proposed to be inset into the roof and is not proposed to overhang the boundary.
The glazed single storey roof as originally proposed would cause substantial loss of privacy and increased light pollution at night into adjacent property no. 29.	The glazing layout and roof form has been revised. See main issue 2 – amenity.
Insertion of first floor side window will cause loss of privacy.	This was removed from the proposal along with the first floor extension.
The scale of the rear dormer is very prominent and not in-keeping with other houses in the terrace.	See main issue 1 – design.

Issues raised	Response
Insertion of 2no. velux windows to front roofslope are not in-keeping with the terrace.	The proposed windows meet the requirement of Schedule 2, Part 1, Class C of the Town and Country (General Permitted Development) Order (GPDO) and do not require planning permission.
Concerns regarding the stability of the internal loft structure to be converted.	This is a Building Regulations issue and would be covered in an application for Building Control.
Victorian gully positioned against boundary does not lead to a drain but could cause water runoff and subsequent damp issues if blocked by proposed extension. Footings of the proposed side extension could affect and would be affected by the existing gully and soakaway.	The site is not within a Critical Drainage Catchment and there is no evidence to suggest surface water runoff in the neighbouring site will be negatively impacted. Underground drainage is a building control issue.
Noise and debris from construction will cause disturbance and potential damage to neighbouring properties.	Disturbance as a result of construction is not a material planning consideration. Damage as a result of construction is a civil matter.
Juliet balcony proposed on the dormer will be overbearing and cause a loss of privacy for neighbours in their gardens.	See main issue 2 – amenity.
Concern shared sewage pipes will not cope with additional bathroom.	The internal conversion of the loft to provide a bathroom does not require planning permission.
The proposed extensions will set an unwanted/unacceptable precedent within the street.	See main issue 1 – design.
The side extension will completely cut off light to neighbouring property no. 29.	See main issue 2 – amenity.

Consultation responses

13. No consultations have been undertaken as part of this application.

Assessment of planning considerations

Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
15. **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

16. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF12 Achieving well-designed places

17. Advice Notes and Guidance

- Extensions to houses advice note September 2012

Case Assessment

18. 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 Policy Framework (NPPF), the Council's 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

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 126-136.
20. The rear dormer will create a volume of 16.77m³ and meets the size requirements to be considered permitted development under Schedule 2, Part 1, Class B of the GPDO, however permission is required as the existing materials are not proposed to be similar in appearance to the existing.
21. Materials have not been specified within the revised proposal but are indicated to be a dark grey colour for the rear dormer. Concerns have been raised that this will appear incongruent with the surrounding terrace. Due to the nature of the terrace with the steep rear gardens, the dormer will be visible from across the rear of the terrace. A lighter colour choice would soften the appearance of the dormer within the roofscape however the grey colour choice could offer a contemporary contrast with the historic red brick and tiles that would tie in with the materials of the ground floor extension. The materials will increase the impact of the dormer on the visual character of the property and neighbouring terrace and as such it would be appropriate to control the materials with a condition requiring approval of details.
22. The side extension in its revised form presents a contemporary addition to the rear elevation that will continue the eaves height of the existing single storey outcrop and does not appear out of scale with the existing dwelling. The height against the boundary is higher than the eaves height of the pitched roof originally submitted. The roof is sectioned, with the glazed area adjacent the original house sited lower than the solid roof materials, forming an intentional visual gap in the roofline of the rear elevation.
23. Materials for the side extension have also not been specified but will be continued onto the existing single storey outcrop. The roof materials are shown to be a colour to match the external walls of the rear dormer, which would work with the contemporary design of the extension. As stated above, it would be appropriate to add a condition requiring details of the materials to ensure a cohesive relationship between the extension and dormer.

24. Whilst the extension and dormer will be visible from the rear of the terrace due to the increasing ground level towards the rear of the terrace, it is important to note that the development is placed solely to the rear of the property and the proposals will not be visible from the public realm. The impact of the proposed development on the character of the street and wider area is therefore limited to the private amenity spaces rear of the terrace, and this impact is considered to be acceptable.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 129.
26. The revised proposal remains finely balanced in terms of its impact on neighbouring amenity, although that impact has been improved to a level that could be considered acceptable by the removal of the first-floor extension and revisions to the scheme.
27. Several concerns were raised regarding loss of light to neighbouring properties and their gardens by virtue of the proposed dormer. There may be some overshadowing later in the day to the smaller dormer adjacent at no. 25, however, as the rear roof slopes will remain in shadow for most of the day the impact is not considered harmful to a level that would warrant refusal of the application. Overshadowing from the dormer is more likely to cast over the roof slope of the outcrop of no.29 and will not significantly impact the first-floor rear facing window of no. 29. In any case, the size of the dormer is within permitted development limits and it is only the choice of non-matching materials that cause the dormer to need planning permission. It must therefore be noted that the fall-back position would be a dormer of the same scale but in matching materials.
28. The steep nature of the rear gardens will cause some line of sight between the dormer doors and neighbouring gardens. The Juliet balcony was revised to be obscure glazed, which will offer a higher level of privacy. There is considerable distance from the proposed Juliet balcony and neighbouring rear gardens which further mitigates the impact on overlooking both ways. The existing form of the rear gardens generally offer little privacy to the upper rear windows of all properties within the terrace and the scale of the dormer is not considered to significantly exacerbate the issue. Upper levels of the rear gardens will be somewhat screened by nearby deciduous trees when in leaf.
29. The side extension will not impact the residential amenity of any other properties within the terrace except the adjacent no. 29. The proposal will extend to the side up to the existing boundary fence and to the rear in line with the existing single storey outcrop. The revised roof height of 2.55m is 0.35m taller than the eaves height of the original proposal and will cause a small increase in overshadowing to the ground floor rear window. For a flat roof it is unlikely the roof could be lowered reasonably to further reduce the impact and maintain a useable internal head height. Using the BRE 45-degree rule as a guiding point against the revised height of the extension, the level of overshadowing is close to the centre point of the rear window, and although there will be an impact on the amenity of the neighbours, the level of harm is considered to be acceptable. It should be noted that a 2m high boundary fence could be erected without planning permission and the proposed extension is only 55cm taller than that.
30. By retaining the boundary fence, which is approx. 1.8m tall, the visual impact of the extension from no.29 will be broken up and the appearance from the side and rear

will be less overbearing. As the extension maintains the eaves height of the existing single storey outcrop there will be no significant loss of outlook or skyline from the ground floor side facing windows of no.29.

31. The original roof form was proposed to be entirely glazed up to the boundary, which would have created an unacceptable loss of privacy to both occupants of the extension and the first floor window at no. 29. By revising the roof form to a flat roof there will be a parapet that will reduce the loss of privacy through the proposed rooflights to an acceptable level. The loss of privacy is further mitigated as the rooflights will be positioned over a walkway rather than dining room as originally proposed. The impact of light escaping through the rooflight in hours of darkness will also be reduced by the revised roof form.
32. The proposals will make a positive addition to the subject property and enhance the living conditions enjoyed by occupants without significantly affecting the external amenity space available to them. Subject to the amendments secured by officers, the proposals are considered to be acceptable in terms of their impact on neighbour amenity.

Other matters

33. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar

(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

34. There are no equality or diversity issues.

Local finance considerations

35. 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. 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. In this case local finance considerations are not considered to be material to the case.

Conclusion

36. The proposal will not cause an impact on amenity that warrants refusal of the application. There will be limited impact on the character of the surrounding area and the design will not harm the character of the property to a level that would warrant refusal of the application. 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

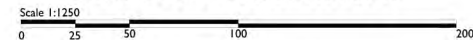
To approve application 22/00134/F 27 Beatrice Road, Norwich NR1 4BB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials.

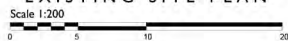
- General Notes:
- All dimensions are to be checked and confirmed onsite by the Contractor or sub-contractor responsible for the work or fixing prior to construction. Mistranscriptions are their own. Do not refer back to this drawing for construction purposes.
 - All work to conform to current Building Regulations, all current construction legislation and codes of practice.
 - Construction works to be completed in accordance with the Construction (Design & Management) Regulations 2015 (CDM).
 - This drawing is prepared solely for design and planning purposes and is not suitable for other Building Regulations or Construction purposes and should not be used as such.
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 - Where a structural element is shown this is for discussion purposes only. All structural details to be carried out by an appropriately qualified Structural Engineer.
 - All dimensions to refer unless otherwise specified.
 - All drawings are to be read in conjunction with specifications and drawings of all other construction approved and detailed with this project.
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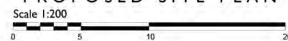
PROPOSED LOCATION PLAN



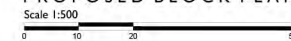
EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED BLOCK PLAN



KEY:

- Application Site Boundary
- Red Solid Line
- Existing Walls
- Black
- Proposed Walls
- Yellow
- Demolition
- Red Dashed Lines



BRITISH HOME DESIGN

ARCHITECTURE - INTERIORS - LANDSCAPES - VIRTUAL REALITY