

Report to Planning applications committee

26 March 2015

Report of Head of planning services

Subject Application no 1500188F - 24 Ipswich Road, Norwich, NR2 2LZ

Reason for referral Called in by an elected member

Item

4(E)

Ward:	Town Close
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Two storey extension and garage.		
Representations		
Object	Comment	Support
2 (1 from Cllr)	0	0

Main issues	Key considerations
1) Design	Materials, form
2) Amenity	Light, outlook, privacy, noise
3) Trees	Loss of tree
4) Sustainable urban drainage	Surface water management
Expiry date	2 nd April 2015
Recommendation	Approve

The site and surroundings

1. The site is located on the north-west side of Ipswich Road. The area is populated by large two-storey detached residential dwellings which are varied in appearance and set well back from the road.
2. The property is a large detached dwelling which is somewhat jumbled in appearance, with flat and pitched roofs and a number of window styles. The property has large front and rear gardens.

Constraints

3. There is a tree located on the lawned part of the front garden.
4. The site is located within the Critical Drainage Catchment. As such, management of surface water drainage must be considered.

Relevant planning history

5. No recent planning history.

The proposal

6. The proposal falls into three parts.
7. Erection of two storey and single storey rear extension extending 6.5m to 12m from the whole rear wall. This extension provides additional bedrooms and living spaces. The two storey section stands at a full height of 7.6m. The single storey part is to the north, nearest the boundary with 22 Ipswich Road. Facing bricks and pantiles are to match existing.
8. Erection of two storey extension around front entrance to create a pitched roof and feature window. The entrance is to be rendered with a full height first floor window.
9. Erection of a single garage in the front garden near to the northern boundary. Red facing bricks and black pantiles. The erection of the garage necessitates the removal of the tree in the front garden.
10. Soakaways are proposed to deal with additional surface water.

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation have been received from a neighbour, and 1 letter of representation has been received from Councillor Little, 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
Extension is too large and extends beyond the building line of 22 Ipswich Road	Paragraph 18-22
Loss of light to garden and several ground floor rooms at 22 Ipswich Road	Paragraph 24
Noise disturbance to 22 Ipswich Road	Paragraph 27
Loss of outlook for 22 Ipswich Road	Paragraph 25

Consultation responses

12. No internal or external consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

13. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
14. **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
 - DM5 Planning effectively for flood resilience
 - DM7 Trees and development

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF7 Requiring good design

Case Assessment

16. 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

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
18. The rear extension is of a respectful scale considering the size of the existing dwelling and its materials have been chosen to match existing. This will help the extension to blend in with the existing dwelling.
19. The front entrance extension will be of a more contemporary design but will provide an attractive and interesting feature on the front façade.
20. Although the garage is in the front garden and projects well forward of the house it would be relatively inconspicuous as it will sit at some distance from the road and be well screened by fences and boundary planting and so it is not expected that the garage will have a significant visual impact on the house itself or the wider street scene. It is worth noting that similar proposals for garages in front gardens have been approved at 22 and 28 Ipswich Road (12/00007/F & 08/01017/F).
21. The design of the extensions and the garage is considered acceptable.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 1.
23. The considerations are loss of light, outlook and privacy and protection from noise disturbance.
24. 22 Ipswich Road, to the north of the site, has a rear building line which is some 8m further back from the existing rear building line of the subject property. This means that only the final 4m of the proposed extension (which is only single storey) will project far enough to have any impact on light to the rear windows of 22 Ipswich Road. Additionally, the single storey part of the extension is 6m away from the dwelling at 22 Ipswich Road and the two storey part is 10m away. Owing to the site's orientation, there is unlikely to be any impact on the other neighbour to the south, 26 Ipswich Road. To summarise, there is unlikely to be any significant loss of light to neighbouring properties.
25. For similar reasons to those discussed above, there is unlikely to be any loss of outlook for neighbouring residents. The part of the extension which is closest to a boundary stands at 2.5m high, which is only just higher than a standard boundary fence.
26. First floor windows have been considerably placed to face mainly to the rear. There is one first floor window facing towards 26 Ipswich Road, which serves a bathroom. A condition is recommended to require this window to be obscure glazed and non-opening except at 1.7m+ above floor level.
27. Concerns have been raised about noise disturbance from the 'games room' within the extension. It is important to remember that this is a detached residential dwelling with proposed extensions which are set at a distance of at least 6m from neighbouring properties. No significant noise can be expected to be created from the creation of additional living spaces.

Main issue 3: Trees

28. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
29. The erection of the garage necessitates the removal of a medium sized tree in the front garden. There is no reasonable way of accommodating a garage without removing the tree, and since the tree is unprotected, it could be felled at any time. There is sufficient space in the remaining front garden to plant a replacement tree which, in time, would be an attractive addition to the street scene. A condition is recommended.

Main issue 4: Sustainable urban drainage

30. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
31. The site sits within the Critical Drainage Catchment and as surface water drainage scheme is required. In this case, soakaways are proposed a minimum of 5.5m from the rear extension and would satisfy the policy.

Equalities and diversity issues

32. There are no significant equality or diversity issues.

Local finance considerations

33. 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.
34. In this case local finance considerations are not considered to be material to the case.

Conclusion

35. 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. 15/00188/F - 24 Ipswich Road Norwich NR2 2LZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. First floor side facing windows to be obscure glazed and non-opening except at 1.7m+ above finished floor level.
4. Replacement tree in front garden.



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PROJECT

24, Ipswich Road
NORWICH
NR2 2LZ

CLIENT

Drs. M. and S. Raja

DRAWING TITLE

Survey Plans

DATE

Jan. 2015

SCALE

1:50 at A1

DRAWING NUMBER

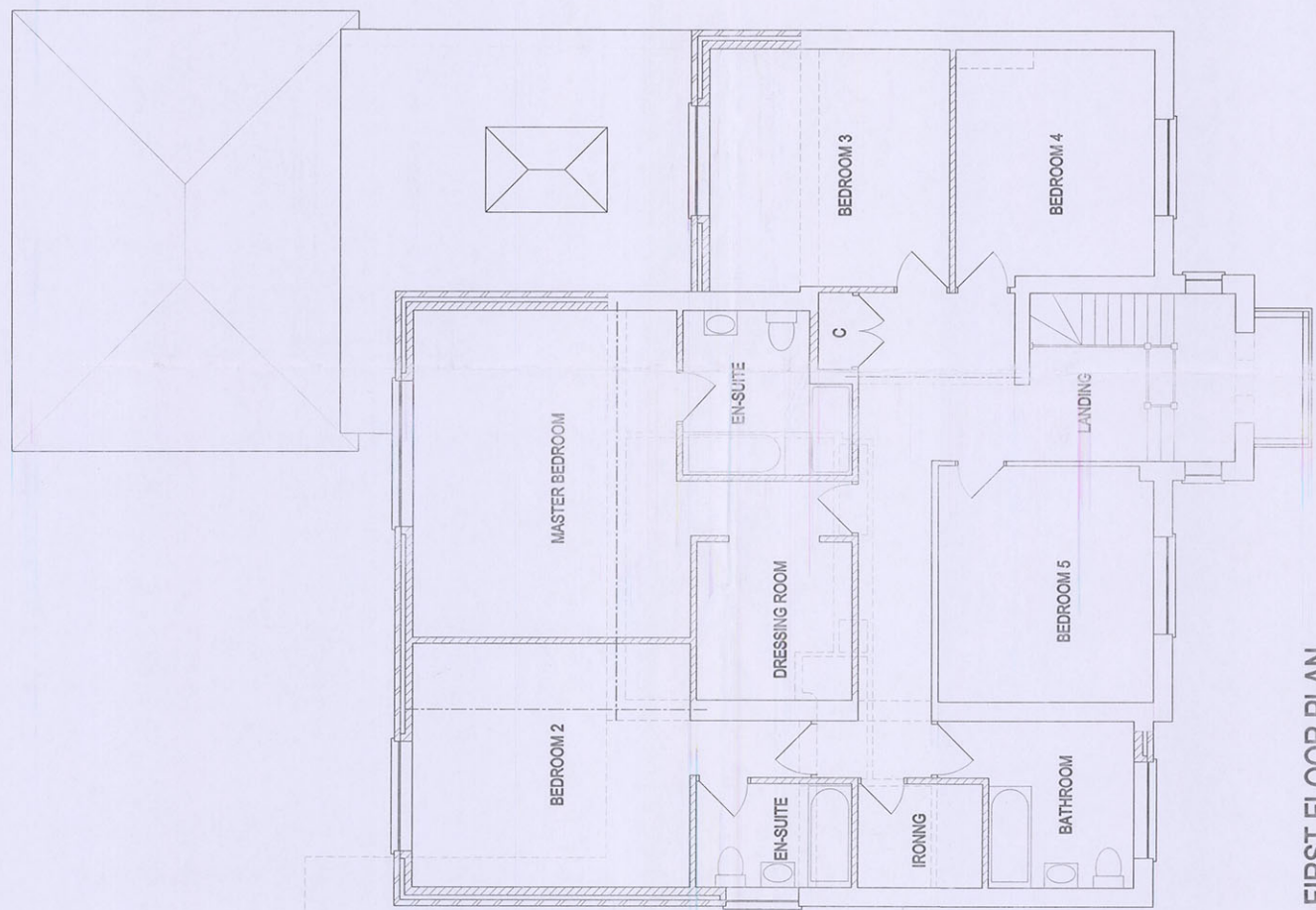
PL 05

Operational Development
05 FEB 2015
Post Room

REVISIONS

REV. DATE

DETAIL



FIRST FLOOR PLAN

PROJECT

24, Ipswich Road
NORWICH
NR2 2LZ

CLIENT

Drs. M. and S. Raja

DRAWING TITLE

Survey Plans

DATE

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SCALE

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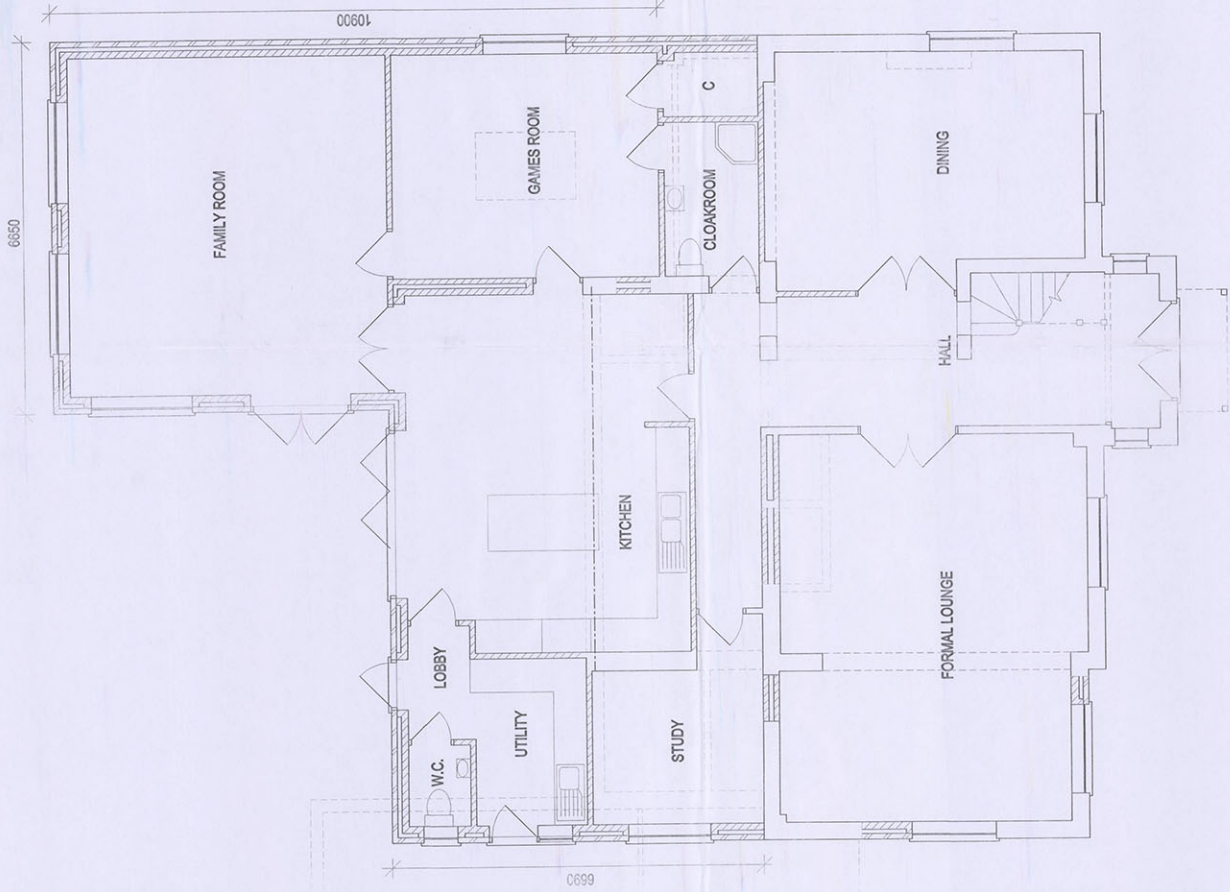
DRAWING NUMBER

PL 04

Organisational Development
05 FEB 2015
Post Room

REVISIONS

REV: DATE: DETAIL:



GROUND FLOOR PLAN