

Report to Planning applications committee

26 March 2015

Report of Head of planning services

Subject Application no 1500095F - 18 Jessopp Road,
Norwich, NR2 3QA

Applicant Mr Andy Naylor

Reason for referral Objection

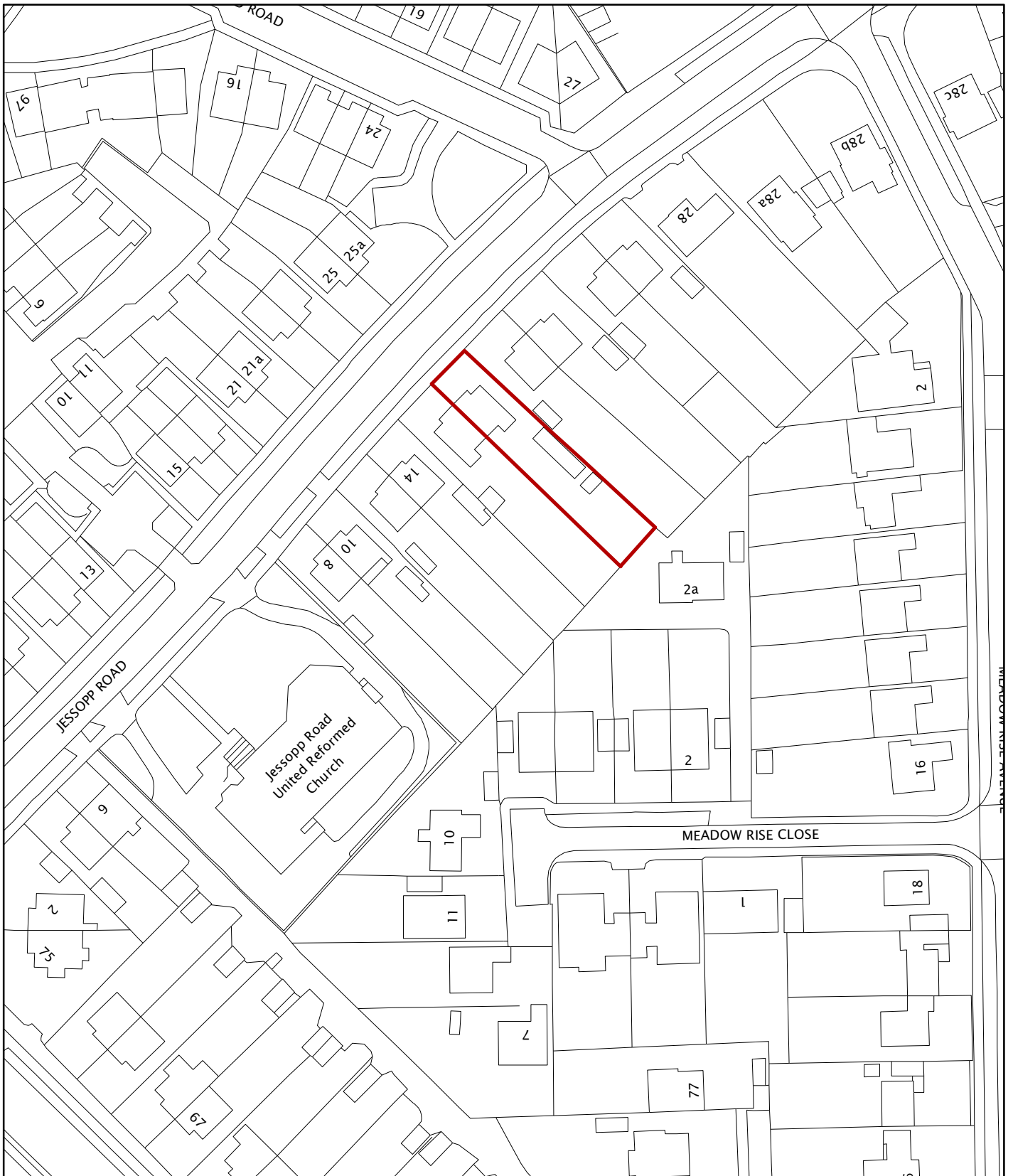
Item

4(H)

Ward:	University
Case officer	John Dougan - johndougan@norwich.gov.uk

Development proposal		
Two-storey side and single-storey rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Scale and design	Visual amenities of the street scene
2 Residential amenity	Daylight and overlooking
Expiry date	24 March 2015
Recommendation	Approve



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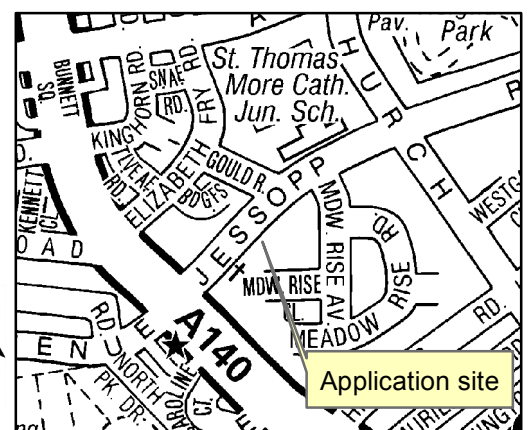
Planning Application No 15/00095/F
Site Address 18 Jessopp Road

Scale 1:1,000



NORWICH
City Council

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The site and surroundings

1. The character of the area is residential predominantly comprising two-storey semi-detached dwellings in red brick, some having elevations in render. The roof profiles are also quite varied some being of gable construction and others of hipped roof construction.
2. The spatial characteristics between the residential blocks are quite varied. The majority of the properties along the south-east side of Jessopp Road are elevated and display quite generous spatial characteristics compared with the denser new development on the opposite side of the road. Both sides of the street are quite well screened by lines of mature street trees.
3. The application site comprises a two-storey semi-detached dwelling in red brick of hipped roof construction. The site has a driveway to the side of the dwelling, small garden to its frontage and a large garden to the rear comprising a detached garage. There are no mature trees in close proximity to the development area, except for a hedge to the rear boundary of no.16. It is also noted that no.16 has a single storey extension to the rear.

Constraints

4. Critical drainage area (DM5)

Relevant planning history

5. There is no relevant planning history at the application site. However two storey side extensions have been granted planning permission at no.26 Jessopp Road in December 2012 (ref: 12/01619/F) and at no 28 Jessopp Road in June 2012 (ref: 12/00889/F)

The proposal

6. Two-storey side and single-storey rear extension.
7. Revised plans were submitted clarifying and slightly increasing the distance between the boundary and wall of the two-storey extension. The distance to the boundary fence will now be 420mm at the front elevation and 550mm at the rear elevation.
8. The revised submission also confirmed that all windows on the side elevation of the two-storey extension will be of obscure glazing, together with the addition of water butts and a soak away to reduce surface run-off from the site.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Two-storey side and single-storey rear extension.
Appearance	

Materials	Walls – Hanson LBC rustic antique Roof – Old English pan-tile in red for the main roof and sandtoft old pan-tile in red for the rear extension
Transport matters	
Vehicular access	As existing
No of car parking spaces	2 no.
Servicing arrangements	As existing

Representations

9. Advertised on site and in the press. 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
Proposals would be too close to the boundary with no.20 and cut out natural light.	See main issue 2
Proposals would result in overlooking of side windows.	See main issue 2
Drawings do not include sufficient context to assess the proposals properly.	Comments are noted. However the plans in conjunction with photos and site visit are sufficient to adequately assess the proposals.
The closeness of the proposed extension will have an adverse effect on proposals for side extensions at adjoining property given proximity to the boundary. And would make construction difficult.	See main issue 1. Complexity during the construction process is not a material planning consideration.
Proposals could result in harm to boundary fence.	The retention or replacement of the boundary fence would be a civil matter between adjoining properties and could be addressed through a party wall agreement.
Removal of ground floor chimney breast brickwork would require support of brickwork above.	This is a matter for building regulations and is not a material planning consideration.

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)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
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
 - DM5 Planning effectively for flood resilience

Other material considerations

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

Case Assessment

13. 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

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The south side of Jessopp Road is characterised by two storey semi-detached dwellings with space between dwellings allowing views of rear gardens. The proposed two storey side extension would infill this space. Concerns are noted that the proposals in conjunction with similar extensions at the adjoining property to the east, (no.20) could result in a terracing effect in the street scene. However revised proposals have been received which would set the side extension further away from boundary and maintain a gap with no.20. This level of separation would be similar to the space between no.26 and no.28 Jessopp Road following construction of side extensions at these properties (see history section), and allow views of trees and rear gardens behind the dwellings.

16. The proposed side extensions would be of similar scale other side extensions within the street would be subservient in scale and proportions to the parent dwelling. The single storey extension to the rear is also of a scale and design which is sympathetic to the appearance of the original dwelling. Indeed, an extension of this size would be classed as permitted development. As such the proposals would not harm the appearance of the application site or surrounding street scene, in accordance with policy DM3.

Main issue 2: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. Concerns are noted with regard to proposals resulting in a loss of daylight to the windows within the side elevation of no.20 Jessopp Road to the east. However these windows serve secondary rooms and spaces such as hallways and toilets. As such daylight to these rooms cannot be protected to the same extent as primary living accommodation with windows facing to the front and rear of the property. Given the nature of affected rooms it is not considered that the proposed side extension would result in undue loss of daylight to this property.
19. In addition the proposed single storey rear extension would project a similar depth into the rear garden as an existing extension at the adjoining property to the west, no.16. No loss of daylight would occur to this property. The rear extension is also set in from the boundary with no.20 to the east which will ensure that it will not result in loss of daylight to windows within the rear elevation of this property.
20. Concerns are also noted with regard to potential for windows within the side elevation to result in overlooking. However the applicant has confirmed that these windows will be obscure glazed and this is proposed to be secured by condition. As such the proposals will not result in any undue overlooking to adjoining properties.

Compliance with other relevant development plan policies

21. 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
Sustainable urban drainage	DM3/5	The site is within a critical drainage area. However the footprint of the proposed extensions is currently covered by hard standing. The proposals would not therefore result in any loss of permeable surfacing and would not increase surface water runoff.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

23. 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.
24. 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.
25. In this case local finance considerations are not considered to be material to the case.

Conclusion

26. The proposal is of scale and design which is sympathetic to the appearance of the building and the wider street scene. It will also not result in any significant loss of amenity of surrounding properties.
27. 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.

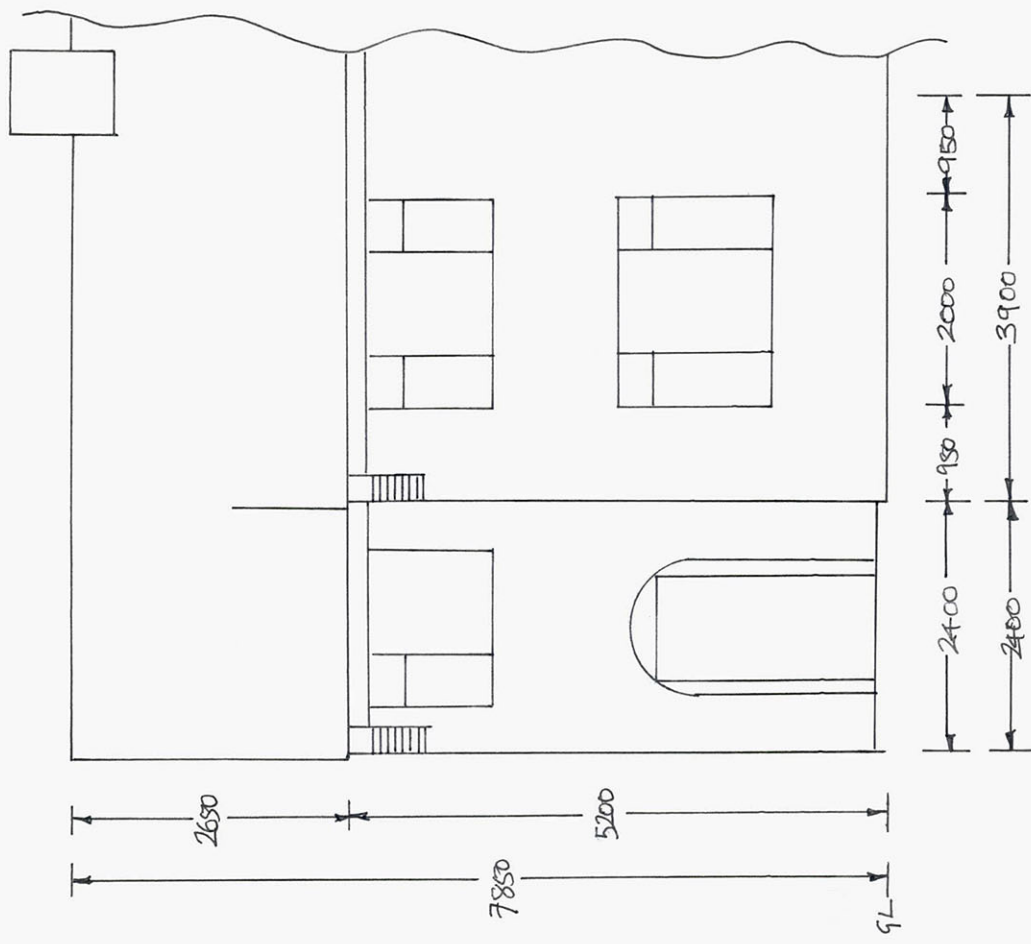
Recommendation

To approve application no. 15/00095/F - 18 Jessopp Road Norwich NR2 3QA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. Side windows to be obscure glazed.

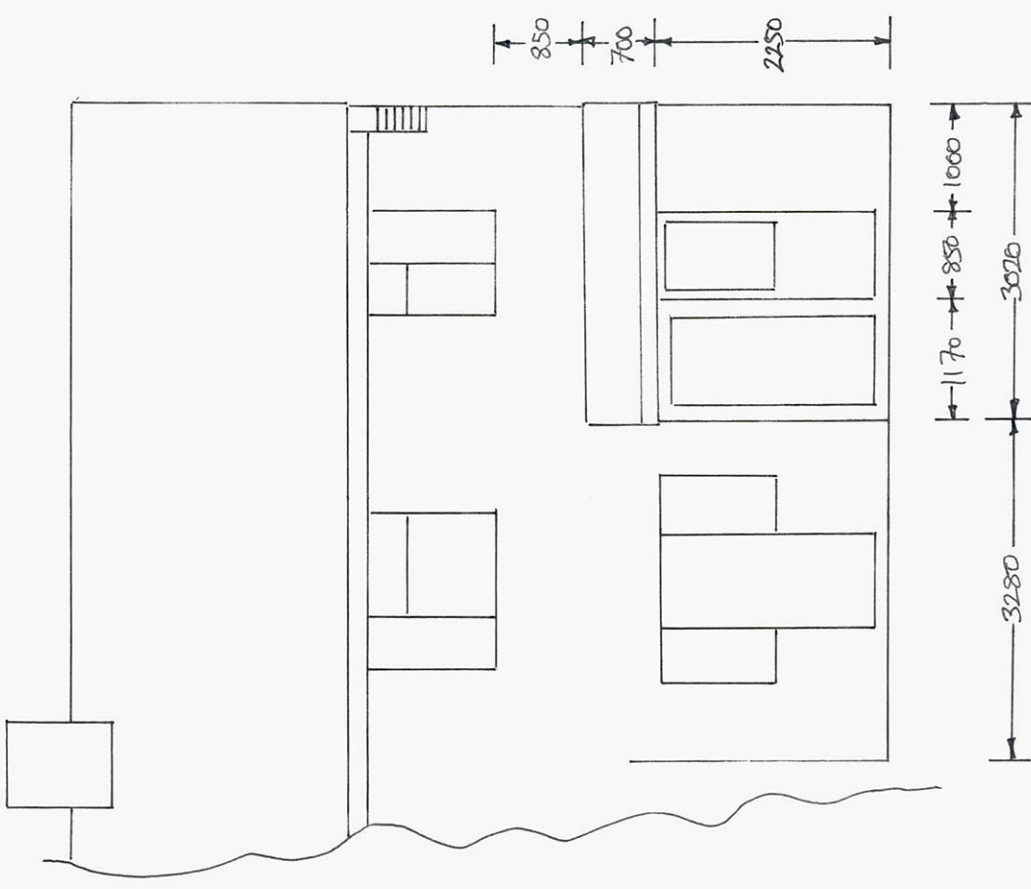
Article 31(1)(cc) statement

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.



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18 JESSOPP ROAD

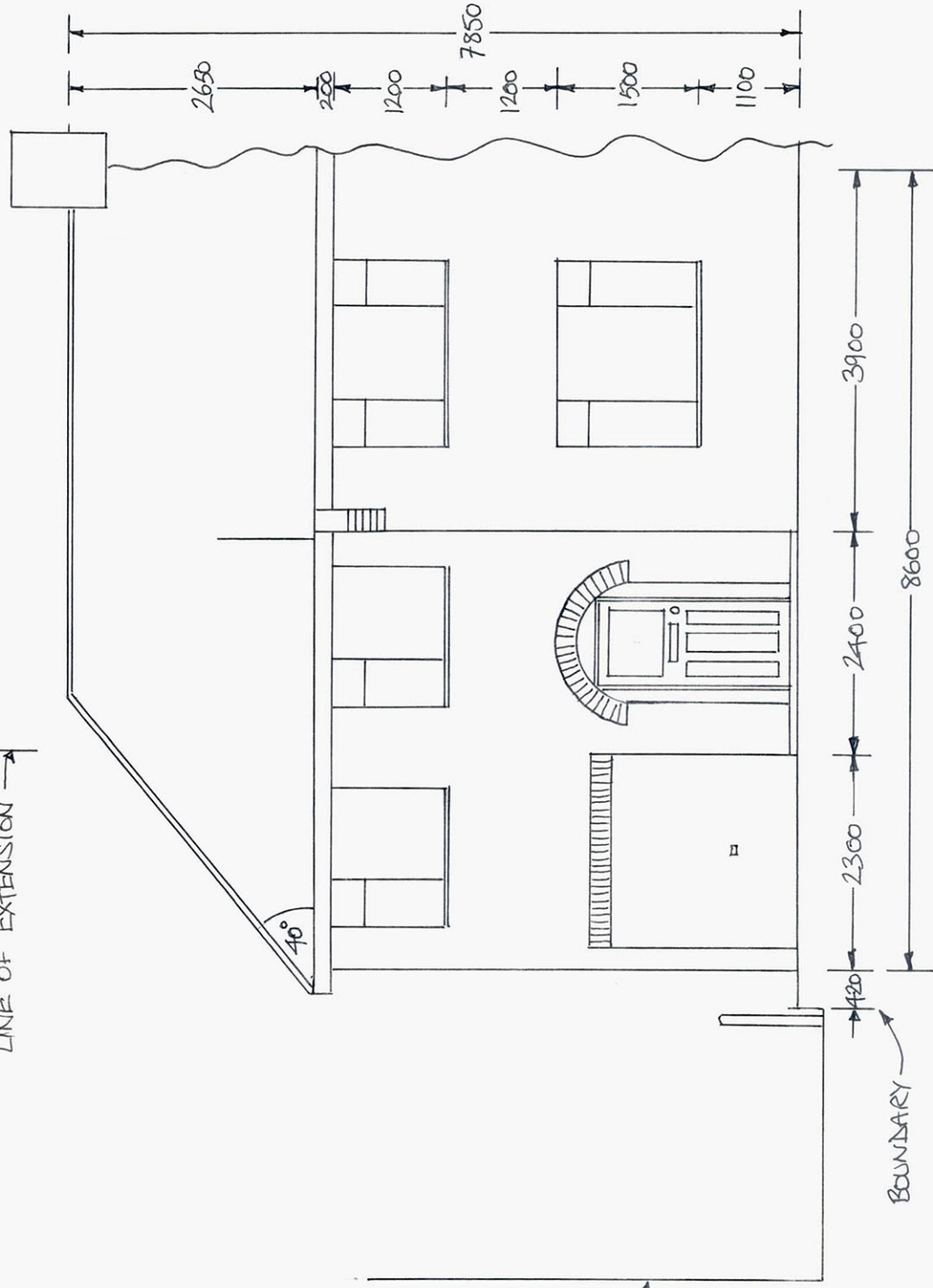
DRAWING 3

ELEVATIONS AS EXISTING

SCALE 1:50 AT A3

LINE OF EXTENSION →

APPROX POSITION
OF NO 20 SIDE
ELEVATION

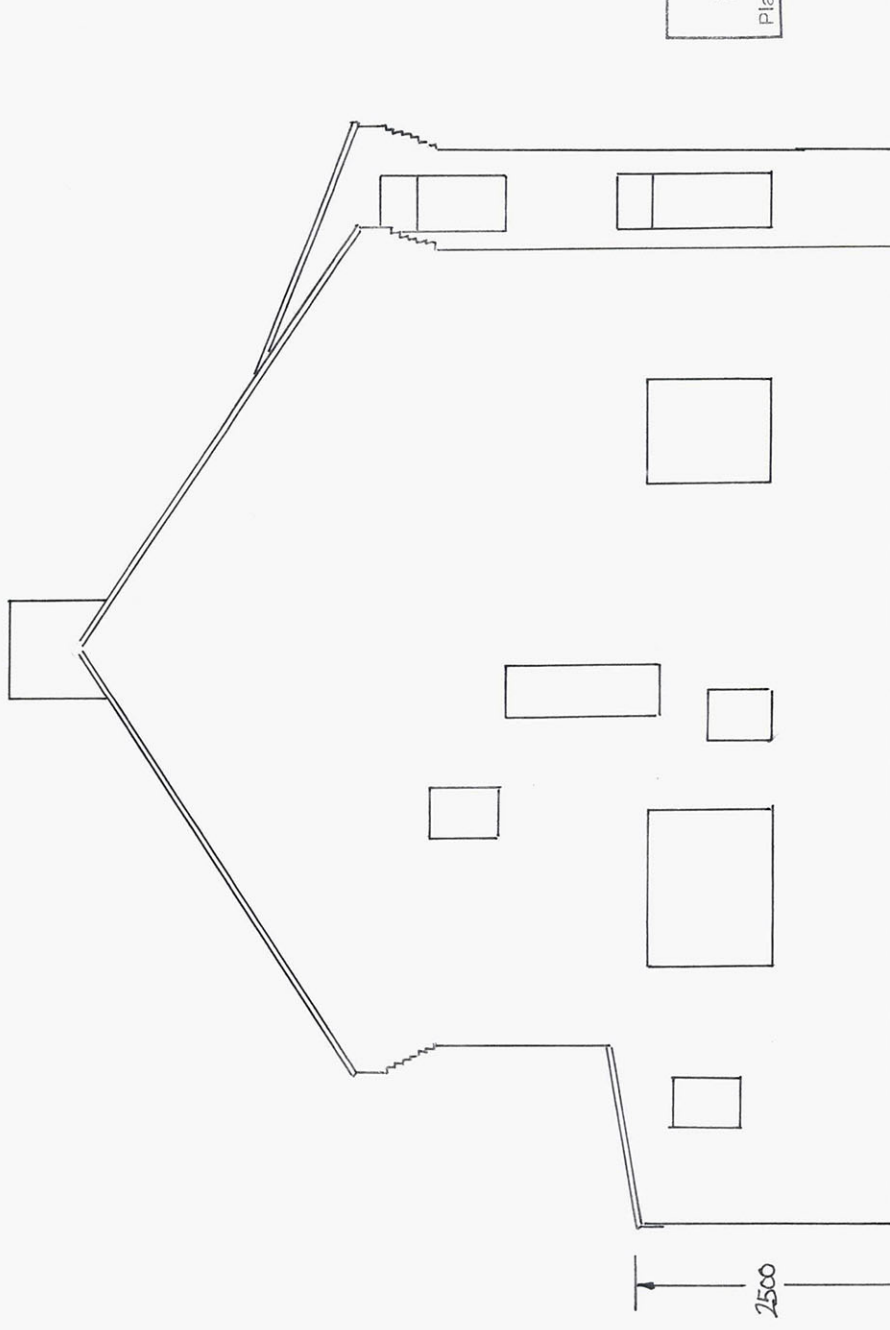


18 JESSOPP ROAD

DRAWING 7 REV A

FRONT ELEVATION AS PROPOSED

SCALE 1:50 AT A3



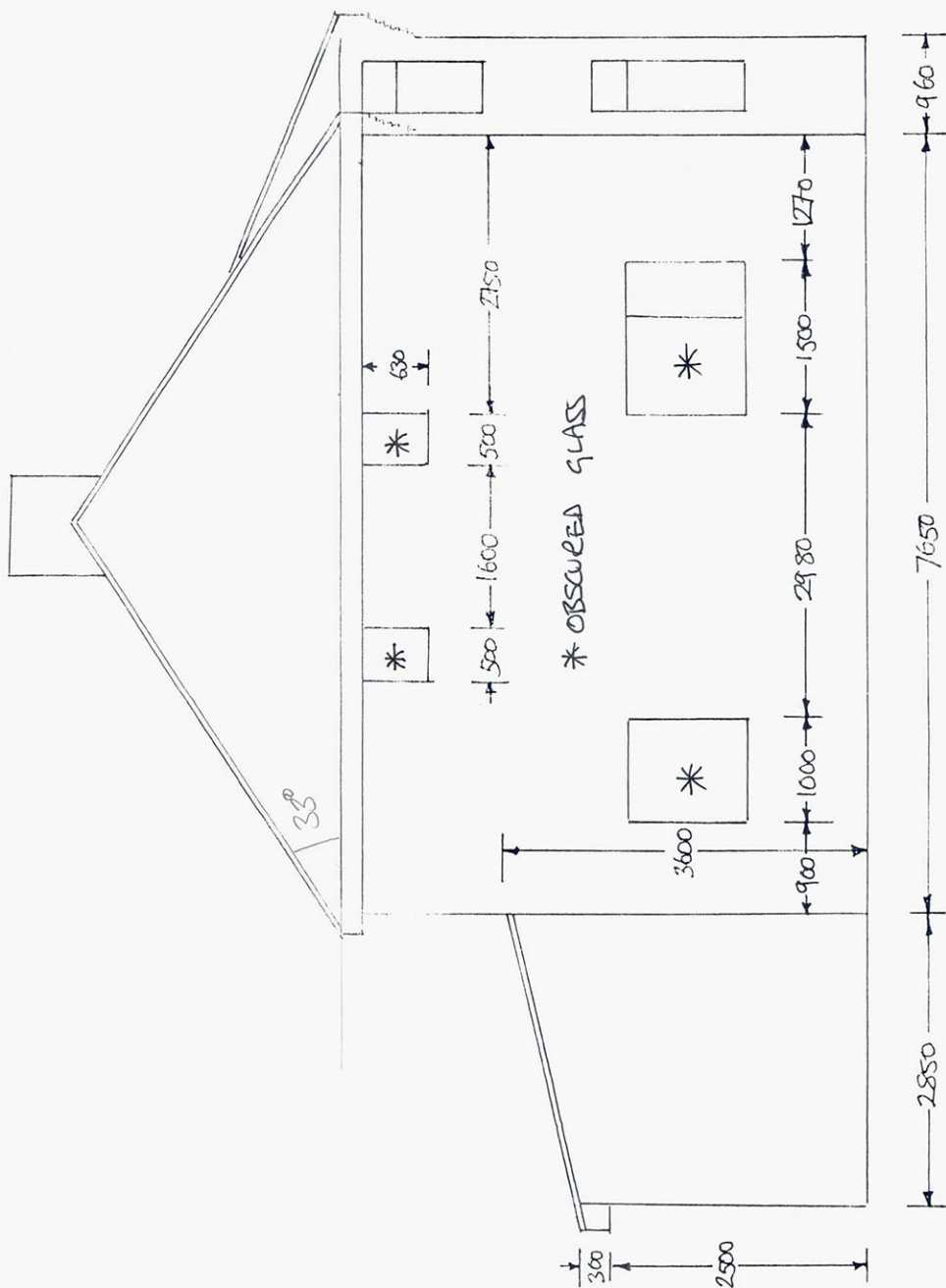
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18 JESSOPP ROAD

DRAWING 4

SIDE ELEVATION AS EXISTING

SCALE 1:50 AT A3



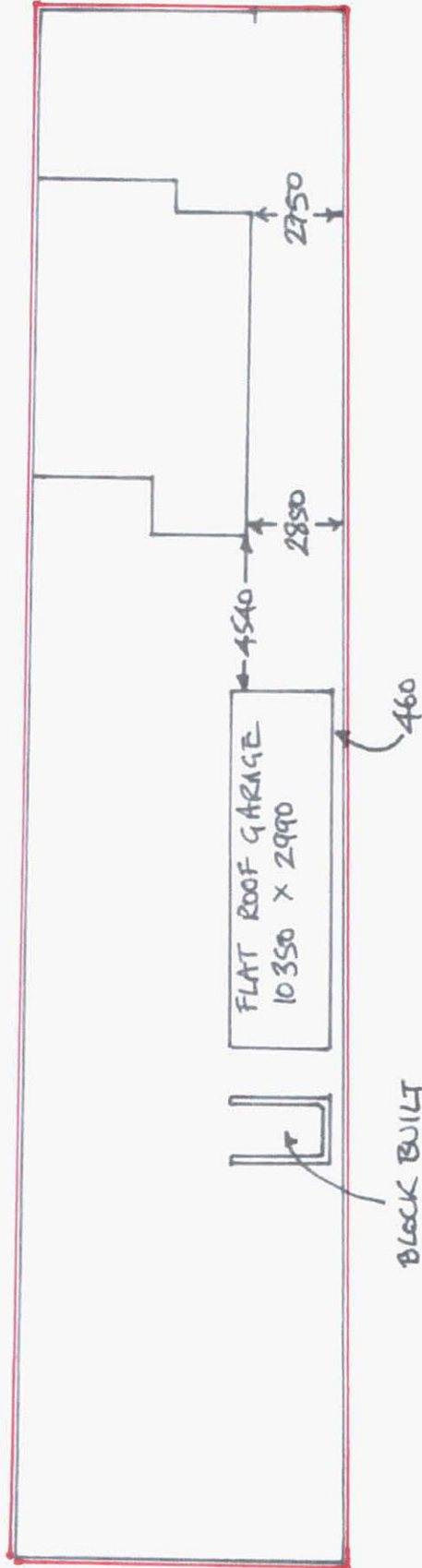
18 JESSOPP ROAD

DRAWING 8 REV A

SIDE ELEVATION "AS PROPOSED"

SCALE 1:50 A1 A3

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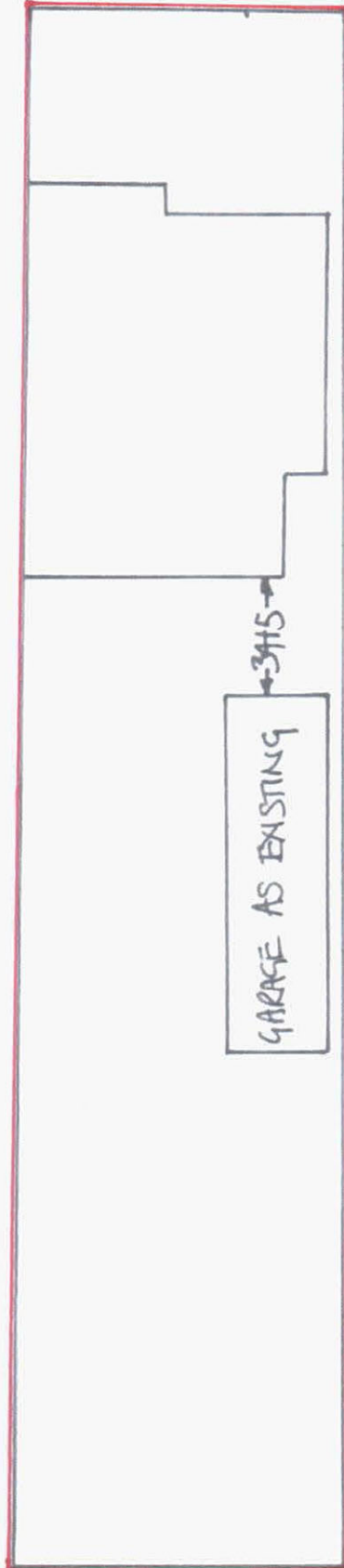


18 JESSOPP ROAD

DRAWING 10

BLOCK PLAN AS EXISTING

SCALE 1:200 AT A4



18 JESSOPP ROAD

DRAWING 11

BLOCK PLAN AS PROPOSED

SCALE 1:200 AT A4

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