

Report for Resolution

Report to Planning Applications Committee
Date 20 January 2011
Report of Head of Planning Services
Subject 10/01990/RM 14 Branksome Road Norwich NR4 6SN

Item
6(6)

SUMMARY

Description:	Reserved matters for the appearance, landscaping, layout and scale of outline planning permission 09/01029/O (allowed at appeal, Ref: APP/G2625/A/10/2124067/WF) 'Outline application for demolition of existing garage and erection of bungalow in rear garden'.
Reason for consideration at Committee:	Objection
Recommendation:	Approval
Ward:	Eaton
Contact Officer:	Mrs Elizabeth Franklin Planner 01603 212504
Date of receipt:	15th November 2010
Applicant:	Mrs Suzanne Nixon
Agent:	Mr Hector Gibb

INTRODUCTION

The Site

Location and Content

1. The site is located on the south west side of Branksome Road, in the rear garden of no14 with access which will serve both the new property and the existing one within the north side of the existing curtilage of no14.
2. Properties on this side of Branksome Road have long rear gardens. To either side of the site are detached houses with the garden to the north having been subdivided with a chalet style dwelling having recently been built on it. Screening from that neighbour is by a 1.2metre high fence with 3metre high conifers, and to the south is a 2metre high fence and shrubs.
3. To the south west of the site are detached houses on Sunningdale. There is a fence 2metres high along the rear boundary of the site with screening from shrubs and trees which have recently been supplemented with small conifers.

Constraints

4. There is a tree to the north within the neighbour's garden and close to the boundary of the site which has a TPO on it, and that neighbour's garden is also designated a TPO site and group. No specific constraints are designated for this site.

Planning History

09/01029/O - Outline application for demolition of existing garage and erection of bungalow in rear garden. This application was refused planning permission but an appeal was made to the Planning Inspectorate which was subsequently allowed.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

5. The proposal is for the approval of reserved matters following on from the approval of the outline planning permission for a bungalow in the rear garden of 14 Branksome Road which was allowed at appeal. Reserved matters are for the appearance, hard and soft landscaping and scale of the development. Access and layout were fixed at outline stage.
6. The bungalow proposed will have 3 bedrooms with the kitchen diner and living room facing the rear garden and the integral double garage and turning area to the east, facing the rear of the existing house. To the eaves the height will be 2.3metres and 6 metres to the ridge of the roof. Velux rooflights will be in the roof plane. Refuse bin storage will be close to the access from Branksome Road.
7. The proposed rear garden of the new dwelling would be some 26 metres from the rear wall of the new dwelling to the boundary of the site with the neighbour to the south west, with the neighbour's rear garden a further 18 metres deep. Consequently, the rear of the proposed bungalow would be some 44 metres 'back-to-back' from the rear wall of the existing dwelling to the south-west. The bungalow will be 27 metres from the rear of the existing house of 14 Branksome Road, and a double garage is shown for that dwelling on the submitted drawing as part of the screening between the two properties, but is not part of this application. To either side the distance to the boundaries will be 2.5 metres.

Representations Received

8. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
The bungalow will be close to dwellings to the rear and will affect privacy and property value.	See para 16
Backland development – will reduce green space.	See para 17
Previous changes to the approved bungalow in the rear garden of 12 Branksome Road resulted eventually in a house being built. Neighbours will not be happy if this happens	See para 12

again here.	
Outlook will be changed for neighbours to the rear from a garden to a building.	See para 12
Neighbour disagrees with the decision of Planning Inspectorate to approve the outline appeal as it will change the character of Branksome Road for residents as it will be highly visible, and applications should be considered on their own merits and not on the precedent of other developments nearby.	See para 5
Bungalow is of excessive size, scale and height	See para 17
Due to the height of the ridge there is concern that rooms will be inserted into the roof as there are rooflights in the rear roof plane.	See para12

Consultation Responses

9. The Council's Tree protection officer has no objections to the proposals subject to full compliance with the Arboricultural Implications Assessment (AIA).
10. The Council's Transportation team have no objections to the proposals in principle.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

Relevant Local Plan Policies

HOU13 – Housing other sites;
HBE12 – High Quality of Design;
NE3 – Tree protection;
EP22 – High Standards of Amenity;
TRA6 – Parking standards;
TRA7 – Cycle parking.

Principle of Development

Policy Considerations

11. Following on from the approval of the outline application at appeal, this application is for the approval of some reserved matters, which are appearance, hard and soft landscaping and scale of the development. The principle of the development of a dwelling on this site has already been accepted.

Impact on Living Conditions

Overlooking & loss of privacy

12. There are velux rooflights which will face south-west, which will serve the roof space that is intended for storage. Although the conditions imposed for the outline consent by the Planning Inspector included one (condition 1) which stated that the dwelling should be a

bungalow only, the Inspector did not withdraw permitted development rights for subsequent alterations to the dwelling once constructed, including the ability to insert windows or rooflights into the roof. Because the Inspector failed to withdraw permitted development rights, it is possible that, subject to specific criteria for permitted development, dormer windows could be inserted or other alterations made to the roof of the bungalow once constructed, without the need for a specific planning permission. Taking this into account and also the distance (44 metres) of the proposed bungalow from the neighbours to the rear the inclusion of velux windows as proposed as part of the scheme is considered acceptable.

13. Furthermore, although velux windows are proposed for the roof plane facing south west to provide light to the attic space, because of their location in the roof plane and the pitch of the roof, they are considered unlikely to result in an unacceptable amount of overlooking for neighbouring properties.
14. The lounge window will also project into the roof void above the French door and sidelights, but no floor area is shown above lounge itself. Although there are windows shown in the side elevations these are at ground floor level only and the screening by fences and shrubs will minimise any overlooking to neighbours to either side.

Design

Appearance

15. The appearance of the bungalow is relatively traditional with gables to the front to form the double garage and also to the rear for the lounge which is in keeping with the roof forms in the area. Details of materials are to be agreed.
16. Whilst the bungalow as proposed has velux windows in the roof as previously discussed this is considered to be acceptable as the distance between the bungalow and the dwellings to rear is 44metres, and there is some screening between the properties.

Scale

17. The scale of the development is not out of character as the plot size, which is a result of the subdivision, is large as is the remainder of the plot of no14 Branksome Road, and the bungalow sits almost central between that dwelling and those on Sunningdale. Originally the rear garden of the house was 71metres long and although a bungalow will be sited on the garden there will be adequate green space as gardens for either property remaining. The height of the bungalow is not considered to be excessive given the depth of the bungalow, and is in keeping with the area as a whole.

Access

Vehicular Access

18. Access to the bungalow will be shared with no14 Branksome Road and is fixed by condition 2 of the outline consent. Materials have not been specified but can be conditioned to ensure that they are porous. There is adequate parking for cars and cycles within the double garage, and sufficient turning space for cars has been included.

Trees and Landscaping

Impact on Trees

19. Subject to the development being carried out with full compliance with the AIA, the larch tree to the north will not be affected. Some shrubs and small trees will be removed to achieve the development but the garden still has a wide variety of shrubs and tree remaining.
20. Whilst landscaping is a reserved matter there are already trees and shrubs within the

curtilage of the new bungalow and therefore no additional landscaping is proposed.

Conclusions

21. The reserved matters submitted in respect of condition 3 of outline approval 09/01029/O are considered to be acceptable and will provide a high quality bungalow with appropriate landscaping and of a scale and appearance which is in keeping with the area.

RECOMMENDATIONS

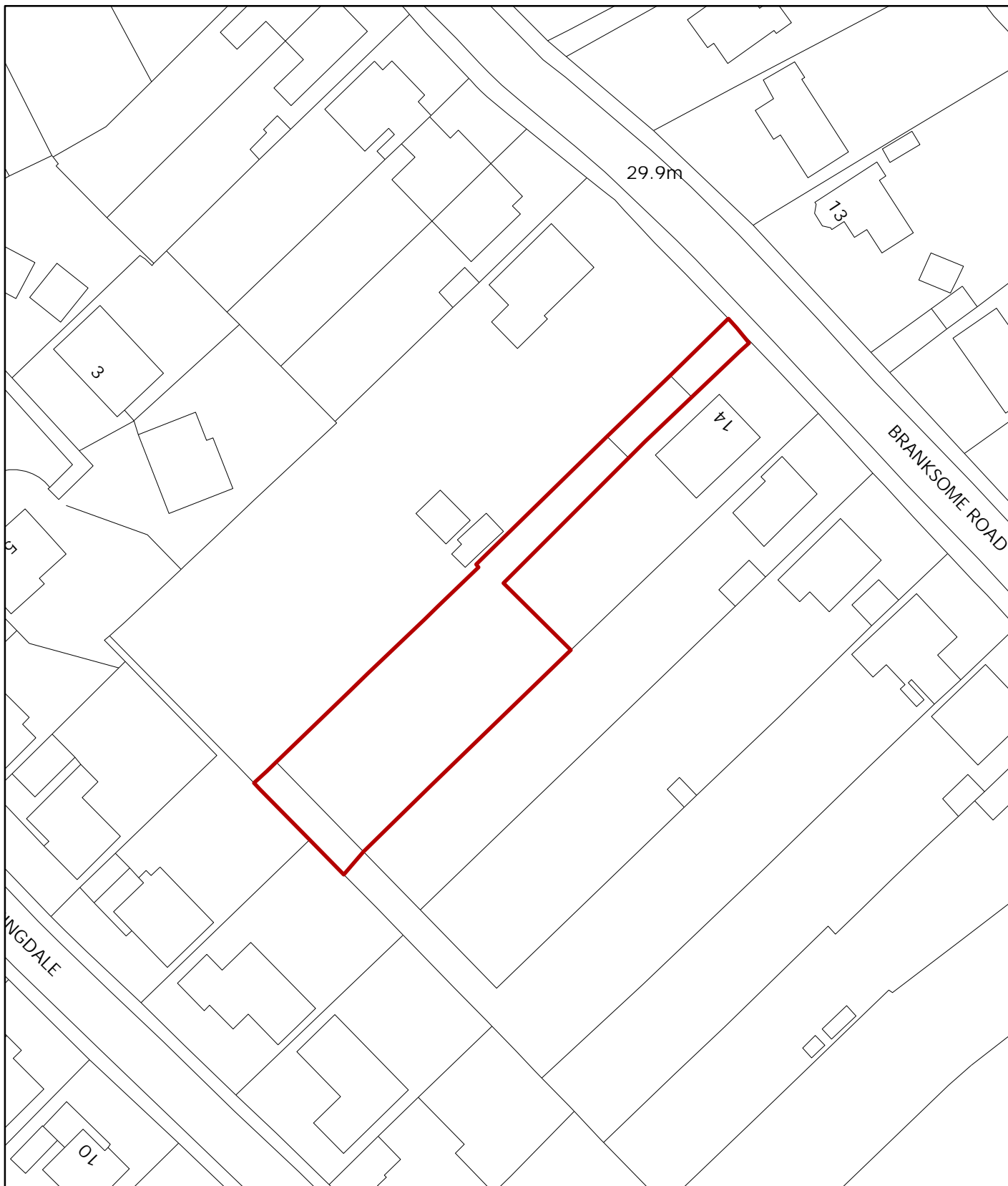
To approve application No 10/01990/RM and approve reserved matters, subject to the following conditions:-

1. Boundary treatment to north east before occupation;
2. Materials to be agreed, including drive;
3. Turning area to be laid out before occupation;
4. Bin storage to be provided before occupation;
5. In full accordance with AIA;
6. Tree protection;
7. In accordance with submitted drawings;

Informative:

1. Construction working hours

Reasons for approval: The decision to grant approval for the reserved matters has been taken having regard to PPS1 and saved policies HOU13, HBE12, NE3, EP22, TRA6 and TRA7 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The design details of the scheme meet the criteria of the above policies and will result in a high quality bungalow with appropriate landscaping and of a scale and appearance which is in keeping with the area.



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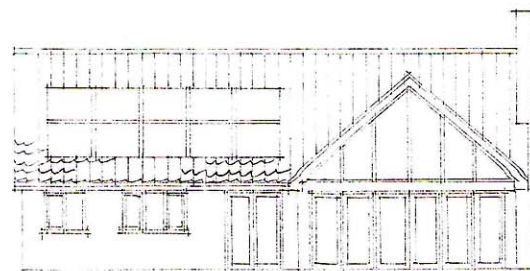
Planning Application No - 10/01990/RM
Site Address - 14 Branksome Road, Norwich
Scale - 1:750



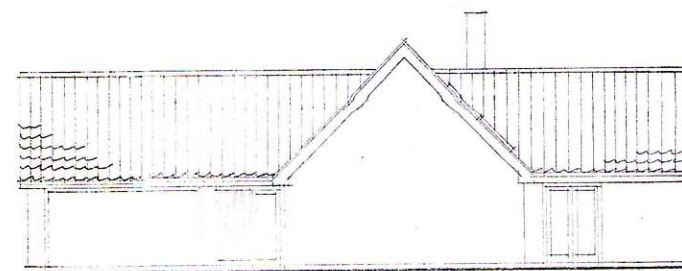
NORWICH
City Council

PLANNING SERVICES

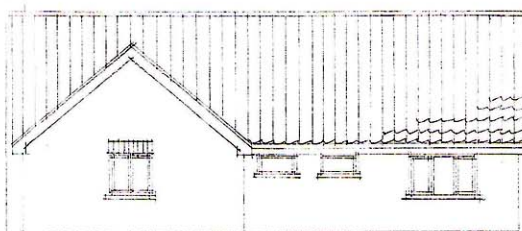




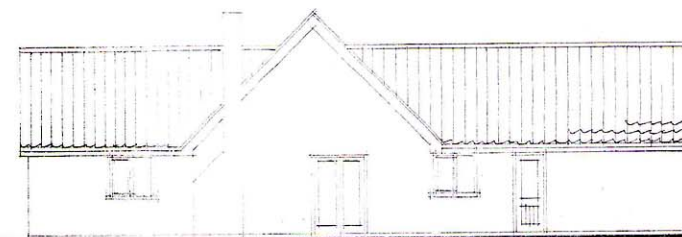
south-west elevation



north-west elevation

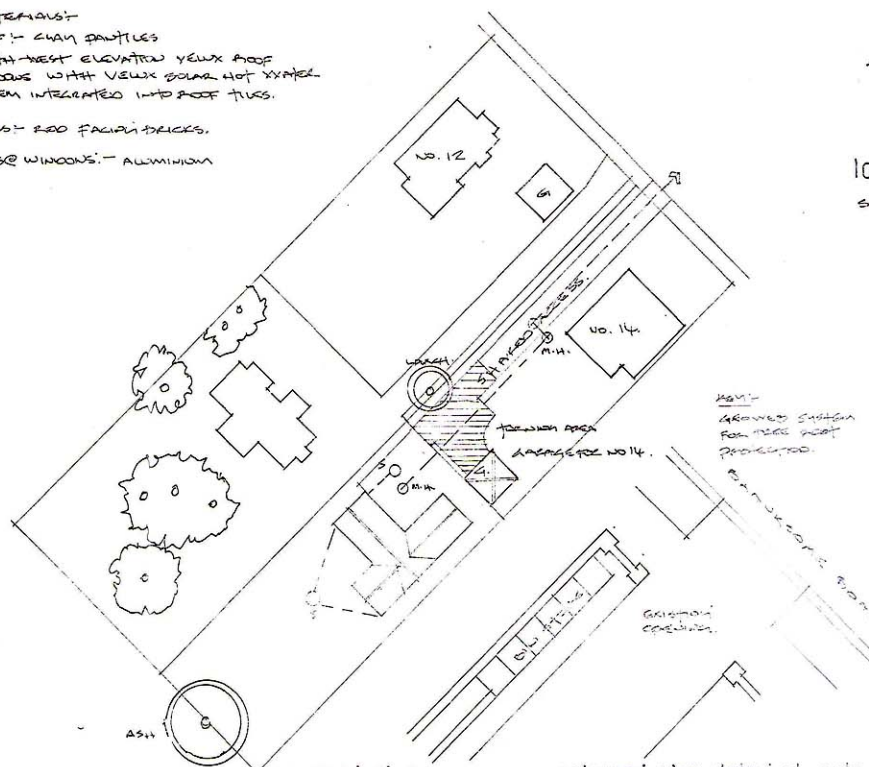


north-east elevation



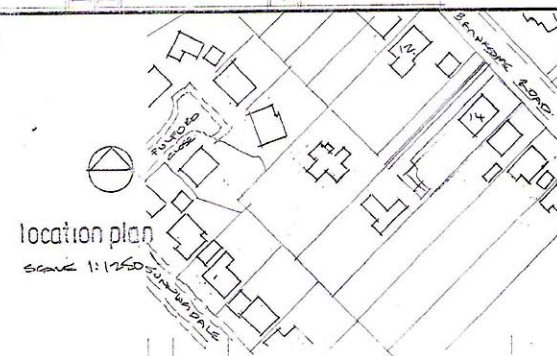
south-east elevation

MATERIALS:
 ROOF - CHAMPAQUE
 SOUTH-WEST ELEVATION VELUX ROOF
 WINDOWS WITH VELUX SOLAR HOT WATER
 SYSTEM INTEGRATED INTO ROOF TILES.
 VINYL - RED FACED BRICKS.
 DOORS & WINDOWS - ALUMINIUM



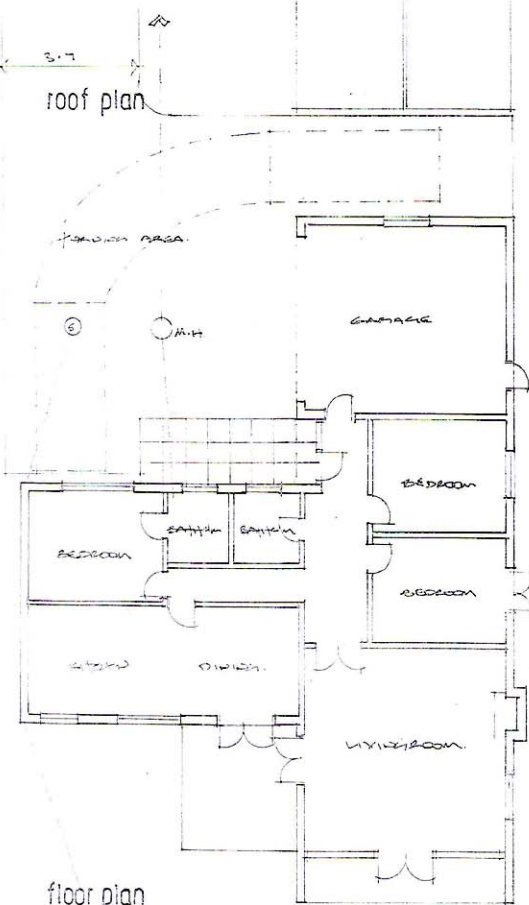
proposed plan
 SCALE 1:150

enlarged plan detail at gate
 SCALE 1:100



location plan
 SCALE 1:1250

roof plan



floor plan

rev	date	details
1	12/10/00	PERMITS & TREE PROTECTED

14 BRANKSOME ROAD, NORWICH.

MRS. S. NIXON

PROPOSED SITE FOR DWELLING

DATE	REV	DATE	REV
12/10/00	02	12/10/00	02

hector gibb architect
 d.a. (dundee) r.l.b.a.

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