

**Report to** Planning applications committee

**Item**

14 February 2019

**Report of** Head of planning services

**Subject** Application no 18/01095/F - 56 Caernarvon Road,  
Norwich, NR2 3HX

4(e)

**Reason  
for referral** Objection

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<b>Ward:</b>	Nelson
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

Development proposal		
Single storey rear infill extension and dormer window.		
Representations		
Object	Comment	Support
2	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 proposed development on the neighbouring properties, nos. 58 and other neighbouring properties; loss of light, outlook, privacy, overbearing scale.
<b>Expiry date</b>	28 September 2018
<b>Recommendation</b>	Approve



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Planning Application No 18/01095/F  
56 Caernarvon Road

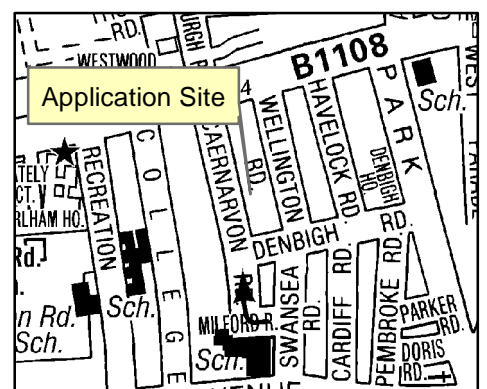
Site Address

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



## **The site and surroundings**

1. The site is located to the east side of Caernarvon Road to the west of the city. The prevailing character of the area is predominantly residential, primarily consisting of two-storey semi-detached dwellings constructed circa 1900 as part of a wider series of terraced streets south of Earlham Road. Properties have typically been arranged with small front gardens and longer narrow bisected rear gardens accessed via shared covered passageways.
2. The subject property is a two-storey mid-terrace dwelling typical of the street in both form and appearance having been constructed using light coloured bricks to the front, red bricks to the rear and plain roof tiles. The site features a small front garden area and a larger bisected rear garden accessed via a shared covered passageway. The property is arranged over an 'L' shaped footprint with a two storey projecting rear section, creating a side return shared with the adjoining property to the south. The property has previously been extended by way of a single storey rear extension with a sloping roof.
3. The rear site boundaries are marked by close boarded fencing ranging from 2m to 1.8m in height. The site is bordered by nos. 58 and 54 Caernarvon Road to the south and north respectively. No. 58 with which the side return is shared has been extended by a single storey sloping roof extension filling a small section of the side return.
4. It should be noted that at the time of the initial assessment, the rear facing dormer window had been largely completed.

## **The proposal**

5. The proposal is for the construction of a single storey rear extension incorporating the existing rear extension with a total footprint of 3.3m x 4.7m. The extension has been designed with a dual-pitched roof measuring 2.7m to the boundary shared with no. 58, 3.5m to the ridge and 2.8m to the eaves abutting the shared passageway. The design includes a roof lantern and a set of patio doors opening onto the rear garden. The extension facilitates the creation of an enlarged kitchen / dining space. The extension is to be constructed using matching bricks and roof tiles. The proposal also includes the replacement of the existing first floor sloping roof with a flat roof.
6. The proposal also seeks consent for the largely completed dormer constructed within the rear roof slope. The dormer fills the majority of the roof slope with only a small gap being left below the ridge line of the roof. The design includes a set of rear facing floor to ceiling windows and a horizontal window casement to the north elevation. A pair of roof lights to the front roof slope have also been added, facilitating the creation of an additional bedroom.

## **Representations**

7. 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.

<b>Issues raised</b>	<b>Response</b>
The proposal will result in a loss of light to the neighbouring property (no.58).	See main issue 2
The rear extension will be an overbearing presence along the shared boundary, resulting in feeling claustrophobic (no.58).	See main issue 2
Bi-fold doors to the rear extension will obstruct the shared pathway (no.58).	See main issue 2
The proposed development will result in a loss of privacy (no.58).	See main issue 2
Concern regarding size and spec. of dormer.	See main issue 1
The removal of internal walls may be structurally unsound.	Any works involving changes to the structure of the property will be assessed as part of a separate building regulations application.

## **Consultation responses**

8. No consultations have been undertaken.

## **Assessment of planning considerations**

### **Relevant development plan policies**

9. **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
10. **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**

11. **Relevant sections of the National Planning Policy Framework 2018 (NPPF)**
- NPPF Section 12 - Achieving well-designed places

### **Case Assessment**

12. 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**

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The proposed single storey extension will effectively infill the area between the original rear wall and the shared access where the garden is bisected. The form and appearance is typical of extensions within the area, with a dual-pitched roof and doors opening onto the rear garden. The extension will have a limited impact on the character of the subject property and surrounding area as it will not be visible from the highway and is being constructed in a similar location to many neighbouring properties. The design of the single storey rear extension is therefore considered to be acceptable.
15. The rear dormer fills the majority of the roof space, having been constructed immediately above the eaves. Its relatively large scale and materials which contrast to the red coloured roof tiles ensure that it is obviously noticeable from neighbouring properties and gardens. It should be noted however that in terms of scale alone, the dormer is close to being considered a form of permitted development. It is only the positioning of the dormer within the roof slope, less than 0.2m above the eaves, and the choice of materials which are not of a similar appearance to those in place already which bring about the requirement for planning permission. It is also noted that the dormer is similar in appearance and scale to a dormer already in place at a neighbouring property on Caernarvon Road. As such, the dormer is considered to be acceptable in design terms.

### **Main issue 2: Amenity**

16. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
17. The proposal will result in a noticeable change to the current situation in relation to no. 58 to the north. Particular concern has been raised that the proposed single storey rear extension will result in a loss of light to the rear facing rooms of the neighbouring property. The extension is to extend 4.7m along the shared boundary, approximately 2.1m beyond the rear extension in place at no. 58. As a consequence, the proposed extension will result in some loss of light to the rear door of the neighbouring property. The loss of light is however not considered to cause significant harm to the residential amenity of the neighbouring property as the rear room is also served by a roof light which will remain unaffected by the proposed development.
18. Similar concern has been raised that the proposed rear extension will appear as an overbearing presence along the shared boundary, resulting in a sense of claustrophobia. As discussed above, it is acknowledged that the extension will result in a noticeable change, however it is not considered that the extension will cause significant harm in this respect. The 2.7m tall 2.1m section is to be constructed against the shared boundary currently marked by a 2m tall close

boarded fence. As such, it is not considered that the proposal will significantly alter the current situation.

19. Concern has been raised that the extensive glazing installed on the rear dormer will result in a loss of privacy to neighbouring properties and gardens. The rear dormer includes a set of floor to ceiling windows and normal sized windows facing to the rear, as well as a window on the side elevation facing north. During the course of the application the applicant has agreed to modify the windows by adding window frosting to the lower half of the floor to ceiling windows and the side facing window, so that they are obscured. The views from these windows will therefore be reduced, lessening the impacts on neighbouring privacy, reducing the views possible to those typical from this type of extensions. It is considered reasonable to add a condition requiring the installation of the obscured window stickers in order to protect neighbouring residential amenities.
20. Particular concern has been raised that the proposed bi-folding doors will obstruct the shared pathway when in the open position. The bi-fold doors to be installed have been designed with a pivot to fold inwards when open, ensuring that the shared pathway remains free from obstruction. It is considered reasonable to add a condition requiring that the rear doors are to pivot inwards when open to prevent any obstruction of the shared pathway.
21. The proposed replacement flat roof to the rear is to be created immediately in front of the dormer. In order to protect neighbouring residential amenities it is considered reasonable to add a condition preventing the use of the flat roof as a balcony accessible via the room located within the roof space.

### **Equalities and diversity issues**

22. There are no significant equality or diversity issues.

### **Local finance considerations**

23. 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.
24. 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.
25. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

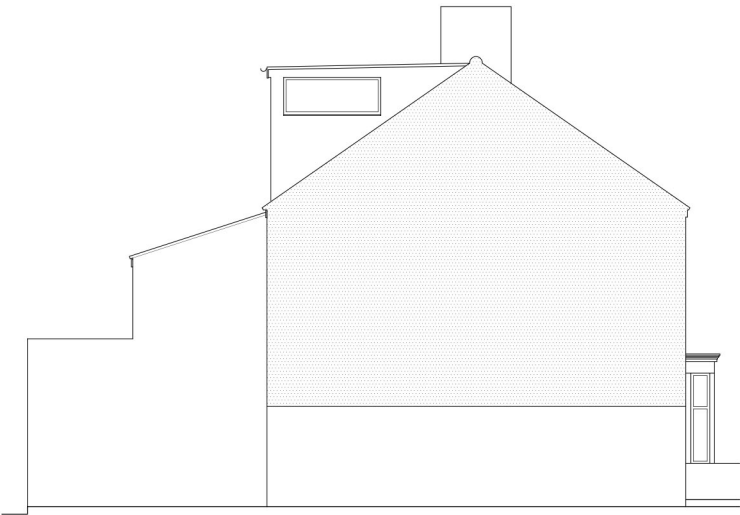
26. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design, which does not cause significant harm to the character and appearance of the subject property, or surrounding area.

27. 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.
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. 18/01095/F - 56 Caernarvon Road Norwich NR2 3HX and grant planning permission subject to the following conditions:

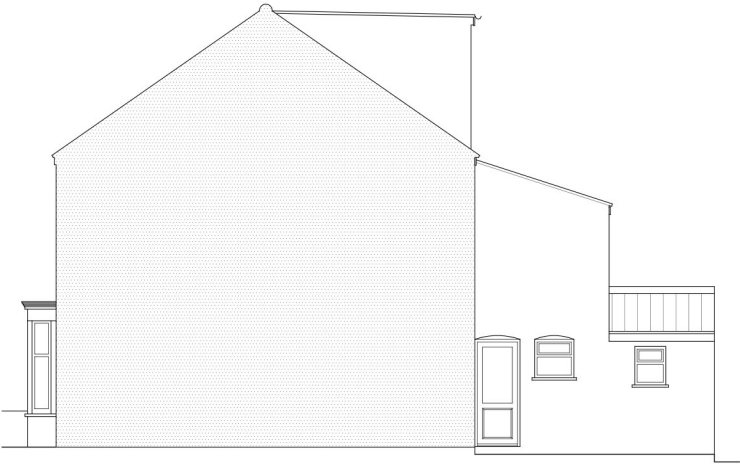
1. Standard time limit;
2. In accordance with plans;
3. Obscure glazing stickers;
4. Rear doors to pivot inwards;
5. Flat roof cannot be used as a balcony.



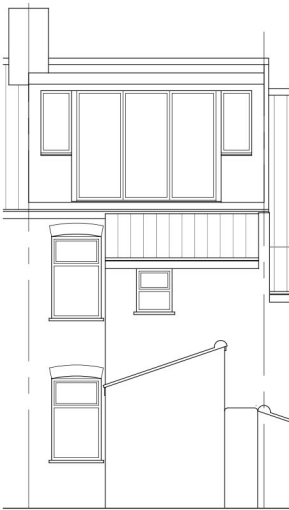
EXISTING NORTH ELEVATION



EXISTING FRONT ELEVATION



EXISTING SOUTH ELEVATION



EXISTING REAR ELEVATION

NOTES

This drawing to be read in conjunction with drawing no. 01, 02, 03 & 05.  
All materials to match existing.

© JSCE 3 Old Forge Close, Woodton, Bungay, NR35 2LU  
Tel: 07717 842131

Job  
56 CAERNARVON ROAD  
NORWICH  
NR2 3HX

Title  
REAR DORMER &  
EXTENSION  
EXISTING ELEVATIONS

Client  
Mr M Blunsten

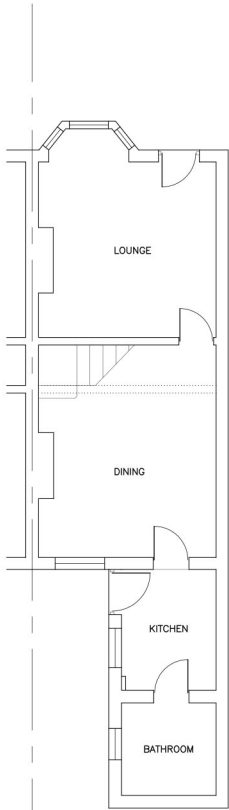
Scales 1:50 @ A1 Drawn JS Date Aug 2018

REVISIONS

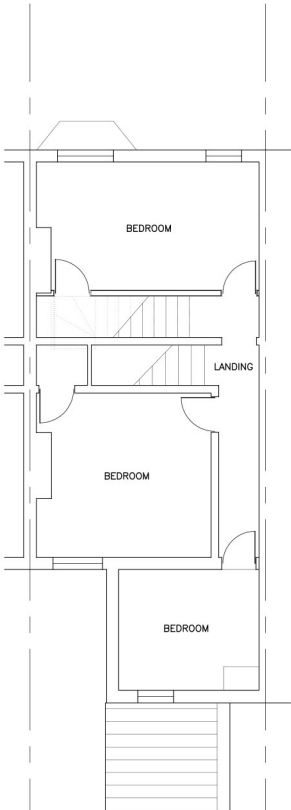
REV	DATE	DESCRIPTION
-	02.08.18	PLANNING ISSUE
A	25.09.18	DORMER ROOF AMENDED
B	05.10.18	WINDOW & DORMER DETAILS AMENDED
C	20.11.18	TILES REMOVED FROM BASE OF DORMER

Drawing No. JSCE 311/04 Rev. c

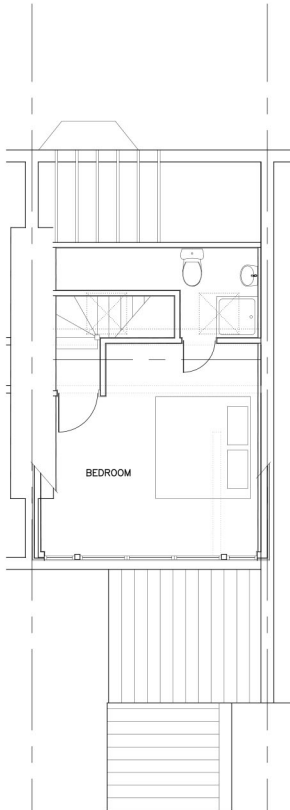




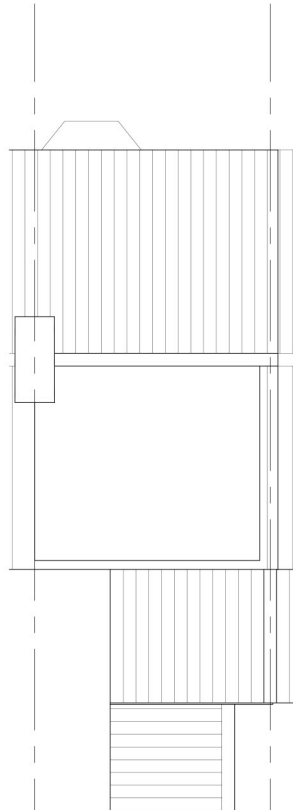
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING LOFT PLAN



EXISTING ROOF PLAN

NOTES

This drawing to be read in conjunction with drawing no. 02 to 05 incl.  
All materials to match existing.

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Job  
56 CAERNARVON ROAD  
NORWICH  
NR2 3HX

Title  
REAR DORMER &  
EXTENSION  
EXISTING PLANS

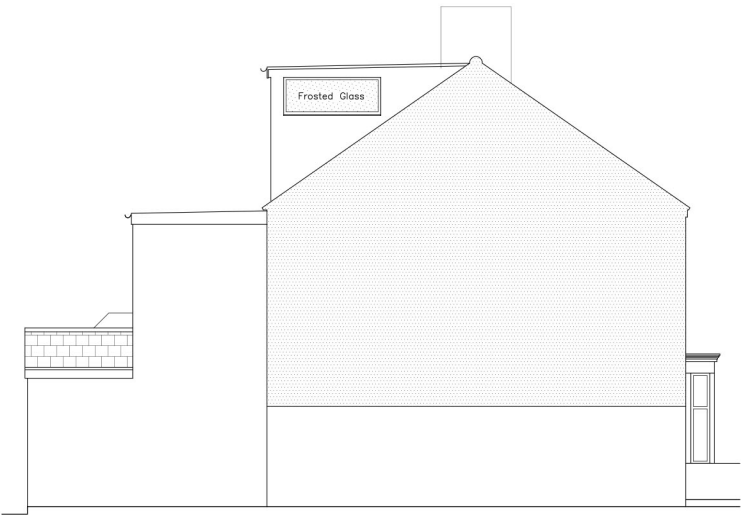
Client  
Mr M Blunsten

Scales 1:50 @ A1 Drawn JS Date Sept 2016

REVISIONS

REV	DATE	DESCRIPTION
-	28.06.17	PLANNING ISSUE
A	02.08.18	REVISED PLANNING ISSUE
B	25.09.18	DORMER ROOF AMENDED
C	05.10.18	DORMER ROOF AMENDED
D	20.11.18	NORTH SIGN ADDED & DORMER ROOF AMENDED

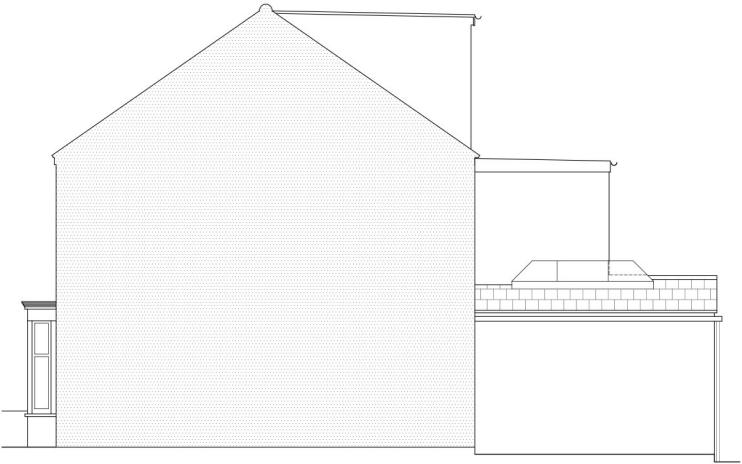
Drawing No. JSCE 311/01  
Rev. D



PROPOSED NORTH ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED REAR ELEVATION

NOTES

This drawing to be read in conjunction with drawing no. 01 to 04 incl.  
All materials to match existing.

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Job  
56 CAERNARVON ROAD  
NORWICH  
NR2 3HX

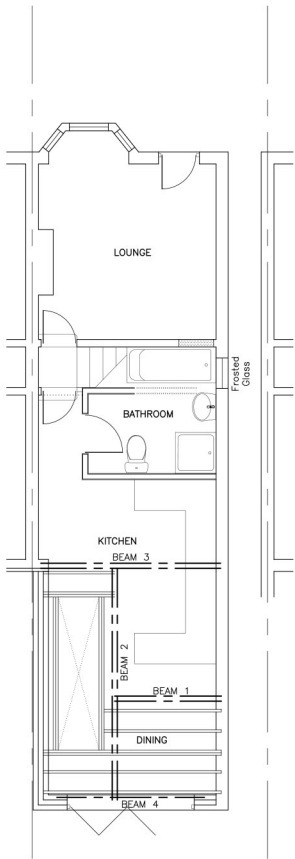
Title  
REAR DORMER &  
EXTENSION  
PROPOSED ELEVATIONS

Client  
Mr M Blunsten

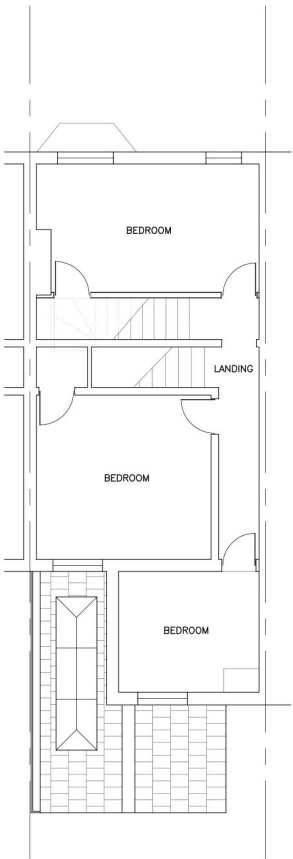
Scales 1:50 @ A1 Drawn JS Date Aug 2018

REVISIONS		
REV	DATE	DESCRIPTION
-	02.08.18	PLANNING ISSUE
A	25.09.18	DORMER ROOF & EXTENSION ROOF AMENDED
B	05.10.18	WINDOW DETAILS & PARAPET AMENDED
C	12.11.18	REAR EXTENSION ROOF AMENDED
D	20.11.18	REAR & SIDE ELEVATIONS AMENDED

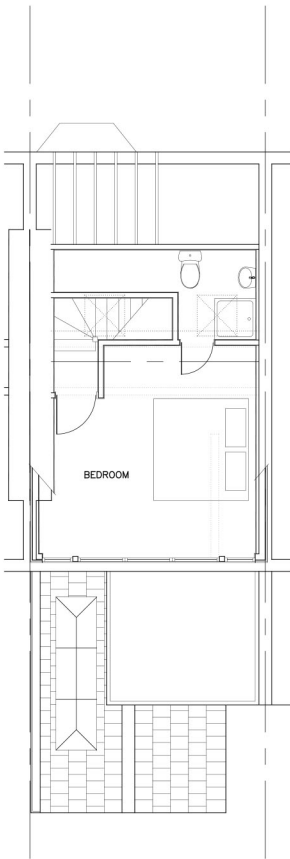
Drawing No. JSCE 311/05  
Rev. D



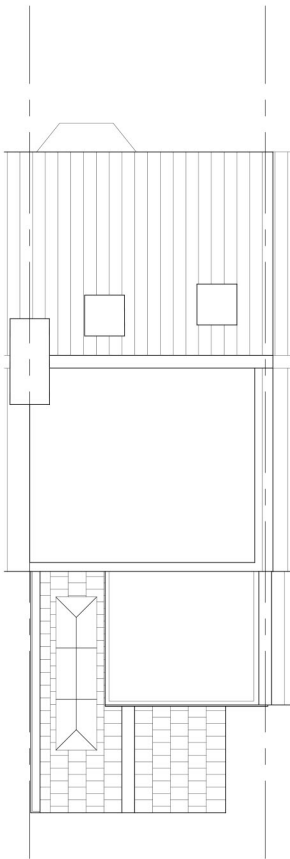
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

NOTES

This drawing to be read in conjunction with drawing no. 01, 03, 04 & 05.  
All materials to match existing.

JSCE 3 Old Forge Close, Wootton, Bury, NR35 2LJ  
Tel: 07717 842131

Job  
56 CAERNARVON ROAD  
NORWICH  
NR2 3HX

Title  
REAR DORMER &  
EXTENSION  
PROPOSED PLANS

Client  
Mr M Blunsten

Scales 1:50 @ A1 Drawn JS Date Sept 2016

REVISIONS

REV	DATE	DESCRIPTION
E	20.11.18	NORTH SIGN ADDED & DORMER ROOF AMENDED

Drawing No. JSCE 311/02 Rev. E