

Report for Resolution

Report to Planning Applications Committee
Date 18 March 2010
Report of Head of Planning Services
Subject 09/01585/F 375 Unthank Road Norwich NR4 7QG

Item
6(5)

SUMMARY

Description:	Erection of new single garage, dark room and studio. Single storey side extension to form dining area. Two storey side extension to form utility area with bathroom above and first floor extension to bedroom 4 plus balcony over extended kitchen (alternative to approved scheme 08/01257/F with amendments to studio elevations and to single storey side extension).
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Mrs Elizabeth Franklin Planner 01603 212504
Valid date:	26th January 2010
Applicant:	Mr And Mrs Lukoszevieze
Agent:	David Futter Associates Ltd

INTRODUCTION

The Site

Location and Context

1. The site is located on the north west side of Unthank Road and is the west side of a pair of semi detached houses. A garage and parking area is located to the side of the house. To the west is a similar pair of semi detached houses.

Constraints

2. The site lies within the Unthank and Christchurch Conservation Area.

Planning History

08/01087/F - Demolish existing double garage to rear of property and erect new single garage, dark room and studio. First floor extension to bedroom 4 incorporating new balcony area. Two storey side extension to form utility area with bathroom above and extension to kitchen. (Withdrawn - 24/11/2008)

08/01257/F - Erection of new single garage, dark room and studio. Single storey side extension to form dining area. Two storey side extension to form utility area with bathroom above and first floor extension to bedroom 4 plus balcony over extended kitchen. (Approved - 10/03/2009)

The Proposal

3. The proposal is for amendments to a scheme previously approved (ref: 08/01257/F) to move the approved garage away from the boundary with the neighbour by 400mm, and to change the fenestration that faces the garden. No windows are to be inserted in the wall facing the boundary.
4. In addition, the changes to the approved scheme that are proposed to the new roof at single storey level where it meets the conservatory of the adjoining neighbour, would replace a velux window facing north west with a sun tunnel and lower another velux on the adjoining roof plane.

Representations Received

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.
- 6.

Issues Raised	Response
It would be aesthetically more pleasing if new wall was same height as neighbour's conservatory.	The applicant's agent has reduced the height as much as possible.
Two distinct gutters. One would be better.	Only one is proposed.
Alterations to position of neighbour's cooker extraction – does the neighbour have to carry out the works at his own expense?	See conditions if approved, below. The cost of works is not a planning matter.
Development is too large and inappropriate for the area	Already accepted in principle
Overlooking from balcony at first floor to neighbours	Already accepted in principle
Studio is large. How will pollution for both noise and fumes from dark room be dealt with and monitored?	This is covered under Environmental Health legislation. The building is for domestic use and not for commercial use.
Concern regarding beech tree on boundary with no377.	Tree protection officer has no objections to the works.

Consultation Responses

7. Norwich Society – overdevelopment of the site and intrusive to neighbours.
8. Tree protection officer – No objections.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

Relevant Strategic Regional Planning Policies

East of England Plan 2008

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

HBE8 – Conservation Areas;

HBE12 – High Quality of Design;

EP22 – General Amenity

Principle of Development

Policy Considerations

9. Policy HBE8 seeks to protect the character of the Conservation Areas of Norwich and aims to conserve and retain the features that make such an area special.
10. As well as the national and regional policies seeking good design for new development, saved policy HBE12 of the Replacement Local Plan requires a high standard of design for all new development. In addition, saved policy EP22 considers the impact of new development on the amenity of neighbouring properties.

Other Material Considerations

11. The principle of this development has been agreed under 08/01257/F.

Impact on Living Conditions

Noise and Disturbance

12. The adjoining neighbour has a small vent to the cooker which emits fumes in the space which will be covered by the extension to the side. It is proposed that the vent will be relocated into the neighbour's glazed conservatory roof to accommodate the development and it is recommended that the details of this are to be agreed before development commences.

Overlooking

13. Concerns have been expressed with regard to overlooking to neighbouring properties from the balcony at the rear which will be over the kitchen extension. Neighbours adjoining to the east have a similar balcony and those to the west have that neighbour's garage between. As there is 5 m from the side wall of the balcony to the boundary of the site to the west and hedge and garage screening, the distance of the balcony from neighbours is acceptable. This is no different to the previously approved scheme.

Design

Layout

14. The layout of the development has been previously agreed, however the garage / studio will be moved 400mm away from the boundary to allow maintenance.

15. Fenestration for the garage / studio will be facing east and whilst there is a change in layout of the windows and doors there will be none facing the neighbour to the west.
16. The height of the wall for the dining room facing the adjoining house has been reduced to make the internal wall height of the dining room the same as that of the neighbour's conservatory. Externally the dining room will be 100mm higher, and that difference in height is acceptable.
17. The extension of the dwelling as proposed would not result in an overdevelopment of the site as, although increasing the size of the dwelling, the size and scale of the additions to the property would be in keeping with the character and appearance of the original dwelling and remain visually subservient to it.

Conservation Area – Impact on Setting

18. The changes to the scheme are very minor and have no negative effect on the design, and therefore there is no adverse impact on the Conservation Area.

Trees and Landscaping

Loss of Trees or Impact on Trees

19. There is unlikely to be any impact on the existing trees on the site from the development.

Conclusions

20. The principle of the proposed extensions to the existing dwelling is considered acceptable. It is considered that the new design details of the scheme meet the criteria of HBE12. Furthermore, the proposal would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. The scheme does not have any additional, harmful, impact compared to the previously approved scheme. Consequently, the proposal is considered to be in line with national, regional and development plan policies and other material considerations and as such the recommendation is to approve subject to the conditions below.

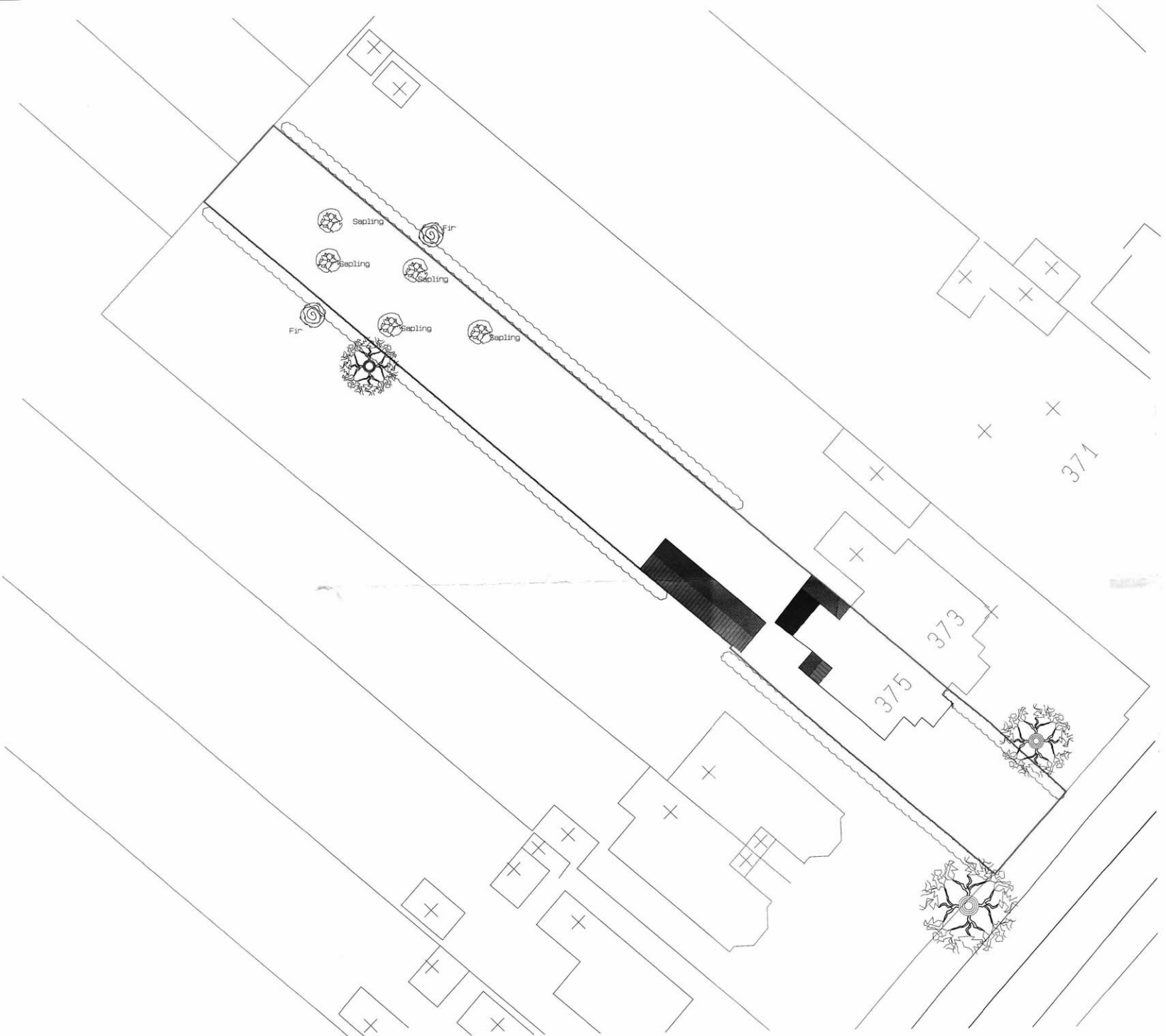
RECOMMENDATIONS

To approve Application No 09/01585/F and grant planning permission, subject to the following conditions:-

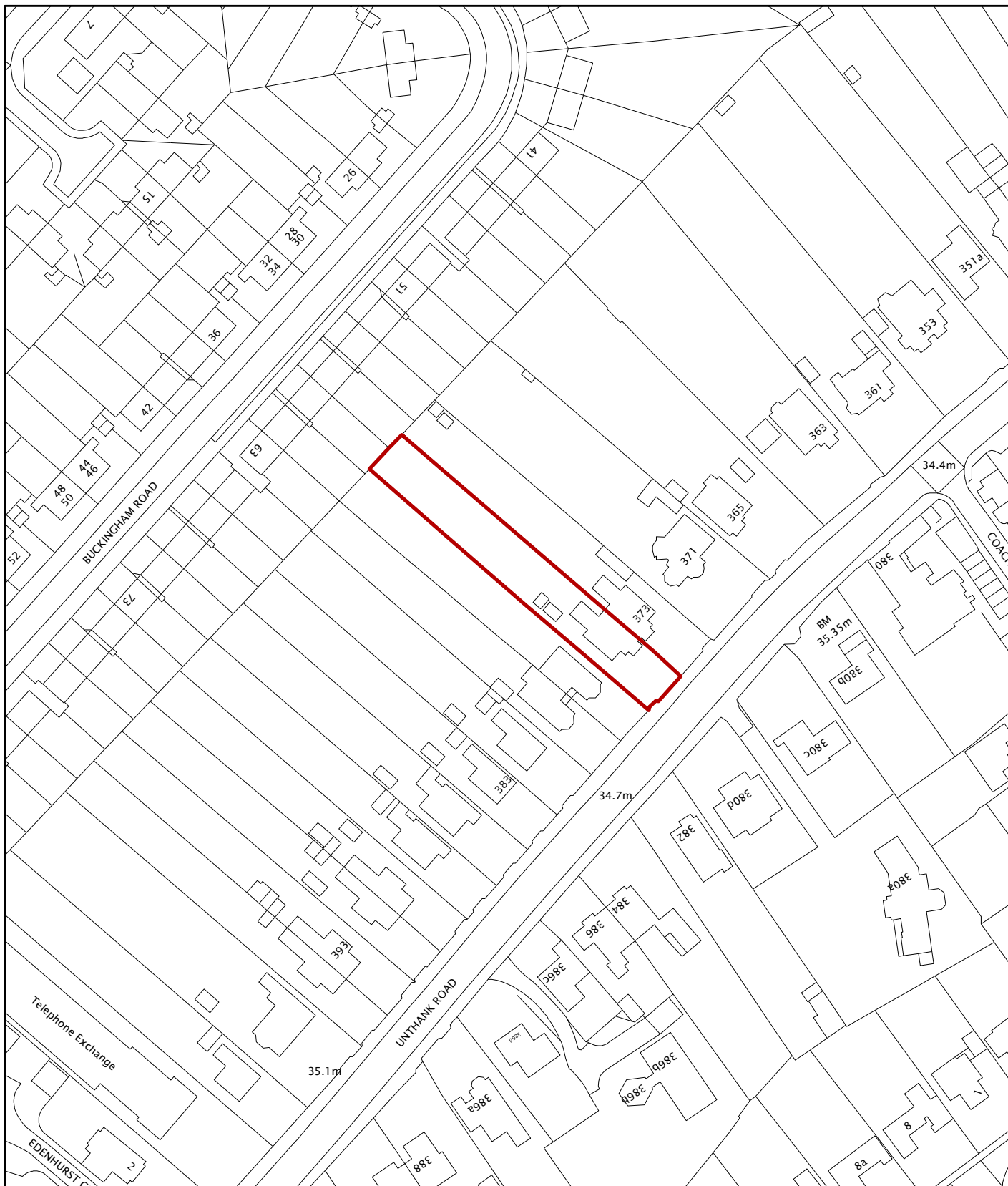
1. 3 years commencement;
2. Materials to match;
3. In accordance with submitted plans;
4. Position of cooker vent to be agreed before commencement;

Reasons for approval:

The decision is made with regard to policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The design of the scheme and the materials to be used are in keeping with the existing house and will not have any detrimental impact on the visual or residential amenities of the neighbouring properties, nor on the area as a whole, and will preserve and enhance the character of the Unthank Conservation Area.



Site Layout
SCALE 1:200



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Planning Application No - 09/01585/F
Site Address - 375 Unthank Road, Norwich
Scale - 1:1,250



NORWICH
City Council

PLANNING SERVICES

