

Report to Planning applications committee

Item

9 August 2018

Report of Head of planning services

Subject Application no 18/00796/VC - 7 Dowding Road, Norwich,
NR6 6DD

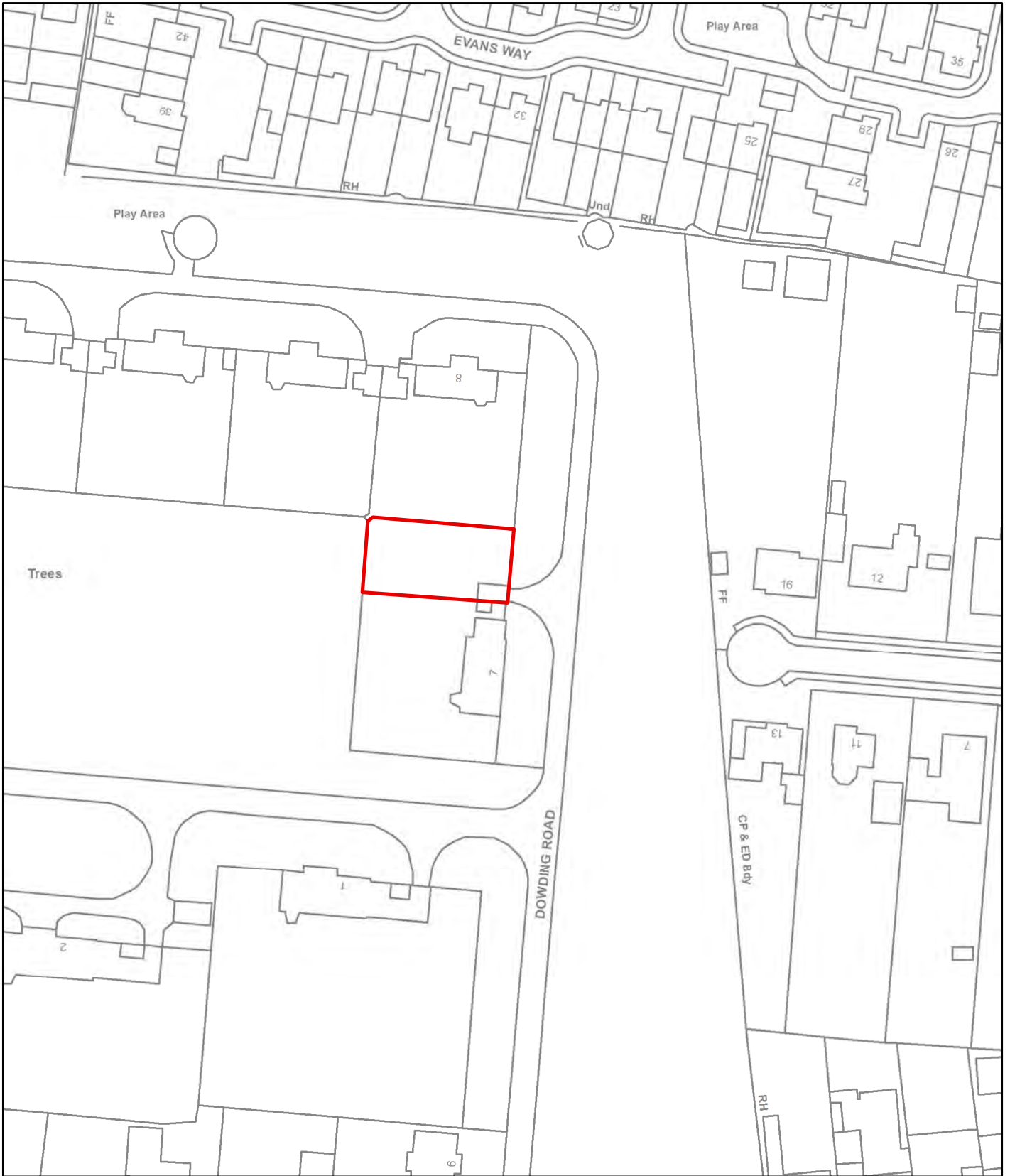
4(f)

**Reason
for referral** Objections

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

Development proposal		
Variation of Condition 2 of planning permission 16/01017/F to amend approved plans. (Erection of garage to main dwelling and new single storey dwelling.)		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Design	Higher roof is intrusive and out of scale
2 Amenity	Overlooking of neighbouring gardens and dwellings
3 Trees	Damage to protected trees
4 Transport	High traffic volumes, poor road condition
Expiry date	26 July 2018
Recommendation	Approve

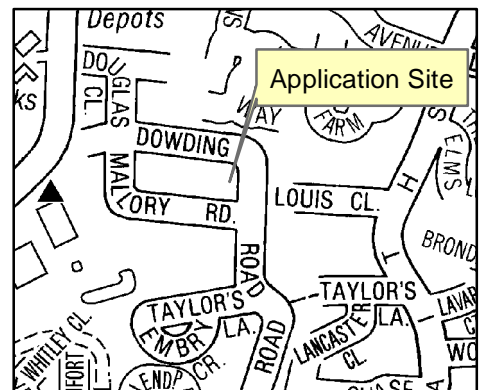


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Planning Application No 18/00796/VC
 Site Address 7 Dowding Road
 Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The subject property is located on the West side of Dowding Road, North of the City Centre. The detached property is constructed of buff brick and plain roof tiles. The properties in the surrounding area are large two storey dwellings set within generous garden plots. This residential part of Norwich is particularly characterised by large amounts of open green space with mature trees, which is protected under policy DM8 of the Local Plan. A number of the properties in the surrounding area have garages, both attached and detached, and there is an example of a large car port building nearby.

Constraints

2. The property is located within a critical drainage area. There are several TPO trees located nearby the property. The property is surrounded by open space.

Relevant planning history

- 3.

Ref	Proposal	Decision	Date
16/01017/F	Erection of garage to main dwelling and new single storey dwelling.	APPR	21/04/2017
17/01052/F	Single storey garage.	APPR	21/08/2017

The proposal

4. The proposal is to vary condition 2 of permission 16/01017/F. The 2016 permission was for the subdivision of the plot and the construction of a new single storey dwelling.
5. This proposal is to amend the design of the previously approved property from a bungalow to a 1.5 storey dwelling. This includes raising the roof height by approx. 1m, inclusion of roof lights within the side roof slope and addition of a dormer window to the rear roof slope. The proposal also includes a small increase to the footprint of the building by approximately 16m².

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
Total floorspace	133m²
No. of storeys	1.5 storey
Max. dimensions	Approx. 14.00m x 9.60m, 2.50m at eaves, 6.40m max. height
Appearance	
Materials	To match 7 Dowding Road
Transport matters	
Vehicular access	Extant driveway
No of car parking spaces	2 No. spaces on driveway New garage already completed at No. 7

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three 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
Higher roof is intrusive and out of scale	See Main Issue 2
Overlooking of neighbouring gardens and dwellings	See Main Issue 3
Damage to protected trees	See Main Issue 4
High traffic volumes, poor road condition	See Main Issue 5
Protected trees in parkland area to rear being cut back	See Other Matters
Detrimental impact on property values	See Other Matters
Addition of second storey by stealth	See Other Matters

Consultation responses

7. 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)

8. No objection on highway grounds.

Tree protection officer

9. As discussed, please approve AIA and TPP in previous application 16/01017/F. In particular the details on hand digging along the boundary edge when the build is in close proximity to T3 and tree protection fence round, T1, T2, T3, T4 and to the rear of the property T19 and T17.

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)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS4 Housing delivery
 - JCS11 Norwich city centre
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
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM8 Planning effectively for open space and recreation
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

12. **Relevant sections of the National Planning Policy Framework 2018 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF4 Decision-making
 - NPPF5 Delivering a sufficient supply of homes

- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment

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.

Main issue 1: Principle of development

14. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 11, 12, 14 and 118.
15. Members should note that the new version of the NPPF was published in July 2018. The assessment below is based upon this up to date version of the NPPF.
16. The principle of development has already been accepted through the approval of 16/01017/F. The revisions to the NPPF do not affect the consideration of this application and the previous policy on development of garden land is carried forward to paragraph 70 of the NPPF. Therefore the only matters under consideration are the changes to the scheme, which are assessed in the following sections. NPPF 5 and 11

Main issue 2: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 95, 110, 122, 127-131.
18. The proposal is very similar to the previously approved scheme. However, concerns have been raised that the changes would result in a property that appears intrusive and out of scale to the plot and surroundings.
19. As outlined above, the proposal includes an increase in the foot print of the dwelling of approx. 16m² and an increase in the roof height of approx. 1m. Although the dwelling will be larger in scale, its impact upon the street scene and setting within the plot is not considered to be significantly different from the previously approved scheme. The property will still be of a lower height than the neighbouring dwelling and set back from the highway. Therefore the alterations to the scheme are not considered to be significantly detrimental to the character of the area.

Main issue 3: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraph 91.

21. Concerns were raised that the alterations to the scheme would result in a significant loss of privacy to neighbouring dwellings.
22. The proposal involves the addition of rooflights to the side roof slope and a dormer window to the rear roof slope. The nearest property to the proposed dwelling (aside from 7 Dowding Road) is approximately 25m away. In addition, the trees and vegetation along the boundaries are to be retained (see Main issue 4). Therefore the distance to the neighbour properties and the retention of screening is considered sufficient to mitigate any additional overlooking impacts.

Main issue 4: Trees

23. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 170 and 175.
24. Concerns were raised that the proposal would result in the removal of trees along the boundary with the neighbouring property. It has been confirmed that the trees will not need to be removed in this area and will therefore not result in a loss of characteristic trees or removal of essential screening. In addition, the tree officer has confirmed (verbally) that the arboricultural report received for the previous application is still applicable for this proposal and therefore the decision would include conditions requiring compliance with the report and would include a site meeting with the tree officer to ensure the protection of the trees on site.
25. It is noted that an additional door has been provided within the side elevation of the property. Given that there is the potential for additional hard surfacing to be provided in this area for access, it is considered necessary to remove permitted development rights for hard surfacing and request that supplementary arboricultural information is submitted for these works to ensure the protection of trees along the boundary.
26. Concerns were also raised regarding works to trees within the parkland area to the rear of 7 Dowding Road. This area does not form part of the application site, nor is it within the same ownership. The area contains trees covered by TPOs and this issue has been reported to the Tree Protection Officer.

Main issue 5: Transport

27. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 102 and 108-110.
28. Concerns were raised that the proposal would result in an increase in the volume of traffic on roads which are in a poor condition.
29. The proposal includes an additional bedroom at the property which could result in additional traffic. However, this is not considered to be a significant increase compared with the already approved scheme. The site can provide for sufficient car parking and new parking has already been provided for No. 7 Dowding Road. It is considered that the increase in traffic would not be significantly different from the current situation and will be for access only. In addition, there was no objection from the Transport Officer.

Compliance with other relevant development plan policies

30. 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
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

31. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
32. As this application is an amendment of the previously approved scheme, all relevant conditions from the 2016 application will be re-imposed on this permission.
33. Concerns were raised that the proposal would be detrimental to surrounding property values, however this is not a material planning consideration.
34. Concerns were also raised that, by virtue of including rooms within the roof, foundations would be laid for a two storey property which could be approved in future. This application is for a 1.5 storey dwelling and has been assessed on this basis and not upon speculative future development.

Equalities and diversity issues

35. There are no significant 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.
37. 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.

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

Conclusion

39. 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.

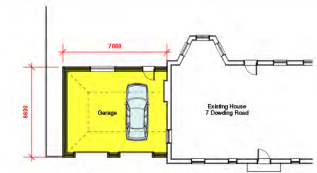
Recommendation

To approve application no. 18/00796/VC - 7 Dowding Road Norwich NR6 6DD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Provision of bin and cycle storage
4. Development to meet Part G of Building Regulations
5. Provision of SUDS for new dwelling
6. Materials to match main dwelling
7. In accordance with AIA
8. Pre-commencement tree site visit
9. Details of boundary treatments and landscaping including biodiversity enhancing measures
10. Removal of PD rights for extensions and hard surfacing



Proposed Street Elevation 1:100 @ A1



Proposed Garage Layout Plan 1:200 @ A1

The Proposed Garage has been Completed on Site



Proposed Garage Side Elevation 1:200 @ A1

Proposed Garage Rear Elevation 1:200 @ A1

Garage Materials:
 Bricks - To match 7 Dowding Road
 Roof Tiles - To match 7 Dowding Road
 Windows - Timber Sash to Front Elevation



Proposed Rear Elevation 1:100 @ A1



Proposed Side Elevation 1:100 @ A1



Proposed Side Elevation 1:100 @ A1

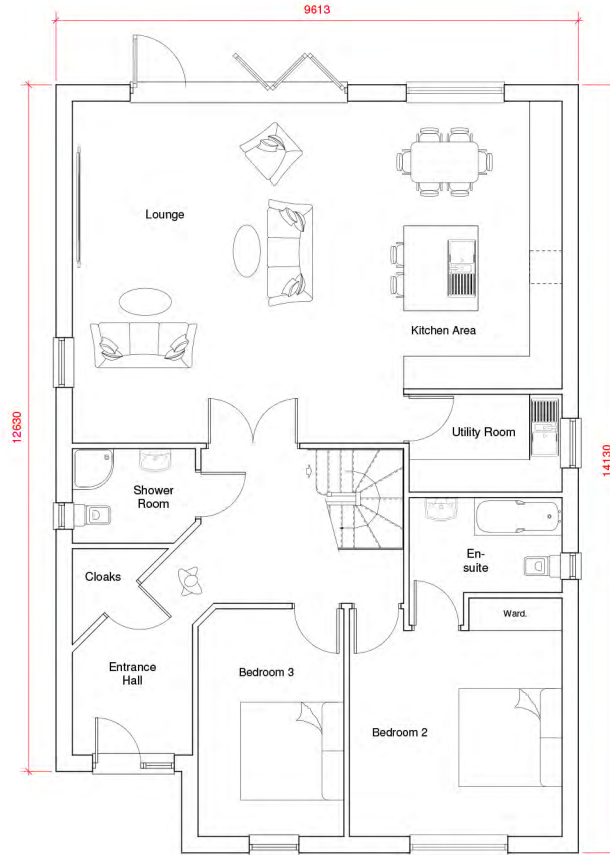


Proposed Front Elevation 1:100 @ A1

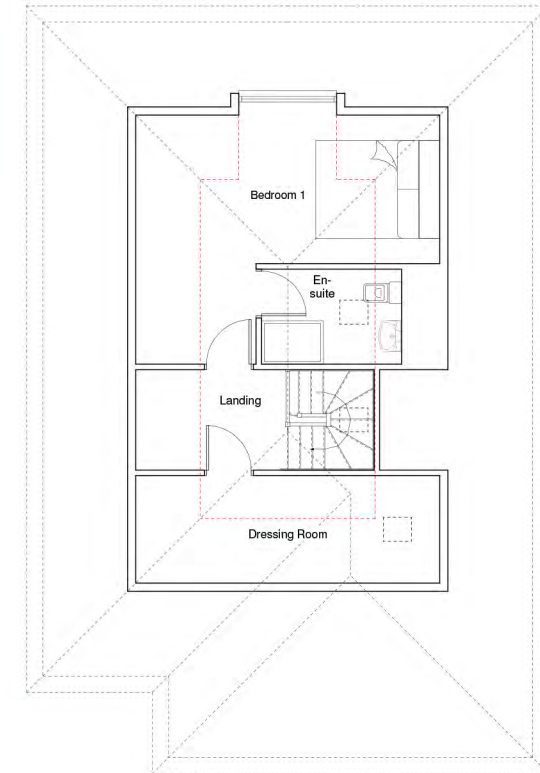
Bungalow Materials:
 Brickwork - To match 7 Dowding Road
 Roof Tiles - To match 7 Dowding Road
 Windows - Timber Sash to Front Elevation,
 Timber casements to sides and rear



Approved Front Elevation 1:100 @ A1



Proposed Ground Floor Layout Plan 1:50 @ A1

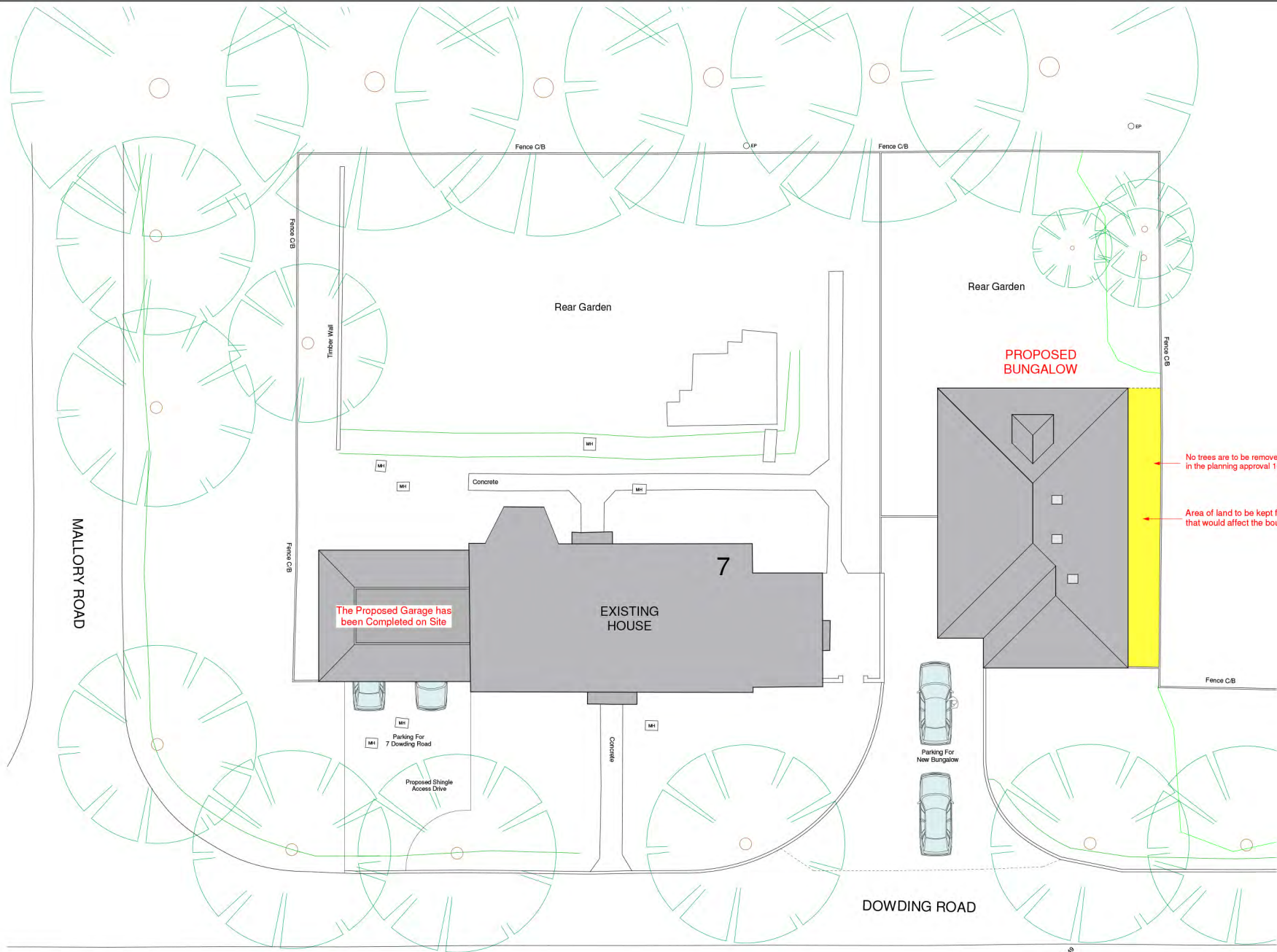


Proposed First Floor Layout Plan 1:50 @ A1

Revision 0 00/1/16 Priority 0/0/00
 Revision 1 00/1/16 0/0/00

**PROPOSED RESIDENTIAL BUNGALOW AND RESIDENTIAL GARAGE AT 7 DOWDING ROAD, NORWICH, NR6 6DD.
 FOR MR. K. PURNELL**

PROPOSED LAYOUT PLANS & ELEVATIONS PLANNING APPLICATION ISSUE



Proposed Site Layout Plan 1:100 @ A1

Revision 3: 2017.10 Planning Application
 Revision 2: 2016.10 Client Briefing

**PROPOSED RESIDENTIAL BUNGALOW AND RESIDENTIAL GARAGE AT 7 DOWDING ROAD, NORWICH, NR6 6DD.
 FOR MR. K. PURNELL**

PROPOSED SITE LAYOUT PLAN PLANNING APPLICATION ISSUE