

Report to Planning applications committee

Item

13 April 2017

Report of Head of planning services

Subject Application no 17/00298/F - 82 Christchurch Road,
Norwich, NR2 3NG

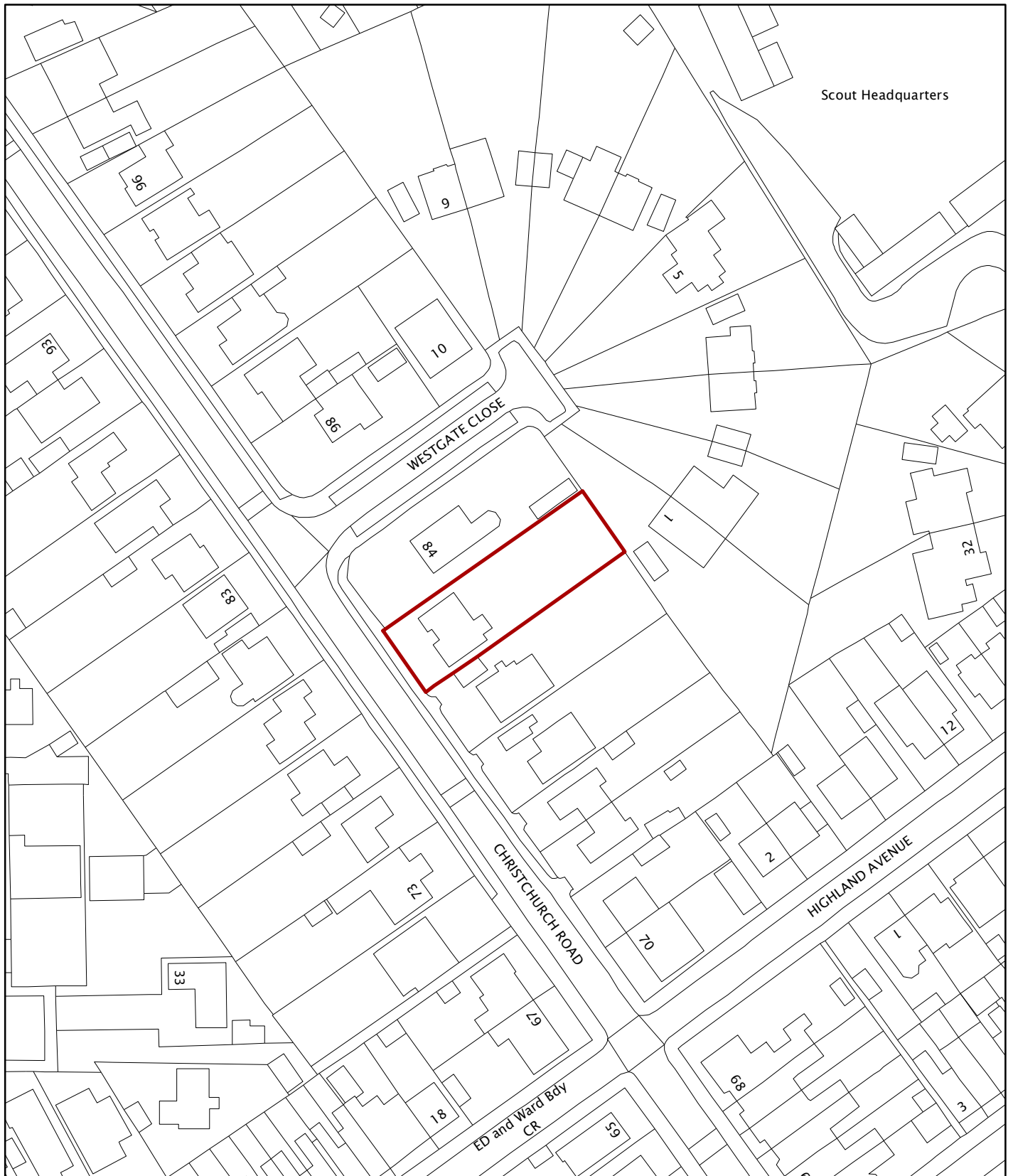
**Reason
for referral** Objections

4(c)

Ward:	Nelson
Case officer	Lydia Tabbron - lydiatabbron@norwich.gov.uk

Development proposal		
Front infill and rear first floor extension.		
Representations		
Object	Comment	Support
2		2

Main issues	Key considerations
1 Residential Amenity	The impact of the development on the neighbouring properties (no.80 & no.84) in terms of light, outlook, and privacy
2 Scale and Design	The impact of the development within the context of the original design / surrounding area
Expiry date	17 April 2017
Recommendation	Approve



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

Planning Application No 17/00298/F

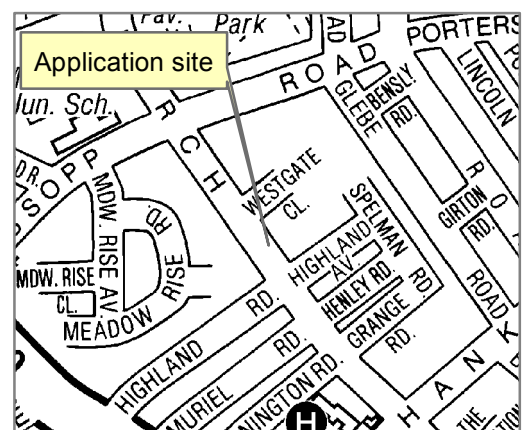
Site Address 82 Christchurch Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is situated on the north east side of Christchurch Road near the junction with Westgate Close. It is a two storey detached dwelling house. The surrounding area is residential with there being a mix of two storey detached and semi-detached properties all of which are situated within relatively large plots with driveways to the front.
2. The surrounding properties are an assortment of red brick and rendering with a mixture of clay and concrete profile and flat tiles. The main house of the subject property is red brick with dark pin tiles and a mixture of white uPVC and painted timber windows and doors.
3. Properties in the surrounding area have rear extensions of varying size and styles. The property at no.80 has a single story conservatory attached to the rear of the house as well as a greenhouse and single storey outbuilding both backing onto the boundary wall shared with no.82. The dwelling at no.84 has a first floor balcony on the side of the property which looks out onto no.82 as well as a number of first floor windows.
4. The rear garden of the subject property has a decking area with a newly constructed modern single storey rear extension with a flat grey fibreglass roof, aluminium framed windows and cedar cladding. The rest of the garden has bordering shrub beds with trees to the bottom of the garden proving natural screen. Wooden fence panels provide boundary treatment on either side of the property with neighbours.

Constraints

5. Within a Critical Drainage Area

Relevant planning history

- 6.

Ref	Proposal	Decision	Date
15/00261/F	Demolition of rear conservatory and erection of single storey rear extension.	APPR	01/04/2015
17/00298/F	Front infill and rear first floor extension.	PCO	

The proposal

7. The proposal is for the construction of a first floor rear extension upon half of the roof of a newly built single storey extension. The proposed extension is of similar design to the existing extension; both using modern materials with matching large windows overlooking the garden. A sedum roof is also proposed on the other half of the existing extension roof.

8. Works to the front of the house are proposed which include removing the existing garage doors and replacing them with untreated cedar clad sliding doors. The area between the garage and front door is to be infilled with a new flat roof with grey zinc edging.

Summary information

Proposal	Key facts
Scale	
No. of storeys	A single storey extension upon an existing single storey rear extension, overall creating two stories.
Max. dimensions	Rear extension: 5.5m wide, 2.5m deep, an additional 2.5m in height creating a distance of 5.4m from ground level to eaves. Front infill: Height (3.5m) same as existing. Infill will not come out any further than existing property. New flat roof will increase the width of property by 0.5m.
Appearance	
Materials	Painted timber doors Grey aluminium framed windows Untreated cedar clad sliding doors with hidden joints Flat grey fibreglass roof with part sedum roof Walls a mixture of grey standing seam zinc cladding and grey untreated cedar cladding

Representations

9. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues and comments 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
Loss of light, views and privacy from the rear first floor extension to no.80 and 84.	See Main Issue 1: Amenity

Issues raised	Response
The proposed extension will be visually overbearing and inappropriate for this style of property.	See Main Issue 2: Design
Materials proposed are not in keeping with the style of the property or those in the vicinity.	See Main Issue 2: Design
Other comments	Response
The proposal and use of modern materials will have a positive impact on the surrounding area	See Main Issue 2: Design
Supporting the use of innovative and eco-friendly materials.	<p>The sedum roof is particularly significant as the property is in a critical drainage area, strongly supporting DM5.</p> <p>The proposed materials are also in accordance with JCS1&2, DM1&3, NPPF0, 7&10.</p>
The impact on neighbouring properties view, light and privacy will be minimal.	See Main Issue 1: Amenity

Consultation responses

10. No consultations carried out due to the scale and nature of the development.

Assessment of planning considerations

Relevant development plan policies

11. **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
12. **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

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

- NPPF0 Achieving sustainable development
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

14. 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: Amenity

15. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
16. No windows are situated on either of the side elevations of the extension so the proposal will not result in any overlooking or loss of privacy. Although the proposed rear development would allow some overlooking views into neighbouring gardens, these views would be front views and similar to existing first floor windows views. As such this impact is not considered significant.
17. With regards to loss of light and overshadowing the main consideration is whether the proposal will impact upon the property to the south (80 Christchurch Road). The proposal may result in a slight loss of light; however due to the distances (5m approx.) involved and the orientation (the proposal is east facing and no.80 is situated to the south) any loss of light will be minimal and at an acceptable level. Furthermore, it is not considered that the proposed extension will be overbearing to the neighbouring resident due to distances involved.
18. The proposed extension will enhance the internal living space for the residents of 82 Christchurch Road. The plot is large so the proposal will not result in a loss of external amenity space.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The fibreglass roof, cedar cladding and grey zinc finish of the proposed rear extension and infill has a more contemporary feel which would contrast with the traditional brick appearance of the main house. However a variety of material types are found within the street and given that the extension is situated to the rear of the property and is not situated within a conservation area, this is considered acceptable. Overall the detailed design and materials of the rear extension and infill would ensure that it appears as a visually distinct but appropriate addition to the main building. As such the proposal is considered to be of good design.

Equalities and diversity issues

21. There are no significant equality or diversity issues.

Local finance considerations

22. 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.
23. 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.
24. In this case local finance considerations are not considered to be material to the case.

Conclusion

25. The proposed extension and front infill is of good design and would have minimal impact on the amenity of the neighbouring occupiers. 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. 17/00298/F - 82 Christchurch Road Norwich NR2 3NG and grant planning permission subject to the following conditions:

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

Article 35(2)

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.



LOCATION PLAN - SCALE 1:1250



SITE PLAN - SCALE 1:500



COPYRIGHT: This drawing must not be reissued loaned or copied without the consent of Frith Associates Limited. All errors, discrepancies should be reported to Frith Associates Limited immediately. All dimensions are to be checked before any site fabrication by the contractor or sub contractors specialist suppliers etc. Do not scale plans. Use only figured or grid dimensions. Any deviation from this drawing is to be reported to Frith Associates Limited immediately. This drawing has been prepared for the following purposes and does not constitute use for any other purpose...PLANNING



no.	date	drawn	checked	revision & issue
A01	03.02.15	B.J.F.	B.J.F.	issued to Client
A02	29.01.17	B.J.F.	B.J.F.	issued to Client

PLANNING

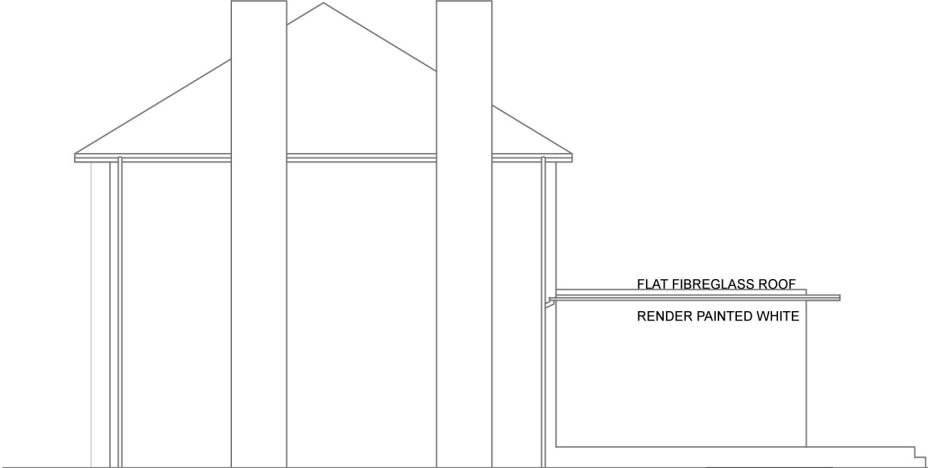
frithassociates

33 Quebec Rd, Dereham, Norfolk, NR19 2DR.
01362 697201 // info@frithassociates.co.uk

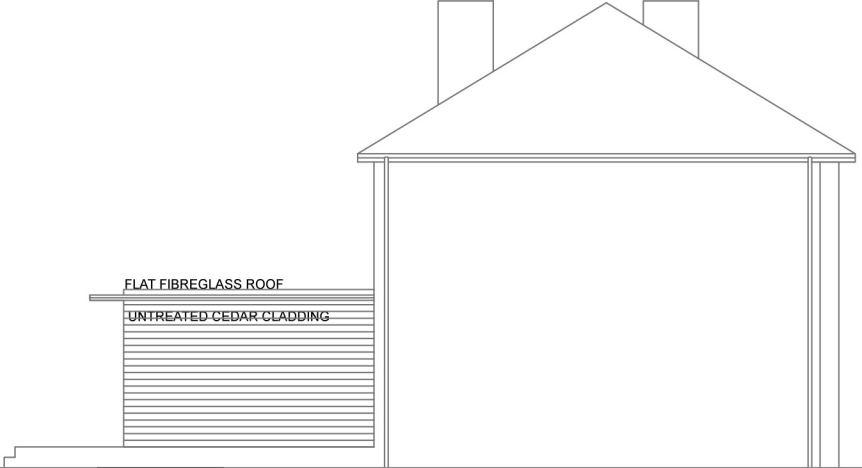
drawing

SITE AND LOCATION PLANS

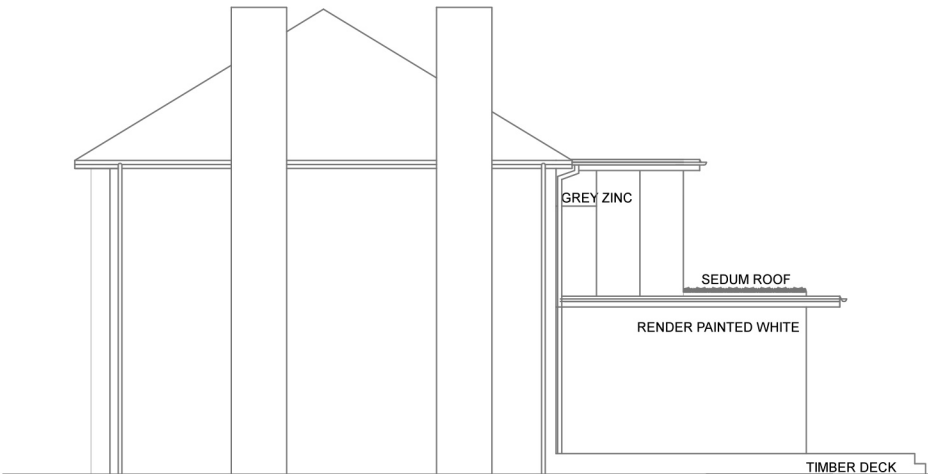
client	Kennett		
job	Proposed Extension to House 82 Christchurch Road, Norwich		
scale	A5 NOTED	drawn	B.J.F.
paper	A3	checked	CADRE
job no.	0173	drawn	001
rev no.		rev no.	A02



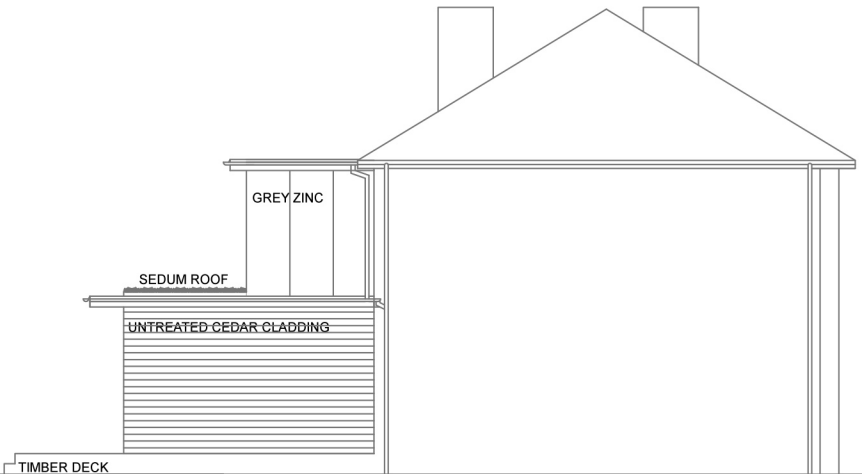
EXISTING EAST ELEVATION - SCALE 1:100



EXISTING WEST ELEVATION - SCALE 1:100



PROPOSED EAST ELEVATION - SCALE 1:100



PROPOSED WEST ELEVATION - SCALE 1:100

COPYRIGHT: This drawing must not be reissued loaned or copied without the consent of Frith Associates Limited. All errors, discrepancies should be reported to Frith Associates Limited immediately. All dimensions are to be checked before any site fabrication by the contractor or sub contractors specialist suppliers etc. Do not scale plans. Use only figured or grid dimensions. Any deviation from this drawing is to be reported to Frith Associates Limited immediately. This drawing has been prepared for the following purposes and does not constitute use for any other purpose...PLANNING



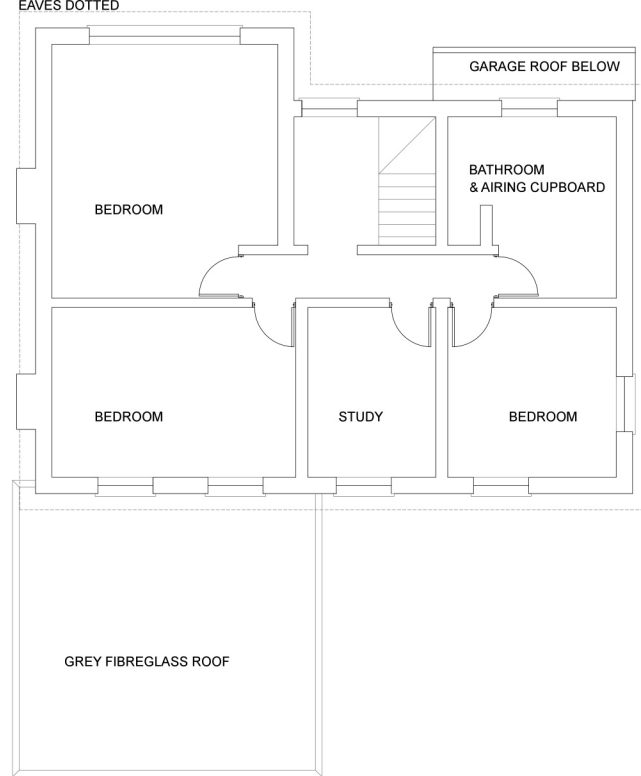
no.	date	revision & issue
A01	28.11.16	BLF
A02	29.01.17	BLF



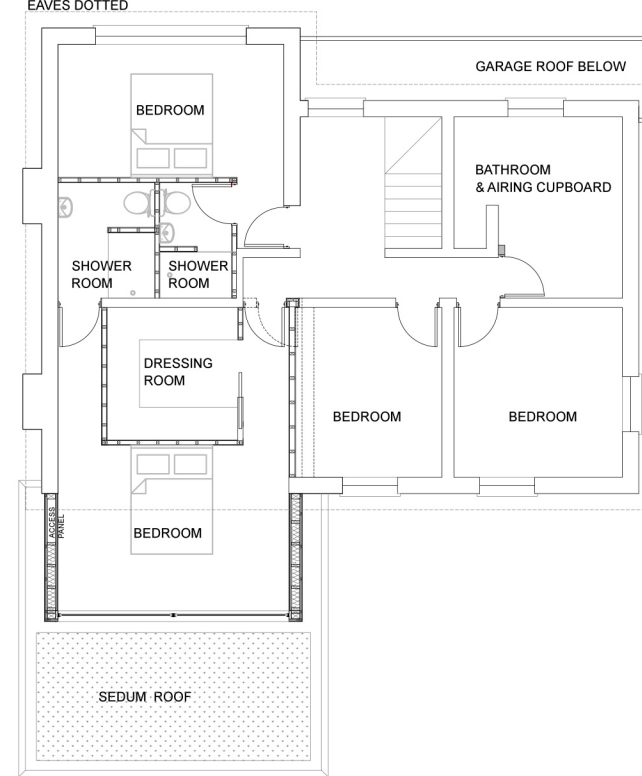
frithassociates
33 Quebec Rd, Dereham, Norfolk, NR19 2DR.
01362 697201 // info@frithassociates.co.uk

drawing
EXISTING & PROPOSED
SIDE ELEVATIONS

client	Kennett
job	Proposed Extension to House 82 Christchurch Road, Norwich
scale	1:100
paper	A3
job no.	0173
draw no.	005
rev no.	A02



EXISTING FIRST FLOOR PLAN - SCALE 1:100



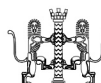
PROPOSED FIRST FLOOR PLAN - SCALE 1:100

COPYRIGHT: This drawing must not be reissued loaned or copied without the consent of Frith Associates Limited. All errors, discrepancies should be reported to Frith Associates Limited immediately. All dimensions are to be checked before any site fabrication by the contractor or sub contractors specialist suppliers etc. Do not scale plans. Use only figured or grid dimensions. Any deviation from this drawing is to be reported to Frith Associates Limited immediately. This drawing has been prepared for the following purposes and does not constitute use for any other purpose...PLANNING

EXISTING & PROPOSED FIRST FLOOR PLANS - SCALE 1:100



no.	date	revision & issue
A01	26.11.16	B.J.F. Issued to Client
A02	29.01.17	B.J.F. Issued to Client
A03	13.02.17	B.J.F. Issued to Client



frithassociates

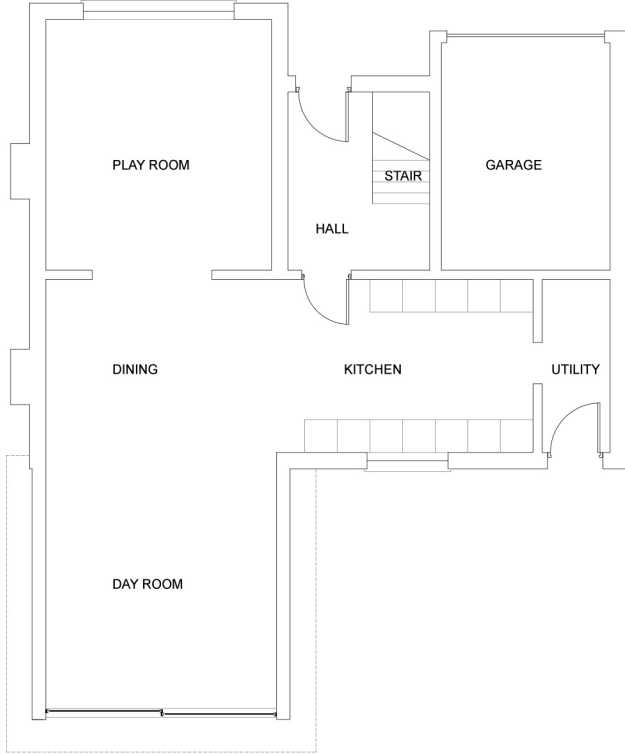
33 Quebec Rd, Dereham, Norfolk, NR19 2DR.
01362 697201 // info@frithassociates.co.uk

drawing
EXISTING & PROPOSED
FLOOR PLANS

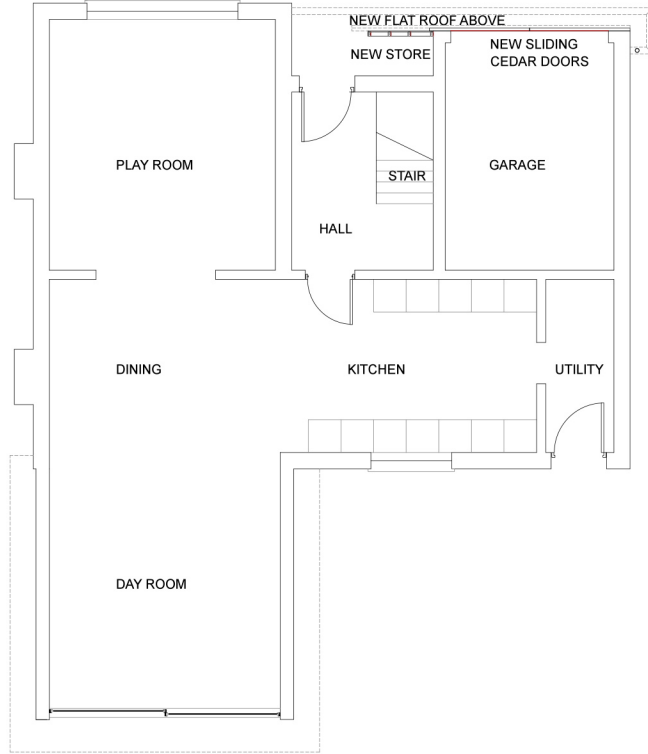
client Kennett

job
Proposed Extension to House
82 Christchurch Road, Norwich

scale	1:100 @ A3	drawn	B.J.F.	date	26.11.2016
paper	A3	checked		CADSW.	
job no.	0173	desig no.	003	rev no.	A03

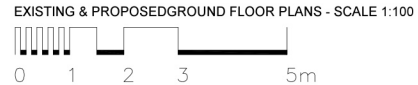


EXISTING GROUND FLOOR PLAN - SCALE 1:100



PROPOSED GROUND FLOOR PLAN - SCALE 1:100

COPYRIGHT: This drawing must not be reissued loaned or copied without the consent of Frith Associates Limited. All errors, discrepancies should be reported to Frith Associates Limited immediately. All dimensions are to be checked before any site fabrication by the contractor or sub contractors specialist suppliers etc. Do not scale plans. Use only figured or grid dimensions. Any deviation from this drawing is to be reported to Frith Associates Limited immediately. This drawing has been prepared for the following purposes and does not constitute use for any other purpose...PLANNING



no.	date	revision & issue
A01	28.11.16	issued to Client
A02	29.01.17	issued to Client

PLANNING

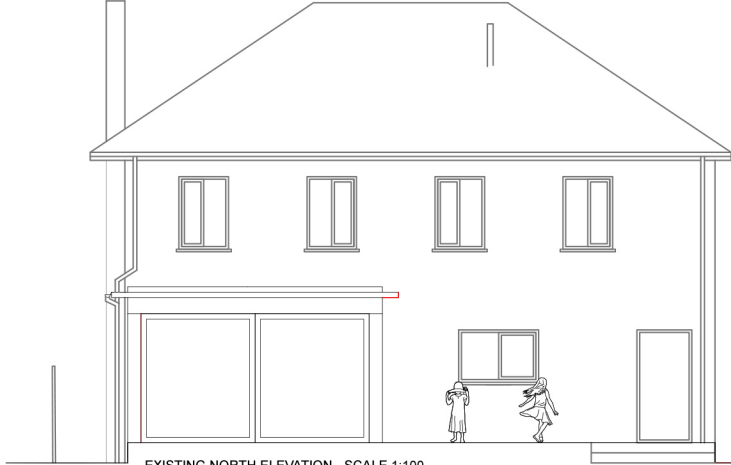
frithassociates

33 Quebec Rd, Dereham, Norfolk, NR19 2DR.
01962 697201 // info@frithassociates.co.uk

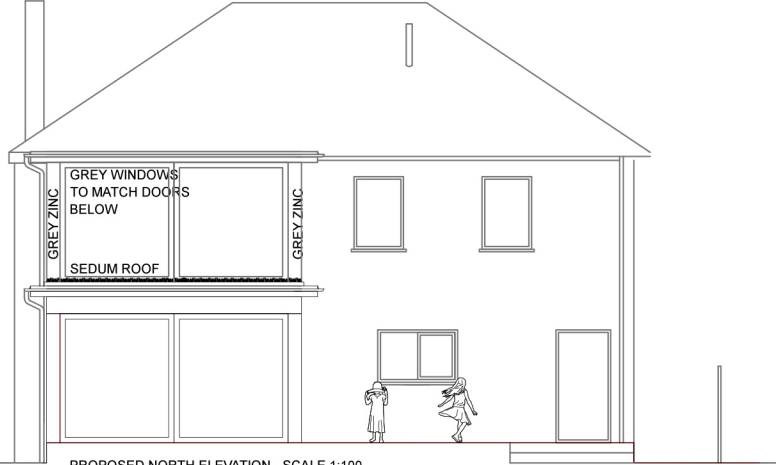
drawing

EXISTING & PROPOSED FLOOR PLANS

client		Kennett	
job		Proposed Extension to House 82 Christchurch Road, Norwich	
scale	1:100 @ A3	drawn	BJF
date	28.11.2016	checked	CADW...
job no.	0173	desig no.	002
rev no.			A01



EXISTING NORTH ELEVATION - SCALE 1:100



PROPOSED NORTH ELEVATION - SCALE 1:100



EXISTING SOUTH ELEVATION - SCALE 1:100



PROPOSED SOUTH ELEVATION - SCALE 1:100

COPYRIGHT: This drawing must not be reissued loaned or copied without the consent of Frith Associates Limited. All errors, discrepancies should be reported to Frith Associates Limited immediately. All dimensions are to be checked before any site fabrication by the contractor or sub contractors specialist suppliers etc. Do not scale plans. Use only figured or grid dimensions. Any deviation from this drawing is to be reported to Frith Associates Limited immediately. This drawing has been prepared for the following purposes and does not constitute use for any other purpose...PLANNING



no.	date	revision & issue
A01	13.02.17	BLF issued to Client

PLANNING

frithassociates
33 Quebec Rd, Dereham, Norfolk, NR19 2DR.
01362 697201 // info@frithassociates.co.uk

drawing
EXISTING & PROPOSED
SIDE ELEVATIONS

client Kennett

job
Proposed Extension to House
82 Christchurch Road, Norwich

scale 1:100	drawn BLF	date 28.11.2016
paper A3	checked	CAC/rel.
job no.	desig no.	rev no.
0173	006	A01