

Report to Planning applications committee

Item

08 November 2018

Report of Head of planning services

Subject Application no 18/00338/F - 152 Gipsy Lane,
Norwich NR5 8AZ

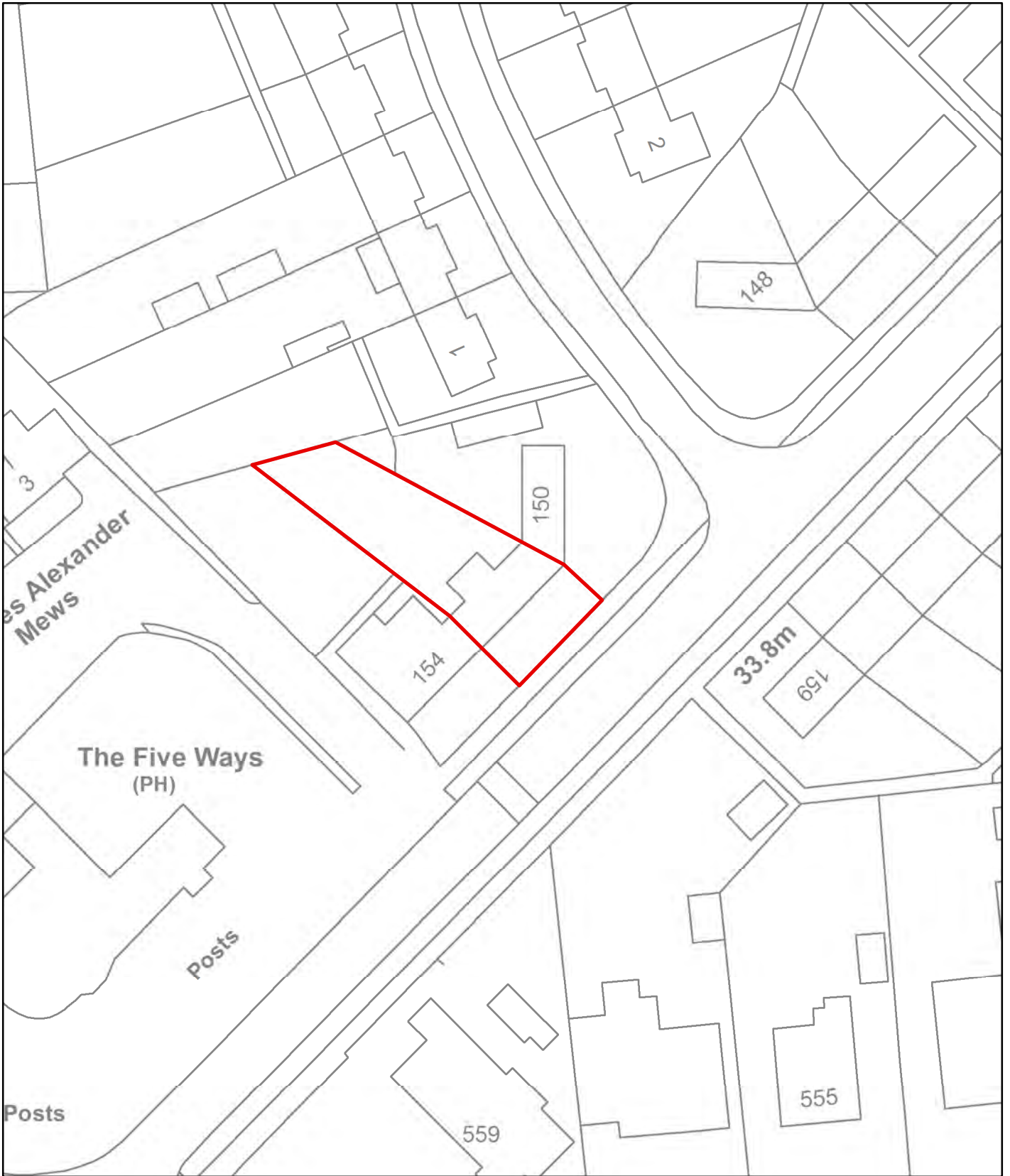
5(h)

**Reason
for referral** Objections

Ward:	Wensum
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Two storey and single storey rear extension to form 2 no. self-contained flats.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle	Provision of additional housing, subdivision
2 Design	Scale, materials, siting
3 Amenity	Light, privacy, indoor/outdoor space
4 Trees	Tree removal
5 Transportation	Parking and Servicing
Expiry date	15 May 2018
Recommendation	Approve



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Planning Application No 18/00338/F

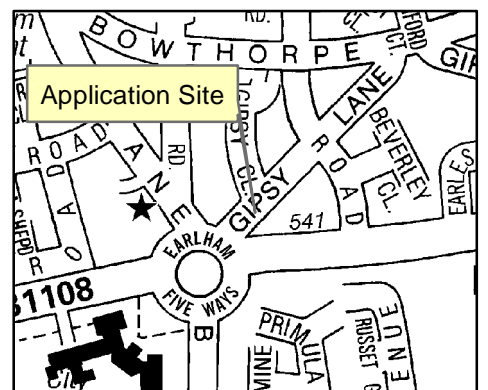
Site Address 152 Gipsy Lane

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is located on the North side of Gipsy Lane, West of the city centre. The property is of an unusual design at the front elevation with part of the property being rendered and part being brick and mock tudor detailing. The property adjoins No. 150 at an approx. 45 degree angle at the corner of Gipsy Lane and Gipsy Close. The property has an existing parking area to the front of the site. To the West of No. 154 is a passageway which provides access to the rear gardens of Nos. 154 and 152. The garden to the rear of the property is large with one tree located on the Western boundary in close proximity to the house. There is an existing conservatory at the rear of the property which would be demolished to make way for the proposal.

Constraints

2. There are no constraints on this site.

Relevant planning history

3. There is no relevant planning history.

The proposal

4. The proposal is for the construction of a two storey rear extension and a small porch to facilitate the subdivision of the property into two self-contained flats.

It should be noted that revised plans have been received to address officer and neighbour concerns. The assessment below is based upon the revised submission.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2 dwellings
Total floorspace	Ground floor – 58m² First floor – 52m²
No. of storeys	2 Storeys

Proposal	Key facts
Max. dimensions	5.40 x 5.10m 5.00m at eaves, 6.30m max. height
Appearance	
Materials	Render, tiles to match existing and uPVC fittings
Transport matters	
Vehicular access	As existing
No of car parking spaces	2 off-road spaces
No of cycle parking spaces	Space for cycle storage in rear garden shed
Servicing arrangements	Spaces for bin storage to front of property

Representations

5. Advertised on site and in the press. 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.

It should be noted that the representations summarised below were received in relation to the originally submitted scheme. Revised plans have been submitted and re-consulted on, however the below objections were not withdrawn or amended.

Issues raised	Response
Overbearing/unattractive structure	See Main Issue 2
Overdevelopment	See Main Issues 1 and 2
Loss of light	See Main Issue 3
Noise Disturbance	See Main Issue 3

Consultation responses

6. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Highways (local)

11. No objection on highway grounds. What provision is there for bin and bike storage?

Tree protection officer

21. Happy for the tree to be removed. Replacement planting elsewhere in the garden would be desirable.

Norwich Society

22. This is over development and the scale is appalling. We support the neighbours' objections.

Assessment of planning considerations

Relevant development plan policies

22. **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
 - JCS4 Housing delivery
24. **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
 - DM7 Trees and development
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

26. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF5 Delivering a sufficient supply of homes
- NPPF8 Promoting healthy and safe communities
- NPPF12 Achieving well-designed places
- NPPF15 Conserving and enhancing the natural environment

Case Assessment

28. 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

29. Key policies and NPPF paragraphs – DM12 and NPPF5.

30. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations detailed below given that:

- The site is not designated for other purposes;
- The site is not in a hazardous installation notification zone;
- The site is not in the late night activity zone;
- It does not involve the conversion of high quality office space; and
- It is not in the primary or secondary retail area or in a district or local centre.

31. Furthermore, this proposal does not compromise the delivery of wider regeneration proposals, does not have a detrimental impact upon the character and amenity of the surrounding area which cannot be resolved by the imposition of conditions (subject to more detailed assessment below), contributes to achieving a diverse mix of uses within the locality and contributes to providing a mix of dwellings within the area. The proposal is considered to make good use of the building through extension and conversion of existing residential space and would make a small contribution to housing supply in Norwich.

32. Therefore the proposal is considered to accord with policy DM12 (subject to assessment below) and is acceptable in principle.

Main issue 2: Design

32. Key policies and NPPF paragraphs – JCS2, DM3, NPPF 12.
33. The originally submitted proposal included the provision of a large flat roofed two storey and single storey extension to the rear of the property. This was considered to be incongruous in form to the main dwelling. Concerns were raised by objectors that the proposal would represent overdevelopment of the site.
34. Revisions to the scheme have been submitted which have reduced the scale of the extension at first floor and include a more appropriate pitched roof. It should be noted that similar extension was recently permitted at the neighbouring property 154 Gipsy Lane.
34. The proposal also includes a small porch to the front of the property to allow separate accesses to the ground and first floor flats. The porch would be of brick construction to match the right hand side of the front elevation.
35. Therefore the proposal is considered to be of an appropriate height, scale and form and would not be significantly detrimental to the character of the surrounding area.

Main issue 3: Amenity

36. Key policies and NPPF paragraphs – DM2, DM11, NPPF 8 and 12.
37. Concerns were raised that the proposal would result in loss of light and be overbearing to the neighbouring dwelling. As part of the originally submitted scheme, officers also raised concerns regarding these issues. Due to the angle at which 152 and 150 are joined, these properties have an awkward existing relationship with one another.
38. The revised submission includes a scaled back rear extension. The extension would maintain an approx. 3.30m gap to the boundary with the neighbouring property and would include a pitched roof design to minimise overbearing impacts. It is noted that the proposal would likely change the amount of light received to the neighbouring ground floor window. However, the revisions to the scheme have minimised this impact by reducing the scale of the extension and situating the two storey element along the opposite boundary.
39. The proposal is not considered to result in significant loss of light to No.154. The closest neighbouring window which would be affected by the development serves a first floor bathroom.
39. The rear extension does not include any new windows within the side elevations. New windows are proposed within the rear elevation of the extension however the level of overlooking is not considered to differ significantly from the current situation.

40. Concerns were also raised that the increased occupancy at the site would result in noise disturbance to the neighbouring properties. The existing property is a three bedroom house which could be occupied by up to six unrelated residents without requiring planning permission. The proposal includes the provision of 1 x 1 bedroom flat and 1 x 2 bedroom flat. Given the size of the proposed flats, the level of occupancy is not expected to differ significantly from that of the existing dwelling (or use of that dwelling under permitted development rights). Whilst the provision of two dwellings on the site would likely generate additional activity, this activity would be of a residential nature and therefore in keeping with the character of the surrounding area. Any anti-social noise disturbance is not a material planning consideration and would be dealt with as a separate matter by the Police/Environmental Protection.
40. The proposal would provide two flats which would both comply with overall national space standards. The future occupiers of the flats would benefit from good outlook and ample private rear garden spaces.
40. Therefore, on balance, the proposal is considered to have an acceptable impact on future occupier and neighbouring amenity.

Main issue 4: Trees

41. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
42. It was noted on site that there is one existing tree within the rear garden of the property. It is proposed to remove this tree in order to construct the extension. The Tree Officer has confirmed that they have no objection to the removal of the tree and suggested replacement planting would be beneficial. The replacement planting can be secured by condition.

Main issue 5: Transport

36. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
37. The proposal can provide a policy compliant level of on-site parking. The Transport Officer raised concern as the original submission did not include information regarding bin and bike storage provision. The revised proposal includes an assigned area for bins to the front of the site and a shed within each of the garden areas to provide covered and secure bicycle parking.

Compliance with other relevant development plan policies

43. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	The property is not located within a critical drainage area. The extension would be constructed in an area which is already largely hard surfacing/on the footprint of the existing conservatory. Therefore the proposal is unlikely to have a significant impact upon the surface water drainage situation of the site.

Equalities and diversity issues

45. There are no significant equality or diversity issues.

Local finance considerations

47. 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.

48. 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.

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

Conclusion

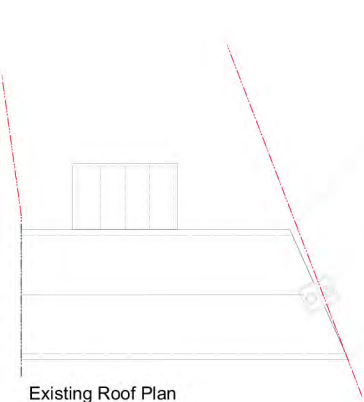
50. The proposal would provide a small contribution to housing supply in Norwich. The scheme has been revised to address concerns regarding overdevelopment and impacts upon neighbouring occupiers. The scheme would provide two flats of an appropriate size with ample outdoor space. The extensions have been designed to an appropriate height, scale and form.

51. Therefore, 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. 18/00338/F - 152 Gipsy Lane Norwich NR5 8AZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Replacement tree planting prior to occupation;
4. Bin and bike stores provided prior to occupation;
5. Water efficiency.



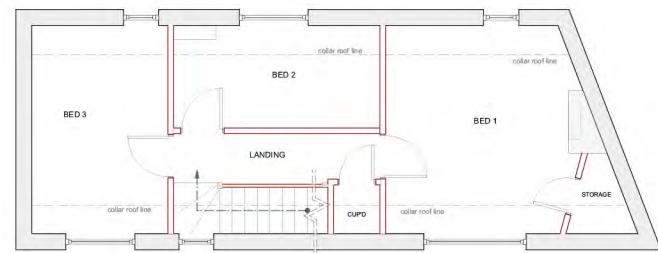
Existing Roof Plan
Scale 1:100



Existing Front Elevation
Scale 1:50



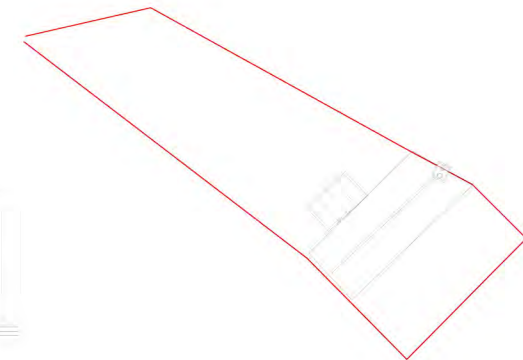
Site Location Plan
(Site boundary - Red
Ownership of adj. land - Blue)
Scale 1:1250



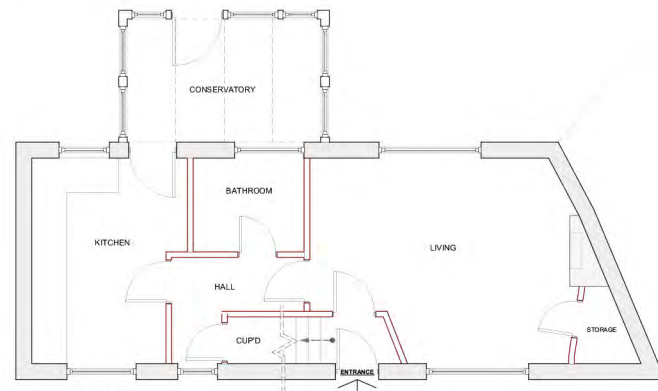
Existing FF Plan
Scale 1:50



Existing Rear Elevation
Scale 1:50



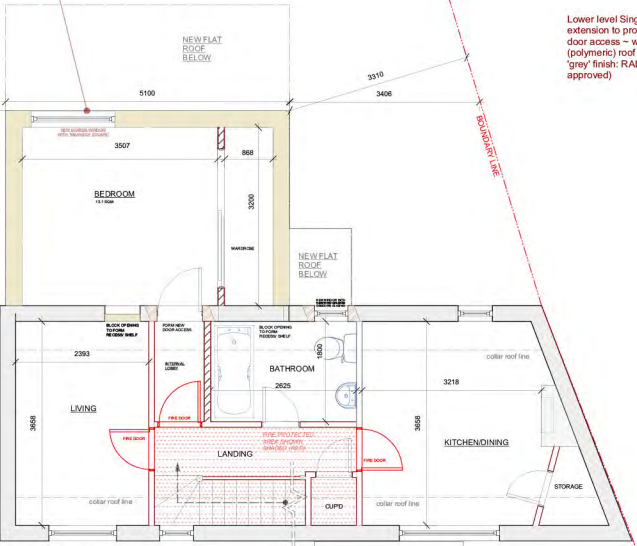
Site/Block Plan
Scale 1:200



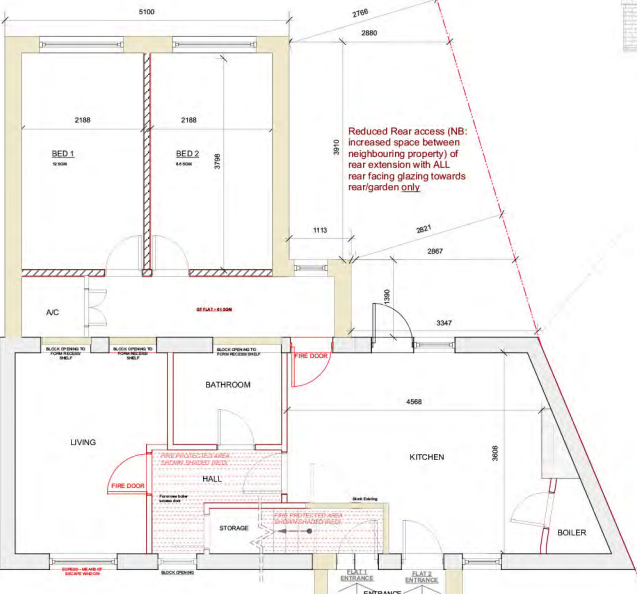
Existing GF Plan
Scale 1:50

atelier 27		228 plumstead road east thorpe st. andrew norwich, norfolk NR7 9HN	atelier 27 Tel: 01603 440634 Email: kristian@atelier27.co.uk
DETAIL: Existing Plans, Elevations & Site Location Plan		PROJECT: Rear Extension - 152 Gypsy Lane, Norwich	
Scale: 1:50/1250 @ A1	Date: Jan 2018	JOB No: 2745	DRG No: PL01 - Rev A

Reduced width AND depth of rear extension with glazing to rear/garden only

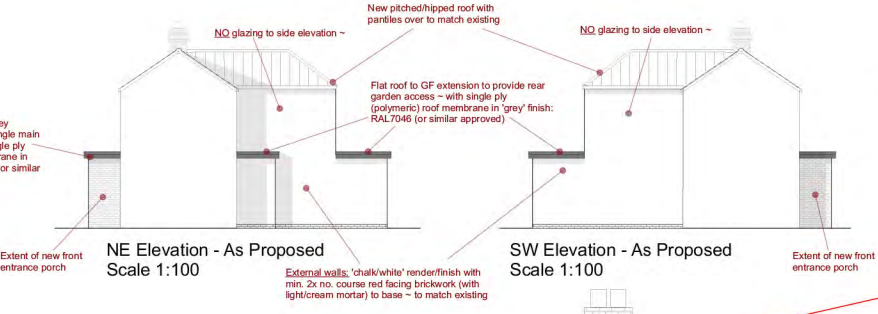


Proposed FF Plan - Scale 1:50



Proposed GF Plan - Scale 1:50

Lower level single storey extension to provide single main door access - with single ply (polymeric) roof membrane in 'grey' finish: RAL7046 (or similar approved)



NE Elevation - As Proposed Scale 1:100

SW Elevation - As Proposed Scale 1:100



Front Elevation - As Proposed Scale 1:50



Proposed Rear Elevation Scale 1:50

NB:
 - All FFL levels to match existing
 - Ground Levels are not to be changed
 - This drawing is for the purposes of PLANNING Submission only and should not be used for construction; ALL dimensions should be carried out prior to any construction or fabrication of any works following approved Building Regulations details/drawings
 - DO NOT SCALE FROM DRAWINGS

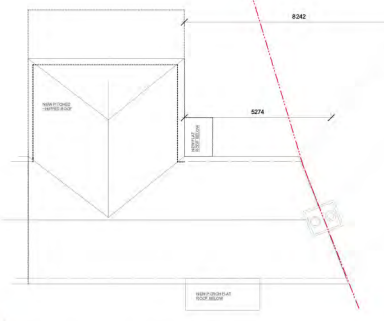
Site Location Plan showing shared pedestrian access to rear garden Scale 1:1250



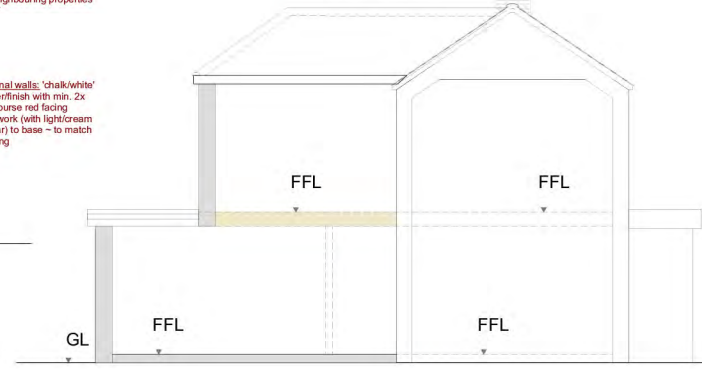
Site/Block Plan Scale 1:200



'Acer' tree for removal Image: 1.1



Proposed Roof Plan Scale 1:100



Typical Section Scale 1:50

atelier 27		228 slumsted road east borso st. andrew norwich, norfolk NR7 2HW	atelier 27 Tel: 01603 440034 Email: kristian@atelier27.co.uk
DETAIL: Proposed Plans, Elevations, Site/Block Plan & Typical Section		PROJECT: Rear Extension - 152 Gypsy Lane, Norwich	
Scale: 1:50/100/200 @ A1	Date: July 2018	JOB No: 2745	DRG No: PL02 - Rev L