

Report to Planning applications committee

Item

9 February 2017

Report of Head of planning services

Subject Application no 16/01796/F - 20 Swansea Road Norwich
NR2 3HU

4(e)

**Reason
for referral** Objection

Ward:	Nelson
Case officer	Katherine Brumpton - katherinebrumpton@norwich.gov.uk

Development proposal		
Single storey rear extensions		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Impact upon existing dwelling and surrounding area
2 Amenity	Impact on neighbouring occupiers
Expiry date	13 February 2017
Recommendation	Approve



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Planning Application No 16/01796/F
 Site Address 20 Swansea Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The property is a mid-terrace dwelling and appears to date from the early twentieth century. It is located on the west side of Swansea Road; this road is located to the east of the city centre. The property is finished in buff bricks to the front and red bricks to the rear, with windows a mixture of white timber and white uPVC, and the roof finished in Norfolk pantiles. A passageway leads from the front of the dwelling providing access to the rear gardens of both the applicants dwelling and one of the attached neighbours, number 18.
2. To the rear a shared two storey section extends out from part of the rear elevation, and appears to be part of the original design (shared with number 22). On the ground floor this serves as a kitchen for the applicants. A relatively small flat roof extension has been added onto this section at a later date, to provide for a bathroom and lobby. The neighbour at 22 also has a single storey extension here, with a mono pitched roof.

Constraints

3. The property is located within a Critical Drainage Area.

Relevant planning history

4. No recent relevant planning history.

The proposal

5. The proposal is to replace the existing single storey flat roof extension with a pitched roof single storey extension. In addition a flat roof extension is proposed alongside this and the existing kitchen. The extensions would serve to create a replacement bathroom and larger kitchen.
6. The pitched roof section would lie along the boundary with the neighbour to the south (number 22) and extend beyond the two storey section. It would extend as far out as the neighbour's extension. The new flat roof extension would be partially attached to the pitched roof extension, and partially to the existing kitchen. This would run along the boundary to the north (number 18).
7. Following discussions with the agent and applicants a revised drawing was received reducing the height of the flat roof section from 3.1m to 2.8m. As this is not a significant change and was not an issue raised by either representation further consultation was not considered necessary in this case. The amended plans are considered below.

Summary information

Proposal	Key facts
Scale	
Max. dimensions	Flat roof section: 4.2m x 2m. Height 2.8m Pitched roof section: 4.1m x 2.3m. Height 2.6m to eaves,

Proposal	Key facts
	4.1m at its maximum height
Appearance	
Materials	Red multi bricks to match, white uPVC fenestration, centurion roof tiles to pitched roof and GRP covering to flat roof.

Representations

8. 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. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Overshadowing from pitched roof	See main issue 2.
Concerns regarding removal of load bearing walls and resulting structural integrity of the rear elevation	This would be covered under Building Regulations.
Proposed new access to drains may also cause structural issues. Works to reroute the drains are on their property (no.18 Swansea Road).	This would be covered under Building Regulations. Ownership of the passageway and triangle of land used to access the rear gardens of both 18 and 20 lies with 20 Swansea Road, with 18 having a right of way. If this is disputed this is considered to be a civil matter, and does not significantly impact the proposed development.
Create light pollution from the roof light	See main issue 2.
Design not in keeping with a terrace house and would be the only one of its kind in the area. Negative impact upon the landscape.	See main issue 1.
New back door is an intrusion into their privacy (number 18)	See main issue 2.

Consultation responses

9. No consultations were undertaken.

Assessment of planning considerations

Relevant development plan policies

10. **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
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **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
 - DM5 Planning effectively for flood resilience

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

13. 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

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. Swansea Road is in area of the city largely characterised by 2 storey terrace dwellings. Whilst the principle elevations remain generally free from extensions, many properties have been extended to the rear, largely in the form of single storey extensions. Extensions have both flat roofs and pitched roofs.
16. As with the majority of rear elevations within the immediate area, the rear of the applicant's dwelling is not readily visible from any public vantage point. As such there is no anticipated impact upon the street scene.

17. The width of the site is relatively narrow, which is normal for these types of terraced properties. A shared passageway and small triangle of land beyond allows access to the rear garden. The proposed flat roof extension has been angled to accommodate this triangle.
18. The proposed extensions are considered to be of an acceptable design. They are both subordinate to the main dwelling and reflect the relatively small extensions found elsewhere within the immediate area. Whilst the pitched roof does not match that of the main dwelling in terms of angle, this is considered acceptable as it allows for a lower roof pitch which reduces the impact upon the neighbour's amenity.

Main issue 2: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
20. The proposed extensions will be of a larger footprint and height than the existing extension, and as a consequence have more of an impact upon the neighbour's residential amenity, particularly the two attached neighbours. However the pitched roof section would run alongside the north of the mono pitched extension at number 22; therefore the impact upon this neighbour is considered to be minimal, and to be compliant with the above policies.
21. The pitched roof would be located 2.1m from the boundary to the north with number 18, and sat further to the rear of any part of the dwelling of number 18. The flat roof would lie along the boundary, which is currently served with a 2m close boarded fence. This neighbour appears to currently have several flat roof structures in their rear garden opposite the proposed extensions, and has a significant level of ivy across their walls and windows, in addition to a holly bush/tree. All these serve to reduce the light reaching this neighbouring dwelling. The introduction of the proposed extension is not anticipated to significantly impact this neighbour's residential amenity.
22. The level of light pollution from the extensions is anticipated to be relatively low considering the number of windows within the immediate area and the level of glazing proposed.
23. The introduction of a rear access door is not seen as significantly different from that already in place. In addition the neighbours share access along the passageway and so a degree of noise and disturbance is to be reasonably expected when properties are accessed from the rear. A front door remains in place.
24. The proposal is considered to have an acceptable level of impact upon neighbour's residential amenity, and therefore is considered to comply with DM2.

Other matters

25. The proposed development is not considered to result in significant change in the drainage situation on site. The majority of the land to be built on is also covered in hardstanding.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

S106 Obligations

27. There are no s106 Obligations.

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 proposed development is considered to be of an appropriate scale and design for the dwelling and would not result in any significant impact upon any neighbour's residential amenity. 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. 16/01796/F - 20 Swansea Road Norwich NR2 3HU and grant planning permission subject to the following conditions:

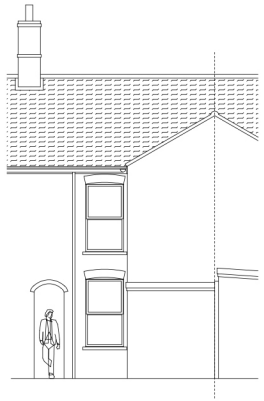
1. Standard time limit;
2. In accordance with plans;

Article 35(2) Statement

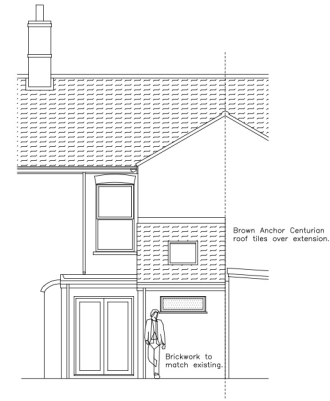
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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



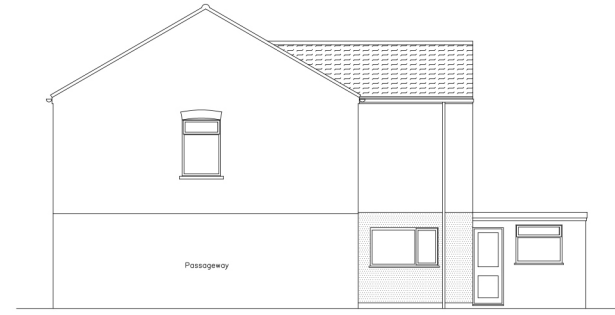
SCALE BAR (metres) @ 1:50 scale



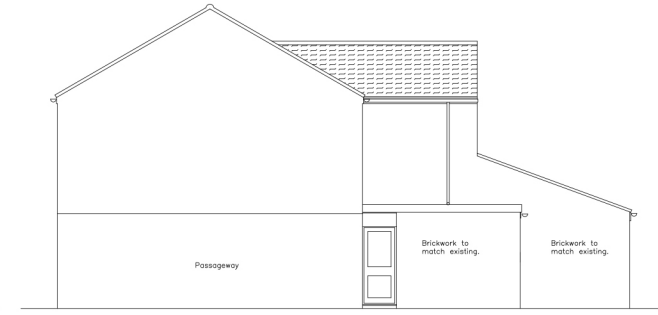
EXISTING REAR ELEVATION. (1:50)



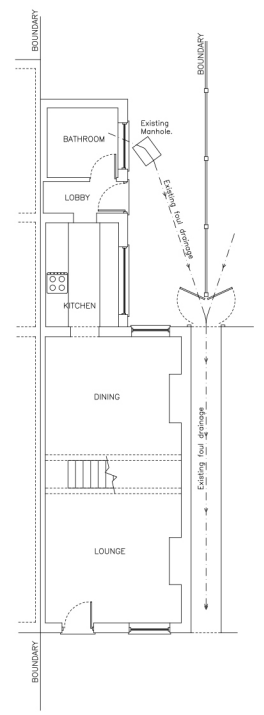
PROPOSED REAR ELEVATION. (1:50)



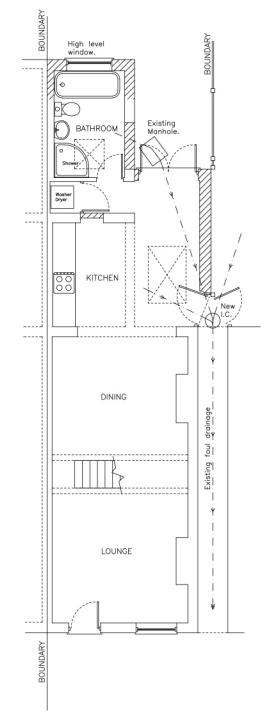
EXISTING SIDE ELEVATION. (1:50)



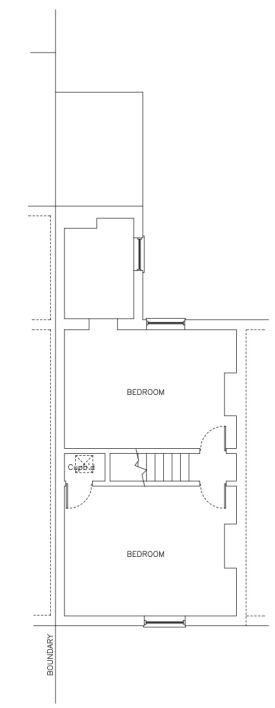
PROPOSED SIDE ELEVATION. (1:50)



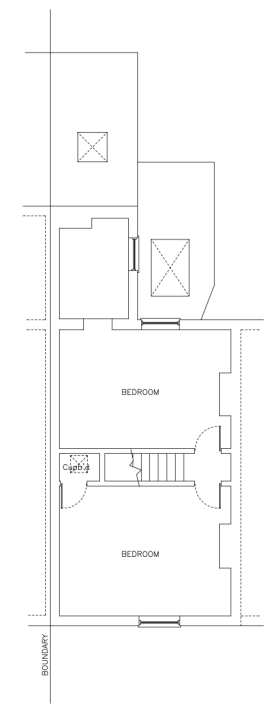
EXISTING GROUND FLOOR PLAN. (1:50)



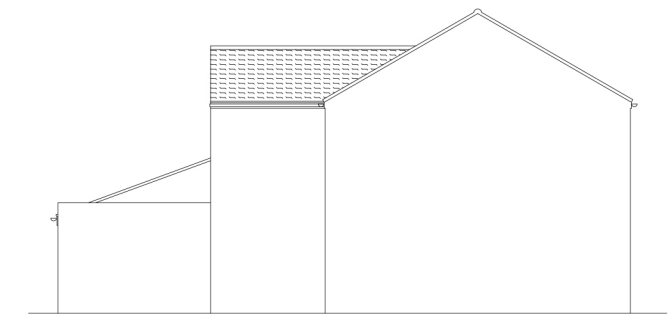
PROPOSED GROUND FLOOR PLAN. (1:50)



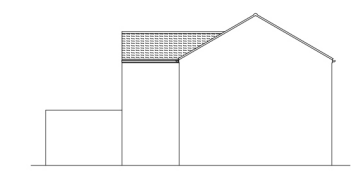
EXISTING FIRST FLOOR PLAN. (1:50)



PROPOSED FIRST FLOOR PLAN. (1:50)



PROPOSED SIDE ELEVATION. (1:50)
VIEWED FROM No. 22



EXISTING SIDE ELEVATION. (1:100)
VIEWED FROM No. 22

B	FLAT ROOF EXTENSION HEIGHT REDUCED.	GR	GR	GR	10.01.17
A	SIDE ELEVATION RE-LABELLED	GR	GR	GR	13.12.16
Rev	Description	By	Chk	App	Date

gs designs
ARCHITECTURAL AND STRUCTURAL DESIGN

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Project:
**20 SWANSEA ROAD,
NORWICH,
NORFOLK NR2 3HU.**

Drawing Title:
**REAR EXTENSION
PLANS AND ELEVATIONS**

Scale of A0	Drawn By	Date	Checked By	Date	Approved By	Date
1:50	GF	10/01/17	GF	13/12/16		
Project No	Site	Title	Drawing No	Revision		
20SR	N	S	01	A		

APPROVAL INFORMATION TENDER CONTRACT PLANNING