

Report for Resolution

Report to Planning Applications Committee
Date 18 March 2010
Report of Head of Planning Services
Subject 10/00142/F 62 Abinger Way Norwich NR4 6LJ

Item
6(6)

SUMMARY

Description:	Erection of single storey extension to rear of dwelling.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Mrs Elizabeth Franklin Planner 01603 212504
Valid date:	10th February 2010
Applicant:	Mr And Mrs K Johnson
Agent:	Mr B Walsgrove

INTRODUCTION

The Site

Location and Context

1. The site is located on the east side of Abinger Way, to the south of an off shoot cul-de-sac. 3 houses also on Abinger Way back onto the west boundary of the site, and a footpath to the golf club runs immediately to the south of the site with no houses beyond. Hedging to 1.8m and fencing behind to the same height forms the boundary to the west.
2. To the east of the house and adjoining it there are 4 garages in a block and the applicant's garden extends along the rear of those gardens. Beyond the garden to the east is a large oak tree. Land drops down to the south and to the west.

Planning History

3. There is no relevant planning history on this site.

The Proposal

4. The proposal is for a single storey extension to the rear of the house for additional disabled accommodation. The extension proposed is 5.1m wide and 6.5m deep, with a maximum ridge height of 4.7m and minimum 4.4m considering the drop in height of the land. Eaves will be to a maximum of 2.9m from ground level. The extension will be set in by one metre from the west boundary of the site.
5. A velux window will be in both the east and west roof planes, with a larger window facing the hedge to the south, and French doors and a single door and window will face east.

Representations Received

6. 3 letters of representation have been received from neighbours to the west of the boundary of the site citing the issues as summarised in the table below.

7.

Issues Raised	Response
The extension will block out light and sunlight for neighbours to west	See para 12.
There will be overshadowing to those properties	See para 12.
Change of heights will exacerbate light problems	See para 12.
The extension will be overbearing and oppressive	See para 13.
Overdevelopment by doubling the floor area of the house	See para 15.
Could they extend to the rear of the garage instead?	See para 17.

Consultation Responses

8. Tree protection officer – To be reported verbally.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

Relevant Strategic Regional Planning Policies

East of England Plan 2008

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

HBE12 – High Quality of Development

EP22 – General Amenity

Supplementary Planning Documents and Guidance

Accessibility and Special Needs Housing, Adopted June 2006.

Principle of Development

Policy Considerations

9. In terms of whether the proposal can be considered acceptable in principle in policy terms, extensions to existing dwellings needs to be assessed against a number of separate policy criteria.
10. As well as the national and regional policies seeking good design for new development, saved policy HBE12 of the Replacement Local Plan requires a high standard of design for all new development.
11. In addition, saved policy EP22 considers the impact of new development on the amenity of neighbouring properties.

Impact on Living Conditions

Overshadowing

12. The height and design of the roof proposed, the distances from the boundary and the orientation of the proposal within the site are such that the proposed extension is considered unlikely to lead to any loss of daylight to the neighbouring properties located to the west. Whilst the existing house lies to the east of the 3 houses there will be minimal loss of light, which would be insufficient to recommend a refusal of planning permission.

Overbearing Nature of Development

13. Neighbours to the west are approximately 9m from the side boundary of the site, separated by a 1.8m high fence and hedge. The eaves of the extension will be 1.1m above the fence and set back by one metre, with a relatively low pitch roof above. Whilst the levels of the land drop down and the levels of the neighbouring properties are lower than the application site, the fence will provide some screening. However the additional height will undoubtedly have some adverse impact on the three neighbouring properties to the side.

Design

Layout and Form

14. The layout of the extension will provide 2 additional rooms which will enable the existing lounge to be used as a bedroom and en-suite, and the kitchen as a dining room. The two new rooms will become a kitchen and lounge. Decking to the rear of the garage will enable the applicant to leave the house and enjoy the rear garden.
15. Whilst the extension is relatively large, the height, scale, massing and form of the extension proposed are acceptable in relation to the existing dwelling, with materials to match or complement the existing facing materials. However the height of the ridge (because of the level differences) would have some adverse impact on neighbours. The design and layout are only very marginally acceptable in line with saved policy HBE12.
16. In this particular case the disability of the occupiers is also a relevant consideration and regard has to be taken of their particular needs. In the absence of the disability issue it would be highly desirable to lower the level of the extension and include internal level changes – and hence reduce the impact on neighbours. However in this particular case this is not reasonable for the applicant as the building would need to provide a level floor to adequately accommodate the disabled occupant.
17. As an alternative the conversion of the existing garage has been considered by the applicant. However the only access to the rear garden is through the garage and its construction would not easily lend itself to conversion, and any rear extension behind the garage may have potential adverse implications for the large oak tree to the east.

Trees and Landscaping

Loss of Trees or Impact on Trees

18. Tree preservation orders are in force beyond the boundary of the site to the south and east. There will be no loss to trees, however if the extension were to be moved across to the east to the rear of the garage it is likely that there would be adverse implications for the large oak in the hedge to the east which would be unacceptable.

Conclusions

19. On balance, the principle of the proposed extension to the existing dwelling is considered acceptable. It is considered that the design details of the scheme meet the criteria of HBE12. Furthermore, the proposal would not result in a sufficiently detrimental impact in terms of loss of amenity to neighbouring properties to warrant refusal in the particular circumstances of the applicant and as such can be considered to meet the criteria of

saved policy EP22. Consequently, the proposals are considered to be in line with national, regional and development plan policies and other material considerations and as such the recommendation is to approve subject to the conditions below.

RECOMMENDATIONS

To approve:-

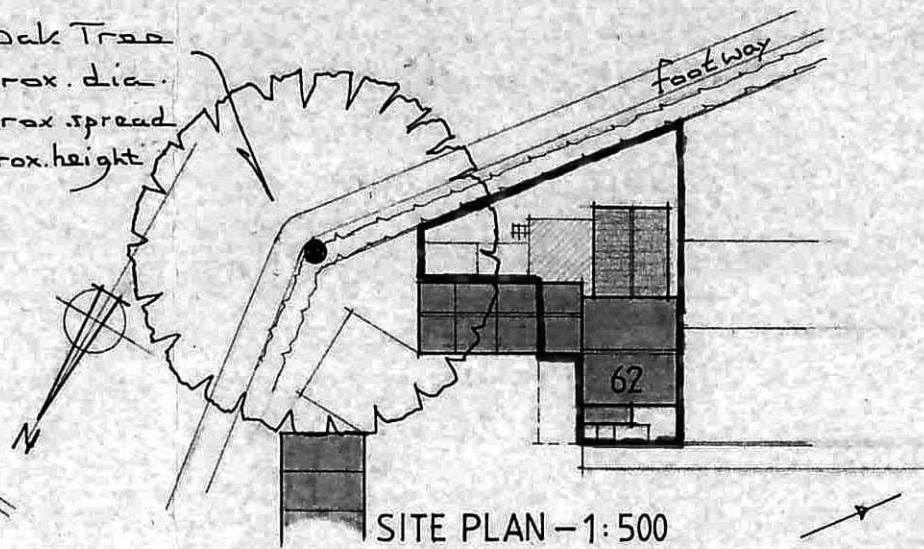
(1) Application No 10/00142/F and grant planning permission, subject to the following conditions:-

1. 3 years commencement
2. Materials to match
3. In accordance with submitted plans.

Reason for approval:

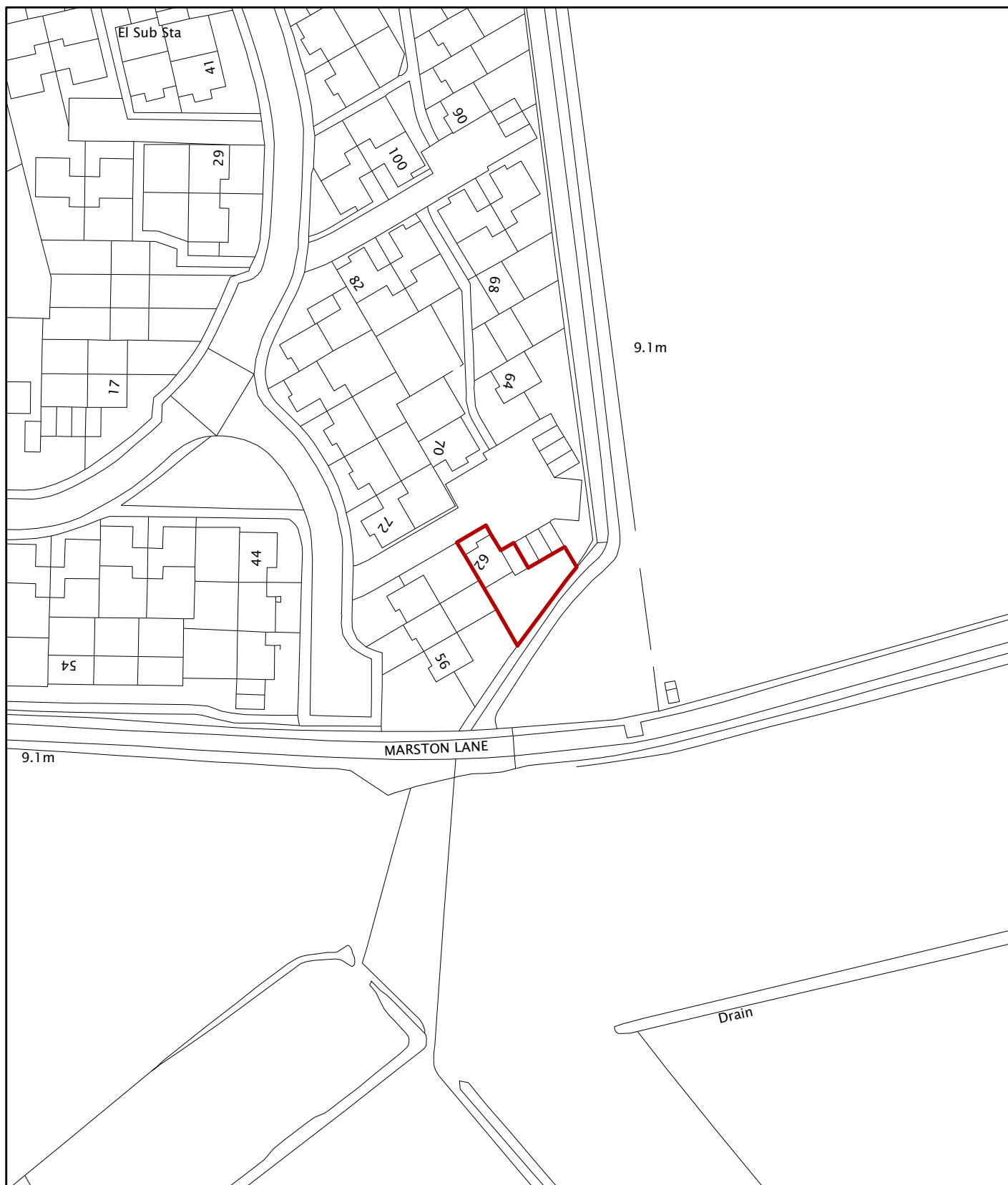
The decision is made with regard to policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations including the personal circumstances of the applicant. The extension is of good design and high quality materials that are in keeping with the character of the area. In addition the extension will not have an unacceptable impact on the neighbouring properties because of the orientation of the dwellings and the size and scale of the single storey extension being proposed.

Existing Oak Tree
1350mm approx. dia.
20m. approx. spread
20m approx. height



SITE PLAN - 1:500

Footway to Marston Lane



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Planning Application No - 10/00142/F
Site Address - 62 Abinger Way, Norwich
Scale - 1:1,000



NORWICH
City Council

PLANNING SERVICES

