



NORWICH City Council

Committee name: Planning applications

Committee date: 21/03/2024

Report title: Application no 23/01620/F 25 Hill House Road, Norwich

Report from: Head of planning and regulatory services

OPEN PUBLIC ITEM

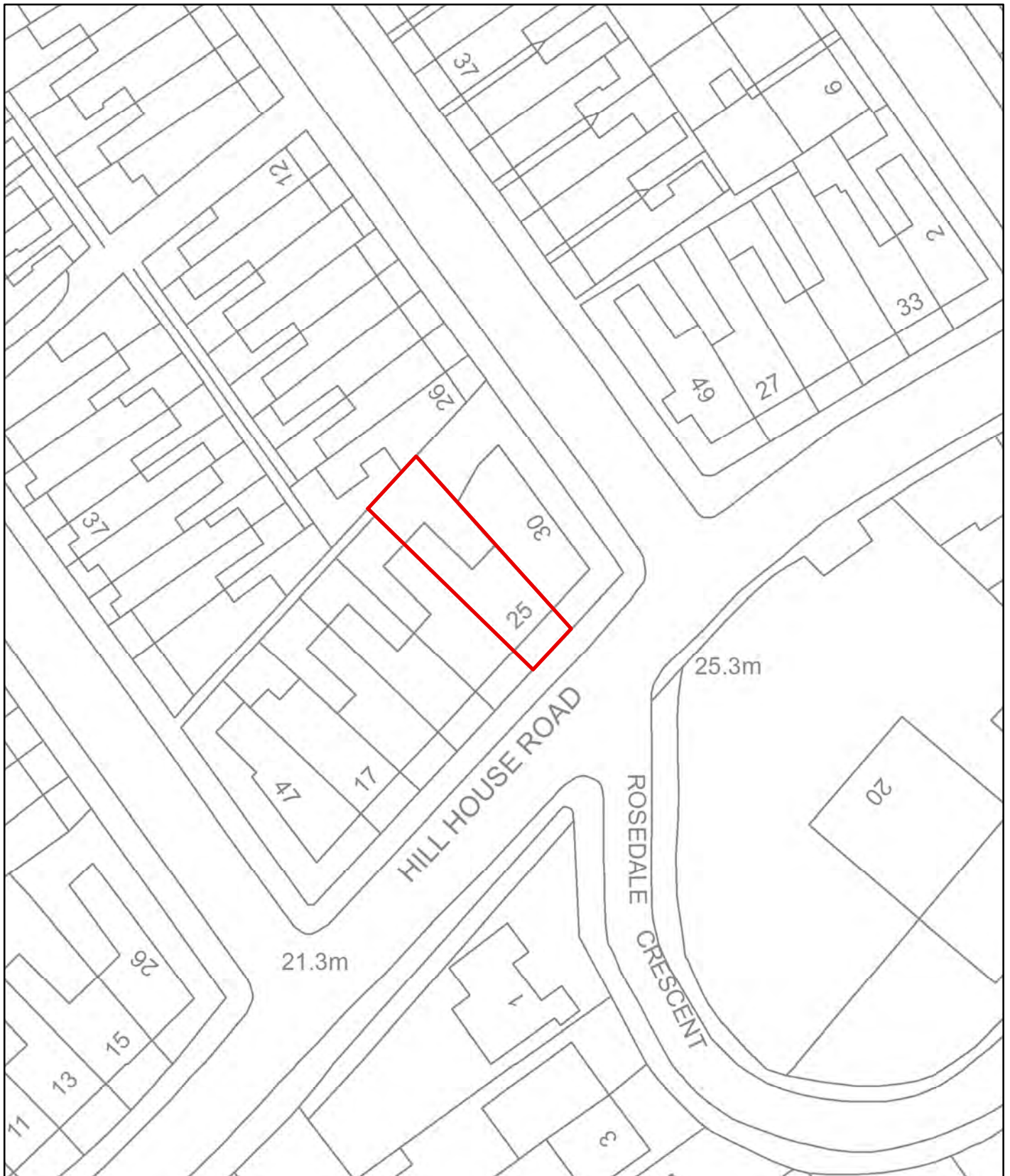
Purpose:

To determine:

Application no: 23/01620/F
Site Address: 25 Hill House Road NR1 4BE
Decision due by: 29/03/2024
Proposal: Alterations to loft conversion (Retrospective)
Key considerations: Design; Amenity
Ward: Thorpe Hamlet
Case Officer: Matthew Hickie
Applicant/agent: Mrs Louise Robinson
Reason at Committee: Called in by Cllr Joshua Worley

Recommendation:

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 41 of this report, and grant planning permission.



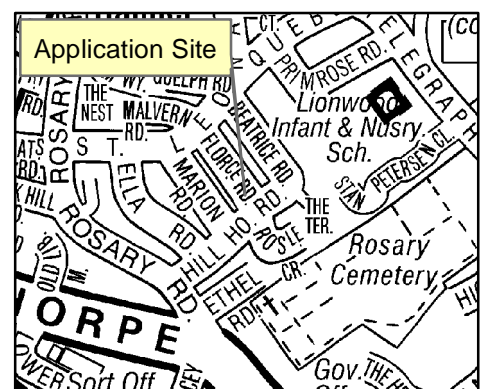
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Planning Application No 23/01620/F
 Site Address 25 Hill House Road

Scale 1:500



NORWICH
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 PLANNING SERVICES



The site and surroundings

1. Hill House Road is residential street situated north off Rosary Road in the Thorpe Hamlet ward. The property in question is situated on the terrace row between Florence Road and Marion Road.
2. The existing property is a two storey Victorian terrace house.
3. In the vicinity, in addition to residential dwellings there are a small number of pubs, residential care homes, and a children's playground on Marion Road. To the north of the site is Lionwood Infant and Nursery School, and to the east, Rosary Cemetery. There are some other local businesses distributed around adjacent streets, but the area is primarily characterised by residential properties.
4. Houses on this street do not have off street parking, however parking is available on both sides of the road.
5. Properties have small front paths and a small area of front garden or yard space; the uses of which vary from house to house between garden planting and bin storage.
6. Properties in the vicinity are primarily constructed using red brick with a constructed lintel and structural pillars surrounding the door. Roof types on this terrace vary between pantiles and flat tiling.
7. As this street is on an incline, each roof is stepped up between each property, with central shared chimneys positioned across the boundaries of every two houses.
8. Properties on this street have small rear yards accessible from the rear of the property.

Constraints

9. No Constraints

Relevant Planning History

10. The records held by the city council show the following planning history for the site.

Case no	Proposal	Decision	Date
23/00416/F	Single storey rear extension and loft conversion.	Approve	19.07.2023

The Proposal

11. The proposal is for a loft conversion with dormer window, and a single storey rear extension. This application was submitted following enforcement investigation into the increase in size of the dormer approved in application 23/00416/F.
12. The plans show the dormer to extend vertically from the existing roof line by 2.7m and extending to meet the rear elevation of the existing roof line.

13. The original ridge line of the roof is to be increased, allowing for the dormer to match the maximum height of the roof. This is set to increase the overall roof height by no more than 150mm.
14. The single storey rear extension will involve extending into the rear yard to the side of the building, extending to the point that would meet the gable end elevation of the first storey, approximately 4.8m in length. A gap would be retained between the extension and the boundary of 30 Florence Road. This rear extension would include the installation of a hipped edge roof light that would protrude upwards from the roof height. This will provide a new access door to the rear garden. A new rear window will additionally be installed on the existing rear elevation of the ground floor building.
15. Building materials will include for the rear extension, a combination of red brickwork and render. For the dormer the exterior will be constructed using a matching colour cladding to the main appearance of the building, with a flat roof. Windows will be installed with White UPVC to match the original.
16. The plans submitted in application 23/00416/F show the dormer roof situated approximately 108mm below the ridge line. The new proposal shows the ridge to have been raised, and the dormer roof to be in line with this new height. From measuring the plans this would equate to approximately 163mm increase in height overall. The plans show that this roof is on a slight pitch, which would decrease the height of the roof as it reaches to meet the rear wall.
17. The new plans show that the rear wall of the dormer will be extended outward by 100mm.

Consultation responses

18. 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.

Representations

19. Adjacent and neighbouring properties have been notified in writing. 6 letters of representation have been received citing the issues as summarised in the table below:

Issues raised	Response
Dormer not in keeping with sympathetic design standards.	See Main Issue 1.
Dormer rear not set back the appropriate distance from the rear wall. (0.2m)	This condition is only a requirement when a dormer is being constructed without planning permission under permitted development regulations. A full planning application has been submitted in this case.
Loss of natural light.	See Main Issue 2.
Overbearing structure	See Main Issue 2.
No suggestion of enforcement following the increase in height.	An enforcement investigation was opened, and the applicant was encouraged to submit a full planning application reflecting the updated

Issues raised	Response
	design for consideration. All applications are determined on their merit regardless of whether construction has commenced.
Overlooking between properties.	See Main Issue 2.
Unsuitable building materials.	See Main Issue 1.
Negative precedent for future development practices.	All applications are determined on their individual merit.
Overcrowding of residents and parking constraints.	Not a material planning consideration for this form of development. Use of a property as a HMO up to and including 6 people (Use Class C4) is allowed without planning permission within permitted development rights.

Assessment of Planning Considerations

Relevant Development Plan Policies

20. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design

21. Relevant sections of the National Planning Policy Framework 2023 (NPPF):

- NPPF8 Promoting healthy and safe communities
- NPPF12 Achieving well-designed places

Case Assessment

22. 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

23. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 131-141

24. The scale and form of the dormer is such that it has breached the height of the original ridge line on the property roof. Concern has been expressed by residents of the impact of this on the appearance and character of the neighbourhood. The plans have shown an additional ridge constructed that would incorporate the dormer roof with existing roof.

25. This constructed ridge uses a curved grey tiling similar in appearance to the corner ridging on 30 Florence Road.
26. Due to the nature of the inclined street and resultant stepped roof line, a part of the dormer roof line and wall is visible when looking up the street. There is no visibility of the construction when walking down the street, as this is covered by the chimney. From the front of the property, although the new ridge does protrude outward slightly from the original ridge position, the materials used are sympathetic in blending the extension and reducing the visual impact of the dormer when viewed from the front.
27. The height of the dormer approved in application 23/00416/F was approximately 150mm lower what has now been submitted, which in its construction would also be visible whilst looking up the road towards the property.
28. The precedent set from the approval of the dormer in application 23/00416/F, suggests that the overall form of the dormer is approvable in this context, given the small increase in height. The majority of this development will not be visible from the public realm, and the impact of a raised ridge line is considered minimal in design terms.
29. Cladding on the dormer walls will be used to match a similar style and colour to the existing building materials of the property.
30. The proposal also shows the dormer to extend in length to meet the line of the existing rear wall. Letters of representation have expressed that as the dormer does not allow a 200mm length distance from the eaves, this should be refused. This specific measurement refers to the requirements of a dormer construction being allowed without planning permission under permitted development rights. This can be allowed with a full planning application. As this would not be visible from the public realm, this impact of this increase in size is permissible.

Main Issue 2. Amenity

31. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
32. The amenity impacts of the proposed dormer should be considered in respect to the marginal impacts resulting from the increase in scale from the approved plans of application 23/00416/F.
33. The additional height of 163mm would cause a minor increase in amenity loss to neighbours in regard to overshadowing or loss of outlook. There may be some impact on reduced day light from overshadowing, however less impact on direct sunlight as the dormer and rooflights of the neighbour are on the northeast elevation of the building. There are concerns regarding loss of outlook from the rear roof light of 30 Florence Road, however, typically this is not the kind of window that one would use for outlook.
34. Concerns regarding loss of privacy and overlooking were addressed in application 23/00416/F by condition of obscure glazed windows on the rear of the dormer. This condition will be carried forward in the decision of this application. This is appropriate to apply as the left window (when facing the

rear elevation) will be used as a bathroom. The right window will be inaccessible to view out from as this will be above a staircase, and therefore not at eye level when using the stairs.

Main Issue 3. Nutrient Neutrality

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

35. There are no equality or diversity issues.

Local finance considerations

36. 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.

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

Human Rights Act 1998

38. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

Section 17 of the Crime and Disorder Act 1998.

39. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Planning Balance and Conclusion

40. 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

41. To approve Application no 23/01620/F, 25 Hill House Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glazed windows.

Contact officer: Planner

Name: Matthew Hickie

Telephone number: +44 1603 989640

Email address: matthewhickie@norwich.gov.uk



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Existing site plan 1:200



Location plan 1:1250

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- Key:
- Single storey extension approved on application 23/00416/F. (Under construction)
 - Retrospect Planning application for the Loft conversion



Proposed site plan 1:200

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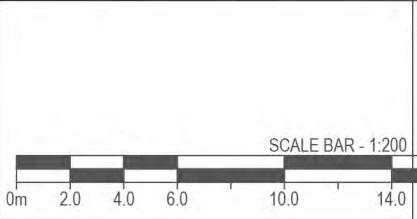
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Rev A - Loft conversion (Retrospective) - 21/12/2023

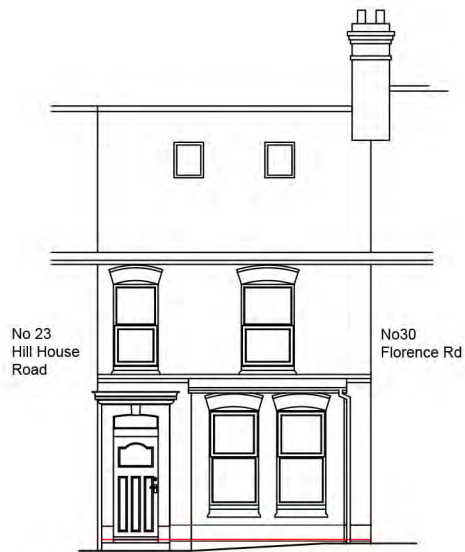
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Address: 25 Hill House Road
NR1 4BE

A3			
Client: Mr L Murphy			
Project: Retrospective alterations to an Loft Conversion			
Title: Location plan, Existing site plan & Proposed site plan			
	Job No: 246	Drg No:	Rev:
SCALE	1:1250 / 1:200	001	A
DATE	March 2023		



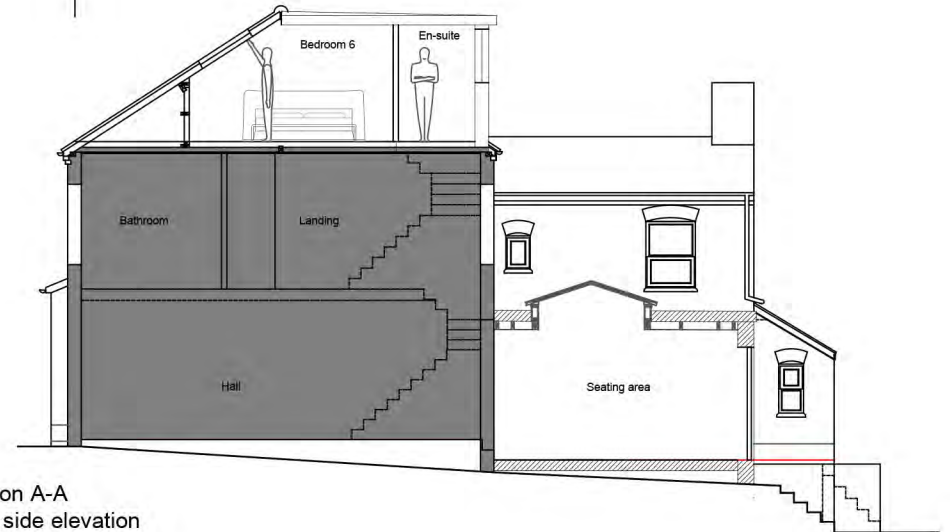
Front Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100



Section A-A
Rear side elevation
1:100

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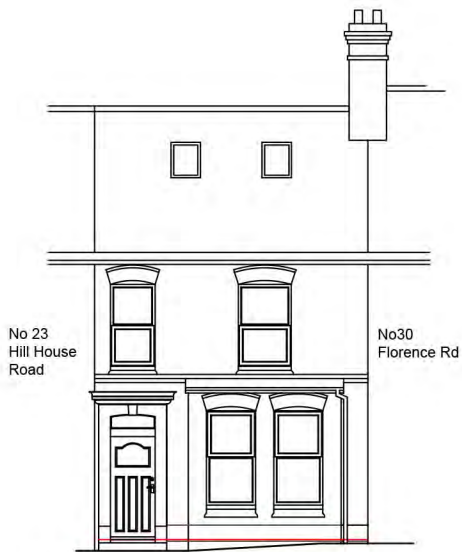
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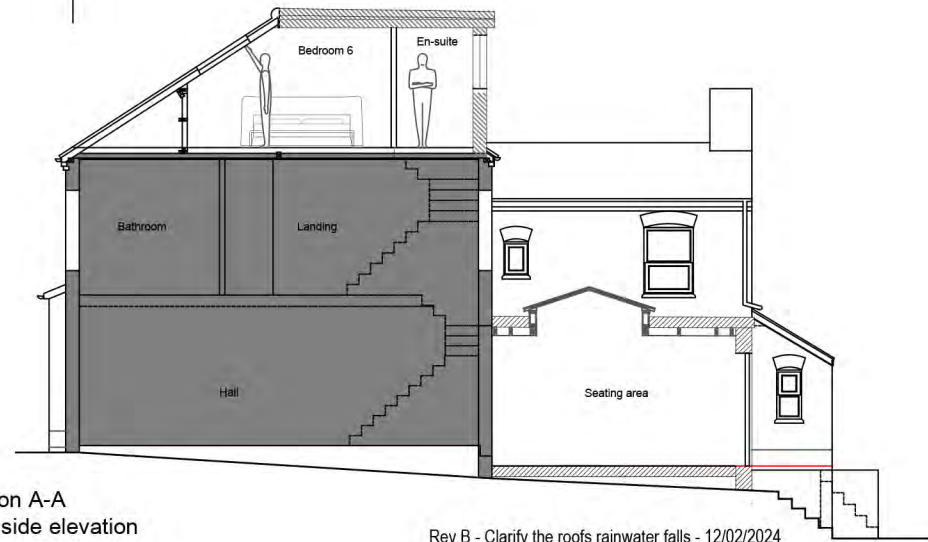
Front Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100



Section A-A
Rear side elevation
1:100

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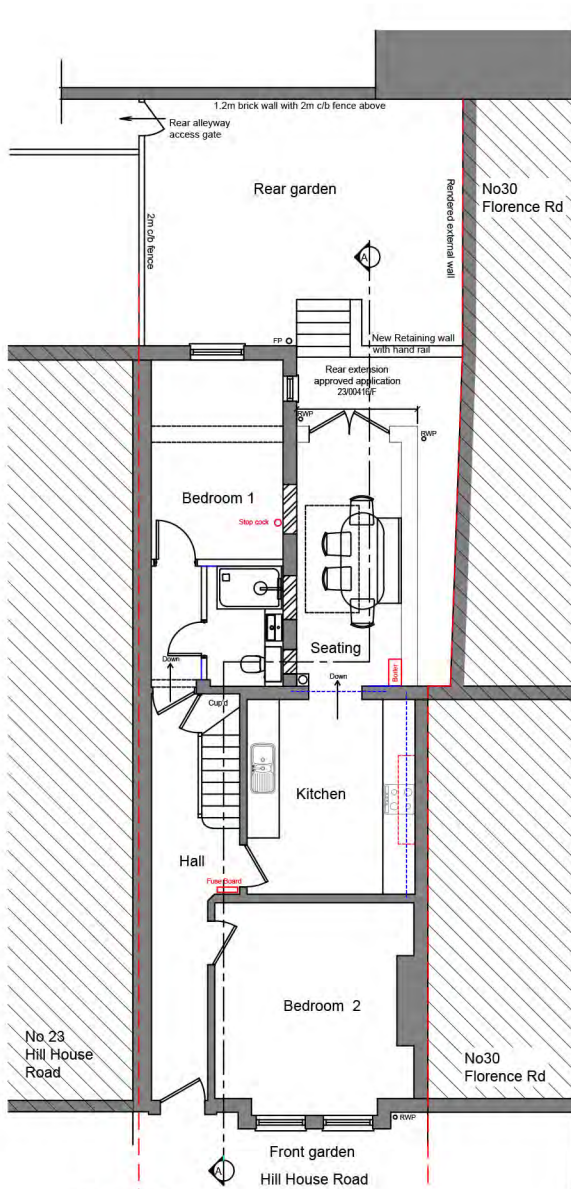
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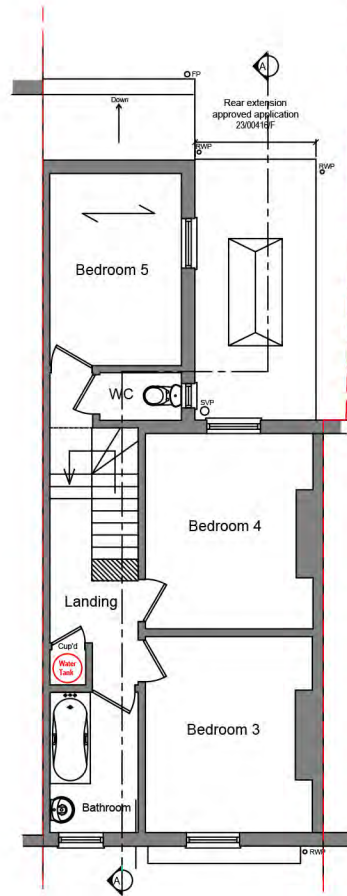
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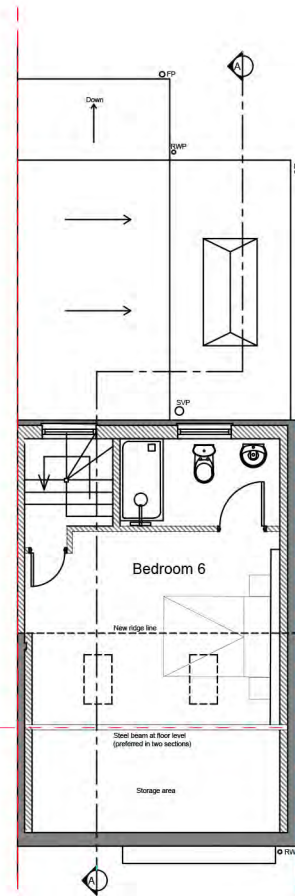
Rev B - Clarify the roofs rainwater falls - 12/02/2024
Rev A - Loft conversion (Retrospective) - 21/12/2023



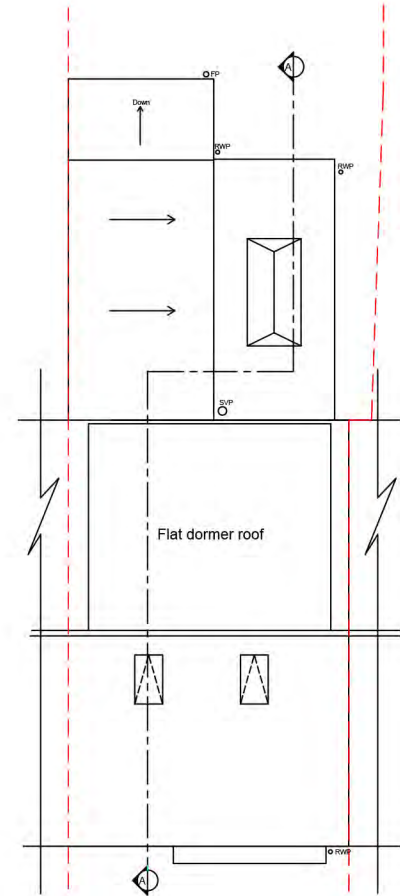
Ground floor
1:100



First floor
1:100



2nd floor plan
1:100



Roof plan
1:100

Rev A - Loft conversion (Retrospective) - 21/12/2023

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