

Report to Planning applications committee

Item

10 March 2016

Report of Head of planning services

Subject Application no 16/00040/F – 4 Dover Street,
Norwich, NR2 3LQ

4(d)

**Reason
for referral** Objections

Ward:	Nelson
Case officer	Charlotte Hounsell – charlottehounsell@norwich.gov.uk

Development proposal		
Rear and side extension		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Design	Impact upon the surrounding area
2 Amenity	Impact on visual amenity and overlooking
Expiry date	8 March 2016
Recommendation	Approve



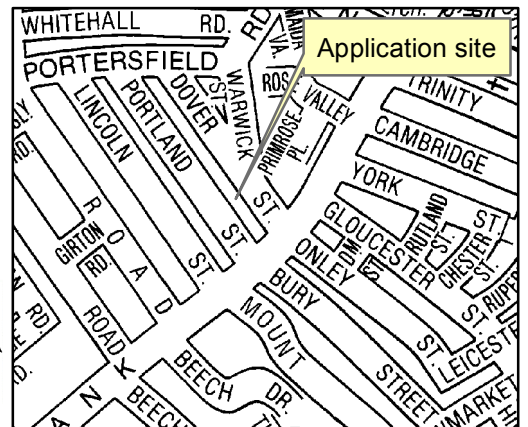
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Planning Application No 16/00040/F
 Site Address 4 Dover Street

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located on the West side of Dover Street, South West of the City Centre. The subject property is a 2 storey Victorian end of terrace house constructed of red brick. The property is at a raised level to the properties located on Unthank Road. The prevailing character of the surrounding area is residential, with sets of terraced dwellings built in the early 1900's.

Constraints

2. There are no constraints on this property.

Relevant planning history

3. There is no relevant planning history in relation to the application site.

The proposal

4. The proposal is for a single storey rear extension to provide additional living accommodation. No objections have been raised with regard to this part of the proposal. The proposal also includes the installation of two windows in the side elevation of the property facing towards Unthank Road; one small obscure-glazed window to serve a bathroom and one large arched window to serve a stairwell.

Representations

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

Issues raised	Response
The proposed stairwell window design is not in keeping with the rest of the house and the surrounding area	See main issue 1
The proposed windows will result in overlooking	See main issue 2

Consultation responses

6. 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

7. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
8. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Amenity
 - DM3 Delivering high quality design

Other material considerations

9. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design

Case Assessment

10. 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

11. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 56 and 60-66.

Concerns we raised over the design of the arched stairwell window. It is acknowledged that while this design of window is not seen elsewhere in the surrounding area or on the subject property, it is a relatively minor addition to the dwelling. In addition, the subject property is not located within a conservation area and therefore the design of the window is considered to be acceptable

Main issue 2: Amenity

12. Key policies and NPPF paragraphs – JCS2 and DM2.

Concerns were raised over the potential for overlooking from the proposed windows in the side elevation. Loss of privacy from the small bathroom window is not considered to be an issue due to its small size and obscure glazing. After negotiations, the applicant submitted revised drawings to show the arched window as obscure-glazed. The objectors were contacted regarding this amendment, however no further comments were received. This window is to serve a stairwell, which is not considered a primary living space, and therefore is unlikely to be used as a viewpoint from the property. The stairwell window is not considered to be detrimental to neighbouring amenity, and obscure-glazing can be conditioned as part of an approval.

Equalities and diversity issues

13. There are no significant equality or diversity issues.

Local finance considerations

14. 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.

15. 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.

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

Conclusion

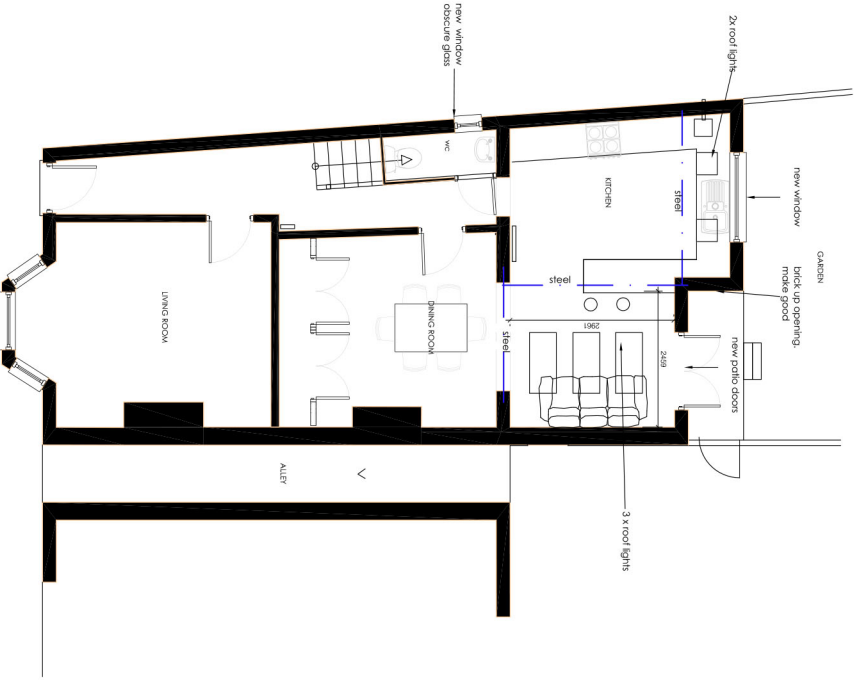
17. The proposed extension is considered to be acceptable in terms of size, scale and amenity. The obscure-glazing to the stairwell window is considered to address the above issues. Therefore the proposal is considered acceptable.

18. 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.

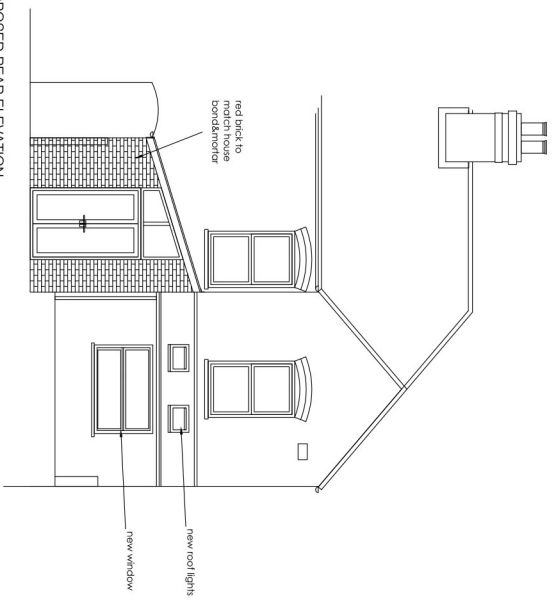
Recommendation

To approve application no. 15/01103/NF3 – 26 Grosvenor Road Norwich NR2 2PY and grant planning permission subject to the following conditions:

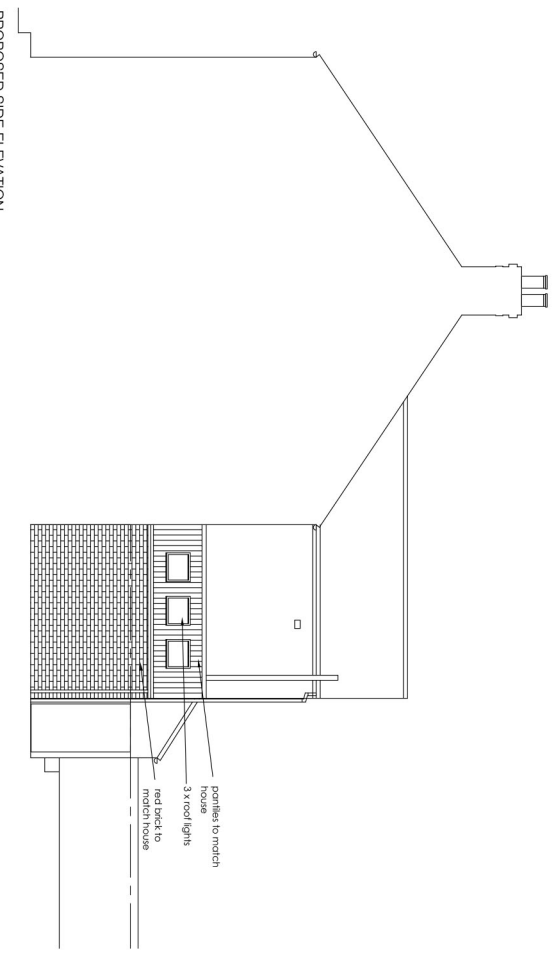
1. Standard time limit;
2. In accordance with plans;
3. For the avoidance of doubt, all windows within the side elevation will be:
 - (a) Obscure glazed
 - (b) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed.



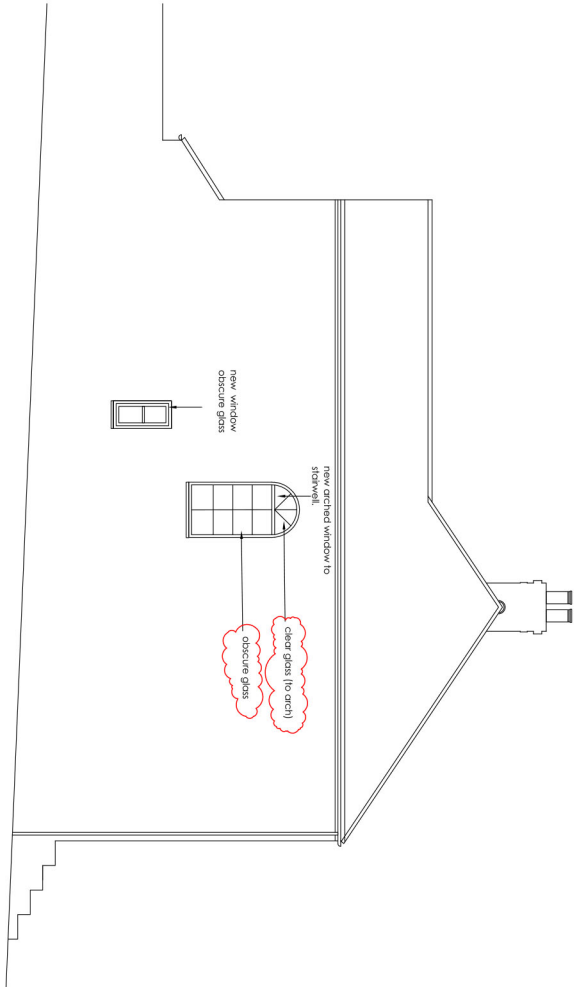
PROPOSED REAR ELEVATION WEST 1:50



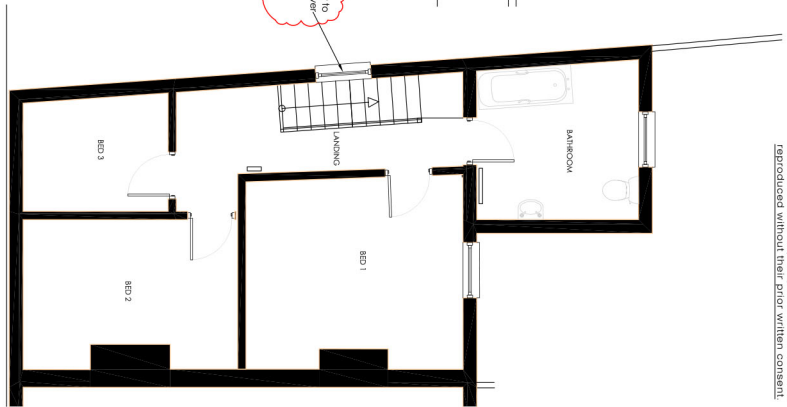
PROPOSED SIDE ELEVATION NORTH 1:50



PROPOSED SIDE ELEVATION NORTH 1:50



PROPOSED FIRST FLOOR PLAN 1:50



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PLANNING

CONTRACT: Rear Extension & Alterations
 ADDRESS: 4 Dover Street
 LOCATION: NORWICH
 DRAWING NO: NR2 3LQ
 DRAWING TITLE: PROPOSED

REV	DATE	NOTE	BY
1		ISSUED FOR PLANNING SUBMISSION	

SCALE: 1:50 @ A1 DRAWING NUMBER: 02
 DATE: NOV 19 DRAWN: JEB
 JOB NUMBER: 15303 REVISION: A