

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00143/F - 14 Cotman Road,
Norwich, NR1 4AF

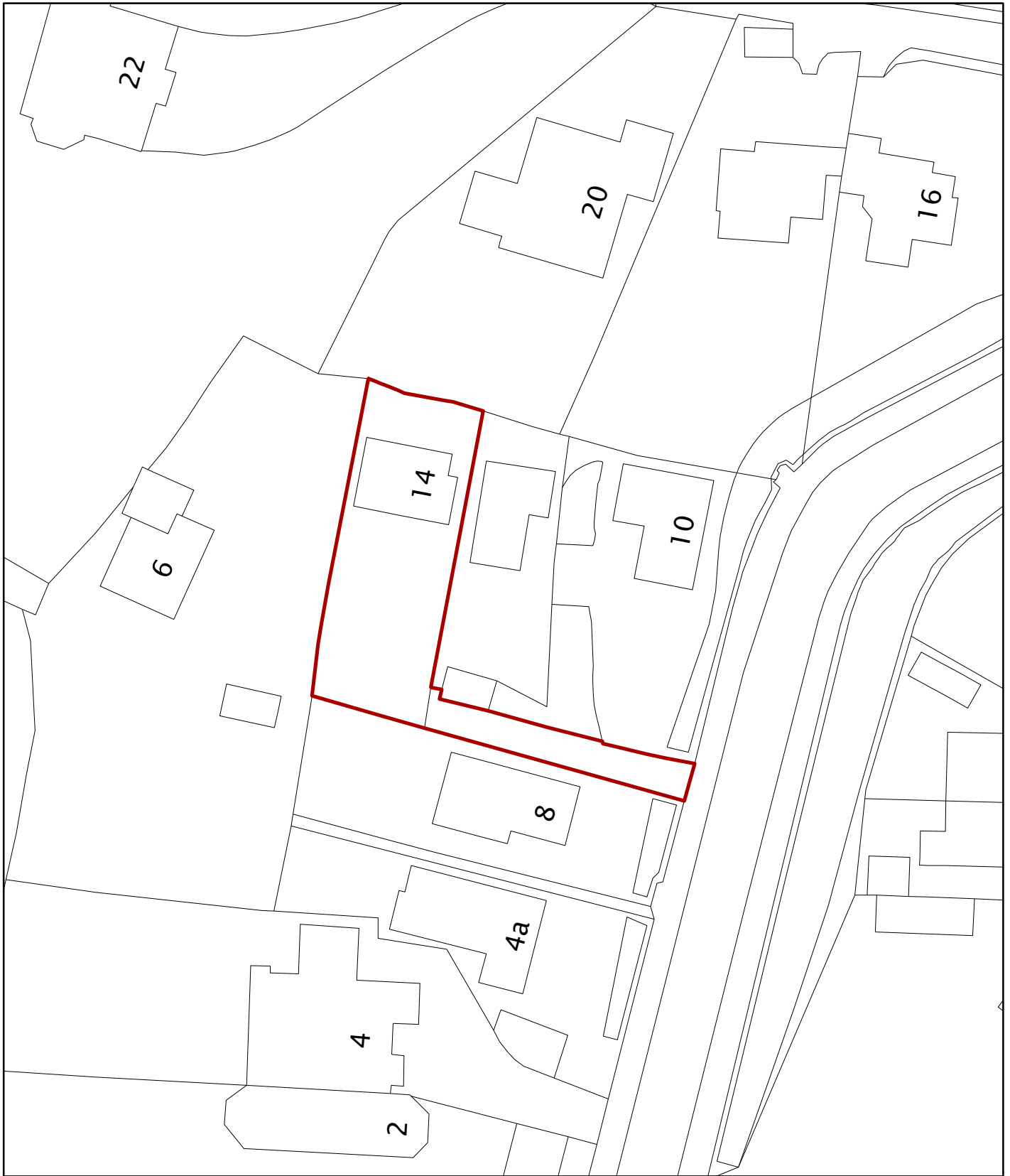
**Reason
for referral** Objections

5(h)

Ward:	Thorpe Hamlet
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
Detached garage with room above.		
Representations		
Object	Comment	Support
2	2	

Main issues	Key considerations
1	Principle of Development
2	Design
3	Heritage
4	Trees
5	Transport
6	Amenity
Expiry date	11 April 2017
Recommendation	Approve



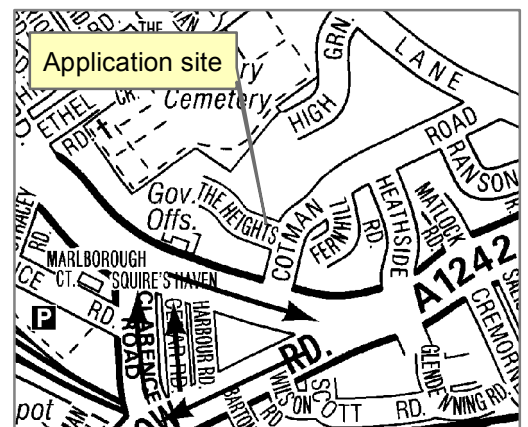
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Planning Application No 17/00143/F
 Site Address 14 Cotman Road

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The application site is set back from the West Elevation of Cotman Road along a shared driveway. The subject property is a 1930s (approx.) detached house typical of the area which is undergoing a significant amount of refurbishment and extension to enlarge and modernise the property.
2. The site is secluded from the main highway, the proposed garage will be to the Western end of this driveway – with views from Cotman Road..

Constraints

3. Thorpe ridge Conservation Area
4. Trees in Conservation Area

Relevant planning history

Ref	Proposal	Decision	Date
14/00575/TCA	Dismantling of a Cypress Tree.	NTPOS	22/05/2014
15/00412/F	Two storey rear extension.	APPR	05/08/2015
15/01719/F	Two storey front extension and alterations.	APPR	13/01/2016
16/00491/F	Two storey front extension	APPR	20/05/2016
17/00143/F	Detached garage with room above.	PCO	

The proposal

5. Erection of a new double garage to the south of the site, excavation of ground level to facilitate garage and entrance to room over, replacement planting to southern boundary, decking to provide access between dwelling and storage room.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	none
No. of affordable dwellings	none

Proposal	Key facts
No. of storeys	two
Max. dimensions	7.04m (width) x 6.44 (depth)x 5.7m (height)
Appearance	
Materials	Buff brickwork, Dark grey Marley Eternity weatherboarding, pantile roof, Velux rooflights (Obscure glazed to South elevation)
Transport matters	
Vehicular access	Shared drive
No of car parking spaces	two
No of cycle parking spaces	Sufficient space for multiple cycles to be securely stored internally

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four 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
Parking	See Main Issue 5 paras. 31-33
Impact on Conservation Area	See Main Issue 3 paras. 23-26
Loss of Trees	See Main Issue 4 paras. 27-30
Loss of Amenity /Loss of privacy/ Overdevelopment / overbearing	See Main Issue 6 paras. 34-40

Consultation responses

7. 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.

Design and conservation

8. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description

to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Tree protection officer

9. I visited the above site on 9 May '17 and spoke to the applicant about the trees. The arboricultural report does not reflect the revised plans, the revision includes the removal of the lime trees G3. These trees are of low value and I do not have an issue with these being removed, however, their removal will open this aspect up to the neighbouring property.

The applicant indicated where the levels of the drive way could be dug to and it appears the two sycamore trees G4 would be affected by these level changes. Again, these trees are of low quality and as above I do not object to their removal but again their removal will open this aspect up to the neighbouring property.

Any replacement planting along this boundary, be it green wall or climbing plants or even narrow upright habit trees will require adequate space to maintain.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS6 Access and transportation
 - JCS11 Norwich city centre
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **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
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM15 Safeguarding the city's housing stock
 - DM28 Encouraging sustainable travel
 - DM29 Managing car parking demand in the city centre
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes

- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

13. Supplementary Planning Documents (SPD)

- Trees, development and landscape SPD adopted June 2016

Case Assessment

14. 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: Principle of development

15. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
16. The principle of residential extensions is acceptable. The main policy and material considerations in this case are considered below:

Main issue 2: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
18. The proposed scheme has been revised and re-consulted since the original submission. The original proposal included a balcony area to the top of the garage similar to neighbouring property at 12 Cotman Road, however this was not considered appropriate in this location due to higher ground level and proximity to boundary with 8 Cotman Road. The scheme was revised following objection to include a room within the roofspace of the garage – accessible from the higher garden level of 14 Cotman Road.
19. The height of the proposed garage has been designed to facilitate the provision of a room over the garage for use as a storage facility and garden room associated with the primary dwelling, resulting in a 42° pitch roof. The ground level is proposed to be excavated to reduce the impact of scale at the boundaries. The partially hipped roof to the southern end has been designed with the intention of reducing the impact of scale at the boundary whilst facilitating space inside.
20. The scale and form have been designed to accommodate two vehicles within the garage and a storage room above. The plan area of the garage is a recognised size for a double garage facilitating access and egress from vehicles within the space.
21. The proposed garage development is set back from the main highway with limited wider views from the public realm, the primary views of this development will be experienced by neighbouring occupiers at 8 Cotman Road.

Main issue 3: Heritage

- 22. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
- 23. Historic Mapping shows an outbuilding, likely to be a garage of smaller scale within a similar location.
- 24. The proposed materials of buff brick at lower level, weatherboarding to gables and pantiles to match the primary dwelling are in keeping with materials used within the conservation area.
- 25. The half-hipped (clipped gable) roof design to the south of the proposed garage is reflective of the roof design at 8 Cotman Road.

Main issue 4: Trees

- 26. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
- 27. The proposed garage development would result in the loss of a group of Lime trees and sycamore trees on the southern boundary. This loss has been assessed by the consulting arboricultural officer and there is no objection to the principal of their removal.
- 28. As mentioned by the arboricultural officer in the consultation response, the loss of trees in this location reduces the natural screening on the boundary which is characteristic of this area, replacement planting to mitigate this loss has been proposed by the applicant. The proposed replacement planting of 8 number Acer Griseum (Paper-bark Maple) for boundary treatment is considered a suitable replacement in this location; along with the provision of Buxus hedge to increase privacy and two number decorative Olive trees; requirement for this to be implemented should be secured by condition, subject to approval of the scheme.
- 29. The proposed development is not considered to harm the significant oak to the West of the site, works must be carried out in accordance with the submitted arboricultural method statement to ensure its protection. This should be secured by condition subject to approval.

Main issue 5: Transport

- 30. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
- 31. Two number existing external parking spaces are proposed to be replaced with two number parking spaces within a garage. There is no loss or gain in parking provision in this location.
- 32. Aside from the associated excavation to facilitate entrance to the garage; there is no further proposed changes to the shared access from Cotman Road.

Main issue 6: Amenity

- 33. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

34. Concerns have been raised with regards to overlooking issues relating to the room over the garage; the scheme has been amended to specify obscure glazing to the Velux windows which face east to prevent outlook, but allow natural light into the room. This should be controlled by condition requiring this detail to be retained as such.
35. Where natural screening is provided by existing trees, these are proposed to be replaced as specified above.
36. The proposed garage is excavated partially into the ground to reduce impacts of height; the site sits to the North West of neighbouring property at 8 Cotman as such will not cause overshadowing in this location. The removal of the existing sycamore trees will result in the loss of natural screening to the first floor bedroom windows of 8 Cotman road. The applicant has proposed mitigating planting both at the boundary and within the curtilage of 14 Cotman road to reduce this impact. It is understood that there will be a period between the removal of the existing screening and established planting of the proposed Acer Griseum at the boundary and Buxus hedge within the curtilage where there will be an absence of natural screening. The outlook from the primary dwelling is at an obtuse angle to the neighbouring property, this along with the separation, it is not considered that there is significant overlooking issues between the two properties.
37. There is a relatively large degree of separation between the application site and 4 Cotman Road, the letter of objection states unacceptable overlooking from the dwellinghouse at 14 into the rear aspect of 4 Cotman Road caused by removal of the lime trees, there is a separation distance of approximately 70m between the two properties at the closest points. This separation includes natural screening within the boundary of 4 Cotman Road and a single garage in the property of 8 Cotman Road, this would also include the proposed double garage, as such it is considered that there is not significant impact with regards to overlooking in this location. With regards to outlook, it is considered that there shall possibly be only glimpsed views of the proposed garage from the upper floor windows to the rear of the property, due to the incline of the hill, it is considered that views from lower floors and external curtilage of 4 Cotman Road will be limited, or not possible.
38. The main impact of overshadowing shall be to an area of the applicant's private curtilage at 14 Cotman Road, due to the differences in level, this is not of a degree to cause negative impact on the occupiers external amenity space.
39. To the West of the site, there is an existing large scale tree and natural screening which dominate over the scale of the proposed garage.

Compliance with other relevant development plan policies

40. 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
Cycle storage	DM31	Yes
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

42. 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.
43. 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.
44. In this case local finance considerations are not considered to be material to the case.

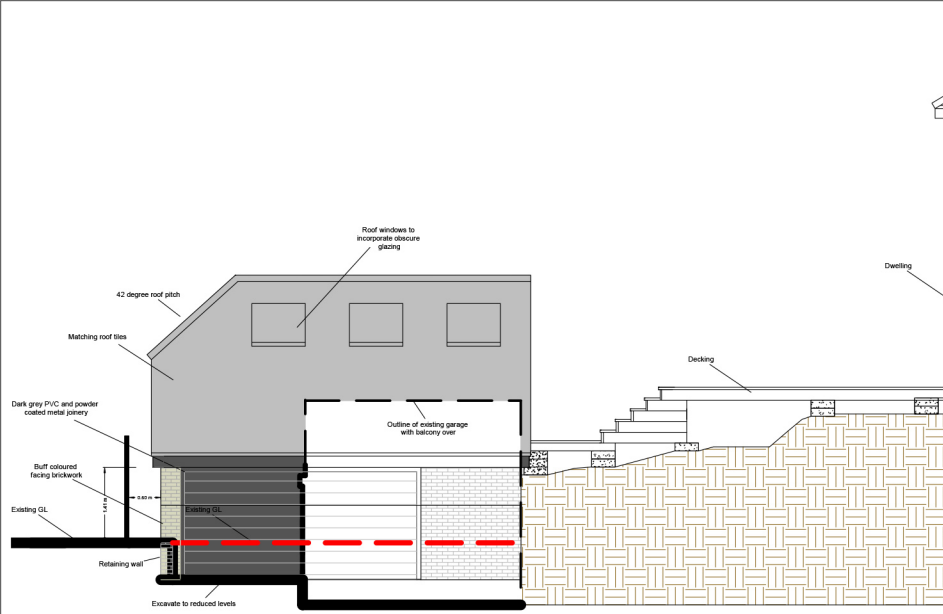
Conclusion

45. 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.

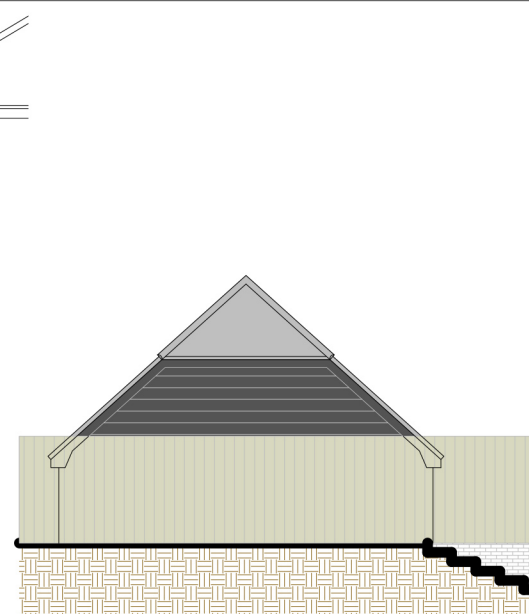
Recommendation

To approve application no. 17/00143/F - 14 Cotman Road Norwich NR1 4AF and grant planning permission subject to the following conditions:

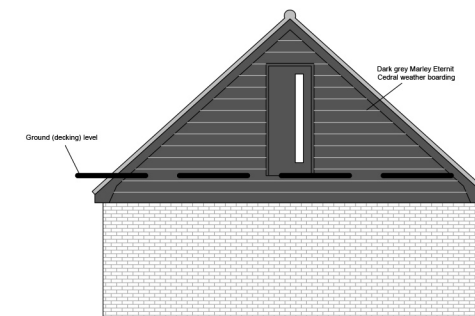
1. Standard time limit;
2. In accordance with plans;
3. In accordance with Arboricultural Method Statement
4. In accordance with mitigating planting scheme



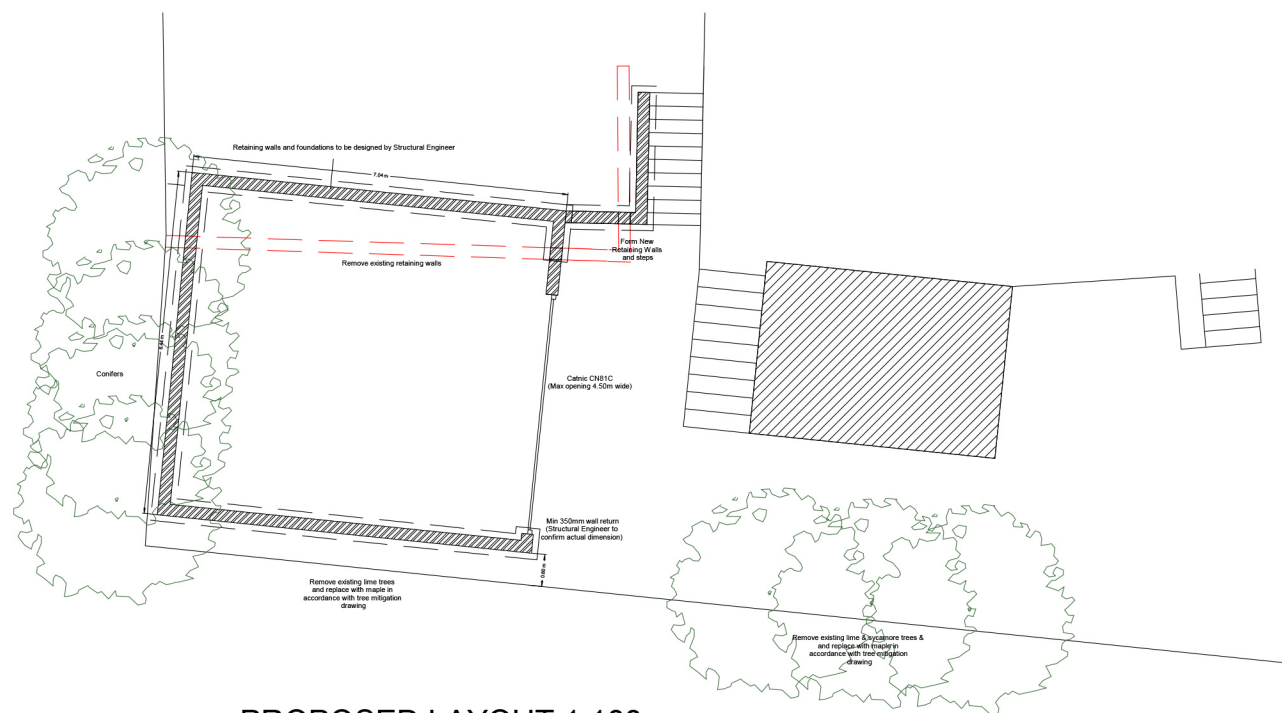
FRONT ELEVATION 1:100



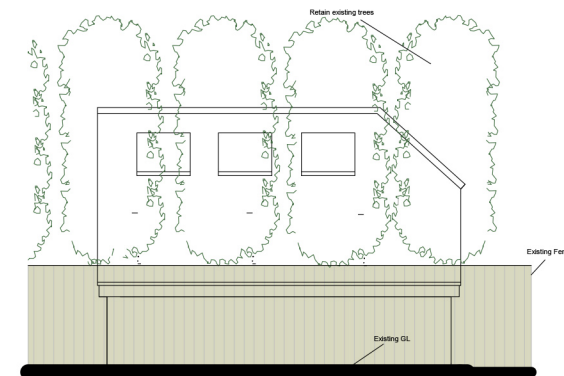
SIDE (S) ELEVATION 1:100



SIDE (N) ELEVATION 1:100



PROPOSED LAYOUT 1:100



REAR ELEVATION 1:100



CLIENT	MR D MINNS				
PROJECT	PROPOSED GARAGE				
SITE	14 COTMAN ROAD - NORWICH				
DATE	MAY-17	SCALE	AS SHOWN	SIZE	A3
DWG NO	2683	REV	E	SHEET	1