

Report to Planning applications committee

Item

17 December 2015

Report of Head of planning services

Subject Application no 15/01666/F - 12 Orchard Close,
Norwich, NR7 9NY

**Reason
for referral** Objection

Applicant Mr & Mrs Harvey

4(H)

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

Development proposal		
Single storey rear extension and front / side / rear roof extension.		
Representations		
Object	Comment	Support
2 letters and a petition containing 5 signatures	0	0

Main issues	Key considerations
1 Residential amenity	The impact of the development on amenity of neighbouring properties in terms of privacy and loss of daylight.
2 Scale, design and heritage	Impact upon the character of the parent building and surrounding area.
Expiry date	30 December 2015
Recommendation	Approve



© Crown Copyright and database right 2015. Ordnance Survey 100019747.

Planning Application No 15/01666/F

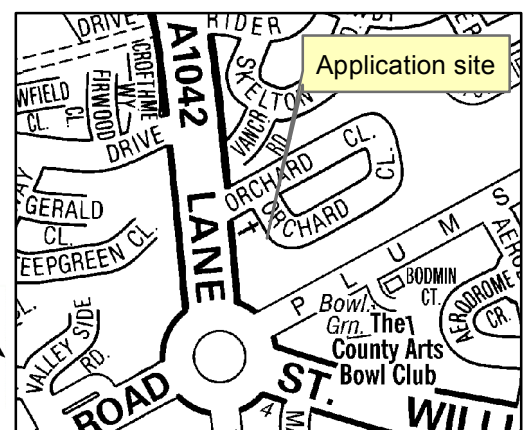
Site Address 12 Orchard Close

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the western side of Orchard Close to the north-east of the city. The predominant character of the area is residential, comprising mainly single-storey bungalow type semi-detached and detached dwellings built circa 1950. The southern side of Orchard Close sits on a slightly elevated position with the ground gradually sloping downwards towards the north. Heartsease Lane Methodist Church is located to the north west of the site, occupying a large plot breaking the residential character of the area.
2. The subject property is a single-storey semi-detached red brick bungalow featuring a hipped roof and 2 box style bay windows on the front elevation. The property features a front garden which is currently arranged as a parking area, a side driveway leading to a wooden shed and a single storey conservatory has been added to the rear with a large rear garden beyond.
3. The site is bordered by the adjoining property no.10 to the east which has features a lean to type extensions to the rear and no. 14 to the east, a similarly styled detached bungalow which features a brick built flat roof rear extension to the rear.
4. It is noted that the subject property many of the properties appear to remain in their original form when viewed from the front, however several properties have added front facing dormer windows.

Constraints

5. There are no particular constraints.

Relevant planning history

6. None.

The proposal

7. The proposal is for the demolition of the existing rear extension and wooden shed and for the construction of a single storey rear extension. The extension is to project by 3m from the rear wall of the original dwelling and will have a width of 8.35m, covering an area of 25m². The rear extension is to measure 2.6m in height, matching the height of the original eaves.
8. The original hipped roof is to be altered by building up from the side wall to create a new gable end. The new gable is to be built to the up from the eaves height of 2.6m to match the height of the ridge of the roof at 6.3m.
9. The roof space is to be converted to form a master bedroom suite by way of front and rear dormers. The rear dormer is a large box dormer with a width of 6.8m and a height of 2.1m and will contain 2 sets of windows serving a bedroom room and bathroom. The front roof slope is to feature two small box dormers measuring 2.1m in height and 2.1m in width with windows serving a bedroom and dressing room. Both front and rear dormers are to be installed 0.4m above the eaves and 0.2m below the ridge of the roof.

10. It should be noted that the applicant has amended the design of the front elevation to replace an originally designed large single dormer matching the proposed rear dormer with 2 smaller dormers. The decision was made to enhance the appearance of the proposal by retaining more of the original roof slope.

11. Summary information

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

Representations

12. 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
The impact of the development on the driveway of the neighbouring property to the east (no.14), loss of daylight. The development will result in a loss of privacy for neighbouring properties.	See main issue 1.
The proposal is an out of keeping with the character of the surrounding area. The aesthetics of the dormers are ugly and inappropriate for the type of bungalow.	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

13. 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

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

Other material considerations

16. **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

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: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. The key areas for consideration in this application are the potential impacts in terms of overlooking and loss of privacy, overshadowing of a driveway. The nearest potentially affected properties in relation to these issues are no.10 to the west, no.14 to the east and nos.5 and 7 to the north.

Overlooking and Privacy:

20. Particular concern was raised that the proposed dormers will result in the proposed roof space windows overlooking properties located on the opposite side of the street to the east. The proposed front facing windows are to be installed approximately 2.5m above the existing windows. It is accepted that the front dormers will allow for views towards neighbouring properties, it is however not considered that the proposal will significantly alter the current situation. Currently an original lounge and bedroom are located on the front of property both being served by box style bay windows. The elevated position of the subject property allows for views directly across the road to the properties opposite. There is also a minimum distance of 10m between the properties which are separated by footpaths and a road.
21. Similarly, particular concern was raised that the dormer would result in an increase in overlooking of the rears of nos. 10 and 14 to the north and southeast respectively, resulting in a loss of privacy. It is accepted that the proposed dormer to the rear roof slope will allow for views across the neighbouring gardens, it is not considered significant harm will be caused. No direct views into neighbouring properties will be possible from the new rooms in the roof and the views across the gardens are typical for this area. It should be noted that the construction of the rear dormer could be carried separately out by way of the property's permitted development rights.

Loss of light:

22. Particular concern was raised regarding the impact that the proposal would have on the amount of natural light reaching the driveway area of no.14 to the south as a result of the hip to gable roof alteration. It is accepted that a small amount of overshadowing may occur as a result of the roof alteration, however no real harm will be caused to the occupiers of the neighbouring property. A gap of approximately 5m exists between the properties ensuring that the driveway will always benefit from natural daylight, even if not from direct sunlight, and no harm will be caused to any living spaces. It should be noted that the hip to gable roof alteration could be carried out separately by way of the property's permitted development rights.

Main issue 2: Design

23. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
24. Concern was raised that the proposal is of a poor design out of keeping with the character of the surrounding area. It is accepted that the alterations to the front roof slope will result in a noticeably different front elevation. However nos. 20 and 22 Orchard Close have both installed dormers to the front elevation in a similar fashion. The amended design with its 2 separate smaller box style dormers is considered to be an improvement on the larger single dormer which would have resulted in a significant portion of the roof slope being obscured.
25. The proposed dormers to both front and rear have been designed to sit 0.4m above the eaves and 0.2m below the ridge of the roof slopes, ensuring that they are proportionally well positioned. The rear dormer however will not be visible from the front of the property and will have no impact on the overall character of the property when viewed from public areas, or the character of the surrounding area. The

proposed dormers are therefore considered to be of an appropriate scale and design.

26. The proposed hip to gable roof alteration will alter the appearance of the subject property in a manner which is largely not present within Orchard Close. Although not in the immediate vicinity of the subject property, it should be noted that no. 54 Orchard Close has carried out a similar hip to gable roof alteration and it should also be noted that the hip to gable roof alteration could be carried out separately by way of the property's permitted development rights.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

28. 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.
29. 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.
30. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. The potential for an increase in overlooking is minimal as the dormer will not drastically alter the current situation where a degree of overlooking from the subject property has always been possible from existing windows.
32. The extensions will have very little impact upon the amount of daylight reaching neighbouring properties as a result of the scale, positioning and distances from neighbouring properties of the extensions.
33. 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 conservation area.
34. 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. 15/01666/F – 12 Orchard Close Norwich NR7 9NY and grant planning permission subject to the following conditions:

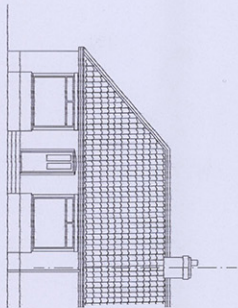
1. Standard time limit;

2. In accordance with plans;

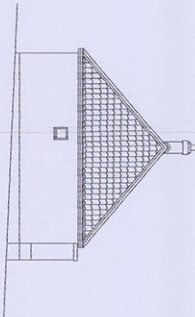
Article 35(2) statement

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.

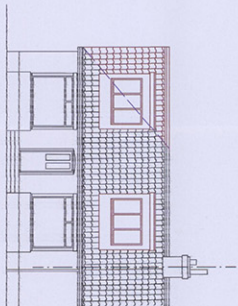
if in doubt ask • do not scale



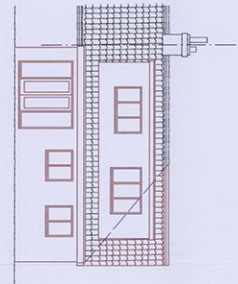
front elevation



side elevation

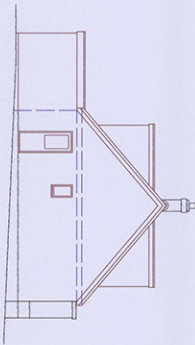


front elevation

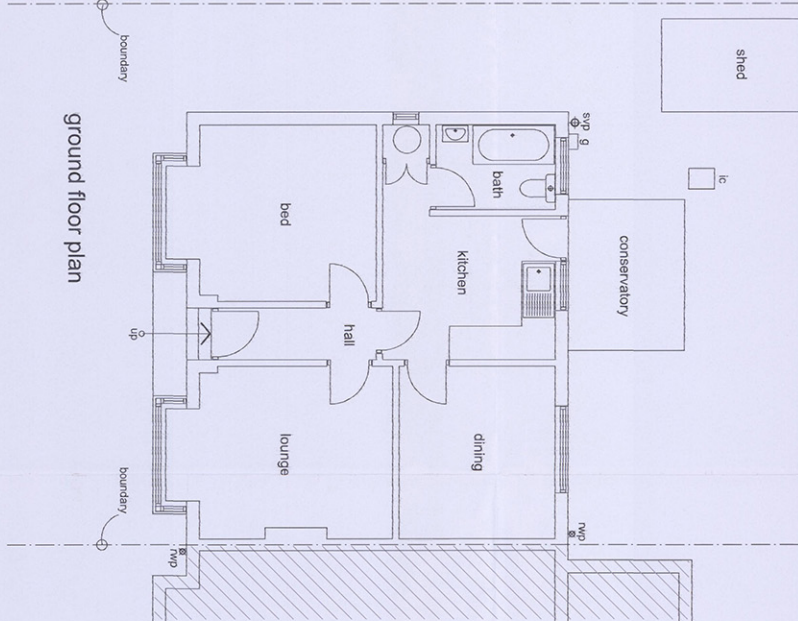


rear elevation

note: all external materials to match existing

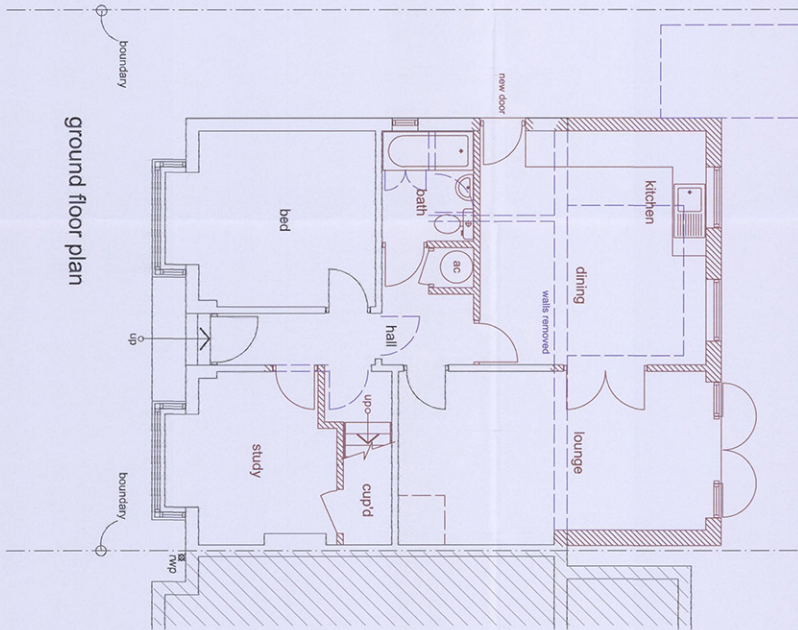


side elevation



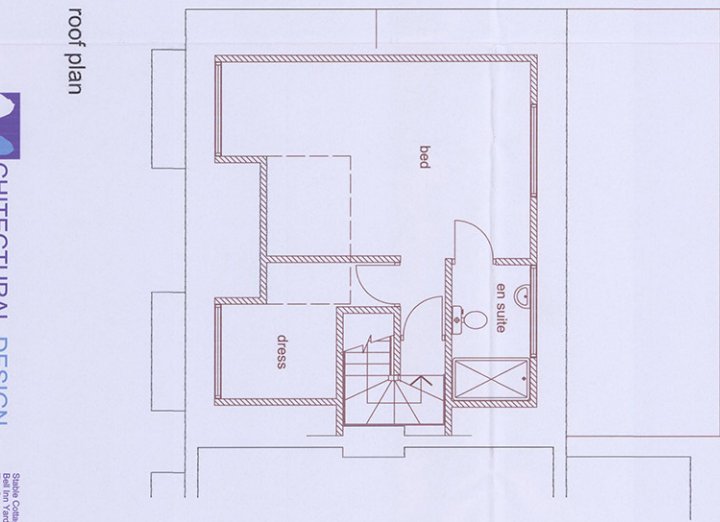
ground floor plan

existing



ground floor plan

proposed



roof plan



CHITECTURAL DESIGN

01362 688151
Sutton College
Sutton Road
The Street
Norton
Norton 488

Client

ALAN RAWLINGS

30 NOV 2015

Organisational Development
Post Room

Project

Mr and Mrs Harvey

12 Orchard Close Thorpe St Andrew

Proposed extension / roof conversion

alanarchdesign@btinternet.com

Client	Mr and Mrs Harvey	Proposed extension / roof conversion
Drawing	revised planning	Dwg no 761 / 09
Date	27 / 11 / 15	Rev
Scale	1 : 50 / 1 : 100	@ A1