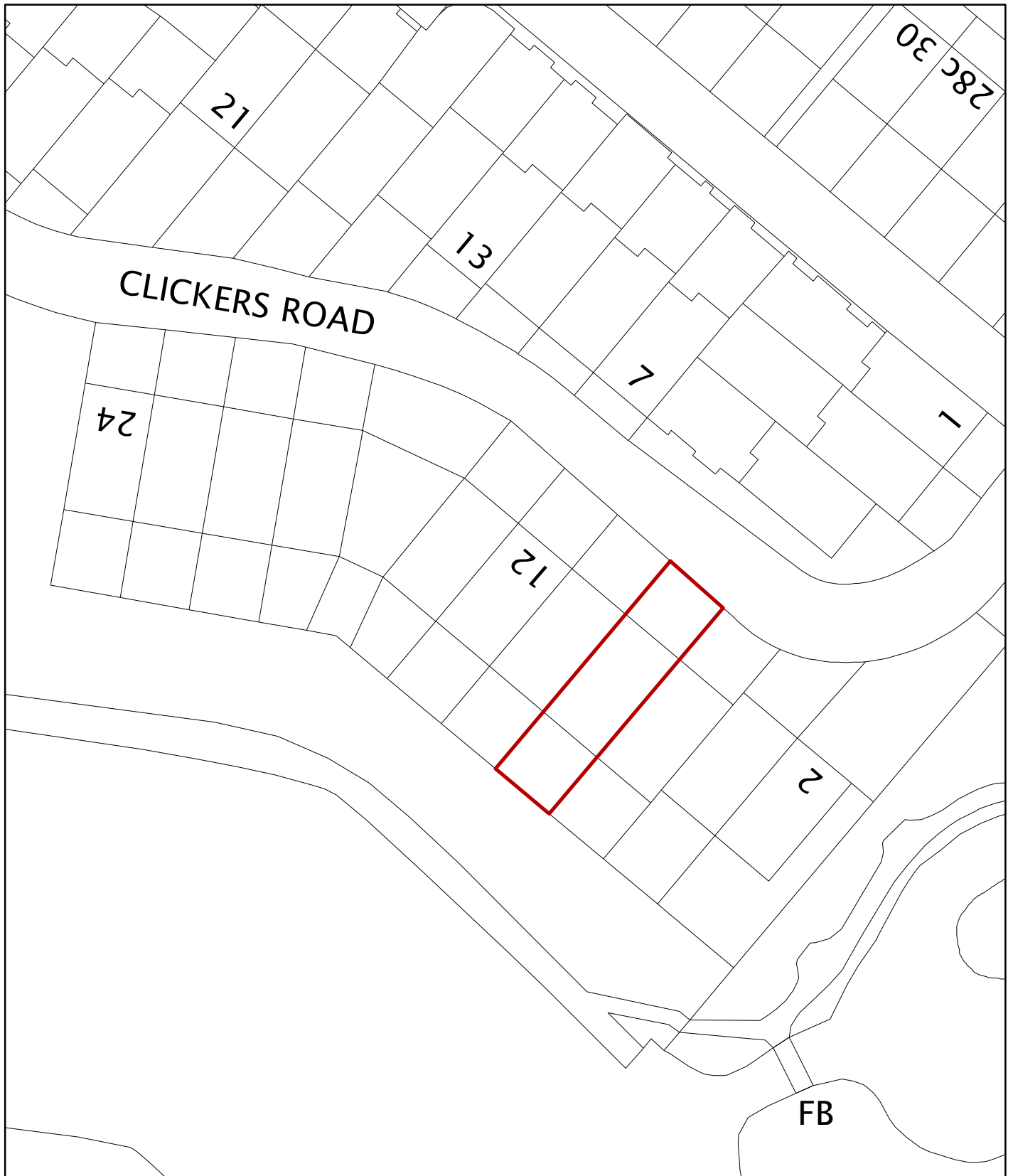


Report to	Planning applications committee	Item
	14 May 2015	
Report of	Head of planning services	4(H)
Subject	Application no 15/00405/F - 8 Clickers Road, Norwich, NR3 2DD	
Reason for referral	Objection	
Applicant	Mr C MacTavish	

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

Development proposal		
2 no. roof lights to rear roofslope.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale and Design	
2 Residential amenity	
Expiry date	11 May 2015
Recommendation	Approve



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Planning Application No

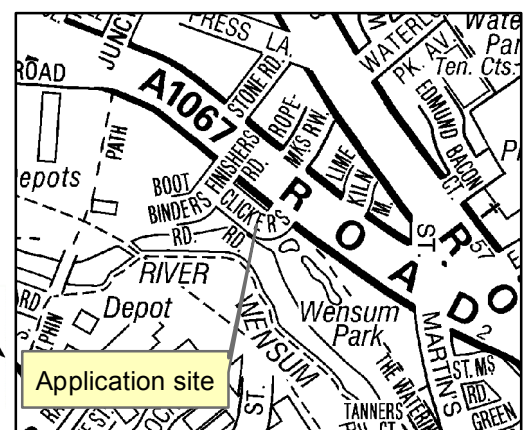
Site Address 15/00405/F
8 Clickers Road

Scale 1:400



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the south side of Clickers Road to the north-west of the city centre. The subject property forms part of a terrace of recently constructed 3 storey town houses which are built directly adjacent to the river Wensum. The predominant character of the area is residential, comprising 3 and 2 storey terraced townhouses built as part of brownfield site redevelopment scheme within the last decade.
2. The subject property is constructed using red bricks and grey pantiles with white UPVC windows and doors. A small rear garden is located to the rear of the property with a small balcony located on the first floor level serves the main living space. A small dormer window is located at eaves level and a small roof light is also located on the lower part of the roof slope.
3. It is noted that despite the development initially appearing to be uniform in appearance, a number of variations between each property exists. The maximum ridge heights of the properties varies with the shorter dwellings featuring dormers and the taller dwellings predominantly featuring 3 sets of windows on the rear elevation.

Constraints

4. Under the original planning permission for the redevelopment of the site referenced below, typical householder permitted development rights were removed including the enlargement of any part of the dwellinghouse.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/2001/0329	Redevelopment of site with 80 two and three storey dwellings with associated access roads, parking and open space.	Approve	30/05/2002

The proposal

6. The proposal is for the installation of 2 no. roof lights to the rear roof slope, facilitating the conversion of the existing attic space into additional living space. The proposed roof lights are to be installed within the mid-section of the rear roof slope and will utilise a balcony system consisting of 2 window casements in each roof light. The larger upper casement is to open upwards, as a traditional roof light does and the smaller lower casement is to open forwards from hinges underneath creating a small 'balcony' area for occupiers of the subject property to stand upright in. It should be noted that the application was originally for a dormer window to be built within the rear roof slope. However it was considered that the installation of a

dormer would be unacceptable and the application was revised to omit the dormer in place of the rooflights.

Summary information

Proposal	Key facts
Scale	
Max. dimensions	See attached composite plans
Appearance	
Materials	Aluminium frame

Representations

7. Advertised on site and in the press. 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
The proposal is out of proportion and character to the rest of the development.	See main issue 1
The design would detract from the original architects design.	See main issue 1
Balcony system roof window would result in a loss of privacy.	See main issue 2

Consultation responses

8. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
10. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM2 Ensuring satisfactory living and working conditions

- DM3 Delivering high quality design

Other material considerations

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

- NPPF7 Requiring good design

Case Assessment

12. 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

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The proposed roof lights are to be installed within the mid-section of the rear roof slope with the lowest section being 1.7m above the eaves and 1.4m below the ridge of the roof. Each roof light is to measure 1.75m in height and 0.95m in width. When opened the lower casement will project forward of the roof slope by 35° to stand upright and the upper casement open upwards by 53° to appear parallel to the floor of the newly created attic room.
15. Concern was raised that the design of the proposal would result in unacceptable harm to the character and appearance of the subject property and surrounding development. It is considered that the originally proposed dormer window would have indeed caused significant harm to appearance of the subject property and surrounding area as a result of its large scale and by cluttering the roof slope.
16. The proposed roof lights are an improvement in design terms as they will ensure that the line of the original roof slope is maintained without any structure projecting forward of the roof slope when closed.
17. When fully opened the roof lights will project forward of the roof slope, however such a feature is already a prominent feature of the development the subject property belongs to. Similarly, a number of properties on the adjacent terrace have installed photovoltaic panels on their roof slopes which are similar in appearance to the proposed roof lights. It is therefore considered that the proposal will not significantly harm the character and appearance of the subject property or surrounding area.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. Concern was raised that the balcony design of the roof lights would result in a loss of privacy as occupiers of the subject property would be able to look down onto the outdoor amenity spaces of neighbouring properties. It is considered that the roof lights may indeed allow for some views across neighbouring properties, however such overlooking already is possible from all of third floor windows and balconies located on the rear elevation of the terrace. The original design of the development in which the town houses are tall and relatively narrow creates a living arrangement where neighbours will always be able overlook neighbouring amenity spaces. The addition of 2 no roof lights, whether they be traditional or balcony in style is not considered to deviate greatly from the current situation and is therefore deemed to be acceptable.

Equalities and diversity issues

20. There are no significant equality or diversity issues.

Local finance considerations

21. 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.
22. 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.
23. In this case local finance considerations are not considered to be material to the case.

Conclusion

24. The proposal will result in an altered roof slope which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.
25. The potential for an increase in overlooking is minimal and does not exacerbate the current situation where neighbouring properties are afforded views into outdoor amenity spaces.
26. 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. 15/00405/F - 8 Clickers Road Norwich NR3 2DD 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.



Two number Velux Balcony system
Roof windows installed to rear roof
slope.

PROPOSED REAR (SW) ELEVATION - 1:100
BALCONY VELUX SCHEME