

Report for Resolution

Report to Planning Applications Committee
Date 26 August 2010
Report of Head of Planning Services
Subject 10/01325/F North Lodge 51 Bowthorpe Road Norwich NR2
3TW

Item
5(8)

SUMMARY

Description:	Demolition of single storey extension and erection of two storey extension to dwelling.	
Reason for consideration at Committee:	Employee Application	
Recommendation:	Approve	
Ward:	Wensum	
Contact Officer:	Ms Anne Napier	Planning Development Team Leader 01603 212502
Valid date:	14th July 2010	
Applicant:	Mr B Bentley And Mr P Wilson	
Agent:	Mr Kevin Cole	

INTRODUCTION

The Site

Location and Context

1. North Lodge lies on the edge of the Earlham Road Cemetery. The cemetery has two entrance lodges, a North Lodge and South Lodge, both built in 1856. They are two storey gothic buildings of red brick with steeply pitched slate roofs and tall external chimneys running up the side gable ends.
2. The North Lodge is in private ownership and is not listed. It has a modest three room L-shaped building plan with a later side extension with a lean-to roof, constructed when the house was refurbished. It also includes a conservatory to the rear.
3. It is in a prominent location, with its east, north and west elevations clearly visible from Bowthorpe Road. It is located directly adjacent to the northern entrance gates into the registered park and garden and forms a prominent building along the southern side of Bowthorpe Road.

Constraints

4. The application site is within the Grade II registered historic park and garden of Earlham Road Cemetery, but lies outside the main cemetery itself and, whilst clearly part of the site, is separated from it by mature trees and hedging.

Topography

5. The site is largely level but is raised above the level of both the adjoining Bowthorpe Road and the access drive into the cemetery.

Relevant Planning History

6. There is no recent planning history.

The Proposal

7. The application relates to the demolition of an existing single storey extension on the north side of North Lodge and its replacement with a two storey extension. It is proposed to build an extension which, whilst contemporary in approach, complements the original building form and style but also embodies the principle that the architectural quality of the design is fit for purpose.

Representations Received

8. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation Responses

9. Design and Conservation - application submitted after pre-application discussion with Conservation Officer and subsequent amendment of the details of the proposal. The current proposals are considered to be far more sympathetic to the original house and its setting. The proposal is considered acceptable overall. Suggested conditions relating to materials.
10. Ecology (Green Spaces) – Notes that the applicant has taken advice from a bat specialist and obtained advice on mitigation measures. The proposal has no other biodiversity implications and has no further observations to make.
11. Tree Officer – No objection subject to the imposition of detailed conditions covering site works and tree protection during construction.
12. Garden History Society – not consulted as although the site is within the boundary of the historic park, the proposal is entirely contained within the residential curtilage of the existing dwelling and is considered unlikely to have any impact on the park itself.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS5 - Planning for the Historic Environment
PPS9 – Biodiversity

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

EP22 – Residential Amenity

HBE12 – Quality of Design

NE9 – Landscaping

NE8 – Biodiversity

SR8 – Protection of historic park and garden

Supplementary Planning Documents and Guidance

Trees and Development

Principle of Development

Policy Considerations

13. In terms of whether the proposal can be considered acceptable in principle in policy terms, the development needs to be assessed against a number of separate policy criteria.
14. As well as the national 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. Saved policy EP22 considers the impact of new development on the amenity of neighbouring properties. NE3 advocates the protection of trees within the site whilst policies NE8 and SR8 seek to protect and enhance biodiversity and historic parks and gardens

Impact on living conditions and the character of the area

Overlooking, overshadowing and loss of privacy

15. The existing dwelling is a detached dwelling situated within a private plot with no immediate neighbours. Due to its design, the orientation of the dwelling on the plot and the distance from the closest neighbour, no overshadowing, overlooking or loss of privacy will take place as a result of this development.

Design

Layout

16. The size of the plot is such that it is considered that the proposed extension would not result in either an overdevelopment of the site or a visually cramped form of development nor be out of keeping with the character of the area and would enable sufficient and adequate amenity space to be provided for the dwelling.

Form and scale

17. The form and scale of the development is considered appropriate and has been designed to carefully complement the existing dwelling.
18. The proposed front building line of the extension retains views of the original L-shaped building form from the entrance to the cemetery and the height and massing of the extension has been minimised by the orientation of the proposal and the roof arrangement proposed. The proposed fenestration proportions and design are generally well thought through and complement the original building, without trying to mimic it.
19. The proximity to the north boundary has resulted in a 'stepped-in' arrangement along the north boundary which is considered to be a little clumsy in elevation and the proposal would largely obscure most of the iconic tall external chimney and decorative quoins on this elevation. However, notwithstanding these matters and taken overall, the proposal is considered acceptable in design terms.

Trees and Landscaping

Impact on Trees

20. The application site includes a mature Scots Pine to the east part of the garden. This would be in relatively close proximity to the front elevation of the proposed extension. An Arboricultural Impact Assessment has been submitted as part of the application.
21. Although the Tree Officer considers that more information is required, in this instance he considers that it will be acceptable to condition the details needed as part of any permission granted.

Conclusions

22. The principle of the proposed extension 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 detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Saved policy NE9 considers the protection of the trees on site and subject to the conditions recommended it is considered that the mature tree to the site frontage would not be adversely affected by the proposal either post construction or during the build process. In addition to these matters, in terms of policy SR8 the proposal is considered to have no adverse impact on the historic park and garden or its setting and, subject to condition, the proposed bat mitigation measures will ensure no adverse impact on any bat population on the site.
23. Consequently, the proposal is considered to be in line with national policies and development plan policies and other material planning considerations and as such the recommendation is to approve subject to the conditions below

RECOMMENDATIONS

To approve Application No (enter application number and address) and grant planning permission, subject to the following conditions:-

1. Standard time limit (3 years)
2. In accordance with the submitted plans and details
3. Construction works to take place and completed outside of the main bat maternity period (May-August inclusive) and in accordance with the recommendations contained within the submitted Bat Roosting Assessment
4. No development to take place until an addendum/corrigendum of the AIA has been produced to show a revised RPA (& resulting implications) and an AMS for any proposed works within the RPA produced to the council's approval
5. All development to be in compliance with the amended AIA and 'approved' AMS
6. No development to take place until details of the manufacturer, type and colour of the following external materials, together with a sample, has been submitted to and approved in writing by the local planning authority: red brick, white brick; natural roof slate; stone window dressing.
7. No development to take place until precise details of the proposed windows, including section details at a scale of 1:20 and the precise materials proposed, have been submitted to and agreed in writing with the local planning authority.

(Reasons for approval:

1. The principle of the proposed extension 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 detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Saved policy NE9 considers the protection of the trees on site and, subject to conditions, it

is considered that the mature tree to the site frontage would not be adversely affected by the proposal either post construction or during the build process. In addition to these matters, in terms of policy SR8 the proposal is considered to have no adverse impact on the historic park and garden or its setting and, subject to condition, the proposed bat mitigation measures will ensure no adverse impact on any bat population on the site.

2. Consequently, the proposal is considered to be in line with PPS1, PPS5, PPS9 and the development plan policies referred to above and all other material planning considerations.



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Planning Application No - 10/01325/F
 Site Address - North Lodge, 51 Bowthorpe Road, Norwich
 Scale - 1:1,000



NORWICH
 City Council

PLANNING SERVICES

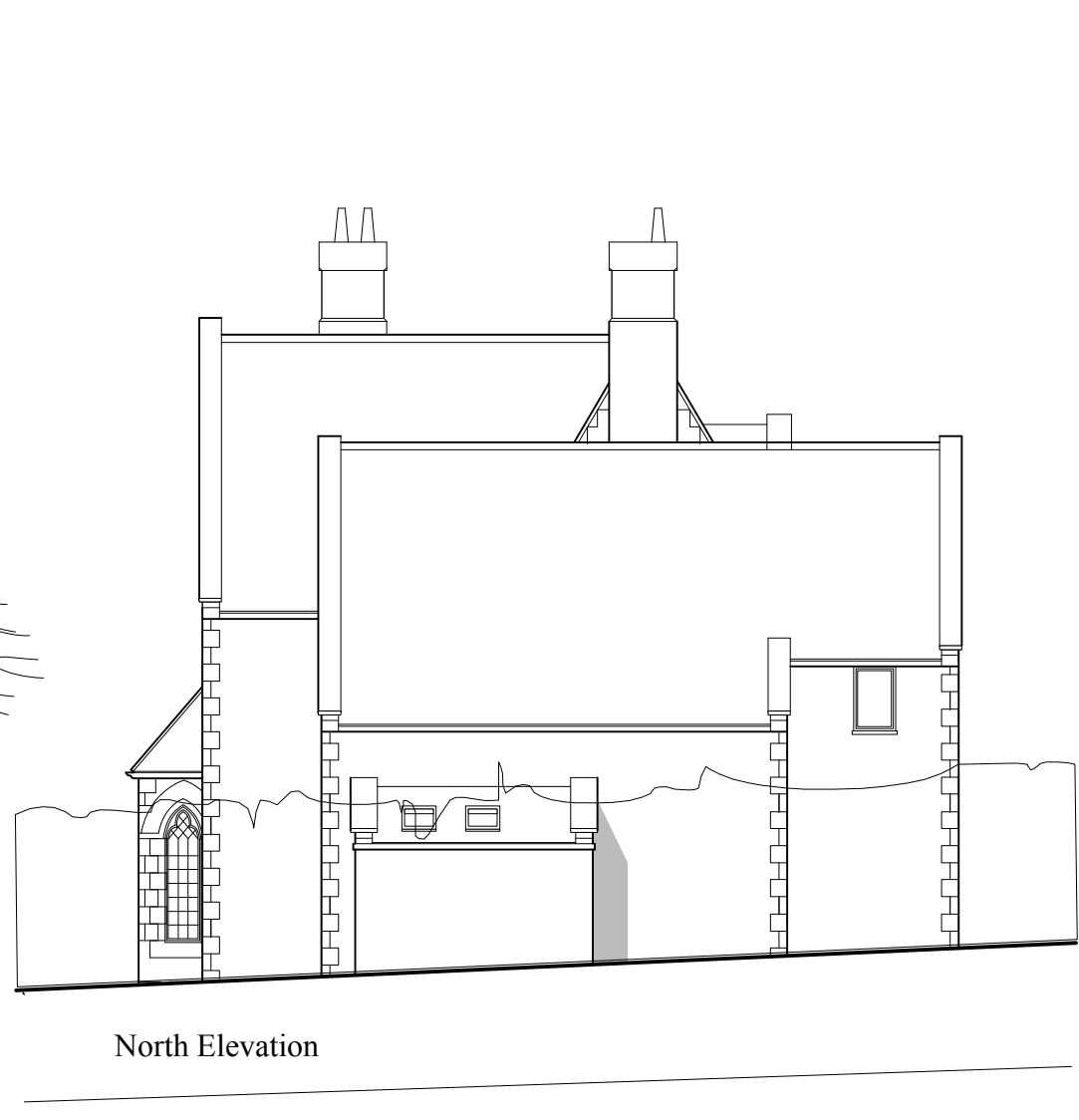




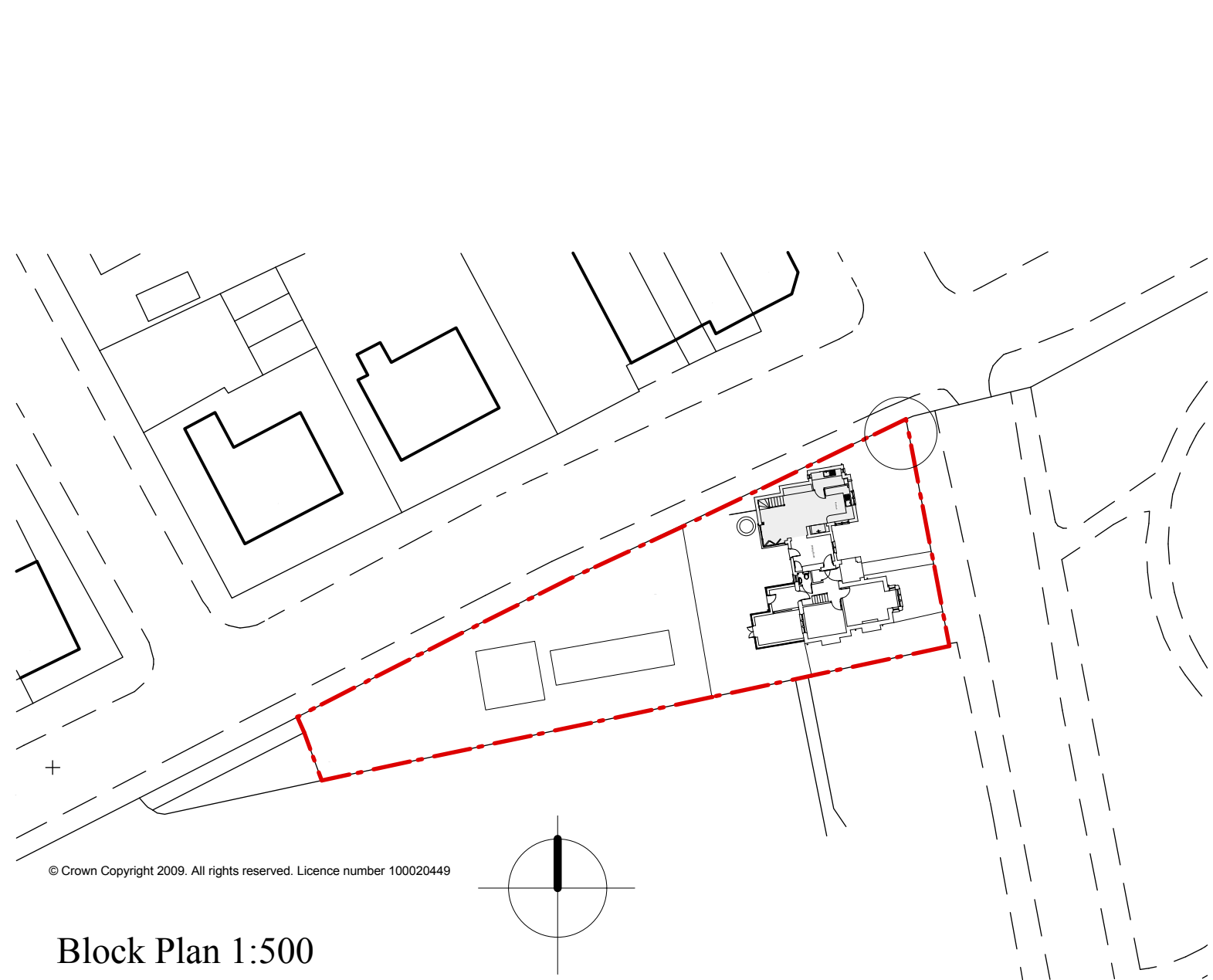
West Elevation



East Elevation



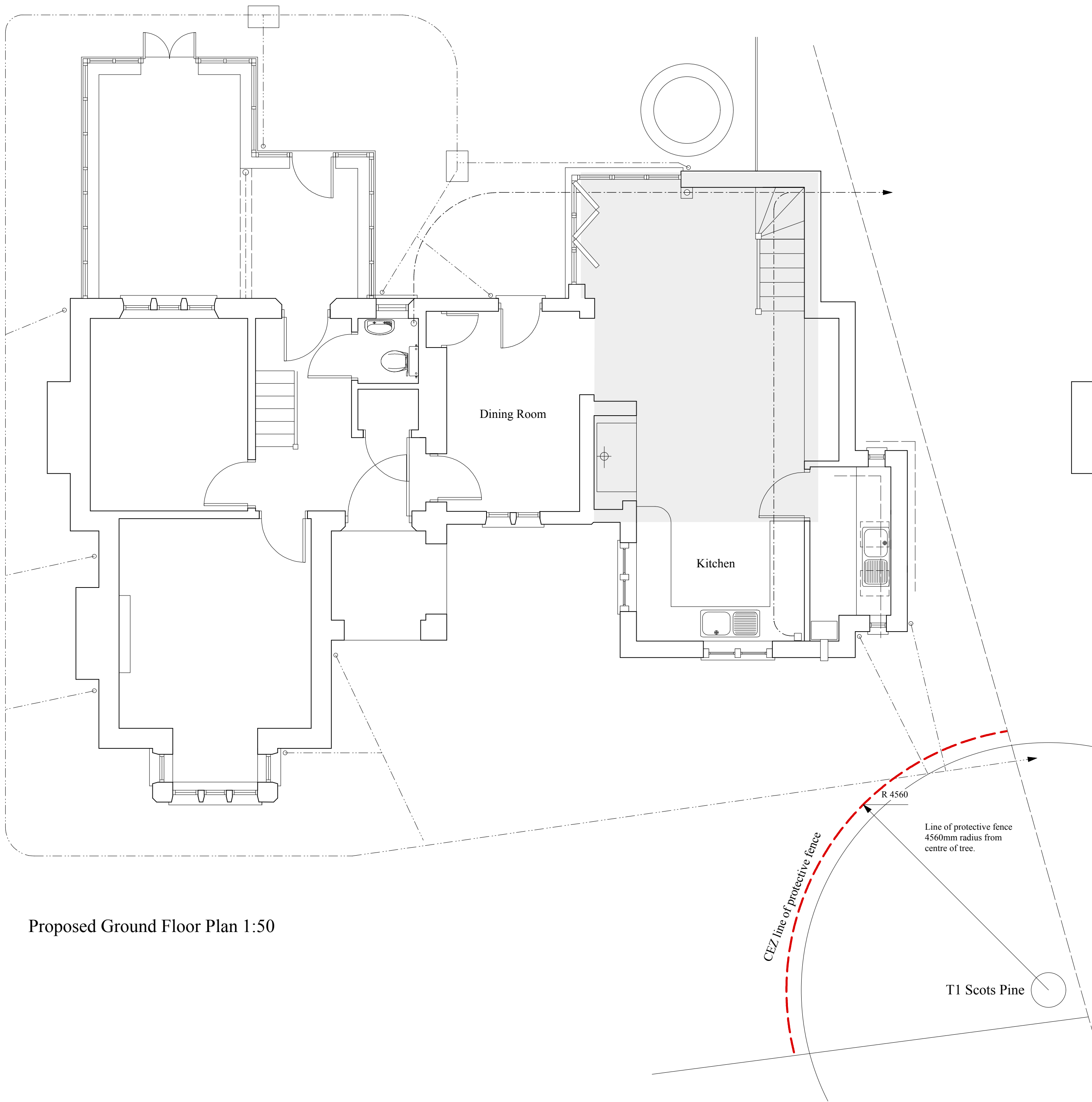
North Elevation



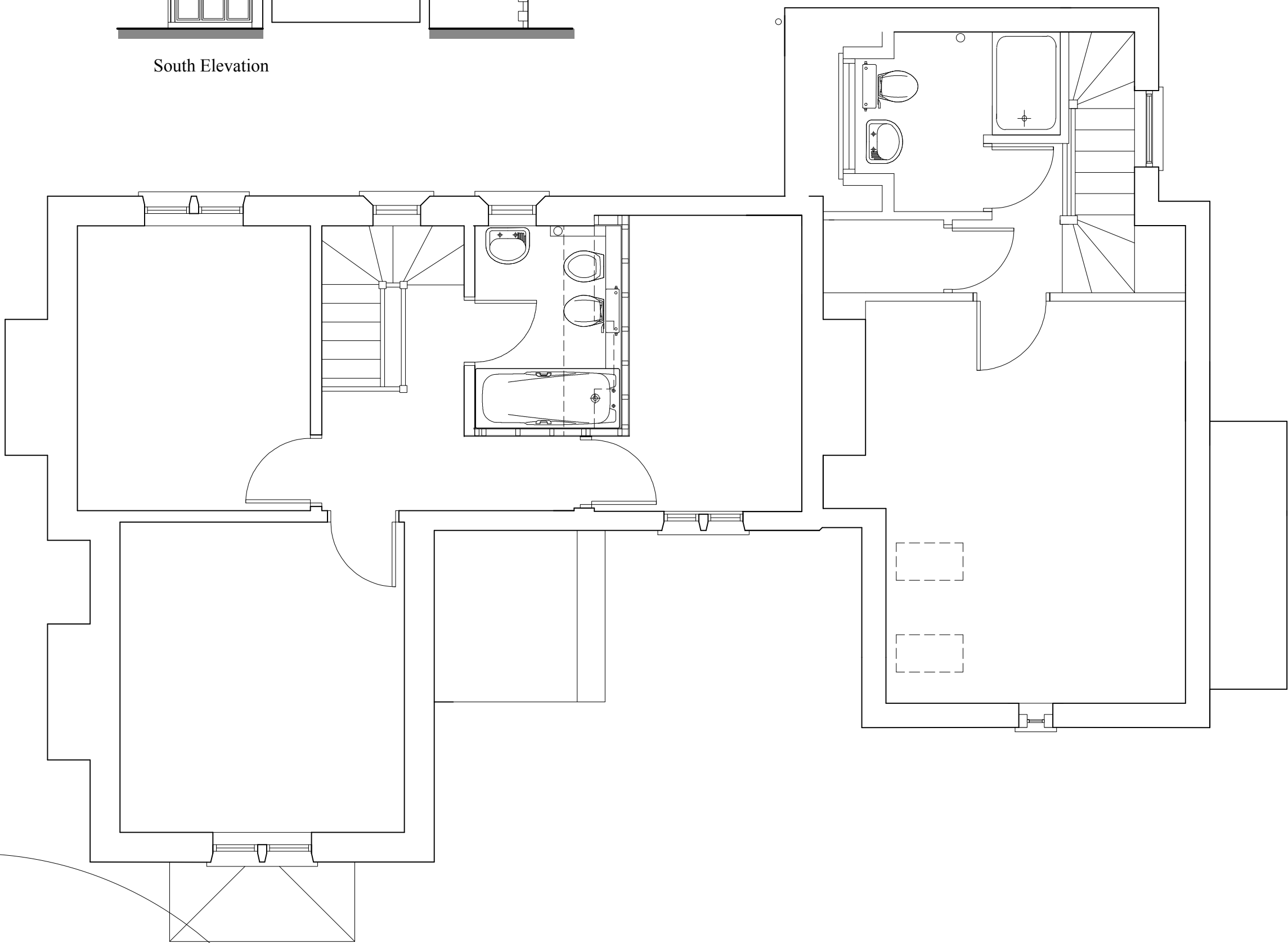
Block Plan 1:500



South Elevation



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

H 06 05 10 amended in acc clients inst. South elevation added. Minor internal revisions - dormer added to bathroom
G 08 03 10 Minor revisions - landscape added
F 03 02 10 Front elevation amended
E 01 02 10 Revised layout
D 12 03 09 Alternative Proposal Option 2
C 12 03 09 Alternative Proposal Option 1
B 12 03 09 Block plan added - window to landing position amended.
A 23 02 09 Extension reduced in height and brought forward

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Client
Bruce Bentley and Peter Wilson

Drawing Title
North Lodge
Bowthorpe Road
Norwich

Proposed plans/elevations

Date	Scale	Ref
14.02.09	1:50 1:100	
Job No.	Drawing No.	Rev
09/188	02	H