

**Report to** Planning applications committee

**Item**

03 September 2015

**Report of** Head of planning services

**Subject** Application no 15/00875/F - 3A Pettus Road,  
Norwich, NR4 7BU

**4(F)**

**Reason  
for referral** Objection

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<b>Ward:</b>	Eaton
<b>Case officer</b>	Kian Saedi - <a href="mailto:kiansaedi@norwich.gov.uk">kiansaedi@norwich.gov.uk</a>

<b>Development proposal</b>		
Erection of conservatory and garage		
<b>Representations</b>		
Object	Comment	Support
2	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Design	Height, massing and scale, character
2 Amenity	Overlooking/loss of privacy, overshadowing, loss of outlook, provision of external amenity space,
<b>Expiry date</b>	2 September 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00875/F

Site Address 3A Pettus Road

Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on the east side of Pettus Road opposite the junction with Peckover Road. The site was formerly part of 159 Buckingham Road, but has since been subdivided following planning permission being granted under application ref.14/00569/F.
2. The application building is a one-bed bungalow dwelling and the site features a large driveway, measuring ~19 metres in length.
3. The application site forms a boundary with four adjacent residential plots and Eaton Hall School which is located immediately to the south.

## Relevant planning history

4.

Ref	Proposal	Decision	Date
14/00569/F	Extension and alterations to the existing outbuilding to form a new single storey dwelling.	Approved	04/07/2014

## The proposal

5. The proposal is for the erection of a conservatory and garage.

### Summary information

Proposal	Key facts
<b>Scale</b>	
Total floor space	The conservatory will have a floor space measuring 18 sq.m and the garage has a floor space measuring 24.7 sq.m.
No. of storeys	Single-storey
Max. dimensions	Conservatory footprint: 6 x 3 metres. Garage footprint: 6.5 x 3.8 metres.
<b>Appearance</b>	
Materials	Conservatory walls to match bungalow. Red bricks will be used in the construction of the garage.

<b>Transport matters</b>	
Vehicular access	As existing.
No of car parking spaces	As existing.

## Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two 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.

<b>Issues raised</b>	<b>Response</b>
Loss of privacy	Main issue 2
Loss of outlook	Main issue 2
Overshadowing/loss of light	Main issue 2
Lack of remaining amenity space on the site	Main issue 2
Lack of available space on the drive to accommodate the garage whilst allowing a walk way down the side	Other matters
The development would not allow an emergency vehicle to gain access to the property	Other matters

## Assessment of planning considerations

### Relevant development plan policies

7. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
  - JCS6 Access and transportation
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
8. **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

- DM30 Access and highway safety
- DM31 Car parking and servicing

### **Other material considerations**

#### **9. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

### **Case Assessment**

10. 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**

11. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
12. The dwarf wall of the conservatory is to be constructed of brickwork to match the main dwelling and the roof is to be constructed of triple ply polycarbonate plastic. The garage is to be constructed of red brick and will feature a flat felt roof.
13. The conservatory features a mono-pitched roof measuring 2.25 metres at the highest point abutting the main dwelling and pitching down to ~two metres toward the western boundary of the site with number 3 Pettus Road. The conservatory will sit subserviently to the main dwelling and will only be visible from glimpsed views from Pettus Road. The garage building is set back from the street by ~5.5 metres.
14. Neither the conservatory building or garage will detract from the street scene and the proposal will not therefore result in any harm to the character of the locality.

#### **Main issue 2: Amenity**

15. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
16. The proposal will only result in very minor overshadowing to part of the rear garden of number 3 Pettus Road. However, the removal of the Leylandii trees will reduce the extent of overshadowing to number 3 Pettus Road. Such is its scale and position that the proposed conservatory will not result in any increase in overshadowing to the neighbouring property.
17. While the proposal will result in development positioned closer to the boundary with number 3, the conservatory will extend only slightly above the height of the existing boundary fence and any overlooking is restricted by both the boundary fence and

the low eaves of the building. The roof of the conservatory is to be constructed of triple ply polycarbonate plastic, the thickness of which will obscure views looking in and out.

18. While the removal of the Leylandii trees will permit views onto the garage from the garden of 3 Pettus Road, the garage will not result in any loss of outlook from number 3 such is the separating distance between buildings and the small scale of the garage building. The neighbouring property to the south does not feature any windows on the side elevation that could otherwise be affected by the proposed development.
19. Following construction the occupiers of the application the dwelling will be left with ~32 sq.metres of useable external amenity space, which is considered adequate to serve the one-bed dwelling.
20. An informative will be added to any planning permission advising the applicant of the hours the council expects construction to take place within. The applicant should inform the council's environmental protection team of any divergence from the recommendations. Any persistent disturbances arising from the construction process during unsociable hours would need to be reported to the council as a statutory noise complaint.

#### **Other matters**

21. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
22. The majority of the Leylandii trees have been removed since the submission of the current application. The trees were not protected and there is no objection to their removal which has been necessary to create sufficient room to allow pedestrian access to the main dwelling. The plans indicate that a gap of 1.1 metres will exist between the garage building and boundary with number 3 Pettus Road.
23. Sufficient room exist for emergency service personnel to access the main dwelling via the driveway. Access to the dwelling houses for emergency fire service vehicles forms part of the Building Regulations assessment. It is understood that part B5 of the Building Regulations legislation requires there to be vehicle access for a pump appliance to within 45 metres of all points within the dwelling house. The construction of the garage would not contravene this requirement.

#### **Equalities and diversity issues**

24. There are no significant equality or diversity issues.

#### **Local finance considerations**

25. 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.
26. 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.

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

## **Conclusion**

28. 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. 15/00875/F - 3A Pettus Road Norwich NR4 7BU and grant planning permission subject to the following conditions:

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

Informative:

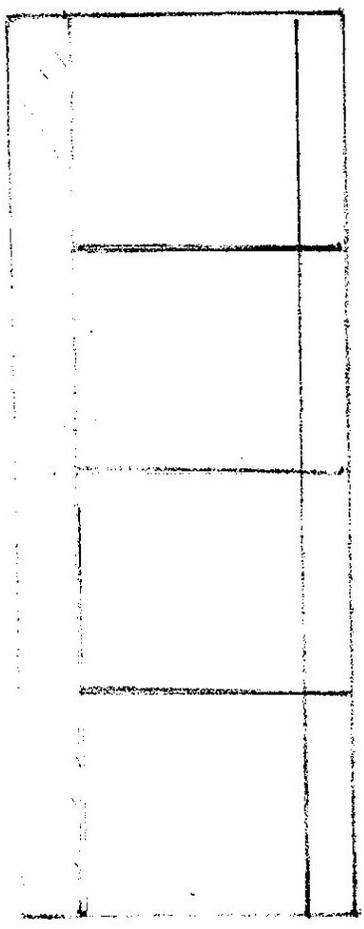
- 1) Construction working hours

## **Article 35(2) 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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

1500875F

CONSERVATORY PROPOSAL



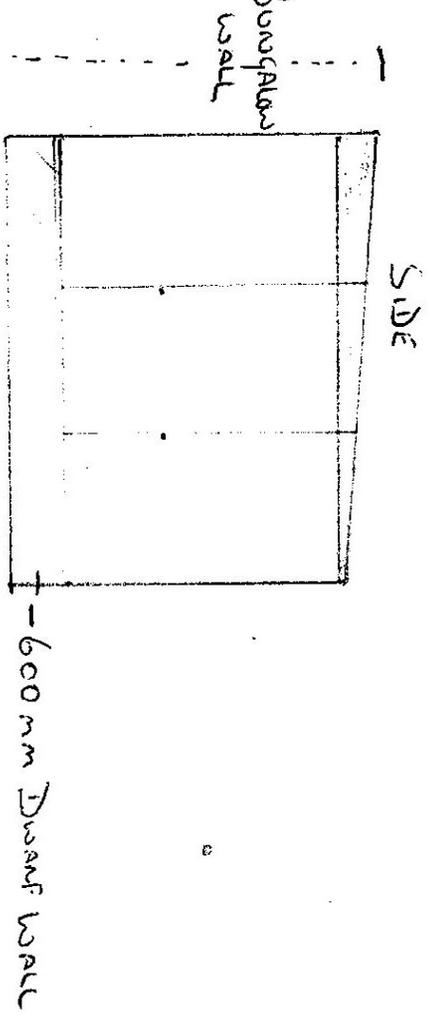
FRONT VIEW.

TOTAL HEIGHT 2000 mm  
From Damp course

600 mm DWARF WALL

PLASTIC POLYCARBON ROOF  
TRIPLE-PLY

CORPORATE RESOURCES  
06 JUL 2015  
POST ROOM



SIDE

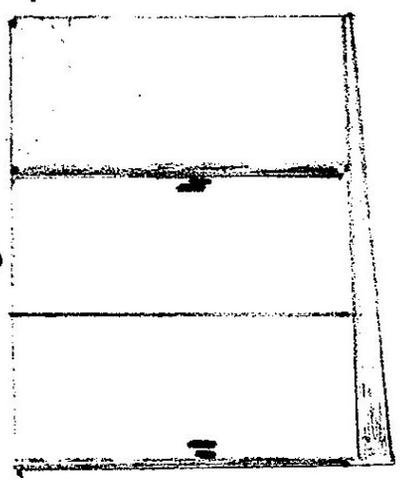
BUNGALOW WALL

HEIGHT AGAINST  
BUNGALOW WALL

2.250 mm

From Damp course

600 mm DWARF WALL



PATIO  
DOORS

BUNGALOW WALL

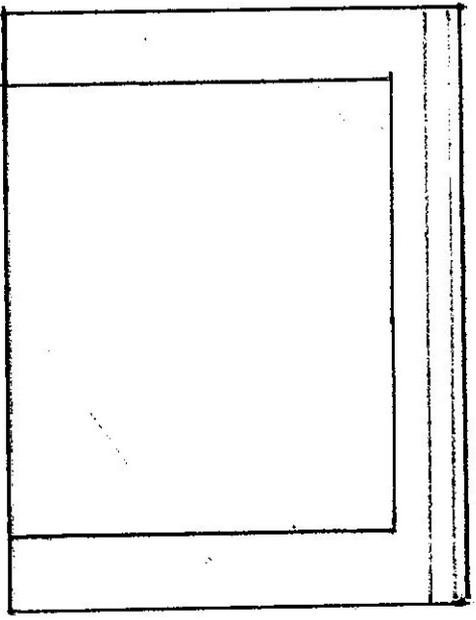
HEIGHT

2.250 mm  
From Damp course

05 JUN 2015  
Planning Services

ALREADY  
Proposal of Garage. Drive way Entrance on Petrus and Between 3 and 5

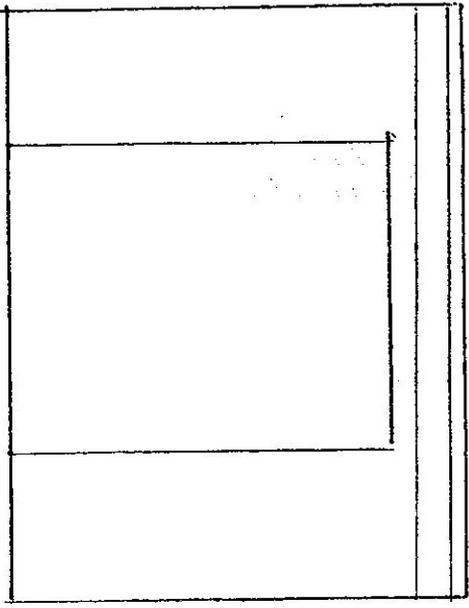
HEIGHT 2.60 METERS  
1500 750



FRONT VIEW FLAT ROOF



3.80 METERS WIDE  
ELECTRIC ROLLER DOORS 3.00 METERS WIDE

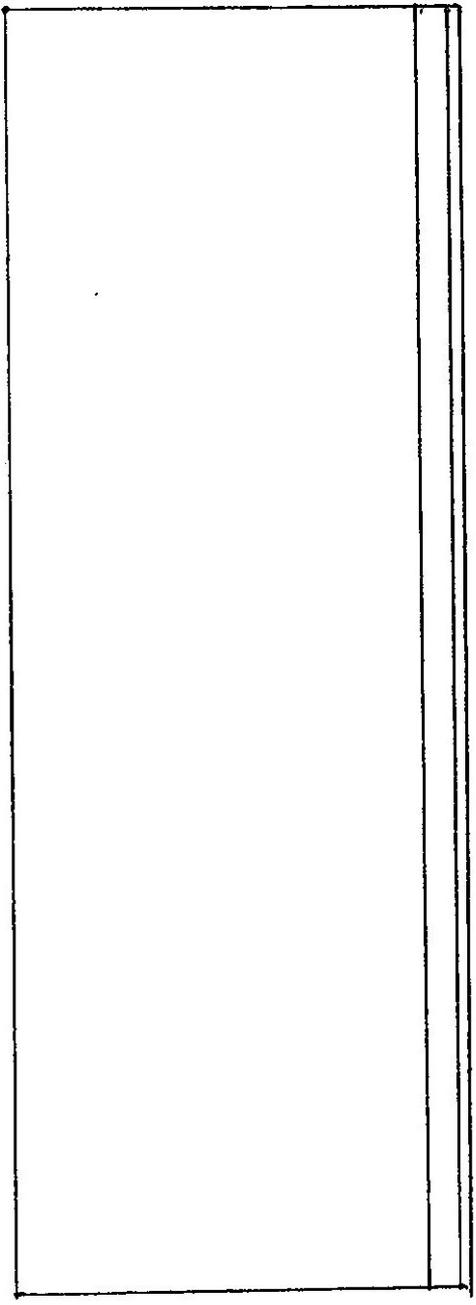


REAR VIEW.

2 METERS  
ELECTRIC ROLLER DOOR

SIDE VIEWS

ALL BRICK  
WITH FLAT  
ROOF



CORPORATE RESOURCES  
06 JUL 2015  
POST ROOM

HEIGHT  
2.60 METERS

05 JUN 2015  
Planning Services

