

Report to Planning applications committee

Item

12 May 2016

Report of Head of planning services

Subject Application no 16/00558/F - 14 Bland Road, Norwich,
NR5 8SA

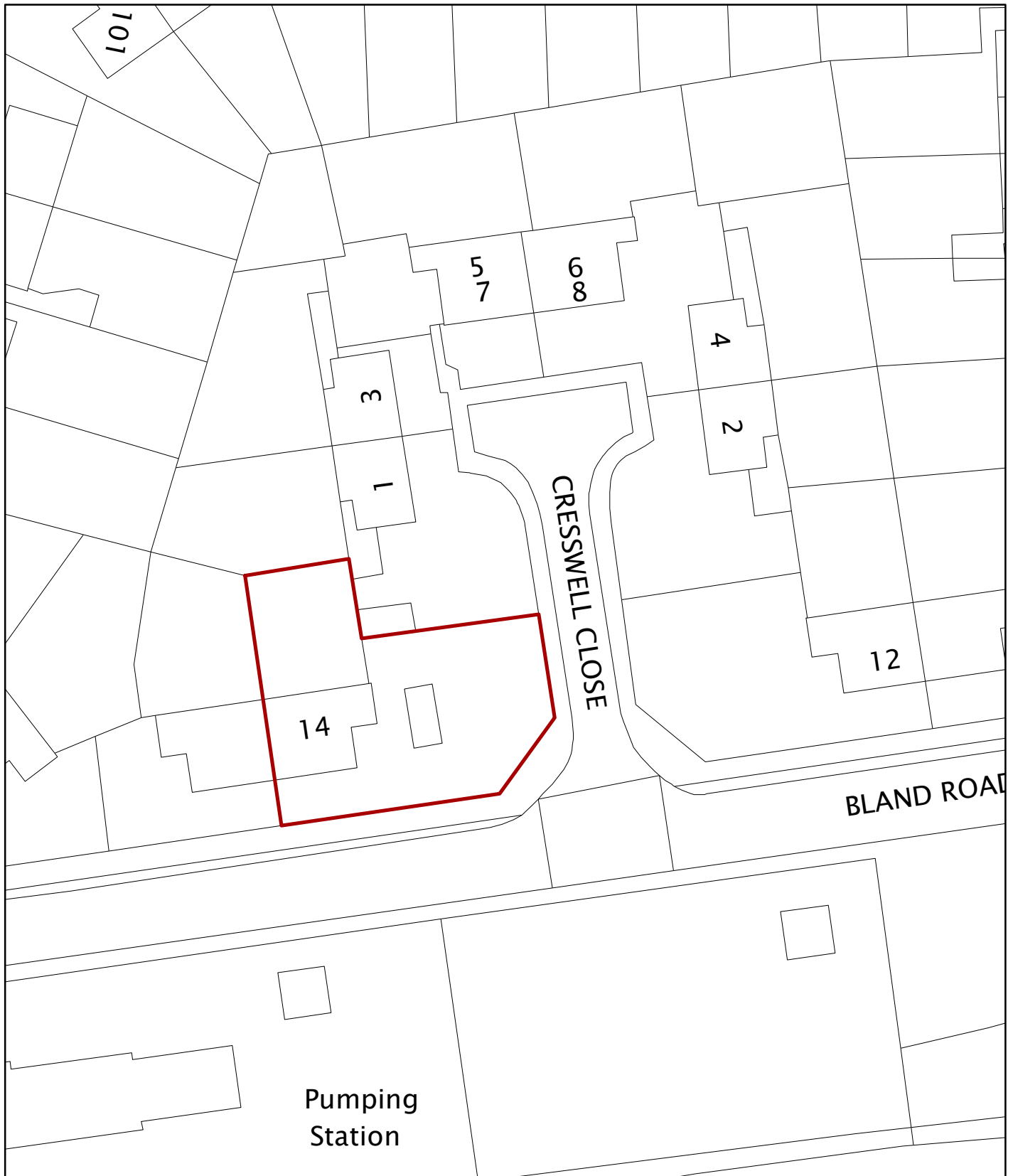
Reason for referral Called in by an elected member

4(m)

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

Development proposal		
Single storey side extension.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Scale and design	Impact on the character and appearance of the subject property and surrounding area.
2 Residential amenity	Impact on neighbouring properties and occupiers of the subject property.
Expiry date	2 June 2016
Recommendation	Refuse



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Planning Application No 16/00558/F

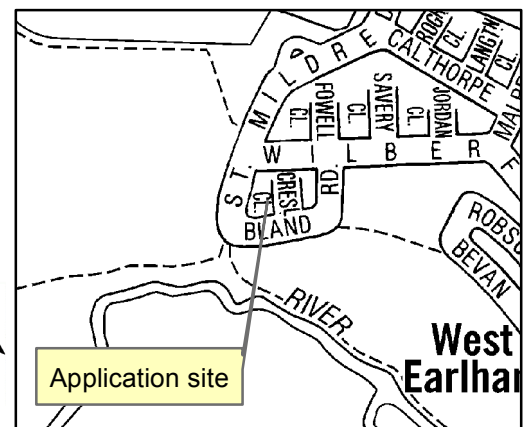
Site Address 14 Bland Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The area is residential comprising two-storey semi-detached dwellings in residential blocks in red brick. The majority of the properties have red brick walls and red pin-tile roofing. All of these factors result in the residential area being of a uniform and ordered layout and form. For example the properties surrounding Cresswell Close being of a symmetrical layout and form which makes it more distinctive compared to residential areas in which the original form of the buildings and layout has been lost through sporadic additions and alterations over the years.
2. The application site occupies a prominent corner plot location, being one of a block of two-storey and the same materials as the other properties in the area.
3. The site comprises one of two semi-detached two storey dwellings occupying a large corner plot next to the entrance with Cresswell Close. This form and layout is replicated on the other property on the opposite side of the Road.
4. A key feature of the application site is that it is quite open with no significant landscaping, making the front and side very prominent in the streetscene
5. The rear and side garden contains large outbuildings, there also being a close boarded fence along part of the street frontage. However, these have not been identified on the site plan

Constraints

6. None
7. However, it is noted that the application site faces onto an area of open space designated as the Yare Valley Character Area.

Relevant planning history

8.

Ref	Proposal	Decision	Date
15/01420/F	Single storey side extension.	REF	19/11/2015

The proposal

9. The proposal is for the construction of a single storey side extension to be constructed within the area of garden located to the east of the dwelling. The extension is to measure 9.13m at the front and 7.01m at the rear. The extension is to feature a hipped roof, matching the style of the original dwelling with an eaves height of 2.9m and a ridge height of 4.13m.

10. The proposed extension is to provide additional living space including a living room, 2 no. bedrooms, 1 of which includes an en-suite bathroom. The provision of bedrooms on the ground floor is to allow for elderly family members to be cared for within the family home, which is currently not possible with the current living space.
11. The proposal is a resubmission of the earlier application reference 15/01420/F which was refused. Discussions have taken place with the applicant with regard to alternative schemes. However the applicants have decided to submit a new application which is identical to the previously refused scheme.

Summary information

Proposal	Key facts
Scale	
Total floorspace	Approximately 66m ²
No. of storeys	Single storey
Max. dimensions	9.13m x 8.25m
Appearance	
Materials	Matching materials; red bricks; concrete roof tiles; UPVC windows and doors.

Representations

12. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.
13. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

14. **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
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
15. **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

Other material considerations

16. 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

Case Assessment

17. 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

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
19. Paragraph 60 of the NPPF states that decisions should not attempt to impose architectural styles or tastes, but proposals should seek to promote or reinforce local distinctiveness. Paragraph 64 goes further by stating that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.
20. It is acknowledged that the area is not within a conservation area but it does front the Yare Valley Character Area and the area is of a uniform and ordered layout which contributes to the areas character and local distinctiveness.
21. The original frontage of the building facing Bland Road is only 7.78 metres long, the proposed extension is 9.13 metres, having the effect of creating a disproportionately large addition which stretches the primary façade to a degree which relates poorly to the form and of the parent building and the ordered layout of the wider area. The siting of the extension in a corner location in front of the building line of 1-3 Cresswell Close would have a cramping impact upon the streetscene and would have an unbalancing impact upon the symmetrical layout of surrounding houses. This would be particularly the case when viewed in conjunction with no 12 Bland Road on the opposite side of the Crescent to the east.
22. As such the proposal is considered to result in an unduly harmful impact upon the appearance of the parent building and the surrounding area, contrary to policy DM3. It is accepted that a number of side extensions are evident in the surrounding area such as no 101 and 109 St Mildreds Road, and a recently approved side extension at no.18 Bland Road. However these extensions are substantially smaller in scale than the proposals, and appear subordinate to the listed building. The applicant was advised to submit a revised application for a side extension which more closely resembled these other examples (side extension with reduced width, but with potentially greater depth). However they have declined to revise the

proposals in this manner due to potential complications with regard to underground infrastructure.

Main issue 2: Amenity

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
24. As a result of the location of the distance of the proposed extension from neighbouring properties, the proposal will have no impact on the amenities of neighbouring properties.
25. The proposal will enhance the amenities of the occupiers of the subject property as the internal living space is improved to meet the needs of current occupiers. The amenities of future occupiers will not be significantly harmed as the outdoor amenity space remains acceptable.

Other matters

26. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
27. The applicant has stated that the proposed extension is required in order for elderly family members to be suitably cared for within the family home. The current living space is not large enough, nor does it allow for suitable access. This information was not known when the previous application was refused.
28. Regrettably officers consider that the above consideration with regard to the personal circumstances of the applicant would not outweigh the concerns identified with regard to harm to the appearance of the area. This is because it is considered that revised proposals comprising a reduction in the width of the proposed extension, and possible increase of its depth, would lessen the harm caused to the appearance of the property and surrounding area. Unfortunately the applicant has opted not to proceed with such proposals due to the costs of relocating an Anglian Water drain on the site. The cost of relocating the drains is considered to be unviable by the applicant.
29. Alternatively if members do reach the view that personal circumstances of the applicant would outweigh harm to the appearance of the surrounding area, then this issue could represent a justification to adopt a different approach to the previously refused application.

Equalities and diversity issues

30. There are no significant equality or diversity issues.

Local finance considerations

31. 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.

32. 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.
33. In this case local finance considerations are not considered to be material to the case.

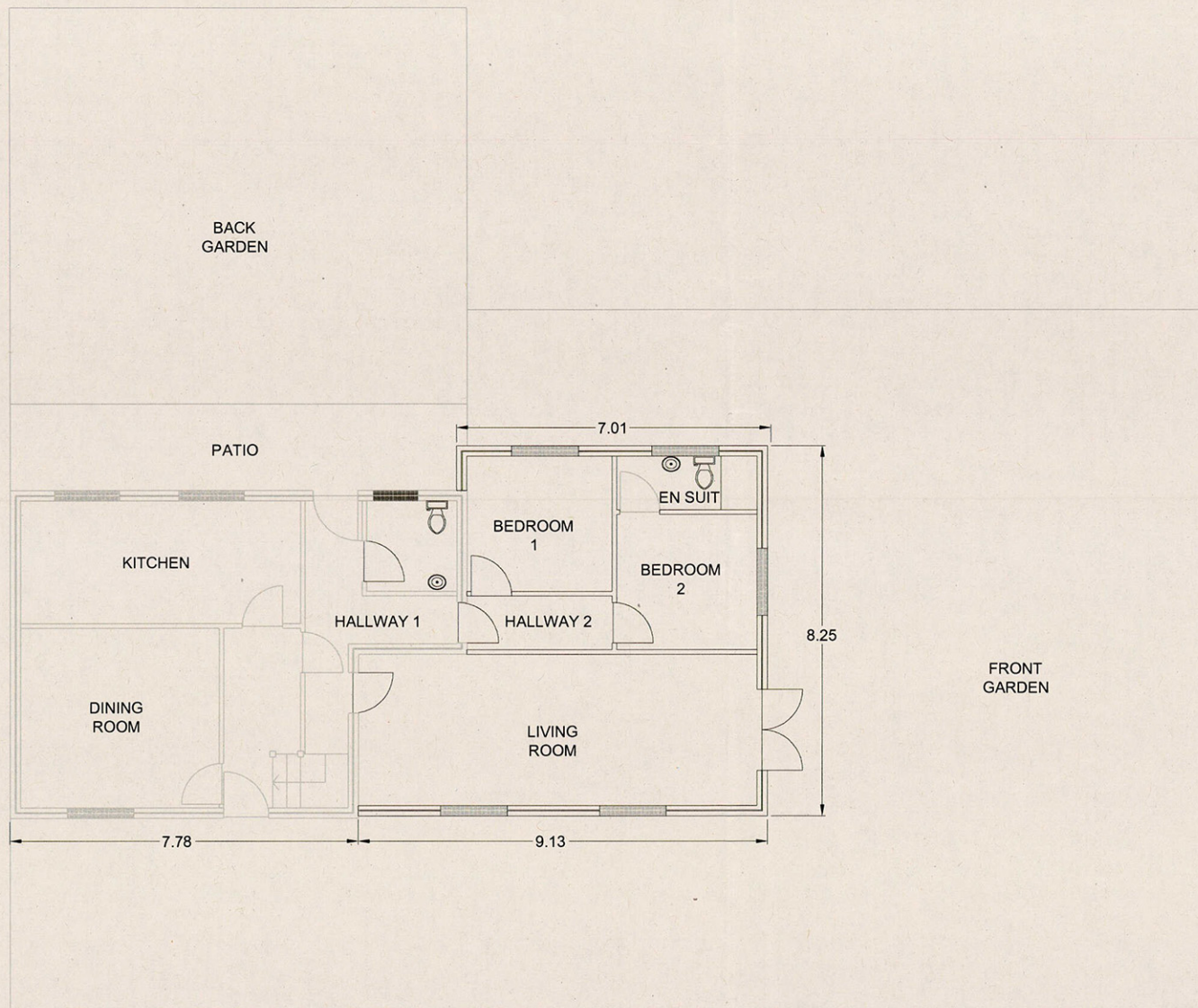
Conclusion

34. For the reasons outlined above and in the reason(s) for refusal below the development is not considered to be acceptable.

Recommendation

That planning permission is refused for the following reason:

“The proposal is of a scale and position which would form an unduly prominent and visually dominant addition which relates poorly to parent building and the ordered surrounding built environment, having a significant adverse impact on the appearance of the building and character of the area. This would be contrary to policy JCS2 (promoting good design) of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011, policy DM3 (delivering high quality design) of the Development Management Policies Document 2014 and paragraphs 60 and 64 of the National Planning Policy Framework 2012”.



Key:

Notes:

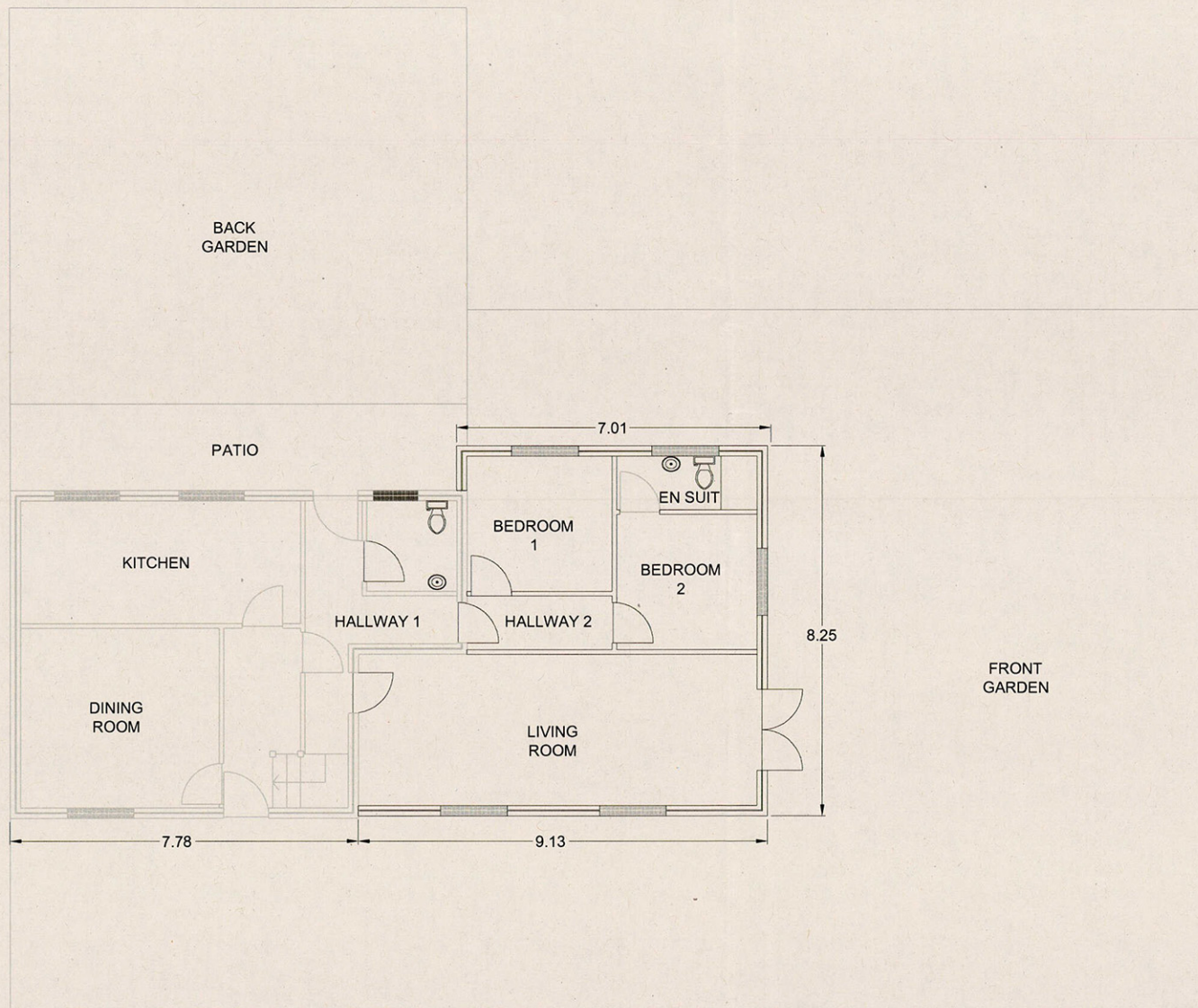
-7 APR 2016
Planning Services

Rev	By	Chd	Appr	Date	Description

Project
PLANNING PERMISSION DWGS

Drawing
14 BLAND ROAD
EXTENSION PROPOSAL
GROUND FLOOR PLANS

Drawn by: -	Date: -
Checked by: -	Date: -
Approved by: -	Date: -
Drawing No.	Revision
V1.0	0
Drawing Scale: at A3	



Key:

Notes:

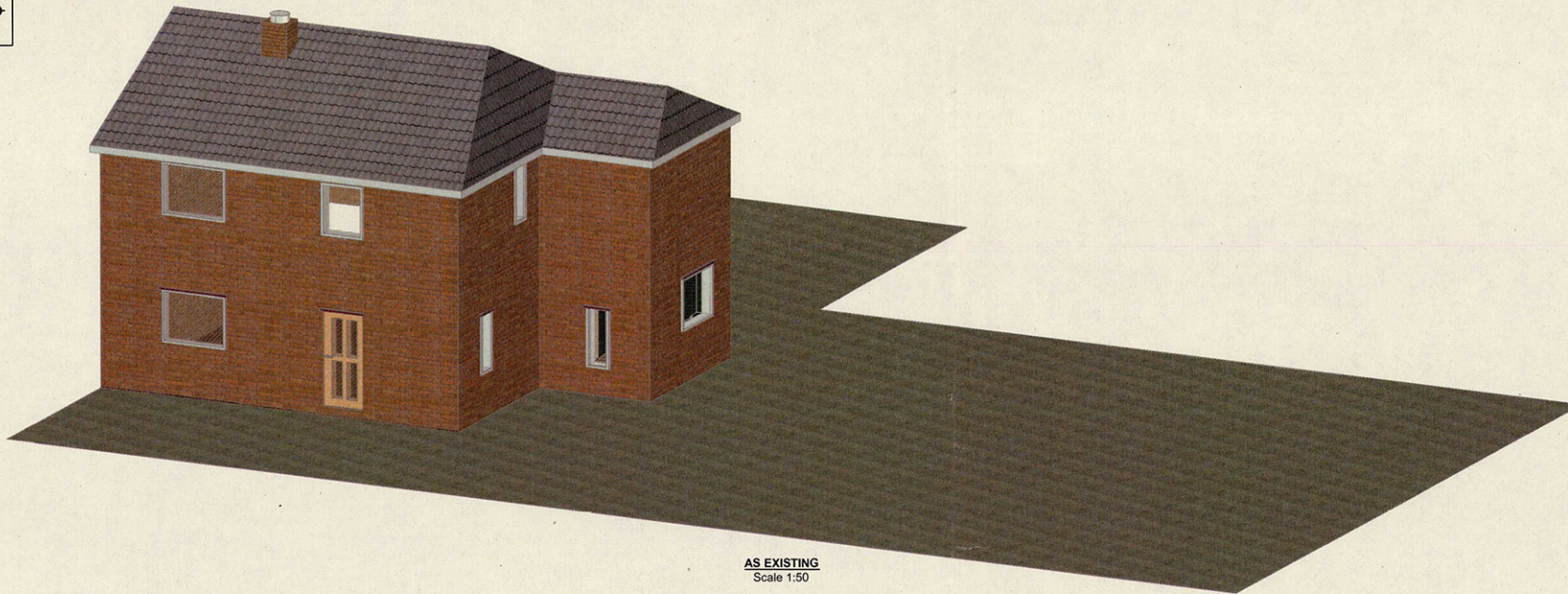
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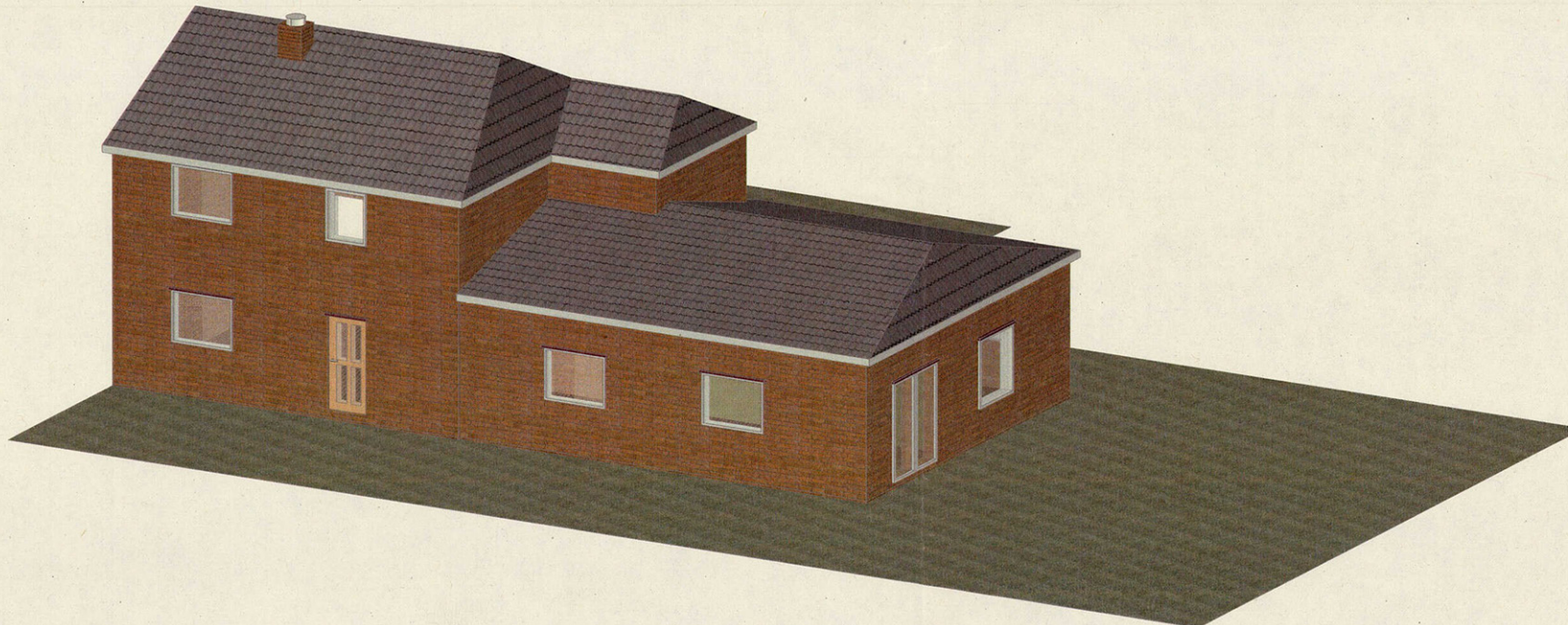
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Checked by: -	Date: -
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Drawing No.	Revision
V1.0	0
Drawing Scale: at A3	



AS EXISTING
Scale 1:50



PROPOSED EXTENSION
Scale 1:50

Key:

Notes:

-7 APR 2016
Planning Services

Rev	By	Chkd	Appr'd	Date	Description

Project

Drawing 14 BLAND ROAD
EXTENSION PROPOSAL
EXISTING AND PROPOSED
3 DIMENSION IMPRESSIONS

Drawn by: -	Date: -
Checked by: -	Date: -
Approved by: -	Date: -
Drawing No.	Revision
V1.0	0
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