

**Report to** Planning applications committee

**Item**

14 July 2016

**Report of** Head of planning services

**Subject**

Application no 16/00410/F – 18 Lindford Drive, Norwich,  
NR4 6LT

**Reason**

**for referral**

Objections

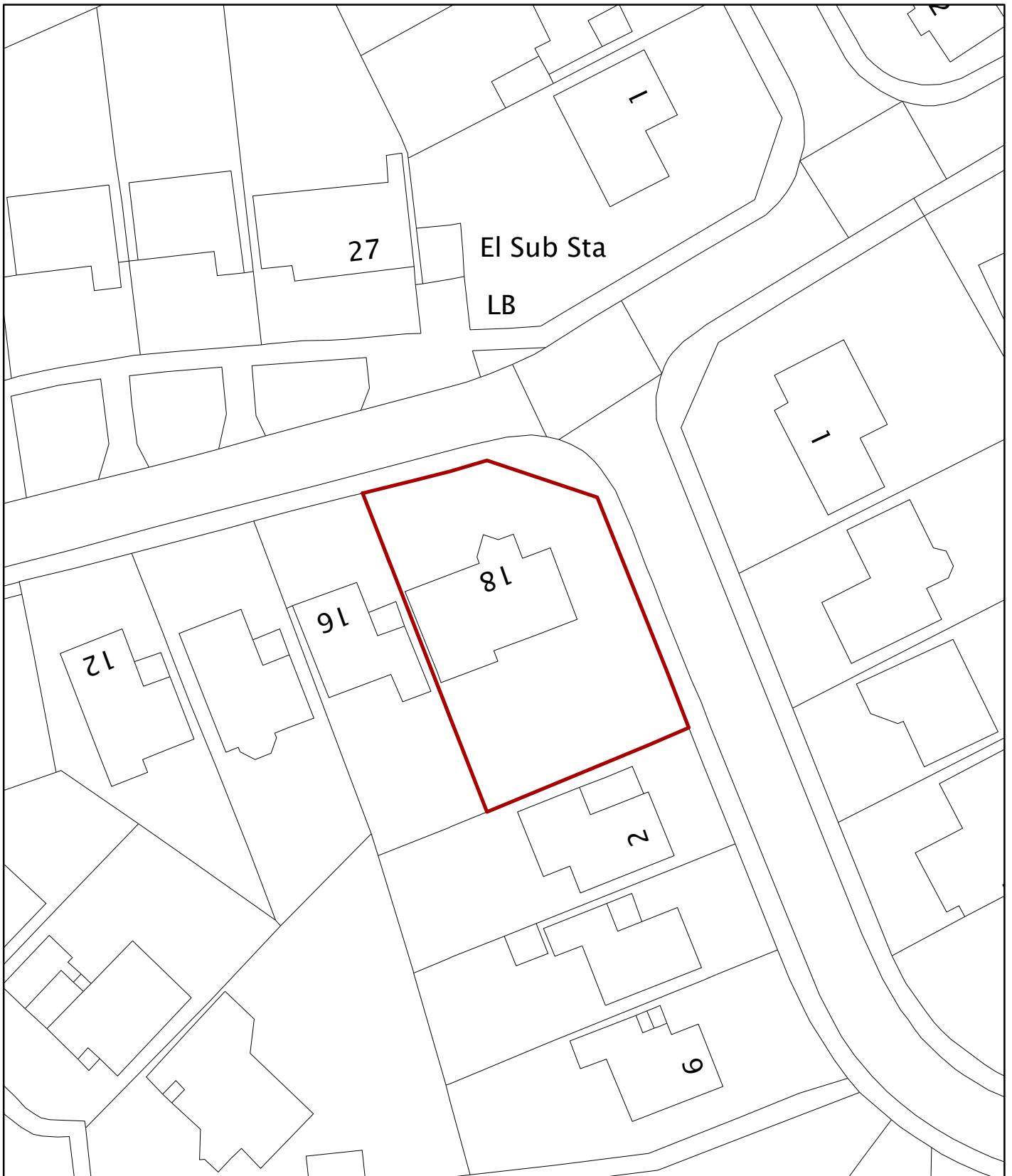
4(b)

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<b>Ward:</b>	Eaton
<b>Case officer</b>	Charlotte Hounsell - <a href="mailto:charlottehounsell@norwich.gov.uk">charlottehounsell@norwich.gov.uk</a>

Development proposal		
Conversion of garage, construction of first floor side extension and two storey rear extension. Alterations to roof of front porch.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Impact upon appearance of host dwelling and streetscene.
2 Amenity	Potential impacts in terms of loss of light, noise disturbance, overlooking, loss of views
<b>Expiry date</b>	20 July 2016
<b>Recommendation</b>	Approve



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Planning Application No 16/00410/F

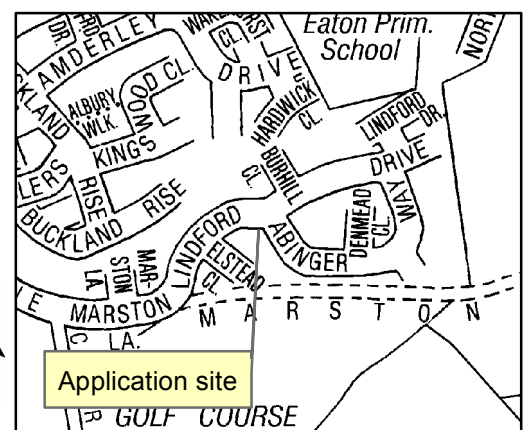
Site Address 18 Lindford Drive

Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on the South Side of Lindford Drive, South West of the city centre. The detached property, built circa 1960-70, is constructed of red brick and concrete roof tiles. To the West side of the property is a flat roofed garage that separates it from the neighbouring house. The garden steps down in level away from the house at the rear. A large driveway provides parking at the front of the property. The properties in the surrounding area are staggered so the subject property is located furthest from the road.

## Constraints

2. There are no constraints on this site.

## Relevant planning history

3. There is no relevant planning history.

## The proposal

4. The proposal is for a garage conversion, construction of a second floor side extension which extends slightly to the rear and incorporates a single storey section, along with alterations to the front porch.
5. The maximum dimensions are as follows: 5.50m x 14.10m, 5.30m height at the eaves and 7.00m height at its maximum point.
6. The single storey rear portion extends an additional 2.50m from the two storey section, with an eaves height of 2.80m and maximum height of 3.50m.
7. The alterations to the porch roof include a change from flat to pitched roof. This will result in an eaves height of 2.00m and maximum height of 3.50m.
8. The proposals have been revised during the course of the application in an attempt to address concerns over the impact of the proposals. The rear extension has been reduced in depth at first floor level by 3m, so as to reduce impacts on the adjoining property to the west.

## Representations

9. Adjacent and neighbouring properties have been notified in writing. Two letters of representation were received. The representations cite 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
Extension comes forward of the front elevation	See main issue 1

<b>Issues raised</b>	<b>Response</b>
The extension is of a disproportionate scale and an overdevelopment of the plot	See main issue 1
There will be a loss of light from the extension	See main issue 2
There will be a loss of privacy from the extension	See main issue 2
Loss of views	See main issue 2
The extension will be too close to the boundary	See main issue 2
Noise disturbance	See main issue 2
Loss of trees in the rear garden	At the time of submission trees were shown in the rear garden. However, during the course of the application these trees have been removed. No consent was required for this removal as the trees were not protected and the property is not located in a conservation area.
Loss of parking provision	The proposal involves conversion of the garage and extension above, therefore none of the existing parking space on the driveway is proposed to be lost. There is the potential that there may be an increase in the number of cars, however the property is not located within a controlled parking zone and the surrounding area is not considered to have an particular parking problems.

## Consultation responses

10. There are no consultation responses for this application.

### Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
12. **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
- DM7 Trees and development
- DM31 Car parking and servicing

### **Other material considerations**

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

### **Case Assessment**

14. 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.
15. The principle of residential extensions is acceptable with the main issues to assess in this case being design and amenity.

### **Main issue 1: Design**

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56, and 60-66.
17. Concerns were raised that the extension is of poor design as it comes forward of the front elevation of the house at the second storey. It is noted that as a general principal, extensions should not come forward of this elevation. Alterations were made to the rear of the extension to deal with amenity concerns and therefore the space was required at the front of the property to accommodate the applicant's needs in terms of space. In addition, the properties along this part of Lindford Drive are, with No. 18 being set back from the road by the greatest distance. The proposed extension would not project beyond the front elevation of the adjoining property to the west. Therefore while the extension is forward of the front elevation, it is not considered to be over-dominant on the street scene due to the layout of the properties.
18. Concerns were raised that the proposal would result in an overdevelopment of the plot. It is noted that the extension is large in scale. However, the majority of the works will be undertaken within the existing footprint of the building. The increase in the footprint of the building due to the part of the extension that protrudes from the rear is approximately 5.50m x 5.50m. The property is located within a large plot and it is considered that there will be sufficient outdoor space remaining post works. In addition, amendments were made to the application to reduce the size of the second storey section in an attempt to alleviate these concerns. The proposals would therefore appear as a subservient addition to the main building and would not detract unduly from the appearance of the surrounding area.

## **Main issue 2: Amenity**

19. Key policies and NPPF paragraphs – DM2, NPPF paragraphs 9 and 17.
20. Concerns were raised that the extension would result in a loss of view from the rear windows at No. 16 and from No. 27. Loss of view in this instance is not considered to be a material planning consideration, although impact upon outlook is a consideration and is considered further below.
21. Concerns were also raised that there would be a loss of daylight and sunlight to the neighbouring landing window and rear windows. An assessment has been undertaken to assess potential loss of daylight / sunlight to rear windows of no.16 in relation to BRE guidelines. The revised proposals would not intersect a 45 degree line (in both plan and elevation) taken from the rear windows of no.16. As such there is unlikely to be a significant loss of daylight or sunlight to the primary living space windows of this property. In addition no.27 is some distance from the site and will also not experience any undue loss of daylight / sunlight.
22. No.16 also has a first floor window within the side elevation facing the application site. However this window appears to be a non-habitable landing area. As such loss of daylight / sunlight to these windows cannot be protected to the same extent as windows to primary living spaces.
23. Concerns were also raised that the extension would be an overbearing and dominant presence to the neighbouring property. The neighbouring property at No. 16 has a single storey carport and garage adjacent to the boundary with No. 18. Therefore, while the extension will be noticeably closer to the neighbouring property, a approximately 3.00m gap will be maintained to the neighbouring house. The revised proposal reduces the depth of the rear extension and would also reduce potential overbearing impacts. This will be sufficient to ensure that the proposed extension would not be unduly overbearing when viewed from the windows or gardens of no.16.
24. Concerns were also raised that the extension would result in a loss of privacy to the neighbouring garden. Whilst it is noted that there will be additional windows at closer proximity to the neighbouring house, this is not considered to differ significantly from the current situation. In addition the windows in the rear elevation are proposed to be obscure glazed, and no new windows are proposed on the side elevation of the extension.
25. Objections were received regarding potential noise disturbance. As the dwelling is still to be used as a dwelling (class C3), no significant increase in noise is expected. Noise during the construction period is not considered to be a material planning consideration.

## **Equalities and diversity issues**

26. There are no significant equality or diversity issues.

## **Local finance considerations**

27. 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.

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

## **Conclusion**

30. The proposed development is considered to be acceptable in terms of design, scale and amenity whilst still providing for the space requirements of the applicant. The amendments made to the extension have attempted to reduce the overbearing impact upon the neighbouring property and alleviate concerns regarding loss of amenity.
31. 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. 16/00410/F – 18 Lindford Drive, Norwich, NR4 6LT and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans

### **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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

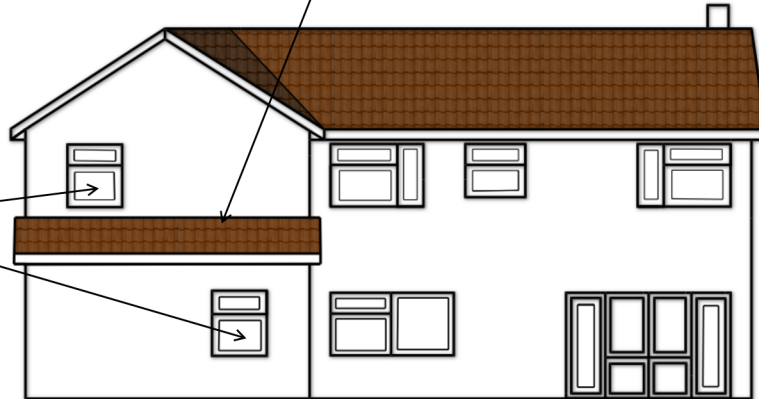
*Revised Proposed Elevations*

18 Lindford Drive, Eaton,  
Norwich, NR4 6LT



*Single pitch roof over  
the single storey  
extension*

*These en-suite windows  
will be fitted with  
obscure glass*



**Proposed Back (South) Elevation**  
**Scale: 1:100 @ A3**

*Roof height of the extension  
will be kept the same as that  
of the existing roof*

*Single pitch roof over  
main entrance & portions  
of Hallway & Dining Room*



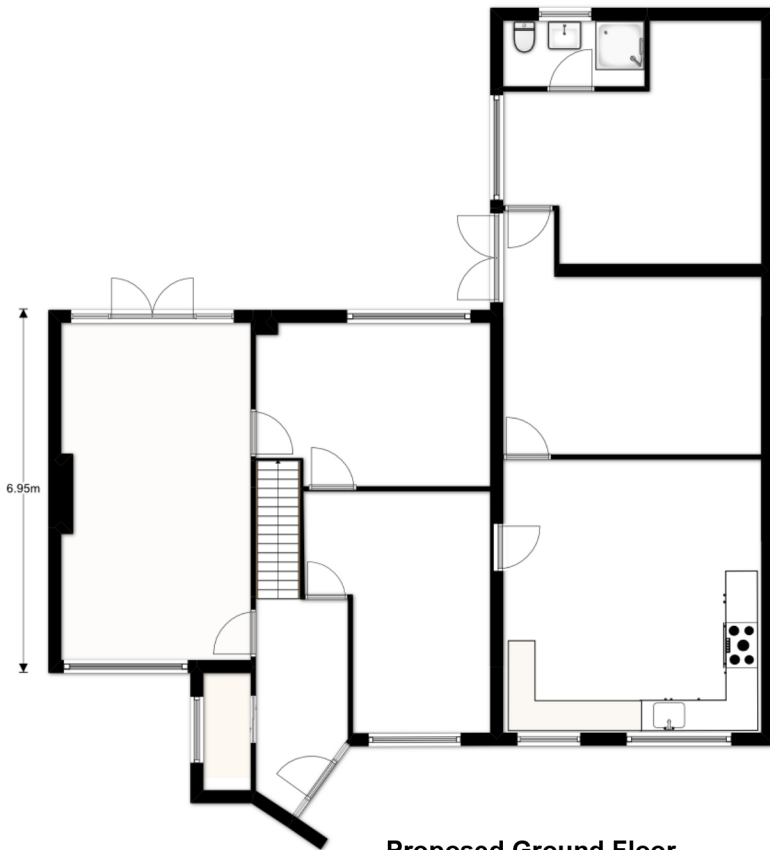
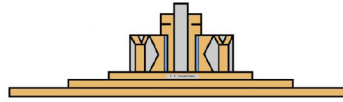
*Main entrance facing west  
is twisted in the North-west  
direction*

**Proposed Front (North) Elevation**  
**Scale: 1:100 @ A3**



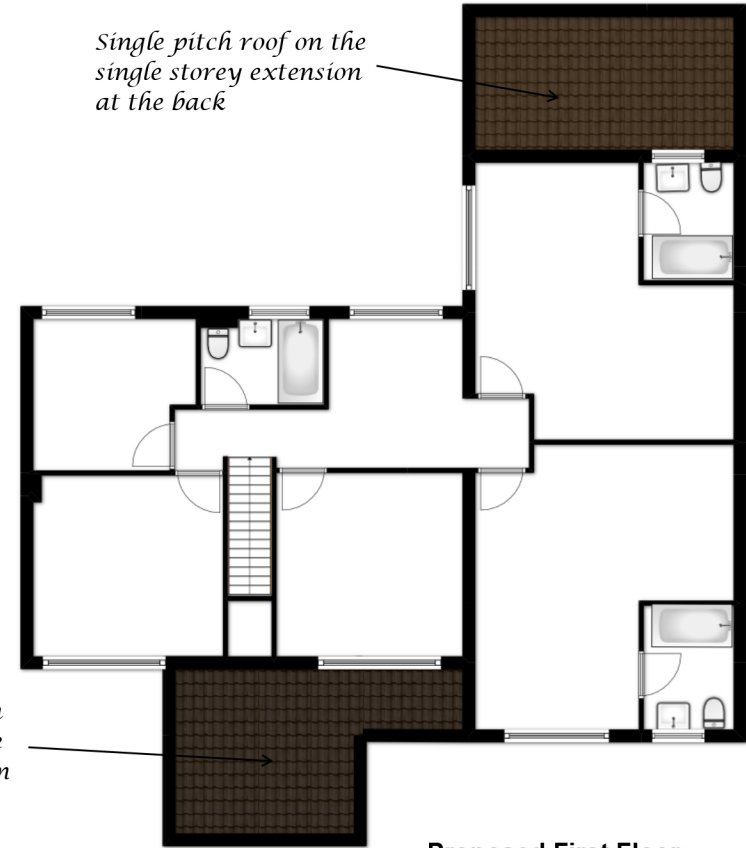
*Revised Proposed Layouts*

18 Lindford Drive, Eaton,  
Norwich, NR4 6LT



**Proposed Ground Floor**  
Scale: 1:100 @ A3

*Single pitch roof on the  
single storey extension  
at the back*



*Single pitch roof on the main  
entrance & portions of the  
Hallway and Dining Room*

**Proposed First Floor**  
Scale: 1:100@ A3