

Report to Planning applications committee
Date 25 July 2013
Report of Head of planning services
Subject 13/00860/F – 181 College Road, Norwich NR2 3JD

Item
5(2)

SUMMARY

Description:	Erection of two-storey extension to rear
Reason for consideration at Committee:	Objection
Recommendation:	Approval
Ward:	Nelson
Contact Officer:	Mr John Dougan Planner 01603 212504
Valid Date:	29 th May 2013
Applicant:	Mr Neil Cropper
Agent:	Mr Jonathan Mawer

INTRODUCTION

The Site

Location and Context

1. This is a residential street being predominantly two-storey detached and semi detached Victorian terrace properties with bay window frontages with small gardens to the front and long gardens to the rear. The buildings are generally of red brick and grey or red pan-tile roofing.
2. The application site is a detached property with a driveway running along the south of the site having a red brick frontage and white render walls and red pantile roofing to the rear. It also has a single storey conservatory and stand alone home office to the south boundary.
3. There are numerous trees and hedging in the rear gardens of both the application site and neighbouring properties which are within falling distance of the development area. Although, these have not been identified on the site plan.

Constraints

4. None.

The Proposal

5. Removal of existing single storey lean to extension to the rear and replacing it with a two-storey flat roof extension using materials similar to the existing dwelling.
6. The proposal also includes the relocation of the existing external office to accommodate the main extension.

Representations Received

7. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below.

8.

Issues Raised	Response
Loss of view	Paras 13 -15
Loss of light and access to sunlight	Para 12
The building line of the block of houses would be breached	Paras 16 - 19
The extension would result in an overbearing blank white wall when viewed from my window (no.179)	Paras 13 -15

Consultation Responses

9. 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 – Tree protection

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Development Management Policies Development Plan Document – Pre-submission policies (April 2013).

- **DM2** Ensuring satisfactory living and working conditions
- **DM3** Delivering high quality design
- **DM7** Trees and development

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. The 2011

JCS policies are considered compliant, but some of the 2004 RLP policies are considered to be only partially compliant with the NPPF, and as such those particular policies are given lesser weight in the assessment of this application. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Principle of Development

Policy Considerations

10. The principle of extending an existing dwelling is acceptable subject to it being of a scale and design which is sympathetic to the character of the area, respects the appearance of the existing dwelling, is sympathetic to the amenities of neighbouring properties and health of nearby trees.

Impact on Living Conditions

Overlooking and loss of Privacy

11. There will be a large first floor window on the rear elevation. No significant additional overlooking of the rear gardens of adjoining properties is expected as the line of sight to those areas is not direct.

Overshadowing

12. In terms of loss of sunlight and overshadowing, the key receptor is the property to the north due to its orientation and close proximity to the boundary. Currently, ground and first floors would already be partially overshadowed by existing trees and hedges in the rear garden. The new extension may result in some minor additional overshadowing or loss of daylight at certain times of the day but not to level which could be considered significant in the context of the existing environment and the scale of the extension.

Overbearing Nature of Development

13. The concerns raised by adjoining properties about loss of view are noted. However, this cannot be considered as a material planning consideration.
14. Whilst the extension will be right against the north boundary with no. 183, its scale has been reduced by being of a relatively modest projection and only having a flat roof. It is therefore not considered to be significantly overbearing.
15. The same conclusion applies to the neighbouring property to the south (no.179). In fact the impact is considered less as the extension is some 3 metres from the boundary.

Scale and design

16. Concern has been raised that the extension would disrupt the rear building line evident along this line of dwellings. There is no planning policy that places such a

building line restriction on these properties.

17. It is acknowledged that the two-storey components to the rear of the properties on this street follow a relatively consistent line and that the proposal would project forward of this line. That being said, the key issue is the level of significance of this deviation and whether or not the extension respects the appearance of the dwelling and its surroundings.
18. The proposal is a modern design which is considered to respect the rear appearance of the existing dwelling and the wider character of the area. This is achieved by having a relatively modest projection of 3.5 metres, using a low profile flat roof which is subordinate to the primary roofscape of the dwelling and replicating the existing white render.
19. Regarding the apparent unauthorised working office, it is recommended that an informative be added to any approval inviting them to apply for planning permission to regularise its relocated position.

Trees and Landscaping

20. There are trees and hedges in relatively close proximity to the development area but not identified on the site plan. However, in light of the fact that the trees and hedges are not particularly mature and there is already a foundation in place for the existing conservatory, no significant additional impacts are expected.

Local Finance Considerations

21. None. The development is below the CIL threshold.

Equality and Diversity Issues

22. There are no significant equality issues.

Conclusions

23. The scale and design of the extension is considered to be sympathetic to the appearance of the dwelling and the character of the area. Similarly, its scale, design and position in the context of the existing environment, will ensure that no significant loss of amenity of the adjoining properties or health of nearby trees will result.

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.

RECOMMENDATIONS

To approve application (13/00860/F at 181 College Road) and grant planning permission, subject to the following conditions:

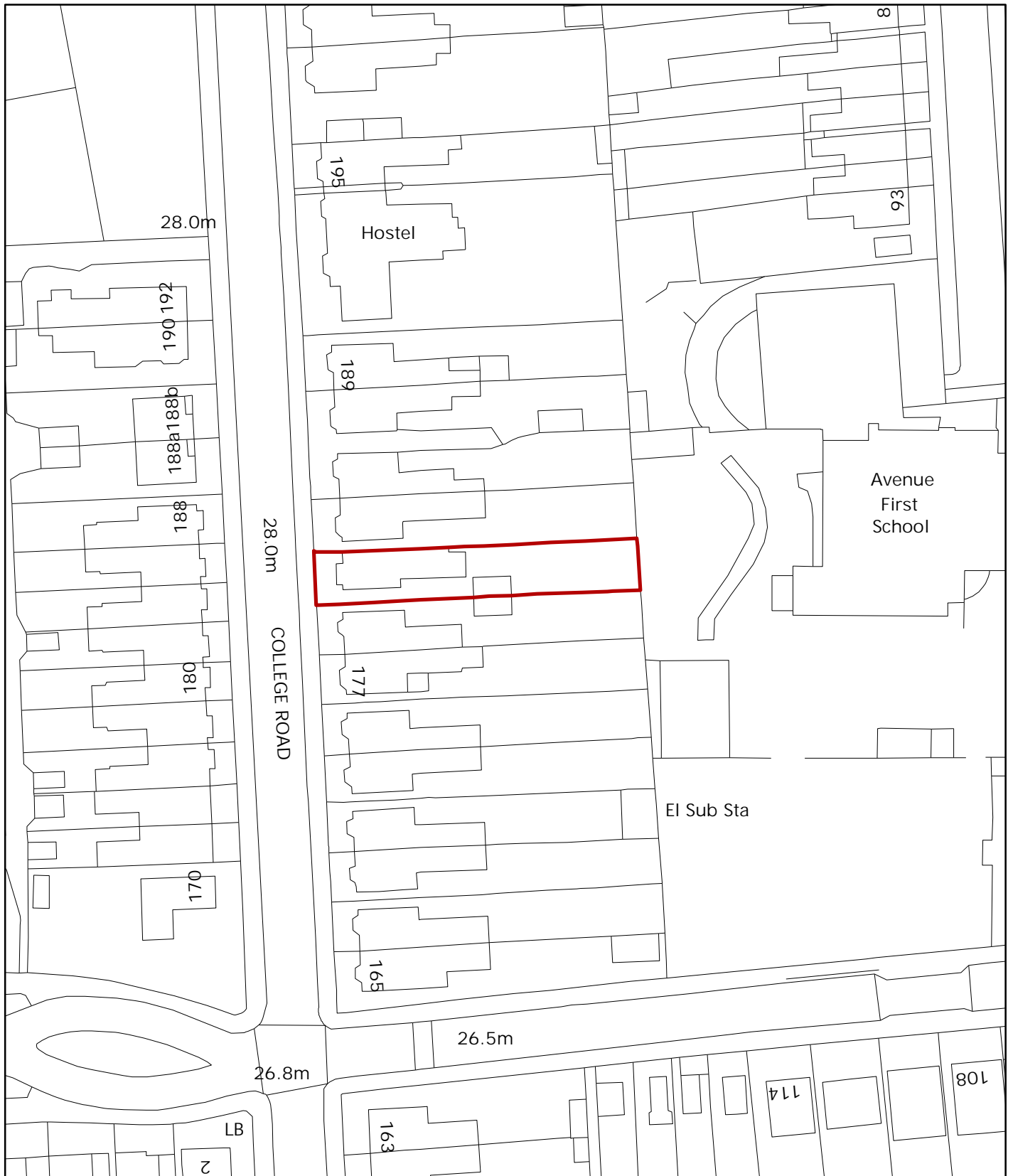
1. Standard time limit
2. In accordance with plans

Informative:

It would appear that the proposed relocated office/shed would require planning permission. You can regularise the structure by applying for planning permission or alternatively if you consider the office to be permitted development you could apply for a certificate of lawful proposed development.

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



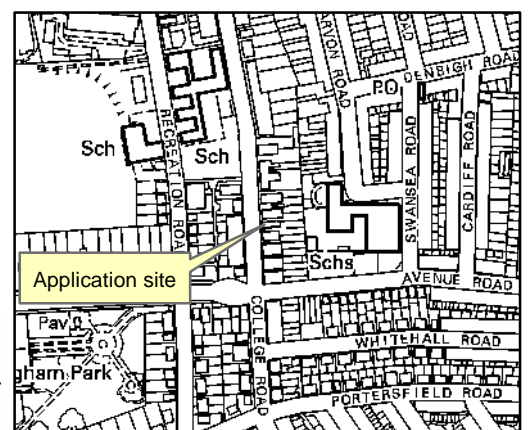
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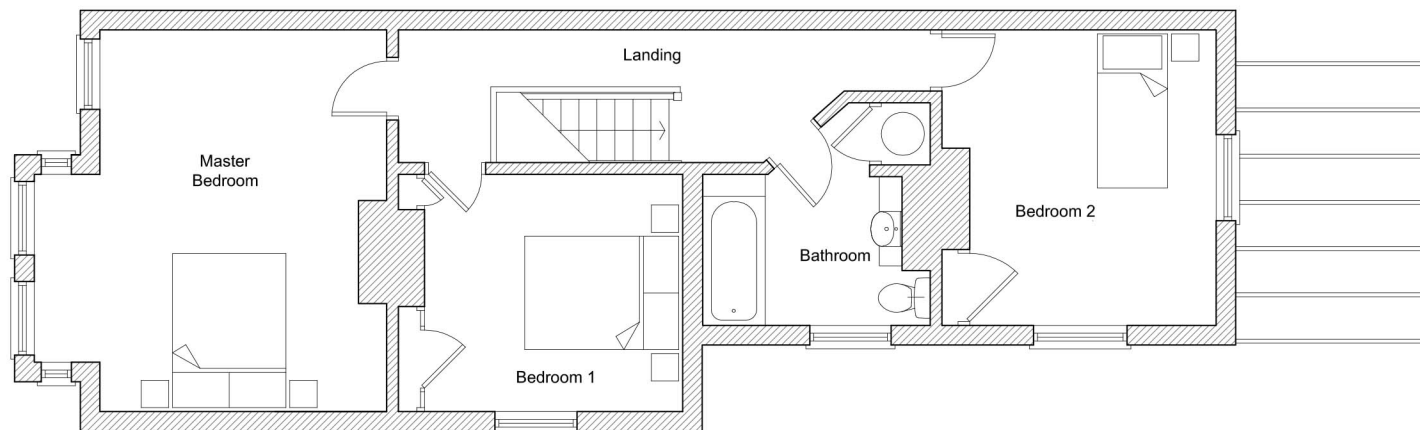
Planning Application No 13/00860/F
 Site Address 181 College Road
 Scale 1:750



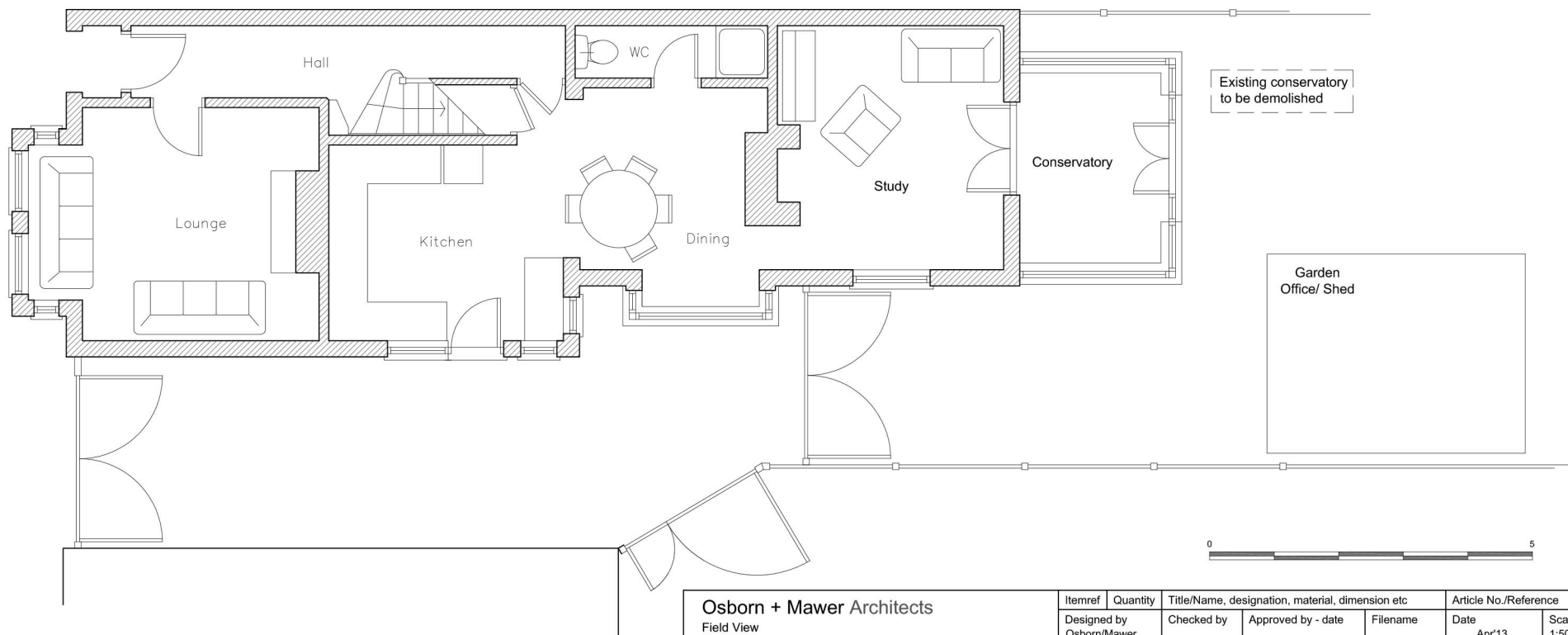
NORWICH
City Council

PLANNING SERVICES





Existing First Floor Plan
Scale 1:50



Existing Ground Floor Plan
Scale 1:50

Osborn + Mawer Architects

Field View
Babraham Road
Sawston
CB22 3LH

Telephone: (01223) 833212

Mobile: 07912 209234

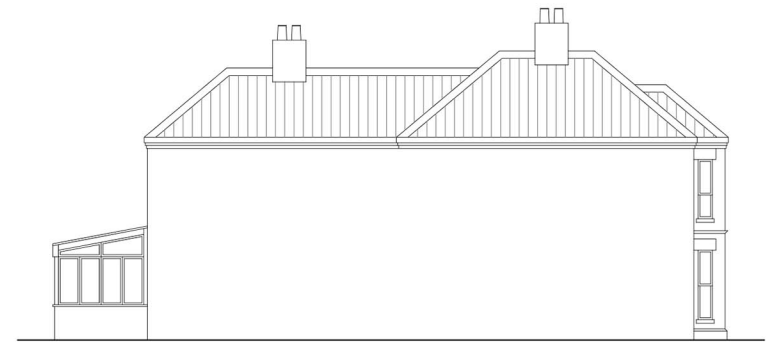
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181 College Road Norwich				Existing Floor Plans			
				OMA/13/777/02		Edition	Sheet 001



Existing Side Elevation (South)
Scale 1:100



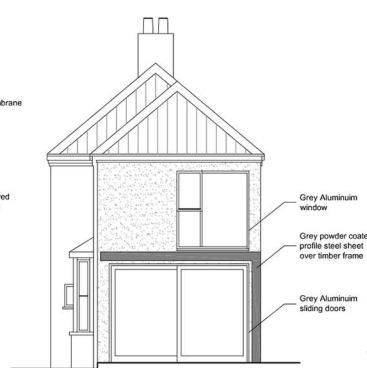
Existing Rear Elevation (East)
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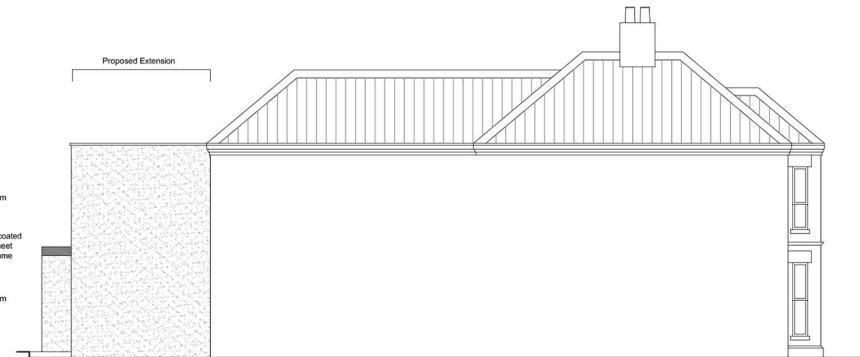
Existing Side Elevation (North)
Scale 1:100



Proposed Side Elevation (South)
Scale 1:100



Proposed Rear Elevation (East)
Scale 1:100



Proposed Side Elevation (North)
Scale 1:100



Visualisation of proposed rear view

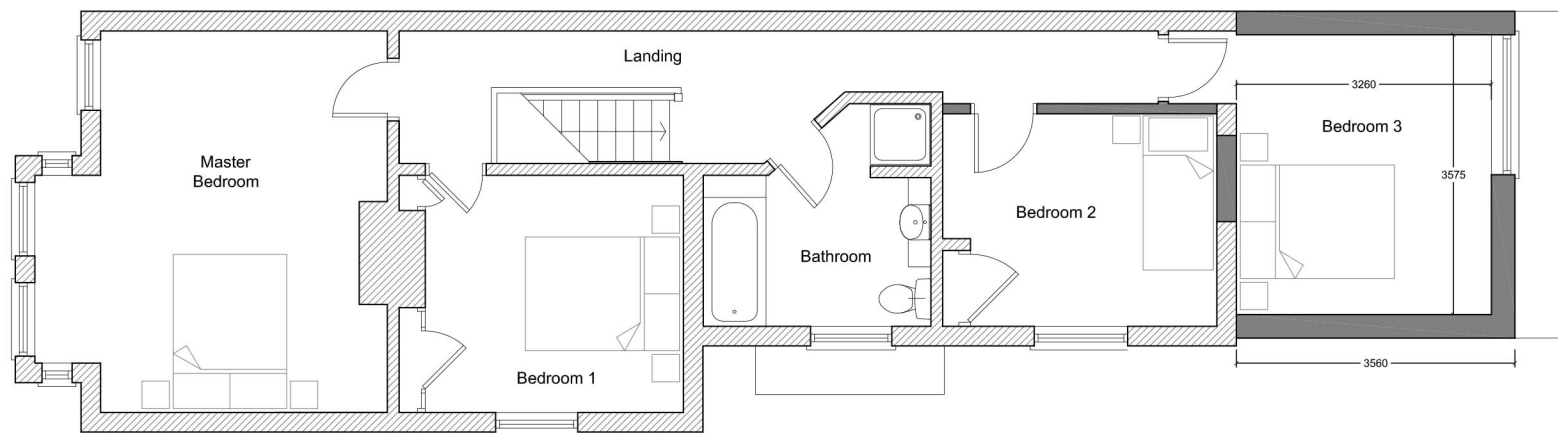


Osborn + Mawer Architects

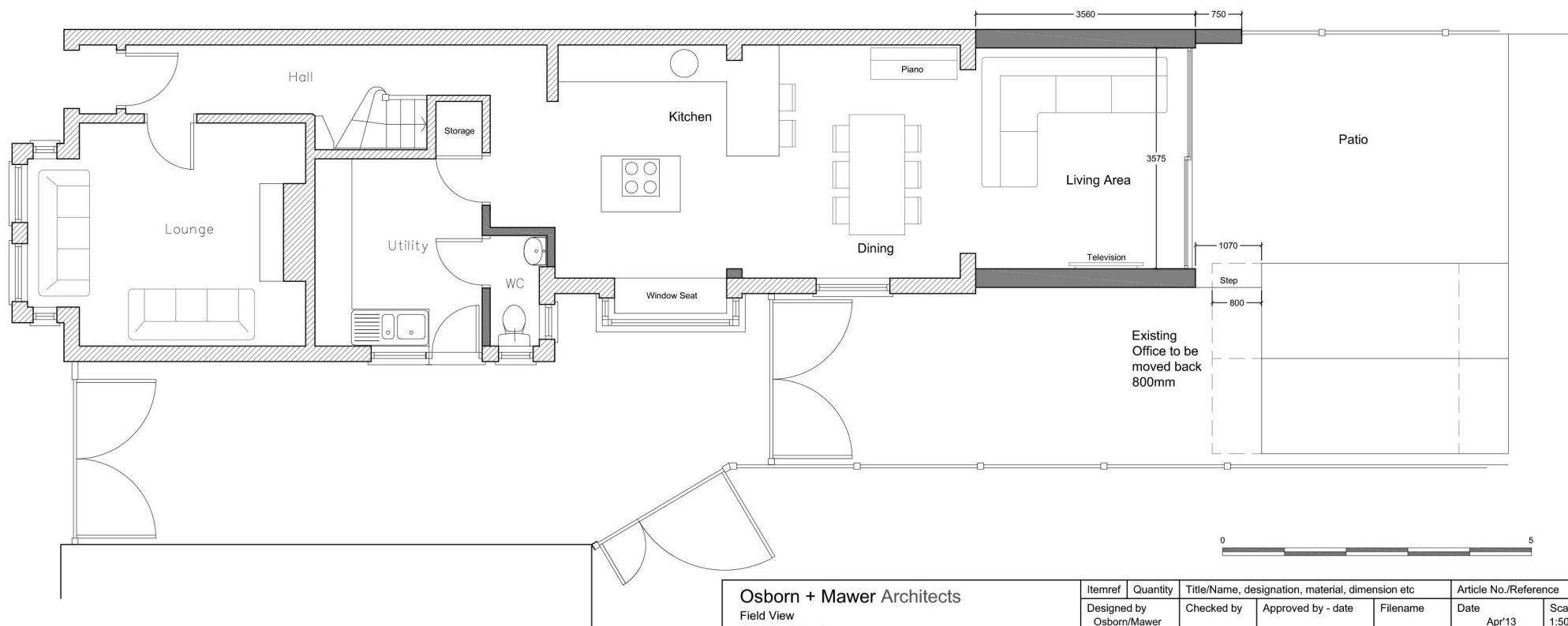
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Norwich		OMA/13/777/04				Edition	Sheet
						001	



Proposed First Floor Plan
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

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