

**Report to** Planning applications committee

**Item**

14 April 2016

**Report of** Head of planning services

**Subject** Application no 16/00257/F - 55 Essex Street  
Norwich NR2 2BL

**4(c)**

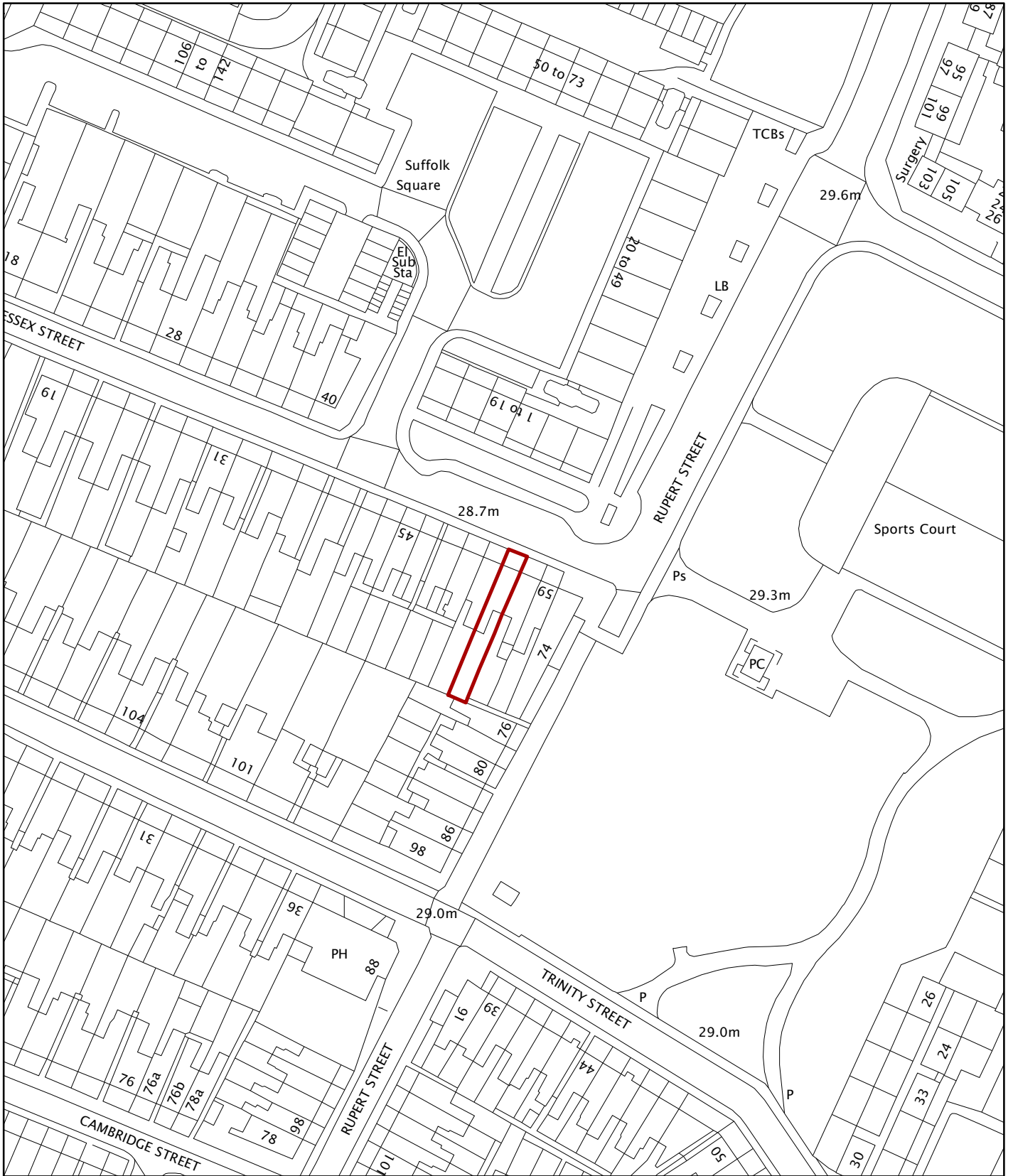
**Reason  
for referral** Objection

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<b>Ward:</b>	Town Close
<b>Case officer</b>	Samuel Walker - <a href="mailto:samuelwalker@norwich.gov.uk">samuelwalker@norwich.gov.uk</a>

<b>Development proposal</b>		
Rear extension, demolition and rebuilding of front dwarf wall.		
<b>Representations</b>		
Object	Comment	Support
4 (1 objection received by Councillor representing 3 members of his constituency)		

<b>Main issues</b>	<b>Key considerations</b>
1	Principle of development – (Overdevelopment /Precedent for future development)
2	Loss of Amenity
3	Impact on Conservation area.
4	Trees and Shrubs
<b>Expiry date</b>	12 April 2016
<b>Recommendation</b>	Approve



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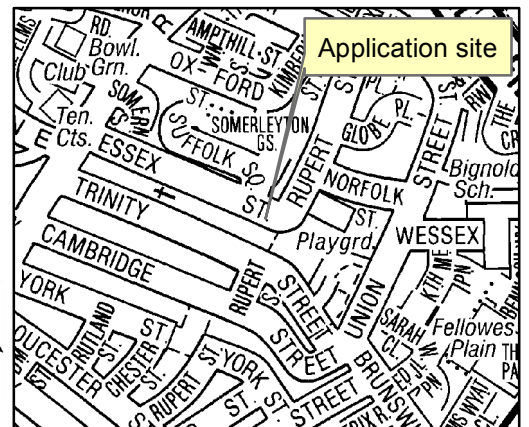
Planning Application No 16/00257/F  
 Site Address 55 Essex Street

Scale 1:1,000



**NORWICH**  
 City Council

PLANNING SERVICES



## The site and surroundings

1. 55 Essex Street is on the south elevation of Essex Street, close to the junction with Rupert Street. It is a two storey Victorian Terrace house, typical of the area. The front elevation is constructed from (greyed) buff bricks, with white 4 pane windows (ground floor window appears to be original). There are rubbed brick lintels and masonry cills to the structural openings. The roof is finished with concrete roof tiles.
2. The rear elevation is red facing bricks with red pantile roof coverings, the joinery is white painted 4 pane windows which are not original features.
3. The existing single storey out-shut appears to be of a later construction to the main dwelling.

## Constraints

4. Heigham Grove conservation area – subject to article 4 direction.
5. Critical Drainage catchment area.

## Relevant planning history

6. There is no recent planning history relevant to this application.

## The proposal

7. The proposal is to reinstate the dwarf wall between the boundaries of 55/57 Essex Street to the front of the property. There is evidence that there has been an existing boundary wall in this location, which has been reduced to 2 bricks high.
8. To the rear, the proposal is to extend the existing out-shut up to the boundary (between 55 & 57) and a further 1.2m to the south. The verge/ridge height is proposed to be retained the same as the existing mono-pitch roof. The eaves is proposed to be 2.150m to gutter height.
9. The windows at first floor level are proposed to be re-arranged, with the addition of a small obscure glazed window, this would be permitted development.

## Summary information

Appearance	
Materials	The proposed materials are specified to be in keeping with the subject dwelling

## Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation have been received 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
Principle of development (Overdevelopment – precedent for future development)	19-22
Amenity (Loss of light/outlook/tunnelling effect/noise)	23-26
Heritage - Impact on conservation area – (Not original footprint)	27-30
Trees & Shrubs	31

## Consultation responses

11. 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

12. 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.

### Highways (local)

13. No comments received.

## Assessment of planning considerations

### Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
  - JCS20 Implementation
15. **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
  - DM6 Protecting and enhancing the natural environment
  - DM7 Trees and development

- DM9 Safeguarding Norwich's heritage
- DM15 Safeguarding the city's housing stock
- DM33 Planning obligations and development viability

### **Other material considerations**

#### **16. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

### **Case Assessment**

17. 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: Principle of development (Overdevelopment – precedent for future development)**

18. Key policies and NPPF paragraphs – DM12, SAXX, NPPF paragraphs 49 and 14.
19. The principle of residential extensions is acceptable and there is no policy objection to them in principal. They should be assessed against the material considerations of design, heritage and neighbour amenity as well as impact on trees where relevant.
20. The proposed development is considered to have been designed to tight tolerances to achieve extra living area in keeping with 21<sup>st</sup> Century expectations with minimal impact on neighbouring residences. The ridge/verge height has been retained in line with the ridge height of the existing single storey out-shut. The wall at the boundary is specified at 2.150m to underside of gutter, details have been provided for this design specification. Under permitted development rights, a wall of 2.0m height is allowed without requiring permission – this additional height is not considered to be of significant impact.
21. The additional 1.2m extension to the rear of the garden is not considered to have significant impact, being a single storey extension to the rear of the property. The proposed extension retains a significant area of South facing external amenity/ garden space.
22. The proposed roof is 15° slope which is considered to be of low visual impact.

## **Main issue 2: Amenity**

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
24. The proposed extension is designed to reduce the impact on neighbouring occupiers; the eaves have been specified to 2.150m which is an intentionally low workable eaves height which enables suitable internal headspace with minimal external impact.
25. The ridge height of the proposed extension is to be retained at the existing height, so does not increase the impact of visual amenity. The impact of the additional 1.20m extension to the South is felt to be of limited impact to neighbouring occupiers.
26. The existing lounge window, side access door and kitchen and bathroom windows in this area are being substituted with the proposed extension with velux rooflights and French doors, this is not considered to increase impact with regards to noise pollution over and above those experienced as an existing domestic residential dwelling house.

## **Main issue 3: Heritage**

27. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
28. The article four direction for the Heigham Grove conservation area is relevant to works to the front of the property. The proposed dwarf wall is in keeping with the historical context of the dwellings, the proposal is for the replacement of a wall previously in this location which has been partially demolished at an unknown time in the past.
29. The proposed dwarf wall between 55 & 57 Essex Street is proposed to provide additional visual screening from items discarded in the neighbouring garden.
30. The proposed development to the rear of the property is not controlled under the article 4 direction, and is not considered to have significant impact to an unlisted building in the conservation area. There are no wider or public views available of this development.

## **Main issue 4: Trees and shrubs**

31. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109-118.
32. There are some shrubs to both the rear and front of the site which may require cutting back or pruning as part of the proposals. They are not significant enough to warrant an arboricultural impact assessment or to warrant protection via the planning application process.

## **Equalities and diversity issues**

33. There are no significant equality or diversity issues.

## **Local finance considerations**

34. 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.
35. 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.
36. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

37. 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. 16/00257/F - 55 Essex Street Norwich NR2 2BL and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of proposed materials

## **Article 35(2) Statement**

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



