

Report to Planning applications committee

Item

14 June 2018

Report of Head of planning services

Subject Application no 18/00518/F - 10 Sunningdale, Norwich,
NR4 6AQ

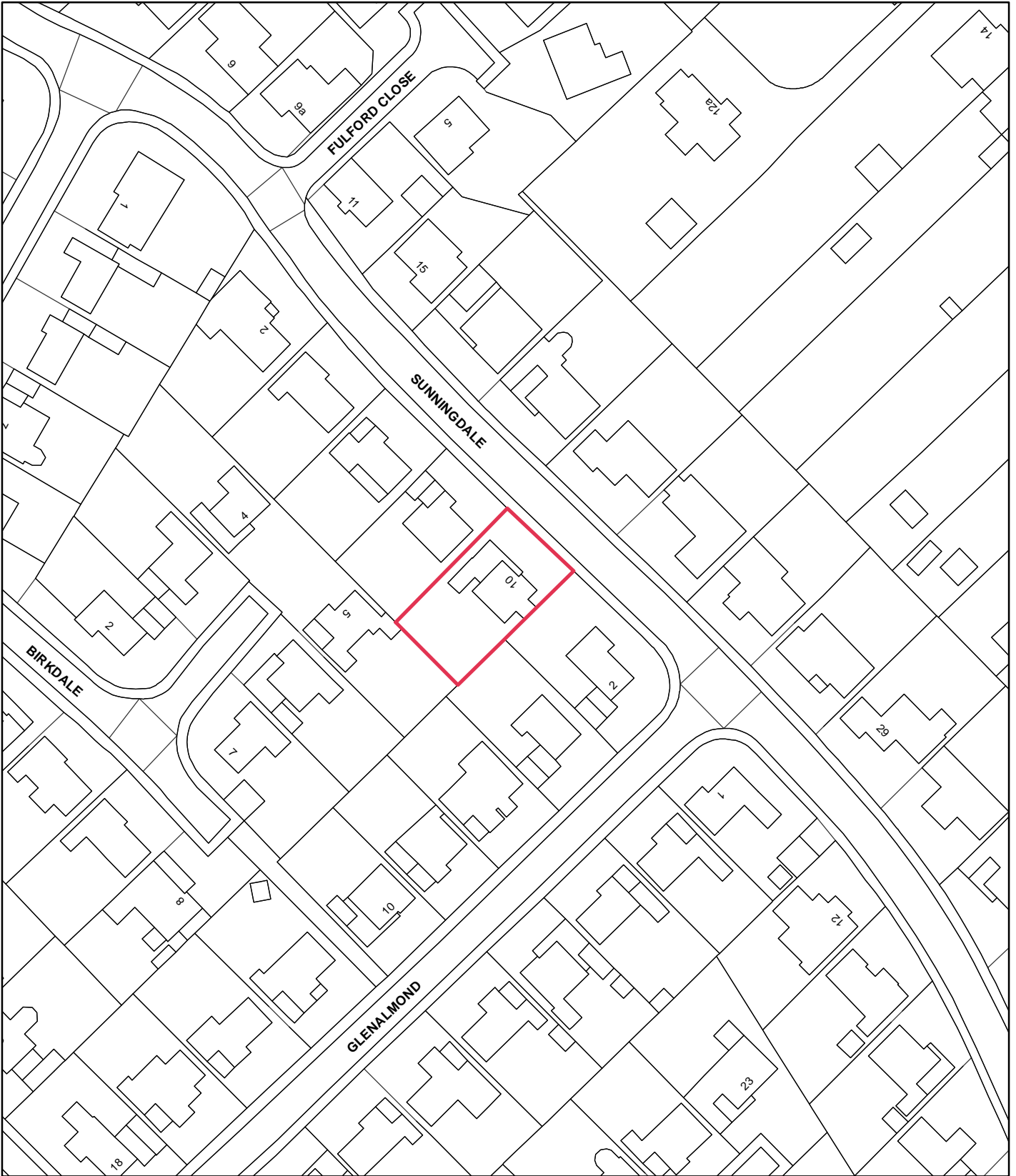
5(d)

**Reason
for referral** Objections

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

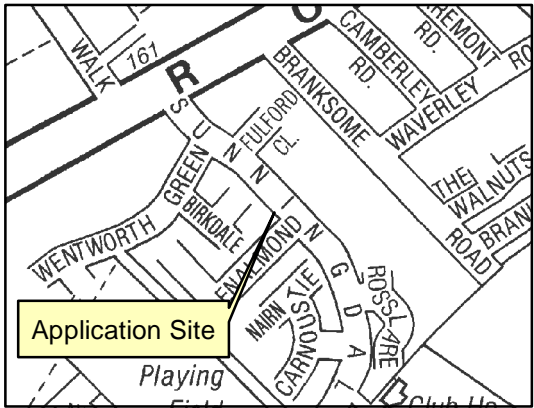
Development proposal		
Two storey side extension with single storey extensions to front and rear.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the development within the context of the original design / surrounding area.
2 Residential Amenity	The impact of the development on the neighbouring properties nos. 8 and 21 Sunningdale, nos. 2 and 4 Glenalmond; overshadowing, privacy, overbearing impact and loss of daylight / outlook.
3 Parking	The impact of the development on the current parking situation in the area.
Expiry date	21 June 2018
Recommendation	Approve



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Planning application no: 18/00518/F
 Site Address: 10 Sunningdale
 Scale: 1:1,000



The site and surroundings

1. The site is located to the west side of Sunningdale to the south-west of the city. The predominant character of the area is residential, primarily consisting of two-storey detached dwellings constructed circa 1970 as part of a wider housing development centred around Wentworth Green sports and social club. Properties have typically been constructed on good sized rectangular plots comprising front gardens with driveways leading to attached or link attached garages to the side and larger rear gardens. The properties within the area have been constructed in a variety of designs, albeit from a similar pallet of materials with many similar features found throughout.
2. The subject property is a two storey detached dwelling constructed circa 1970 using buff coloured bricks and concrete roof tiles. The dwelling is of a simple dual pitched roof design constructed over a rectangular footprint with a link-attached single flat roof garage located to the side, which includes an overhanging car-port roof. The site features a front garden and driveway area, side access adjacent to the garage and a rear garden.
3. The site is bordered by a similar two storey detached dwelling to the north, no. 8 Sunningdale which includes a tall mature hedgerow marking the boundary, the rear gardens nos. 2 and 4 Glenalmond to the south and no. 5 Birkdale to the west. Site boundaries to the rear are marked by a 1.5m close boarded fence and sections of mature planting.

Relevant planning history

4. There is no relevant planning history.

The proposal

5. The proposal first involves the demolition of the existing link attached garage and car port to the side of the dwelling. The property is to then be extended in three composite sections; a single storey front extension, a two storey side extension and a single storey rear extension.
6. The two storey side extension is to be constructed in place of the existing garage and is to match the original in terms of scale and form. The side extension at first floor level measures 4.6m x 8.5m in plan form, has an eaves height of 5.1m and a ridge height of 8.7m, matching the original. The two storey extension provides an additional two bedrooms each with a window, one on the new front elevation, the other on the new rear elevation, as well as a window on the side elevation serving an en-suite bathroom.
7. The single storey front extension is to extend across from the main front entrance to form part of the ground floor of the side extension, measuring 7.5m x 1.4m in plan form. The extension is of a pitched roof design with an eaves height of 2.5m and a maximum height of 3.8m.
8. The rear single storey section is formed of two parts; an 8.4m x 3.3m pitched roof section which extends across the original rear wall and a 4.9m x 7.5m dual-pitched roof sections which extends beyond the proposed two storey side extension. Both sections have matching eaves height of 2.5m and maximum height of 3.6m. The

rear extensions are to provide an enlarged living space and a bedroom, kitchen and living room for elderly relatives of the applicants to live in.

9. The extensions are to be constructed using predominantly matching materials including buff coloured bricks, concrete pantiles and white coloured windows and doors. The design also includes a section of off white coloured smooth render to the new front elevation.

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four 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
<p>Proposal is too large and out of character with properties in surrounding area.</p> <p>Flat brick wall when viewed from no. 2 Glenalmond.</p>	<p>See main issue 1.</p>
<p>Proposal results in overshadowing, overlooking and is overbearing (no. 8 Sunningdale).</p> <p>Proposal results in loss of privacy caused by bedroom window / is overbearing, dominates home (no. 4 Glenalmond).</p> <p>Proposal results in a loss of distant view of the sky / daylight (no. 21 Sunningdale)</p>	<p>See main issue 2.</p>
<p>Increase in bedrooms will result in increase in cars / parking problems.</p>	<p>See main issue 3.</p>
<p>Concern regarding drainage and extraction vents (no. 8 Sunningdale).</p>	<p>See other matters.</p>
<p>Concern property may be used as an HMO in future.</p>	<p>See other matters.</p>
<p>Proposal will result in decrease of property value.</p>	<p>See other matters.</p>

Consultation responses

11. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

12. **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
13. **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

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

Case Assessment

15. 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: Design

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The proposal will have a significant impact on the overall appearance of the subject property with the two storey side extension in particular resulting in a change from the current situation. The single storey rear extensions will have less of an impact on the appearance of the property as they will not be visible from the highway. The design however with its matching form and materials is considered to be appropriate for the site and is similar to a number of extensions which have already been carried out in the area, notably building above link-attached garages in a similar fashion.
18. Particular concern has been raised that the proposal is too large will appear out of character with the surrounding area. It is accepted that the proposal represents a large extension, however it is not considered that the proposal is overly large and nor is it considered that the proposal will cause significant harm to the character of the area. The two storey side extension is to have the greatest impact on the character of the property. However, the change is similar to a number of extended

properties located within the area. The use of matching materials will also assist in ensuring that the property remains in keeping with the appearance of the surrounding area. The single storey extension to the rear is larger than many extensions approved nearby, however it should be noted that similar proposals have been approved recently, including at 4 Birkdale. It should also be noted that the extensions are of a scale and design which retain a good sized external amenity space to both the front and rear.

19. Concern was also raised that the proposal would result in the construction of a solid blank wall opposite the rear of no. 2 Glenalmond. It is noted that no. 2 will observe some changes, however there will be no significant changes occurring on the east elevation which faces the rear of no. 2 Glenalmond, as the majority of the works are proposed to the opposite side. As such, the design will not impact significantly on no. 2.
20. The proposal is therefore considered to be, by virtue of its form, scale and choice of materials, acceptable in design terms.

Main issue 2: Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
22. The proposal results in an enlarged dwelling increasing from four bedrooms to six, including accommodation at ground floor level for use by elderly relatives whom are to live with the applicants as an extended family unit. The proposed room sizes satisfy space standards and will enhance the level of residential amenity available internally to the occupants without a significantly harmful loss of external amenity space.
23. Particular concern has been raised by the occupants of no. 8 Sunningdale that the proposal will result in overlooking and overshadowing of their property. It is accepted that the changes along the shared boundary will be clearly visible from the neighbouring property, it is not considered that they will result in significant harm being caused to the neighbouring residential amenity. There may be some loss of light to the rear garden in the early morning, however the two storey side extension is to be constructed so as to be parallel to the blank flank wall of no. 8, ensuring that unacceptable overshadowing or loss of outlook will not occur.
24. The single storey rear extension is to be constructed approximately 1.2m from the shared boundary and will be visible from parts of the neighbouring rear garden. It should however be noted that a tall mature hedge is in situ along the shared boundary at no. 8 Sunningdale which effectively screens the proposed single storey rear extension from the neighbouring property. It should also be noted that the proposal includes two windows and a new door on the side elevation which will face directly onto the 1.5m tall close boarded fence marking the boundary and neighbouring flank wall beyond. The proposed window at first floor level has a view only of the flank wall and is to be required to be obscure glazed by way of planning condition. As such, it is considered that the proposal does not result in a significant loss of privacy, outlook or appear as overbearing to the occupants of no. 8 Sunningdale.
25. Particular concern has been raised that the proposed side facing window serving the single rear extension will result in a loss of privacy to no. 4 Glenalmond and will

also dominate the view from the neighbouring property. No. 4 Glenalmond is located approximately 23m from the proposed side facing window and the boundary is marked by a 1.5m tall close boarded fence. As such, the proposal will not result in a significant increase in overlooking and subsequent loss of privacy.

26. Similarly it is accepted that the proposal will be obviously visible from the same neighbouring property, however it is not considered that the extension will dominate the view, or appear as overbearing. The extension to the rear is to be only of a single storey and is located sufficient distance to ensure that it does not appear as overbearing, or dominate views from no. 4 Glenalmond.
27. Particular concern has been raised that the two storey side extension will result in a loss of a distant view of the sky and result in a loss of daylight to no. 21 Sunningdale opposite the subject property. It is noted that the side extension will result in the loss of some of the visual gap that exists between nos. 8 and 10 Sunningdale, it is not considered that the change will have a material impact on no. 21. There is a distance of minimum of 25m between the subject property and no. 21 ensuring that the extension will not result in a significant loss of daylight. The partial loss of the visual gap is similarly noted, however the loss is relatively minor with the outlook from no. 21 only marginally changing from the current situation.
28. The proposal will therefore result in an obviously enlarged dwelling which enhances the residential amenity of the occupiers, without causing significant harm to the neighbouring residential amenities. The proposal is therefore considered to be acceptable in amenity terms.

Main issue 3: Transport

29. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
30. Particular concern has been raised that the increase in the number of occupants residing in the subject property. The proposal includes the provision of a replacement integral garage and the front of the site includes parking spaces for a minimum of two cars. It should also be noted that the property is to remain as a C3 dwellinghouse. As such, it is not anticipated that the proposal will alter the current parking situation.

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. Concern has been raised that the inclusion of extraction vents have been inappropriately positioned and that drainage issues will arise as a result of the proposal. In this instance, such issues are considered non-material and would be covered by building regulations.
33. Concern has been raised that the enlarged dwelling could in the future become a large scale HMO, causing harm to neighbouring residential amenities. Such a change of use currently requires planning permission, however to ensure that

residential amenity is protected in the future it is considered reasonable to add a condition requiring that the proposal is constructed as a C3 dwelling house.

34. Concern was also raised that the proposal will result in neighbouring properties suffering a loss of property value and that the council should undertake restitution to those affected. The value of a property is non-material planning consideration and therefore does not form part of the assessment of the application. The council similarly therefore does not offer any restitutions to neighbours as part of the planning process.

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.

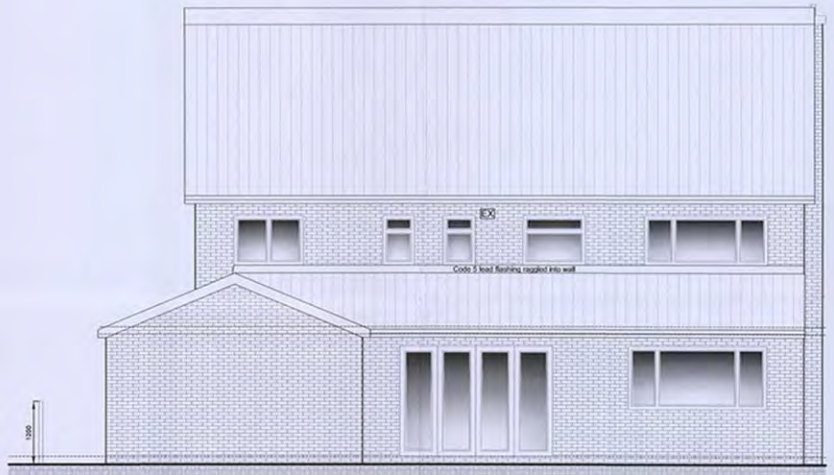
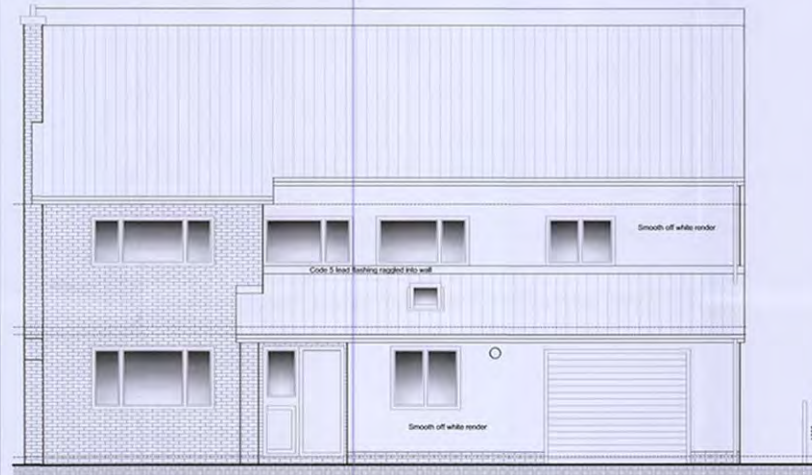
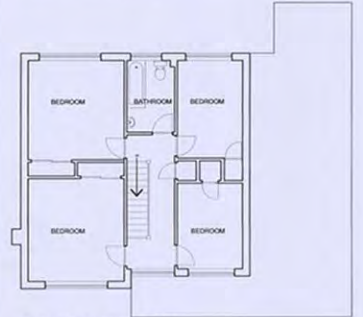
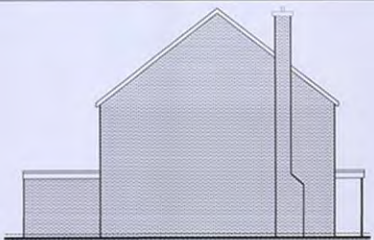
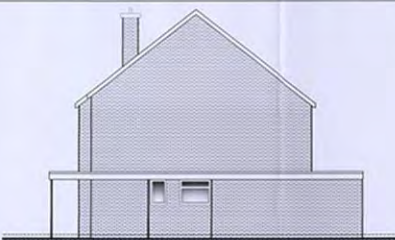
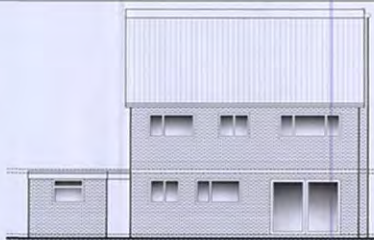
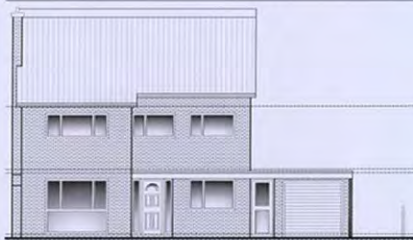
Conclusion

39. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design, which does not cause significant harm to the character and appearance of the subject property, or surrounding area.
40. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
41. 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. 18/00518/F – 10 Sunningdale Norwich NR4 6AQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glaze side window at first floor level;
4. Permission is granted for a C3 dwellinghouse.



FOUNDATIONS
Concrete strip foundation (grade 35) minimum size 225 x 700mm for external walls taken down to at least invert level when within 3000mm of any drains. Depth to be at least 400mm from g to top of concrete.

SOLIM
Solium of 100mm consolidated and blinded hardcore with the surface not below the adjoining finished external ground level and finished with 75mm lean mix concrete screed on 100mm concrete on 1200 gauge DPM on 100mm Kingspan TP70 on 1200 gauge DPM. All joints taped on DPM.

SUB STRUCTURE
Standards: All masonry walls to be built in accordance with BS 5628 Part 1:1978(1985) and Part 3: 1985. 102.5mm brickwork outer leaf with 50mm cavity filled with lean mix concrete fill in cavity to 225mm below DPC level, 100mm brick to inner leaf.

Cavity drainage: 10 x 65mm weepers to be incorporated in external leaf of base course every 450mm around building at ground level.

DPC: to be installed at all cavity courses, below wallplates, surrounding sills, 150mm above finished ground level.

EXTERNAL WALL CONSTRUCTION
100mm Facing brick to match existing, 50mm cavity filled with Dyrthem 32 or similar on 100mm Thermally Turbo block with 12.5mm plasterboard and 3mm skim, or external blockwork with smooth white render & 50mm cavity filled with Dyrthem 32 or similar on 100mm Thermally Turbo block with 12.5mm plasterboard & 3mm skim finish. Any exposed brickwork below DPC to be facing brick. Cavity to be lead with stainless steel wall ties at 750mm horizontal centres & 450mm vertical centres.

ROOF (unless annotated as vaulted)
Tiles (to match existing & be suitable for the pitch) on 50x25mm battens 150x50mm Rafter with 150x50mm joists. 450mm Rockwood laid over with 12.5mm plasterboard & 3mm skim finish.

GYM ROOF
Tiles (to match existing & be suitable for the pitch) on 50x25mm battens 150x50mm Rafter 150mm Kingspan between and 25mm under rafters. Rafters either side of Velux to be doubled up. 12.5mm plasterboard & 3mm skim finish.

GLAZING
All Glazing between floor level and 800mm above; and glazed areas of a door and within 300mm of a door, which are within 1500mm of the floor level, N.B. safety glazing must be provided in accordance with B.S. 6206 & 6262 2004 i.e. toughened or laminated glass of the appropriate thickness.

All pipes etc to be thermally insulated.

HEATING
Thermostatic radiator valves to be fitted to all radiators.

Thermostatic insulated cavity closers at all openings. Back edge of windows and door frames needs to overlap cavity closer by at least 30mm to eliminate thermal bridging at ground level.

AIR INFILTRATION
All windows and door units to be sealed with proprietary sealant or silicone.

Draft strips to be fitted to all windows and door openings.

VENTILATION & DAYLIGHTING
Each apartment is to have a window(s)/door that will provide an openable area of at least 1/20th of the floor block for ventilation and at least 1/15th of the floor area for daylighting.

Trickle Ventilators: windows serving each room to have a fully closable ventilator with a minimum opening of 800mm².

New windows to be white UPVC to match existing.

All windows and doors to have a U value of 1.5

Drainage
The assumed line of drainage has been indicated on plan. Prior to pouring the foundations the existing drainage to be exposed and the proposed layout and protection to be agreed with Building Control Foundation to be taken below any drains and brickwork installed over. Where rainwater to be connected to foul drain it shall be trapped. Deep seal traps in all cases 100mm spig to WC, 50mm spig and reducers to all other fittings. Gradients to be 1:100m 1:50, 50mm 1:30 base of waste pipes to be long radius bends. Screwed access caps to be fitted to pipes. Bedding and backfilling to be min 150mm sand or rounded aggregate pea gravel max size 14mm and compacted in max 200mm layers. New rodding points to be provided as indicated. New 110 deep flow gutters to discharge into 75mm rain water pipes. Discharge to be taken to approved soakaway as indicated. All manholes to be in accordance with BS 8301

ELECTRICAL
All electrics to be provided at high (1200mm) & low level (450mm) as per the appropriate drawings & to be in accordance with B.S. 7671:2001 and Part P (Electrical safety).

All lighting & fittings to clients specification and fitted/located as shown on plan.

75% of new lighting is to be energy efficient.

Prior to completion the Council should be satisfied that Part P has been complied with. This will require an appropriate B.S. 7671 electrical installation certificate to be issued for work by a person competent to do so.

FIRST FLOOR
To be 22mm flooring on 150x50mm C18 joists at 400mm centres with 150mm Rockwood between. 15mm Fireboard to underside with 3mm skim finish.

INTERNAL PARTITIONS
To be 75x50mm with 50mm Celotex between and 12.5mm either side with a 3mm skim finish. 25mm air cavity to be maintained. All wet areas to have moisture resistant plasterboard.

GROUND FLOOR ROOF
Concrete pan tiles (to match existing & be suitable for the pitch) on 50x25mm battens 150x50mm Rafter at 400mm centres with 150x50mm joists, 300mm Rockwood laid over with 12.5mm plasterboard & 3mm skim finish.

All new steel beams to have 2 HR fire protection.

MECHANICAL VENTILATION
New Bathrooms/En Suits to be provided with 15 litre/sec New Cloaks to be provided with 15 litre/sec and a 15 min. overrun.

New Kitchens to be provided with 60 litre/sec External lighting to be fitted with lamps having a luminous efficiency greater than 45 Lumens per circuit Watt and switched as shown.

External lighting will automatically extinguish when there is enough daylight and when they are not needed at night or that they have sockets that can only be used with lamps having a luminous efficiency greater than 45 Lumens per circuit Watt (for example fluorescent tubes and compact fluorescent lamps, not GLS tungsten lamps with bayonet cap or Edison screw bases).

Any new drains or existing still in use to have a 1 metre wide strip of A142 mesh installed in new concrete slab. All to be agreed with CNC Building Control Consultancy on site.



APS Anglian Planning Services Ltd.
43 Corn Road, Sproughton, Norwich, Norfolk, NR13 3JL
Tel: 01935 439077 Mob: 07755 828335
email: alan.hartigan@apsni.co.uk

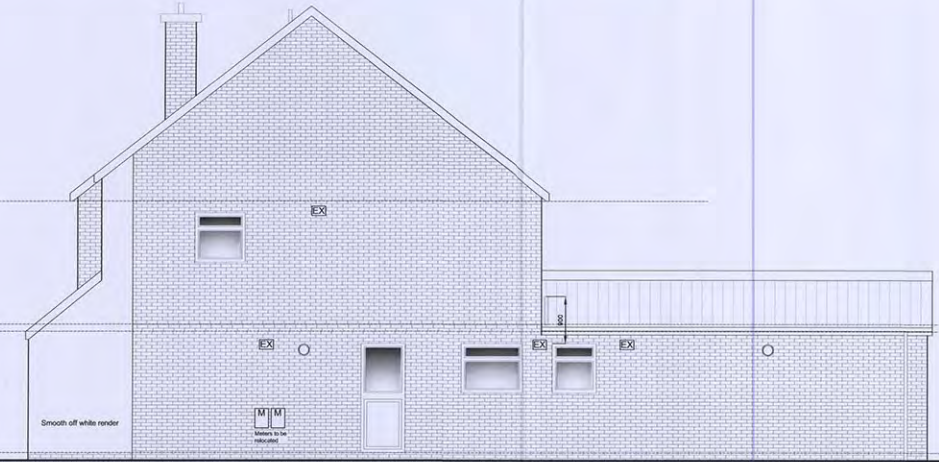
CLIENT:
Mr. & Mrs. D. GOHANIYA

JOB TITLE:
PROPOSED SIDE & REAR EXTENSIONS WITH INTERNAL ALTERATIONS AT 10 GUNNINGDALE NORWICH

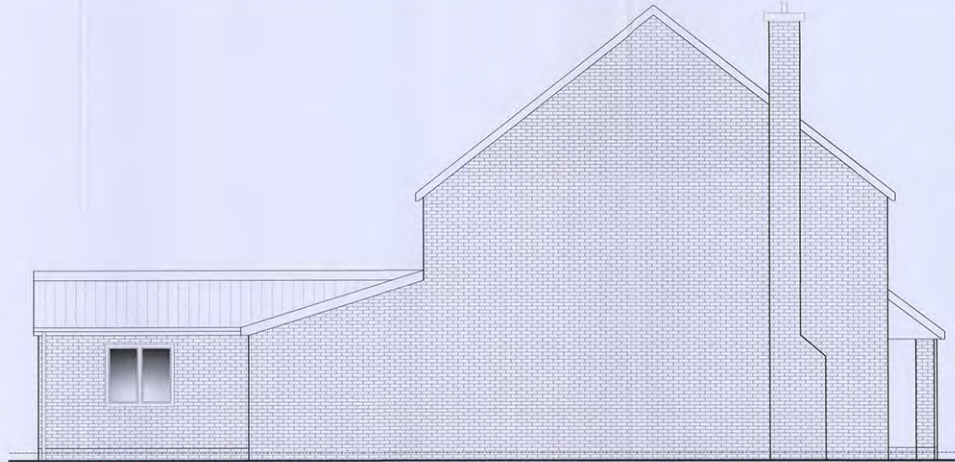
DRAWING TITLE:
PLANS AND ELEVATIONS AS EXISTING PROPOSED

SCALE	DATE	BY	CHECKED
AS SHOWN	BH		
DATE	NO	BY	REVISION
03/01/2018	01		

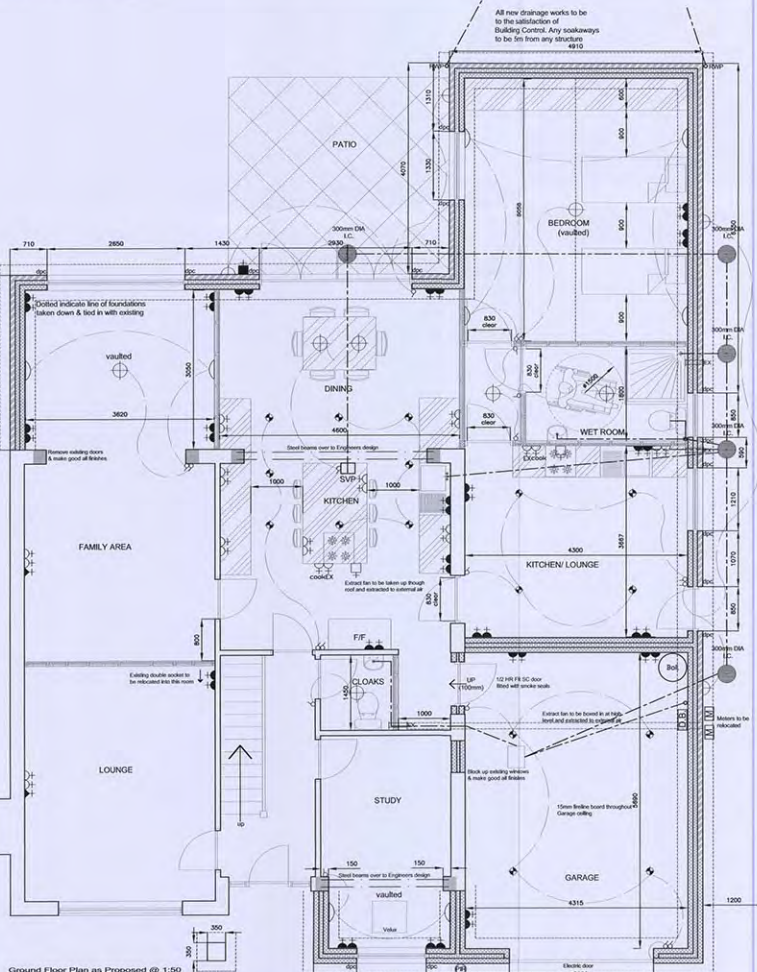
DATE: 03 APR 2018
PROJECT: 10/11/17



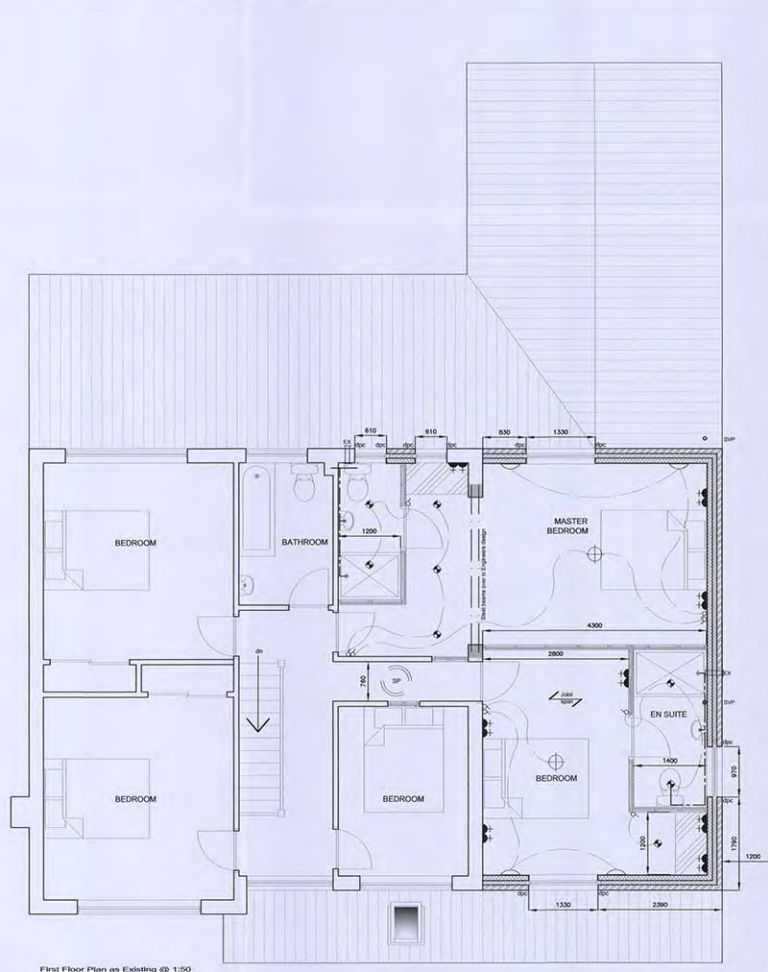
Side Elevation as Proposed @ 1:50



Side Elevation as Proposed @ 1:50



Ground Floor Plan as Proposed @ 1:50



First Floor Plan as Existing @ 1:50

- ⊕ LIGHT SWITCH
- ⊕ LOW LEVEL SINGLE SPUR
- ⊕ LOW LEVEL DOUBLE SPUR
- ⊕ HIGH LEVEL SINGLE SPUR
- ⊕ HIGH LEVEL DOUBLE SPUR
- ⊕ SMOKE DETECTOR
- ⊕ TELEPHONE POINT
- ⊕ TV AERIAL POINT
- ⊕ WALL LIGHT
- ⊕ SHAVING SOCKET
- ⊕ SHAVING LIGHT
- ⊕ OUTSIDE LIGHT
- ⊕ EFFICIENT LIGHTING
- ⊕ SPOT LIGHT
- ⊕ STANDARD LIGHT
- ⊕ GAS POINT
- ⊕ HIGH LEVEL SPUR FOR EXTRACT
- ⊕ Cooker COOKER POINT
- ⊕ HEATED TOWEL RAIL SPUR
- ⊕ PASSIVE INFRARED LIGHT
- ⊕ OUTSIDE SOCKET

CORPORATE RESOURCES
05 APR 2018
POST ROOM

APS Anglian Planning Services Ltd.
44 Corn Road, Sparham, Norwich, NR7 6JL
Tel: 01603 409617 Mob: 01725 838305
email: info.hartson@apsni.com

CLIENT:
Mr. & Mrs. D. GODHANIA

JOB TITLE:
PROPOSED SIDE & REAR
EXTENSIONS WITH INTERNAL
ALTERATIONS AT
10 SUNNINGDALE
NORWICH

DRAWING TITLE:
PLANS AND ELEVATIONS AS
PROPOSED

SCALE AS SHOWN	DRAWN BY BH	DATE JAN 18
CONTR. NO. MCR 4291	DWG NO. 112	ISSUES

THE CONTRACTOR SHALL INSURE THE WORKING TO HIS OWN RISK AND ACCEPTED LIABILITY