

Report to Planning applications committee

Item

10 January 2019

Report of Head of planning services

Subject

Application no 18/01430/F - 373 Bowthorpe Road,
Norwich, NR5 8AG

4(h)

Reason

for referral

Called in by an elected member

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

Development proposal		
Single storey front extension.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Design	The impact of the proposed development on the prevailing character of the subject property and surrounding area.
2 Amenity	The impact of the proposed development on the residential amenities of neighbouring properties and the occupiers of the subject property.
Expiry date	17 January 2018
Recommendation	Refuse



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Planning Application No 18/01430/F
373 Bowthorpe Road

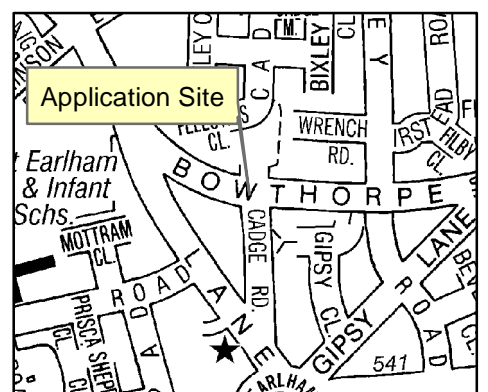
Site Address

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the south-west of the Bowthorpe and Cadge Roads crossroads, to the west of the city. The subject property is a two-storey end of terrace dwelling constructed circa 1930 as part of a wider council housing development. The site is formed from a corner plot within a prominent location with a matching property located on the opposite side of the road. The site features a front garden area, driveway to the side a small wedge shaped rear garden.
2. The site is bordered by the adjoining dwelling to the west, no. 375 Bowthorpe Road and no 27. Cadge Road to the south a recently constructed two storey end of terrace dwelling. The site boundaries are marked by a low picket fence to the front. The prevailing character of the surrounding area is predominantly residential with many properties having been constructed at the same time as part of a wider housing development.
3. It is noted that no. 371 Bowthorpe Road, a property of the same design located opposite the application site has constructed a similar front extension already. The extension was considered by way of a planning application in 2006 ref. 06/00979/F. The officer at the time recommended that the application was refused because of the harm it would have on the appearance and character of the building and wider street scene. The application was however approved by the members during the planning applications meeting. The property opposite is surrounded by a high hedge which largely screens the front extension.

Relevant planning history

4. There is no relevant planning history on this site.

The proposal

5. The proposal is for the construction of a single storey extension to the front of 373 Bowthorpe Road. The proposed 9.7m x 3.8m single storey extension is to be constructed across the majority of the front elevation. The design features a simple sloping roof measuring 2.4m to the eaves and 3.2m to the highest part.
6. The proposed extension is to be constructed using matching materials including painted render, red coloured pantiles and white coloured windows and doors.
7. The proposal seeks to create an additional bedroom, enlarged kitchen and living room.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

9. 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.
10. Cllr. Peek has requested that this application is referred to the committee for determination given the particular circumstances of the applicant.
11. Norwich Society: The proposed front addition is cumbersome, especially in this crossroads location.

Assessment of planning considerations

Relevant development plan policies

12. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
13. **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

Other material considerations

14. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

15. 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.
16. Extensions to residential properties are acceptable in principal subject in this case to consideration of matters of design and amenity.

Main issue 1: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

18. The site is located within a prominent location and is open on all sides with only the small picket fence marking the boundary. The subject property having been constructed as part of a wider housing development is a key constituent property within the surrounding area of Bowthorpe and Cadge Roads as well as Fellowes Close.
19. The area is characterised by terrace and semi-detached dwellings of a consistent form. A prevailing characteristic is that terraces in the area are splayed at road junctions, typically with relatively open frontages.
20. The proposed extension will have a significant impact on the character and appearance of the subject property and surrounding area by virtue of its scale and siting to the frontage of the property. The scale of the 3.8m deep extension will also appear to be out of proportion with the original dwelling which measures approximately 4.3m in depth, effectively giving the appearance of doubling the size of the footprint. It is considered that by virtue of the location and scale of the extension it will conflict with the prevailing character of the area.
21. It is noted that the neighbouring property located on the opposite side of Bowthorpe Road has constructed a similar extension. It is also therefore noted that the front boundary of no. 371 is marked by a tall mature hedge which effectively screens the extension from view. The proposed extension by contrast will be clearly visible.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
23. The proposal will have a limited impact on the residential amenities of neighbouring residential properties by virtue of its siting, design and scale. The proposed extension will not result in harm being caused by way of overshadowing, overlooking or loss of outlook.
24. The proposal will result in an enlarged and improved internal living space to meet the need of the current occupiers of the subject property, whilst maintaining sufficient external amenity space.

Other matters

25. The applicant has provided a supporting statement outlining that the proposed extension is required in order for the current occupiers to better care for their two sons diagnosed with autism. It is noted that they currently share a bedroom as a result of the lack of space within the property. The layout of the site and location of sewers have resulted in the applicant asserting that the only viable design is that which is proposed. The applicant has also stated that he recently purchased the property under the Right to Buy Scheme on the assumption that an extension similar to that in situ at no. 371 would be approved. Members can give weight to these personal circumstances and will need to weigh these considerations in the planning balance. This is considered further in the conclusion of this report.

Equalities and diversity issues

26. The applicant has advised that the extension is to facilitate improved accommodation for his sons who share a protected characteristic under the equality act. Section 149 of the Equality Act 2010 requires that the Council must in the

exercise of its functions, have due regard to the need to eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act, advance equality of opportunity between people who share a relevant protected characteristic and those who do not and foster good relations between people who share a relevant protected characteristic and those who do not. In addition section 49A of the Disability Discrimination Act 1995 requires that every public authority shall in carrying out its functions have due regard to the need to promote positive attitudes towards disabled persons and the need to encourage participation by disabled persons in public life.

27. The decision as recommended in this report would not compromise either of the above duties, members will need to weigh the benefits of the proposal to the future occupiers of the property against the identified harm of the extension to the character of the surrounding area.

Local finance considerations

28. 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.
29. 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.
30. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. The area is characterised by terrace properties of a consistent form and layout. A prevailing characteristic of the area is properties which face at 45 degrees to road junctions. The property in question is a corner plot and the proposed extension will have a significant impact on the character and appearance of the subject property and surrounding area by virtue of its scale and siting to the frontage of the property. This harm should be weighed against the benefits of the proposal to the current and future occupants taking account of the particular circumstances of the applicant as identified within this report.
32. On balance the harm to the character of the area is considered to outweigh the benefits of the proposal and therefore the recommendation is to refuse the application.

Recommendation

To refuse application no. 18/01430/F - 373 Bowthorpe Road Norwich NR5 8AG for the following reason:

1. The area is characterised by terrace and semi-detached dwellings of a consistent form. A prevailing characteristic is that terraces in the area are splayed at road junctions, typically with relatively open frontages. The proposed extension by

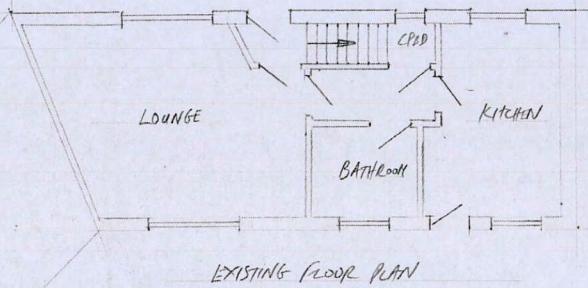
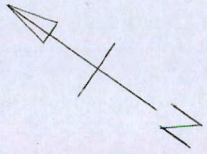
virtue of its location to the front of the property and its size will have a significant impact on the character and appearance of the subject property and surrounding area contrary to policy DM3c) of the adopted Development Management Policies Local Plan 2014.

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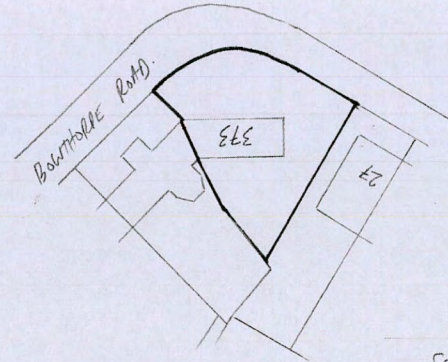
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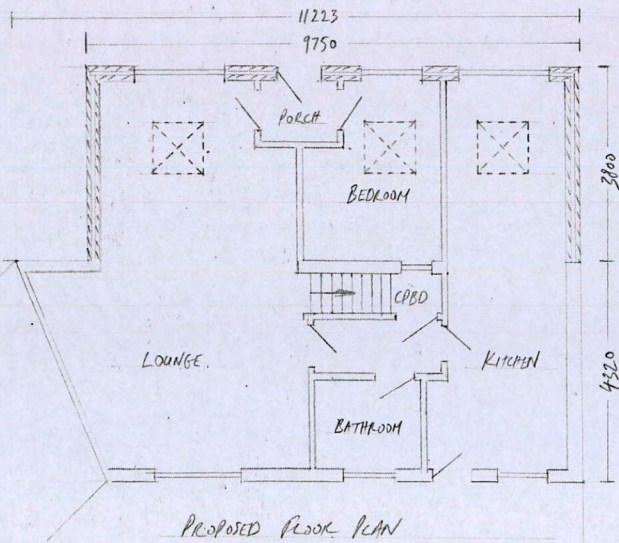
Planning Services



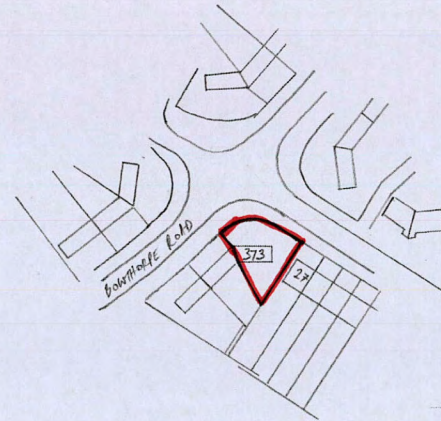
EXISTING FLOOR PLAN



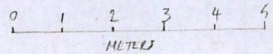
SITE PLAN
SCALE 1:500 APPROX



PROPOSED FLOOR PLAN



LOCATION PLAN
SCALE 1:1250 APPROX



SCALE 1:300 AT A3

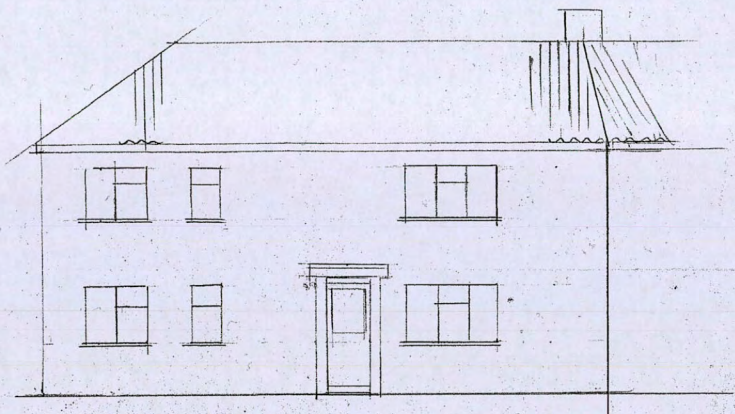
PROPOSED SINGLE STOREY FRONT EXTENSION AT 373 BOUTHOPE ROAD, NORWICH, NR5 8AG

DATE

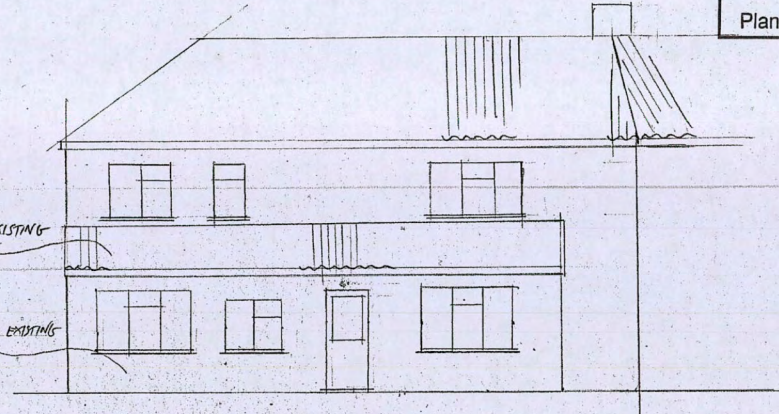
SHEET 2 OF 2

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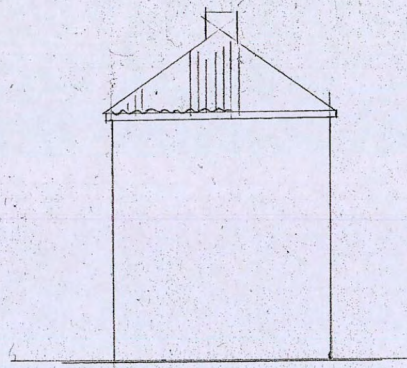
EXISTING NORTH EAST ELEVATION



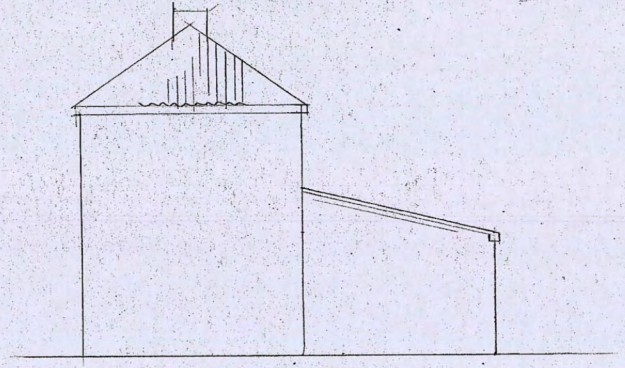
TILES TO MATCH EXISTING

RENDER TO MATCH EXISTING

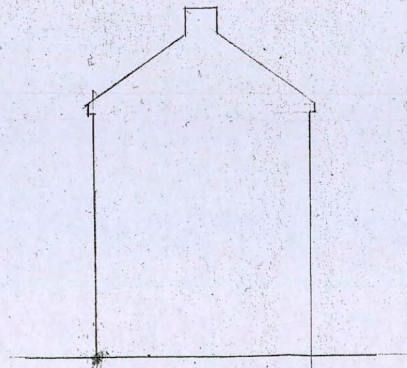
PROPOSED NORTH EAST ELEVATION



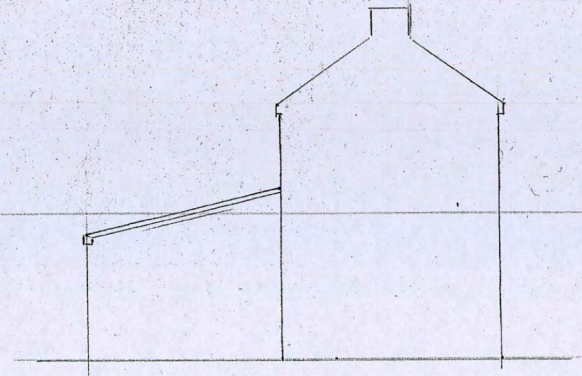
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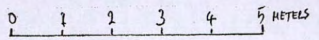
PROPOSED SOUTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



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PROPOSED SINGLE STOREY FRONT EXTENSION AT: 373 BOWTHORPE ROAD, NORWICH, NR5 2AG

DATE

SHEET 1 OF 2.