

Report to Planning applications committee

Item

17 December 2015

Report of Head of planning services

Subject Application no15/01707/F – 13 Branksome Close,
Norwich, NR4 6SP

4(G)

**Reason
for referral** Objection

Applicant Mr & Mrs A Hough

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

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Residential amenity	The impact of the development on the neighbouring property to the east (no.15), loss of daylight.
2 Scale, design and heritage	The proposal is an out of scale development.
Expiry date	7 January 2016
Recommendation	Approve



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Planning Application No 15/01707/F

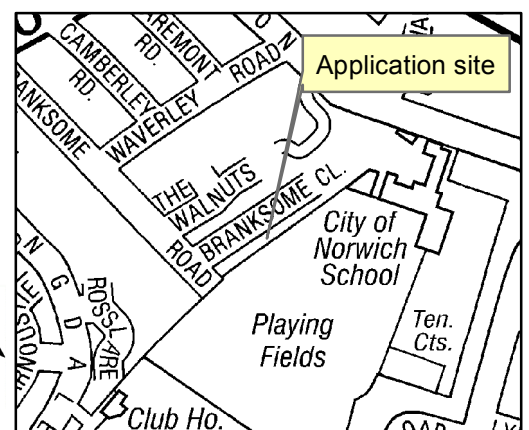
Site Address 13 Branksome Close

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the east side of Branksome Close to the south of the city.
2. The predominant character of the area is residential, comprising 2-storey semi-detached and detached dwellings built in a variety of styles typical of the interwar period. Properties in the area have been built on good sized plots featuring front driveways and larger rear gardens. A number of large mature trees are present in the area which provide a good amount of screening between some properties.
3. The subject property is a 2-storey semi-detached red brick dwelling built circa 1930. The property has been extended by way of a 2 storey side extension which follows the original form of the pitched roof.
4. The site is bordered by the neighbouring properties no.15 to the east and the adjoining property no.11 to the west. To the rear beyond the garden are playing fields belonging to the City of Norwich School. 2m high timber fencing marks the east and west boundaries.
5. Many of the neighbouring properties have carried out significant alterations and additions over the years resulting in most of the dwellings remaining in their original form. Despite this, a strong sense of the original character remains intact as most works have been carried out to a high standard.

Constraints

6. There are no particular constraints.

Relevant planning history

7.

Ref	Proposal	Decision	Date
4/1998/0127	Erection of two storey side extension.	APCON	26/03/1998
15/01371/PDE	Erection of orangery with roof lantern. The extension extends 3300mm beyond the rear wall of the original dwelling. The height at the eaves is 2500mm. The height at the highest point of the extension is 3100mm.	REF	10/11/2015

The proposal

8. The proposal is for the construction of a single storey rear extension to be added to the eastern side of the rear wall creating a new orangery style garden room. The extension is to project by 3.18m from the rear wall and will have a width of 5.7m, covering an area of 18m². The extension is to measure 2.5m in height and will feature a flat roof with a centrally located roof lantern.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey
Max. dimensions	See attached composite plans
Appearance	
Materials	Red brick UPVC windows and doors

Representations

9. 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. 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 to no.15 caused by proposal.	See main issue 1.
The proposal is an out of scale development.	See main issue 2.
Proposals will result parking problems.	The proposal will not have any impact on the current parking situation as there will be no increase in the number of occupants residing in the property.

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.

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. The key areas for consideration in this application are the potential impacts in terms of loss of daylight to windows of adjoining properties. The nearest potentially affected property in relation to this issue is no.15 to the east.
17. Particular concern was raised regarding the impact that the proposal would have on the amount of natural light reaching no.15 to the east. It is accepted that the proposal will be visible from the rear facing kitchen of the neighbouring property, although it is not considered that the extension will significantly alter the current situation.
18. No. 15 has been added to by way of a single storey side and rear extension which forms a front facing entrance and an enlarged kitchen. A single storey garage has

also been built along the shared boundary. These additions along with the 2 storey side extension added to the no.13 approximately 15 years ago and large mature trees located on the eastern boundaries have reduced the amount of sunlight reaching the rear of no.15. As a result, there is an increased sense of enclosure when viewed from within the kitchen of no.15. The proposed extension will be a noticeable addition close to the shared boundary, however its scale and distance of 5m from the neighbouring kitchen window should ensure that potential harm is kept to a minimum.

19. In addition all other windows within the side elevation of no.15 are to non-habitable rooms such as hallway and bathrooms. As such any loss of daylight to these windows would not be unduly harmful to the amenity of occupiers of this property.

Main issue 2: Design

20. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
21. Concern was raised that the proposal is out of scale with the surrounding area. The extension is considered to be of an appropriate scale and design that will have no noticeable impact on the overall character and appearance of the subject property, or the surrounding area as it will largely not be visible from outside of the site.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

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

Conclusion

26. The extensions will have only a minor impact upon the amount of daylight reaching the neighbouring property as a result of the scale, positioning and distances from neighbouring properties of the extensions.
27. The proposal will result in an extended dwelling which is of an appropriate scale and design, which does not cause significant harm to the character of the original dwelling and that of the surrounding area.

28. 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. 15/01071/F – 13 Branksome Close Norwich NR4 6SP and grant planning permission subject to the following conditions:

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

Article 35(2) 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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.

Drawing No:	08092015PRD
First Issued:	09/09/2015

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 621633, 306607

