

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 19<sup>th</sup> July 2012  
**Report of** Head of Planning Services  
**Subject** 12/00799/F 156A Newmarket Road Norwich NR4 6SE

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**Item**  
**5(7)**

### SUMMARY

<b>Description:</b>	Erection of single storey rear and side extensions (revised elevations).
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Eaton
<b>Contact Officer:</b>	Mrs Caroline Dodden Planner 01603 212503
<b>Valid Date:</b>	25th April 2012
<b>Applicant:</b>	Mr Paul Tapping And Ms Sam Clark
<b>Agent:</b>	Mr Stephen Tring

### INTRODUCTION

#### The Site

##### Location and Context

1. No. 156A Newmarket Road is a two storey dwelling, where the first floor accommodation is mainly in the roof space, which was built in part of the former curtilage of No. 156 Newmarket Road. The property shares a driveway with No. 156. The plot is situated on the north-east side of the road, close to the junction with Branksome Road and falls within Newmarket Road Conservation Area.

##### Planning History

4/1999/0639/F – Erection of single dwelling. Refused at Planning Committee February 2000, allowed on Appeal January 2001  
4/2001/0200/F – Construction of new vehicular access. Approved April 2001  
4/2001/0544/F – Erection of detached house with conservatory. Approved August 2001  
4/2001/1111/F - Erection of garage at side of dwelling. Refused January 2002  
03/00116/F - Erection of double garage with attic room above. Refused September 2003

##### Equality and Diversity Issues

There are no significant equality or diversity issues.

#### The Proposal

2. To erect single storey rear and side extensions. This is a revised proposal where the proposed roof pitch and eaves height of the two wings have been lowered by

approximately 300mm.

## Representations Received

3. Advertised on site and adjacent and neighbouring properties have been notified in writing. A series of objection letters have been received from two households citing the issues as summarised in the table below.
- 4.

Issues Raised	Response
Querying use of a room within the dwelling for a business and potential intention for this to be expanded.	Paragraph 18
Proposed use of cedar cladding and timber clad screen will dramatically change the property's appearance and make it in stark contrast to the Victorian and Edwardian properties around it.	Paragraph 20
The extensions will increase the depth of the house substantially, and the proximity to the boundary and height of the extension, means that it would dominate the current open aspect from the garden and rear windows of No. 156 Newmarket Road	Paragraphs 23to 26
The overall footprint would be large for this relatively small plot. When combined with the infill house granted at the rear of no's 154, 156A and 156 Newmarket Road, it represents a very dense development within this Conservation Area.	Paragraph 22
Concerned that other planned external changes may occur, that would further increase the negative impact of the development.	Paragraph 21
Consider that the extensions are in direct conflict with Local Plan Policy HBE8 regarding Development within Conservation Areas.	Paragraphs 11 to 15
Use of caravan is permanent living accommodation adjacent to house.	Paragraph 19

## Consultation Responses

5. None.

# **ASSESSMENT OF PLANNING CONSIDERATIONS**

## **Relevant Planning Policies**

### **National Planning Policy Framework:**

Statement 7 – Requiring good design

Statement 12 - Conserving and enhancing the historic environment

### **Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008**

ENV6 - The Historic Environment

ENV7 - Quality in the Built Environment

### **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**

HBE8 - Development in Conservation Areas

HBE12 - High quality of design in new developments

EP22 - High standard of amenity for residential occupiers

### **Other Material considerations**

Written Ministerial Statement: Planning for Growth March 2011

## **Principle of Development**

### **Policy Considerations**

6. Paragraph 129 of the National Planning Policy Framework (NPPF) states that ‘Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.’
7. Paragraph 60 of the NPPF states that ‘Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.’
8. Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and Local Plan Policy HBE12 both seek to promote a high quality of design in any new development.
9. Local Plan Policy HBE8(iii) seeks to assess development within Conservation Areas in order that the design of the proposal ‘respects and is sympathetic to the form and character of the area’s development.’ While Policy EP22 permits development, including extensions, if it provides a high standard of amenity to existing or potential residential premises in the vicinity.
10. It is considered that there are two main issues with regard to the proposed single storey extensions. Firstly, the impact of the proposal on the character and appearance of the Newmarket Road Conservation Area; and secondly, it’s likely impact on the residential amenity of the neighbouring properties.

## **Impact on character and appearance of the Newmarket Road Conservation Area**

11. This section of the Newmarket Road Conservation Area is linear in nature, where only the immediate properties and their plots on either side of the road, fall within the Conservation

Area. The Application site is situated within an area characterised by substantial detached houses, most of which appear to be Victorian and Edwardian. The properties are set in spacious plots with mature trees, hedges and landscaping. Newmarket Road is wide with mature street trees and grass verges.

12. It is considered that all of these features contribute directly to the overall feeling of spaciousness and which gives the area its distinctiveness.
13. No. 156A Newmarket Road is an infill dwelling where the first floor accommodation is largely in the roof space and the property is set back approximately 4 metres from the building line of the neighbouring two storey dwellings. Therefore, the dwelling is relatively low and visually subordinate in comparison to the neighbouring houses.
14. Although spreading towards the sides of the plot, the proposed single storey extensions would be to the rear of the property. As single storey extensions, it is considered that the setting of the property and the neighbouring properties would not be compromised, particularly as there would be very limited views in the wider streetscene.
15. Consequently, it is considered that there would be an imperceptible impact on the character and appearance of the Newmarket Road Conservation Area.

## **Design**

16. The proposed design of the two rear single storey gables mirror the existing front and rear gables of the main section of the existing dwelling, with similar glazing features. The central element is set in from the wings and has a dual-pitched roof.
17. The proposal also includes changing the size and shape of the front ground floor window. This alteration is considered to be acceptable, as the proposed window would have a horizontal emphasis, which is proportionally more appropriate within the gable end than the existing square window.
18. It is understood that the room, to which the window relates, is used for business purposes. This matter is not relevant to the assessment of the planning application. However, it should be noted that running a business from home would only require formal planning permission if the overall character of the dwelling changes. This is not currently considered to be the case at No. 156A Newmarket Road.
19. In the same respect, the temporary use of a caravan as living accommodation within the application site is not relevant to the assessment of the planning application. A separate case would need to be raised with the Council's environmental protection (planning enforcement) team to investigate.
20. It is also proposed to use cedar cladding for parts of the proposed single storey extensions and the front elevation of the existing single storey side wing and provide a new timber clad screen. Whilst this would be introducing a new material to the scheme, it is considered that it would have a positive impact on the character and appearance of the Conservation Area, as it would complement the more contemporary design of the dwelling and provide a balance to the more traditional brick and tiles.
21. A neighbour is concerned that other external alterations may occur that will further change the overall appearance of the dwelling. The onus is on the Applicant to ascertain whether such changes require planning permission or not. This matter is not relevant to the acceptability of the application proposal.

## **Impact on residential amenity**

22. Whilst the proposed single storey extensions would substantially increase the overall ground floor footprint of the dwelling, it is considered that they would not represent an over-intensive development of the plot. The application site is approximately 800m<sup>2</sup>, where the footprint of the enlarged property would be 150m<sup>2</sup> (19% of the overall site area).
23. The proposed single storey west wing would extend back from the existing side addition by approximately 5.2 metres and the proposed east wing would extend to the same position,

with a central section inset between. It is noted that the extensions would not extend further back than the single storey additions to No. 154 Newmarket Road, which has a similar length rear garden.

24. The proposed west wing would be approximately 1.2 metres from the shared boundary with No. 156 Newmarket Road and the east wing would be approximately 1.5 metres from the shared boundary with No. 154 Newmarket Road. The height of the two wings has been dropped by approximately 300mm as a result of one of the neighbours concerns.
25. There is mature landscaping/hedges and 2 metre high fencing along the boundaries, which means that views of the extensions, at ground level, would be limited to the pitched roofs, where the ridge height would be approximately 3.5 metres and the eaves height approximately 2 metres.
26. With this in mind, it is considered that the proposed single storey extensions would not have a significant impact on the residential amenities of either neighbour by way of loss of light or privacy.

### **Impact on Trees**

27. The proposed extensions would have no impact on the existing trees within the vicinity of the proposal.

### **Conclusions**

74. Being an infill dwelling of a different scale and design from the surrounding properties, it is considered that the proposed rear and side extensions would have very little, if any, impact on the character of the Newmarket Road Conservation Area. The extensions have been designed to complement the existing dwelling and, with the existence of the mature landscaping, fencing and general spacing to the neighbouring properties, it is considered that the proposal would have little impact on the residential amenities of the neighbours.

## **RECOMMENDATIONS**

To approve Application No 12/00799/F at 156A Newmarket Road and grant planning permission, subject to the following conditions:-

1. Standard time limits (3 years)
2. In accordance with details submitted
3. Submission of external materials details for approval

Reasons for approval: The decision has been made with particular regard to Statements 7 and 12 of the National Planning Policy Framework, March 2012, Policies ENV6 and ENV7 of the adopted East of England Regional Spatial Strategy 2008, Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk, March 2011 and Saved Local Plan Policies, HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan, Adopted Version November 2004 and to all material considerations. The proposed single storey extensions would be of an acceptable scale and design and would not be significantly detrimental to the residential amenities of the neighbouring properties.



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Planning Application No 12/00799/F

Site Address 156A Newmarket Road

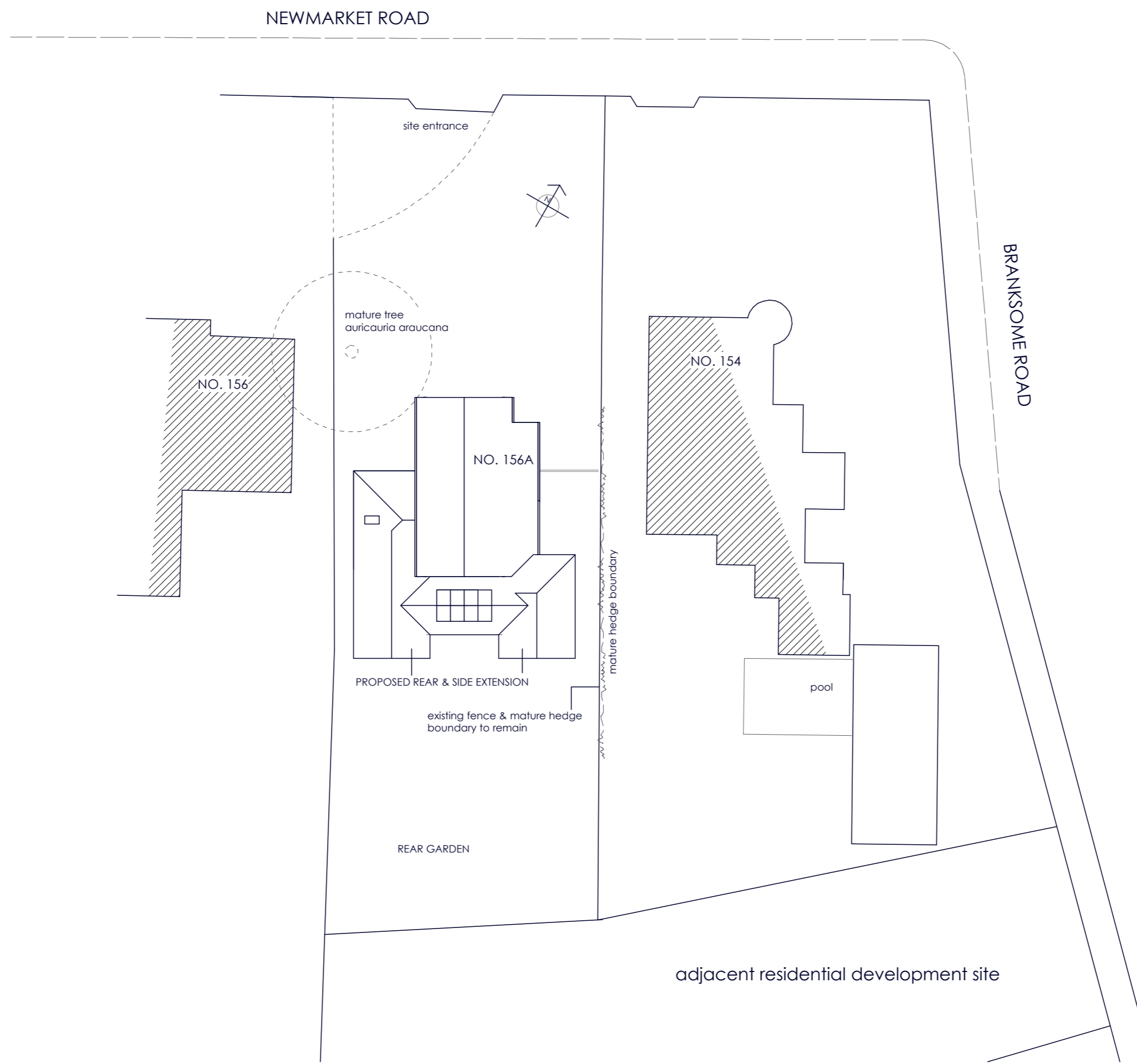
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**NORWICH**  
City Council

PLANNING SERVICES





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Client: Paul Tapping & Sam Clarke	Scale: 1:250@A3	Drg no: 2010-135 : P05	Date: APR 12		