

Report to Planning applications committee

Item

09 May 2019

Report of Head of planning services

Subject Application no 19/00135/F - Conifers 9 Upton Close,
Norwich, NR4 7PD

4(h)

**Reason
for referral** Objection

Ward:	Eaton
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

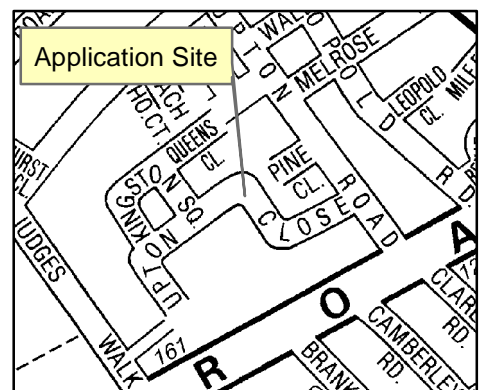
Development proposal		
Two storey side, front and rear extensions. Changes to fenestration. Changes to roof form. Changes to boundary wall and driveway arrangements.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area.
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy.
3 Transportation	The provision of a new access.
Expiry date	22 March 2019
Recommendation	Approve



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Planning Application No 19/0135/F
 Site Address 9 Upton Close
 Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is formed of a corner plot located to the south of Upton Close, at a bend in the road. The subject property is a two storey detached dwelling constructed circa 1960 using red bricks, designed over an 'L' shaped footprint featuring dual pitched roofs and gable walls. The property appears to have been substantially extended by way of an attached flat roof garage block, which includes extended living accommodation to the rear. The site features a parking area to the front and garden to the side and rear. The site boundaries by a wall with fence above to the front and side, and a close boarded fence and tall mature planting to the rear.
2. The site is bordered by no. 7 Upton Close to the south-east, a detached mid-century property of similar proportions and 9a Upton Close to the south-west, a more recently constructed detached dwelling. The prevailing character of the surrounding area is predominantly residential with most properties being two storey detached dwellings constructed in a variety of styles, with no two properties being of an identical design.

Background and relevant planning history

3. A previous application for alterations to the property was refused in July 2018 and was subsequently appealed reference 18/00172/F. The application was refused due to the impact on the amenities of number 7 Upton Close. However due to public representations relating to the appearance of the extensions the inspector considered that the impact of the extensions on the character and appearance of the area should also be a main issue in the appeal. Whilst officers had concerns over the appearance of the extensions due to the mixed nature of properties in the area it was not made a ground for refusal. The inspector however considered that properties in the area generally had spacious gaps between properties at first floor level and that the extension would erode the gap between number 7 and 9 Upton Close to the detriment of the area. The inspector considered that the result of the extensions would be a dominant building harmfully out of proportion with those around it and that the use of white render in a street scene largely characterised by brick would further draw the eye to the structure and increase its visual prominence, which is already high given its location on a bend in the road. The appeal was therefore dismissed based on the impact of the extensions on the character of the area. On the matter of neighbour amenity the inspector did not consider on balance that the impact on number 7 Upton Close would be overly overbearing, albeit the report appears to underestimate the extent of built form along the boundary. Nevertheless the appeal was dismissed.
4. The current application has been submitted to seek to overcome the concerns of the inspector and has reduced the size of the proposed extensions particularly along the boundary with 7 Upton Close and the materials have been revised to brick in order to reduce the impact of the proposed extensions.

Ref	Proposal	Decision	Date
4/1999/0155	Erection of conservatory at rear of dwelling.	Approved	31/03/1999
18/00172/F	Two story side, front and rear extensions. Changes to fenestration. Changes to roof form. Changes to boundary wall and driveway arrangements.	Refused – Appeal dismissed	05/07/2018

The proposal

5. The proposal is for the construction of two storey front, side and rear extensions to the existing property. The design also includes the addition of a new hipped roof and changes to the boundary wall and driveway.
6. The proposal first involves the demolition of the flat roof section of the property including the garage and rear facing living rooms. The proposal represents a comprehensive remodelling and enlargement of the existing property. The existing footprint is however only to be slightly increased with sections being added to the front and rear, resulting in a dwelling appearing to be square in its shape.
7. The main square section of the property is to measure 5m to the eaves and 7.9m to the ridge of the roof. A centrally located gable section is to be constructed on the front elevation with a matching eaves height and lower ridge of 7m, to serve as the new main front entrance. A single storey section is to wrap around the front and eastern side of the site, in filling the gap between the main square section of the house and the neighbouring boundary. The single storey section features a sloping roof measuring 2.5m to the eaves and 3.5m to its highest part.
8. To the rear, a 5m x 5m section is to be added adjacent to the eastern boundary featuring a 2.8m tall glazed flat roof.

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 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.

Issues raised	Response
The proposed design is out of proportion / not in keeping with neighbouring properties / overbearing.	See main issue 1
Roof line is too high	See main issue 1

Issues raised	Response
Proposal will erode outlook	See main issue 1
The proposed windows will result in a loss of privacy (no. 14 Upton Close)	See main issue 2
Loss of light (no. 16 Upton Close)	See main issue 2

Consultation responses

10. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Highways (local)

11. I don't like the fact that the proposed vehicle access is adjacent to the corner. There is decreased intervisibility of vehicles, there is a risk of collisions. Ideally a new vehicle access would be created where intervisibility was safer.
12. Following clarification of the above comment it was confirmed that the proposed arrangement remains better than the existing situation but could be further improved if the single point of access were located closer to the western boundary.

Norwich Society

13. We object to this application. Although there has been an attempt to address the concerns about the earlier proposals, it remains a very large property and its style and materials do not sit well in its context.

Assessment of planning considerations

Relevant development plan policies

14. **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
15. **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
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

16. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF7 Requiring good design

Case Assessment

17. 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

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124-132.
19. The proposed development will result in a dwelling which is significantly different to the existing dwelling in terms of appearance and its appearance within the street scene. It is not however considered that proposed development will cause significant harm to the character of the area.
20. Concern has been raised that the proposal is of a poor design which would result in an over dominant and out of proportion appearance within the setting of the cul-de-sac. The property is located within a prominent position within a bend in the road and as such, the significant changes will be obviously noticeable to all users of the Close. It would not be possible to read the original dwelling and the proposals are not sub-ordinate to the original dwelling. However the character and style of dwellings in the immediate area is mixed with various forms of detached dwellings in different styles, as such the proposal will not cause significant harm to the character of the area as the design includes characteristics found throughout the close including hipped roofs, rendered walls and balconies. The variations in styles of neighbouring properties allows for unique designs such as this to fit within their surroundings.
21. The revised design, with only a single storey section along the eastern boundary, reduces the overall visual impact of the property within the street scene. The single storey section ensures that the existing visual gap of approximately 4m between the subject property and no. 7 to the east is preserved. This alteration responds to the key concern of the planning inspector during the appeal.

22. Particular concern has been raised that the ridge line of the new roof is too tall and out of keeping with neighbouring properties. It should be noted that the design of the roof has been altered during the course of the application in order to reduce its impact. The highest point of the proposed roof is now 7.9m tall, which is only 0.2m taller than the existing ridge line. As such, the overall height of the proposed development is not considered to be substantially different from the existing roof, or neighbouring properties which are of broadly similar heights.
23. The design has also been revised during the course of the determination of the application in terms of the choice of materials. The property was originally to be finished in a white coloured render which would have made the subject property appear more prominently within the street scene. The revised plans now are to construct all elements of the proposed development using a matching red brick, which will assist in ensuring that the material change from the current situation is minimal, lessening the overall impact of the property within the street scene. Whilst the proposals are significant and will completely alter the appearance of the dwelling, in the circumstances of this case, in this particular location and given the amendments to the scheme which have been made it is not considered that the proposals would cause such harm to the character of the area as to warrant refusal under policy DM3.

Main issue 2: Transport

24. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 8, 102-111.
25. The site is currently accessed via two vehicle entrances, one of which is located on the bend of the road, and the other on a straighter section. The proposed involves the infilling of both with a new boundary wall and for the creation of a new sole access before the bend in the road. The removal of the access within the bend in the road is welcomed as this will assist in improved highway safety. The proposed entrance gate and access is considered to be in an appropriate location as it will allow for easy navigation within the site and is not considered to significantly adversely impact on highway safety.

Main issue 3: Amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
27. The proposal will assist in enhancing the residential amenities of the occupiers of the subject property as the internal living space is significantly enlarged whilst retaining the majority of the external amenity space.
28. The revised design which has been stepped away from the boundary shared with no. 7 to the east is considered to significantly mitigate potential harm to the neighbouring residential amenities by way of loss of outlook and overshadowing. The rear single storey section will appear above the shared boundary, however it is considered to be sufficient distance from the rear living spaces to prevent significant harm being caused. The south-westerly outlook of the properties will also ensure that sufficient daylight reaches the neighbouring property.
29. Particular concern has been raised that the proposed development will result in a loss of light to nos.6, 14 and 16 Upton Close. It is acknowledged that the proposed

development will result in a change to the current situation by virtue of the larger and taller roof, it is not considered that this will result in significant harm being caused by way of a loss of light. Each of the neighbouring properties expressing concern are located sufficient distances from the proposed development to ensure that the amount of daylight / sunlight reaching the neighbouring properties is not significantly reduced.

30. Particular concern has been raised that the windows proposed to be added to the side elevation will result in overlooking of no. 14 Upton Close. It is acknowledged that the three proposed windows will provide some views across neighbouring front gardens, it is not considered that they will result in a significant loss of privacy. Each window serves bedrooms which are sited approximately 20m from the neighbouring properties. It is also noted that there are mature trees along the site boundary which provide some screening. It should also be noted that there is currently a large window on the existing side elevation which provides a similar view. As such, it is not considered that the proposed development significantly alters the current situation.

Equalities and diversity issues

31. There are no significant equality or diversity issues.

Local finance considerations

32. 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.
33. 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.
34. In this case local finance considerations are not considered to be material to the case.

Conclusion

35. The amendments to the scheme have resolved the amenity concerns raised in relation to the former application and its impact on number 7 Upton Close. The revisions have also responded to the planning inspectorates concerns in relation to the appearance of the property, its materials and the first floor gap to the neighbouring properties. Whilst the proposals are significant and will completely alter the appearance of the dwelling, in the circumstances of this case, in this particular location and given the amendments to the scheme which have been made it is not considered that the proposals would cause such harm to the character of the area as to warrant further refusal of consent and therefore the recommendation is to approve the application.

Recommendation

To approve application no. 19/00135/F - Conifers 9 Upton Close, Norwich, NR4 7PD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials.

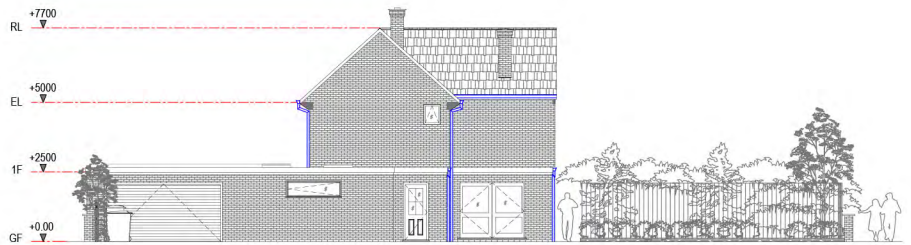
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Proposed External Render to be White/ Cream Colour.

RAINWATER GOODS



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

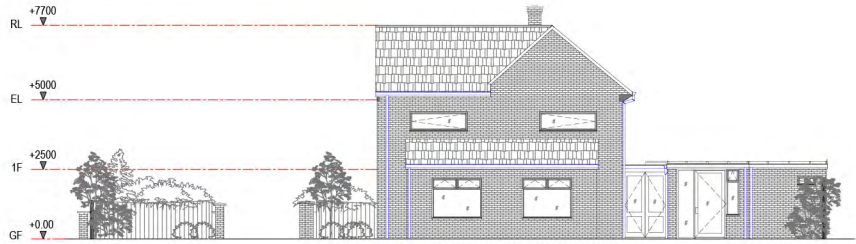


PROPOSED NORTH ELEVATION



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EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION

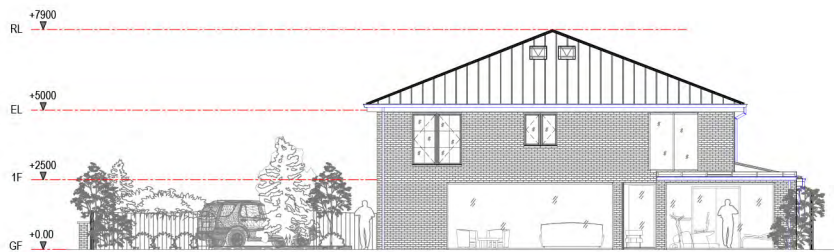


EXISTING SOUTH ELEVATION

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K	19.1.19	MN	ROOF LIGHTS REVISED	RR
J	18.3.19	MN	RIDGE LINE LOWERED- GUILDS REMOVED	RR
H	8.3.19	MN	CHANGE RENDER TO BRICK	RR
G	27.2.19	MN	REVISED RIDGE LINE	RR
F	18.1.19	MN	REVISED FOR FREE GO APPLICATION	RR
E	12.6.18	MN	JULIET BALCONY REMOVED	RR
D	6.6.18	MN	REAR BALCONY REMOVED- JULIET BALCONY ADDED	RR
C	11.5.18	MN	G.F COLLUMNS ADDED TO MAIN ENTRANCE	RR
B	12.4.18	MN	23.3.18 COMMENTS - REVISED DRAWINGS	RR
A	9.2.18	MN	7.2.18 LETTER- BOUNDARY LINE REVISED	RR

Rev	Date	By	Amendment Description	Check
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PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

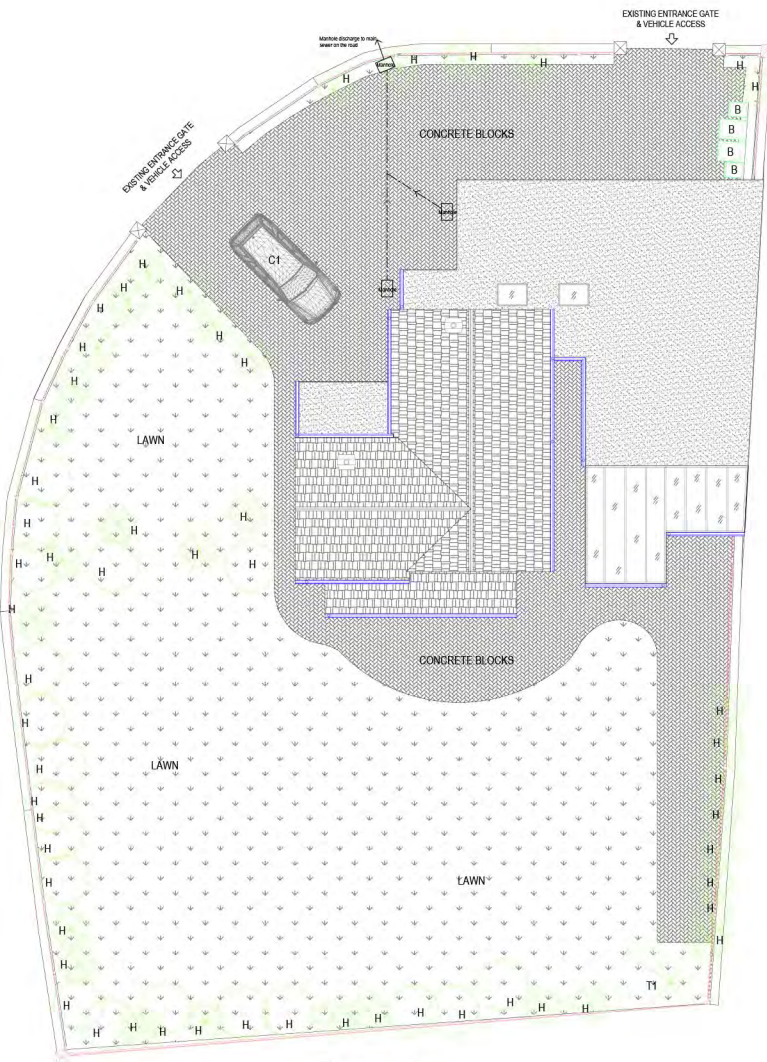
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70a King Street, Norwich, NR1 1PG
Tel: 01603- 622959

Drawing Status			
PLANNING PERMISSION			
Client			
MR JIANPING LIU & MRS LIAN XIA			
Project Title			
CONIFERS - 9 UPTON CLOSE NORWICH NR4 7PD			
Drawing Title			
EXISTING AND PROPOSED NORTH & SOUTH ELEVATIONS AND 3D VIEWS			
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Paper Size	A1	Drawn By	MN
		Checked By	RR
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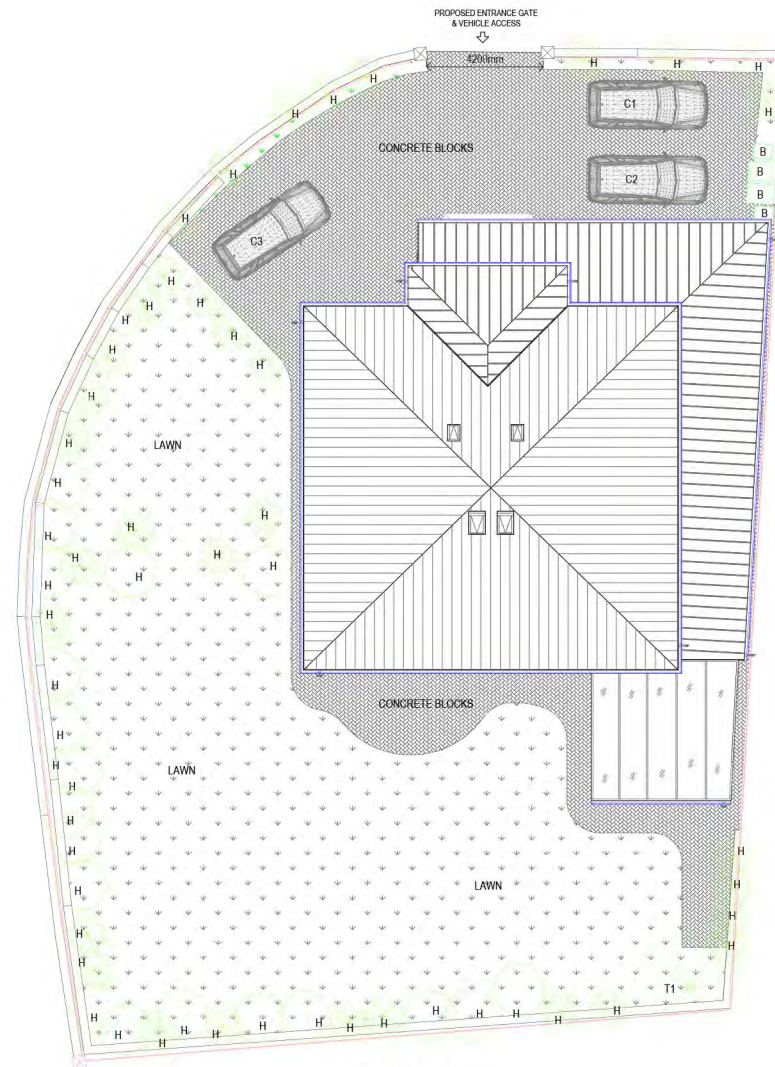
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Proposed External Render to be White/ Cream Colour.

- RAINWATER GOODS
- RAINWATER PIPES - RWP
- ▨ CONCRETE BLOCKS PAVING
- ▩ LAWN
- ⊙ CAR PARK SPACE
- ⊕ TREES
- ⊖ HEDGES
- ⊗ BINS



EXISTING SITE PLAN



PROPOSED SITE PLAN

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Rev	Date	By	Amendment Description	CHK
J	19.1.19	AMN	ROOF LIGHTS REVISED	RR
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Project Title CONIFERS - 9 UPTON CLOSE NORWICH NR4 7PD			
Drawing Title EXISTING & PROPOSED SITE/ ROOF PLAN, AND 3D VIEWS			
Scale	1:100	Date Created	NOV 17
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		Checked By	RR

Drawing No.	Revision
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