

Report to Planning applications committee
Date 14 March 2013
Report of Head of planning services
Subject 13/00112/F 32 Spelman Road Norwich NR2 3NJ

Item
5(9)

SUMMARY

Description:	Demolition of garage and erection of side extension, window replacement works and construction of 3 No. dormers.
Reason for consideration at Committee:	Objection
Recommendation:	Approval
Ward:	Nelson
Contact Officer:	Mr John Dougan Planner 01603 212504
Valid Date:	17th January 2013
Applicant:	Mrs Josephine Phillips
Agent:	Mrs Josephine Phillips

INTRODUCTION

The Site

Location and Context

1. The wider area is residential comprising a mixture of single or two-storey detached and semi-detached properties with varying garden sizes. Directly to the south of the site are two-storey semi-detached properties having small to medium sized gardens to the rear. Directly to the north of the site is the other portion of the semi detached 1.5 storey properties sitting on a relatively large plot.
2. This part of Spelman Road has a distinct character when viewed from the street, the semi detached blocks generally retaining their original form.
3. The application site is one of two 1.5 storey properties sitting on a triangular plot with good sized gardens to the front and the rear. The existing south elevation of the dwelling is approximately 4.2 metres at its closest point to the south boundary with no. 18 Highland Avenue. In addition this side of the property also has a detached garage of 3.6 metres high close to the south boundary with numbers 14 and 16 Highland Avenue. The south boundary comprises a sparse hedge next to the existing garage which has been recently cut back and a 1.8 metre high close boarded fence further along this boundary. It is also noted that part of the boundary is faced with the gable end of no. 16 Highland Avenues garage which is at a similar height to the applicants existing garage.
4. The existing dwelling has been subject to various additions over the years including a loft conversion comprising two roof lights to the front, dormer to the rear and a single storey gable ended extension to the rear.
5. A location plan and site plan were submitted with the application. Part way through the assessment of the application it was noticed that the red line on the location did not reflect the red line of the site plan. The applicant submitted a revised plan to

clarify the extent of the red line and land under their ownership.

Constraints

6. There are no other constraints associated with this site.

Topography

7. This is a flat site.

Planning History

- 05/00867/F - Loft conversion including dormer window at rear and velux windows (Appr 07.10.05)
- 06/00423/F - Erection of single-storey rear extension (Appr 05.07.06)
- 08/00176/F - Amendment to 06/00423/F - Change to arrangement of doors and windows on west elevation and change to extension of roof from gabled end to hipped end (Appr 13.06.08)

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

8. Demolition of garage and erection of side extension, window replacement works and construction of 3 No. dormers using materials to match those used for the existing dwelling.

Representations Received

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.

10.

Issues Raised	Response
Extensions to large and overbearing	16-19
Over development of the site and not sympathetic to this planned urban area	20-22
Too close to our fence and there are very shallow gardens separating the properties	18
Velux windows, dormers and new door on south elevation will overlook our kitchen and garden impacting on our privacy	13-14
Whilst there is already a garage in place the new extension will be higher blocking light to our garden and kitchen.	19
The red line on the location plan is not accurate	5

Letter of support – the plot being big enough to support a family and provide a more contemporary living space. The wider area is not considered to be overly planned but has developed over time reflecting different styles of building.	Noted
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Consultation Responses

11. None

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

- Statement 7 – Requiring good design

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

- Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

- HBE12 - High quality of design, with special attention to height, scale, massing and form of development.
- EP22 – Residential amenity
- NE3 – Protection of trees and hedges

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Principle of Development

12. The principle of extending an existing residential property is considered to be acceptable subject to it being of an appropriate scale and design which respects the character of the area, the appearance of the dwelling and also being sympathetic to the residential amenity of adjoining properties to the south.

Impact on Living Conditions

Overlooking and loss of privacy

13. Neighbouring properties to the south have expressed concern about additional overlooking from the new side dormer, rooflight and the new door. On inspection of the plans it is evident that only a dormer and door faces south. This dormer serves a bathroom so it is unlikely that overlooking will be an issue. However, it is recommended that the neighbour's privacy be safeguarded by condition.

14. The boundary treatment next to the extension area comprises a sparse hedge having the effect of partially screening the existing garage. It is unclear if this is under the ownership of the applicant. Given that such a feature would soften part of the proposal it is important that the existing treatment is maintained or new planting or fencing is added to provide additional screening to the new door. The applicant has acknowledged this impact and is happy that this matter be conditioned in any approval.

Overshadowing

15. The new single storey extensions and roof alterations will be located north of the properties along Highland Avenue. Whilst they are close to the boundary, this orientation will mean that any additional overshadowing to rear garden areas in the late evening will be insignificant.

Overbearing Nature of Development or loss of daylight

16. The new extensions should be considered in the context of the existing built environment and existing hedge.
17. The impact of the side extensions when viewed from the south appears rather complicated with the various roof profiles. However, this impact should be considered in the context that the previous approval for the rear extension changed the side profile of the original roof. Using hipped elements helps reduce the effect of the proposed additions, maintaining the profile of the main side roof.
18. The side extension will reduce the spatial characteristics between itself and the dwellings to south. However, given that it is subservient to the main roof, uses a hipped design and is approximately 8-10 metres from the nearest dwelling to the south, the impact cannot be considered to be significant.
19. It is acknowledged that the adjoining residents to the south will be presented with a series of new additions to the already extended dwelling. Nevertheless, each new component is considered to be subservient to the existing roofscape, with the part closest to the boundary having a sensitive roof slope relative to the existing boundary treatment. These factors coupled with the fact that there is already a garage in this location will mean that the development will not result in any significant loss of day light, sunlight or be significantly overbearing to the neighbours garden or habitable rooms.

Design

Layout

20. The existing dwelling has been subject to a series of additions over the years which are altering the rear and side facades of the dwelling as well as the coverage of the site.
21. Given that the site is relatively large, it can adequately accommodate further additions as long as it is overly at odds with the character of the large plots this part of Spelman Road, does not comprise its setting in the street scene or overly disrupt the form of the original dwelling.
22. Many of the plots on this side of Spelman Road, are relatively large triangular shaped sites with each dwelling sitting centrally within the plot. The proposal will reduce the amount of garden area to the rear and side, but not to a level which could be described as significantly different to the other examples in the near area.
23. When examining the plans the side extension, dormer and front dormers will alter the frontage of the property. There are also no other front dormers on any other property on this section of Spelman. However, the level of change to the street scene is not considered to be significant as the original profile is still visible with the dormers and side extension being broadly proportionate and subservient to the original roof profile. Similarly, the corner position of this plot means that the side

extension will be partially hidden when viewed from the street.

24. The impact of the side extensions when viewed from the south appears rather complicated with the various roof profiles. However, this impact should be considered in the context that the previous approval for the rear extension changed the side profile of the original roof. Using hipped elements helps reduce the effect of the proposed additions, maintaining the profile of the main side roof.
25. It is acknowledged that the side extension will reduce the spatial characteristics between itself and the dwellings to south. However, given that it is subservient to the main roof, uses a hipped design and is approximately 8-10 metres from the nearest dwelling to the south, the impact cannot be considered to be significant.
26. The impact of the proposal on the rear appearance of the property is considered acceptable as the side extension and rear dormer is subservient to the main roof.

Transport and Access

27. The site will have sufficient space for on site car parking to the front of the property.

Trees and Landscaping

Loss of Trees or Impact on Trees

28. There are no trees in close proximity to the development area except for a sparse hedge along part of the south boundary with 16 and 18 Highland Avenue. It is unlikely that the demolition of the garage and the erection of the extension will adversely impact on this hedge.
29. That being said the hedge does provide important screening value of the garage and would also provide the same effect in softening the new extension. In order to retain this screening value it is important that this hedge is retained (including supplementary planting) with the addition of additional boundary treatment in the form of a fence. This requirement can be conditioned on any approval.

Local Finance Considerations

30. None

Conclusions

31. The scale, design and position of the extensions are considered to be proportionate to the size of the plot, appearance of the dwelling and broadly sympathetic to the visual amenities of the street scene.
32. It is acknowledged that the adjoining residents to the south will be presented with a series of new additions to the already extended dwelling. Nevertheless, each new component is considered to be subservient to the existing roofscape, with the part closest to the boundary having a sensitive roof slope relative to the existing boundary treatment. These factors coupled with the fact that there is already a garage in this location will mean that the development will not result in any significant loss of day light, sunlight or be significantly overbearing to the neighbours garden or habitable rooms.

33. Given the orientation of the development no significant overshadowing will be cast to the gardens or habitable rooms of the properties to the south.
34. The imposition of an obscure glazing condition on the side dormer will safeguard the privacy of the neighbours to the south. Similarly, a boundary treatment condition next to the new side door will also safeguard the amenity of the adjoining properties and help soften the built form of the development.

RECOMMENDATIONS

To approve application no. 13/00112/F at 32 Spelman Road and grant planning permission, subject to the following conditions

1. Time limit
2. In accordance with the plans
3. Side dormer shall be obscure glazed and any opening shall be at least 1.7 metres above floor level.
4. Boundary treatment (hedging and fencing) to the south to be submitted for approval

Reasons for Approval:

The scale, design and position of the extensions are considered to be proportionate to the size of the plot, appearance of the dwelling and broadly sympathetic to the visual amenities of the street scene.

It is acknowledged that the adjoining residents to the south will be presented with a series of new additions to the already extended dwelling. Nevertheless, each new component is considered to be subservient to the existing roofscape, with the part closest to the boundary having a sensitive roof slope relative to the existing boundary treatment. These factors coupled with the fact that there is already a garage in this location will mean that the development will not result in any significant loss of day light, sunlight or be significantly overbearing to the neighbours garden or habitable rooms.

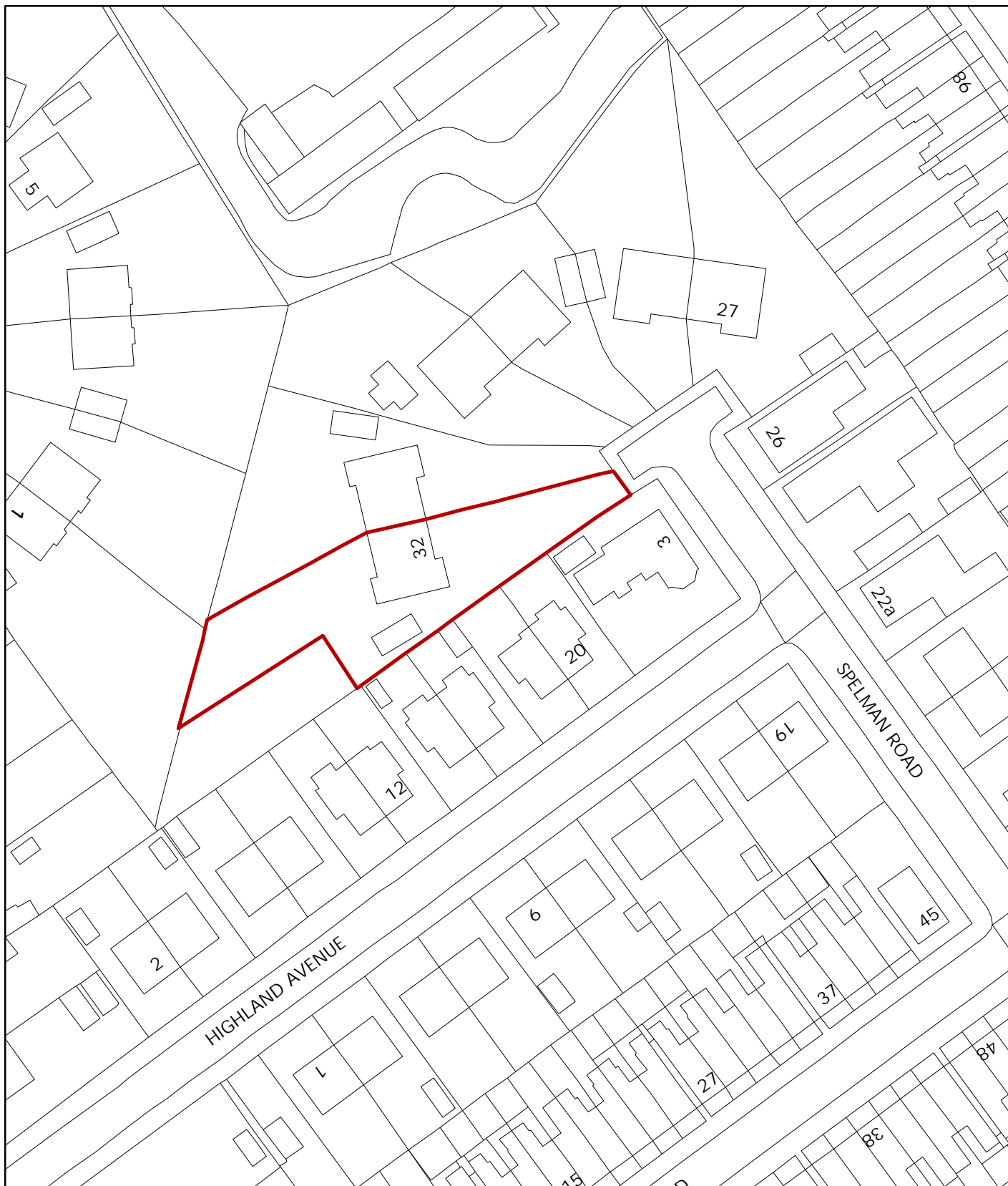
Given the orientation of the development no significant overshadowing will be cast to the gardens or habitable rooms of the properties to the south

The imposition of an obscure glazing condition on the side dormer will safeguard the privacy of the neighbours to the south. Similarly, a boundary treatment condition next to the new side door will also safeguard the amenity of the adjoining properties and help soften the built form of the development.

It is therefore compliant with statement 7 of the National Planning Policy Framework 2012, policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and policies HBE12, EP22 and NE3 of the City of Norwich Replacement Local Plan 2004.

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 and has approved the application subject to appropriate conditions and for the reasons outlined above.



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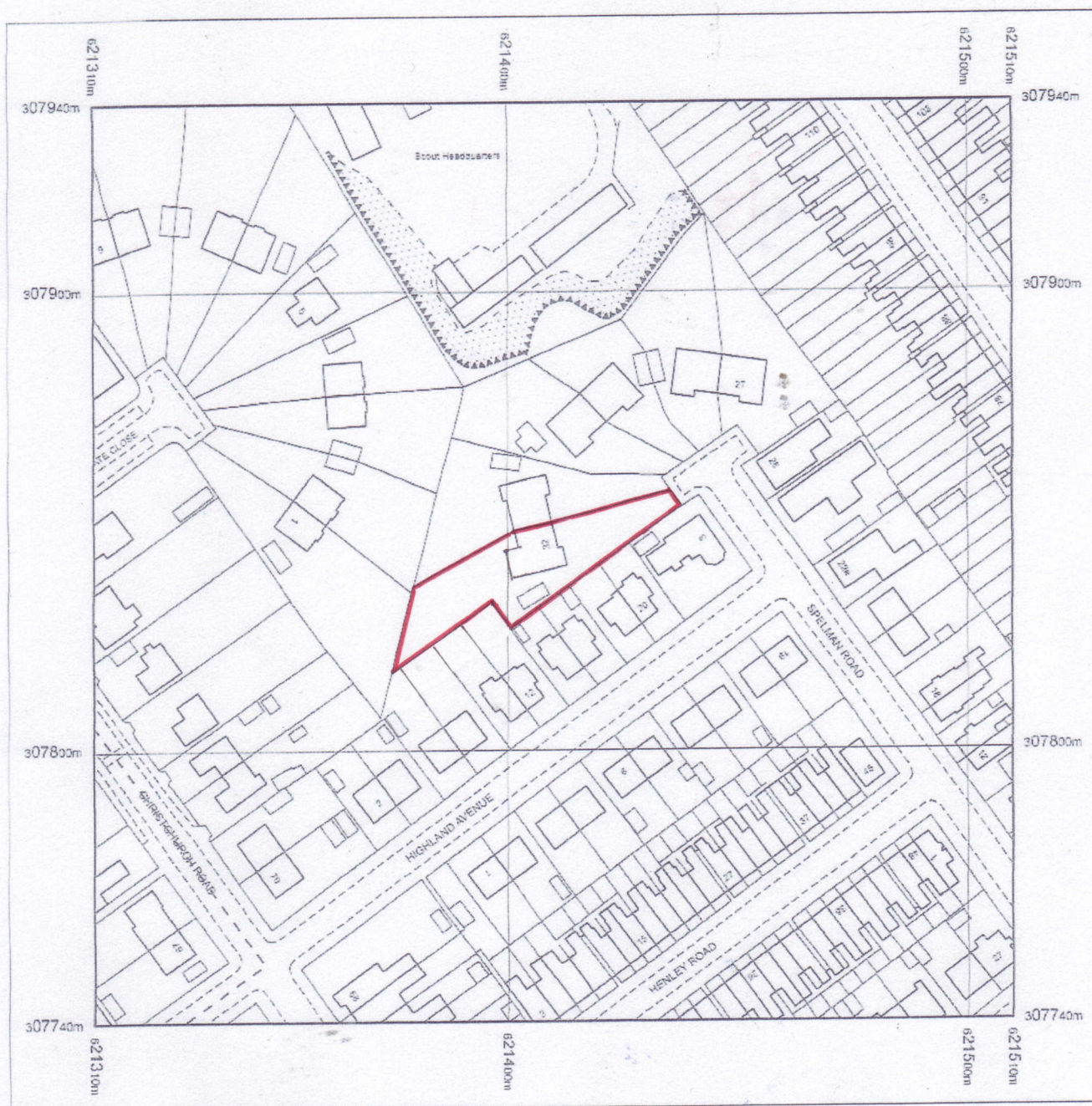
Planning Application No 13/00112/F
Site Address 32 Spelman Road
Scale 1:750



NORWICH
City Council

PLANNING SERVICES





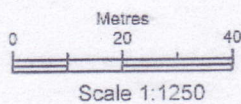
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Serial number: 00028200
Centre coordinates: 621409.75 307840.5

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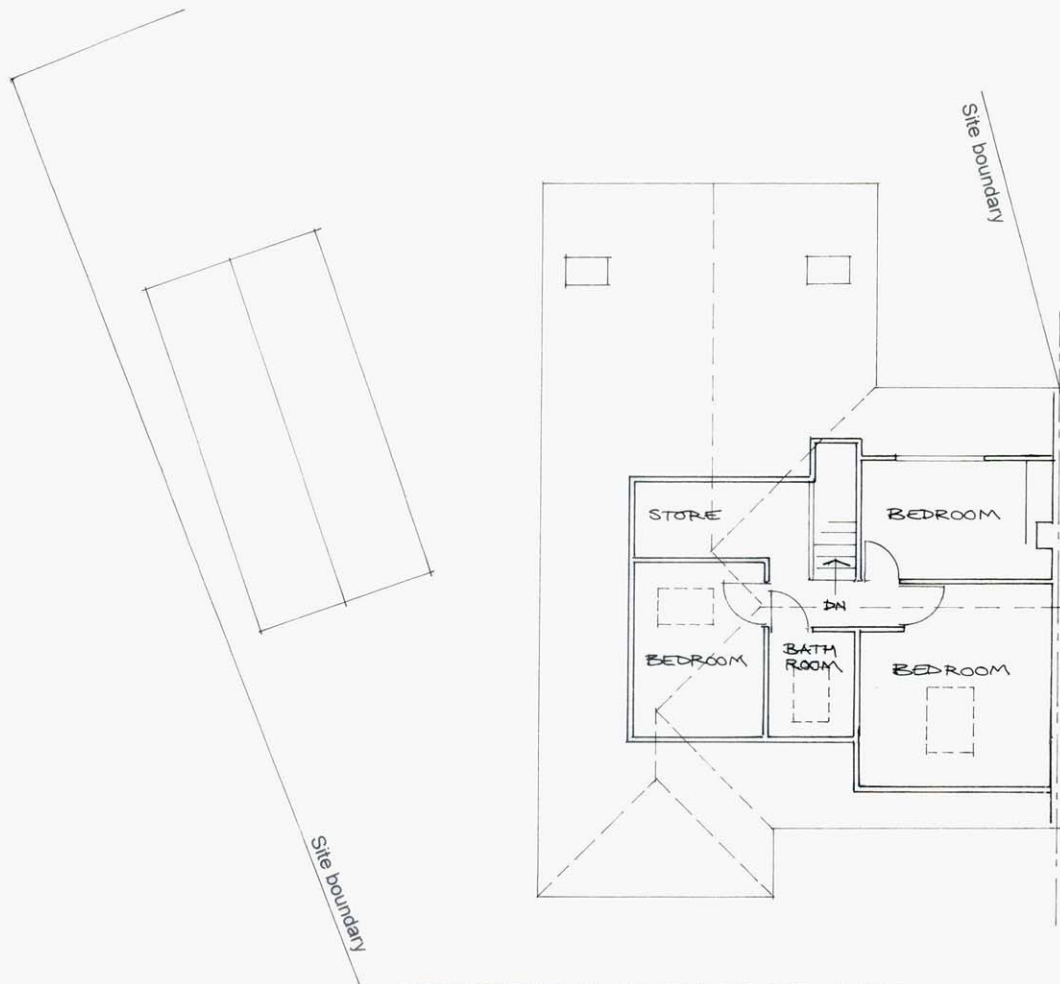
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SPELMAN ROAD
NORWICH NR2 3NJ

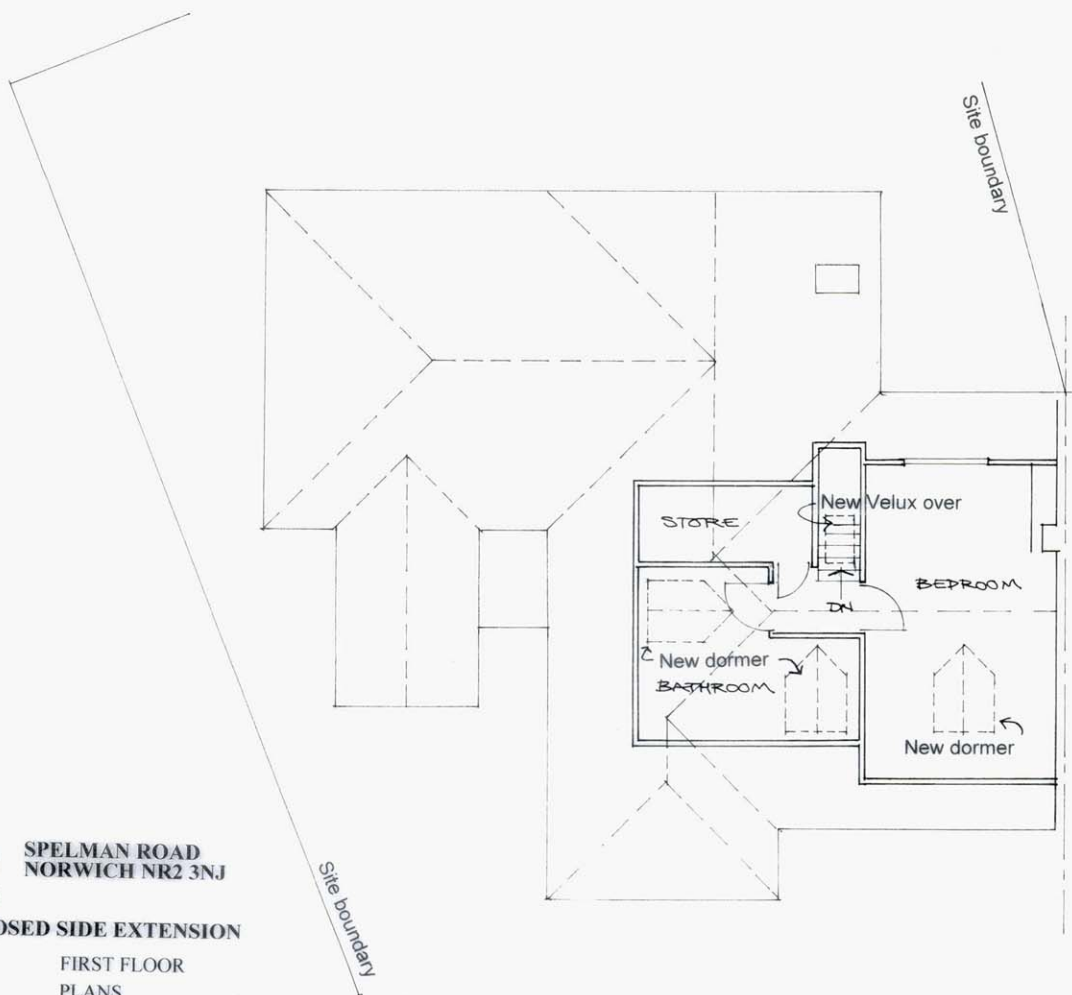
PROPOSED SIDE EXTENSION

TITLE EXISTING
ELEVATIONS
DRAWING No.04
SCALE 1:100 (A3)
DATE JANUARY 2013

Existing finishes:
Walls: Red LBC facing brickwork
Windows & Doors: White uPVC
Roof: Red/grey pantiles



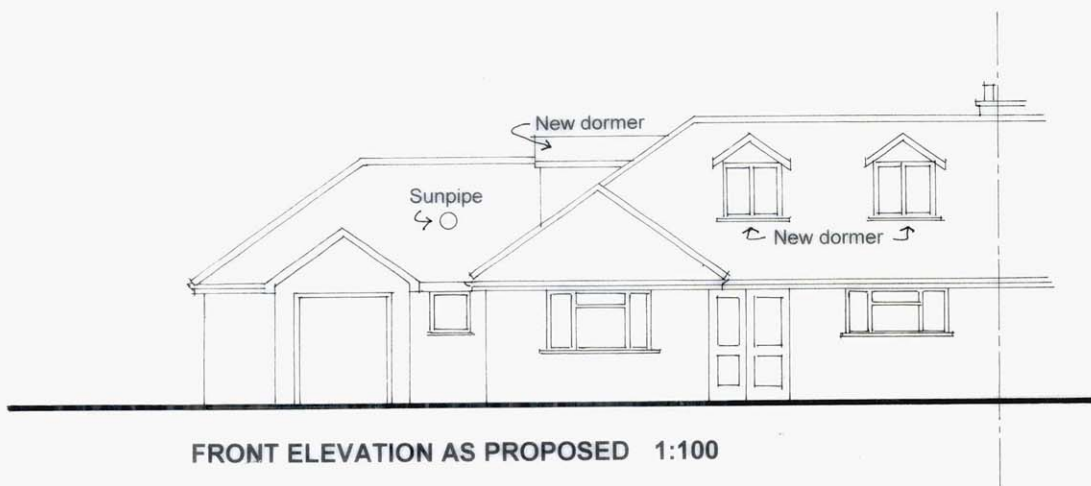
FIRST FLOOR PLAN AS EXISTING 1:100



FIRST FLOOR PLAN AS PROPOSED 1:100

32 SPELMAN ROAD
NORWICH NR2 3NJ
PROPOSED SIDE EXTENSION
TITLE FIRST FLOOR
PLANS
DRAWING No.02
SCALE 1:100 (A3)
DATE JANUARY 2013





32

SPELMAN ROAD
NORWICH NR2 3NJ

PROPOSED SIDE EXTENSION

TITLE PROPOSED
ELEVATIONS

DRAWING No.05

SCALE 1:100 (A3)

DATE JANUARY 2013

Finishes to extension:

Walls: Brickwork to match existing

Windows & Doors: White uPVC to match existing

Roof: Pintiles to match existing