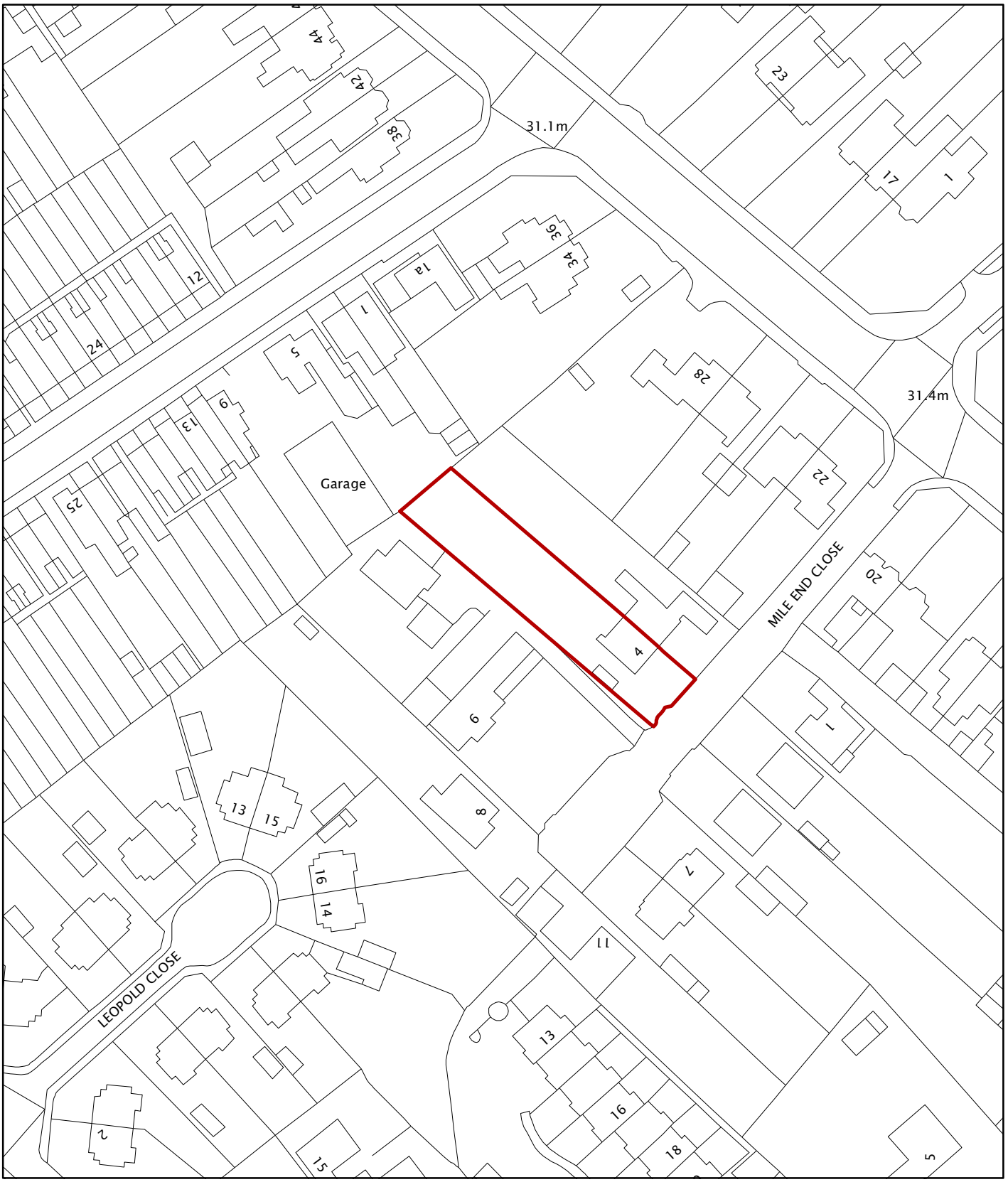
Report to	Planning applications committee 01 October 2015	**Item**
Report of	Head of planning services	5(G)
Subject	Application no 15/00453/F - 4 Mile End Close, Norwich, NR7 7QU	
Reason for referral	Objections	

Ward:	Eaton
Case officer	Kian Saedi - kiansaedi@norwich.gov.uk

Development proposal		
Single storey rear extension, two storey side and rear extension and installation of rooflights to roofslope. (Revised).		
Representations		
Object (three from the same objector)	Comment	Support
5	0	0

Main issues	**Key considerations**
1 Design	Scale, form, massing, impact on street scene and character of nearby conservation area, choice of materials
2 Amenity	Overshadowing/loss of daylight, overlooking, overbearing, loss of outlook
3 Impact on trees	
Expiry date	15 September 2015 (Extension agreed to 07 October 2015)
Recommendation	Approve



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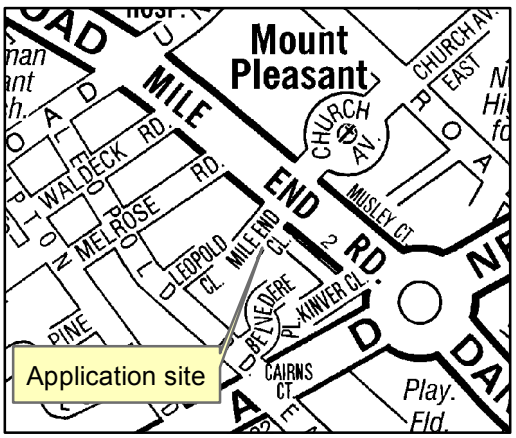
Planning Application No 15/0045/F

Site Address 4 Mile End Close

Scale 1:1,000



NORWICH City Council

PLANNING SERVICES

The site and surroundings

1. The site is located on Mile End Close, which is accessed from Mile End Road. The property is a two-storey semi-detached dwelling and features a relatively large garden, which is common of surrounding properties in the close. The western boundary of the site runs parallel with a shared driveway serving number 6 Mile End Close and 'The Studio House'.

2. The close features a mix of semi-detached and detached properties of varied architectural style. The application building itself exhibits some mock Tudor detailing to the front projecting gables and is finished in a white render above the bottom row of exposed red bricks. The property is semi-detached with number 2 Mile End Close and forms symmetry in the front elevation of the main dwelling with the neighbouring property, although number 2 features a single-storey garage, which projects to the side and front of the property.

3. The site in not within a conservation area but is situated adjacent to the Unthank and Christchurch conservation area.

Constraints

4. Critical Drainage Area.

Relevant planning history

5. No relevant planning history.

The proposal

6. The proposals comprise a single storey rear extension, two storey side and rear extension and installation of rooflights to roofslope.

Summary information

Proposal	**Key facts**
Appearance	
Materials	Norfolk red facing brick (to match existing exposed brickwork on the property)

Representations

7. Adjacent and neighbouring properties have been notified in writing and additional notifications were sent out following amendment of the application to include arboricultural information. Five letters of representation have been received from three persons, including one from the Norwich Society 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
Excessive scale – out of character with surrounding area	Main issue 1
Not subservient to main dwelling	Main issue 1
Choice of materials	Main issue 1
Loss of light/overshadowing	Main issue 2
Overbearing development	Main issue 2
Harm to trees	Main issue 3

Consultation responses

8. 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.

Tree protection officer

9. No objection to the removal of T2 as it is a Category C tree. In theory this should not be considered a constraint to development. The tree protection measures set out in the AIA are satisfactory to ensure the retention of T3.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
    - JCS2 Promoting good design
    - JCS12 The remainder of the Norwich urban area including the fringe parishes
    - JCS20 Implementation

11. **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
    - DM7 Trees and development
    - DM9 Safeguarding Norwich's heritage

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

13. 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 polices 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 2: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

15. The application proposes a substantial two-storey side and rear extension and single-storey rear extension. The length of the two-storey extension measures ~13 metres and wraps around part of the rear of the dwelling where it meets the single-storey element of the proposal, which extends across the remaining width of the property and projects ~5 metres to the rear.

16. The width of the two-storey extension measures ~3.5 metres when viewed in the front elevation of the dwelling. It is then stepped back from the front elevation by 0.9 metres at ground floor level and 1.4 metres at first floor level. In doing so the two-storey side extension will appear subservient to the main dwelling and will avoid excessive prominence when viewed in the street scene. It is proposed to construct the extension with red brick to match the existing exposed brickwork on the main dwelling. Construction with brick and not render was considered advantageous in terms of retaining the symmetry in the main elevation with number 2 Mile End Close, allowing the extension to be 'read' separately. The installation of garage doors to the front of the ground floor extension further enables the side extension to appear recessive to the main dwelling.

17. While the scale and massing of the proposed development is significant, the extensions have been designed to avoid any significant visual impact in the street scene. The close is not characterised by any strong sense of architectural uniformity and the extensions read subserviently to the main dwelling to avoid any harm to local distinctiveness.

18. The replacement of the uPVC windows with timber windows will improve the appearance of the building at the rear.

19. The boundary of the Unthank and Christchurch Conservation Area begins at the top of the close and consideration has been given to the potential impact of the proposed development upon the character of the conservation area. Such is the position and set back nature of the proposed development that it will only be seen

from limited glimpsed views in the conservation area. The proposed development will not therefore detract from the character of the conservation area.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

21. The two-storey element of the development is set in from the boundary with the neighbouring property to the north by ~5 metres and the space between will be occupied by the single-storey rear extension which will reach a height of 3 metres. Number 2 Mile End Close features a single-storey rear extension adjacent to the boundary with the application site. Such is the orientation of the site and position of the two-storey extension away from the boundary with number 2 that the proposal will not result in any significant overshadowing or loss of daylight to the neighbouring property.

22. The two-storey extension will only feature one window at first floor level to the 'walk in wardrobe' of the master bedroom. The window is not the main window to the room and is separated from the garden of the neighbouring property by the neighbouring driveway and a distance of ~6 metres. The proposed tree protection measures will also ensure the wellbeing of T3 which provides additional screening between the properties. Any overlooking from the first floor window will therefore not result in any significant harm to the amenity of the neighbouring property.

23. Number 6 Mile End Close features a window at ground floor level facing north-east onto the application site. The proposed development is separated by the driveway and is positioned far enough away that the outlook from the window will not be harmed.

24. While significant in scale and massing, the two-storey extension is set sufficiently apart from neighbouring plots for there to be no significant impact of overbearing. Any impact of overbearing is further reduced by the neighbouring plots benefiting from large garden areas, which make it less likely that the proposed development will result in any feeling of enclosure when experienced from the garden areas.

Main issue 3: Trees

25. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.

26. The initial submission of the application included no reference to the trees located on and adjacent to the site. Arboricultural information has subsequently been submitted, which provides detail of the trees to be removed as well as protection measures to ensure the wellbeing of those trees to be retained.

27. The council's tree consultant has raised no objection to those trees which are indicated for removal, which are all category C or below and the tree protection measures are considered adequate to ensure the retention of all other trees on and adjacent to the site.

28. There is some dispute regarding the ownership of 'T2' which is proposed for removal. The applicant has stated that they have reviewed the Land Registry Title Plan and the Property Information Form for the property, which show that the tree

falls within their ownership. The issue over the ownership of the tree amounts to a civil matter and cannot be considered as part of the planning assessment. In the event that the tree was not in the ownership of the applicant then the consent of the relevant landowner would need to be granted to remove the tree before the planning permission could be implemented.

29. The application includes a scheme of replacement planting to mitigate for the loss of trees. Planning permission will be conditioned to ensure compliance with the approved arboricultural information and method statement for the protection of those trees to be retained on site.

Compliance with other relevant development plan policies

30. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Sustainable urban drainage	DM3/5	Yes

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. Subject to conditions 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

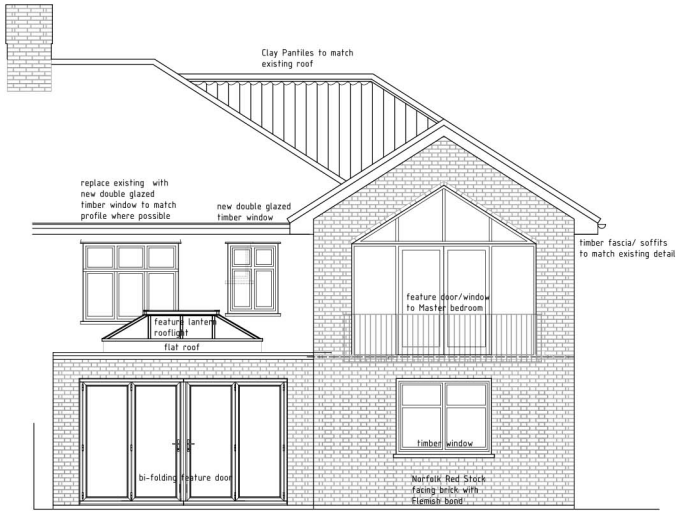
To approve application no. 15/00453/F - 4 Mile End Close Norwich NR7 7QU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Development to be in accordance with the approved AIA and method statement.

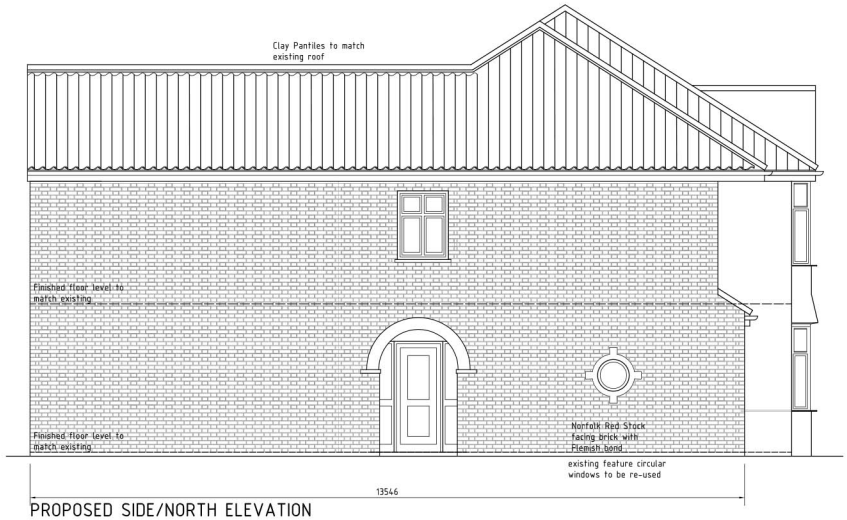
Article 35(2) statement

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 in the officer report.

PROPOSED FRONT/EAST ELEVATION



PROPOSED REAR/WEST ELEVATION



PROPOSED SIDE/NORTH ELEVATION

REVISION	DATE	DRAWN	DESCRIPTION
A	sept 14	JM	minor amendments following meeting on 20/09
B	Jan 15	JM	amendments following meeting on 31/01
C	Mar 15	JM	Kitchen window added
D	Mar 15	JM	Master Bedroom window amended/garage door amended

DRAWING STATUS
PLANNING

CLIENT
Richard James
Gemma Partridge
4 Mile End Close
Norwich

PROJECT
Remodelling and Extension
4 Mile End Close

DRAWING TITLE
PROPOSED ELEVATIONS
OPTION A

JOB NUMBER	DRAWING NUMBER	REVISION REFERENCE
011	201	D

SCALE
1:50@A1
1:100@A3

DATE
28/06/2014

DRAWN BY:
J Montgomery

montgomery associates

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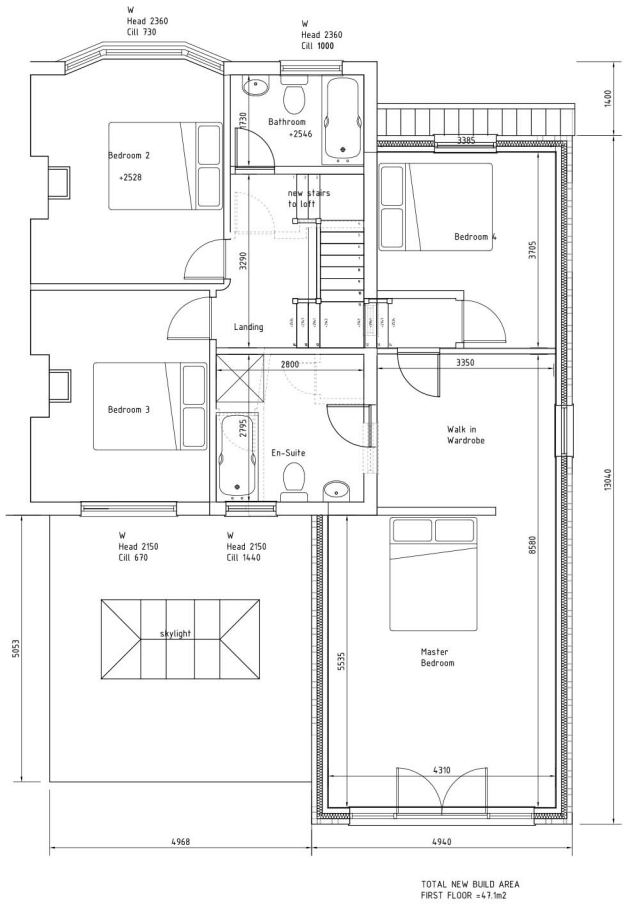

TOTAL NEW BUILD AREA
FIRST FLOOR =47.1m2

Proposed First Floor Plan

REVISION	DATE	DRAWN	DESCRIPTION
A	sept 14	JM	minor amendments following meeting on 20/09
B	Jan 15	JM	amendments following meeting on 31/01
C	Feb 15	JM	Area enlarged as per 18th/2/15 e-mail
D	Mar 15	JM	Window added to kitchen
E	Jun 15	JM	Front wall set back

N

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Existing Location Plan
Scale 1:1250@A1

DRAWING STATUS
PLANNING

CLIENT
Richard James
Gemma Partridge
4 Mile End Close
Norwich

PROJECT
Remodelling and Extension
4 Mile End Close

DRAWING TITLE
PROPOSED PLANS
First Floor - OPTION A

JOB NUMBER	DRAWING NUMBER	REVISION REFERENCE
011	2001	E

SCALE	DATE
1:50@A1 1:100@A3	28/06/2014

DRAWN BY:
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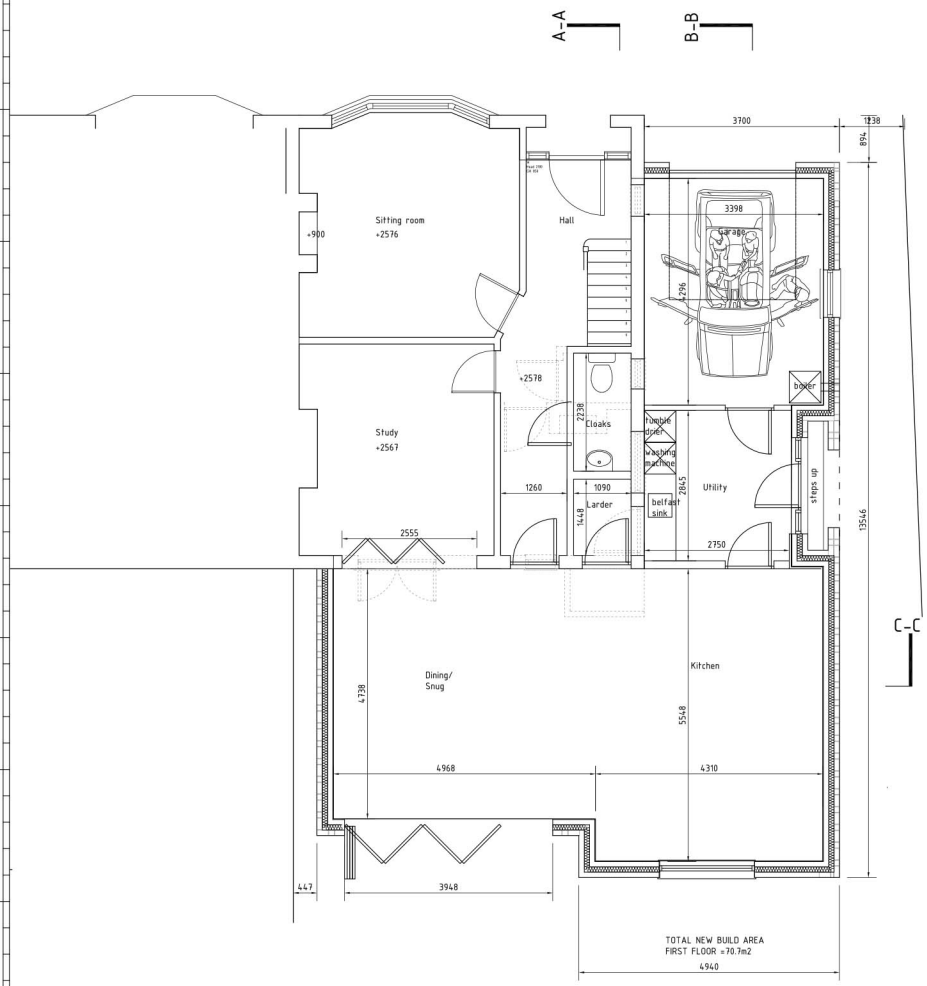

Proposed Ground Floor Plan

REVISION	DATE	DRAWN	DESCRIPTION
A	sept 14	JM	minor amendments following meeting on 20/09
B	Jan 15	JM	amendments following meeting on 31/01
C	Feb 15	JM	Area enlarged as per 18th/2/15 e-mail
D	Mar 15	JM	Window added to kitchen
E	Apr 15	JM	Rear wall amended
F	Jun 15	JM	Front wall set back

N

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Existing Location Plan
Scale 1:1250@A1

DRAWING STATUS
PLANNING

CLIENT
Richard James
Gemma Partridge
4 Mile End Close
Norwich

PROJECT
Remodelling and Extension
4 Mile End Close

DRAWING TITLE
PROPOSED PLANS
Ground Floor - OPTION A

JOB NUMBER	DRAWING NUMBER	REVISION REFERENCE
011	200	F

SCALE	DATE
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