

Report to Planning applications committee

Item

4 December 2014

Report of Head of planning services

Subject Application ref: 14/01474/F 77Earlham Road

Reason for referral Objections

4H

Site address	77 Earlham Road Norwich NR2 3RE
Ward:	Nelson
Case officer	Mr Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Erection of single storey extensions to side, rear and basement and creation of roof terrace.		
Representations		
Object	Comment	Support
2	0	0

Main matters for consideration	Key issues
1.Principle of development	The creation of a covered walkway, extension of the basement level and creation of a roof terrace.
2. Design	The impact of the covered walkway and extension to the basement level on the character and appearance of the original dwelling and surrounding conservation area.
3. Residential amenity	The impact of the proposals upon the amenity of neighbouring occupiers in terms of overlooking, noise disturbance, daylight.
Expiry date	2 December 2014
Recommendation	Approve

The site and surroundings

1. The site is located on the northern side of Earlham Road, immediately to the west of the city centre. The local area predominantly consists of large two storey semi-detached and terraced dwellings built circa 1900. To the west is the adjoining semi-detached dwelling 79 Earlham Road, and immediately to the east is Frances Court, a three storey apartment block, both of which are locally listed buildings. The site originally formed part of Argyle Terrace but having suffered bomb damage during the Second World War, the site was redeveloped circa 1950, with only 79 Earlham Road remaining. The site fronts Earlham Road to the south which is partially screened by mature planting. The rear of the site is approximately 2.5m lower than the front where an existing garage accessed via land behind Frances Court, store rooms and a garden which extends by approximately 20m to the boundary with 2 Gladstone Street to the north.

Constraints

- Article 4 direction – Heigham Grove Houses
- Conservation area – Heigham Grove

Relevant planning history

Ref	Proposal	Decision	Date
14/00009/F	Erection of single storey side and rear extension, roof terrace and creation of basement.	Approved	07/02/2014

The proposal

The proposal comprises of three distinct parts;

- The erection of a covered walkway to the side of the property
- The extension and conversion of the basement to provide living accommodation, a bedroom and a bathroom. A new staircase will link the basement with the main house via a new internal staircase. Two sets of bi-fold doors will provide access to the rear garden and a new door will be created in place of the existing garage door
- The creation of a raised terrace above the proposed basement

Summary information

Proposal	Key facts
Scale	
Total floorspace	Less than 15sq.m. new internal floorspace, 23sq.m. roof terrace
No. of storeys	Single storey covered walkway and extension to single storey basement level
Max. dimensions	Existing basement level extended by 2m from depth
Appearance	
Materials	Cedar clad covered walkway, brick extension to match existing
Construction	Flat roof to rear and timber clad walkway to side of dwelling

Representations

1. 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.

Issues raised	Response
The proposed roof terrace will affect the privacy of surrounding properties as overlooking increases	See main issue 3
The proposed roof terrace will lead to an increase in noise disturbance	See main issue 3
The proposed roof terrace will allow for overlooking into the bedroom windows of Flats 1 and 2 of Frances Court	See main issue 3
Building work will result in noise disturbance to Frances Court	See other matters
The proposed plans do not show how rainwater will be discharged	See other matters

Consultation responses

2. 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.

Design and conservation

3. The proposals do not look out of place in proportional terms. The brick and roof materials should be conditioned. Samples should be provided for assessment. The side lean-to structure will have little impact on the street scene considering its location between the two buildings.

Assessment of planning considerations

Relevant development plan policies

4. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
5. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage

Other material considerations

6. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

7. 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

8. The principle of extending an existing dwelling is acceptable subject to the development being of an appropriate scale and design which is sympathetic to the

character of the surrounding conservation area, the appearance of the original dwelling and the amenities of neighbouring properties.

Main issue 2: Design

9. The proposed covered walkway to the side of the original dwelling is small in terms of scale and is to be set back from the original front elevation, and will have only a limited impact on the overall appearance of the property as a result. The materials proposed will not match that of the original dwelling. However they will appear to be sympathetic to the character and appearance of the original dwelling and surrounding area by using a cedar wood finish. The proposed works to the basement and new roof terrace will largely not be visible from public land and are considered to be acceptable in terms of scale and form.
10. The materials to be used are to be agreed by condition to ensure that the works do not have a negative impact on the character and appearance of the original dwelling or the wider conservation area. The proposed roof terrace will create a raised platform approximately 2.5m above the ground level of the rear garden and the parking area to the rear of Frances Court.

Main issue 3: Residential Amenity

11. The proposed covered walkway will have no impact of the amenity of neighbouring properties as it is to be erected only on the side elevation of the property, set back from the front and rear original walls of the original dwelling and those of Frances Court to the east.
12. The works to the basement rooms of the existing dwelling and ground floor will involve the installation of new windows and sliding doors and the erection of a single storey extension to what is currently the garage. The new windows and doors will not result in any additional overlooking as they replace the existing windows and doors, or they are located at the basement level where they look directly into the rear garden.
13. The extension creates a new family room which will project by an additional 2m from the rear wall of the existing garage and will have a maximum height of 2.5m. The extension is to be built 1m away from the boundary with Frances Court, creating a new side passage at ground floor level with a single door replacing the existing garage door on the same boundary. The extension can therefore be considered to be modest in scale, with no significant loss of light or outlook expected as a result of the proposals.
14. The flat roof area above the extension will create a new roof terrace area with an area of approximately 23sq.m. The roof terrace features a metre high fence providing additional screening to the east and north sides. Particular concern has been raised that the new terrace will allow for an increase in potential overlooking to flats within Frances Court and the rear gardens of Gladstone Street on the northern boundary.
15. The boundary to the west with 79 Earlham Road features a high brick wall and thick vegetation and the boundary with 2 Gladstone Terrace features a similarly high brick wall, preventing any overlooking into the rear garden of the property. The terrace will allow for some overlooking to the rear of Frances Court. However much

of that view is only over the service yard with the bedroom windows being some 2.5m behind the rear wall of 77 Earlham Road. It should also be noted that the previously approved scheme also included a terrace in a similar position to that currently proposed. However the current proposal has been altered from that previously approved to include a 1m gap between the roof terrace and the boundary with Frances Court, lessening the potential for overlooking to occur.

16. The roof terrace will provide an additional raised space which may allow for an increase in the volume of noise generated by the occupants of 77 Earlham Road. However, the roof terrace is approximately 16m away from the boundary with 2 Gladstone Street and the boundary with 79 Earlham Road is well screened by a large wall which should mitigate any potential increase in noise disturbance. The increase should be minimal compared to the current use of the rear garden which already provides a small terrace area. It should be noted that the current proposal is now 1m away from the boundary with Frances Court compared to the previously approved application, which will help to minimise the potential impact caused by noise. It is therefore considered that potential noise disturbance caused by the new roof terrace will be minor.

Other matters

17. With regards to the potential for building works to create noise disturbance, there is unlikely to be excessive or long-lasting noise and disturbance created during construction since the proposed scheme is of a small scale.
18. With regards to the plans not clearly indicating how rainwater will be discharged, the proposal at this stage is not required to clearly show such details. A Building Regulations application will cover such issues and should ensure that rainwater is adequately discharged prior to completion of the scheme.

Equalities and diversity issues

19. There are no significant equality or diversity issues.

Local finance considerations

20. None.

Conclusion

21. 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.
22. The development is of a scale, design and appearance which will not result in significant harm to the character of the area or the amenities of neighbouring properties.

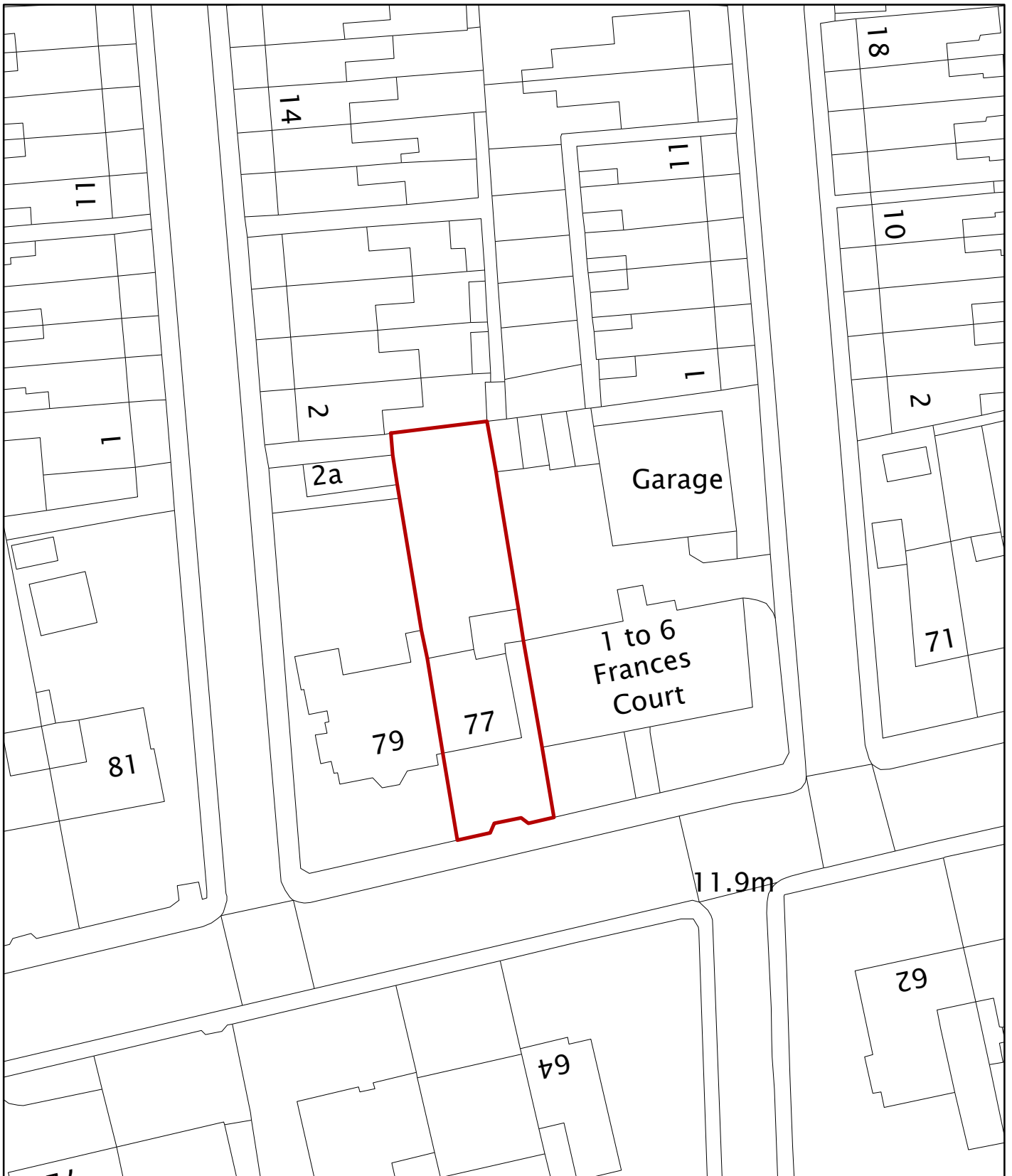
Recommendation

To approve planning application 14/01474/F 77 Earlham Road, Norwich and grant planning permission, subject to the following conditions:

1. Commencement within 3 years
2. In accordance with plans
3. Materials to be agreed with local planning authority

Article 31(1)(cc) 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 above.



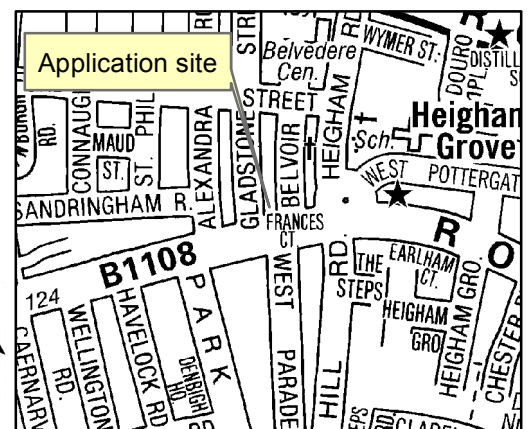
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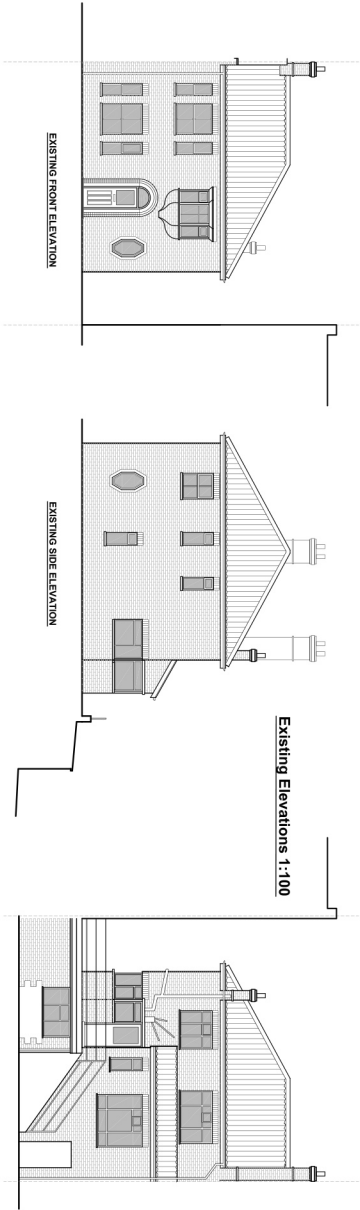
Planning Application No 14/014745/F
 Site Address 77 Earham Road

Scale 1:500

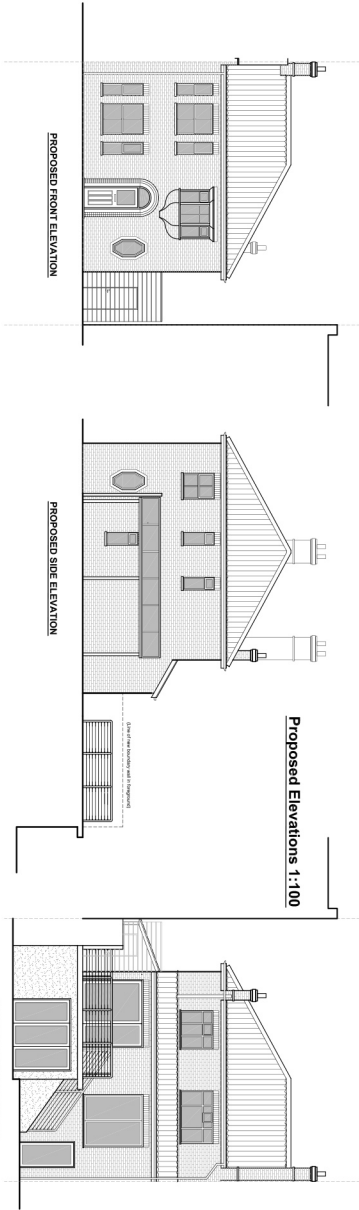


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 PLANNING SERVICES





Existing Elevations 1:100



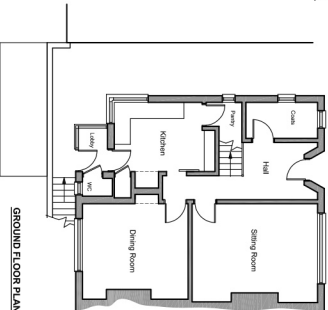
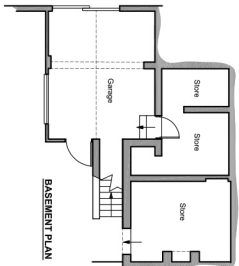
Proposed Elevations 1:100



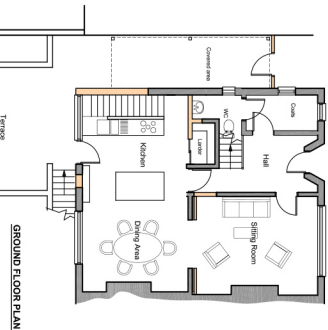
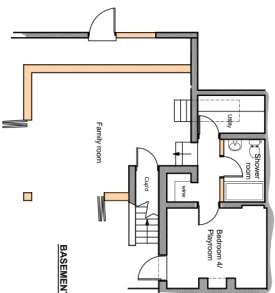
Existing Site Plan 1:200

Proposed Site Plan 1:200

Existing Floorplans 1:100



Proposed Floorplans 1:100



Location Plan 1:1250



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Job
Extension and alterations to
77 Earham Road
Norwich

Drawing Title
Existing & Proposed Drawings

Scale
1:100/20/1250@A1
Date
December 2013

Drawn By
mja
Checked By
mja
Drawing No.
201 No.

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