

**Report to** Planning applications committee

**Item**

8 March 2018

**Report of** Head of planning services

**Subject** Application no 18/00060/F - 77 Brian Avenue,  
Norwich, NR1 2PD

**4(j)**

**Reason  
for referral** Objection

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<b>Ward:</b>	Town Close
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

<b>Development proposal</b>		
Single storey side and rear extension with loft conversion.		
<b>Representations</b>		
Object	Comment	Support
3	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Design	The impact of the development within the context of the original design / surrounding area.
2 Residential Amenity	The impact of the development on neighbouring properties (nos. 14 & 16 Auriana Avenue and 79 Brian Avenue) to the side and rear in terms of loss of privacy.
<b>Expiry date</b>	7 March 2018
<b>Recommendation</b>	Approve



## The site and surroundings

1. The site is located to the north side of Brian Avenue, to the south of the city. The predominant character of the area is residential with most properties having been built in the 1930s as two storey semi-detached dwellings. Plots typically feature small front gardens with driveways to the side and larger rear gardens. Many of the properties within the area have been altered or extended over time, mainly by way of single storey side and rear extensions.
2. The subject property is a two storey semi-detached dwelling constructed circa 1930 using red bricks, red coloured pantiles and white coloured windows and doors. The site features a small front garden, driveway which leads to a car port constructed along the side elevation, a timber garage / shed beyond to the rear and a larger rear garden. The property has previously been extended by way of a single storey front porch and a conservatory to the rear.
3. The site is bordered by the adjoining semi-detached dwelling to the west, no. 79 Brian Avenue which mirrors the appearance of the subject property, and no. 75 Brian Avenue to the east, a similar semi-detached dwelling. Beyond the rear garden are similar properties located on Auriana Avenue.

## Relevant planning history

4. There is no relevant planning history.

## The proposal

5. The proposal first involves the demolition of the car port, timber garage and rear conservatory. A single storey side and rear extension is then to be constructed, effectively wrapping around the north-east corner of the dwelling. The rear section extends into the rear garden by 3.2m and extends across the entire rear and 1.7m beyond the side elevation, with a total width of 8.2m. The side section extends a total of 9m along the rear and side, resulting in a 3.8m step to the front elevation. The design features a simple sloping roof with an eaves height of 2.5m and a maximum height of 3.5m. The extension is to be constructed using matching red bricks and pantiles.
6. The proposal also includes alterations to facilitate the conversion of the roof space into habitable accommodation. The first alteration is the enlargement of the roof by converting the original hipped design into a gable end. A 6m x 2.5m dormer window is then to be added to the rear roof slope and two roof lights added to the front roof slope.

## Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three 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 character and appearance of the subject property and wider area.	See main issue 2.
Loss of privacy / increase in overlooking caused by rear dormer.	See main issue 3.

## Consultation responses

8. No consultations have been undertaken.

## Assessment of planning considerations

### Relevant development plan policies

9. **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
10. **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

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF7 Requiring good design

### Case Assessment

12. 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 council's 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: Principle of development

13. The proposal includes three distinct elements for consideration; the single storey side and rear extension, the conversion of the hipped roof to a gable and the construction of a rear dormer extension. In this instance, it is therefore considered

necessary to first determine which elements of the proposal require planning consent. The construction of a single storey side and rear wrap around extension is not considered as a form of permitted development and thus requires full planning consent.

14. Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2015 allows for the enlargement of roofs within dwellinghouses provided that they satisfy the requirements of the order. In this instance, the key issues to consider are whether the enlargements extend beyond the plane of any roof slope which forms the principal elevation of the dwellinghouse and fronts a highway, and whether the cubic content of the enlarged roof space exceeds the cubic content of the original roof space by more than 50m<sup>3</sup>.
15. The extension of the roof converting the hipped design into a gable end does not extend higher than the plane of the original roof as it follows the form of the original. The combined enlarged volume of roof space created by the dormer and gable extension is approximately 45m<sup>3</sup>. As such, the enlargements and alterations to the roof would fall under permitted development and do not require planning consent.

### **Main issue 2: Design**

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The single storey side and rear extension is considered to be of an appropriate scale and design, fitting in well with the appearance of the subject property. The scale and design is typical of the area with there being a number of neighbouring properties, including the adjoining semi, which have already constructed similar extensions.
18. Particular concern has been raised regarding the enlargements to the roof, in particular that the original 1930's character will be harmed and that the dormer is overly large. It is accepted that the enlargements to the roof will have an impact on the overall appearance of the subject property and will have some impacts on the wider character. However given that the proposed roof alterations can be constructed using permitted development rights, refusing consent for those alterations would have no effect as they can be constructed without express planning permission. The design merits of the roof extension are not therefore considered further as part of this assessment.
19. Materials will be conditioned to match the existing dwelling.

### **Main issue 3: Amenity**

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. The proposal will assist in enhancing the residential amenities of the occupiers of the subject property as the internal living space is improved without significant loss of the external space.
22. The single storey side and rear extension is of a scale and design which will not cause any harm to neighbouring residential amenities by way of overshadowing, loss of light, loss of privacy or loss of outlook.

23. Particular concern has been raised that the proposed dormer will result in a loss of privacy as new views towards neighbouring properties are made possible. The windows to be installed within the rear facing dormer and the front facing roof slope are forms of permitted development and as such their potential impacts are not therefore considered further as part of this assessment.

### **Other matters**

24. Concern was raised that the proposal will result in the value of properties being harmed. Such a concern is a non-material consideration and as such is not considered as part of this assessment.

### **Equalities and diversity issues**

25. There are no significant equality or diversity issues.

### **Local finance considerations**

26. 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.
27. 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.
28. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

29. The proposal will result in an extended dwelling which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.
30. The enlargements of the roof space are permitted development.
31. 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. 18/00060/F - 77 Brian Avenue, Norwich, NR1 2PD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to match the existing dwelling.



SITE BLOCK PLAN 1:500

Existing outbuilding and conservatory demolished  
 Extension shown in orange



NORTH



SITE LOCATION PLAN 1:1250

PLANNING ISSUE



1 NETHERCONESFORD, 93-95 KING STREET,  
 NORWICH NR1 1PW  
 Telephone: (01603) 664379  
 Facsimile: (01603) 631352  
 www.asquaredarchitects.com



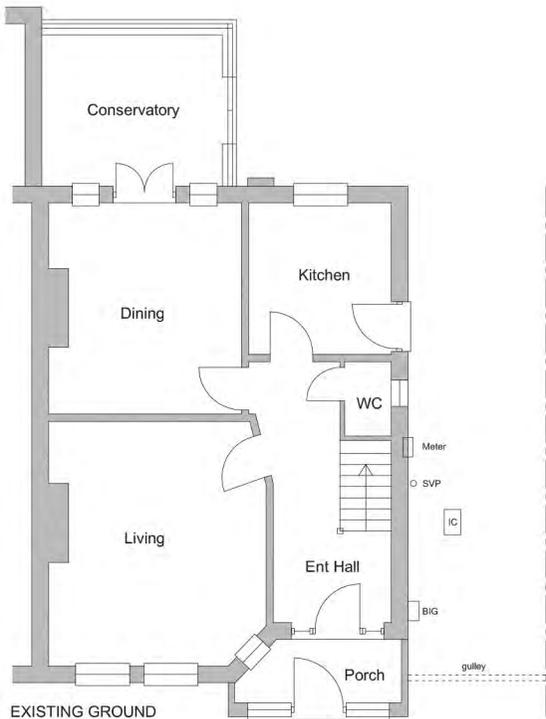
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



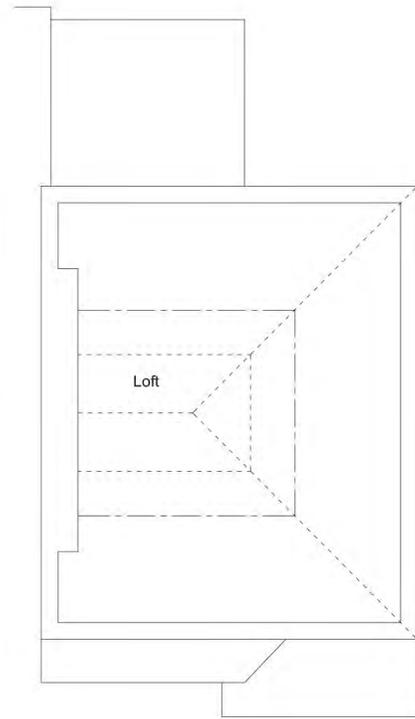
EXISTING SIDE ELEVATION



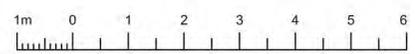
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



Loft





PROPOSED FRONT ELEVATION

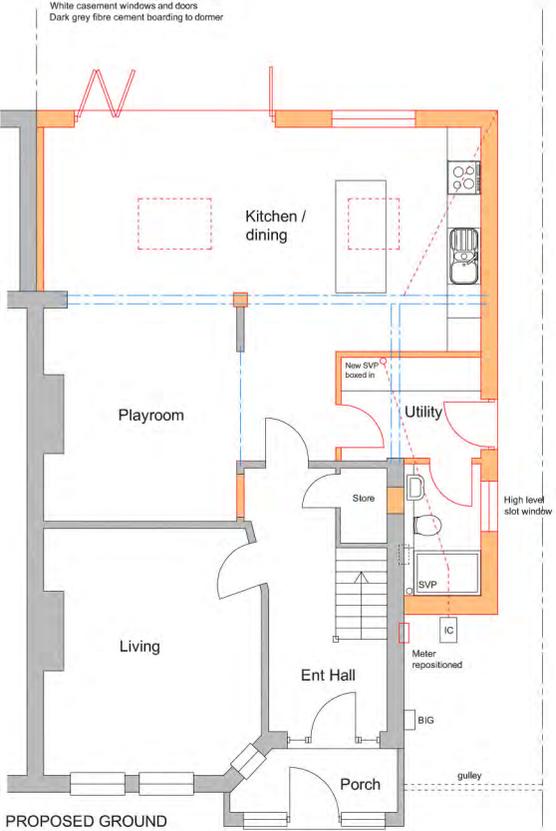
Facing brickwork to match existing  
 Pan tiles to match existing / to suit roof pitch  
 White casement windows and doors  
 Dark grey fibre cement boarding to dormer



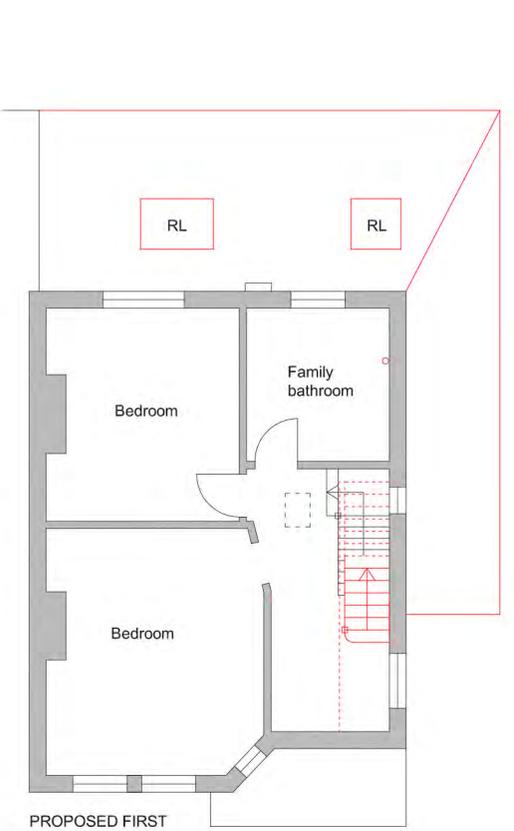
PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

