

Report to Planning applications committee

Item

11 April 2019

Report of Head of planning services

Subject Application no 19/00293/F - 26 Tillett Road, Norwich,
NR3 4BJ

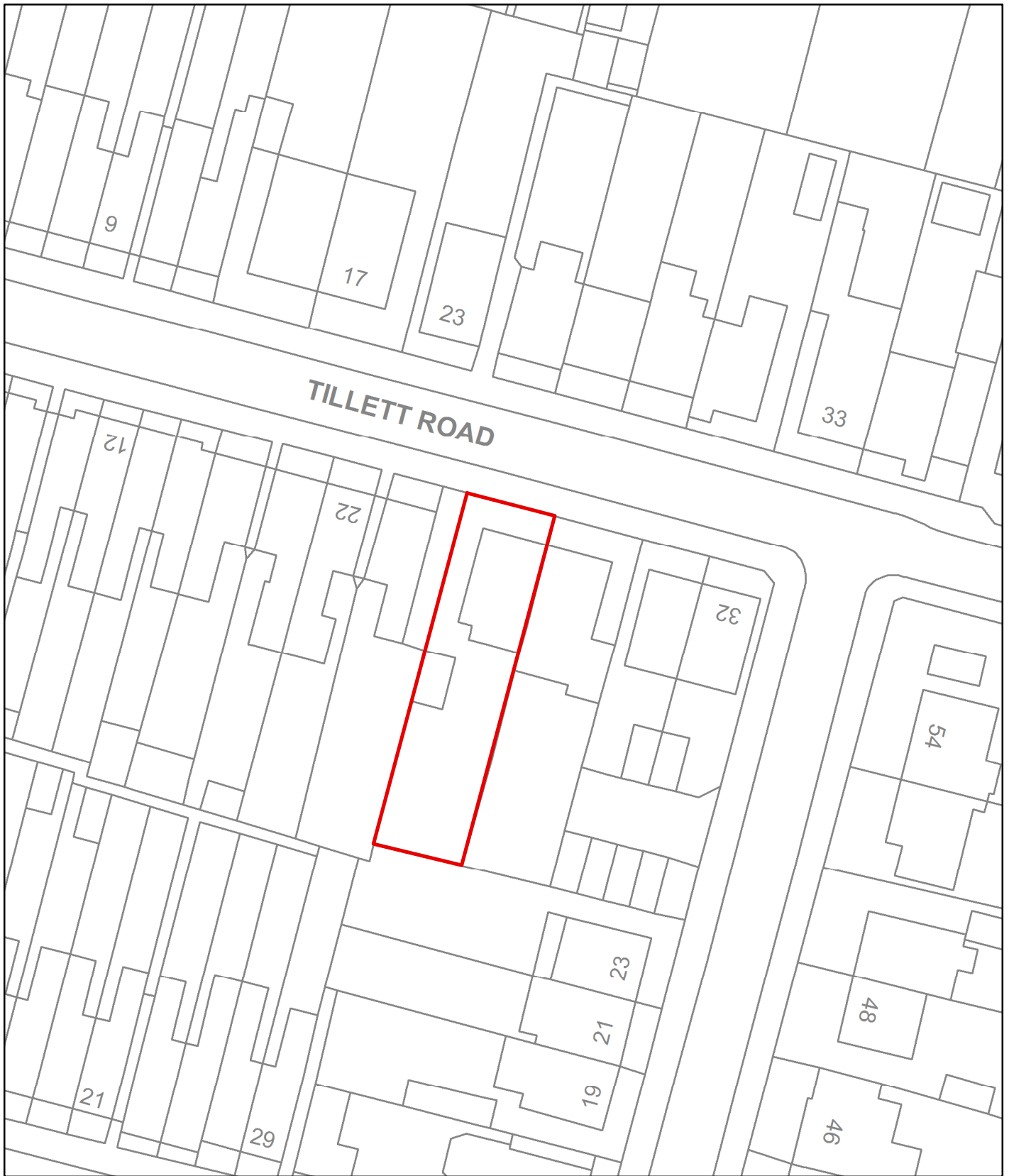
**Reason
for referral** Objection

4(a)

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

Development proposal		
Two storey and single storey rear extensions.		
Representations		
Object	Comment	Support
5	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy;
Expiry date	18 April 2019
Recommendation	Approve



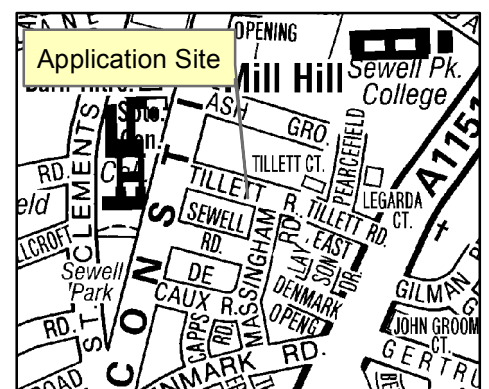
© Crown Copyright and database right 2019. Ordnance Survey 100019747.

Planning Application No 19/00231/F
 Site Address 26 Tillett Road
 Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the south side of Tillett Road to the north of the city. The prevailing character of the surrounding area is predominantly residential comprising a mixture of two-storey semi-detached, terrace and detached dwellings constructed between the late C19 and middle of the C20. Properties typically have small front gardens and larger rear gardens, with semi-detached dwellings benefitting from driveways to the side.
2. The subject property is a two-storey semi-detached dwelling constructed circa 1930 finished with a white render and clay coloured pantiles. The site features a small front garden area, driveway to the side leading to a detached single garage within a larger rear garden. The property is of a simple hipped roof design.
3. The site is bordered by the adjoining semi-detached dwelling to the east no. 28 Tillett Road which has previously been extended by way of a single storey rear extension, and no. 24 Tillett Road to the west, a two-storey end of terrace dwelling. Beyond the rear garden are similar properties located on Massingham Road.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal first involves the removal of a small lean-to single storey rear extension to the rear of the property.
7. The proposal is then for the construction of a two storey rear extension measuring 6.1m x 4m in plan form, 5m to the eaves and 7.4m to the ridge. The extension is of simple hipped roof design and includes bi-folding doors at ground floor level, two rear facing bedroom windows at first floor level and a roof light to the east facing roof slope serving a bathroom.
8. The proposal also involves the removal of the existing single detached garage to facilitate the construction of a 3.3m x 9.5m single storey extension. The extension is to be constructed along the western boundary and is to adjoin the rear extension. The extension has been designed with a dual pitched roof measuring 2.4m to the eaves and 3.7m to the ridge.

Representations

9. 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
The proposed development is out of scale with surrounding area / too large / Building lines extend beyond existing	Seem main issue 1.
Loss of light (to nos. 22, 28 & 30 Tillett Road) caused by height of proposed extensions	See main issue 2.
Loss of outlook (no. 30 Tillett Road)	See main issue 2.
Proposed development is overbearing (no. 28 Tillett Road)	See main issue 2.
Loss of privacy by way of side window (no. 28 Tillett Road) and rear windows (no. 23 Massingham Road)	See main issue 2.
Proposed development would result in a loss of parking within the area.	See other matters.

Consultation responses

10. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

11. **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
12. **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

13. **Relevant sections of the National Planning Policy Framework 2018 (NPPF)**
 - NPPF Section 12 - Achieving well-designed places

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

council's 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

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed development will significantly alter the overall appearance of the subject property when viewed from the rear, however that view from the front of the property is to remain relatively unchanged, with only the front elevation of the proposed single storey extension being visible.
17. Particular concern has been raised that the proposed development is overly large, constructed on building lines which extend beyond the prevailing and is consequently out of scale with the surrounding area. The two storey extension extends 0.1m beyond the existing extension at the adjoining property, no. 28 and the single storey extension extends 0.2m beyond the existing detached garage. As such, the rear building lines of the proposed development extend only marginally beyond the existing. It is also noted that the two storey extension is broadly in line with the prevailing building line present on the neighbouring terrace properties to the west of the site.
18. It is noted that the two storey extension is larger than those in place already at neighbouring semi-detached properties, many of which have been extended by way of a single storey only. It is also noted that the surrounding area is of a mixed character with there being a large number of terrace properties which feature two-storey projecting rear gables, including the immediate neighbouring property to the west. As such, the construction of a two storey rear extension with a hipped roof design is considered to be appropriate for the area as it results in development which is of a similar appearance and character. It should also be noted that the two storey extension appears subservient to the original dwelling with a ridge line approximately 0.5m lower than the original.
19. The proposed single storey extension is to be constructed largely in place of the existing garage. The ridge line is to be higher than that of the garage, however the eaves measure only 2.4m which is considered to be appropriate in this location, adjacent to the shared boundary.
20. The proposed development is therefore considered to be of an acceptable scale, form and design.

Main issue 2: Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
22. The proposed development will result in some noticeable changes to the current situation; however, it is not considered that it will result in significant harm being caused to neighbouring residential amenities by virtue of its design, siting and distance between neighbouring properties.

23. Particular concern has been raised that the proposed development will result in a loss of light caused by the two storey extension to neighbouring properties to the west and east on Tillett Road. Properties on Tillett Road benefit from south facing rear elevations, ensuring that each receives direct sunlight, throughout the year. No. 30 Tillett Road is sited approximately 10m from the proposed development to the east and as such will not suffer a significant loss of light. The adjoining property no. 28 also to the east will not suffer a significant loss light as the proposed extension is to be constructed adjacent to the blank roof of the neighbouring extension. At first floor level the extension will result in a boundary wall to the west of the neighbour's rear bedroom window, whilst this will restrict views from and light to this window the impact is not considered to warrant refusal of the application. Similarly, no. 22 to the west is sited approximately 10m from the proposed extension and will not suffer a significant loss of light. It should also be noted that the hipped design of the roof will assist in reducing the impact of the proposed development.
24. Concern has been raised that the proposed development will result in a loss of outlook from nos. 22 and 30 Tillett Road. Both neighbouring properties are located approximately 10m from the subject property to the west and east respectively and as such, will not suffer a significant loss of outlook.
25. Particular concern has been raised that the proposed development will result in a loss of privacy to the adjoining property by way of a roof light within the east elevation, and to properties on Massingham Road. The roof light is to be added to a section of roof slope parallel with the roof slope of the adjoining property and as such will provide direct views of the neighbouring roof only. The proposed rear facing first floor windows will provide views across neighbouring gardens, as is typical of properties within the area. It is therefore considered that the proposed development does little to alter the current situation in terms of the amount of overlooking possible.
26. The proposed development will assist in enhancing the residential amenities of the occupiers of the subject property as the internal living space is enlarged and improved without significant loss of external amenity space. The proposed development is therefore considered to be acceptable in amenity terms.

Other matters

27. Concern has been raised that the proposed development will result in an increased shortage of on street parking within the area by virtue of the increase in bedrooms at the subject property. The proposed development increases the number of bedrooms from three to five. As such, the subject property remains as a C3 dwellinghouse and no change of use to an HMO is being considered. The proposal therefore has no impact on the parking provision within the area.

Equalities and diversity issues

28. There are no significant equality or diversity issues.

Local finance considerations

29. 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.

30. 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.
31. In this case local finance considerations are not considered to be material to the case.

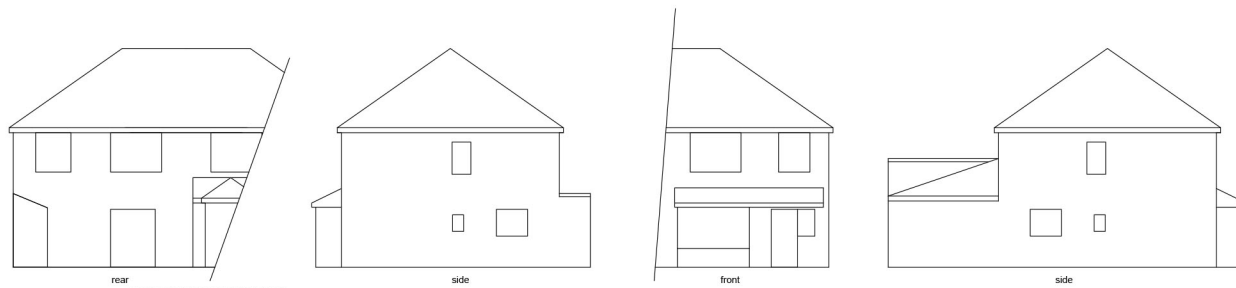
Conclusion

32. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
33. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, loss of light overlooking or loss of outlook.
34. 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

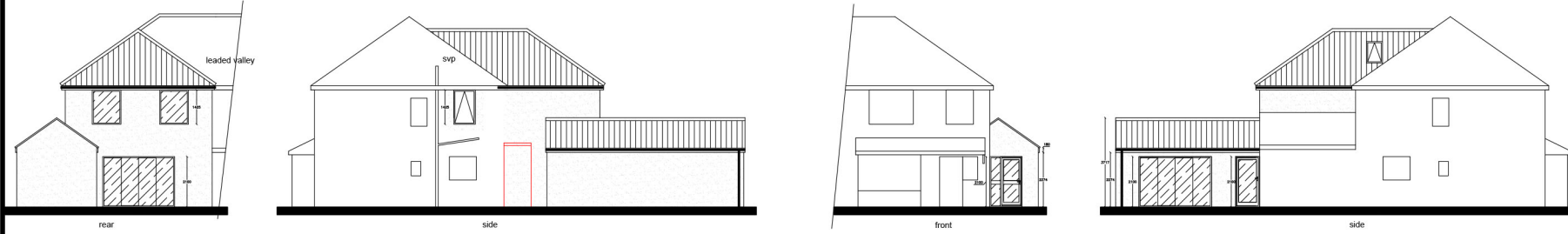
To approve application no. 19/00293/F - 26 Tillett Road Norwich NR3 4BJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

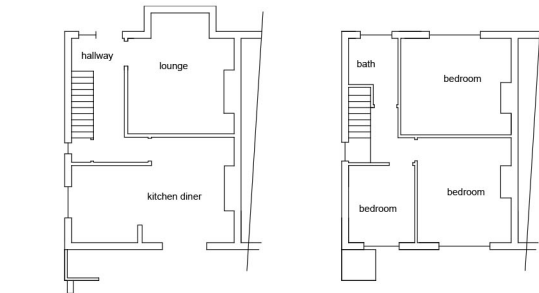


MATERIALS
Walls: coloured render finish as ex
Roof: clay tiles to match ex
Frames: white Upvc as ex
Fascia: white Upvc
Rainwater goods:white Upvc

PROPOSED ELEVATIONS @ 1:100



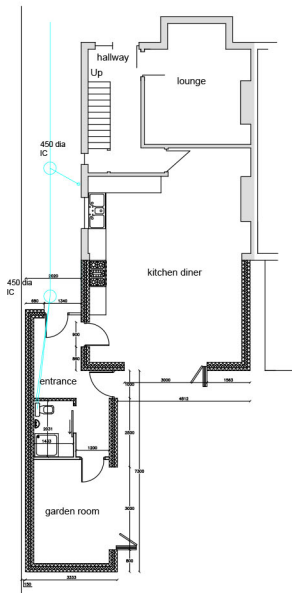
EXISTING FIRST FLOOR PLAN @ 1:100



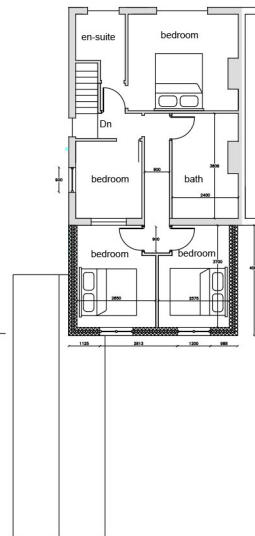
Surface water

Drainage to be 'OSMA' UPVC type 100mm diameter guttering and down pipes to dispose into the existing surface water system.
If a new soak-a-way is required it should be designed for the purpose, in accordance with Approved document H of the current building regulations, to take into consideration rainfall density, porosity testing and storage capacity. Soak a ways must be situated a min of 5 m from the nearest building.
The volume of the soakaway or attenuation system is calculated $V_{s(A)} = (A \times R \times T) / 1000$ where A = area to be drained and assume, 50mm / hr rainfall in the UK to BS EN 752:2008. The attenuation crates must be fully wrapped in Geo-textile covering. Rainwater harvesting collect rainwater in water butts at each downpipe for general use before discharging into the surface water system

EXISTING GROUND FLOOR PLAN @ 1:100



PROPOSED GROUND FLOOR PLAN @ 1:100



PROPOSED FIRST FLOOR PLAN @ 1:100



SITE PLAN 1:500

26 Tillett Road, Norwich, NR3 4BJ



LOCATION MAP 1:250

revised 01.04.2019
bathroom and bedroom repositioned.
Do not scale from this drawing. Use written dimensions only. Always check with designer.

Andy Warnes BA.HNC(Bldg) Planning and Building Consultant Tel: 07745 298591 or 01508 493808 Email: aswarnes2@gmail.com	
Client	Mr and Mrs RIGDEN
Project Address	26 TILLET ROAD NORWICH NR3 4BJ
Scales	1:100 1:500 1:1250
Date	04.02.2019
Dwg No	01.MR.2019
Dwg By	Checked By