

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00020/F - 9 Eaton Road Norwich NR4 6PZ

**Reason
for referral** Objection

4(e)

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

Development proposal		
Two storey rear extension and loft conversion.		
Representations		
Object	Comment	Support
2	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.
Expiry date	4 March 2019
Recommendation	Approve

The site and surroundings

1. The site is located on the north side of Eaton Road, within the Eaton Ward, to the south of the city. The prevailing character of the area is predominantly residential comprising a variety of two-storey detached and semi-detached dwellings constructed during the mid C20. Properties on Eaton Road are typically arranged with front gardens / parking areas, driveways and large mature rear gardens.
2. The subject property is a detached two-storey dwelling constructed circa 1930 over an 'L' shaped footprint using red bricks, white painted render, timber beam detailing, mullion windows and clay coloured pantiles. The design features a projecting front gable and a hipped roof, which is likely to have been extended some time ago at first floor level. The property has also previously been extended by way of a small flat roof rear extension. The site features a front garden / parking area and large rear garden.
3. The site is bordered by no. 7 to the west, a two-storey detached dwelling of a matching original design, and no. 11 to the east, also a two-storey detached dwelling which includes a large garage adjacent to the shared boundary. The site boundaries are marked by fencing, mature planting and the side walls of outbuildings.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal first involves the removal of the existing rear extension. In its place a 6.7m x 4.1m two-storey extension is to be constructed. The extension is of a gable design, measuring 5.4m to the eaves and 8.1m to the ridge. The extension also includes a 2.8m tall flat roof section extending an additional 2.5m to the rear, designed with an angled rear / side elevation.
7. The design also includes the creation of a first floor balcony within the central section of the rear of the property, dormer windows to the original rear roof slope and the proposed roof, roof lights to the front roof slope and a replacement chimney.
8. It is noted that the proposed development has been revised during the determination of the application, resulting in a reduction in the overall scale of the rear extension, the removal of a dormer window and flue to the front roof slope.

Representations

9. Adjacent and neighbouring properties have been notified in writing by way of two consultation periods covering the original and revised plans. Two letters of representation have been received in each instance 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 extension is over dominant and out of scale with neighbouring property, exacerbated by ground levels	See main issue 1.
The proposed extension will result in overshadowing / loss of light / loss of outlook (no.7)	See main issue 2.
The proposed utility window will result in a loss or privacy (no. 7)	See main issue 2.
The proposed development will result in a loss or privacy (no. 11)	See main issue 2.

Consultation responses

10. No consultations have been undertaken.

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

Other material considerations

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

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: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed development represents a significant enlargement to the rear of the subject property. It is however not considered that the proposal will result in significant harm being caused to the character of the area. The rear extension is of a form and design which broadly conforms to the character of the original dwelling, with a feature gable, matching roof pitches and matching eaves and ridge heights. The proposed dormers also feature dual-pitched roof which mirror the design of the gables. It is acknowledged that the extension is of large scale, however it is not considered to be disproportionately so. The subject property in its original form is large and sits on a large plot. The extension therefore uses a relatively small area and it is also noted that the resultant scale is not significantly larger than a number of neighbouring properties which have previously been extended on Eaton Road.
17. It is noted that the proposed rear elevation has been finished with sections of glazing more contemporary in style to the original mullion windows. The rear extension is however to be finished in red brick, white painted render and clay coloured pantiles to match the existing. The only changes prominently noticeable from Eaton Road are the roof lights and replacement chimney. The proposed development is therefore not considered to impact significantly on the character of the area.
18. To ensure the replacement chimney is of an appropriate finish, it is considered reasonable to add a condition requiring details to be submitted to the council for consideration prior to the commencement of any works.
19. The proposed development is of a large scale, however on balance it is considered to result in limited impact on the character of the area and is therefore considered to be acceptable in design terms.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case it is acknowledged that the proposed rear extension will result in some overshadowing of the rear of no. 7 to the west during several hours of the morning, by virtue of the orientation of the site. It is unfortunate that the proposed rear extension has not been revised more extensively and been shifted away from the boundary shared with no. 7. The resultant overshadowing of no. 7 will occur during morning hours only, however the neighbouring property will continue to benefit from high levels of amenity. Therefore, on balance it is not considered that the harm caused by way of overshadowing would warrant refusal in this instance.

22. With regard to outlook, the proposed rear extension will result in the partial loss of a view across the rear of subject property from the rear of no. 7. Beyond that, there are no other significant impacts on the outlook from the rear of no. 7.
23. With regard to overlooking, the proposal includes the insertion of a window at ground floor level on the elevation facing no. 7. The window will allow for some views of the side and rear of no. 7 above the boundary fence, however it is noted that the window serves a utility room only and could be added using the property's permitted development rights. The proposed balcony and east facing windows look towards no. 11. The views possible from these locations will not result in a significant loss of privacy by virtue of the large garage roof marking the boundary which shields the rear living and amenity space of no. 11 from view.
24. The proposed extension and roof lights to the front will not result in any other impacts on the residential amenities of any other neighbouring properties.
25. The proposed development will enhance the residential amenity of the occupiers of the subject property as the internal living space is improved and enlarged without significant loss of external amenity space. The proposed development is therefore considered to be acceptable in amenity terms.
26. It is acknowledged that the proposed rear extension will result in some impacts on the residential amenities of no.7 Eaton Road. On balance however, it is considered that the impacts are not of sufficient significance to refuse the application. The proposed development is therefore considered to be acceptable in amenity terms.

Other Matters

27. The property is located within a critical drainage catchment and is a risk of surface water flooding as such it is proposed to condition the provision of water butts to help to mitigate the impact of the proposals.

Equalities and diversity issues

28. There are no significant equality or diversity issues.

Local finance considerations

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

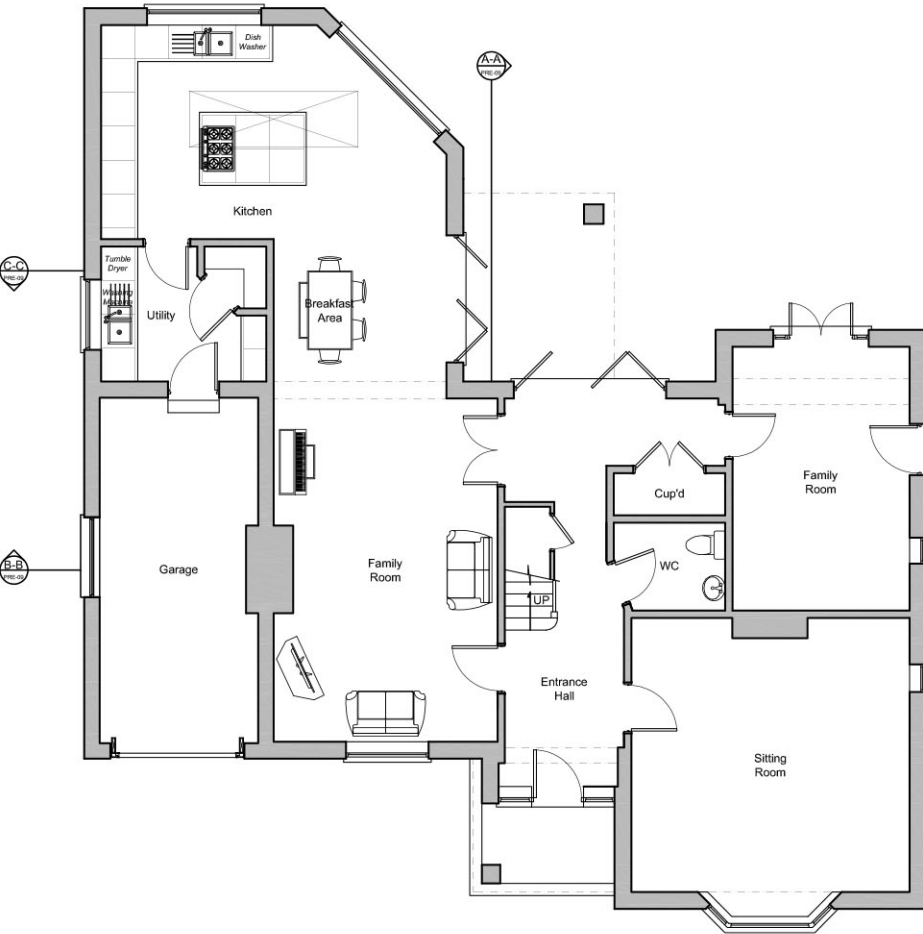
Conclusion

32. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design which does not cause harm to the character and appearance of the subject property or surrounding area.
33. The proposed development will result in some overshadowing of the neighbouring property to the west, however there will be only limited harm caused to neighbouring properties by way of overlooking or outlook. On balance, the harm caused by the proposed development is not of a level considered significant enough to refuse the application.
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.

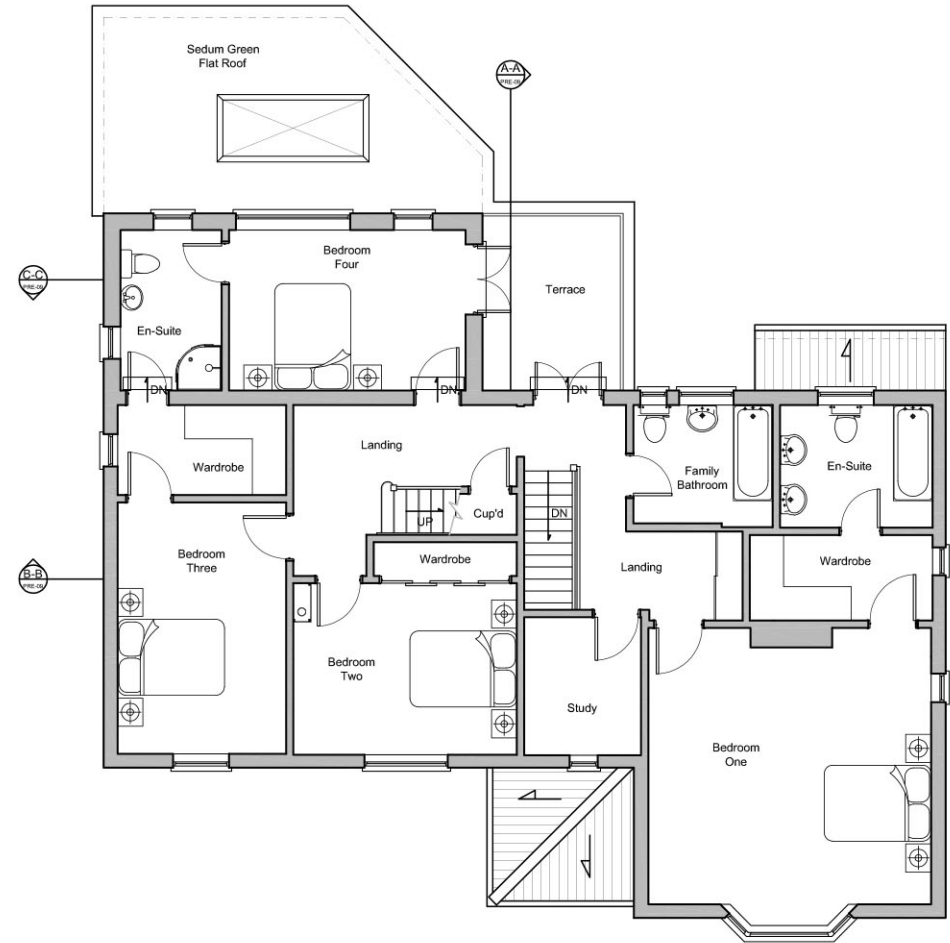
Recommendation

To approve application no. 19/00020/F - 9 Eaton Road Norwich NR4 6PZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of replacement chimney to be submitted prior to commencement of works;
4. Provision of water butts.



Proposed Ground Floor Plan



Proposed First Floor Plan



Planning

No: C Date: 08.08.2019 Item: (30.07.2019)

Scheme amended following
 planning officers comments
 (30.07.2019)

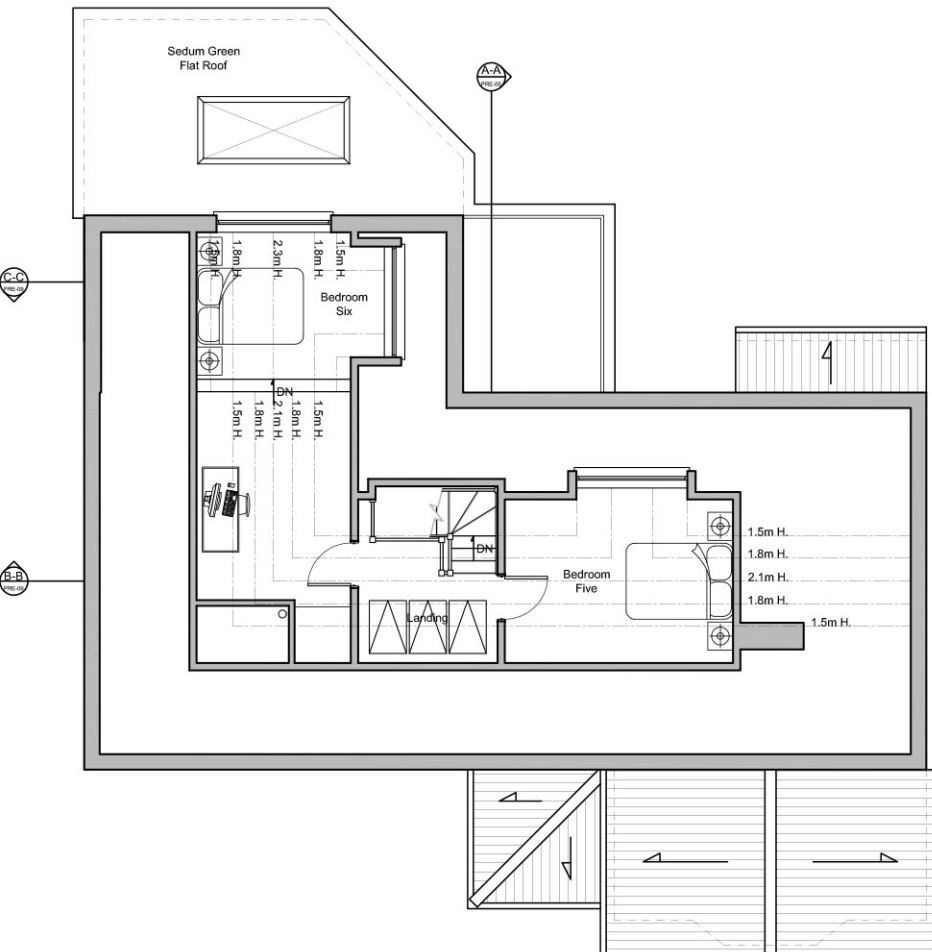


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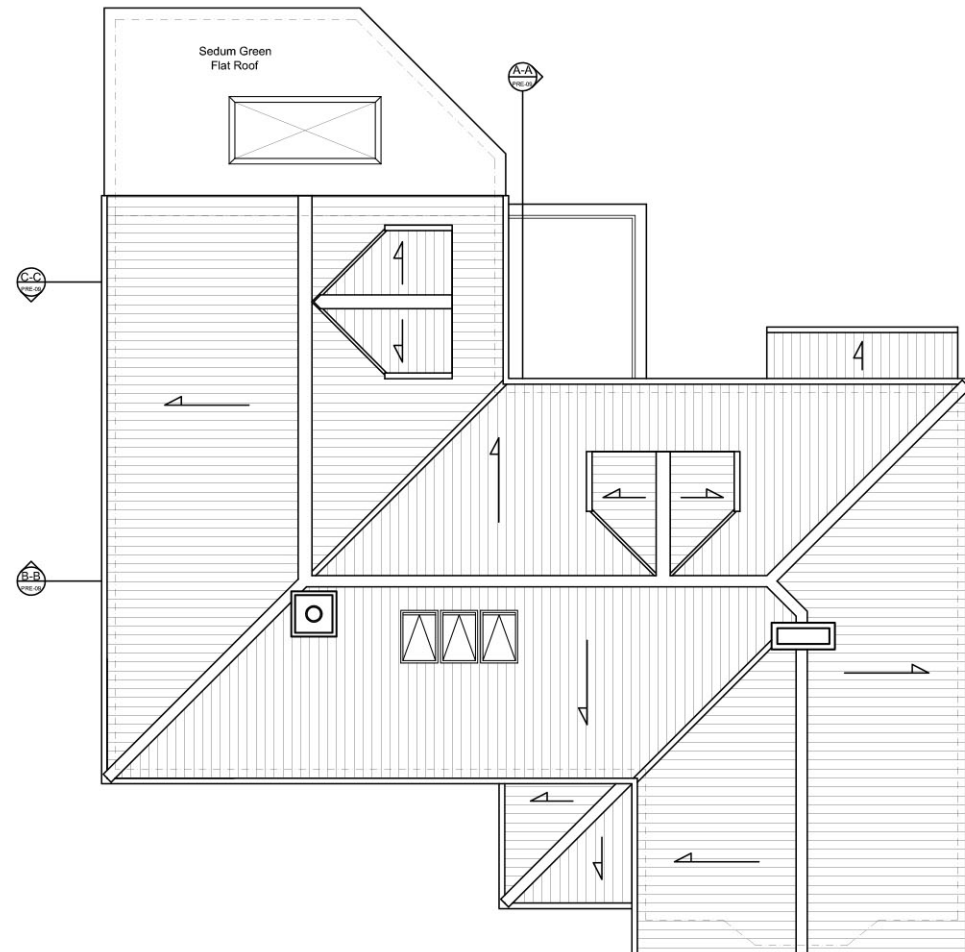
Site: 9 Eaton Road,
 Norwich,
 NR4 6PZ
 Title: Proposed Floor Plans

Job No: 7.107 Drg No: PRE-06 Scale: 1:100@A3 Drawn By: WF Checked by: SS





Proposed Second Floor Plan



Proposed Roof Plan



Planning

No: C Date: 08.08.2019 Item: Scheme amended following planning officers comments (30.07.2019)



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Site: 9 Eaton Road, Norwich, NR4 6PZ
 Title: Proposed Floor Plans & Roof Plan



Job No: 7.107 Drg No: PRE-07 Scale: 1:100@A3 Drawn By: WF Checked by: SS

Proposed Materials:

1. Red facing brick
 2. White smooth render
 3. Interlocking clay tile
 4. Clay plain tile
 5. White double glazed uPVC window
 6. White uPVC glazed entrance door
 7. Powder coated aluminium window
 8. Powder coated aluminium entrance door
 9. Glass balustrading
 10. White single glazed steel window
 11. Sedum green flat roof
 12. White painted steel garage door
 13. Roof window
 14. Cladding
 15. Brick effect chimney - details to be confirmed by condition
- * Denotes obscured-glazed non-opening window



Proposed South-West Elevation



Proposed North-West Elevation



Proposed North-East Elevation



Proposed South-East Elevation

Amended labelling of proposed elevations following planning officers comments (30.08.2019)

No: D Date: 03.09.2019 Item:



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Planning

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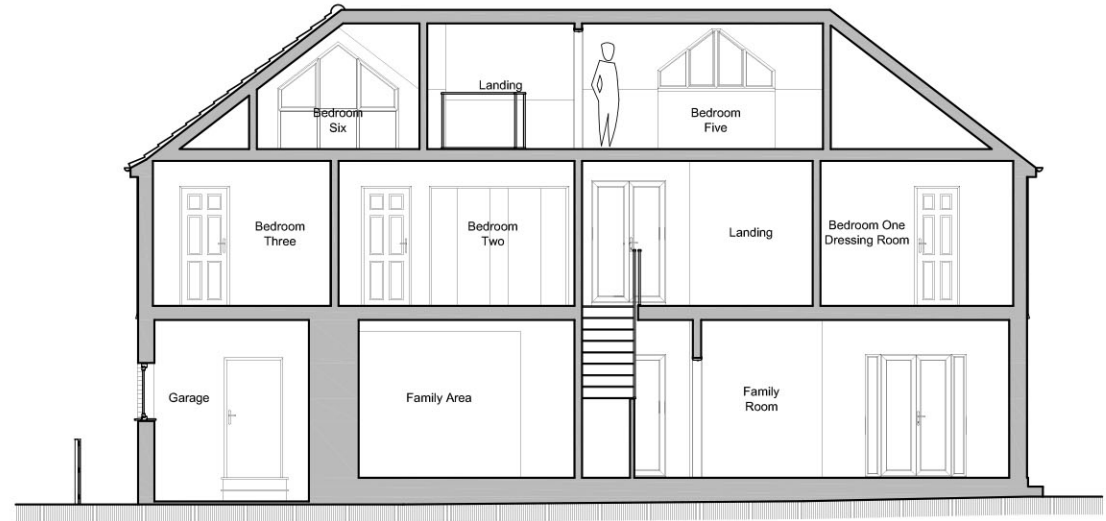
Title:
Proposed Elevations



Job No: 7.107	Drg No: PRE-08	Scale: 1:100@A3	Drawn By: WF	Checked by: SS
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Proposed Indicative Section A-A



Proposed Indicative Section B-B



Proposed Indicative Section C-C

No: C Date: 08.08.2019

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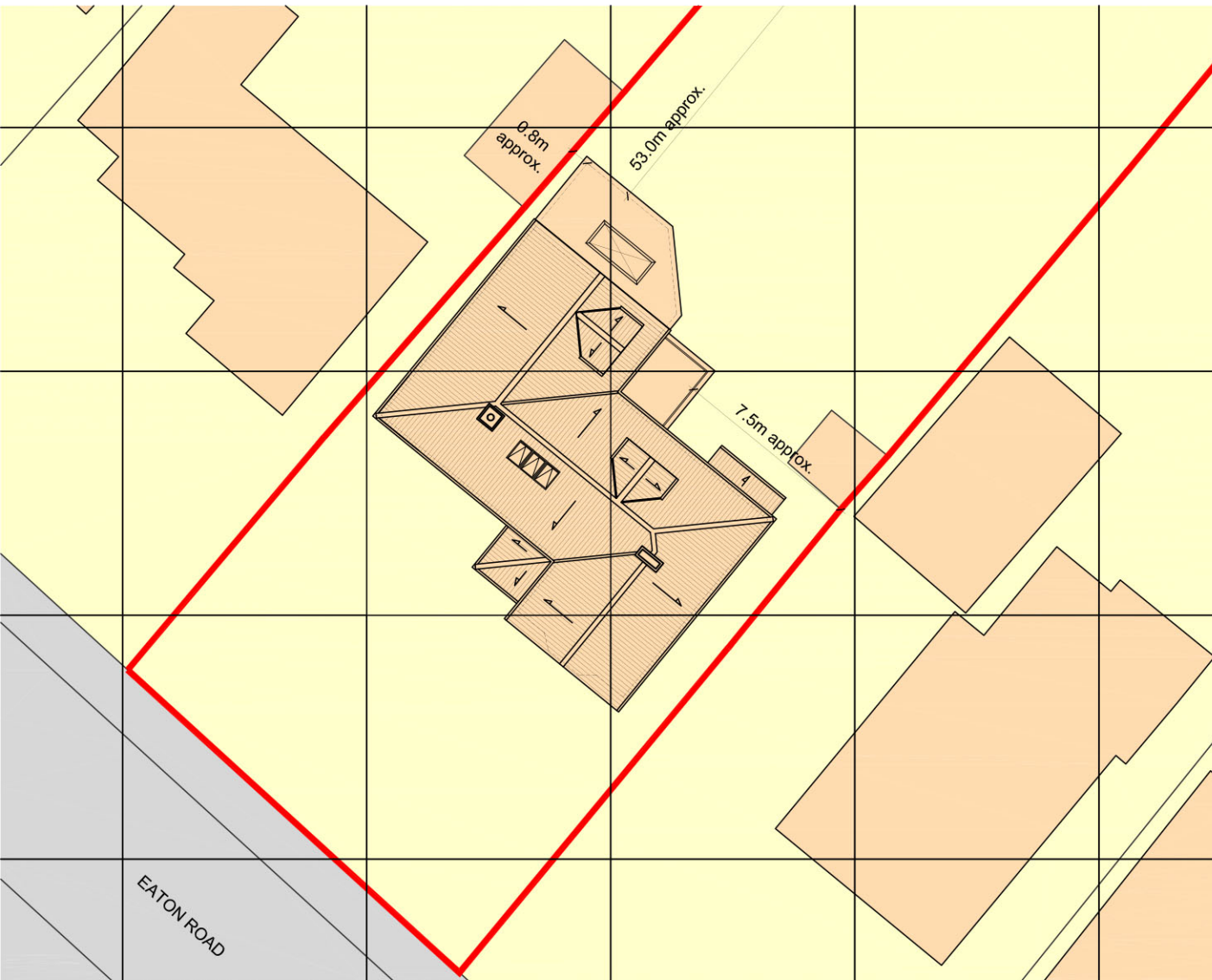
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Planning

Site:	9 Eaton Road, Norwich, NR4 6PZ	Title:	Proposed Indicative Sections	
Job No:	7.107	Drg No:	PRE-09	Scale:
				1:100@A3
Drawn By:	WF	Checked by:	SS	





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KEY:



Application Line



Existing South-West elevation



Existing North-East elevation



Planning

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Site:
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Title:
Block Plan



Job No:	Drg No:	Scale:	Drawn By:	Checked by:
7.107	PRE-10	1:200@A3	WF	SS