

Report to Planning applications committee

Item

19 December 2019

Report of Area development manager

Subject Application no 19/01475/F; 213 Dereham Road, Norwich,
NR2 3TE

4(b)

Reason for referral Objections

Ward:	Wensum
Case officer	Stephen Little - stephenlittle@norwich.gov.uk

Development proposal		
Single storey side and two storey rear extensions.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design, scale and form	The visual impact on the property and character of the area
2 Residential Amenity	Overlooking and/or overshadowing/loss of light to neighbouring properties
Expiry date	10 January 2020
Recommendation	Approve subject to conditions

The site and surroundings

1. The subject property is situated on the north side of Dereham Road, 1km west of the city centre (opposite the junction with Connaught Road). This part of Dereham Road is characterised by a mix of residential properties, with detached and semi-detached properties dating from mid to late 20th century to the west, and generously proportioned Victorian semis and terraces to the east.
2. No.213 is a two-storey detached property, constructed in the post-war period and distinctive in form from the rest of the street, with both the dwelling and plot significantly wider than neighbouring properties. It is largely red brick and red-tiled roof, with a double-bay frontage (the bays are white-rendered) and hip roof porch. The house is a family home (in the C3/dwellinghouse use class).
3. A two-storey gable-roof section, original to the house and matching its height, projects from the west side of the rear of the dwelling and this has since been added to in the late 70s with a single-storey gable roof extension projecting further to the rear and side. Other additions are a smaller lean-to utility room on the rear of the main dwelling opening onto a raised patio area, and a large flat roof garage on the east of the dwelling, which projects 3.6m further to the rear than the utility room.
4. The front garden is approx 13m front to back, though the dwelling is set approx. 4m further forward than its neighbours. The garden projects approx 6m to the side and 5m further to the rear (as measured from the rear of the current single storey extension). There is a drop in ground level toward the rear/northeast of the garden, making that part of the garden approx 0.65m lower than the front and west side.
5. To the east is 205 Dereham Road (house numbers are missing) with the dwelling just over 2m from the subject dwelling's garage at its closest point. The boundary fence, approx 2.4m in height, runs very close to the garage at a slight angle so that the subject dwelling's garden slightly narrows toward the rear. The rear of no.205, which has also been extended, projects over 11m further to the rear than the subject dwelling's garage. To the side of no.205, 3m from the boundary and 2m further back than the subject property's garage, are a set of side-facing glazed doors which open onto a side patio area and service a main living room.
6. To the west is no.215, with the dwellings 7m apart at their closest point. There is a 1.75m wall and small shed on the boundary. Only minor windows look toward the subject property.
7. To the rear are garages and the rear garden of no.87 West End Street, the dwelling itself of which is 60m from the subject dwelling.

Constraints

8. The site is in a Critical Drainage Area. The area of street outside the property is identified as having a 0.1% (1 in 1000) risk of flooding from surface water (SFRA Floodmap Datasets), with the nearest area of higher risk (1%) over 60m away.

Relevant planning history

Ref	Proposal	Decision	Date
4760583/F	Single storey extensions to house and dwelling.	APPR	19/5/1976
840004/F	Single storey extension at side of dwelling.	APPR	26/1/1984
07/01160/F	Erection of 1.8m garden wall to front of property to include vehicular access gate.	REF	19/03/2008

The proposal

1. The proposal includes infilling the area, between the two-storey rear section and the garage, with a two-storey gable roofed rear extension. Its ridge would be 0.2m lower than the main house, and its eaves and the extent of its outer walls would align with those of the original dwelling. Glazing would include a first floor window facing to the rear (note: this was amended from the originally proposed juliet balcony). No windows will face to the side.
2. A flat roof single storey extension will be constructed to the west of the dwelling, set 4m further back than the front of the house and 2.2m from the side boundary with no.215. It will have a roof lantern and no side-facing windows.

Proposal	Key facts
Scale	
Total floorspace	Two-storey extension: 24.7m ² (increase in floorspace) Single storey extension: 16.4m ²
Max. dimensions	Two-storey extension: 4m front to back; 4.8m wide; 7.45m high as measured from raised patio (8.1m from lower garden ground level). Single storey extension: 5.1m front to back; 4m wide; 3.25m high.
Appearance	
Materials	Walls – render (existing is mostly red facing brickwork, but with white render on front gables); roof – interlocking tiles to match existing on two-storey extension; white UPVC windows & doors to match existing.

Representations Received

3. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received responding to the original plans (which proposed a rear-facing juliet balcony) citing the following issues:
- 4.

Issues Raised	Response
Overshadowing/loss of light to main family room & decked area of neighbouring property. Additional roof would block sun from the west. (Survey requested)	See main issue 2
Loss of privacy. Overlooking into family room, decked area and rear garden of neighbouring property. (Survey requested)	See main issue 2
Loss of outlook for two upstairs bedrooms & family room at neighbouring property.	See main issue 2
Proposed design will increase bulk and dominance of the building, presenting a large flat wall/dominating roof & gable end when viewed from the rear. Proposed hip roof instead.	See main issue 1
Render not in keeping with the rest of the building – proposed brick instead.	See main issue 1
Loss of sunlight to garden to the rear.	See main issue 2
Overlooking to garden to the rear – proposed replacing Juliet balcony with window of same size as existing on rear elevation.	See main issue 2

Consultation responses

5. None.

Assessment of planning considerations

Relevant development plan policies

6. **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

7. **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

8. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF12 Achieving well-designed places

Case Assessment

9. 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, scale and form

10. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 127-131.
11. The two-storey extension, while relatively large in form, works well with the host property, reflecting its rear gable and window pattern while, by infilling this area, giving the house a more integrated and cohesive form. The lower roof ridge line helps to maintain an element of subservience to the main house.
12. While the side extension is more functional in appearance and not so visually integrated with the house, the design approach is appropriate for the context and the roof lantern provides some visual distinctiveness.
13. The use of render for both extensions provides a fitting contrast with the existing red brick, allowing the original house to be read while providing visual variation which softens any potentially over-dominant or monolithic impression. It also reflects the use of render to the front.

14. There will be very limited visibility of the extensions from Dereham Road and certainly no notable impact on the street scene. The two-storey extension will be visible from houses to the north on West End Street though, given the length of gardens, they are far too distant to consider any impression to be over-dominant.
15. Overall, the design of the extensions are considered sympathetic, and in appropriate proportion, to the property and are acceptable in terms of design, scale and form.

Main issue 2: Residential Amenity

16. Key policies and NPPF paragraphs – DM2, NPPF paragraph 127.
17. The key issues to consider relate to potential impacts for the side-facing living room and patio area at no.205, the neighbouring property to the east.
18. First, in respect of overshadowing, there is likely to be some loss of direct sunlight at mid to late afternoon for certain times of year. However, for much of the year, the existing house, along with the relatively high boundary fence, will already be causing overshadowing whereas during summer months the sun will be high enough to clear the extension. Between these times, the extension will cause some reduction of direct sunlight though this is likely to be for no more than a few weeks during the year. So while there is some identified impact, it is considered to be of an acceptable level.
19. In consideration of potential loss of diffuse daylight and/or outlook, while the drop in ground level would increase the visual dominance of the structure, the nearest corner of the extension will be 8m from the centre of the neighbouring patio doors, which is too great a distance for this impact to be significant.
20. In terms of overlooking, there is some potential for a viewer from the first floor window to look sideways toward the neighbouring patio and living area. However, the revised proposals, which replace the formerly proposed juliet balcony with a standard window, will reduce the potential for overlooking given that the viewer is less likely to lean forward and that a side-opening window discourages acute-angled views to the side. For residents of the neighbouring property, it will also reduce any potential impression of being overlooked. Additionally, the parapet on the end of the garage does provide screening for a small part of the potential view. Given the benefits and well-considered design of the scheme, and that a rear-facing first floor window with some potential for overlooking is far from an unusual scenario, it is not considered proportionate for this to form an objection to the scheme. It perhaps should also be mentioned that the neighbouring property has a side-facing first floor window on its rear extension which potentially provides a more direct view into the subject property.
21. The acceptability of the degree of both overshadowing and overlooking is not considered sufficiently borderline to warrant the undertaking of a detailed survey or sunlight assessment.
22. The single storey extension is set well back from the boundary with no.215 to the west and, particularly with no living room windows facing the property, there will be no notable impact on neighbouring amenity.

23. Overall, the potential impacts from overshadowing and overlooking are not significant enough to warrant objection, and the extension is acceptable in terms of amenity.

Other issues

24. The two-storey extension will have no notable impact on the risk of flooding from surface water, as it is being built over hard-standing (a raised patio area). The side extension has too small a footprint to warrant conditioning of sustainable drainage measures (SuDS), particularly as it is largely surrounded by grass and also as there are no areas at high risk of flooding within the immediate vicinity.

Equalities and diversity issues

25. There are no significant equality or diversity issues.

Local finance considerations

26. 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.
27. 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.
28. In this case local finance considerations are not considered to be material to the case.

Conclusion

29. This is a well-considered proposal with a design approach appropriate for the property and area. While there is some potential impact on neighbouring amenity in terms of overshadowing and overlooking, this is not considered to be significant enough to warrant refusal or to outweigh the positive aspects of the scheme. Given this, and for other reasons outlined above, the proposals are acceptable.
30. The development is sufficiently 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.

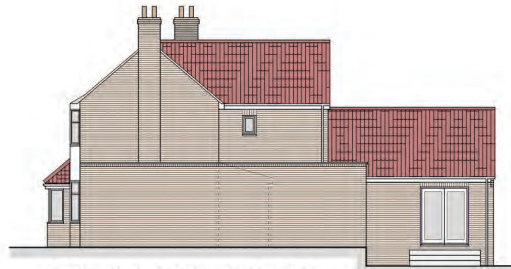
Recommendation

To approve application no. 19/01475/F – 213 Dereham Road, Norwich, NR2 3TE and grant planning permission subject to the following conditions:

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



Existing Front Elevation 1:100 @ A1



Existing Side Elevation 1:100 @ A1



Existing Side Elevation 1:100 @ A1



Existing Rear Elevation 1:100 @ A1



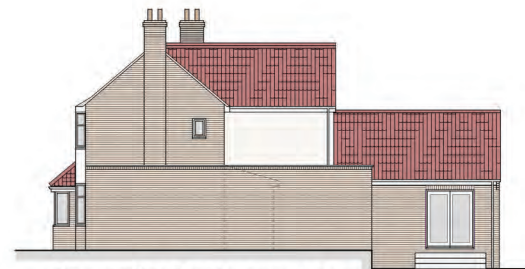
Proposed Side Elevation 1:100 @ A1



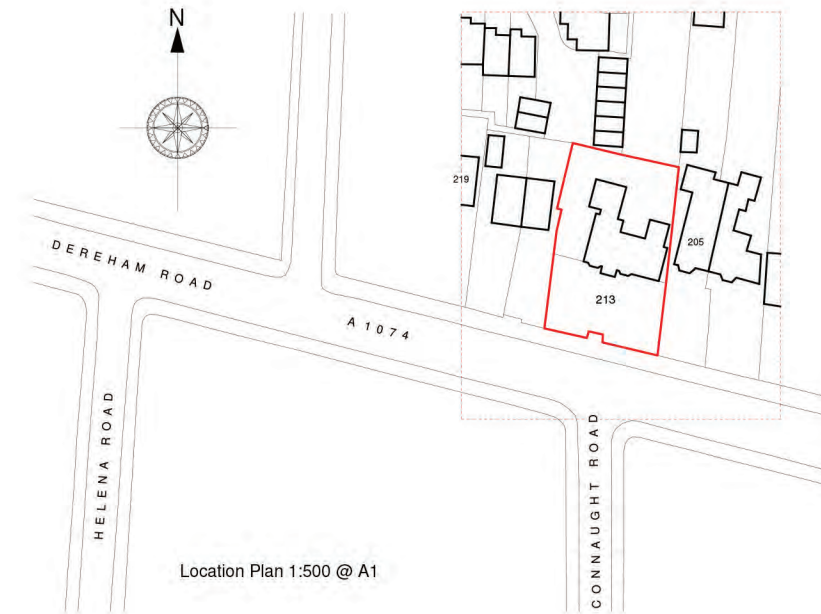
Proposed Rear Elevation 1:100 @ A1



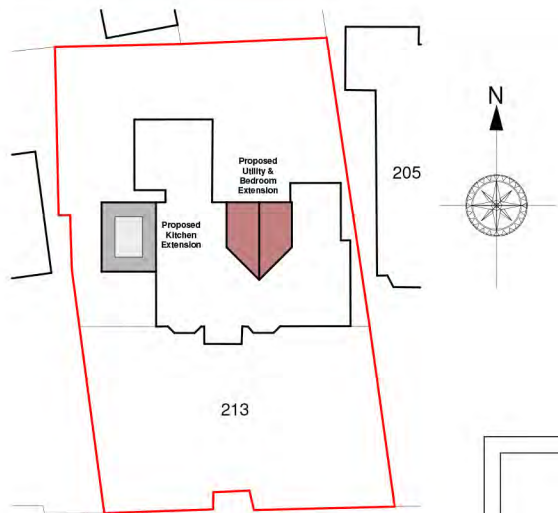
Proposed Front Elevation 1:100 @ A1



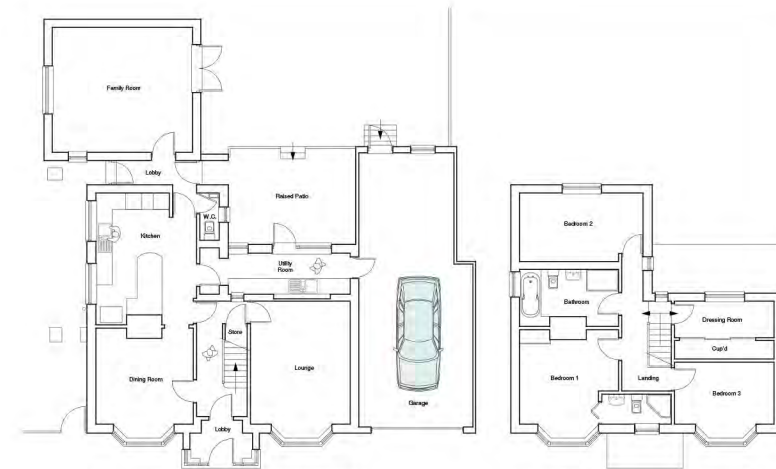
Proposed Side Elevation 1:100 @ A1



Location Plan 1:500 @ A1

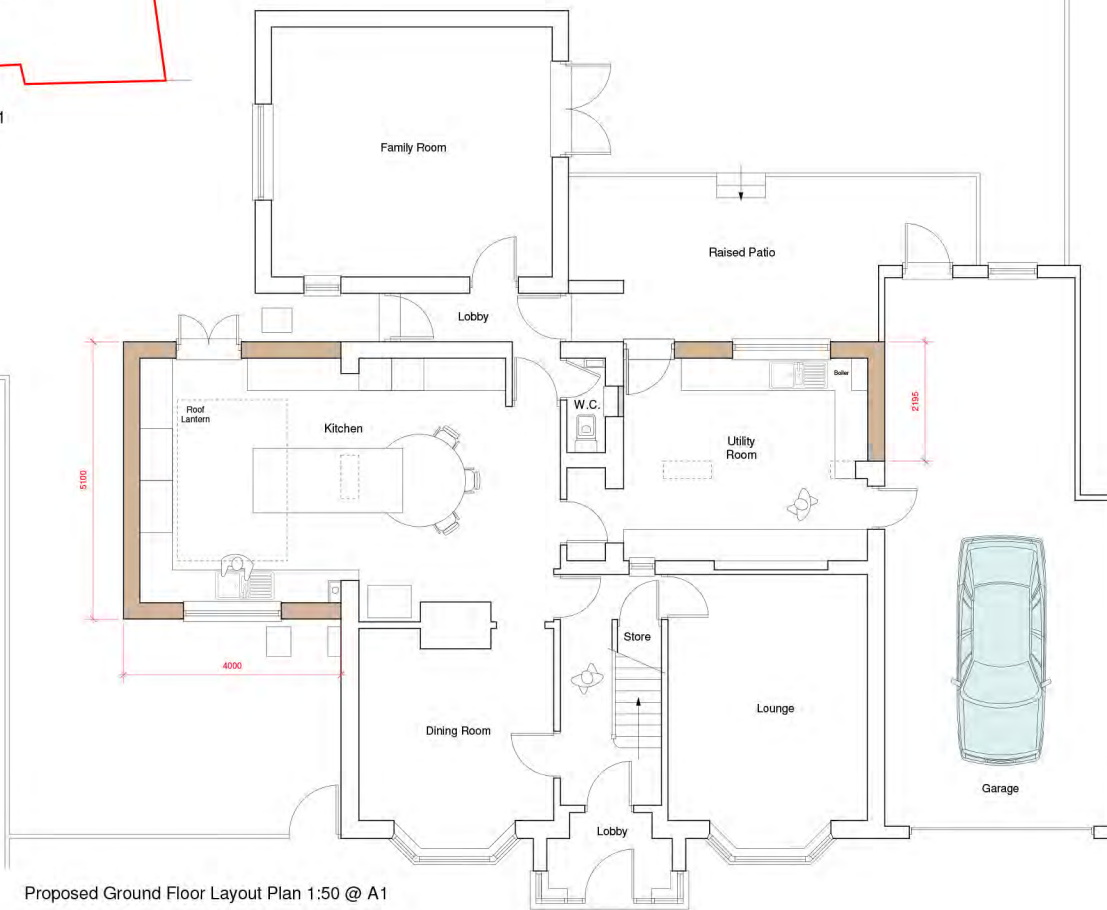


Site Layout Plan 1:200 @ A1



Existing Ground Floor Layout Plan 1:100 @ A1

Existing First Floor Layout Plan 1:100 @ A1



Proposed Ground Floor Layout Plan 1:50 @ A1



Proposed First Floor Layout Plan 1:50 @ A1

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PROPOSED EXTENSIONS TO 213 DEREHAM ROAD, NORWICH.

EXISTING & PROPOSED LAYOUT PLANS

**Proposed Residential Extensions to
 213 Dereham Road, Norwich,
 Norfolk, NR2 3TE.**
For Mr. & Mrs. J. Haywood
 Date: Oct. 2019 Scale: 1:100, 1:50 Dwg No. TL-4902-19-1A
Existing & Proposed Layout Plans