

Report for Resolution

Report to Planning Applications Committee
Date 18 October 2012
Report of Head of Planning Services
Subject 12/01606/F 23 Orchard Close Norwich NR7 9NY

Item
5(3)

SUMMARY

Description:	Erection of single storey side and rear extension (Revised).
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Crome
Contact Officer:	Mrs Caroline Dodden Planner 01603 212503
Valid Date:	15th August 2012
Applicant:	Mrs Jessie Bush
Agent:	Mrs Julie Rackham

INTRODUCTION

The Site

Location and Context

1. No. 23 Orchard Close is a detached bungalow situated on the on the northwest side of the road. Orchard Close is located off Mousehold Lane, which forms part of the City's Outer Ring Road.

Topography

2. The levels of the land slope gently downwards from south to north east, so that dwellings to the north and east of the application site are at a slightly lower level.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

3. To erect a single storey side and rear extension, where details have been revised to omit a proposed raised patio area and introduce semi-opaque glazing to two proposed side windows.

Representations Received

4. Adjacent and neighbouring properties have been notified in writing. Two original letters of representation were received and two additional letters have been received as a result of the revised scheme, citing the issues as summarised in the

table below.

5.

Issues Raised	Response
A raised patio would mean loss of privacy to our rear gardens and the rear rooms our properties. The revised plan would not eliminate loss of privacy from the steps, and only one step is shown when the existing property already has 2 to steps.	Paragraph 11
The extension is large and out of keeping with any other property in the Close and would affect our visual amenity.	Paragraph 15
The remaining garden size will be too small for the proposed property and number of residents, concentrating potential disturbance closer to my boundary.	Paragraph 19 - 20
The two proposed side windows would look directly in to and on to our property resulting in loss of privacy.	Paragraphs 8 - 14
The land slopes away, which would mean the extension would have an imposing visual impact and cause overshadowing and loss of sunlight.	Paragraphs 15 – 16,
Concern that the extension would be closer to the northeast side boundary.	Paragraph 21

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework 2012:

Statement 7 – Requiring good design

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV7 - Quality in the Built Environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE12 - High quality of design in new developments

EP22 - High standard of amenity for residential occupiers

TRA6 - Parking standards – maxima

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Principle of Development

Policy Considerations

6. Saved Local Plan Policy HBE12 looks for developers to demonstrate that appropriate attention has been given to the height, scale, massing and form of new development.
7. Local Plan Policy EP22 states that development will only be permitted if it provides for a high standard of amenity to existing or potential premises in the vicinity, including day-lighting, privacy and the provision of a suitable private garden.

Impact on Living Conditions

Overlooking and loss of privacy

8. The existing bungalow at No. 23 Orchard Close has windows on every elevation. The side and rear extension would provide some windows closer to the respective neighbours, including two new bedroom windows to the north east elevation where there is currently two small stained glass windows.
9. The land slopes down to the north and east, which means that the windows would appear slightly higher to these neighbours. The proposed bungalow would be approximately 300-400mm higher at the rear than at the front.
10. The new high level bedroom windows on the south west elevation would face onto the side wall of No. 21 Orchard Close, which has one small obscure glazed window and the position of the new kitchen window would look onto the detached garage of this neighbouring bungalow.
11. The proposed extension would extend further down the garden than the existing flat roofed extension by approximately 2m, where the tops of the new rear windows and doors would be visible above the rear boundary fence line. The two proposed sets of doors would exit onto a raised landing area of approximately 1.5m deep, with a further 2 steps down to the garden. This raised area has been reduced in size in order to take on board the neighbours concerns about privacy and overlooking that could occur from a larger raised patio area.
12. In comparison to the existing situation, it is considered that the proposed extension would not have a significant detrimental impact in terms of overlooking or loss of privacy to No.35 Orchard Close, the property at the rear of the application site.
13. In addition, the revised proposal shows semi-opaque glazing to an internal height of 1.8m to the two new bedroom windows on the north east elevation to take account of the neighbours concerns regarding loss of privacy. This neighbouring bungalow, at No. 25 Orchard Close, is set at an angle in relation to No.23, where there is one side window in the property.
14. If committee members were minded to approve the proposal, a planning condition could be imposed to ensure that obscure glazing, as detailed, be used for the two side windows on the north east elevation. On this basis, it is considered that the proposed rear extension would not be significantly detrimental to residential amenity of No.25 Orchard Close by way of overlooking or loss of privacy.

Overshadowing and loss of light

15. The bungalow to the south west of the site, at No. 21 Orchard Close, has a driveway and detached garage on the side adjacent to No.23 Orchard Close. The bungalow to the north east, at No. 25 Orchard Close is set at an angle so that the rear of the property faces towards No. 23 Orchard Close. It has a driveway area adjacent to its boundary with No. 23, where a greenhouse and summerhouse are positioned close to the side boundary. It is considered that the proposed extension would be visible from the rear of No. 25, but would be set behind the existing summerhouse and consequently, would not cause significant loss of outlook. The bungalow to the rear of the site is situated at a slightly lower level approximately 18m from the rear boundary line with No. 23.
16. Taking account of the orientation of the where the extensions would be positioned on the bungalow in relation to the neighbouring properties, the distances between them and the position of existing and proposed windows, it is considered that the proposed side and rear extensions would not have a significant detrimental impact on the residential amenities of the neighbouring properties by way of loss of daylight or overshadowing.

Design and scale of development

17. The proposed side extension would allow the front elevation to be reconfigured to allow space for a front door whilst replicating the existing two bay windows either side.
18. The proposed full width rear extension adds approximately 6m onto the north east side of the bungalow, but replaces the existing kitchen extension that extends approximately 4m back on the north west side of the rear elevation.
19. The proposal would extend the existing hipped roofs, which would lessen the overall massing and visual impact of the proposal. The existing detached single garage close to the south west side boundary would be removed and this area would be used as garden space and so would compensate for the loss of some of the rear garden, which would be approximately 11m long. This is considered to be an adequate sized garden for the property.
20. Whilst the proposed extensions would push outside activity further down the garden, it is considered that the level of disturbance, being normal family living, would not be significantly greater than the existing situation to warrant refusal of this planning application.
21. The bungalow sits at a slight angle in relation to the north east side boundary and so the extension would reduce the gap to the boundary to approximately 1m, at the rear north east corner. This is considered to be acceptable spacing to the boundary, particularly as the neighbouring bungalow is not positioned close to this boundary.

Car Parking

22. Adequate space is indicated in the front garden area to accommodate two car parking spaces, in accordance with Local Plan Policy TRA6.

Conclusions

23. Although the proposed extensions would be reasonably substantial in relation to the plot size, it is considered that the design and scale, including the revisions made, are acceptable and would not be significantly detrimental to the residential amenities of the neighbouring properties.

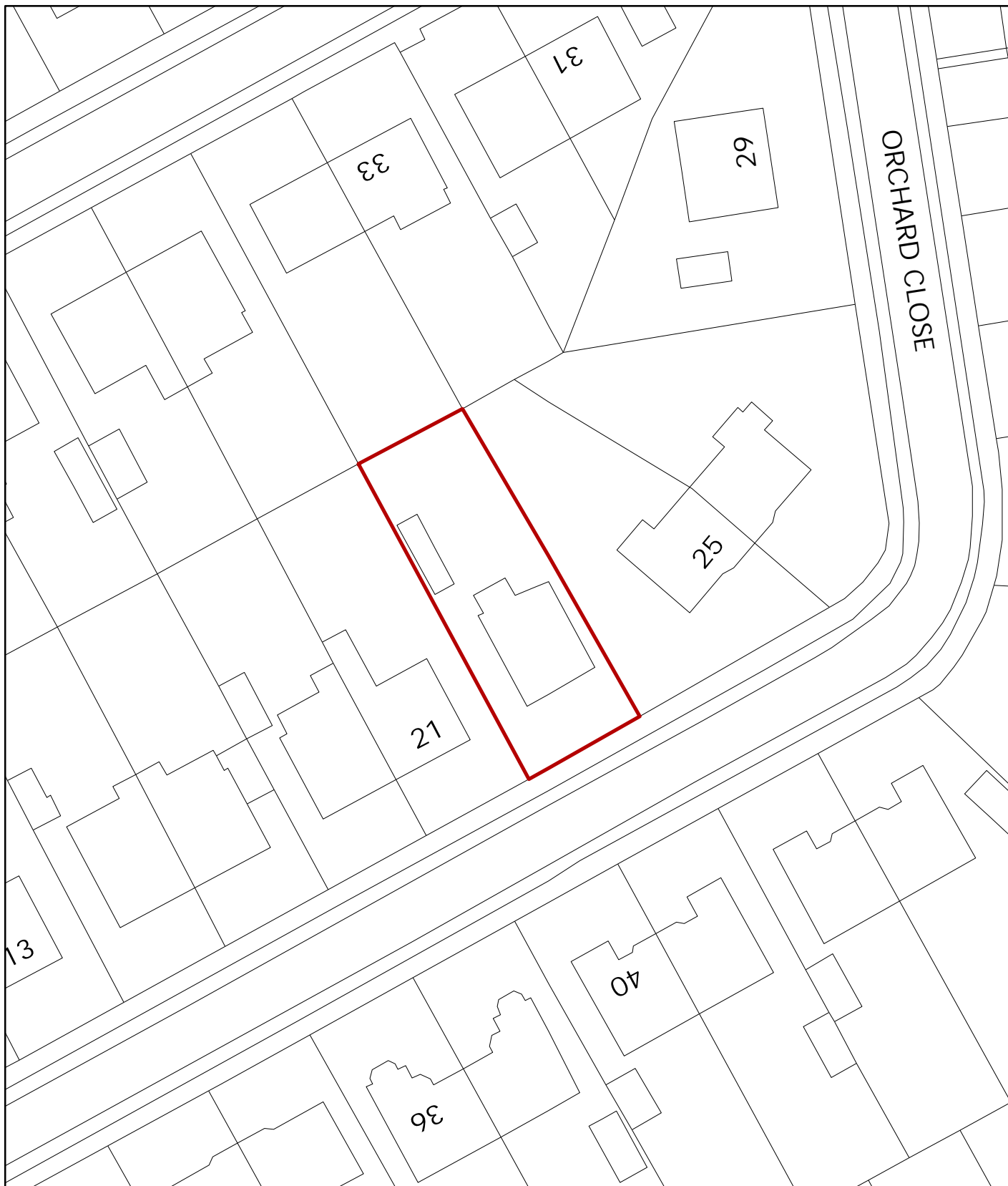
RECOMMENDATIONS

To approve Application No 12/01606/F at 23 Orchard Close and grant planning permission, subject to the following conditions:-

1. Commencement of development within three years.
2. In accordance with approved details and plans.
3. Materials to match existing.
4. Provision of opaque glazing in accordance with plans.

Reasons for Approval:

The decision has been taken having regard to Statement 7 of the National Planning Policy Framework, March 2012, Policy ENV7 of the East of England Plan, 2008, Policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk, March 2011, Saved Local Plan Policies HBE12, EP22 and TRA6 of the City of Norwich Replacement Local Plan, Adopted Version November 2004 and to all material considerations. The proposed side and rear extensions would be of an acceptable scale and design and would not be significantly detrimental to the residential amenities of the neighbouring properties.



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Planning Application No 12/01606/F

Site Address 23 Orchard Close

Scale 1:500



NORWICH
City Council

PLANNING SERVICES

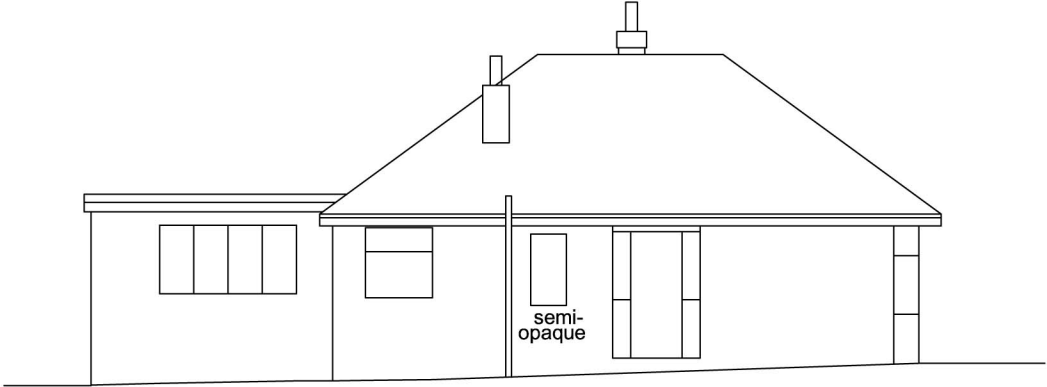


All dimensions to be verified on site by the Contractor before the start of work. Report any discrepancies to the client at once.

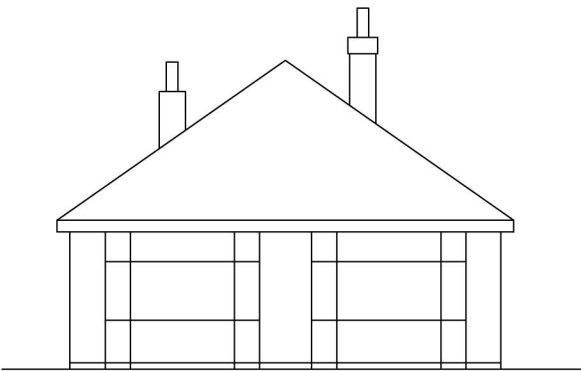
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Qualified Structural Engineer to ascertain suitability of all member sizes and fixings prior to any works carried out.

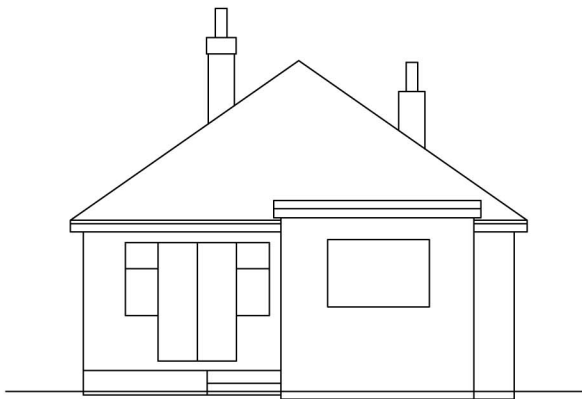
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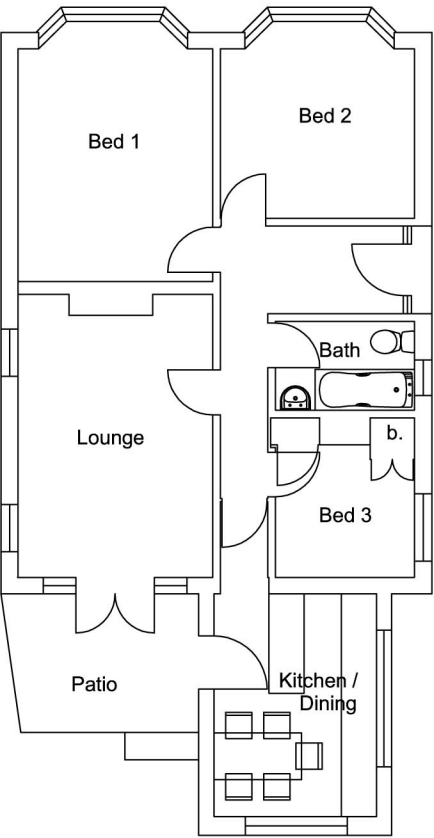
East Elevation



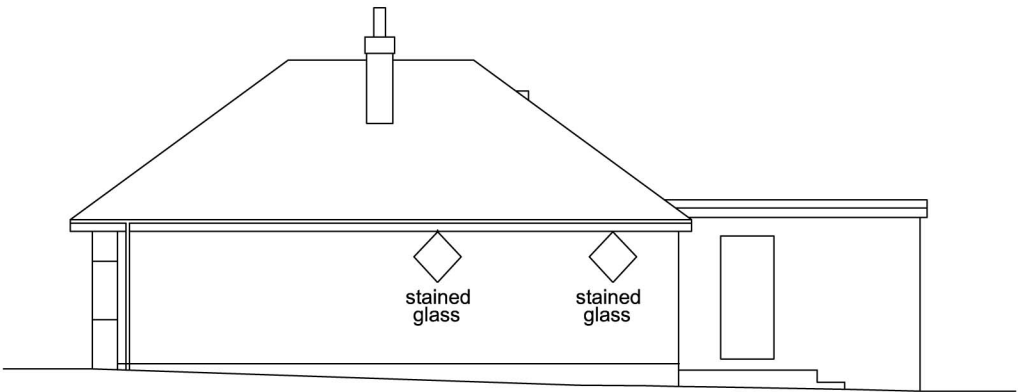
Front Elevation



Rear Elevation



Floor Plan



West Elevation

-	09.09.12	Planning Submission
Rev.	Date	Reason for issue / any changes

Design, Planning, Building Regulations

JMR architectural designs

2 Holly Lane, Blofield, Norwich, NR13 4BX
www.jmrarchitecturaldesigns.co.uk
email: jmr.designs@virgin.net
07906 927037 or 01603 717541

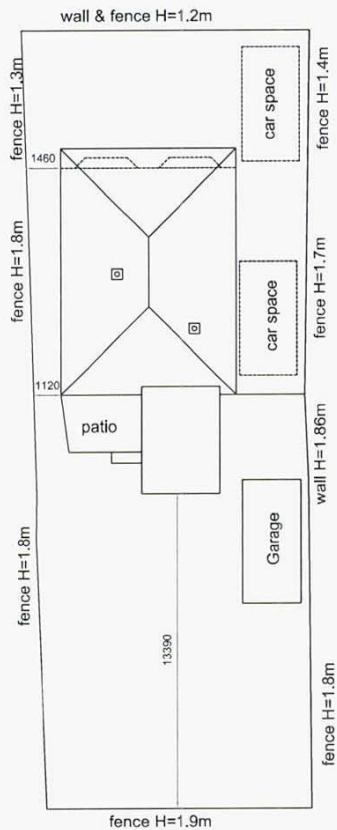
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Drawing Title: As Existing Floor Plan & Elevations	
Date: 28.06.12	Scale: 1/100
A3	Dwg: 02
Rev: -	

All dimensions to be verified on site by the Contractor before the start of work. Report any discrepancies to the client at once.

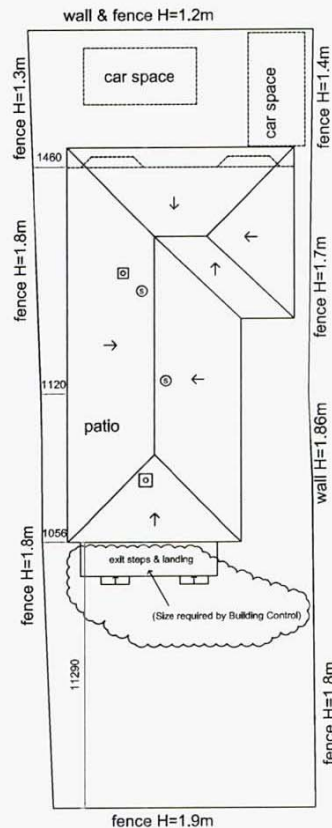
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Site Plan - As Existing
scale 1:200



Site Plan - As Proposed
scale 1:200



As Existing
Location Plan
scale 1:1250

A	09.09.12	Raised patio removed - bubbled. Location plan updated and N added. Boundary dimensions added.
-	09.08.12	Planning Submission.
Rev.	Date	Reason for issue / any changes

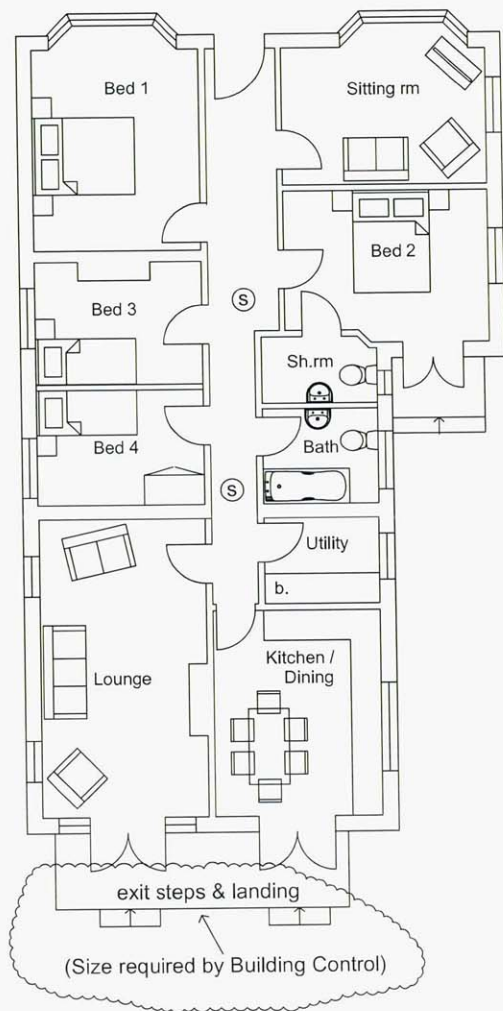
Design, Planning, Building Regulations

JMR architectural designs

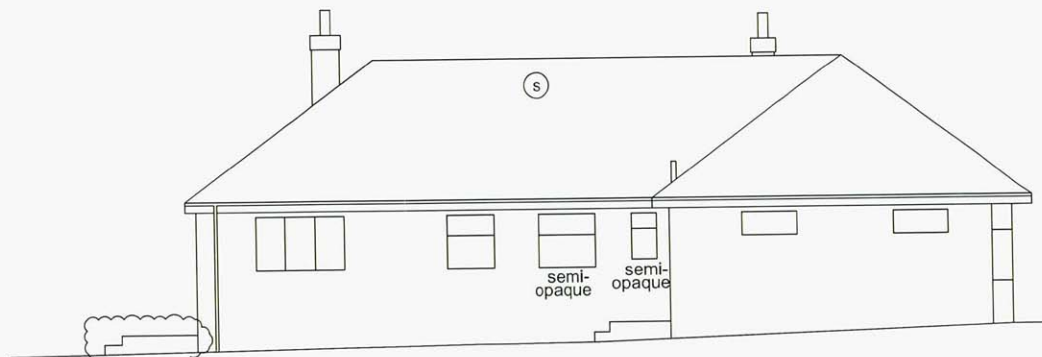
2 Holly Lane, Bliffeld, Norwich, NR13 4BX
www.jmrarchitecturaldesigns.co.uk
email: jmr.designs@virgin.net
07906 927037 or 01603 717541

Client:	Bush	Project:	Side & Rear Extensions 23 Orchard Close Norwich NR7 9NY
Drawing Title:	Location Plan Site Plan As Existing & As Proposed		
Date: 28.06.12	Scale: 1:200/1250	A3	Dwg: 01 Rev: A

12/01606F



Floor Plan



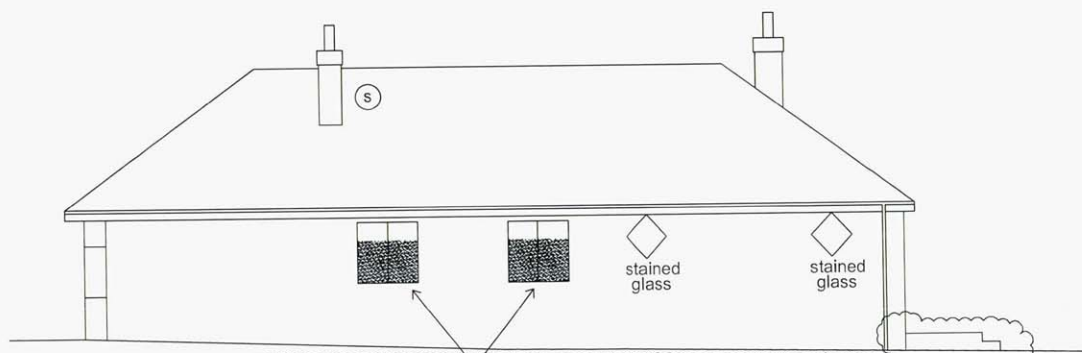
South - West Elevation



Front Elevation



Rear Elevation



North - East Elevation

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Revised

A	18.09.12	Raised patio removed.
-	09.08.12	Side windows semi-opaque added.
Rev.	Date	Reason for issue / any changes

Design, Planning, Building Regulations

JMR architectural designs

2 Holly Lane, Blenheim, Norwich, NR13 4BX
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Client:	Bush	Project:	Side & Rear Extensions 23 Orchard Close Norwich NR7 9NY
Drawing Title:	As Proposed Floor Plan & Elevations		
Date:	02.07.12	Scale:	1/100 A3 Dwg: 03 Rev: A