

Report to Planning applications committee

Item

14 February 2019

Report of Head of planning services

Subject Application no 18/01265/F - 56 Wolfe Road, Norwich,
NR1 4HT

4(d)

**Reason
for referral** Objections

Ward:	Crome
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Two storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Height, scale, form
2	Impact on light and privacy.
Expiry date	19 October 2018
Recommendation	Approve



© Crown Copyright and database right 2019. Ordnance Survey 100019747.

Planning Application No 18/01265/F
56 Wolfe Road

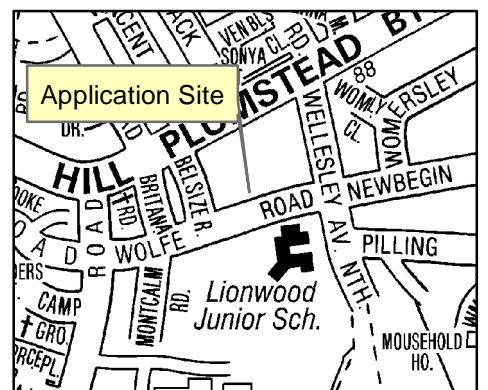
Site Address

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is located on the north side of Wolfe Road, east of the city centre. The semi-detached property, built circa 1930, is constructed of rough cast render and pantiles. The property has a small driveway area to the front of the property and access to the rear is via the east elevation of the property. To the rear is a good sized garden. At the time of the officer's site visit, the single storey element had begun constructed however work had ceased at that point. There is a change in ground level so that No. 58 is located at a slightly higher ground level than the subject property. There is an approximately 4.50m gap between these two properties. The surrounding area is largely residential in character.

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 the construction of a two storey rear extension.
5. It should be noted that a set of revised plans has been submitted in an attempt to address objector concerns. This assessment below is based on the revised plans only.

Summary information

Proposal	Key facts
Scale	
No. of storeys	2
Max. dimensions	5.80m x 4.00m, 4.60m at the eaves and 6.40m max. height.
Appearance	
Materials	Render and pantiles to match existing

Representations

6. Advertised on site and in the press. 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
Overdominant building	Main issue 1
Loss of light and privacy	Main issue 2
Exceeds permitted development measurements	Other Matters
Interested in whether applicant is seeking to change the building to business use	Other Matters

Consultation responses

7. No consultations were undertaken.

Assessment of planning considerations

Relevant development plan policies

8. **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
9. **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

10. **Relevant sections of the National Planning Policy Framework March 2018 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF8 Promoting healthy communities
 - NPPF 12 Achieving well –designed places

Case Assessment

11. 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

12. Key policies and NPPF paragraphs – JCS2, DM3, NPPF 12.
13. Concerns were raised that the proposed extension would be an over-dominant extension. Objectors considered that this was still a valid concern with the revised proposal.
14. The extension would be relatively large in scale. However it has been designed with a step in from the boundary and a pitched roof form to reduce its massing and to ensure that it relates to the character of the existing dwelling. Its revised form is also considered to result in a subservient appearance.
15. The extension would be constructed of materials to match the existing property.

Main issue 2: Amenity

16. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 12.
17. Concerns were raised that the proposed extension would result in a loss of light and privacy to neighbouring dwellings.
18. The existing property has first floor windows within the rear elevation. The proposed extension would also include two windows within its rear elevation. There would be no additional windows within the side elevations. Therefore the extension is not considered to differ significantly in terms of overlooking of neighbouring dwellings.
19. The revised plans indicate that the first floor of the extension would be pulled back from the rear of the ground floor and stepped in from the boundary. It is acknowledged that No. 54 are likely to experience some overbearing impacts as a result of the extension. However, the revised form of the proposal is considered to minimise these impacts.
20. There is also the potential that the proposal could result in a loss of light to neighbouring ground floor living areas. However, the proposed extension would not be likely to intersect a 45 degree line in both plan and elevation with the neighbouring ground floor window. Therefore, whilst there may be a change in the amount of light received to this window, it is not considered to be significantly detrimental to neighbouring amenity.
21. The proposal would maintain the approx. 4.50m gap to No. 58. Therefore, whilst there may be some additional overshadowing in the later parts of the day, the proposal would not result in a significant loss of light or have a significant overbearing impact on this property.

Other matters

22. Concerns were raised that the proposed extension already exceeded permitted development rights as the ground floor had already been constructed. Given that this application has been submitted to consider the extension, this matter has not been considered further.
23. Queries were raised as to whether the property was being extended for proposed business use. The extension to the dwelling is to provide additional living and

bedroom space for a family. Some level of working from home can be considered ancillary to the residential use of the property and therefore planning permission would be required for such activities. If any business use occurred that constituted a material change of use in future, planning permission would be required.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.

26. 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.

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

Conclusion

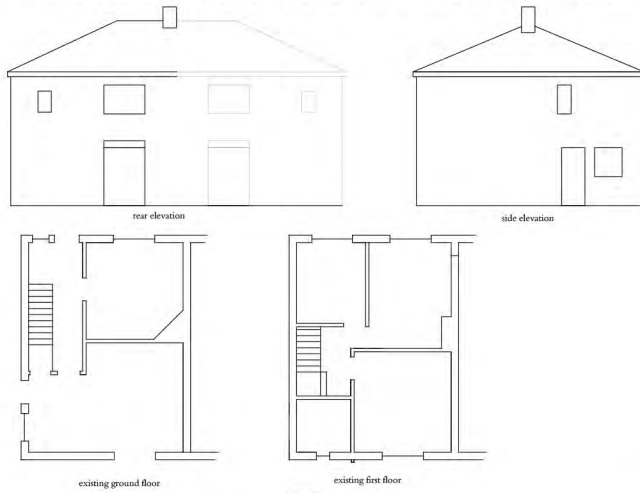
28. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

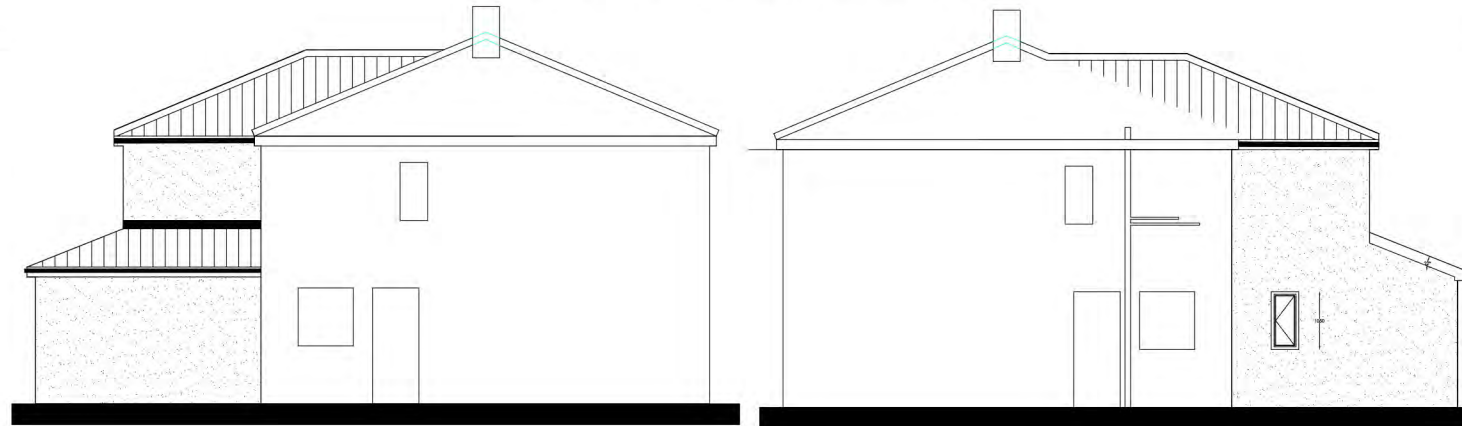
To approve application no. 18/01265/F - 56 Wolfe Road Norwich NR1 4HT and grant planning permission subject to the following conditions:

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

EXISTING ELEVATIONS AND GROUND FLOOR PLAN 1:100



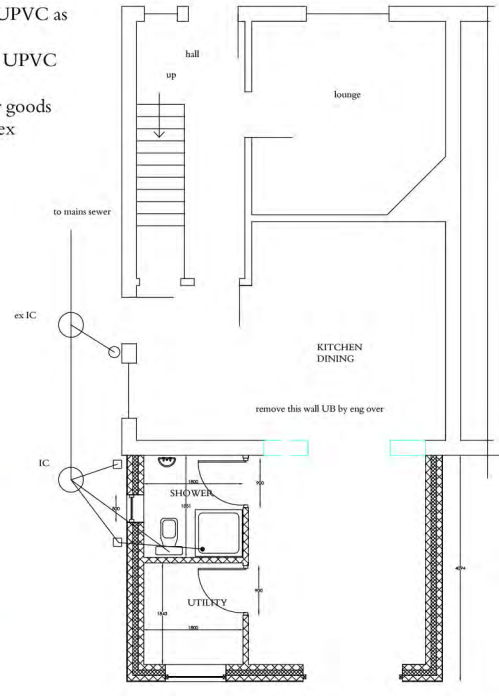
PROPOSED ELEVATIONS AND FLOOR PLANS 1:50



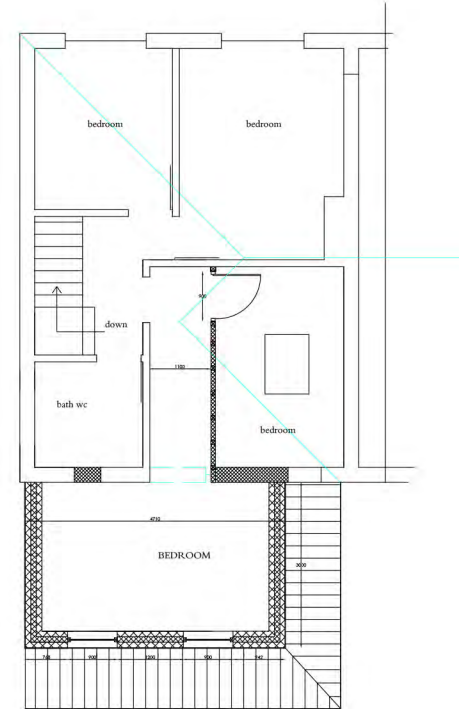
Roof tiles as ex
Walls in decorated render as ex
Doors and windows UPVC as ex
Fascia bd's UPVC white
Rainwater goods UPVC as ex

SIDE

SIDE



GROUND FLOOR PLAN



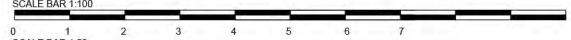
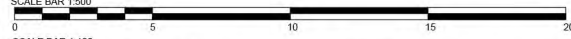
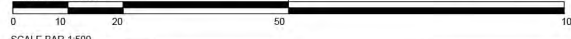
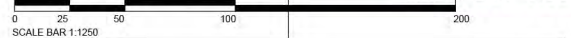
FIRST FLOOR PLAN

REAR



BLOCK PLAN 1:1250

SITE PLAN 1:500



Do not scale from this drawing. Use written dimensions only. Always check with designer.

Andy Warnes BA.HNC(Bldg)
Planning and Building Consultant
Tel: 07745 288591 or 01508 493808
Email: aswarnes2@gmail.com

Client
Mr and Mrs ANDERSON

Project Address
56 WOLFE ROAD
NORWICH
NORFOLK NR14HT

Scales as shown
Date 27.01.2019

Dwg No 01.DA.2018

Dwg By Checked By

THIS DRAWING FOR PLANNING PURPOSES ONLY

Revision 27.01.2019 first floor layout reduced in width increased in depth and lean too roof added