

Report for Resolution

Report to Planning Applications Committee
Date 19th July 2012
Report of Head of Planning Services
Subject 12/01099/F 327 Earlham Road Norwich NR2 3RQ

Item
5(3)

SUMMARY

Description:	Erection of two storey side and rear extension.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Wensum
Contact Officer:	Jo Hobbs Planner 01603 212526
Valid Date:	22nd May 2012
Applicant:	S Newnes And M Hood
Agent:	Brian Walsgrove

INTRODUCTION

The Site

Location and Context

1. The site is located in the ward of Wensum to the west of the city on a main route into the city. The area is predominantly residential in character, with detached and semi-detached dwellings facing onto Earlham Road. To the north of the site however is Earlham Crematorium. Directly to the east of this site is the access road to Fairhaven Court, which leads to eight dwellings to the rear of 325 Earlham Road. This access road separates the application site from the neighbouring property to the east of 325 Earlham Road.
2. There are residential uses adjoining the site to the west and east, with further residential to the south on the south side of Earlham Road. There are also residential units along Fairhaven Court to the north east of the site.
3. The dwelling subject to this application for extension is a two storey, semi-detached building constructed of red brick with a pantile roof and UPVc windows. An existing single storey flat roof garage is to be removed from the east of the plot to the rear of the dwelling, as is a side porch on the east elevation of the dwelling. The dwelling has an existing rear single storey extension of 1.25m in depth with a lean to roof at 3m in height.
4. The dwelling is set in a plot of land with a smaller front garden by much larger rear garden which leads up to the boundary with the crematorium.
5. The land slopes down from the west to the east, leading to the application site being on higher land than 325 Earlham Road. The application site and adjoining dwelling of 329 Earlham Road form a pair of semi-detached dwellings. The dwelling at 329 Earlham Road has a rear single storey extension that forms a covered external seating area on the east

boundary adjoining the application site. There is also another rear brick built extension to the west boundary.

Planning History

6. There is no planning history to this site.

Equality and Diversity Issues

7. There are no significant equality or diversity issues.

The Proposal

8. The application is for the erection of a two storey side and rear extension. The rear extension will be both two and one storey to the rear, with a single storey component closer to the west boundary of the property.

Representations Received

9. 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.
- 10.

Issues Raised	Response
Loss of light	Paragraphs 18-23
Out of scale development	Paragraphs 13-15
Over dominant building	Paragraphs 13-15
Loss of outlook	Paragraphs 18-23

Consultation Responses

11. No consultations were undertaken.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

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 2 – Promoting good design

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

HBE12 – High quality of design

EP22 – Protection of residential amenity

Principle of Development

Policy Considerations

12. The principle of extending the existing residential dwelling is acceptable in principle. The main considerations are as such design and residential amenity. The demolition of the existing garage must also be considered to protected species that may roost in the building.

Design

13. The proposed extensions will significantly increase the bulk of the existing dwelling house. There are three visual components to the extensions, including a two storey side extension, a two storey extension to the rear of the proposed side extension and a single storey rear lean-to extension.
14. The rear single storey extension is of acceptable proportions but the highest point of the roof is quite tall at 3.7m. This is more so an amenity issue discussed below however. The side two storey extension is quite large in comparison to the existing dwelling but efforts have been made to reduce the bulk by lowering the ridge line of the extension, recessing this extension back by 2m from the forward building line and keeping the width less than the existing dwelling by 2.5m. A number of other dwellings along Earlham Road in the vicinity have side extensions that significantly increase the width of the dwelling and so it would be difficult to resist the extension and unreasonable given the varying architectural styles in the surrounding area.
15. The rear two storey extension however would increase the bulk of the extension to a large degree. However efforts have been made to keep the ridge line lower than the existing dwelling by nearly 2m. Therefore although the extension would increase the bulk of the dwelling to a large degree it would not be to a level that would merit refusal of the application on this ground.

Impact on Living Conditions

16. There are three issues relating to amenity including loss of outlook, loss of daylight and loss of privacy.

Overlooking

17. The extensions have been designed to prevent any overlooking from the side windows with obscure glazing proposed to be used at first floor. There are dwellings to the rear on Fairhaven Court that would be overlooked by the rear of this site but they are at sufficient distance for this to not be significant in planning terms.

Loss of outlook and direct sunlight

18. The extensions would result in some loss of outlook and direct sunlight to neighbouring properties however.
19. The two storey side extension would lead to some loss of outlook to 325 Earlham Road but as this is to the side of the existing dwelling at 327 and there is a gap of over 15m between the dwellings this would not be significant enough to merit refusal of the application on this ground.

20. The rear two storey extension however would protrude further back than the current building line by 3.3m, and due to its position on higher land would be an imposing addition to the building when viewed from lower land to the east. This extension would also lead to some loss of outlook from 329 Earlham Road as there is a side window in the rear seating area facing east.
21. The extent of the extension would only be 3.3m back from the existing rear building line. Further to this the ridge line would be 1.5m lower than the existing dwelling and have a hipped gable roof reducing the extent of the extension insofar as possible. Although there would be some loss of direct sunlight later in the day and outlook for 325 Earlham Road, due to the distance between the proposed extension and the windows of the conservatory there is not considered to be a significant loss of amenity. Efforts have been made to reduce the impact of the extension by lowering the ridge line. Further to this the extension would protrude 3m which would lead to a limited amount of direct sunlight and some daylight being lost in addition to that already lost by the existing building shadow. Therefore whilst it is recognised that there will be some loss of amenity for the neighbouring property at 325 Earlham Road it is not considered to be sufficient to merit refusal of the planning application. Given the small nature of the side window on 329 Earlham Road and presence of a glazed roof and open front it is not considered there would be a significant loss of outlook or daylight from the proposed extensions.
22. It should also be noted that the removal of the garage will also improve the outlook and direct sunlight to the rear garden of 325 Earlham Road.
23. The single storey rear extension would also be quite tall at 3.7m, leading to some loss of outlook to 329 Earlham Road. The glazed roof would still allow a good amount of daylight into the extension however. The orientation of the proposed extension to the east and the existing built form to the east would mean there would be some loss of direct sunlight and to this dwelling early in the day. This would not be as significant as the impact the two storey rear extension would have on the outlook from the extension. Considering this window is relatively small and a side window this would lead to some loss of outlook but not a significant level to merit refusal of the application.

Protected species

24. The garage is a flat roof structure and so is unlikely to contain any suitable roosting sites for protected bat species. Therefore its removal is considered unlikely to have an adverse impact on any protected bat species.

Conclusions

25. The proposed extension would increase the footprint of the dwelling to a fairly significant degree. However due to the design of the extensions with lower ridge lines than the existing dwelling and the building line being recessed back from the forward building line these are not considered to be excessive in scale or out of keeping with the existing dwelling or the character and form of development in the surrounding area.
26. The extensions would lead to some loss of outlook and direct sunlight to 325 Earlham Road due to the change in land levels between the sites, but due to the small extent of the rear extension and the reduced ridge line the loss of amenity is not considered to be significant enough to merit refusal of the application. There would be some loss of outlook, direct sunlight and daylight early in the day to 329 Earlham Road, but given the small nature of the

side facing window this is not considered to be sufficient to merit refusal of the application.

27. As such the proposal accords with the criteria set out within policies HBE12 and EP22 of the City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy.

RECOMMENDATIONS

To approve application no 12/01099/F “Erection of two storey side and rear extension” and grant planning permission subject to the following conditions:

- 1) Standard time limit
- 2) In accordance with plans
- 3) Materials to match those on existing dwelling

Reason for approval:

1) The decision is made with regard to policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004, the adopted Joint Core Strategy March 2011 and all material considerations.

The extensions are of good design and whilst large in scale the reduced ridge height to that of the existing dwelling and the recessed building line back from the forward building line of the existing dwelling lead to the extensions being of acceptable scale and form and in-keeping with the character of the existing dwelling and form of development in the surrounding area.

The extensions would not have a significant adverse impact on outlook or sunlight to neighbouring properties by virtue of the small extent of the rear extension and the reduced ridge height compared to that of the main dwelling.



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Planning Application No 12/01099/F

Site Address 327 Earlham Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

