

Report to Planning applications committee

Item

14 April 2016

Report of Head of planning services

Subject Application no 16/00093/F - 53 Cunningham Road,
Norwich, NR5 8HH

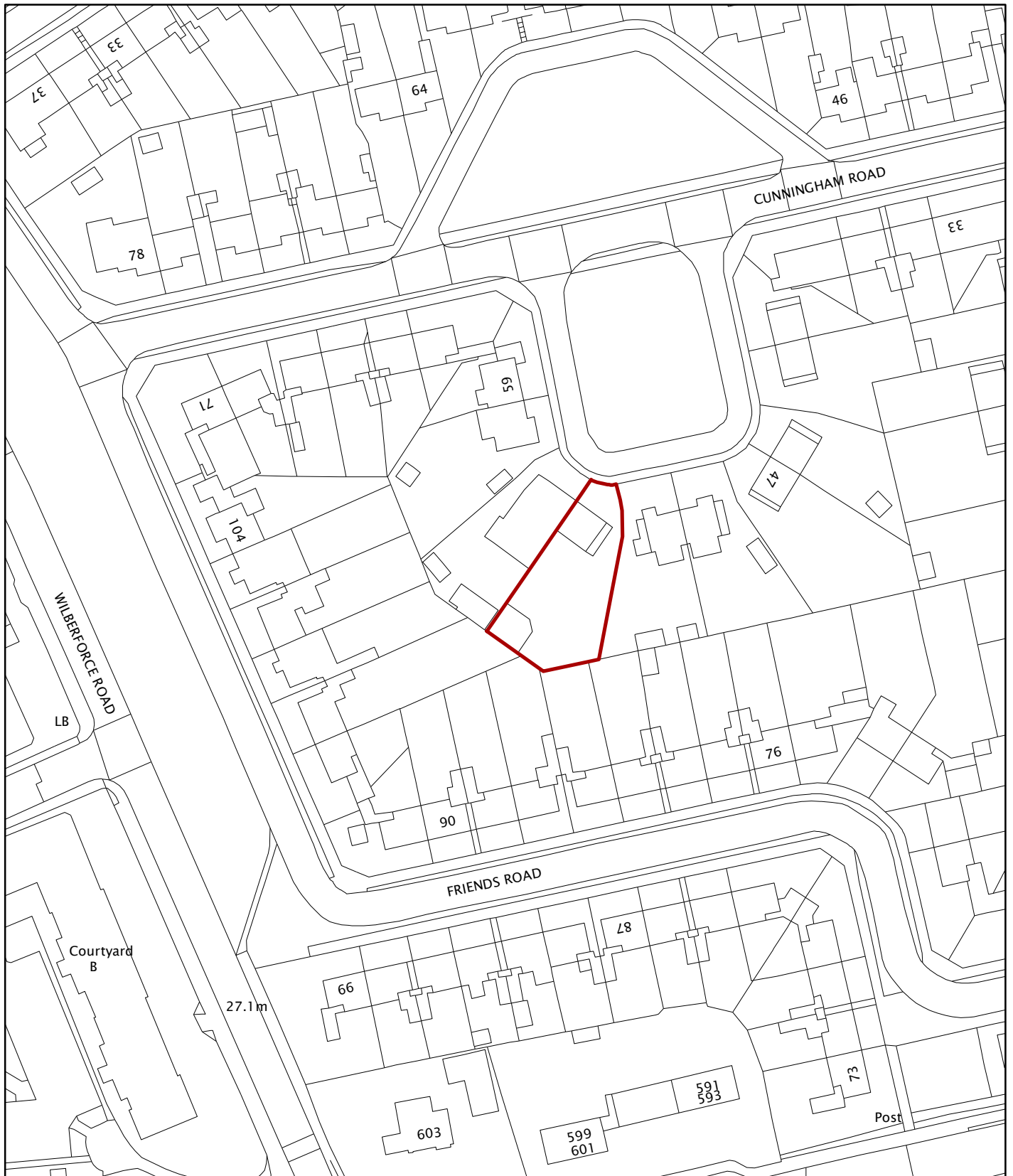
**Reason
for referral** Objections

4(d)

Ward:	University
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Two storey side and rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Residential amenity	The impact of the development on the adjoining property (no. 55) and the neighbouring property (no.51) – daylight, visual amenity and overlooking / privacy
2 Scale and design	The impact of the development on local character because of large scale
Expiry date	23 March 2016
Recommendation	Approve



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Planning Application No 16/00093/F

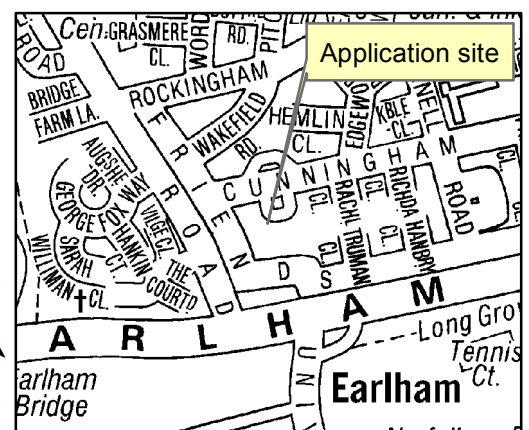
Site Address 53 Cunningham Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the south of Cunningham Road, forming part of a horse-shoe shaped arrangement of dwellings, to the west of the city. Cunningham Road forms part of a wider estate type development in West Earlham constructed circa 1950 in a number of different house types. The predominant character of the area is residential, comprising 2 storey semi-detached dwellings constructed either using brick or steel frame. The majority of dwellings benefit from front gardens with off street parking and larger, mature rear gardens.
2. The subject property a 2-storey semi-detached dwelling constructed circa 1950 using a steel frame, metal cladding and concrete roof tiles. The property was built on larger than typical wedge shaped plot facing a green to the front. The property features a small concrete parking area to the front, a single storey utility space to the side and a large rear garden. The rear garden is primarily lawn with a patio area located to the rear of the dwelling, 2 no. temporary storage structures and a recently constructed timber framed out house in the furthest (south-west) corner.
3. The site is bordered by the adjoining semi-detached dwelling no. 55 to the west which has been significantly extended by way of a lean-to extension and further, much larger flat roof extension. To the east is a similar semi-detached dwelling which because of the horse-shoe layout of the street has been constructed with a different orientation to the subject property, creating a larger than typical gap between the 2 dwellings.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the construction of a 2 storey side and rear extension to be constructed in a staggered form. At the front a 2m wide side extension will be visible featuring a pitched roof with an eaves height of 4.2m and a maximum height of 6.1m, lower than the original roof which measures 5m and 6.6m respectively. This section is to extend by 5m to the rear where the first stagger in the extension is to appear with the extension becoming 1.3m wider, which then extends a further 3.4m to the rear. An increase of 2m in width then commences the final section which extends by 6.5m to the rear. The final section then extends by 4.4m across the rear garden where it then angle back towards the original rear. The widest part of the side extension is 6.1m. The highest part of the side extension is to measure 6.1m, 4.3m back from the front elevation. At this point the roof gradually reduces in height to 4.7m at the rear.
7. A single extension is proposed to the rear of the original dwelling, effectively in filling the gap between the neighbouring (no. 55) extension and the proposed side extension. The extension measures 3.8m to the rear and 6.3m wide and will feature a butterfly roof with a maximum height of 2.9m. Part of the roof of the single storey

extension is to be used as a terrace, accessed via a new master bedroom and an existing bedroom. The terrace features a 2m high screen on the shared boundary with no. 55 and a 1m glazed screen to the rear.

8. To the front, the original entrance is to be enlarged to include a glazed strip alongside a new front door. The first section of the side extension is to include 2 no. narrow vertical windows and a roof light serving the stairwell, entrance lobby and landing. The second section of the side extension is to include a door providing access to a new utility room and a vertical window serving a new en-suite bathroom. To the side are a first floor window serving the landing and a small window at ground floor level serving a bathroom. The second section of the side extension features a window serving a utility room. To the rear the side extension includes windows serving a new master bedroom at first floor level and kitchen on the ground floor level facing to the rear and across the garden. The rear extension includes patio doors at ground floor level and allows for 2 no. doors providing access to the terrace at first floor level.

Summary information

Proposal	Key facts
Scale	
No. of storeys	2 storeys
Max. dimensions	See attached composite plans
Appearance	
Materials	All to match existing finishes; Metal clad roof Brick and render UPVC windows and doors

Representations

9. 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
Loss of light (no. 51 & no. 55) Loss of privacy / overlooking (no. 51 & no. 55) Overbearing outlook (no. 51)	See main issue 1
Out of scale development / occupies more than half of the garden (no. 55) Too close to the boundary Application form states bricks are to be used, an incorrect statement.	See main issue 2
Existing out building does not have permission / being used as a dwelling Site plan does not accurately correspond with Title Plan Sewage / drainage	See other matters

Consultation responses

10. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

11. **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
12. **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
 - DM7 Trees and development

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes

- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

14. 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: Amenity

15. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
16. The key areas for consideration in this application are the potential impacts in terms of overlooking and loss of privacy, overshadowing of gardens and loss of daylight, to windows of adjoining properties. The nearest potentially affected properties in relation to these issues are no.65 to the east and no.69 to the west.

Loss of Daylight / Sunlight / Overshadowing:

17. Particular concern was raised that the side extension would result in a restriction in the amount of daylight reaching the neighbouring property, no. 51 to the east. It is accepted that the proposal will result in a significantly altered property when viewed from the neighbouring site, it is not considered that the proposal will cause significant harm. The orientation of the street ensures that there is a relatively large gap between the 2 dwellings with the closest point between the two being 4m at the front. The side of no. 51 has a concrete utility area and a single storey utility room with only a single obscure glazed window at first floor level. As such, any overshadowing occurring will not affect primary living spaces, nor the most used parts of the rear garden.
18. Similar concern has been raised that the height of the proposal will cause a loss of light to no. 55 to the west. It is not considered that the proposal will result in significant harm being caused in respect of the amount of light reaching the property as the 2 storey part of the proposal is to be 6m from the boundary at the closest point. The neighbouring property has recently constructed an 8m deep flat roof rear extension with only 1 no. roof light serving a lobby. As such, any shadowing will be in line with the flat roof, causing no harm to any living spaces.

Overlooking and Privacy:

19. Particular concern has been raised by no. 51 to the east that a proposed window on the new side elevation at first floor level will result in a loss of privacy. The comments also suggest that the window should be obscure glazed. The proposed window facing east and a smaller window facing north, serving a landing and en suite bathroom respectively will allow for occasional views across the neighbouring

garden. As such, it is considered reasonable to condition that the windows should be obscure glazed to protect the privacy of no. 51.

20. Concern has also been raised that the proposal will result in a loss of privacy to no. 55 to the west as there are first floor windows providing views across the neighbouring property. Whilst it is accepted that there is a window serving the proposed master bedroom that will provide views that are currently not possible, it is not considered that a significant loss of privacy will occur. The window has been angled so that it looks toward the rear of the garden, without providing any views directly into any primary living spaces. As such, the view possible is typical of properties in the area where first floor bedrooms have views of neighbouring gardens.
21. The proposal includes a terrace to be added above the single storey rear extension, accessed via 2 of the proposed bedrooms. It is not considered that the terrace will result in a significant loss of privacy as it includes a 2m tall partition between the neighbouring property, which will aid in lessening noise impacts as well as preventing views into neighbouring rooms. The terrace will primarily provide views into the rear garden of the subject property only as the 2 storey extension will prevent views across to no. 51 and much of the view across to no. 55 will be of the flat roof only.

Loss of Outlook / Overbearing Presence

22. Particular concern has been raised that the 2 storey side extension will result in a loss of outlook as a result of its scale for occupiers of no. 51 to the east. It is accepted that the side extension will appear as a large structure where there were previously open views across gardens, is it not considered that the proposal will be particularly overbearing. This is a result of the orientation of the 2 dwellings and the design of the side extension. The extension will be 4m from the neighbouring boundary at its closest points and 8m at its furthest. The orientation of the properties means that the main views from the rear of no. 51 will remain uninterrupted with the only views being those to the east beyond a 30 degree angle of interjection. The highest part of the side extension at 6.1m is to be built in line with the side of the neighbouring property with the rest of the extension sloping down in height to 4.7m. As such, it is not considered that the proposal will be oppressively overbearing as a sufficient visual gap is to be maintained.

Main issue 2: Design

23. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56 and 60-66 and 128-141

Out of Scale Development / Occupies More Than Half of the Garden

24. Particular concern has been raised that the proposal is out of scale for the area as it will result in more than half of the site being occupied by buildings. Whilst the proposal will result in a significantly large amount of the site having been developed, it will not result in more than half being occupied by buildings. The site is particularly large for the area as a result of its wedge shape and the orientation within the neighbourhood. As such, the site allows for a larger than typical extension. The bulk of the proposal is to be located within the rear of the site, with only small portion being particularly visible from the front. The 2 storey side

extension will alter the appearance of the property, however it is to be built in place of an existing single storey element. As such, the scale of the proposal will not have a significant impact on the overall appearance of the property, or street scene.

25. Concern was also raised that the proposal is too close to the shared boundary with no. 55 to the west. It is not considered that the proposal is too close to the boundary with only the single storey rear extension being built up to the boundary where a large, single storey extension is present. The 2 storey elements of the proposal are a minimum of 6m from the boundary.
26. Concern was raised that the application form submitted contains incorrect information as it states that the existing dwelling has been constructed using brick. It is accepted that this is incorrect as the property has been constructed from a metal frame, originally clad in metal sheeting externally. The property has since been altered to include external wall insulation finished in a white render. The proposal is to be finished to match the existing dwelling, ensuring that the extension will fit in well with the existing character.

Other Matters

27. One letter of objection stated that there is currently an outbuilding located at the bottom of the garden that has been constructed without planning permission, being used as a separate dwelling. Having inspected the outbuilding, I can confirm that it is being used as a studio / workspace by the applicant and does not include any sleeping spaces. It does include a small kitchenette area for the purpose of providing hot drinks. The age and scale of the outbuilding would suggest that the structure does not require planning permission as it appears to have been constructed using the subject property's permitted development rights.
28. Concern was raised that the site plan submitted does not accurately correspond with title plans. It is common for alternative types of plans to appear with differences within them. As part of the consideration of the application the accuracy of the plans was considered closely. It is not considered that the plans were in any way misleading or containing significantly misleading information.
29. Concern has been raised that the proposal is to be built close to or on existing drainage and sewage systems. Such issues are not considered as material planning considerations and as such will be more relevant to building regulations applications.

Equalities and diversity issues

30. There are no significant equality or diversity issues.

Local finance considerations

31. 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.
32. 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.

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

Conclusion

34. The proposal will have a very limited impact upon the amount of daylight and sunlight reaching the living spaces and garden areas of the neighbouring properties.
35. The potential for an increase in overlooking is minimal as a result of the orientation of the site, distance between properties and angle of proposed windows. Conditioning those windows on the first floor of side elevations will ensure that the subject property will not have views across neighbouring rooms or gardens.
36. The proposal will result in an extended dwelling which is of a large but appropriate scale and design, which will assist in enhancing the character of the original dwelling and that of the surrounding area.
37. 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.

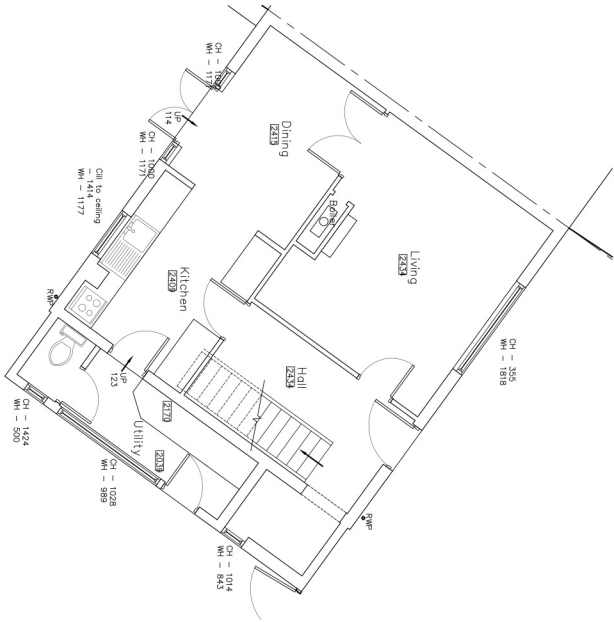
Recommendation

To approve application no 16/00093/F - 53 Cunningham Road, Norwich, NR5 8HH and grant planning permission subject to the following conditions:

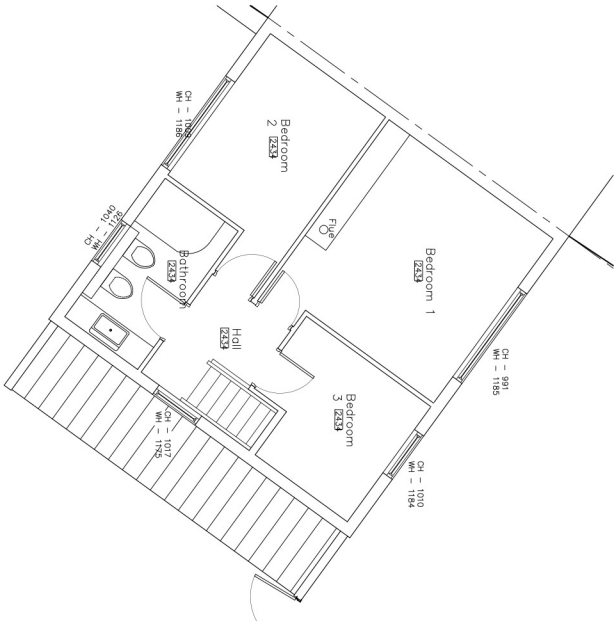
1. Standard time limit;
2. In accordance with plans;
3. Obscure glaze first floor windows on side elevations;

Article 35(2) statement

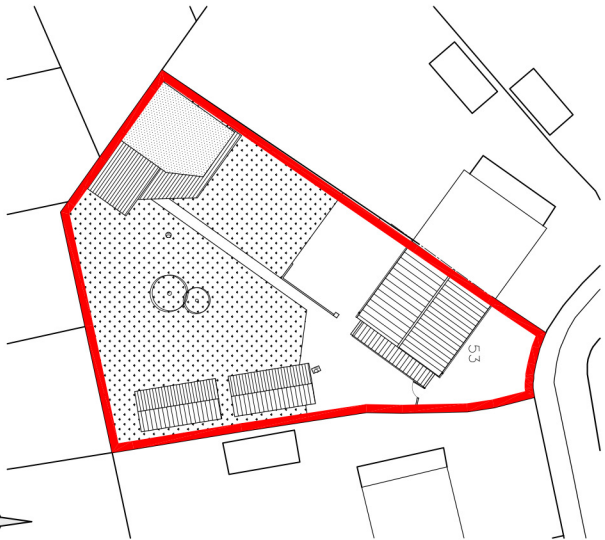
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



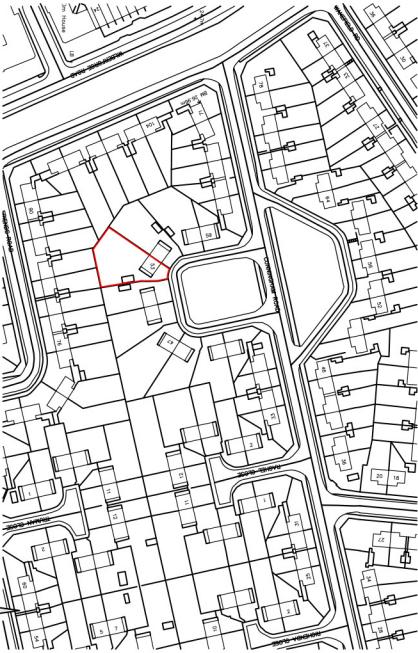
GROUND FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50

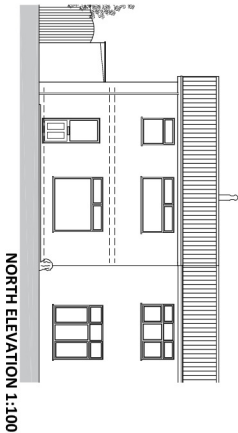


ROOF/SITE PLAN 1:200

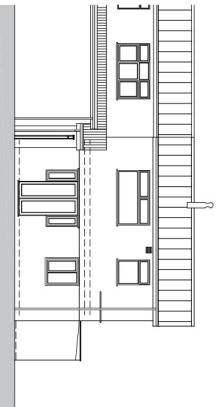


SITE LOCATION PLAN 1:1250

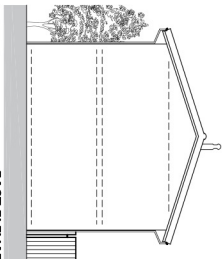
- 1.0 GENERAL NOTES
- 1.1 For setting out dimensions & general construction details refer to Architectural drawings.
- 1.2 This drawing must not be scaled and if in doubt ask.
- 1.3 Any construction or fabrication carried out prior to obtaining all necessary statutory and other approvals is at the client's risk.
- 1.4 All Contractors are to check all dimensions and levels on site prior to commencing any construction or fabrication.
- 1.5 This drawing is to be checked and used in conjunction with all relevant Engineering, Architectural, Service Engineers and any specialist drawings, together with Title, Allen Jones Structural Specifications.
- 1.6 Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- 1.7 The Engineer is not responsible for the stability of each element and the stability of the overall construction until the construction is complete.
- 1.8 All designs, connections, workmanship and materials are to comply with the current Building Regulations and the latest relevant British Standard Specification and Codes of Practice or otherwise be to the specific approval of the Engineer.
- 1.9 No structural members are to be cut, notched or jointed unless shown on the Engineers details.



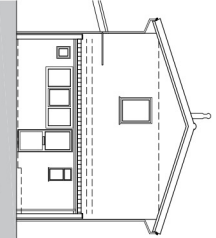
NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



WEST ELEVATION 1:100



FOR PLANNING
APPROVAL ONLY

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Client / Project
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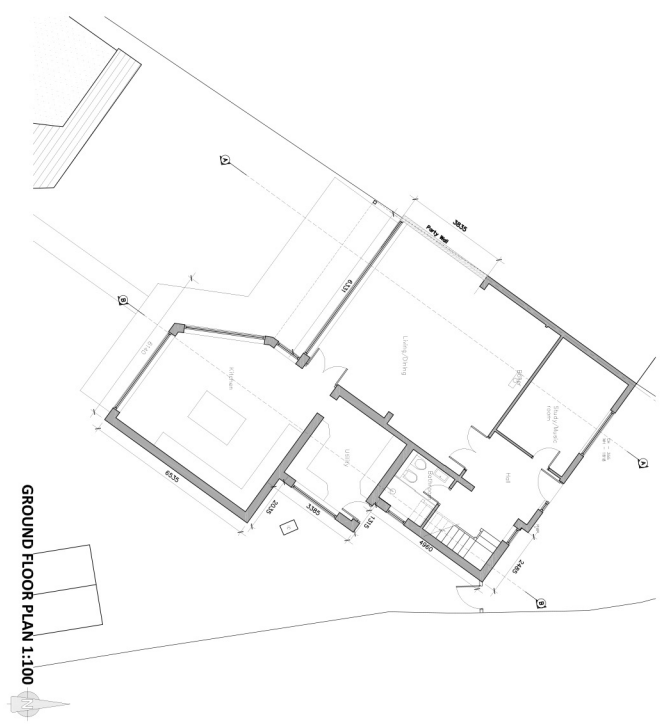
Drawing

Proposed Extension To Rear Of Dwelling

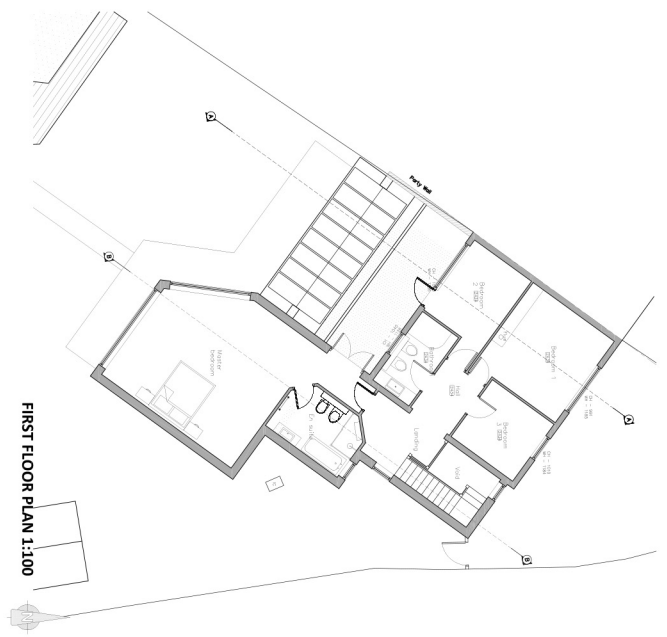
Plans, Sections & Elevations

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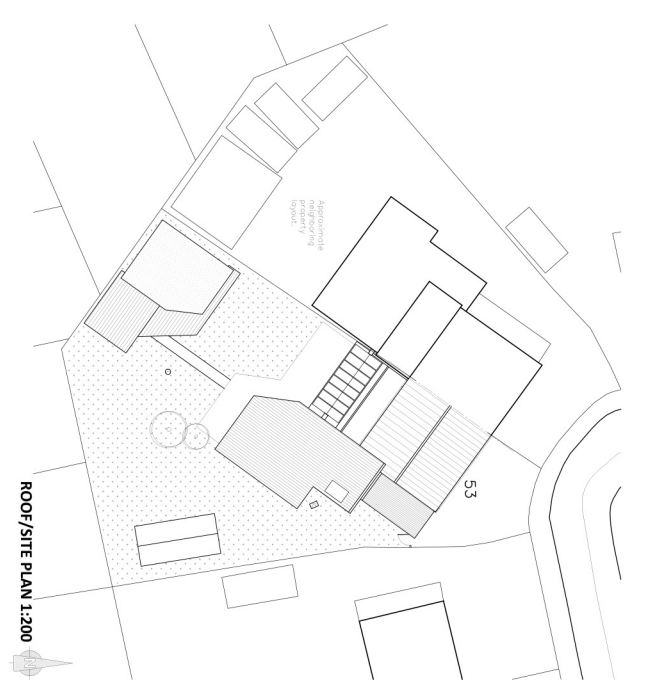
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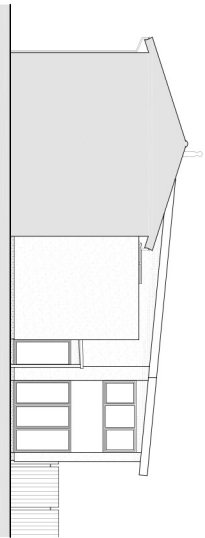
GROUND FLOOR PLAN 1:100



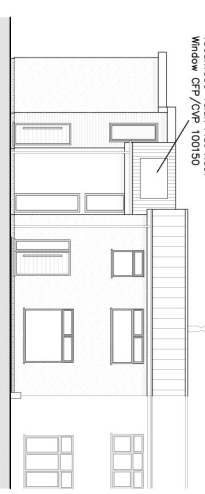
FIRST FLOOR PLAN 1:100



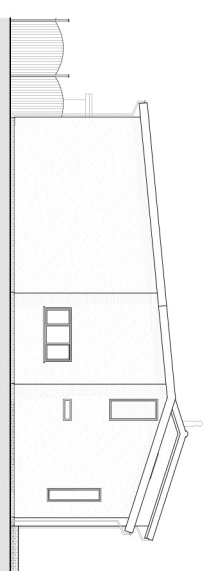
ROOF/SITE PLAN 1:200



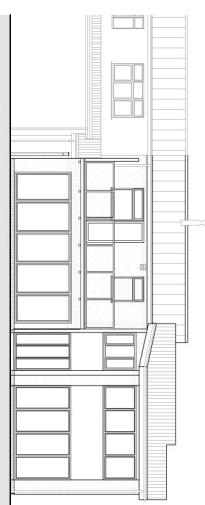
NORTH WEST ELEVATION 1:100



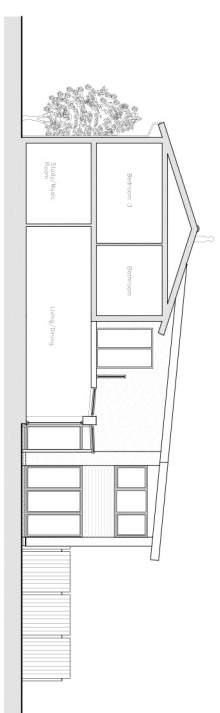
NORTH EAST ELEVATION 1:100



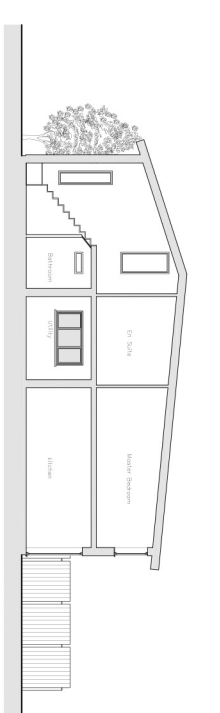
SOUTH EAST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



SECTION A-A 1:100



SECTION B-B 1:100