

Report to Planning applications committee

Item

9 June 2016

Report of Head of planning services

Subject Application no 16/00645/F - 1 Phillipa Flowerday
Plain, Norwich, NR2 2TA

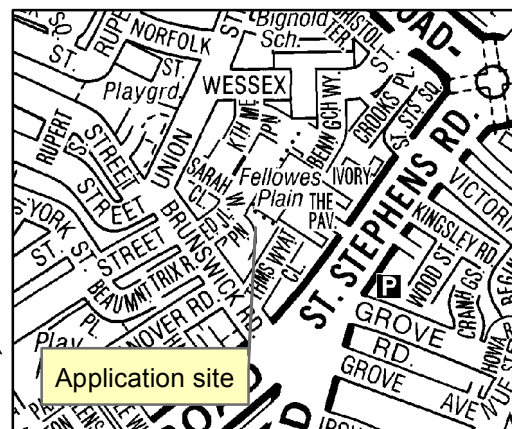
**Reason
for referral** Objection

5(d)

| | |
|---------------------|--|
| Ward: | Town Close |
| Case officer | Samuel Walker - samuelwalker@norwich.gov.uk |

| Development proposal | | |
|-------------------------------|---------|---------|
| Single storey side extension. | | |
| Representations | | |
| Object | Comment | Support |
| 2 | | |

| Main issues | Key considerations |
|-----------------------|---|
| 1 Design | Acceptability of design in relation to existing dwelling and form of the development. |
| 2 Amenity | Impact on neighbours in terms of overshadowing and outlook. |
| Expiry date | 20 June 2016 |
| Recommendation | Approve |



The site and surroundings

1. The application site is a 4 storey residential property on the old Norfolk and Norwich Hospital site in Norwich, the property is part of the 21st century residential development.
2. The application site is the end property of a terrace of six, the end ones being perpendicular orientation to the central properties. The ground floor is constructed from Buff brick work the upper floors from red brickwork, the joinery is white uPVC mock sash style casement windows.

Constraints

3. The application site is just within the critical drainage catchment area.
4. The application site is just outside the boundary of the Newmarket Road conservation area.

Relevant planning history

5. There is no recent planning history relevant to this application

The proposal

6. The proposal is for a single storey side extension to the kitchen.

Summary information

| Proposal | Key facts |
|-------------------|--|
| Scale | |
| No. of storeys | 1 |
| Max. dimensions | 5062x4970mm plan 3250mm ridge height 2500mm eaves height |
| Appearance | |
| Materials | Buff brick work to match ground floor Black pan tiles to match primary dwelling & glazed panels. White aluminium joinery. |

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 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.

| Issues raised | Response |
|---------------------------------|------------------|
| Out of context/over development | See main issue 2 |
| Overshadowing/outlook | See main issue 3 |
| Light pollution | See main issue 3 |

Consultation responses

8. 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.

Norwich Society

9. This application is completely out of character, upsetting the symmetry of the existing development.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
11. **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

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design

Case Assessment

13. 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.

14. The principle of residential extensions is acceptable with the main issues to assess in this case being design and amenity.

Main issue 1: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The height has been kept down to be of low impact. The heights used in this design are in accordance with those set out for permitted development.
17. The scale of the development is appropriate to the primary dwelling, being clearly subservient, the eaves height has been designed to sit below the cornice which separates the ground floor from the first floor. The ridge height sits below the existing first floor window cill.
18. The proposed materials are buff brickwork to match existing at ground floor level, pantiles to match existing roof.
19. It has been suggested that the roof gable should be a hipped design, however, it is felt that the gable is in keeping with the detail to the mews building directly opposite the proposed extension.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. The scale of surrounding development is dense three storey development, the impact of the proposed extension is not considered to significantly increase the impact with regards to loss of light, outlook or overshadowing.
22. The potential light pollution from the proposed roof-lights and glazed panels are not considered to be significant in the context of the development.
23. Extraction and ventilation would be considered under Building Regulations requirements.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.
26. 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.

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

Conclusion

28. 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. 16/00645/F - 1 Phillipa Flowerday Plain Norwich NR2 2TA and grant planning permission subject to the following conditions:

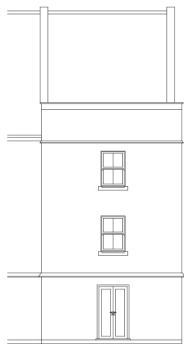
1. Standard time limit;
2. In accordance with plans;

Article 35(2) Statement

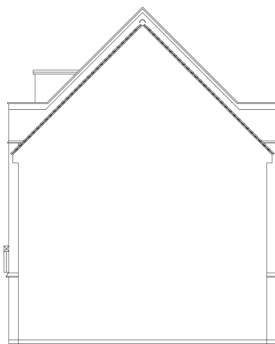
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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



EXISTING SOUTH EAST ELEVATION



EXISTING SOUTH WEST ELEVATION



EXISTING NORTH WEST ELEVATION



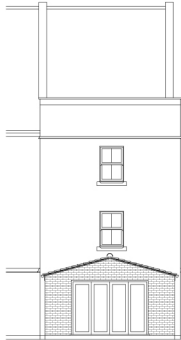
EXISTING NORTH EAST ELEVATION



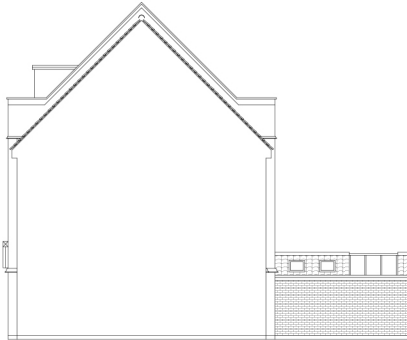
EXISTING GROUND FLOOR PLAN



PROPOSED SOUTH EAST ELEVATION



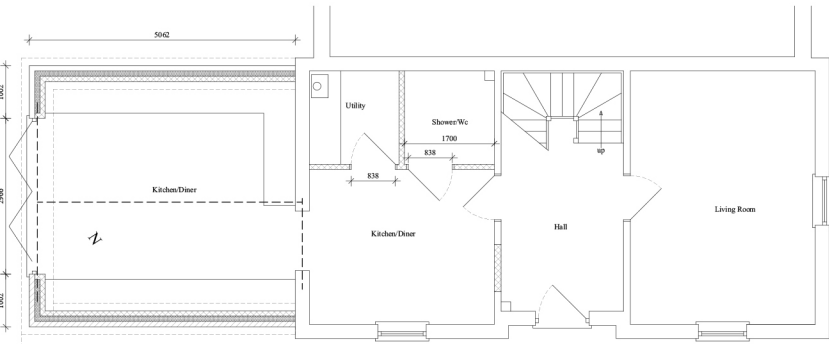
PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION



PROPOSED GROUND FLOOR PLAN



Foul drainage is to be 50mmØ wastes to shower, sinks and baths and 1100 to w.c's, all connecting to 110mmØ below ground drainage laid at 1:60 falls and bedded 100mm all round in 100mm pea stone and connecting to a new package treatment plant. Upvc inspection chambers are to be provided at each junction and change of direction, where drains pass into the building they are to be overtopped with pre cast concrete lintels and have 50mm clear space all around, all wastes are to be provided with 75mm deep water traps to prevent the ingress of drain smells, external gulleys are to be the rotatable bottle type, a concrete gully kerb is to be provided around. The SVP shall terminate at least 900mm above any openable windows within 3.0m horizontally.

Mechanical extraction is to be provided in the kitchen to 60lt/sec and in the utility and w.c./shower equal to 30lt/sec, both room being windowless the fans are to be wired through the light switch and run on for 15 minutes after the light has been extinguished, a 10mm gap is to be maintained under the doors to allow for a make up air supply to the rooms.

Surface water drainage is to be White Upvc gutters discharging to 68mmØ downpipes connecting to 1100 below ground drainage and discharging to the existing surface water drainage system.

The electrical installation is to be carried out by a Part P registered installer who will provide certification showing compliance with Part P prior to completion, 100% of all light fittings are to be energy efficient providing at least 45 lumens per circuit watt.

Heating and hot water are to be from extensions of the existing systems, any new radiators are to be fitted with Trv's.

The Bi-fold doors doors are to be white powder coated aluminium framed with 28mm double glazed sealed units, all glazing is to be safety glass, all frames are to be set back 30mm over the cavity, all reveals are to be closed with thermabate cavity closers or returned in block work onto 1 layer of Dancor insulated DPC, background ventilation equal to at least 5000mm² is to be provided to each room by trickle ventilator strips in the window and door head.

EXISTING AND PROPOSED
PLANS, ELEVATIONS AND
SECTIONS FOR A
SINGLE STROEY
SIDE EXTENSION
AT
1 PHILLIPA FLOWERDAY PLAIN
NORWICH
FOR
Mr WATTS

SCALE: 1:50, 1:100 & 1:200
dwg no: 364, 26th MAY 2016
REV: A

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Foundations are to be min 600mm wide x 450mm thick Gen 1 strip foundations min 750mm deep into an undisturbed subsoil layer. Foundation depths to be taken from the NHBC Table 4.2 where trees and clay subsoils are found.

Masonry below ground is to be 302mm overall thickness with an outer skin of 102mm facing bricks, 100mm cavity filled to ground level with lean mix concrete and an inner skin of 100mm fletton brickwork, all bedded in 4:1 sand and portland cement mortar.

Ground floor is to be 75mm of sand and cement screed on 75mm of Celotex F15000 Insulation on a Block and Beam floor system designed by a specialist manufacturer. Periscope ventilators are to be provided at max 1800mm c/c around the perimeter of the building to ventilate the sub floor void

Masonry above Dpc is to be an outer skin of facing bricks, a 100mm cavity full filled with Crown Dri-therm cavity batts and an inner skin of 100mm Durox super blocks, all bedded in 6:1 sand and portland cement mortar. Ancor stainless steel wall ties are to be provided at 900mm c/c horizontally and 450mm c/c vertically, the ties are to be sufficiently long to cross each skin by 75mm, Fur fix wall starters are to be provided at the junctions with the existing walls, the inner face is to be provided with 12mm thick render and set plaster coats. The lintel over the bi-fold doors, the ridge beam and the beam over the enlarged opening are to be designed by a structural engineer.

The roof is to be tiles to match the existing which are suitable to be laid at 20 degrees on 25mm x 50mm tanalised soft wood battens on 2 staggered layers of Tyvek Supro vapour permeable parking felt on 50x170mm C24 Rafters on 100mm x 50mm softwood wall plates bedded onto the inner masonry skin and a ridge beam at high level, wall plate and gable restraint straps are to be 30mm x 30mm x 1500mm galvanised steel positioned at max 1500mm C/C, gable straps are to be installed across at least 3no solid rafter. Insulation is to be 120mm of Celotex G1A4000 between the rafters with an additional 30mm continuous layer to the underside, flat ceilings are to be insulated with 400mm of crown lift roll between and over the joists. Code 4 lead stepped flashings are to be connected to in accordance with the Lead Sheet Assoc Technical Details, the glazed section of roof is to be a proprietary system fixed in accordance with the manufacturers details, double rafters are to be provided to support the roof light trimming.

Internal partition walls are to be 50x100mm studwork with studs at 400mm c/c, stud walls are to be clad either side with 1 thickness of 12.5mm plasterboard and skim plaster, partitions separating the shower w/c from the habitable space is to be sound insulated with 75mm of sound deadening quilt suspended in the stud cavity with a min density of 10kg/m².