

**Report to** Planning applications committee

**Item**

8 March 2018

**Report of** Head of planning services

**Subject** Application no 17/01832/F - 40 Bluebell Road, Norwich,  
NR4 7LG

**Reason  
for referral** Objection

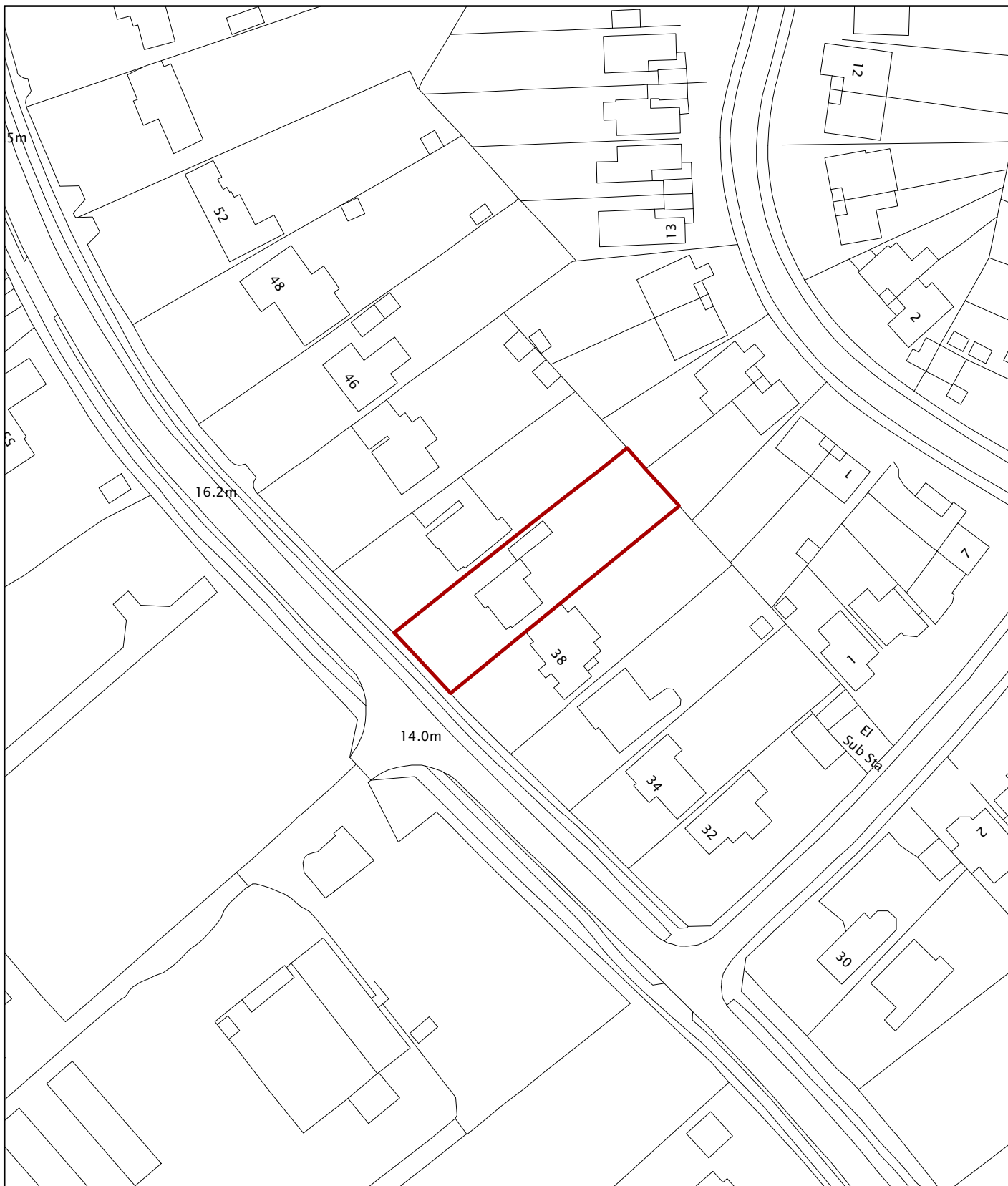
**4(i)**

---

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

| Development proposal       |         |         |
|----------------------------|---------|---------|
| Two storey rear extension. |         |         |
| Representations            |         |         |
| Object                     | Comment | Support |
| 2                          | 0       | 0       |

| Main issues           | Key considerations   |
|-----------------------|--|
| 1 Design              | The impact of the development within the context of the surrounding area |
| 2 Amenity             | The impact of the development on the neighbouring properties.            |
| <b>Expiry date</b>    | 9 January 2018   |
| <b>Recommendation</b> | Approve  |



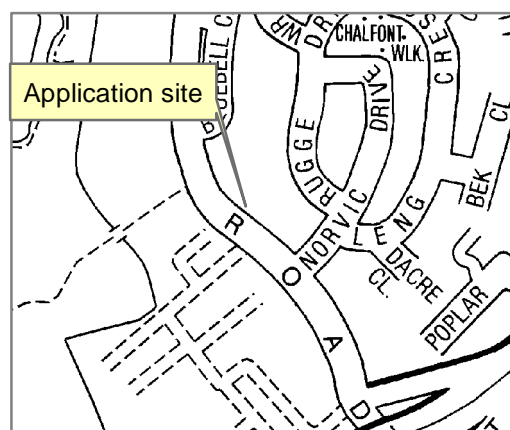
© Crown Copyright and database right 2018. Ordnance Survey 100019747.

Planning Application No 17/01832/F  
Site Address 40 Bluebell Road

Scale 1:1,000



**NORWICH**  
City Council  
PLANNING SERVICES



## The site and surroundings

1. The site is located to the north of Bluebell Road, within Eaton to the south-west of the city. The predominant character of the area is residential with most properties located to the north of the road having been constructed on elevated ground with the River Yare Valley opposite to the south. Properties are typically detached two-storey dwellings constructed during the middle part of the twentieth century.
2. The subject property is a two storey detached dwelling constructed circa 1960 using red bricks, concrete plain tiles and decorative hanging tiles to the front elevation. The design is of a simple dual-pitched roof and includes a single storey flat roof section to the front and an attached flat roof garage / outbuilding to the rear, accessed via a side driveway. The site features a front garden / parking area and a large rear garden, the layout of which is typical of the area.
3. The site is bordered by no. 42 Bluebell Road to the north-west and no. 38 Bluebell Road to the south-east, both similar two storey detached dwellings. No. 42 has previously been extended by way of a two storey rear extension and a conservatory to the rear. The site boundaries to the rear are marked by a 1.8m tall close boarded fence and mature planting.

## Relevant planning history

4. There is no relevant planning history.

## The proposal

5. The proposal first involves the demolition of the single storey link structure which connects the garage to the rear of the dwelling. A 7.3m x 4m two storey extension is then to be constructed across part of the rear elevation, with a 1.4m gap remaining on the north-western corner. The extension features a hipped roof with an eaves height of 4.3m and ridge height of 6.6m, both matching the original. At ground floor level, a single storey section is to be added to the rear measuring 4.6m x 1.9m in plan form. The single storey section features a sloping roof with an eaves height of 2.4m and maximum height of 3.5m.
6. It should be noted that the proposal being assessed represents a revised scheme from that originally submitted. The original design included a two storey rear extension featuring a gable end which extended across the entirety of the rear of the original dwelling. The design has since been revised by the applicant in order to seek to mitigate the concerns expressed by neighbours of the site.

## Summary information

| Proposal        | Key facts             |
|-----------------|-----------------------|
| <b>Scale</b>    |                       |
| No. storeys     | Two and single storey |
| Max. dimensions | See attached plans    |

| <b>Appearance</b> |  |
|-------------------|--|
| Materials         | Materials to match including red brick; concrete roof tiles and white UPVC windows and doors |

## Representations

7. Advertised on site and in the press. 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 impact of the development on the residential amenities of the next door property (no. 42) by way of loss of light to main living room / conservatory. | See main response 1 |
| Loss of privacy / increase in overlooking of side area / rear garden caused by the proposed development (no. 38).   | See main response 1 |
| The two storey rear extension is overly large / out of keeping with sizes of neighbouring properties.   | See main response 2 |

## Consultation responses

8. No Consultations responses.

## 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 March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

## **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.
13. Residential extensions are acceptable in principal. The key considerations are amenity and design as discussed further below.

## **Main issue 1: Amenity**

14. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
15. Particular concern has been raised regarding the potential loss of light to the main living room and conservatory serving no. 40. The main living room of no. 40 extends from the front elevation to the rear, where a conservatory has been added. The living room is served by windows to the front, a single window on the side elevation and the light from the conservatory. The proposed two storey extension is to be constructed a minimum of 6m from the neighbouring side wall as a result of the step in the design when compared to the original scheme, which extended all of the way across. The revised design also features a hipped roof which assists in reducing the overall bulk of the extensions. The distance between properties and the revised design will assist in ensuring that sufficient light reaches the main living spaces of the neighbouring property and that residential amenity is not significantly harmed.
16. Particular concern has also been raised regarding the potential loss of privacy which may occur as a result of the proposed development which includes the provision of 1 no. side facing window and 2 no. rear facing windows at first floor level. The proposed side facing window is to serve an existing bedroom and is to face directly across the flat roof of the car port serving no. 38. The side elevation is a blank wall with no windows or features. It should be noted that there is a slight step in the building line between the two properties, resulting in the rear of no. 38 having been constructed noticeably further back within its plot than the subject property. As such, the proposed new window will not allow for any views of any living spaces and will not result in a loss of privacy.
17. The rear facing windows at first floor level are both to serve new bedrooms. They will allow for views of the rear garden and some views across neighbouring gardens. The views afforded to the occupants of these rooms are considered to be typical of the area and do not significantly alter the current situation.

18. The proposal will enhance the residential amenities of the occupiers of the subject property as the internal living space is enlarged without significant loss of external space. The proposal is therefore considered to be acceptable in terms of amenity.

### **Main issue 2: Design**

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. Particular concern has been raised that the proposed development is overly large and is not in keeping with neighbouring properties which have been predominantly enlarged at ground floor level only. It is accepted that the proposal is for a sizable extension, however it is not considered to be overly large for the subject property or the surrounding area. The revised design which now includes a step to the rear extension is very similar in size and style to the neighbouring extension already in place at no. 40. The extension will largely not be visible from the highway and as such does not impact on the character and appearance of the front elevation, ensuring that no changes to the street scene are visible.
21. The proposed extensions are to be constructed using matching materials and are considered to be of an appropriate scale and design. As such, the proposal is considered to be acceptable in design terms.

### **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 extension will have a limited impact upon the amount of light reaching the main living spaces of the neighbouring property, however such impact will be minimal as a result of the distances, the design and scale of the extension.
27. The potential loss of privacy is minimal as the proposed window at first floor level is to directly face a flank elevation.
28. The proposal will result in an extended dwelling which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.

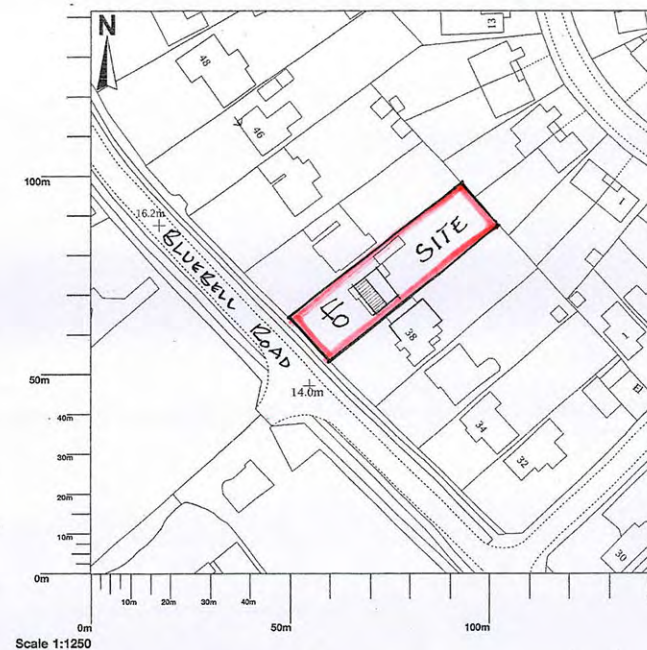
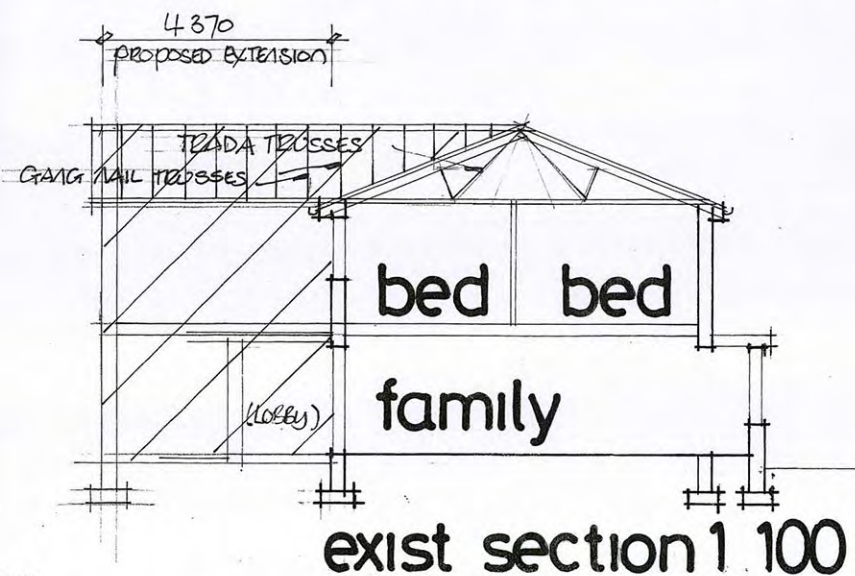
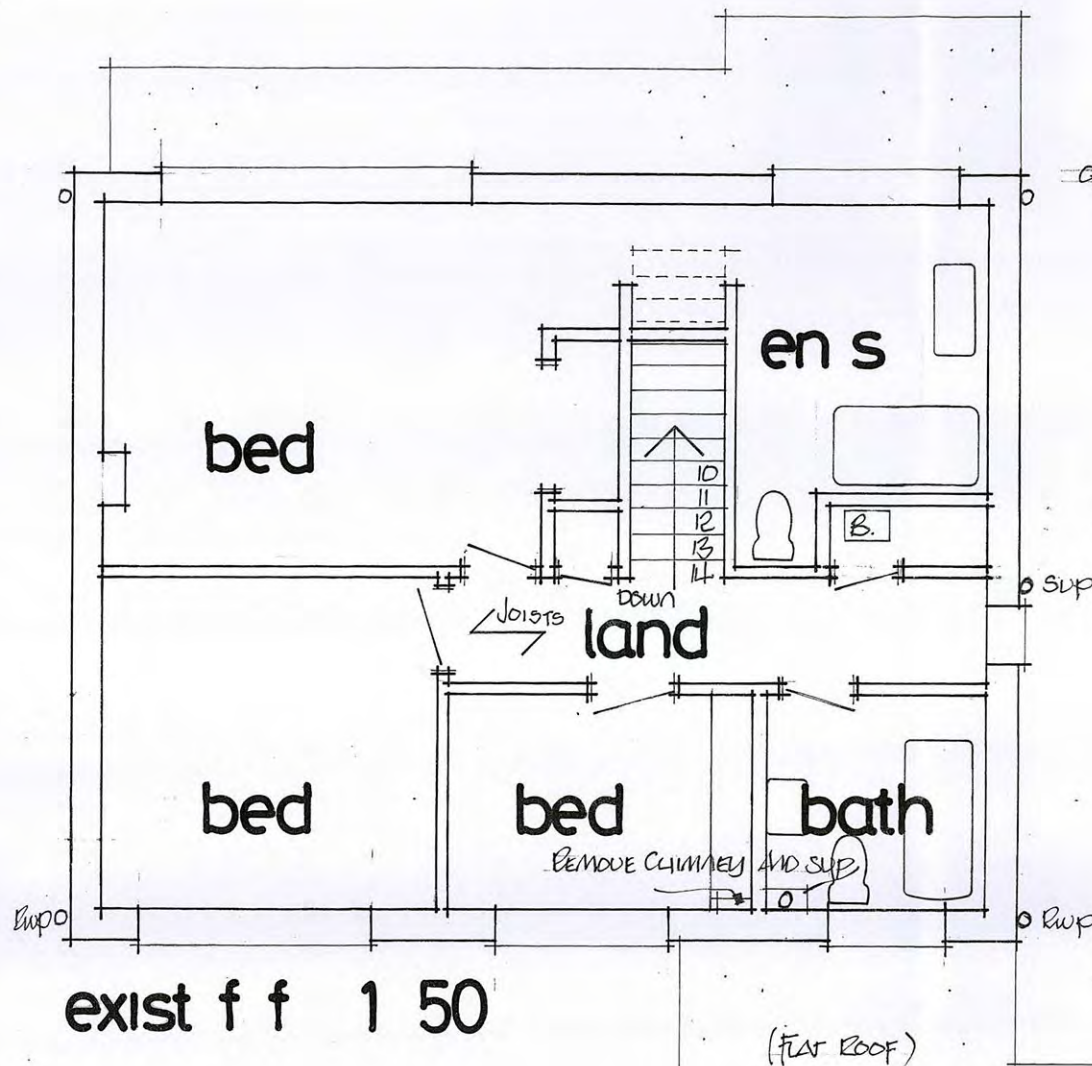
29. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

## **Recommendation**

To approve application no. 17/01832/F - 40 Bluebell Road Norwich NR4 7LG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.



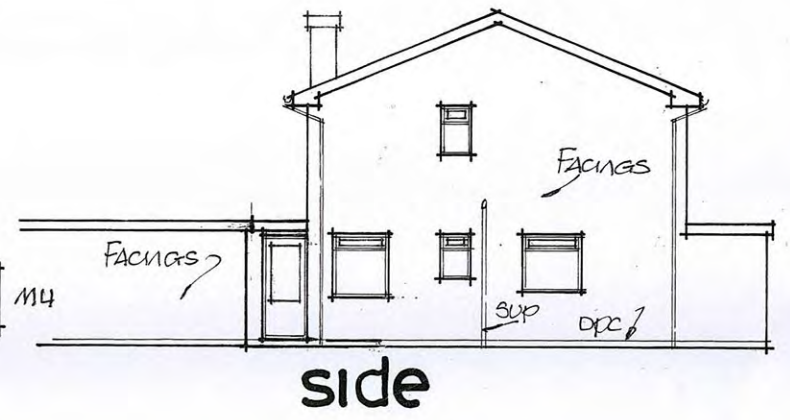
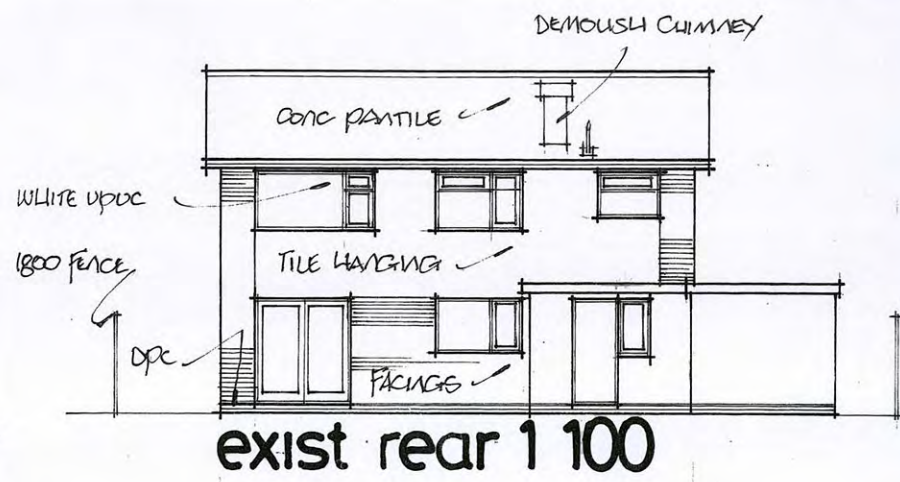
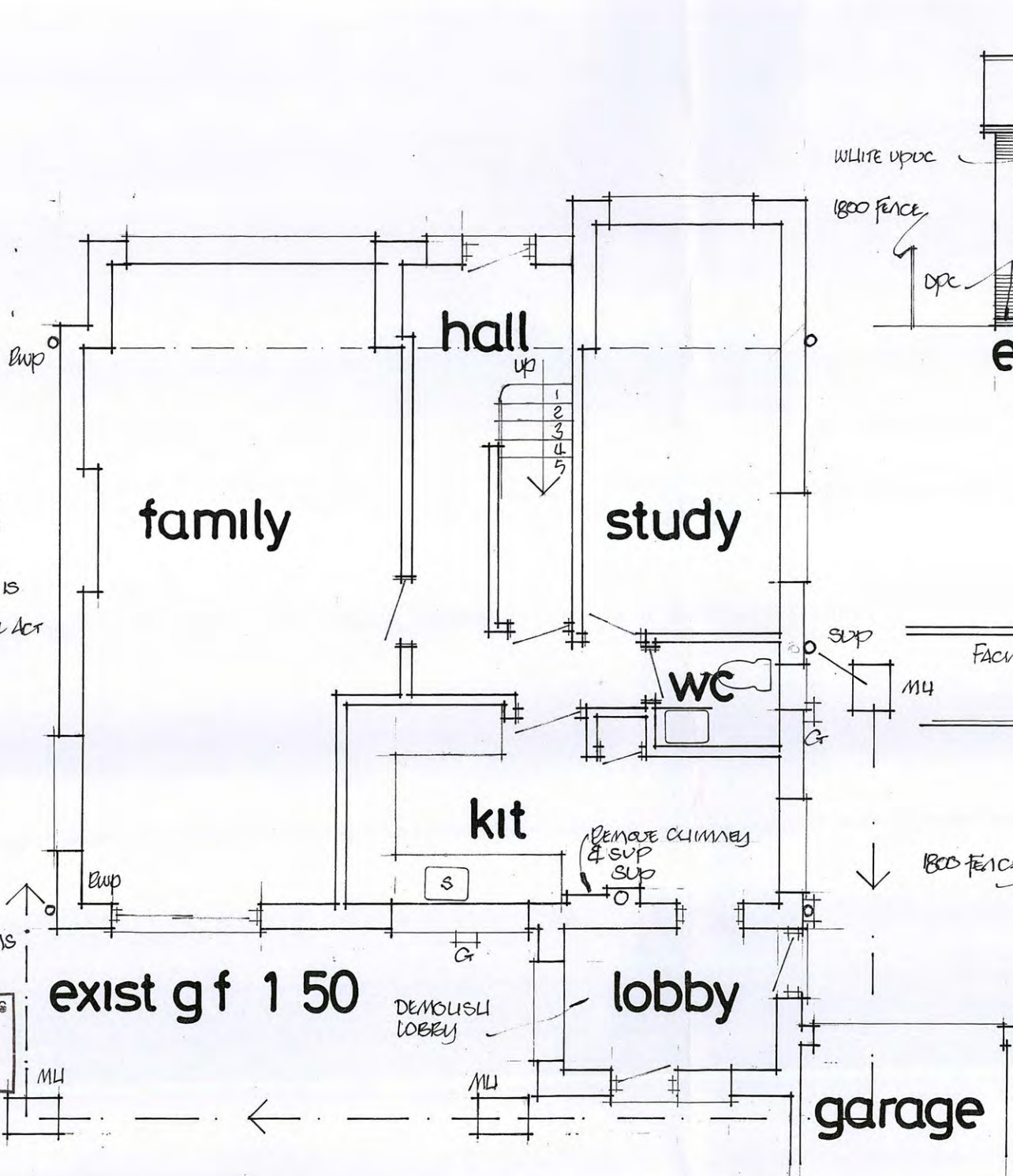


40 Bluebell Road  
drg 2

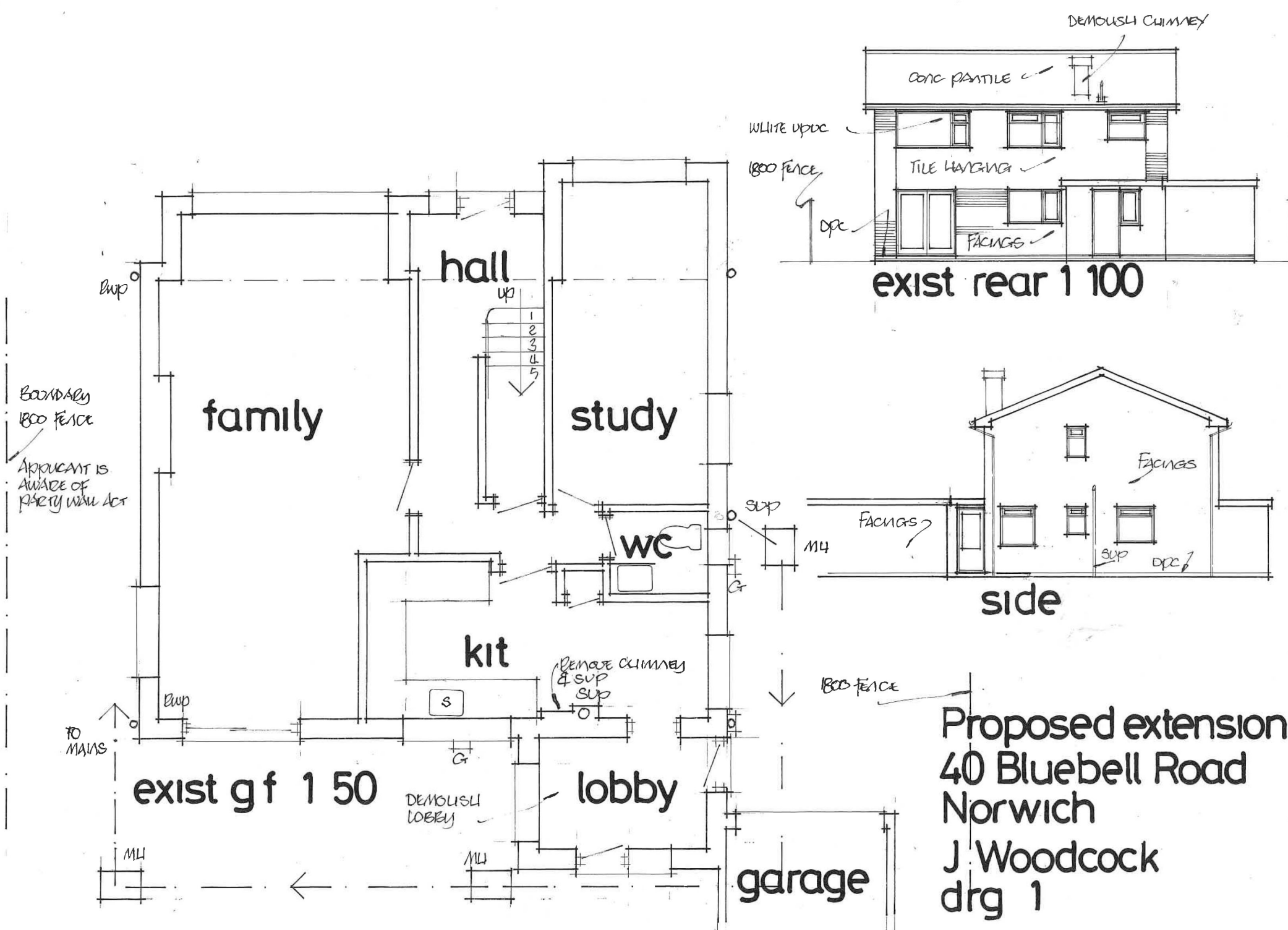


CORPORATE RESOURCES  
4 NOV 2017  
POST ROOM

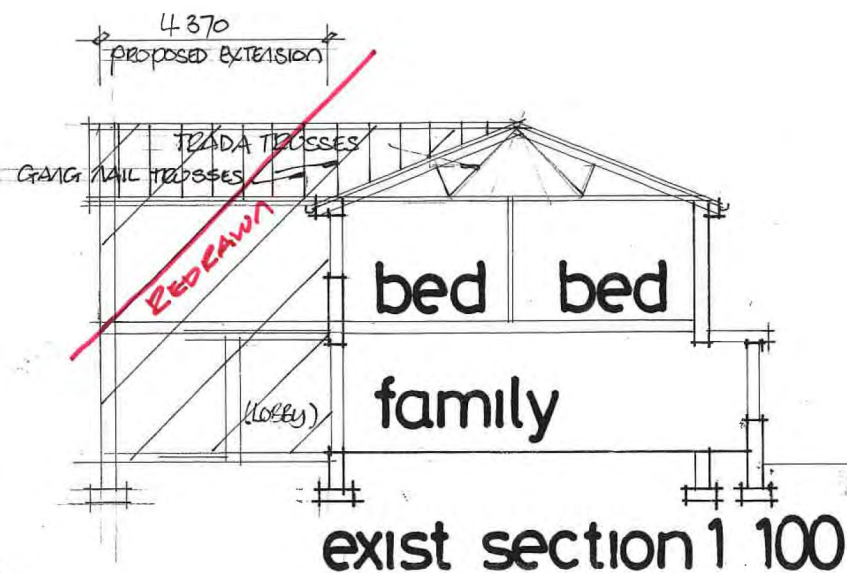
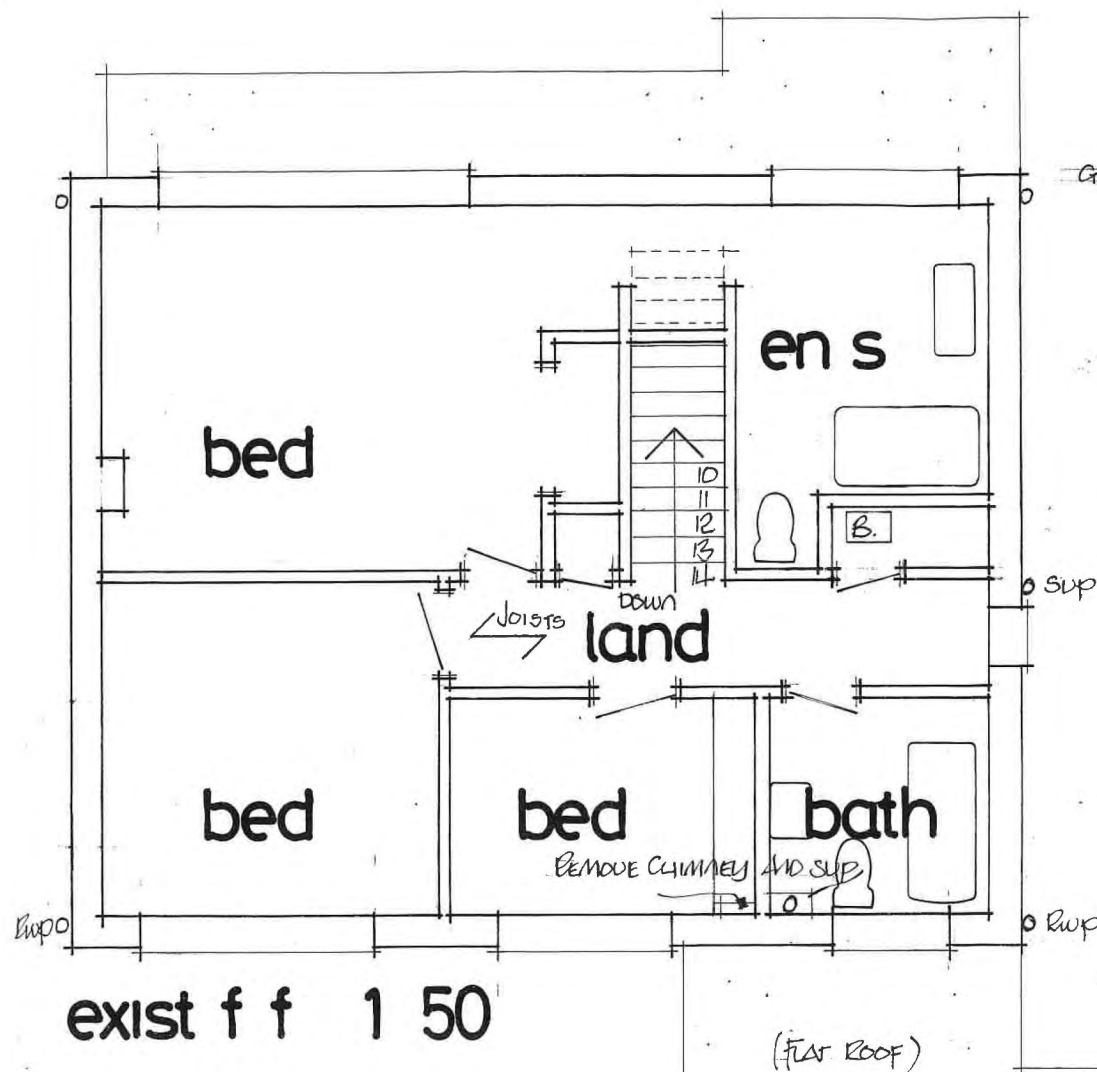
BOUNDARY  
1800 FENCE  
Applicant is  
AWARE OF  
PARTY WALL ACT



Proposed extension  
40 Bluebell Road  
Norwich  
J Woodcock  
drg 1

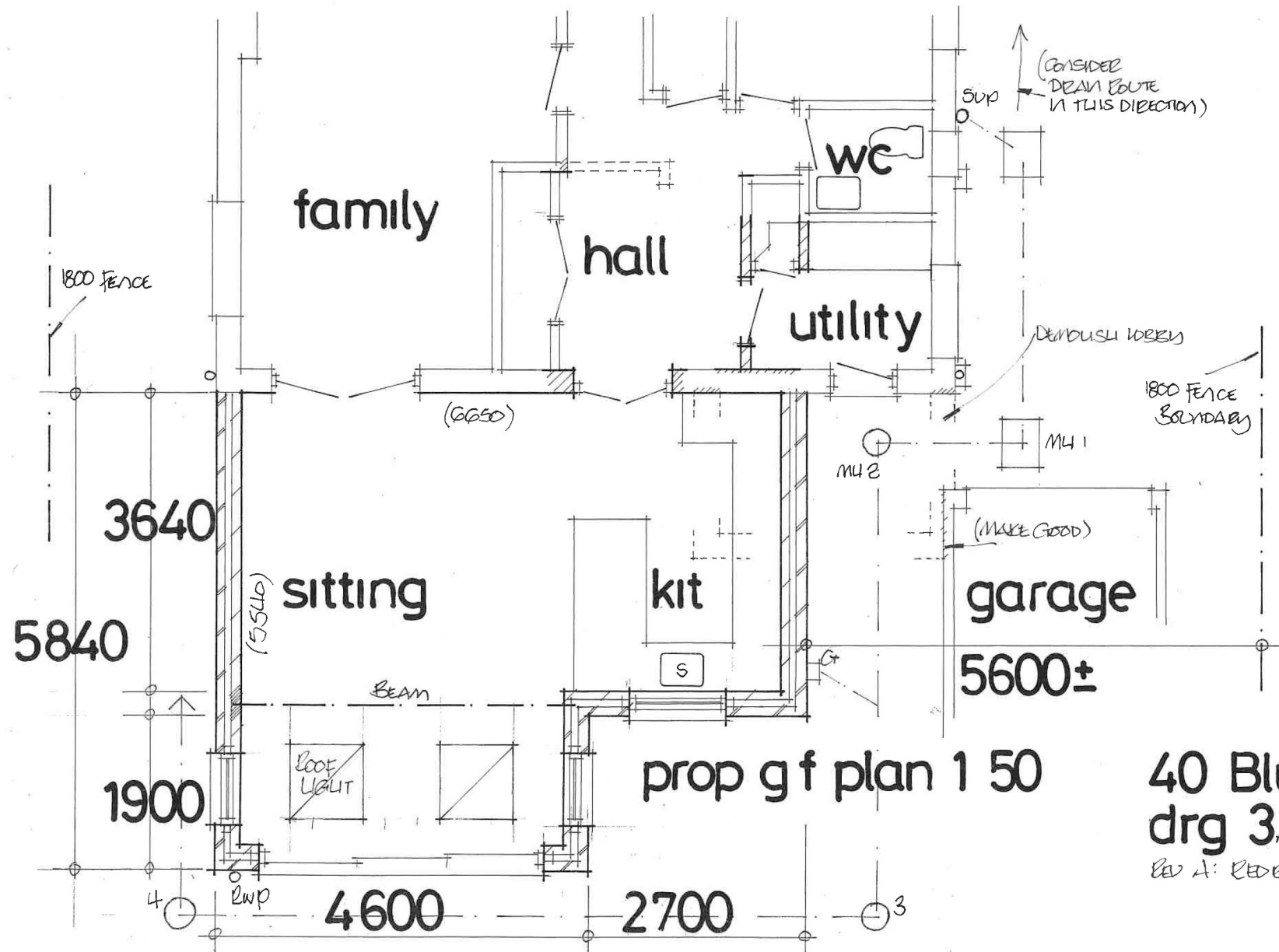


Proposed extension  
40 Bluebell Road  
Norwich  
J. Woodcock  
drg 1

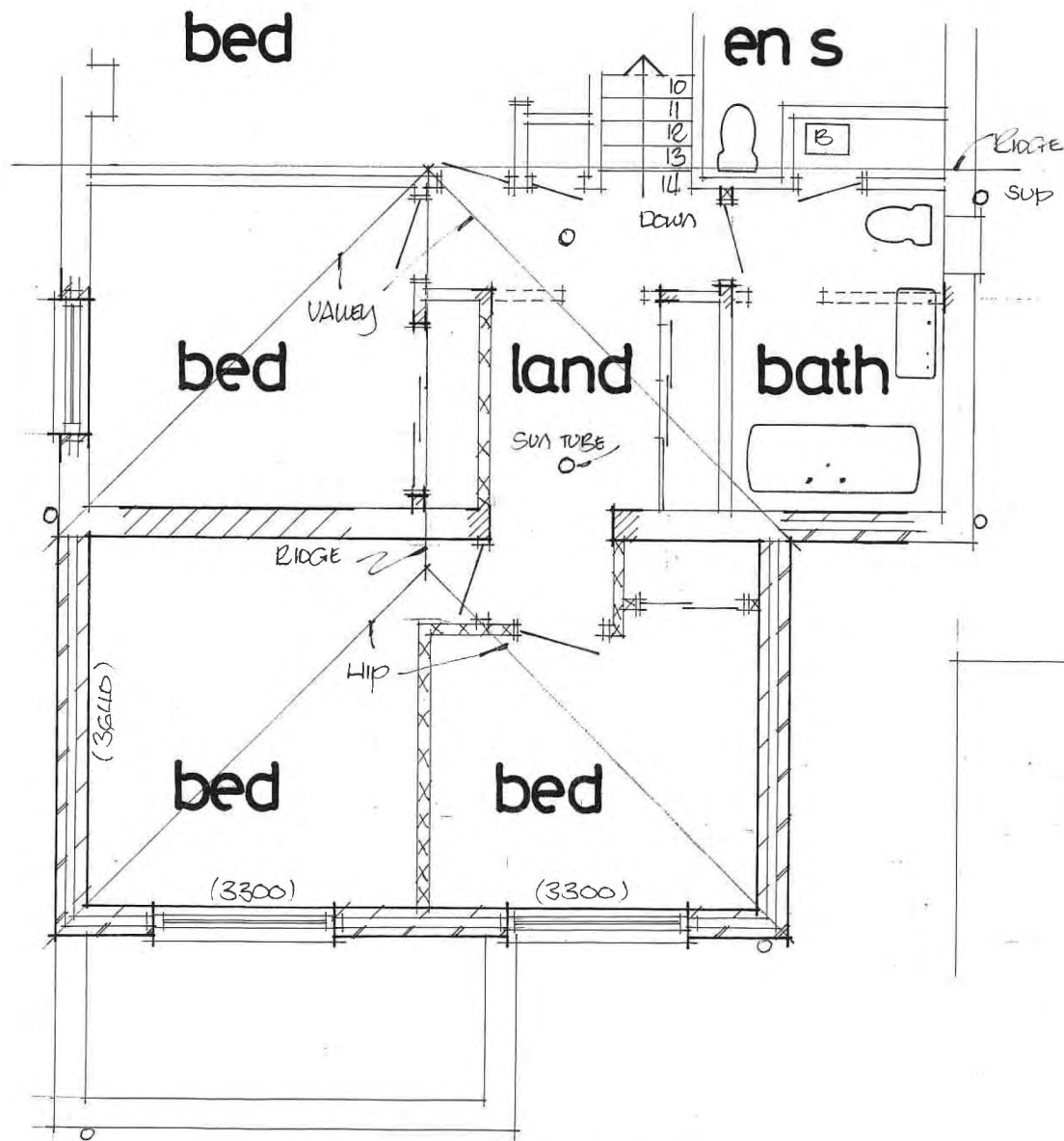


40 Bluebell Road  
drg 2

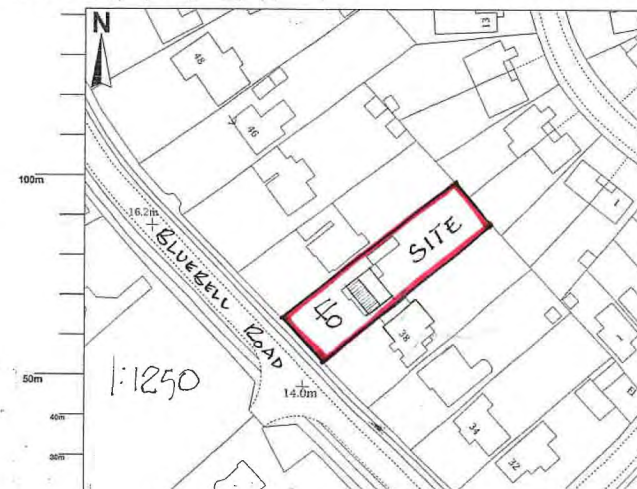
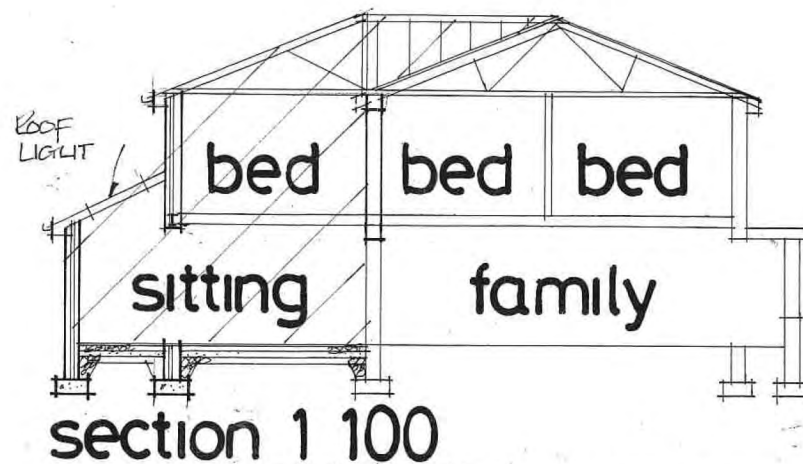




40 Bluebell Road  
drg 3A  
REV A: REDRAWN

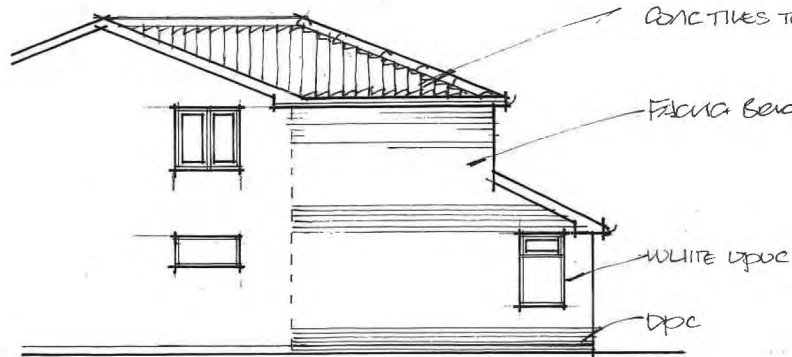


proposed f f plan 1 50

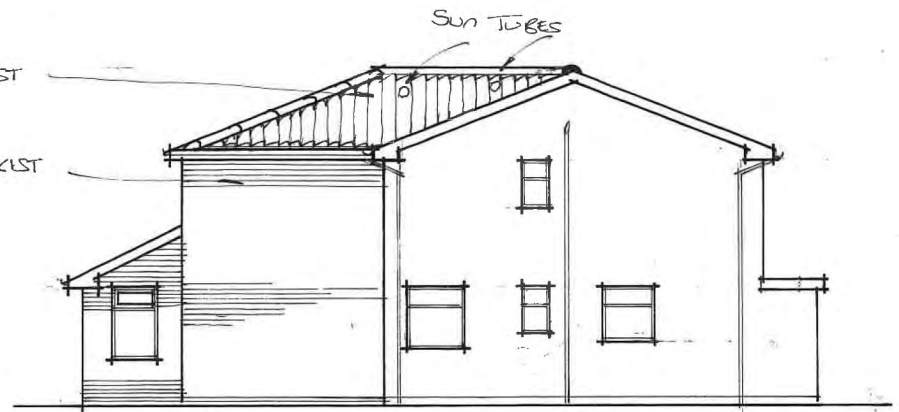


40 Bluebell Road  
drg 4A

REV A: REDRAWN



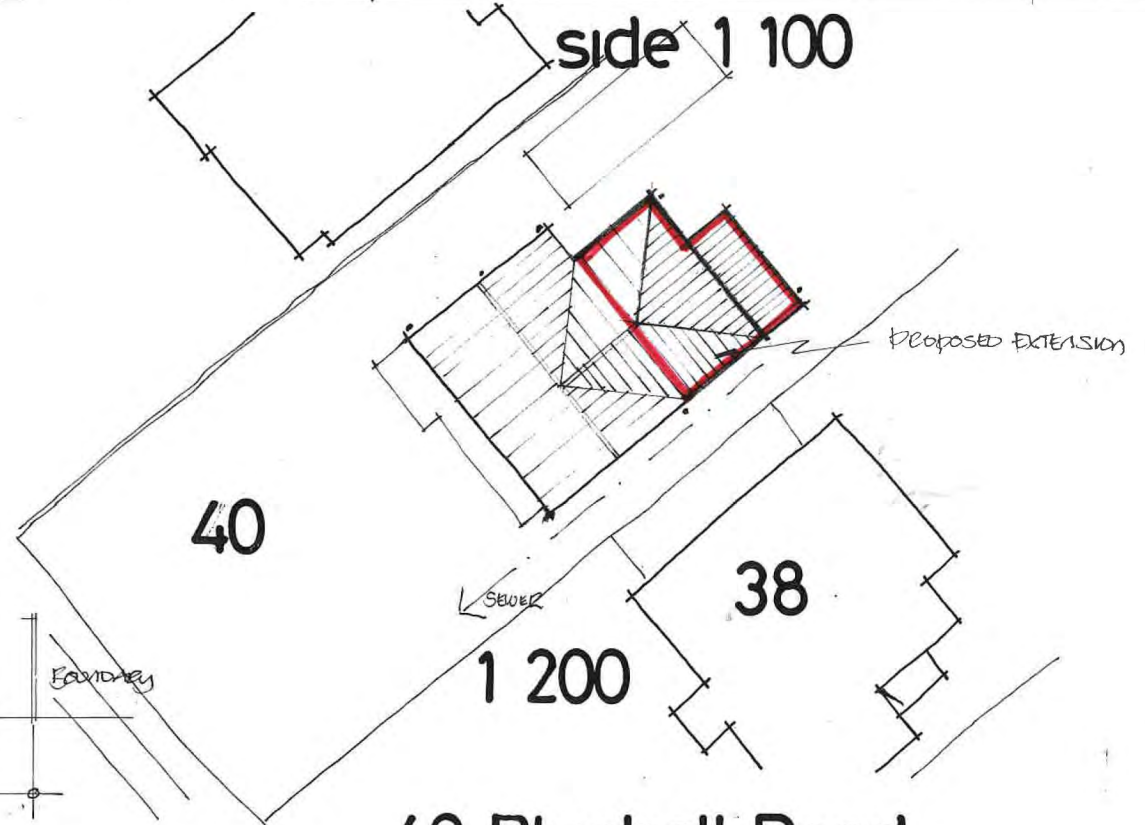
proposed side



side 1 100



rear



40 Bluebell Road  
drg 5