

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00928/F; 31 Spelman Road, Norwich NR2 3NJ

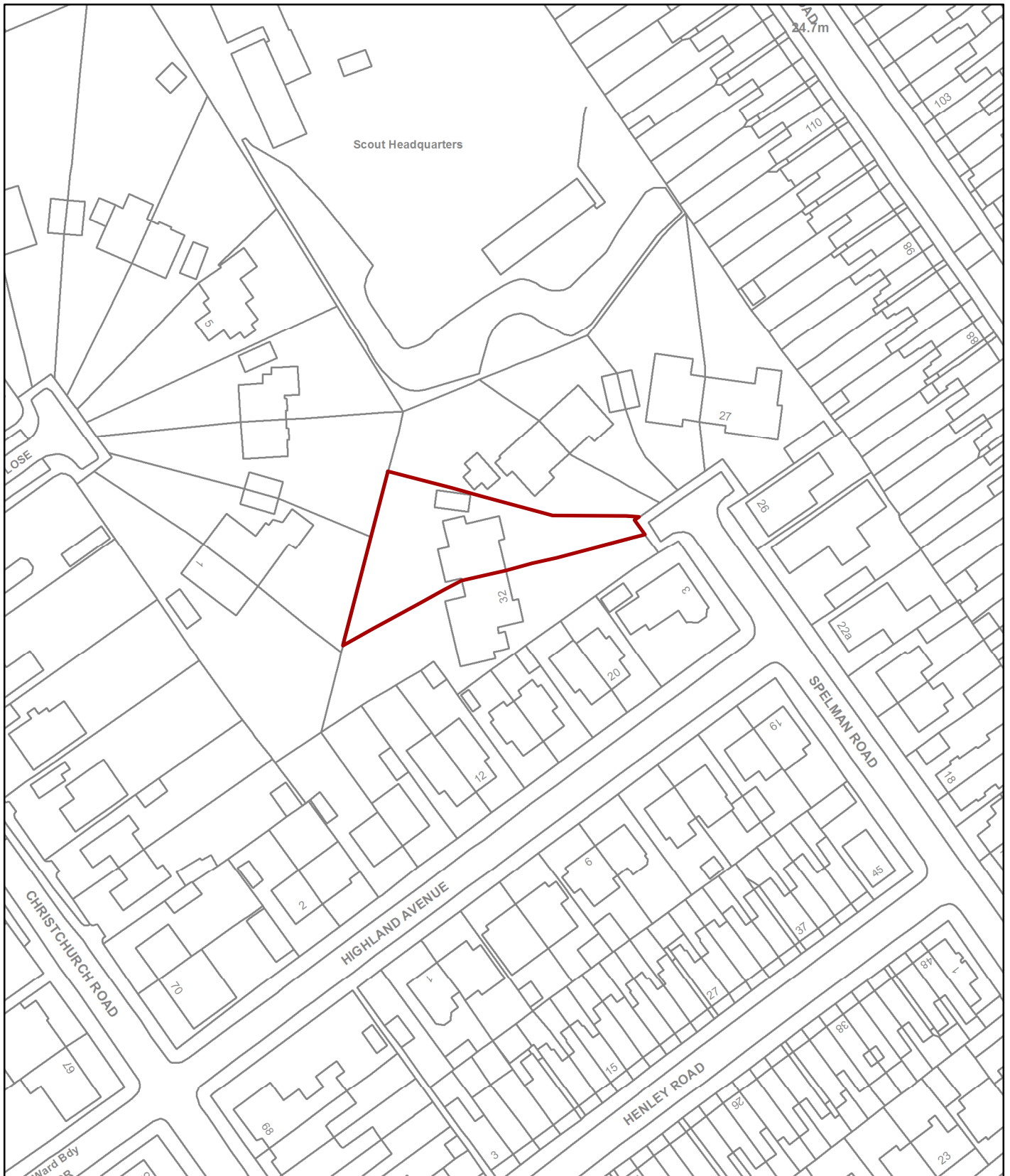
**Reason
for referral** Objections

4(h)

Ward:	Nelson
Case officer	Stephen Little - stephenlittle@norwich.gov.uk

Development proposal		
Demolition of existing conservatory, utility rooms and garage, construction of single storey rear & side extension and installation of rear dormer		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Design, scale and form	Visual impact in the context of the property and character of the area
2 Residential Amenity	Overlooking and/or overshadowing to neighbouring properties
Expiry date	11 th October 2019
Recommendation	Approve subject to conditions



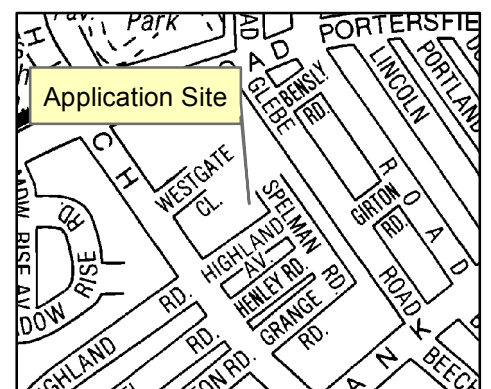
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Planning Application No 19/00928/F
 Site Address 31 Spelman Road
 Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is situated to the west of the turning circle at the end of Spelman Road, a residential cul-de-sac 1.25km west of the city centre, and situated at the end of three streets running between it and Christchurch Road. Unlike nearby streets where two-storey semi and terraced properties are prominent, this end of Spelman Road is characterised by bungalows, including three pairs of semi-detached red-brick/brown-tiled bungalows of relatively similar original design and of which the subject property is typical.
2. No.31, like most of its neighbouring properties, has a hip roof with a smaller hip-roofed side section which projects forward and to the rear to create stepped front and rear elevations. There is currently a conservatory to the rear of the property, which extends to the boundary with the adjoining property at no.32, a smaller conservatory to the side and a detached garage to the north of the dwelling close (0.4m at its closest) to the boundary with no.30. There is a small shed behind the garage.
3. The long narrow front garden sets the dwelling back 25m from the road. To the rear, the garden is wider and extends 22m from the dwelling at its furthest point.
4. The dwelling is adjoined to no.32 to the south. A tall boundary hedge currently separates the rear gardens. No.32 has a rear dormer and has been extensively extended to the rear and side with a hip and gable-roofed extensions, and small front and side dormers.
5. To the northeast is no.30, with the dwellings themselves 7.5m apart at their closest point. No.30 also has a garage/outbuilding to its side. There is a 2m high hedge along the boundary between the properties to the front of the garage, and a lower boundary hedge to the rear.
6. To the west are the rear gardens of properties on Westgate Close. There are deciduous trees along the rear boundary with 2 Westgate Close to the west, and a 2m fence along the boundary with 3 Westgate Close to the northwest.
7. While nos. 30 & 29 to the northeast are largely unaltered, no.28 further to the east has a rear dormer and side extension to the roof similar to that proposed here. (Note: This has not been built entirely according to plans approved under application ref 16/01704/F – see Main Issue 1 below). No.27 has also been extensively extended with gable roof extensions to the side.

Constraints

8. Critical Drainage Catchment; this end of the street itself has a 0.1% risk of flooding (Strategic Flood Risk Assessment flood map dataset). Nearest area of higher risk (1%) is on Spelman Road and is approx 60m from proposed extension.

Relevant planning history

9. None recent/relevant.

The proposal

10. The proposed single-storey extension projects 5m at its maximum to the rear (slightly shorter at 4.2m for much of its width) and with an eaves height of 2.75m. It wraps round the house to the side, with a utility/lobby area joining onto a storage area and re-constructed shallow gable-roofed garage positioned at a 30 degree angle to the house, 0.3m from the boundary with no.30 to the north. The combination of these elements extends 9m to the side of the house at its furthest point. To the south the extension is approx 0.25m from the boundary with no.32. The glazing to the rear includes 4 panes of glazed bi-fold doors.
11. As part of the proposed loft conversion, two gable roof dormers will be installed to the front. The roof will be extended to the side, replacing the current hip roof arrangement, and creating new side-facing and small front-facing first floor walls. To the rear, a flat roof dormer will be added covering almost the full width of the main dwelling, with its side 0.5m from the boundary, its lowest point set back 0.6m from the eaves and its roof 0.15m lower than the existing roof ridge.
12. Note: these plans are amended from those submitted originally, which proposed a two-storey rear extension with balcony.

Proposal	Key facts
Scale	
Total floorspace	Combined area of 146.8sq.m (excluding garage/storage area: 107.1sq.m) Demolition: 49.3sq.m (incl garage & conservatories)
Max. dimensions	Ground floor extension: 7.4m from front to rear; 18.5m wide. First floor dormer: projects 3.8m outward, and 2.8m upward, from the roof. Proposed first floor area: 7.2m from front to back; 9.2m wide.
Appearance	
Materials	Walls for rear extension and dormers - 'Buttermilk' coloured render; Windows/door - uPVC, white as existing to front, anthracite grey to rear; Front gable roof – sloping pin tiles; Garage – grey Hardie plank cladding for walls with sloping pin tiles for the roof.

Representations Received

13. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received responding to the original plans (which included a balcony and two storey rear extension) citing the following issues:

Issues Raised	Response
Large flat-roofed (two-storey) extension doesn't sit well with other properties in the close. Extent of proposed development excessive and creates an "overpowering" impact.	See main issue 1. Rear extension is now single storey.
Style of extension out of keeping with other extensions in the area.	See main issue 1. Rear extension is now single storey.
Ivory render and grey plank cladding not appropriate material for setting.	See main issue 1
Matching side dormer with that at no.32 would reduce dominant impression.	See main issue 1
Fast growing hedging suggested for the boundary to reduce overlooking and impact of development.	See main issue 2 Rear extension is now single storey with no balcony.
Overlooking toward Westgate Close.	See main issue 2 Rear extension is now single storey with no balcony.
<i>NOTE: many comments were received specifically regarding the originally proposed balcony, which has now been removed from the plans.</i>	

Consultation responses

14. None.

Assessment of planning considerations

Relevant development plan policies

15. 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

16. 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

17. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF12 Achieving well-designed places

Case Assessment

18. 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, scale and form

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 127-131.
20. The issues to consider concern the overall massing of the extension and its visual impact, both in the context of the property and surrounding area.
21. The extension is relatively large in terms of footprint and increases the overall floor area of the house and garage by 80%. While significant, the increase in itself doesn't deem the extension unacceptable though it does suggest potential for a development which appears out of scale and/or incongruous.
22. In terms of the impression to the front of the building, the plans have been amended from those originally submitted to reduce the size of the front-facing wall of the first-floor side extension and this is now sufficiently reduced in visual impact. It would have been preferable to have slightly reduced the height of the side roof extension and set it back from the current ridge, so that the original roof form could still be read. Such an approach was the approved design for no.28, though this has not been built according to plans and the final built form is more prominent than that proposed here. Given this and the overall context of these properties, which have been substantially altered with a variety of extension forms, it would be difficult to insist on retaining this specific reference to the original roof line.
23. The gabled front dormers are a relatively sympathetic design and, while it would have been preferable to match the smaller size of those on no.32, this would be difficult to insist on given the current lack of symmetry, in this respect, between the two properties. For the same reason, it would also not be reasonable to require matching the first floor side extension with the smaller side dormer on no.32.
24. The rear dormer, while contributing to the overall scale, would be in itself permitted development and is not obviously visible from the public realm or neighbouring properties. The flat roof of the ground floor extension, while far from ideal design-wise, does at least have the virtue in this context of diminishing the extension's wider visual impact. And while it would have been preferable for the flat roof to be level with the eaves of the original bungalow, the present height allows for adequate insulation and, particularly given how far the dwelling is set back from the street, is not a major design concern.

25. The grey plank cladding, while over-dominant on the original plans, is now only being applied to the reconstructed garage and, overall, the choice of materials is appropriate and sufficiently in keeping with the setting.
26. The overall design of the extension is functional in nature and not of high quality. A design which worked better with that of the original dwelling, and avoided the large flat roof area, would have been preferable. However, in this location which is relatively hidden away from the public realm (and not a through-route), and given that the property is set well back from the street with a narrow front garden, it would be difficult to refuse this proposal purely on grounds of design given its low impact on the public realm and therefore limited harm. The plans are therefore acceptable in terms of design.

Main issue 2: Residential Amenity

27. Key policies and NPPF paragraphs – DM2, NPPF paragraph 127.
28. Many of the amenity issues raised were specifically concerned with the formerly proposed balcony and first floor of the rear extension, which have now been removed from the plans. With the revised design, first floor windows to the rear are set further back from the rear boundary and, given that this element is permitted development, it would be difficult to resist on grounds of amenity. With trees along the rear boundary toward which the windows face and, assuming most of the hedge on the boundary with no.32 can be retained where unaffected by the extension, there should be no notable overlooking issue for neighbouring properties. Also, the fact that the boundary with no.32 angles slightly away from the subject property, any potential such impact should be further reduced.
29. In comparison to the current high hedge, there will be no additional impact from overshadowing for no.32. And with some distance and an outbuilding between the proposed extension (which lengthens the current garage) and the dwelling at no.30, there will be no notable overshadowing impact for that property.
30. Given the above, there will be no unacceptable impacts on the amenity of neighbouring properties.

Other issues

31. While there is no acute drainage issue for this particular street, given that the extension is in a critical drainage area and proposes a relatively significant increase in footprint and large roof area, it will be conditioned that water butts should be installed.

Equalities and diversity issues

32. There are no significant equality or diversity issues.

Local finance considerations

33. 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.

34. 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.
35. In this case local finance considerations are not considered to be material to the case.

Conclusion

36. While, as outlined above, the overall design is far from ideal, in the context of the property and surrounding area it is not sufficiently out of keeping or scale to warrant refusal on these grounds. With the amended design having little or no impact on the amenity of neighbouring properties, the proposals are considered acceptable.
37. The development is sufficiently 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.

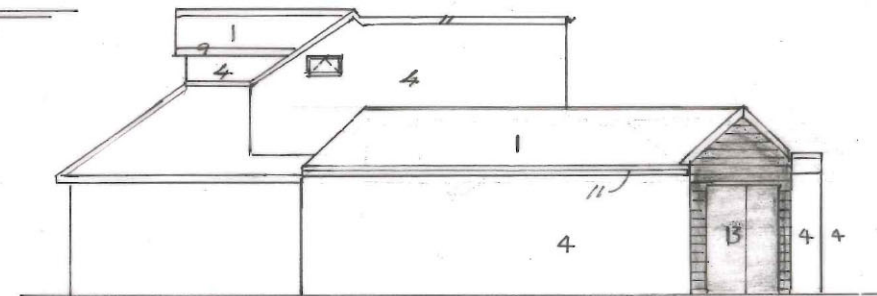
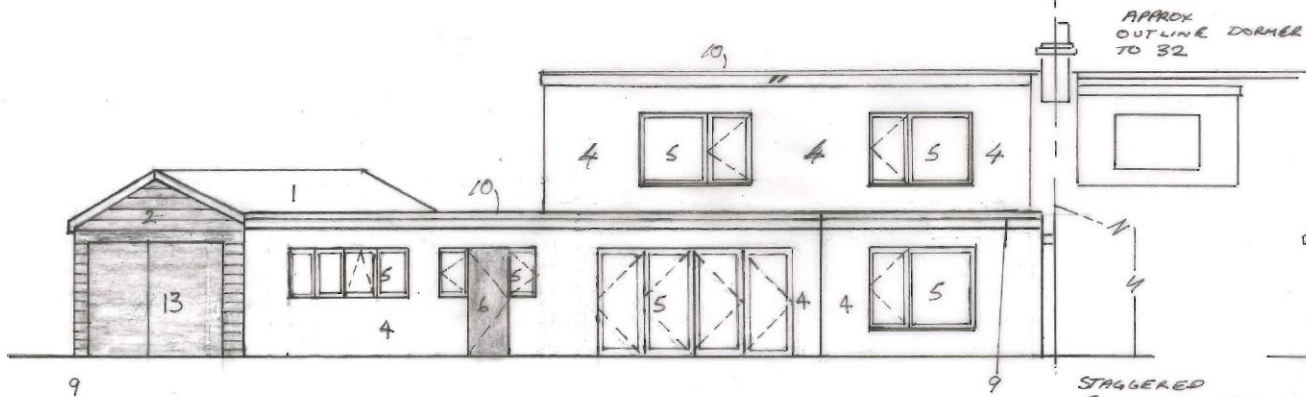
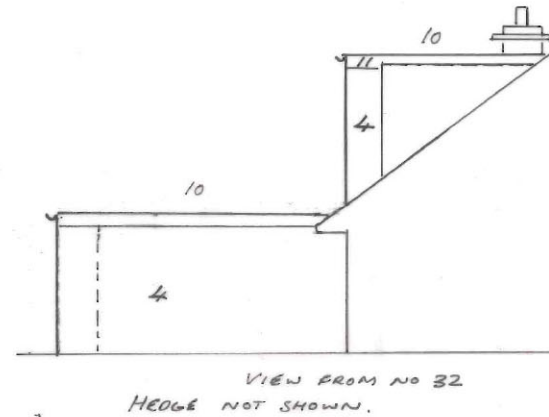
Recommendation

To approve application no. 19/00928/F – 31 Spelman Road, Norwich NR2 3NJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Provision of water butts.

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- ① Sloping pin tiles to match existing.
- ② Hardie plank 'cedar' pearl grey or grey Marley 'cedar click'
- ③ Code 4 lead flashings & Soakers.
- ④ K Rend 'Buttermilk'
- ⑤ Windows/doors RAL 7016
- ⑥ RAL 7016 solid doors
- ⑦ RAL 7016 Feature door.
- ⑧ Sectional roll up garage doors RAL 7016
- ⑨ uPVC white fascias, soffits etc, black gutters to match existing.

- ⑩ All flat roofs Sarnafil Single ply - lead grey.
- ⑪ Sarnafil black metal trim.
- ⑫ White uPVC windows to match existing.
- ⑬ Timber opening doors horizontal plank painted RAL 7016.

Maynard Grout Associates Ltd
Regulated by RICS

CLIENT:

Mr and Mrs A Grout

LOCATION:

31, Spelman Road, Norwich

TITLE:

Proposed Elevations

SCALE @ AS:
1:100

DATE:
16.6.19

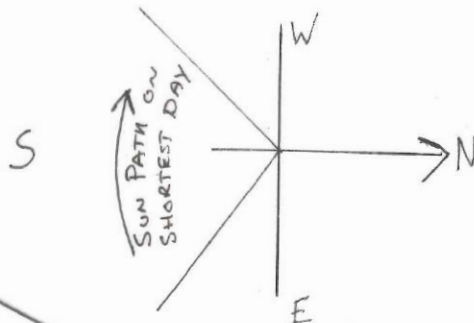
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DRAWN BY: MG

APPROVED: MG

DWG NO: REV: A

AG1 MGA 04D1



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CLIENT:

Mr and Mrs A Grout

LOCATION:

31, Spelman Road, Norwich

TITLE:

Proposed Ground Floor

SCALE @ A3:

1:100

DATE:

16.6.19

JOB NO:

AG1

DRAWN BY: MG

APPROVED: MG

DWG NO:

MGA 05

REV:

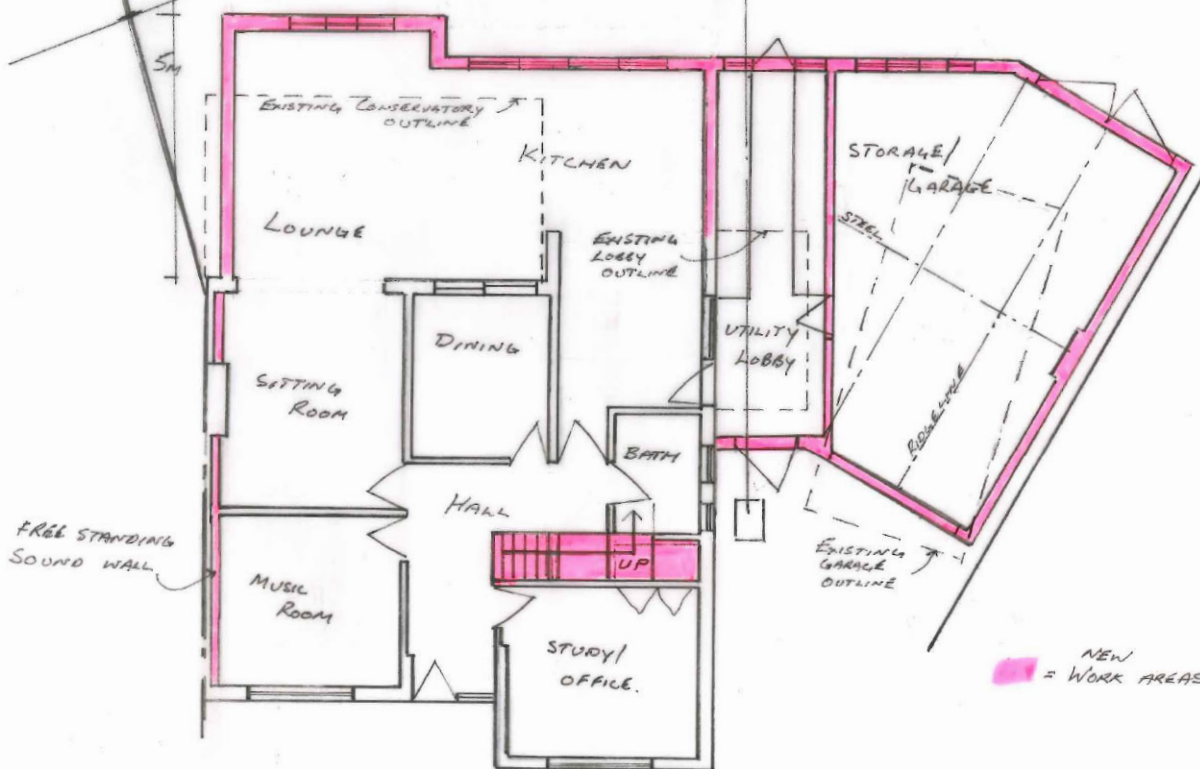
DI A

EXISTING TREES / HEDGES / FENCES
TO REMAIN

ANY PATIOS OR
SIMILAR WILL BE
SUDS DESIGNED.

EXISTING FOUR DRAIN

RAIN WATER FROM
ROOFS TO BE HARVESTED
AND USED IN GARDEN / GREENHOUSES
ETC.



NEW
= WORK AREAS

EXISTING GRAVEL
TO REMAIN.

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CLIENT:

Mr and Mrs A Grout

LOCATION:

31, Spelman Road, Norwich

TITLE:

Proposed First Floor

SCALE @ A3:

1:100

DATE:

16.6.19

JOB NO:

AG1

DRAWN BY: MG

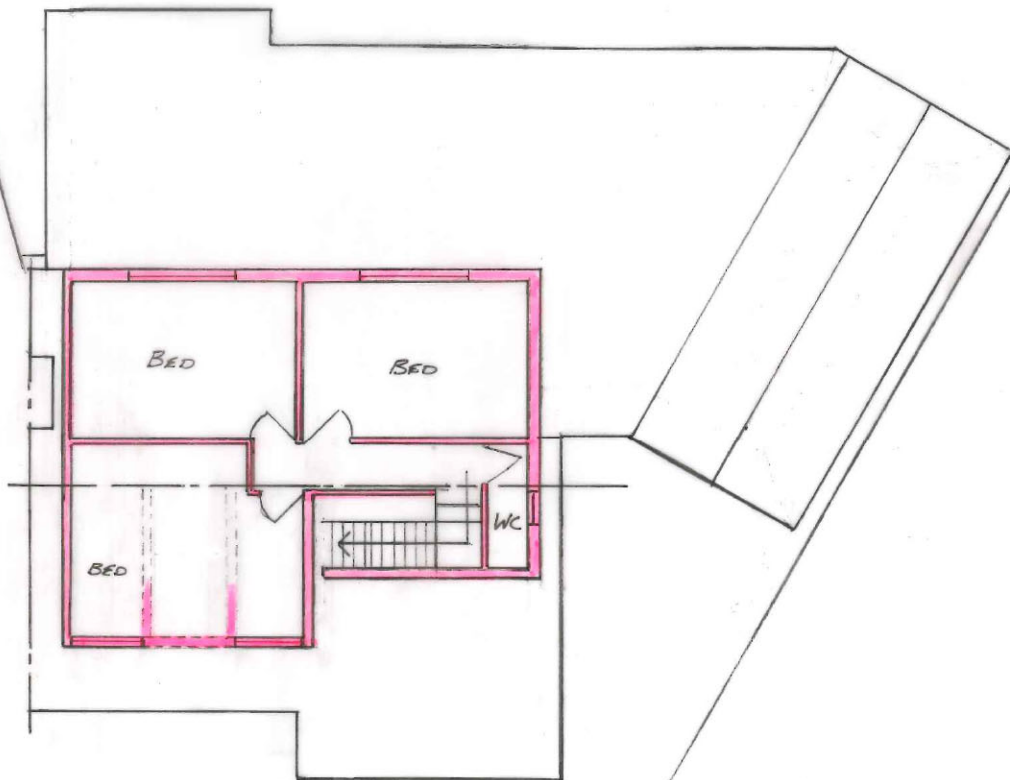
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DWG NO:

MGA 06

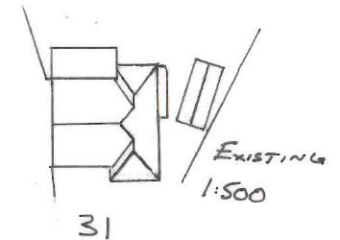
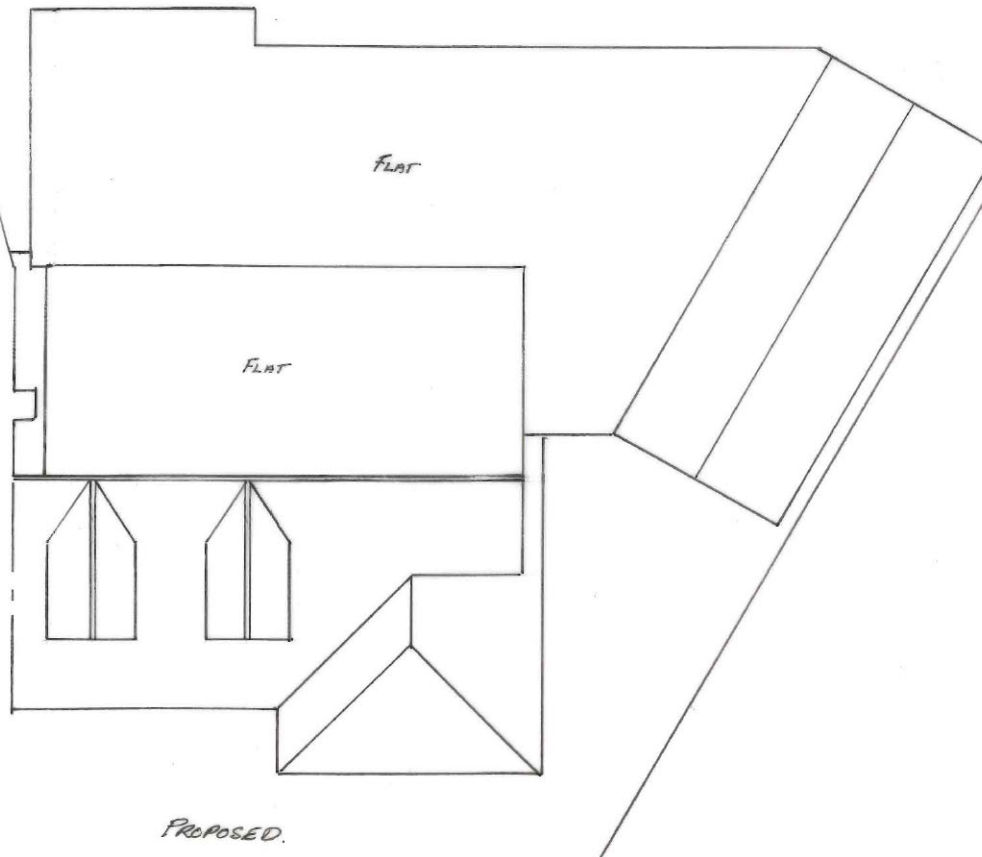
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CLIENT:

Mr and Mrs A Grout

LOCATION:

31, Spelman Road, Norwich

TITLE:

Existing and Proposed Roof
Plan

SCALE @ A3:
1:100

DRAWN BY: MG

DATE:
27.9.19

APPROVED: MG

JOB NO:
AG1

DWG NO:
MGA 07

REV:
D1A