

Report to Planning applications committee

Item

8 August 2019

Report of Head of planning services

Subject Application no 19/00851/F; 9 Weatherby Road, Norwich
NR5 9NH

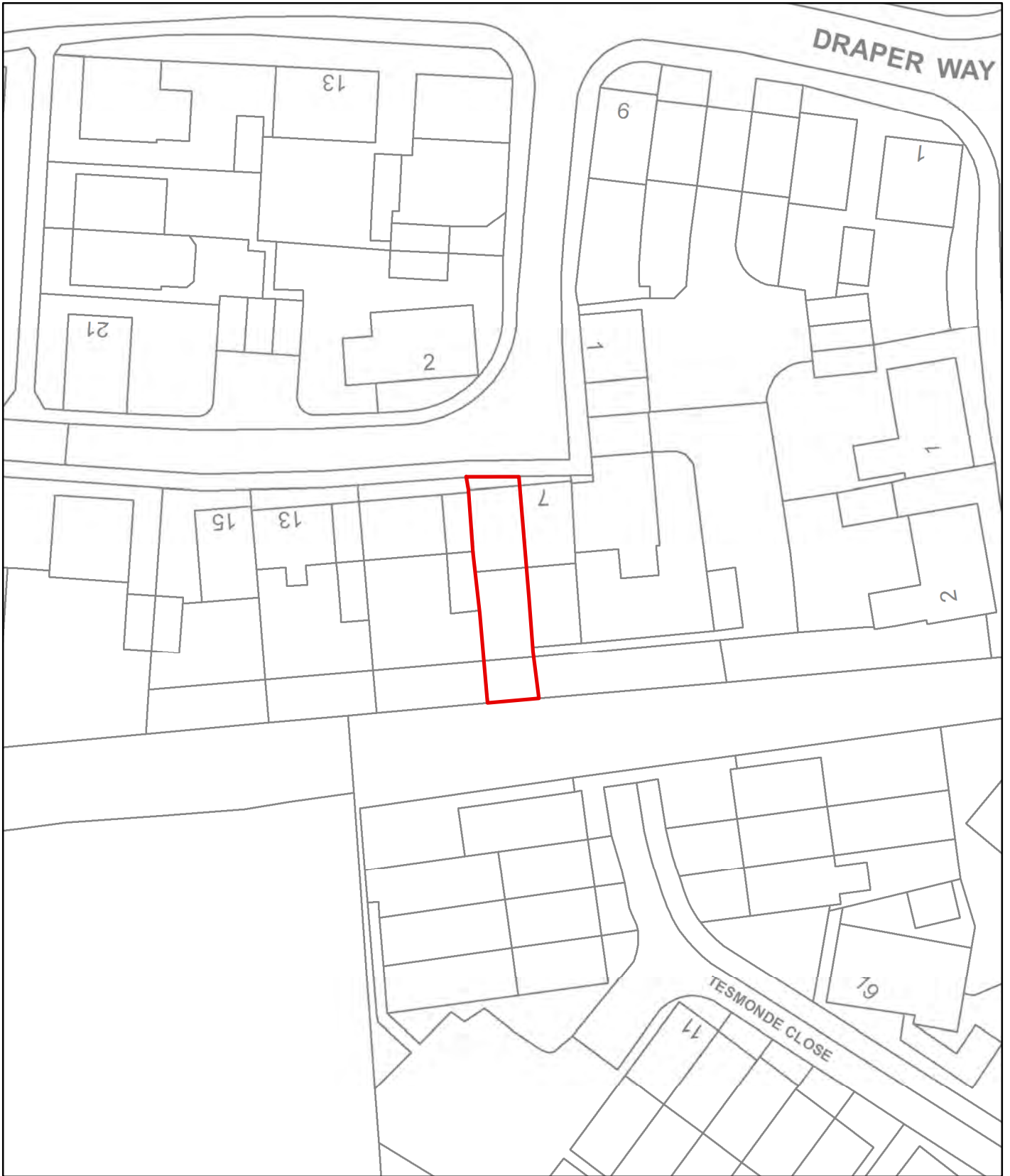
4(e)

**Reason
for referral** Objections

Ward:	Bowthorpe
Case officer	Stephen Little - stephenlittle@norwich.gov.uk

Development proposal		
Single storey rear extension, dormer roof extension		
Representations		
Object	Comment	Support
7	0	0

Main issues	Key considerations
1 Design, scale and form	The visual impact on character of the area
2 Residential Amenity	Overlooking and/or overshadowing to neighbouring properties
Expiry date	21 August 2019
Recommendation	Approve subject to conditions



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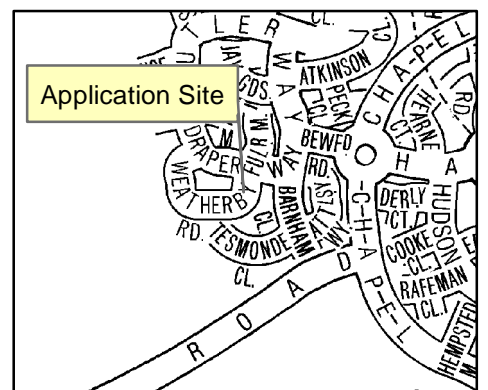
Planning Application No 19/00851/F
 Site Address 9 Weatherby Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is a family house situated on the south side of Weatherby Road, a residential street 6km west of the city centre toward the edge of the urban area. It is a modern two-storey terraced dwelling with rendered walls and red-tiled roof.
2. The houses in the area, though constructed as one development (permission 4/2001/0671/F, granted in 2002) and sharing many stylistic similarities, do vary in form and finish with, for instance, two and three storey detached and terraced properties, finished in varying shades of brick and render in a relatively irregular layout.
3. The subject property is a two-storey rendered dwelling with a red tiled roof. It has a rear garden 12m long, and a 1m-wide gravel strip to the front. The rear garden is accessed by a shared path which runs to the rear of nos.5 & 7. A strip of trees lies to the south of the gardens, also extending further to the west of the subject property.
4. No.7 to the east is of a largely matching design to no.9 while no.5, to the east of that, forms a larger corner property. Further to the east is a shared parking area including a designated space for no.9. No.7 has a downstairs living room window approx. 0.75m from the boundary and has glazed double patio doors toward the other side of the property. There is a 1.75m fence along the boundary of the two properties.
5. The subject property is adjoined at first floor level to no.11 to the west. A 2.6m wide covered driveway/passage, leading to a paved area to the rear, separates the ground floors of the two properties.

Constraints

6. Permitted development rights for enlargements to these properties were removed as a condition of the original planning consent for these houses (4/2001/0671/F), on the grounds that: "The alteration of the premises within permitted development limits could adversely affect the amenity of nearby residents".

Relevant planning history

Ref	Proposal	Decision	Date
4/2001/0671/F	Development for 55 dwellings	APPR	28/8/02
4/2002/0956/D	Details for Condition 07: Landscaping for previous permission 4/2001/0671/F	APPR	13/11/02

The proposal

7. The proposal is to construct a rear ground floor extension covering almost the full width of the property (it is set back from the boundary with no.7 by 10cm). It will have a shallow lean-to roof with four panes of glazed bi-fold doors opening to the rear.
8. A dormer with two rear-facing windows will be added to the rear roof to create a bedroom on the second floor. Two roof windows (0.7x0.65sq.m) will be added to the front roof.
9. NOTE: the plans have been amended since the consultation, with the originally proposed garage in the parking area being removed from the plans.

Proposal	Key facts
Scale	
Total floorspace	Ground floor extension: 18.4sq.m 2 nd floor area facilitated by dormer: 24.2sq.m (dormer area: 7.4sq.m)
Max. dimensions	Ground floor extension: 4m long x 4.6m wide; 3.4m max height (2.45m to eaves). Dormer: projects outward and upward from roof by 2.5m (0.3m from first floor eaves); 4.1m wide.
Appearance	
Materials	Extension: brick; concrete roof tiles to match; white uPVC or aluminium windows/doors. Dormer: weather boarding cheeks; white uPVC windows.

Representations Received

10. Adjacent and neighbouring properties have been notified in writing. Seven letters of representation have been received responding to the original plans (which also proposed a garage in the parking area) citing the following issues:

Issues Raised	Response
Loft extension: loss of privacy, over-looking to neighbouring properties and to properties to the rear.	See main issue 2
Loft extension: out of keeping with terraced block.	See main issue 1

Issues Raised	Response
Rear extension: overbearing and out of proportion to houses. It adds 50% to the depth of the property.	See main issue 1
Rear extension: Development leaves little outdoor space available.	See main issue 2
Rear extension: loss of privacy. It extends for 4m of the 6.7m length of the neighbouring garden, leading to sense of 'looming'.	See main issue 2
Rear extension: overshadowing and loss of natural light & outlook for neighbouring property. Pitch roof is double the height of the current border fence. The extension will block view of green trees.	See main issue 2
Impact of building works: only access to property is down a narrow shared alley; access for vehicles will be affected.	See other issues
Extension will require footings which will incur into neighbouring property. This will limit opportunities to develop the neighbouring property.	See other issues
Expansion of property may increase occupation of property and put additional pressures on local amenities eg parking.	See other issues
Contrary to statement on application form, there are trees in adjoining properties which are within falling distance of the development	See other issues
Loss of potential habitat for wildlife.	See other issues
<i>NOTE: many comments were also received regarding the originally proposed garage, which has now been removed from the plans. Of the seven objections, two were only concerned with the garage and raised no objection to the extension or dormer.</i>	

Consultation responses

11. None.

Assessment of planning considerations

Relevant development plan policies

12. **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

13. 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

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

- NPPF2 Achieving sustainable development
- NPPF12 Achieving well-designed places

Case Assessment

15. 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, scale and form

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 127-131.
17. At 4m in length, the ground floor extension is a fairly standard length for an addition to a property of this type and an extension of this size could usually be considered as permitted development under prior approval (ie only amenity impacts could be considered, and only in the event of an objection from an adjoining neighbour).
18. While the garden is relatively small, the extension takes up approx one-third of the area and wouldn't, in usual circumstances, be considered as over-development of the plot. Its height is also relatively modest and, in appearance, it is clearly subservient to the host property. The proposed brick finish provides an appropriate contrast with the dwelling and is in keeping with other properties in the area. Given the variations in the form of properties in the area, the extension would not represent a notable departure.
19. The proposed dormer is also of a size appropriate for the property and, again, would normally comply with permitted development. It is well below the roof ridge (by 1m) and stops short (by 300mm) of extending to the first floor eaves. Boarding used for the cheeks, while contrasting with the dwelling, is an appropriate and commonly-used finish for dormers such as this.
20. Overall, the dormer and extension are acceptable in terms of design, scale and form.

Main issue 2: Residential Amenity

21. Key policies and NPPF paragraphs – DM2, NPPF paragraph 127.
22. Given the removal of permitted development rights for these properties, in considering this proposal, we have to be particularly mindful that there are no specific aspects of this location which would accentuate potential negative impacts on neighbouring amenity. The presence of trees to the rear of the properties and their affect on light levels is one such factor to consider.
23. Overall, while the compact layout of these properties may provide good reason to object to more substantial extensions, the scale and height of this proposal is relatively modest.
24. For no.7 to the east, there will likely be some loss of direct sunlight toward the end of the day at certain times of year. However, the properties are south-facing and, in months when the sun is at a high enough trajectory to clear the trees to the south of the gardens, the rear ground floor of these houses would have no shortage of sunlight and the times when sun is blocked by the extension would be a relatively small proportion of the total. During months when the sun is lower, the extension would cause little loss of direct sunlight beyond that already caused by the trees. While overshadowing may be most noticeable for the garden, this is of limited materiality and, for the house itself, the double glazed doors which provide a good proportion of the light to the rear living area would be little affected
25. There will also be some loss of outlook for the rear of no.7, with the combination of trees and the extension potentially contributing to a 'closed' feel to the back garden. Any such effect though is unlikely to be acute enough to warrant refusal, particularly as overall levels of diffuse daylight are unlikely to be significantly affected. The issue of potential impact on views of trees, in itself, would not be a material consideration.
26. With the driveway/passage providing separation, there will be very little amenity impact on no.11 to the west.
27. In terms of overlooking, the view from the second floor dormer into the neighbouring garden(s) will be less direct than that currently possible from the first floor, particularly in relation to those areas immediately to the rear of neighbouring houses.
28. Regarding any potential for overlooking to properties to the rear/south, the trees are of a height roughly level with the first floor eaves/windows of the dwellings and provide effective screening, particularly in respect of views to ground level. The distance involved (approx 24m) also means this is unlikely to be a significant issue.
29. For current and future occupiers, the amenity of the subject property will be enhanced by increasing the capacity of the house and the creation of an attractive, modern living space. Overall, and for reasons given above, the proposals are acceptable in terms of amenity.

Other issues

30. There is no specific aspect of the proposals to suggest that disruption during works will present any issue above that which would normally be expected with minor developments such as this.
31. Issues relating to footings or other boundary-related issues are dealt with through the party wall process and are not material to planning. There is no specific aspect to this development which is likely to restrict neighbouring development. Future plans for neighbouring properties, which may or may not be realised, are not a factor for consideration with this application.
32. The property is a family home, in C3 dwelling use, and not used as a House of Multiple Occupation. Such a minor development will not have a notable impact on parking or local amenities and, without a formal change of use, any such issues could not be considered material.
33. Though there are trees in adjoining properties, these are not close to the planned extension and will not be impacted.
34. This is a minor development being constructed largely on a patio and mown grass area. While, as is common with such developments, there will be some impact on vegetation this, or loss of potential habitat, cannot be considered material or sufficient to require mitigating measures.

Equalities and diversity issues

35. There are no significant equality or diversity issues.

Local finance considerations

36. 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.
37. 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.
38. In this case local finance considerations are not considered to be material to the case.

Conclusion

39. While acknowledging that there will be some loss of light and outlook for the neighbouring property at no.7, any such impact is not considered significant enough to warrant refusal or to outweigh the positive aspects of the proposals. Given this, and for other reasons outlined above, the proposals are acceptable.
40. The development is sufficiently 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. 19/00851/F – 9 Weatherby Road, Norwich NR5 9NH and grant planning permission subject to the following conditions:

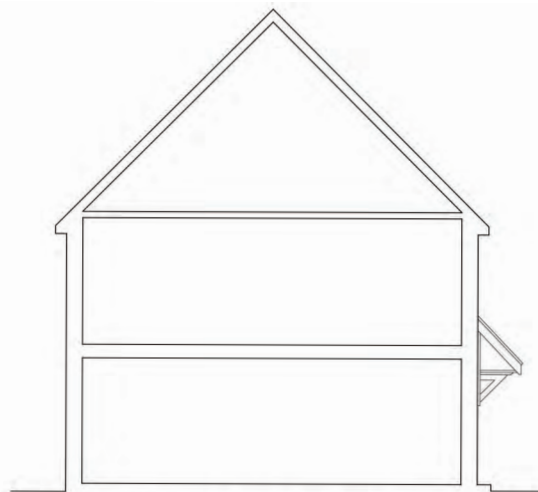
1. Standard time limit;
2. In accordance with plans.



FRONT/ NORTH ELEVATION



REAR/ NORTH ELEVATION



SECTION (TERRACE HOUSE, NO SIDE ELEVATIONS)

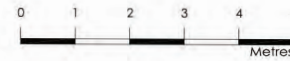
EXISTING ELEVATIONS & PLANS



GROUND PLAN



1ST FLOOR PLAN



EXISTING SITE LOCATION PLAN 1:1250

REV DATE DESCRIPTION
AD LLP Architects
 30 ROBIN HOUSE NEWCOURT ST LONDON NW8 7AD
 TEL 020 77229558 www.anglodesign.co.uk
 11 CHARING CROSS NORWICH NR2 4AX
 TEL 01603 666576 mail@anglodesign.co.uk

JOB TITLE	9 WEATHERBY ROAD NORWICH NR5 9NH	
CLIENT	ANNA LEWINSKA-SZATAN	
DWG STAGE	PLANNING	
DWG TITLE	EXISTING PLANS	
SCALE	1:50 @ A1	DATE JUN 19
DRAWING NO	NS-4288 - 100	REV A

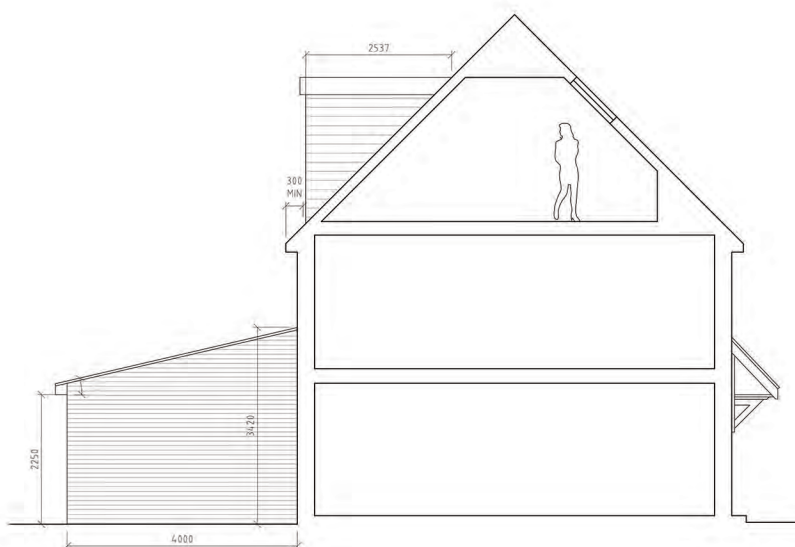
PROPOSED ROOF LIGHT NOT PROTRUDING MORE THAN 150mm FROM ROOF TILES
 PROPOSED ROOF LIGHT NOT PROTRUDING MORE THAN 100mm FROM ROOF TILES



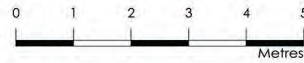
FRONT/ NORTH ELEVATION



REAR/ NORTH ELEVATION

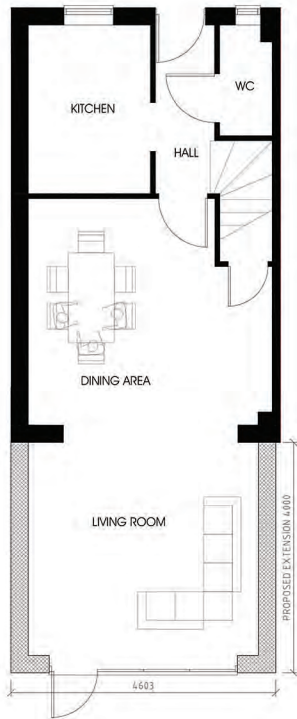


SECTIONAL SIDE ELEVATION



PROPOSED ELEVATIONS & PLANS

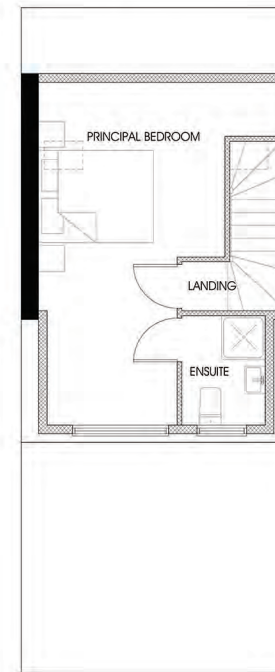
GROUND PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



SITE PLAN 1:200



EXISTING SITE LOCATION PLAN 1:1250

REV DATE DESCRIPTION
AD Architects
 30 ROBIN HOUSE NEWCOURT ST LONDON NW8 7AD
 TEL Q20 77229558 www.angladesign.co.uk
 11 CHARING CROSS NORWICH NR2 4AX
 TEL 01 603 666576 mail@angladesign.co.uk

JOB TITLE	
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CLIENT	
ANNA LEWINSKA-SZATAN	
DWG STAGE	
PLANNING	
DWG TITLE	
PROPOSED PLANS	
SCALE	DATE
1:50 @ A1	JUN 19
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