

Report to Planning applications committee

Item

12 November 2020

Report of Area development manager

Subject Application no 20/00407/F – 1 Christchurch Court,
Christchurch Road, Norwich, NR2 2AG

4(c)

**Reason
for referral** Objection / Councillor Call-In

Ward:	Eaton
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
First floor front, side and single storey rear extensions.		
Representations		
Object	Comment	Support
6	0	0

Main issues	Key considerations
1 Design & Heritage	The impact of the proposed development on the character and appearance of the subject property and wider conservation area.
2 Amenity	The impact of the proposed development on the amenity of neighbouring residential occupiers.
3 Trees	The impact of the proposed development on nearby trees.
Expiry date	25 May 2020
Recommendation	Approve



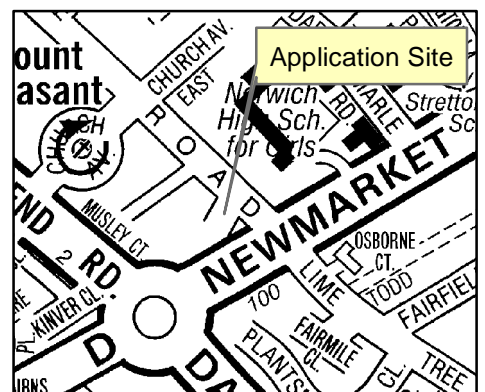
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Planning Application No 20/00407/F
 Site Address 1 Christchurch Court

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located to the eastern corner of Christchurch Court, a residential cul-de-sac located to the southwest of Christchurch Road, to the southwest of the city. The subject property is a two-storey detached dwelling constructed during the mid C20 using red bricks, dark coloured plain tiles and white coloured fenestration. The property is arranged over a rectangular footprint which includes a projecting two-storey bay to the front clad in timber. The property has been extended by way of a conservatory to the side and a single-storey extension to the opposite side serving as the main entrance and a double garage. The site features a small parking area / drive to the front, access to the side and front with the south eastern side serving as the main garden area.
2. Christchurch Court is formed of four dwellings all constructed at the same time as part of the same development, including no. 2 which borders the site to the south. No.2 is of a matching original design, however it is oriented so that the side faces the front of the no.1. The site boundaries are marked by close boarded fencing between the two properties and tall mature trees along the boundaries shared with Christchurch and Newmarket Roads. There are a number of notable tall mature trees, including a particularly prominently 27.9m tall Wellingtonia adjacent to the garage.
3. The prevailing character of the surrounding area is predominantly residential with the immediate neighbours 2-4 all being located within the cul-de-sac. There are a number of large character properties within the area and the Norwich High School site is also located within close proximity. The tall mature trees also contribute significantly to the character of the area, largely screening the dwellings on Christchurch Court from view within the public realm.

Constraints

4. Conservation Area: Unthank and Christchurch

Relevant planning history

- 5.

Ref	Proposal	Decision	Date
4/2002/1056	Garage at side of dwelling.	APPR	11/12/2002
03/00075/F	Single storey extension and glazed porch at rear of dwelling	APPR	08/09/2003
15/00350/TCA	Reduce large Holly trees at edge of garden to gutter height.	CANCLD	22/10/2015
15/01207/TPO	T1 Yew: Remove; T2 Yew: Reduce previously cut branch back to growing point by approx 1.2m, removal of small branches by street lights and traffic lights and removal of 60mm	APPR	17/09/2015

Ref	Proposal	Decision	Date
	branches growing towards Christchurch road back to stem.		

The proposal

6. The proposal seeks consent for construction of extensions to the rear and side at ground floor level, the side and rear at first floor level, as well as changes to the external finishes of the property.
7. The existing garage roof is to be removed and a 5.2m x 1.5m extension is to be added to the rear of the ground floor of the garage. This facilitates the construction of a 6.5m x 9m first floor extension and new link to bridge the existing and proposed. The extension has been designed with a double-pitched roof measuring 5.2m to the eaves and 6.8m to the ridge.
8. A 4.8m x 2.1m extension is to be constructed to the rear of the property above an existing ground floor section below. It has been designed with a similar pitched roof, measuring 5.2m to the eaves and 6.8m to the ridge. The new roof extends across part of the existing rear elevation.
9. A 4.5m x 10.1m extension is to be constructed across the rear of the property. The extension has been designed with a 3m tall flat roof.
10. The proposal includes the installation of various new external finishes throughout including new windows, cladding and sedum roofs.
11. It is noted that the proposal has been revised during the determination of the application in order to address concerns raised by the council and neighbours. The scale of the overall works has been reduced and modifications made to reduce the impacts on neighbouring residential occupiers.

Representations

12. Two consultations have been run covering both the original and revised plans. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation were received during the initial period and a further two letters of representation were received during the second, 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
Design, not in keeping with character of the area – form; appearance; materials; coherence of the Court will be lost.	See main issue 1

Issues raised	Response
The proposed development will result in a loss of privacy from new windows facing onto neighbouring properties	See main issue 2
Concern regarding the impact on the Wellingtonia tree	See main issue 3
The construction work will cause disruption to the neighbourhood	It is acknowledged that the construction will cause some disruption, however this is not to a level that is considered unreasonable for a householder development.
The proposed development will devalue house prices	The potential impact of a proposed development on neighbouring house prices is a non-material planning consideration.

Consultation responses

13. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and conservation

14. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Tree Protection Officer

15. This proposal could result in potential damage to valuable trees on site. Details of the specialist foundations for the garage/workshop would need to be submitted (and agreed) before I would be able to fully support this application.
16. Update: a structural assessment has been submitted which has confirmed to provide an acceptable level of detail for the proposal to be supported.

Assessment of planning considerations

Relevant development plan policies

17. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design

18. 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
- DM9 Safeguarding Norwich's heritage

Other material considerations

19. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

Case Assessment

20. 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 & Heritage

21. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66, 128-141, 193-196.
22. The proposed development represents a significant series of additions and alterations to the original dwelling. The most prominently noticeable change is however to occur to the garage extension located to the front of the property. The proposed first floor extension with its double-pitch roof and glazed link will be visible from within the public realm of Christchurch Court. It is considered that the first floor extension is of an appropriate scale, appearing subservient to the original. This also ensures that the original design of the subject property remains legible.
23. The extensions to the rear and side will have less of an impact as they will largely not be visible from the public realm. The mature trees and planting marking the boundaries adjacent to Christchurch and Newmarket Roads effectively screen the site from the public realm outside of Christchurch Court. This will ensure that the proposed development will have very limited to no impact on the character of the wider conservation area.
24. The choice of materials are drawn from a more contemporary pallet than the relatively traditional red bricks and roof tiles in situ. The subject property and neighbouring properties within the cul-de-sac are of an appearance and design that are also relatively traditional, however they do appear to be of their time, with several features aging them within the later C20. Given their location, well screened from the public realm outside, they are not considered to contribute significantly to the character of the surrounding conservation area, which is defined by larger and older character properties. As such, the subject property, within this location is

considered to be an appropriate property to be modified and enlarged in such a way as is proposed. The forms of the proposed extensions are within keeping with the existing and the material choices are considered to be of high quality. It is therefore acknowledged that the proposed development will result in a significant change to the current situation, however it is not considered that it will result in harm being caused to the appearance of the subject property, the character of the cul-de-sac, of the historic character of the wider conservation area.

25. The proposed extensions and modifications are therefore considered to be acceptable in design and heritage terms.

Main issue 2: Amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraph 127.
27. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case, revisions to the proposed design will prevent significant harm from occurring the amenity of neighbouring residential occupiers by way of overlooking. Earlier plans included the installation of glazing to the projecting two-storey bay and a new window serving a bedroom, both of which would have faced directly towards no. 2 Christchurch Court resulting in an unacceptable loss of privacy. The design has now been revised so that the bay is to be clad in timber and the bedroom is to be served by a horizontal high level window opening, from which no outlook will be possible. The occupants of no. 2 will therefore not suffer a significant loss of privacy.
28. There is also sufficient distance between no.2 and the proposed extensions to ensure that significant harm is not caused by way of overshadowing, loss of outlook or by being overbearing.
29. The siting of the subject property, within the corner of the cul-de-sac a significant distance from nos. 3 and 4, will ensure that the proposed development does not have any significant impacts on the amenity of the neighbouring residential occupiers of these properties.
30. The proposed development will enhance the residential amenity of the occupiers of the subject property as the internal living spaces are enlarged and improved without significant loss of external amenity space.
31. The proposed development is therefore considered to be acceptable in amenity terms.

Main issue 3: Trees

32. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
33. The site is bound by numerous tall mature trees marking the boundaries shared with Christchurch and Newmarket Roads. An arboricultural impact assessment (AIA) and method statement (AMS) have been submitted. They outline mitigation methods to be undertaken to ensure that the trees are not harmed by the construction of the proposed extensions.

34. Also covered by the AIA and AMS is the Wellingtonia tree located adjacent to the existing garage, within close proximity of the proposed single-storey rear and first floor side extensions. A structural assessment has been provided, in addition to the AMS to provide a more detailed assessment of the methods to be used to construct the proposed extension without harming the neighbouring trees. The AIA, AMS and structural assessment have been reviewed by the council's tree protection officer who has confirmed that the proposed mitigation and construction methods are appropriate and acceptable. Their implementation will ensure that the neighbouring trees including the Wellingtonia will not be harmed by the proposed development.

Equalities and diversity issues

35. There are no significant equality or diversity issues.

Local finance considerations

36. 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.
37. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
38. In this case local finance considerations are not considered to be material to the case.

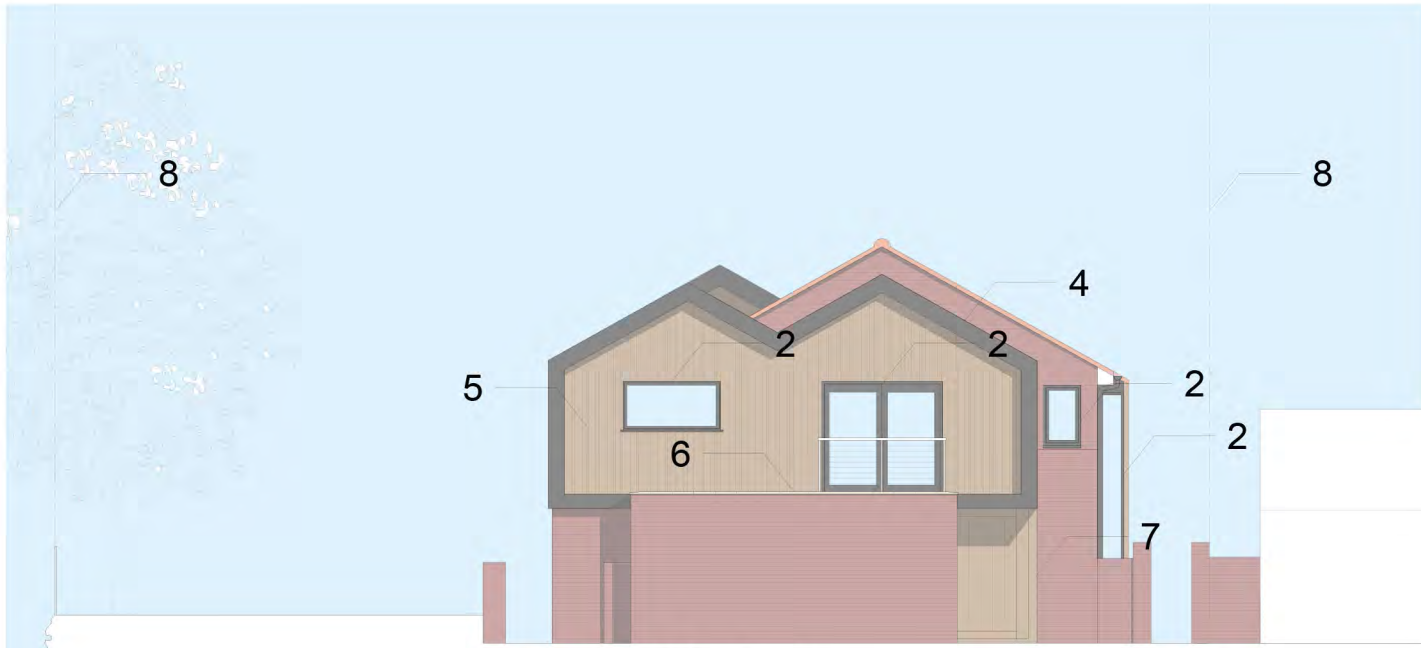
Conclusion

39. The proposed development will result in significant changes to the appearance of the subject property. Given the age and relatively concealed nature of the cul-de-sac these changes whilst contrasting with other properties within the cul-de-sac are not considered to result in harm to the conservation area.
40. Under the revised plans, the proposed extensions are considered to be acceptable in terms of any amenity impact to neighbouring properties. The mature trees can be protected from harm caused by the proposed development by the implementation of the requirements of the AIA, AMS and structural assessment.
41. The recommendation is therefore to approve subject to the conditions listed below.

Recommendation

To approve application no. 20/00407/F - 1 Christchurch Court Christchurch Road Norwich NR2 2AG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with AIA, AMS and Structural assessment.



PROPOSED EAST ELEVATION 0 1 2

- 1: New facing brick to match existing
- 2: New windows and doors to be aluminium framed powder coated to colour dark grey RAL 7016
- 3: New velux roof lights with grey aluminium exterior covers
- 4: Zinc standing seam cladding (or equal and approved) colour coated grey RAL 7016
- 5: New timber cladding to be western Red Cedar Russwood 'Architect select Grade' profile WR115
- 6: New coping stones
- 7: American light oak hardwood front door and side panel
- 8: Line of boundary



PROPOSED NORTH ELEVATION 0 1 2

REV A: Planning amendments 12/06/2020
 REV B: planning amendments 28/09/2020

HOWIE ARCHITECTS
 RTB's #

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PREMISES NAME
 1 CHRISTCHURCH COURT
 NORWICH
 NORFOLK
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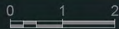
LAYOUT DRAWING No.
 1922/112/REV:B

DRAWN AWH SCALE 1:100@A3 REV

DESCRIPTION
 PROPOSED EAST & NORTH ELEVATIONS



PROPOSED EAST
ELEVATION



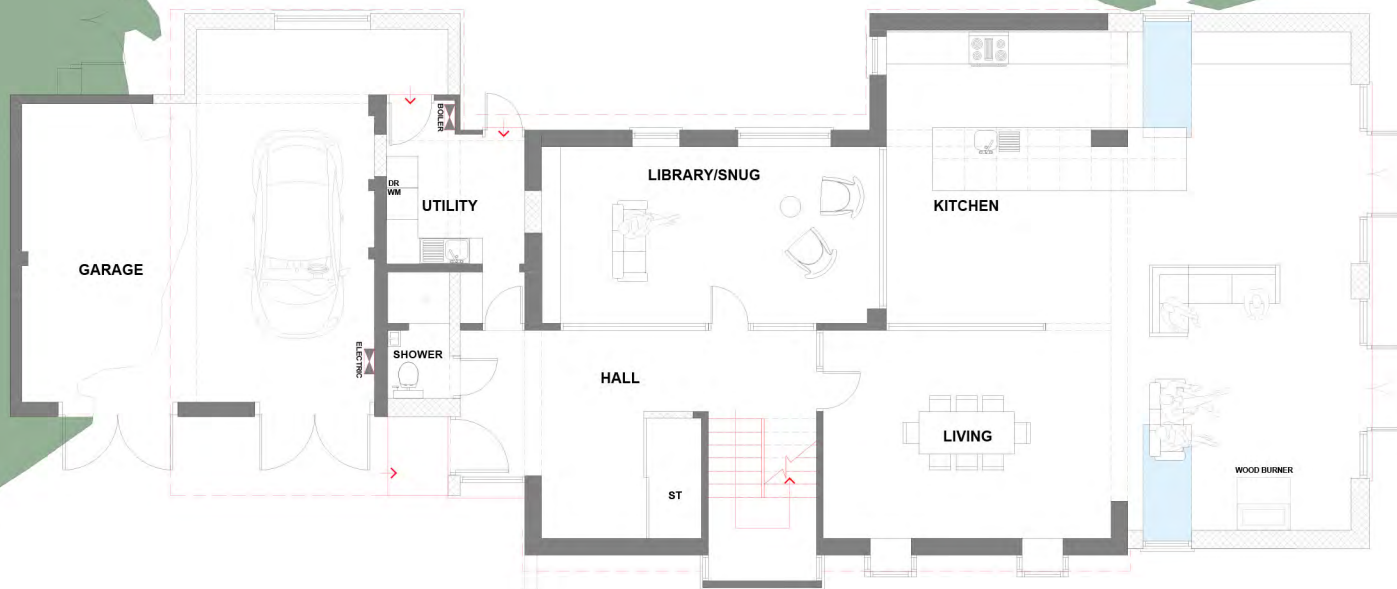


PROPOSED FIRST FLOOR PLAN



REV A: Planning amendments 12/05/2020
 REV B: Planning amendments 28/09/2020

HOWIE ARCHITECTS <small>RIBA VR</small>	
FUEL STUDIOS KILN HOUSE POTTERGATE NORWICH NR2 1DX alastair@howiearc.com www.howiearc.com 07792 705592	
<small>PREMISES NAME</small> 1 CHRISTCHURCH COURT NORWICH NR2 2AG	
<small>LAYOUT DRAWING NO.</small>	
1922 /102/REV: B	
<small>DRAWN</small>	<small>SCALE</small>
AWH	1:100@A3
<small>DESCRIPTION</small>	
PROPOSED FIRST FLOOR PLAN	



PROPOSED GROUND FLOOR PLAN 0 1 2



REV A: Planning amendments 12/05/2020
 REV B: Planning amendments 28/06/2020

HOWIE ARCHITECTS
 RIBA #B

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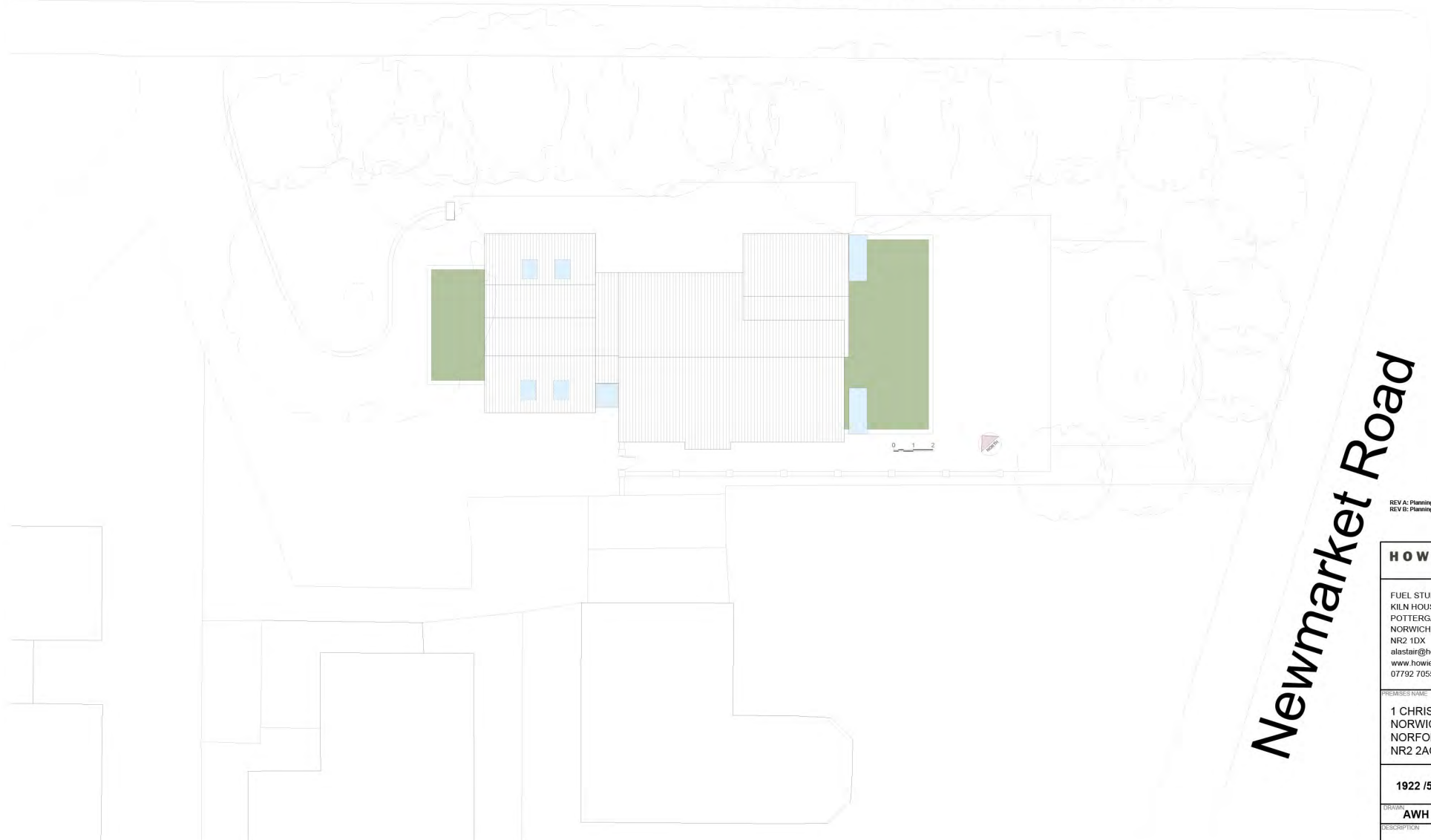
PREMISES NAME
**1 CHRISTCHURCH COURT
 NORWICH
 NR2 2AG**

LAYOUT DRAWING NO.
1922 /101/REV B

DRAWN BY SCALE
AWH 1:100@A3

DESCRIPTION
**PROPOSED GROUND
 FLOOR PLAN**

Christchurch Road

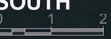


Newmarket Road

REV A: Planning amendments 12/05/2020
REV B: Planning amendments 28/05/2020

HOWIE ARCHITECTS <small>RIBA #6</small>			
FUEL STUDIOS KILN HOUSE POTTERGATE NORWICH NR2 1DX alastair@howiearc.com www.howiearc.com 07792 705592			
PREMISES NAME 1 CHRISTCHURCH COURT NORWICH NORFOLK NR2 2AG			
LAYOUT		DRAWING NO.	
1922 /502/REV: B			
DRAWN	SCALE	REV	
AWH	1:200@A3		
DESCRIPTION PROPOSED SITE PLAN 1:200			



PROPOSED SOUTH
ELEVATION 



PROPOSED WEST ELEVATION

- 1: New facing brick to match existing
- 2: New windows and doors to be aluminium framed powder coated to colour dark grey RAL 7016
- 3: New velux roof lights with grey aluminium exterior covers
- 4: Zinc standing seam cladding (or equal and approved) colour coated grey RAL 7016
- 5: New timber cladding to be western Red Cedar Russwood 'Architect select Grade' profile WR115
- 6: New coping stones
- 7: American light oak hardwood front door and side panels
- 8: Line of boundary



PROPOSED SOUTH ELEVATION

REV A: Planning amendments 12/06/2020
REV B: Planning amendments 28/09/2020

HOWIE ARCHITECTS
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NR2 2AG**

LAYOUT DRAWING No.
1922/111/REV:B

DRAWN **AWH** SCALE **1:100@A3** REV

DESCRIPTION
PROPOSED WEST & SOUTH ELEVATIONS