

Report to Planning applications committee

Item

12 May 2016

Report of Head of planning services

Subject Application no 16/00138/F - 1 Park Lane, Norwich,
NR2 3EE

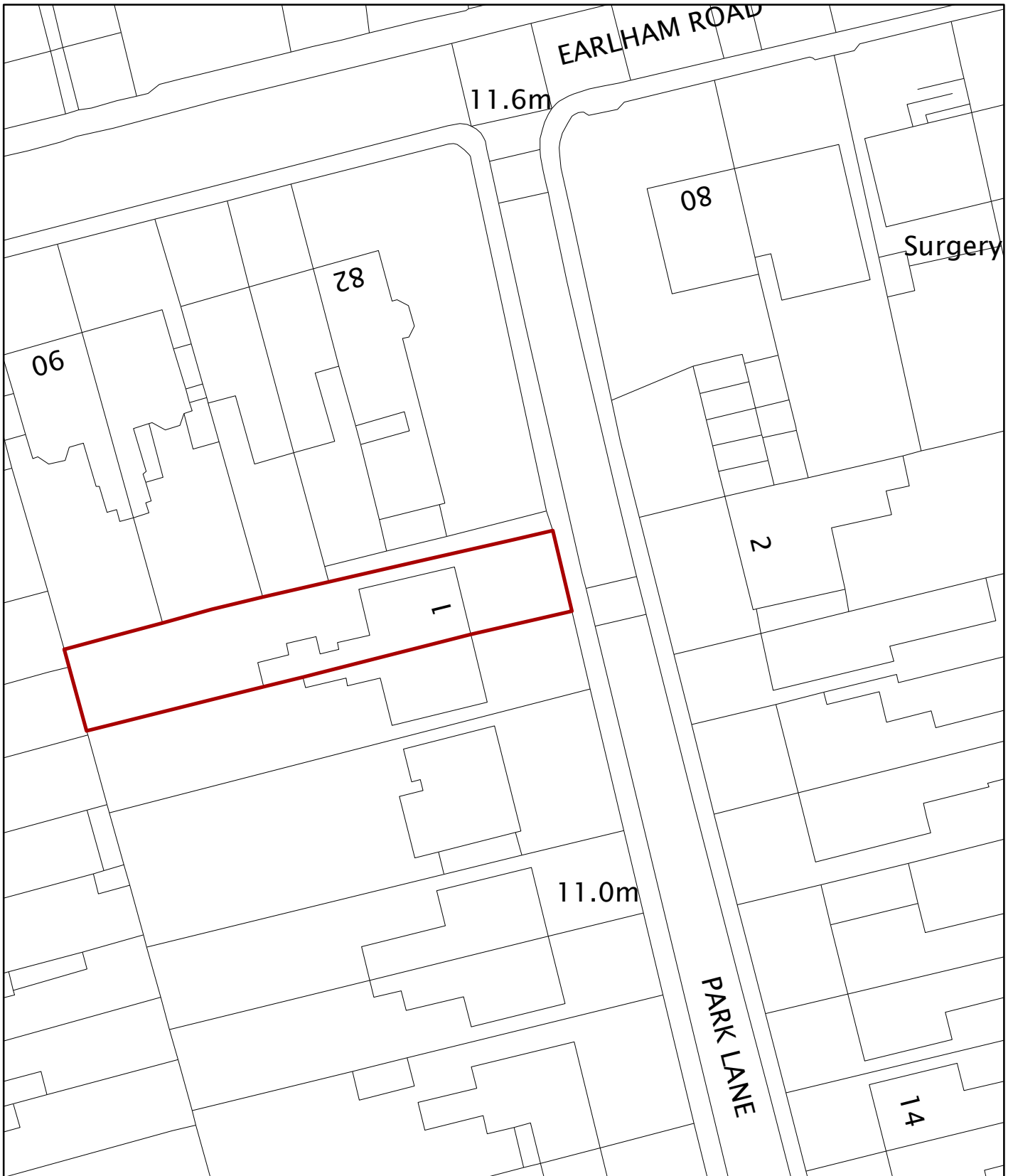
**Reason for
referral** Objections

4(h)

Ward:	Nelson
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Part demolition and enlargement of rear extension, addition of rear dormer window and construction of building in garden.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Impact on the surrounding area Disproportionate scale
2 Amenity	Impact on visual amenity and overlooking
3 Trees	Irreparable damage to Horse Chestnut tree
Expiry date	13 May 2016
Recommendation	Approve



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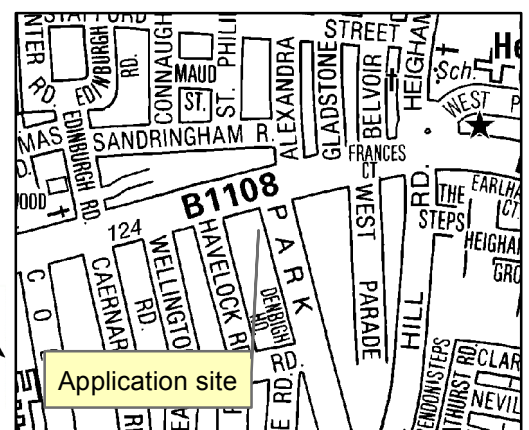
Planning Application No 16/00138/F
Site Address 1 Park Lane

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the West side of Park Lane, west of the City Centre. The subject property is a two storey end of terrace house constructed of red brick, painted white at the front elevation, and slate roof tiles. The garden of the subject property faces onto those of Havelock Road and is perpendicular to those on Earlam Road.

Constraints

2. The property is located within the Heigham Grove Conservation Area
3. The property is subject to an Article 4 Direction
4. The property is locally listed.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/1998/0557	Erection of replacement front boundary wall and railings	APCON	19/08/1998
4/1998/0558	Demolition of front boundary wall and fence.	APCON	19/08/1998
15/00722/TCA	T1 Beech: Dismantle to ground level.	NTPOS	28/08/2015
15/01594/F	Installation of timber trellis alongside northern boundary wall of front garden.	APPR	07/01/2016

The proposal

6. The proposal is for the part demolition and rebuild of a single storey rear extension, construction of a rear dormer window and construction of studio building at the end of the garden. The dimensions of the above are as follows:
7. Extension: 6.00m x 6.40m, 2.40m at the eaves and 3.80m at its maximum height
8. Dormer window: 2.30m x 1.30m and 3.80m maximum projection from the roof
9. Garden studio: 6.25m x 3.50m, 2.40m at the eaves and 3.20m at its maximum height.

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation were originally received

however two sets of comments were withdrawn after amendments to the scheme were made. The two remaining representations cite 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 dormer window is too large and poorly proportioned	See main issue 1
The scale of the ground floor extension is too large	See main issue 1
The garden studio will be too high and result in overlooking	See main issue 2
The dormer window will result in overlooking	See main issue 2
The garden studio will damage neighbouring tree	See main issue 3

Consultation responses

11. 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

12. Informal discussion with a Design and Conservation Officer detailed that the proposed works were considered to be acceptable in the context of the surrounding area. The use of render would ensure that the extension is clearly a modern addition to the dwelling. Providing the materials are appropriate, there is no objection to the proposal.

Tree protection officer

13. Initial comments: The proposed development will have a negligible effect on the trees, over and above the pruning back of some Yuccas overhanging the site from the adjacent garden. Given this I have no objection to the proposed works.
14. After a further visit to the site: with regards the submitted method statement for the studio foundations, I have now reviewed the submission. Whilst very comprehensive, unfortunately the data and drawings clearly show that the proposed foundations will require significant excavation within the BS5837:2012 Root Protection Area of the adjacent TPO'd tree for all their options. Clearly option 3 with the mini piles and ground beam provides the least disruption for roots but still requires the excavation of the piles. Despite this, it is still my opinion that the proposed is not acceptable in its present form, and this element of the applications should be amended or refused on the grounds that it will cause unnecessary

damage to the roots of a protected tree. Consideration could be given to the use of screw piles as this would remove/minimise the need for excavation and potential disruption of roots and the slab level raised to remove the need for changes in levels. Below is a link that may be of assistance.

<http://houseunderconstruction.com/foundation/screw-pile-foundations.html>

15. After amendments: Further to the receipt of the drawings (No 11) and our discussions, I can confirm that I now have no objection to the proposed development. Assessment of planning considerations

Relevant development plan policies

16. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
17. **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
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage

Other material considerations

18. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

19. 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 and Heritage

20. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
21. Concerns were raised over the design of the dormer the window, stating it would be too large and poorly proportioned. The dormer window would not extend the full width of the roof due to the hipped end. The window would be largely glazed, with timber/timber-aluminium composite frames and lead flashing. As the window is

proposed to the rear, it is unlikely to be visible from the road and therefore will not have a detrimental effect on the street scene or conservation area.

22. Concerns were also raised that the ground floor extension would be too large in size and extends beyond the current building line. Amendments were made to the original scheme and the extension was reduced in size by 1.00m, altered from a gabled to hipped roof and a side porch removed. These alterations result in more appropriately sized development which will remain subservient to the main house. Two objections were withdrawn as these alterations addressed their concerns.
23. The ground floor extension would be of a rendered finish with slate roof tiles. Discussions with the Conservation team indicated that these materials would be acceptable in the context of the surrounding area and main dwelling.

Main issue 2: Amenity

24. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
25. Concerns were raised that the addition of the dormer window to the rear would result in overlooking of the neighbouring property. Whilst there would be an additional window in the rear elevation, the opportunity for overlooking is not considered to be significantly different from the current situation from the first floor windows.
26. Concerns were raised over the increased opportunity of overlooking from the garden studio. The front elevation of the studio is to be largely glazed and due to the slightly raised ground level approximately 1.00m of the building would be visible above the fence line. However, the studio is to be located at the rear of the garden and will not overshadow any dwellings. It is also unlikely to be overbearing in this location. As it is unlikely to be a primary living space, and due to its location, increased opportunity for overlooking is unlikely.

Main issue 3: Trees

27. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
28. Concerns were raised that the installation of the garden studio would result in damage to the Horse Chestnut tree in the adjacent garden. The tree is protected as it is located within a conservation area. After discussions with the Tree Officer, amendments to the scheme were submitted detailing the installation technique which requires little excavation near the tree roots and minimises compaction. The Tree Officer considers this to be sufficient to protect the tree and therefore this part of the proposal is acceptable.

Equalities and diversity issues

29. There are no significant equality or diversity issues.

Local finance considerations

30. 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.

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

Conclusion

33. The proposed development is considered to be acceptable in terms of design, scale and amenity. The amendments made to the ground floor extension are considered to improve the scheme and the alterations to the installation methods for the garden studio are considered sufficient to protect the neighbouring tree. Therefore the proposal is considered acceptable.
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.

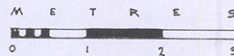
Recommendation

To approve application no. 16/00138/F - 1 Park Lane Norwich NR2 3EE and grant planning permission subject to the following conditions:

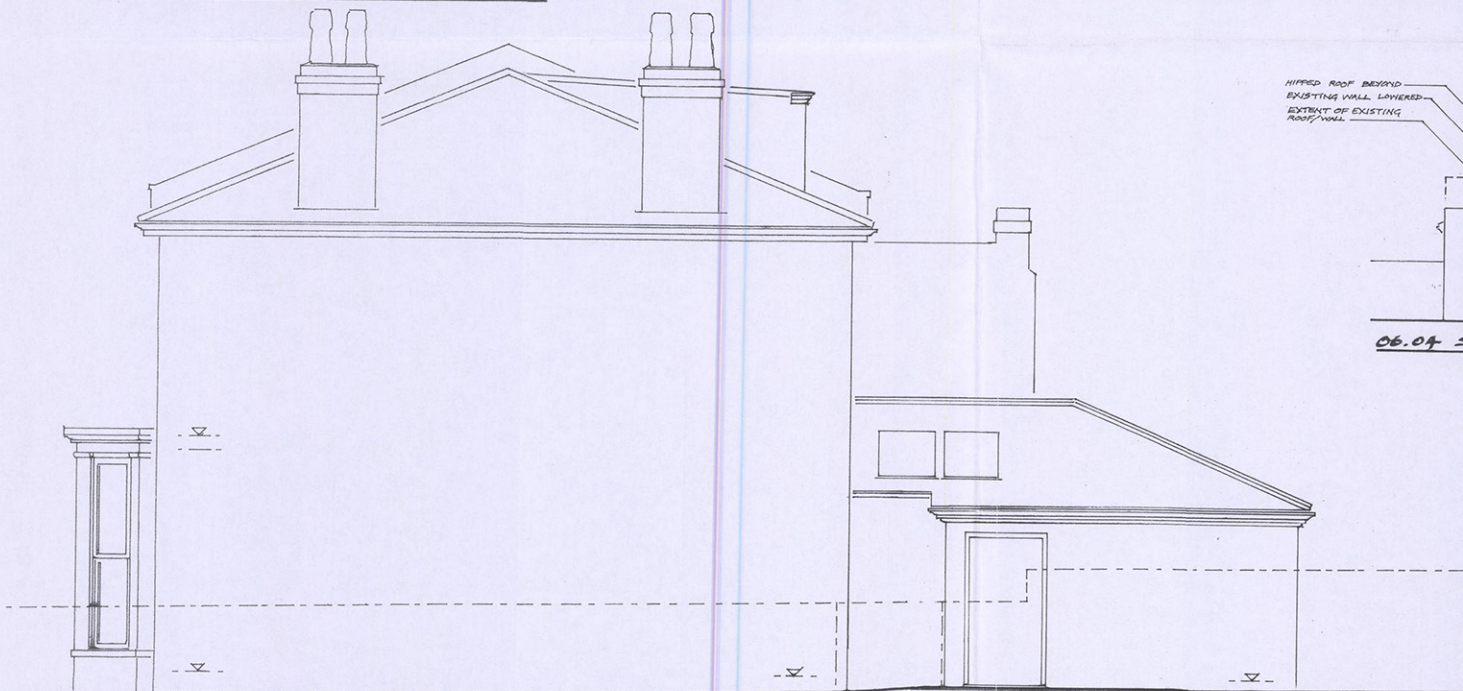
1. Standard time limit;
2. In accordance with plans;
3. Details of materials to be submitted;
4. In accordance with AIA and foundation proposal.



06.01 EAST FRONT ELEVATION, PROPOSED 1/50

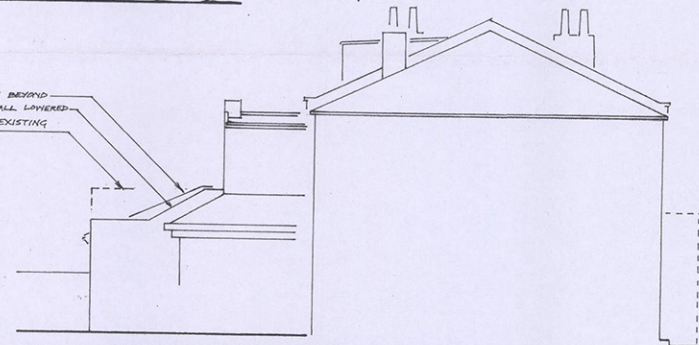


06.02 WEST REAR ELEVATION, PROPOSED 1/50

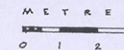


06.03 NORTH SIDE ELEVATION, PROPOSED 1/50

HIPPED ROOF BEYOND
EXISTING WALL, LAYEDED
EXTENT OF EXISTING
ROOF/WALL



06.04 SKETCH ELEVATION FROM SOUTH 1/100



RECEIVED ON
21 APR 2016
SCANNING ROOM

Revised

REV. A 18.04.16 PROPOSED EXTENSION: SHORTENED TO LINE OF EXISTING
EXTENSION: SIDE PORCH REMOVED: WESTERN GABLE CHANGED TO HIP: PARTY
WALL PARTLY LOWERED.

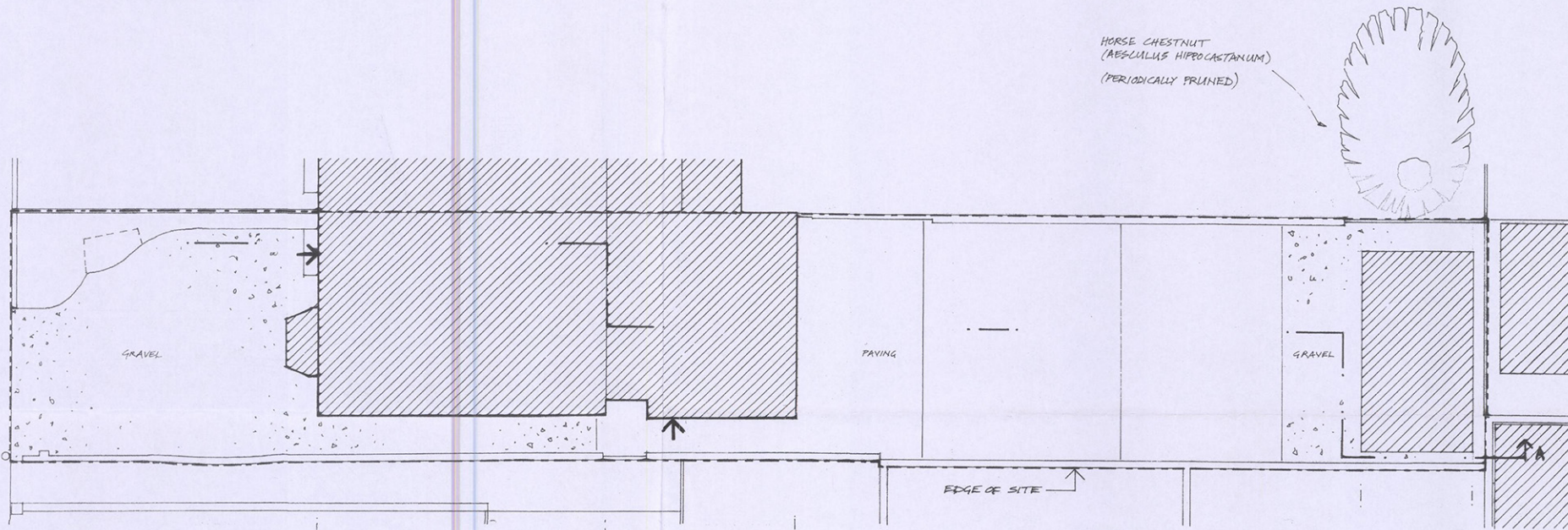
1600138F

18 APR 2016
Planning Services

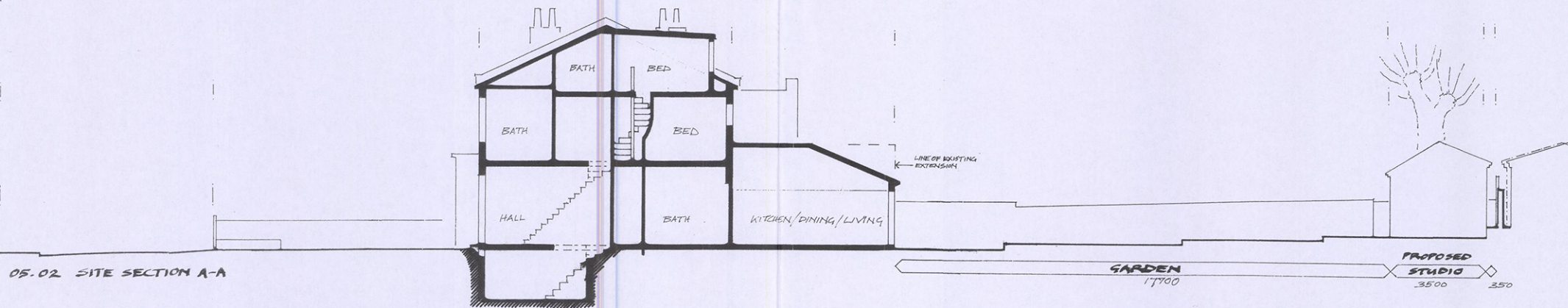
HOUSEHOLDER APPLICATION: M HYNES, 1 PARK LANE, NORWICH, NR2 3EE			
1 PARK LANE	MH	date	17.01.2016
PROPOSED ELEVATIONS	scale	1/50, 1/100	do not scale
drawing number	06	rev	A

METRES
0 1 2 3

A↑



05.01 SITE PLAN. PROPOSED



05.02 SITE SECTION A-A

PARK LANE
7800

FRONT GARDEN
9590

HOUSE AS PROPOSED
9260

EXTENSION PROPOSED
6000

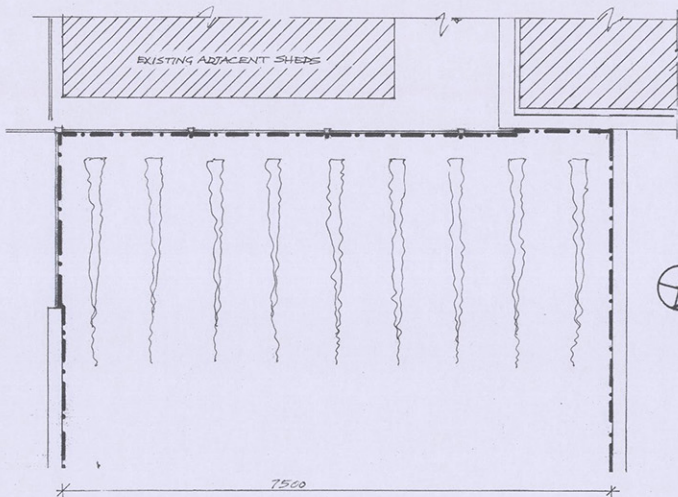
REV. A 14.04.16 PROPOSED EXTENSION SHORT-
ENED TO LINE OF EXISTING EXTENSION. PORCH/
LOBBY REMOVED. GABLE REPLACED BY HIP.

HOUSEHOLDER APPLICATION. M HYNES. 1 PARK LANE. NORWICH. NR2 3EE
1 PARK LANE
PROPOSED SITE PLAN +
SECTION
MH 19.01.2016
scale 1/100 do not scale
drawing number 05 rev A

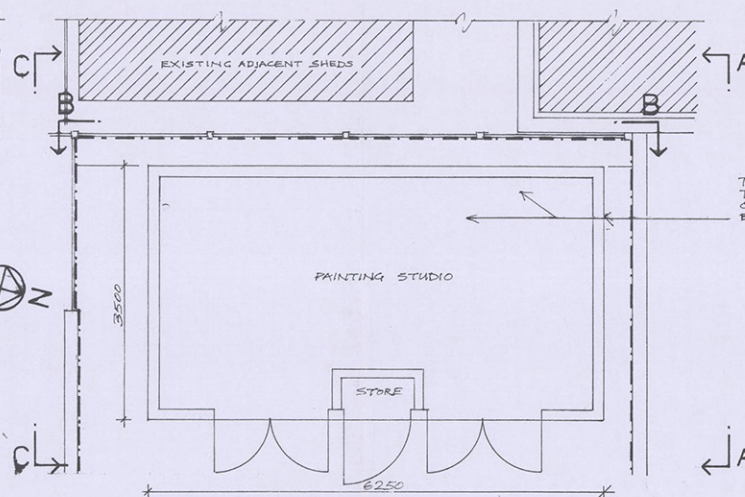
RECEIVED ON
21 APR 2016
SCANNING ROOM

10 APR 2016
Planning Services

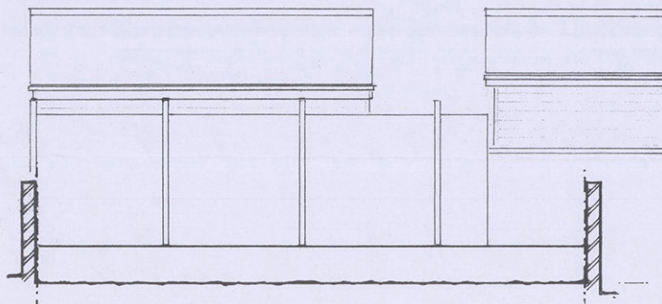
1600138F Revised



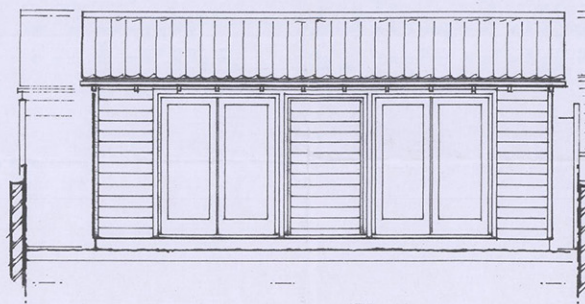
09.01 EXISTING PLAN 1/50



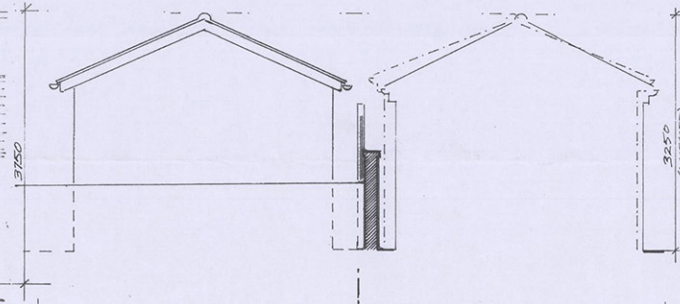
09.02 PROPOSED PLAN 1/50



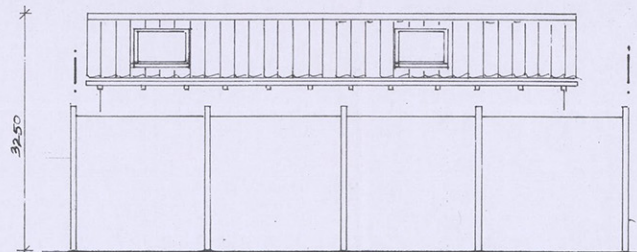
09.03 EXISTING ELEVATION 1/50



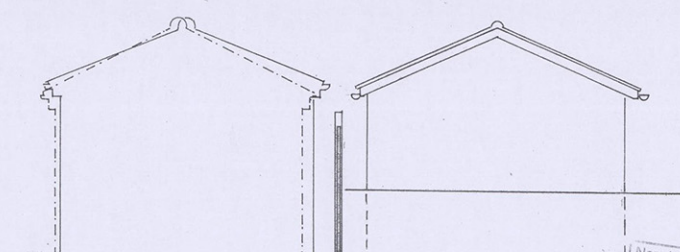
09.04 PROPOSED ELEVATION 1/50



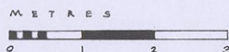
09.05 PROPOSED SIDE/NORTH ELEVATION A-A 1/50



09.06 PROPOSED BACK/WEST ELEVATION B-B 1/50



09.07 PROPOSED SIDE/SOUTH ELEVATION C-C 1/50



REV A 23.04.16 09.04, 05.07 REVISED TO SHOW THRESHOLDS / DOORS / EAVES
RAISED TO CONFORM WITH RAISED FLOOR / FOUNDATIONS IN NEW DRAWING II

HOUSEHOLDER APPLICATION, M HYNES, 1 PARK LANE, NORWICH, NR2 3EE		MH	date 19.01.2016
1 PARK LANE		scale	1/50
EXISTING + PROPOSED PLANS +		drawing number	09
ELEVATIONS - PAINTING STUDIO		rev	A

Nottingham City Council
25 APR 2016
Planning Services

16/00138F