

Report to Planning applications committee

Item

09 July 2015

Report of Head of planning services

Subject Application no 15/00694/F – 12 Mile End Road,
Norwich, NR4 7QY

4(C)

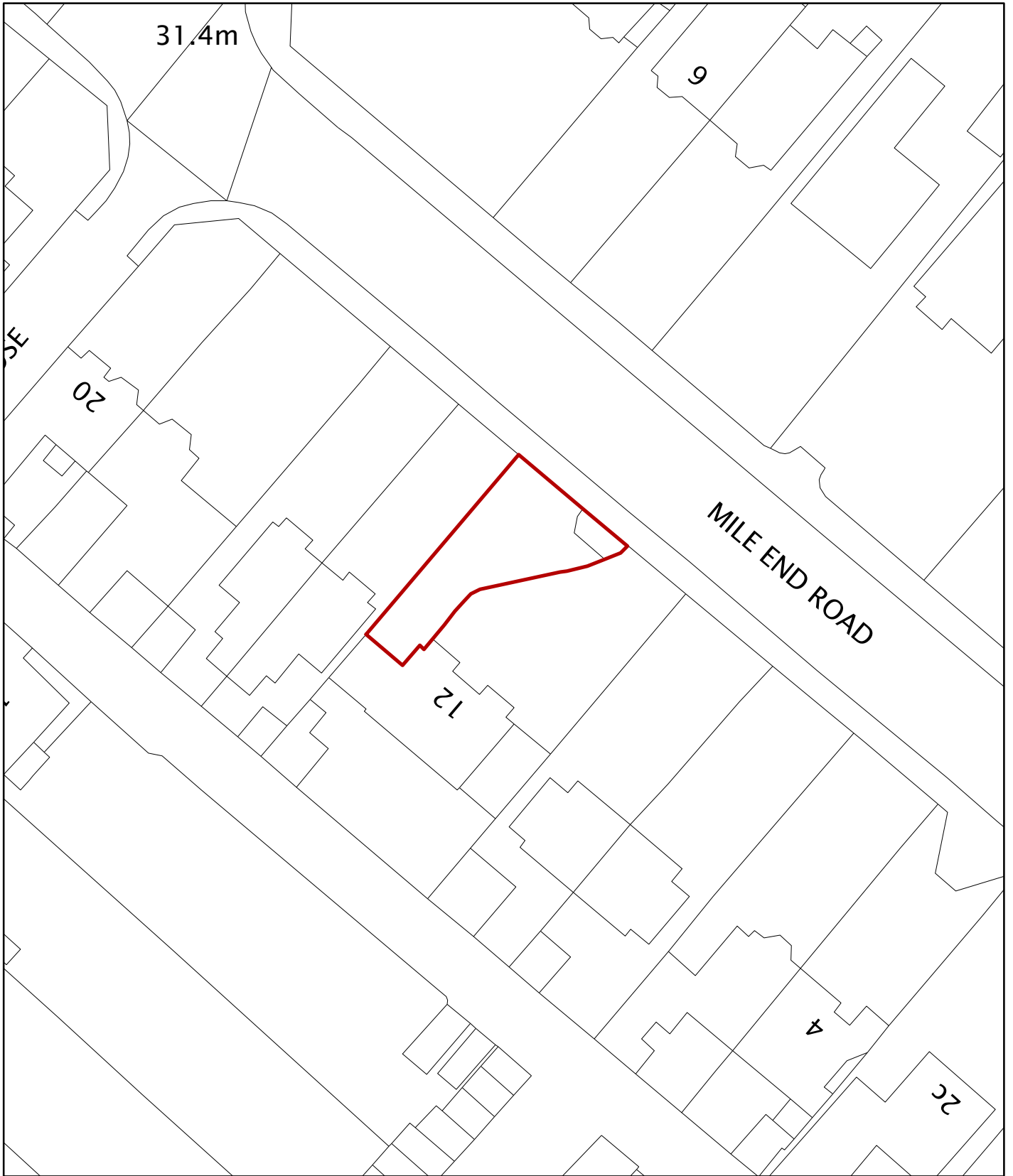
**Reason
for referral** Objection

Applicant Mr Robert Leverett

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

Development proposal		
External changes to front elevation.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design and heritage.	Impact of the proposals upon the appearance of parent building and the character and appearance of the conservation area.
Expiry date	23 July 2015
Recommendation	Approve



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Planning Application No 15/00694/F

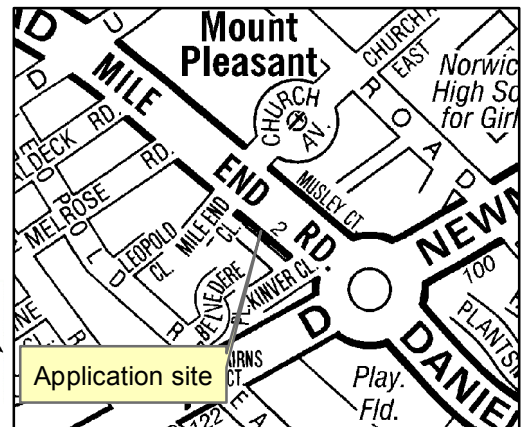
Site Address 12 Mile End Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the southern side of Mile End Road to the south-west of the city. Mile End Road forms part of the outer ring road, with the site located in between the busy intersections with Unthank Road and Newmarket Road. The predominant character of the area is residential, comprising large 2-storey detached and semi-detached dwellings built in a variety of Victorian and early twentieth century styles. Many of the properties in the area set far back from the road and as a result feature large, mature front gardens.
2. The subject property is a large 2-storey detached dwelling formerly known as Albion Villa, constructed using buff bricks during the middle of the eighteenth century. The property was built as a 'Villa' style dwelling and contains many features typical of the period including a double bay frontage, large sash windows and a grand front entrance porch with classical detailing including prominent Doric columns.
3. The subject property is set well back from Mile End Road and benefits from a large gravel driveway. The whole of the property is well screened by large mature trees, with complete views only possible when viewed from the entrance gate at the front of the site.
4. A 2 storey extension has been added to the west side of the original dwelling at a later date to predominantly serve as a garage. The ground floor is built close to the front elevation of the main house and contains a timber garage door. A sloping tiled roof then leads to the second floor which is set 1.5m further back from the front elevation of the main house and features 2 small windows. The extension has been finished in a light cream coloured render.
5. The site is bordered by the adjoining property no.10 to the east, a more modern detached dwelling and no.14 to the west a large semi-detached dwelling. Both east and west boundaries are marked by large mature planting acting as screening between properties. The north boundary to the front is also marked by large mature planting which screens the majority of the site from the road and pavement.

Constraints

6. - Conservation Area: Unthank & Christchurch
- Locally Listed Building

Relevant planning history

7. None.

The proposal

8. The proposal is for the conversion of the existing garage extension to be converted into a home office space at ground floor level. To facilitate the conversion the timber garage door is to be replaced by an aluminium framed window, the tiled sloping roof is to be replaced with aluminium framed glazing and the 2 first floor window openings are to be enlarged creating 1 larger aluminium framed window opening.

9. It should be noted that the proposed conversion of the garage is not considered to constitute a change of use as the office would remain ancillary to the main dwelling.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Ground floor conversion and associated fenestration alterations.
Max. dimensions	See attached composite plans
Appearance	
Materials	Powder coated aluminium framing Glazing

Representations

10. Adjacent and neighbouring properties have been notified in writing. 2 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
Design not sympathetic to Victorian frontage Window style should be in keeping with main house	See main issue 1.
Design should be in keeping with surrounding conservation area	See main issue 1.

Consultation responses

11. 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.

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
 - DM9 Safeguarding Norwich's heritage
 - DM31 Car parking and servicing

Other material considerations

14. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change
 - NPPF11 Conserving and enhancing the natural environment
 - 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.

Main issue 1: Design and heritage

16. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56 and 60-66 and 128-141
17. The existing timber garage door opening is to be reduced in scale and replaced with an aluminium framed window. The current garage door measures 1.8m in width and 1.6m in height. The proposed window is to measure only 1.5m in width giving the appearance that it is now centrally located within the front elevation, whilst retaining the original height.

18. The new dimensions of the ground floor opening are to match the positioning within the front elevation of the enlarged first floor window opening, creating a near symmetrical appearance. The current scale of the sash style window openings which measure 0.65m in height are to be retained with the space in-between being opened up and replaced with glazing, creating a new opening with a width of 1.5m. Side opening aluminium window casements are to replace to sash style windows and a single horizontal pane of glass is to be installed within the new central section.
19. The existing slate lean-to roof located between the ground and first floors is to be removed and replaced with a new aluminium frame and filled with translucent glazed panels. The panels are to closely match the dimensions of the original first floor windows above.
20. Concern was raised that the design of the proposal is not sympathetic to original Victorian frontage of the main house and that the window style should be in keeping with main house. It is accepted that the windows currently in place on the front elevation of the side extension are of a vertical style, similar to the much larger original sash windows located on the main house, it is not considered that the enlarged first floor opening will cause significant harm to the appearance of the original dwelling. The side extension was built as to be quite separate from the original dwelling and did not attempt to match the prevailing character. As such, the proposal will have no real impact on the overall of the appearance of the property. The 'squaring off' of the ground floor window opening located within the side extension will in fact assist in creating a more symmetrical appearance, enhancing its appearance.
21. The proposals will have very little impact on the character and appearance of the surrounding conservation area as a result of the location of the side extension within the site and its distance from the highway. The side extension is largely very well screened from Mile End Road to the north where views of the proposal are only possible when looking directly down the front drive. Large mature trees and a distance of 12m from the footpath outside help to ensure that the proposal will have little impact on the overall character of the conservation area.
22. The side extension was originally designed to appear subservient to the original dwelling and was set back from the front elevation. The first floor front elevation where the enlarged window opening is located has been set back from the projecting bays by a minimum of 2m. The original dwelling which is the primary contributor to the surrounding character is unaffected by the proposal.

Compliance with other relevant development plan policies

35. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Amenity	DM2	The proposal will have no impact on the residential amenities of surrounding properties as a result of the scale of the works proposed and the location of the side extension within the site. The enlarged window and new glazing will face directly onto the front driveway where mature planting provides ample screening to ensure no views into neighbouring properties are possible.
Car Parking	DM31	The loss of a car parking space within the garage as a result of the conversion will cause no harm as there is ample parking space located within the front driveway.

Equalities and diversity issues

23. There are no significant equality or diversity issues.

Local finance considerations

24. 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.

25. 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.

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

Conclusion

27. The altered and enlarged window openings will not detract from the original appearance of the main dwelling as a result of the location of the works within the site. Similarly, the proposal will have no significant impact on the character of the surrounding conservation area as a result of the scale and location of the works within the site.

28. The proposal will have no impact on neighbouring amenities, nor will it impact upon the amenities of the occupiers of the subject property.

Recommendation

To approve application no. 15/00694/F – 12 Mile End Road NR4 7QY and grant planning permission subject to the following conditions:

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

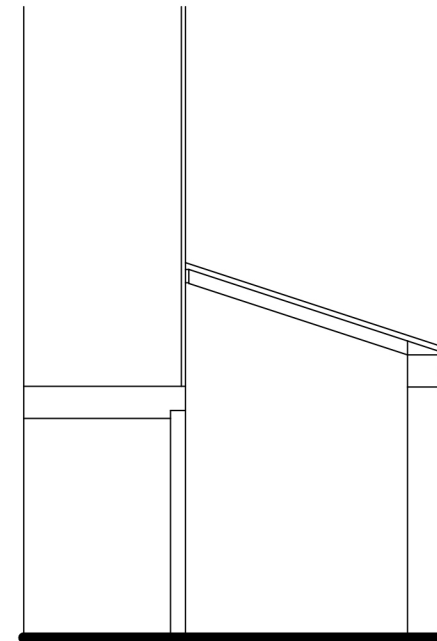
Article 35(2) statement

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 above.

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Elevation to Road



Section

Painted timber framed and glazed side hung garage doors

REV.	DATE	DESCRIPTION	AMD BY	CHKD BY
DRAWING ISSUE STATUS:				





CLIENT
 Mr. & Mrs. R. Leverett

PROJECT
 12 Mile End Road Norwich
 Garage to Office

DRAWING TITLE
 Elevation (existing)



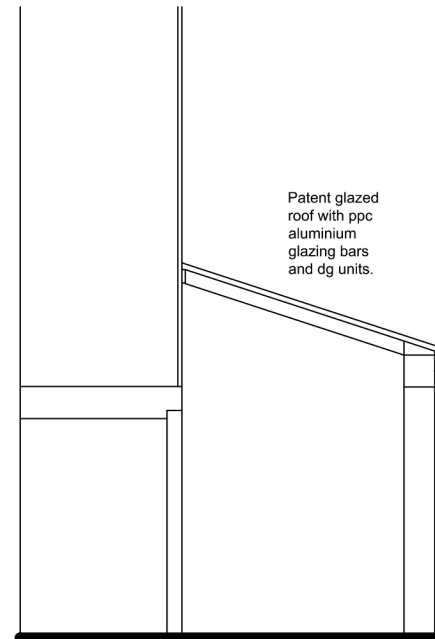
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PROJECT NO. 00864	DRAWING NO. PRE 03	REV	

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Elevation to Road



Section

Ground floor opening altered in width and garage doors replaced with high performance dg window in ppc aluminium frame

Patent glazed roof with ppc aluminium glazing bars and dg units.



1:50



REV.	DATE	DESCRIPTION	AMD BY	CHKD BY
DRAWING ISSUE STATUS:				



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 E: enquiries@readspicer.com

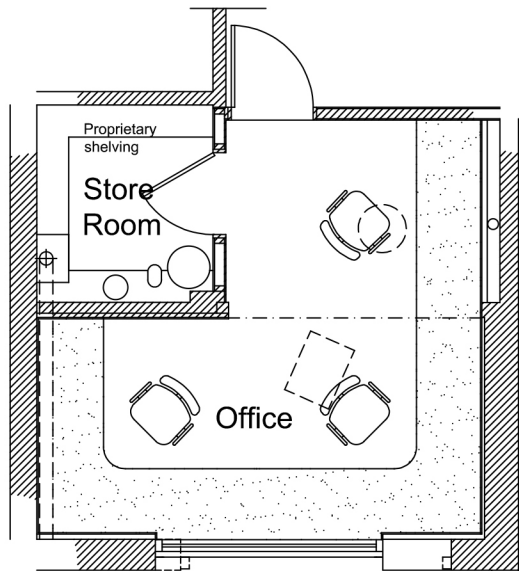
CLIENT
 Mr. & Mrs. R. Leverett

PROJECT
 12 Mile End Road Norwich
 Garage to Office

DRAWING TITLE
 Elevation (proposed)

SCALE 1:50	DATE Apr 2015	DRAWN BY mps	CHECKED BY mps
PROJECT NO. 00864	DRAWING NO. PRE 04	REV A	

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Wall panelled & drylined to conceal existing pipework

Opening reduced in width and wall drylined with plasterboard and insulation

Floor Plan

REV.	DATE	DESCRIPTION	AMD BY	CHKD BY
DRAWING ISSUE STATUS:				





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CLIENT
 Mr. & Mrs. R. Leverett

PROJECT
 12 Mile End Road Norwich
 Garage to Office

DRAWING TITLE
 Floor Plan (proposed)



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PROJECT NO. 00864	DRAWING NO. PRE 02	REV A
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