

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 14th October 2010  
**Report of** Head of Planning Services  
**Subject** 10/01606/F 105 Trafford Road Norwich NR1 2QT

**Item**  
**5 (6)**

### SUMMARY

<b>Description:</b>	Erection of two storey side extension to dwellinghouse.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve with conditions
<b>Ward:</b>	Town Close
<b>Contact Officer:</b>	Mr Jonathan Bunting Planner, Development Management 01603 212506
<b>Valid date:</b>	28th August 2010
<b>Applicant:</b>	Mr David Noller
<b>Agent:</b>	Mr David Noller

### INTRODUCTION

#### The Site

##### Location and Context

1. The application property is a three bed detached house dating from the early 1930s, situated on the east side of Trafford Road close to its junction with Cecil Road, in a quiet residential area some 1.6 km south of the City centre. The surrounding area is predominantly residential. Trafford Road is a long, tree-lined estate road, characterised by typical interwar suburban housing dating from the 1920s and 30s, with detached and semi-detached dwellings set in generous garden plots. The majority of the houses in Trafford Road and the surrounding streets have been extensively modernised with numerous alterations and extensions in recent years.
2. The house is built in brick with a part-rendered and half-timbered front elevation and a hipped tiled roof. It has a paved front garden area used for vehicle parking, and a long rear garden running alongside the rear boundaries of 80 and 82 Cecil Road and backing onto flats in Josephine Close. Originally one of a matching group of three typical “mock-Tudor” style houses with numbers 101 and 103, number 105 has been substantially altered by the present applicant over the past 20 years. The most obvious change was the removal and reconstruction of much of the original front of the house in 1991, extending it further forward, reconfiguring the front entrance and replacing the original 1930s two-storey box bay and gable with a much wider and heavier front wing. This now gives the house a distinctly different appearance from its neighbours, although the rebuilt front elevation is half-timbered and rendered to mimic the original style of the houses nearby.

3. Subsequent additions include a substantial glazed conservatory to the rear, approved in 1992, and a single storey lean-to extension to the south side, adjoining the boundary with number 107, approved in 1999.

## **Constraints**

4. The site is level with no obvious physical constraints on development, although the plot is somewhat narrower than its neighbours.

## **Planning History**

**4910020/F** - Erection of two storey extension at front of dwelling. Approved 26 March 1991.

**4920033/F** - Erection of single storey extension at rear of dwelling to provide conservatory. Approved 18th February 1992.

**4990060/F** - Erection of single storey porch and toilet extension to side of dwelling. Approved 1 March 1999.

**10/00525/F** - Erection of two storey side extension to dwellinghouse (Class C3). Withdrawn 11 August 2010.

## **The Proposal**

5. It is proposed to remove the existing single-storey extension on the south side of the property and erect a two storey side extension across the whole depth of the house incorporating the existing ground floor toilet and lobby area. The extension would provide a utility room and cloakroom on the ground floor and a front bedroom extension, en-suite bathroom, side landing and rear box room on the first floor. The extension would be approximately 2.1m wide and 8.8m deep and would occupy much of the remaining available space between the flank wall of the house and the boundary fence with number 107 Trafford Road. The current proposal is a redesign following the withdrawal of a previous scheme (application 10/00525/F) which showed the extension built slightly forward of the present building line forming a projecting wing with a small secondary gabled roof at right angles to the main roof ridge.
6. On the advice of the case officer, the extension has been re-planned to remove the somewhat awkward gable element and cut back to align it with the front of the main house. The extension's roof would now be orientated parallel with the road and would thus appear subsidiary to and have a better visual relationship to the rest of the building when viewed from the front, having similar form and massing to a side extension at number 103 Trafford Road next door.
7. Sealed unit uPVC windows would be installed to ground and first floors at the front with a window to the box room and a glazed door at the rear. The applicant has confirmed that the new windows and door would match existing fenestration although no detailed specification has been included. The first floor of the front elevation would be rendered and painted white to match the main house, the remainder of the extension would be faced in red brick and the whole roofed in matching tiles. The flank wall of the extension (nearest to the side boundary with the garden of number 107) would have small windows to the first floor ensuite bathroom and landing but none to the ground floor..

## **Representations Received**

8. Adjacent and neighbouring occupiers were notified in writing on 15th September 2010. Two letters of representation have been received citing the issues as summarised in the

table below: The consultation period expires on 6th October and any further representations received up to that date raising issues not covered here will be taken into account and reported verbally at the meeting.

Issues Raised	Response
The applicant has extended the house three times in the past - the present proposal is a step too far. It is too large and bulky and represents an overdevelopment of this relatively narrow plot. Moving to a larger property would be preferable to indefinitely extending this one.	See para 19, 20
Form and style of development is out of keeping with the suburban character of the area.	See para 17, 18
Height, bulk and massing of side extension with large expanse of blank wall will impact on the outlook and living conditions of immediate neighbours.	See para 14-16
Positioning of flank wall within a few centimetres of the boundary fence of 107 will make it difficult if not impossible to undertake routine maintenance without entering adjoining land and restrict access for both householders.	See para 12, 22
Proximity of the extension to the neighbour's garage and fence may result in damage during construction. Positioning of downpipes may result in water damage.	See para 12, 22

## Consultation Responses

9. No responses

# ASSESSMENT OF PLANNING CONSIDERATIONS

## Relevant Planning Policies

### National Planning Policies

Planning Policy Statement 1 (PPS1) – Delivering Sustainable Development  
PPS1 Supplement – Planning and Climate Change

### Saved policies of the City of Norwich Replacement Local Plan 2004

HBE12 – Design

EP20 – Sustainable use of materials

EP22 – Residential Amenity

## Principle of Development

### Policy Considerations

10. National policy in PPS1 seeks to ensure that development is located appropriately and

accessibly in accordance with sustainable principles and taking appropriate account of the effects of climate change. City of Norwich Replacement Local Plan saved policy EP20 promotes the use of sustainable and energy-efficient materials in construction, whilst saved policy EP22 requires that development should not harm the amenity of existing or potential future residents and neighbours through noise, odour, light pollution or loss of outlook and daylighting. Saved Local Plan policy HBE12 encourages a high quality of design which respects the character and townscape of the City, with special attention paid to the height, scale, massing, and form of new development.

11. The principal planning policy considerations here relate to the extension's design, form bulk and massing with respect to the existing house and plot, and its impact on neighbours' living conditions through potential overlooking and loss of outlook and privacy.

### **Other Matters**

12. Objectors have raised a number of matters in discussion with the case officer which are not material planning considerations, in particular the applicant's lack of any consultation with neighbours on the proposed extension, the likelihood of damage to boundary fencing and garage foundations arising from construction and potential water damage from poorly installed rainwater goods, the blocking of access to the flank wall of the neighbour's garage and the difficulty in accessing the extension itself for routine maintenance without having to enter onto neighbour's land in separate ownership. Many of these concerns fall within the remit of either building control or civil law and members are reminded that these are not valid planning reasons for refusing an application.
13. Members will also note that the drawings submitted with the application are not of professional quality; this extension scheme, like its predecessors, being a personal design-and-build project. Officers are however satisfied that sufficient information has been provided for a proper assessment to be made and the presentation quality of a submission is not relevant to its acceptability in planning terms.

## **Impact on Living Conditions**

### **Overlooking/Loss of Privacy**

14. The proposed extension is acknowledged to be of substantial bulk and height in comparison with the existing single storey extension on this side of the house, but is lower than the existing roof apex and is not significantly nearer to 107 Trafford Road than the flank wall of the house as existing. The only windows to be provided in the extension on this side elevation would be en-suite and box room windows at first floor level. The box room is proposed with windows on the side (southwest) and rear (southeast) walls. The orientation of the neighbouring semi-detached house at 107 Trafford Road means that principal windows to the living room and bedroom of that property are located to the side (rather than the front and back) of the house and will therefore face directly toward the extension across the side garden. However, the windows of the nearest habitable rooms of number 107 are 12 metres away from the side wall of the existing house and 10m from the proposed extension and would be at least partly screened by trees. The main concern of neighbours (aside from its proximity to the boundary) is the visual impact of a large expanse of flank wall.
15. Whilst the addition of extra side windows in the extension would break up the elevation and add interest, there would be more potential for overlooking. The flank wall could readily be softened by trellis vegetation or similar treatment and the windows at first floor

level could be conditioned to be obscure glazed if required. On balance it is not considered that the extension would result in a significantly detrimental impact on the outlook of neighbours.

## **Design**

### **Layout, Form and Scale**

16. The internal layout of the extension is considered acceptable and addresses the applicant's need for additional living space appropriately. Objectors have referred to the extension and the previous alterations to this house being out of keeping with the interwar suburban character of the area and the house having expanded far beyond its original intended size and proportions as planned in the 1930s. It is recognised that the previous 1990s alterations and extensions have irrevocably altered its original form, character and appearance, but these alterations were negotiated, accepted and approved by the Council as local planning authority at the time and proposals for further extensions must be assessed in relation to the house as it now exists, rather than as it originally appeared.
17. The renegotiated design of the front elevation is considered to be acceptable and (in its use of matching windows and render to the first floor), would be in character with the existing house and would not have a detrimental impact on the street scene of Trafford Road. The extension's roof will appear subservient to the main roof structure and would not compete with it as was the case with the previous version of the scheme.
18. Planning must strike a balance between the objectives of promoting good design and protecting residential amenity and allowing flexibility for householders to extend and adapt their own homes as they see fit. It cannot unreasonably restrict this where proposals would not result in material harm and would not prejudice the proper planning of the area. On balance it is considered overall that the design of this side extension, whilst not of exceptional quality, could not reasonably be resisted in this suburban location which is outside a Conservation Area and has numerous examples of modern extensions and alterations which are arguably less sympathetic to their context than this one.

### **Overdevelopment Issue**

19. It is recognised that the house with its extension now proposed would now take up virtually the whole width of the plot, but development up to the boundary line is not uncommon and has been accepted in similar situations in the locality. The main consideration here is that there should be adequate visual separation between properties to avoid the appearance of overcrowding, and numbers 105 and 107 would remain well separated by intervening garden space and well-screened by landscaping.

## **Conclusions**

20. The proposed two-storey side extension is considered acceptable and accords with the provisions of the adopted development plan. It is appropriately designed for its setting and would not have a significantly harmful impact on the street scene in Trafford Road or the wider residential area. The extension would maintain adequate visual separation between neighbouring properties and would not result in a significantly harmful impact on the living conditions of neighbours through visual impact, loss of outlook, overlooking or overshadowing.
21. Conditions are recommended to require details of window specification to be submitted and to provide for matching roofing and facing materials and render colour and obscure

glazing to the en-suite and southwest facing box room window. In view of the neighbours concerns with regard to the proximity of development to the boundary, an informative should be attached drawing the applicant's attention to the requirements of the Party Wall, etc. Act 1996 and the Access to Neighbouring Land Act 1992.

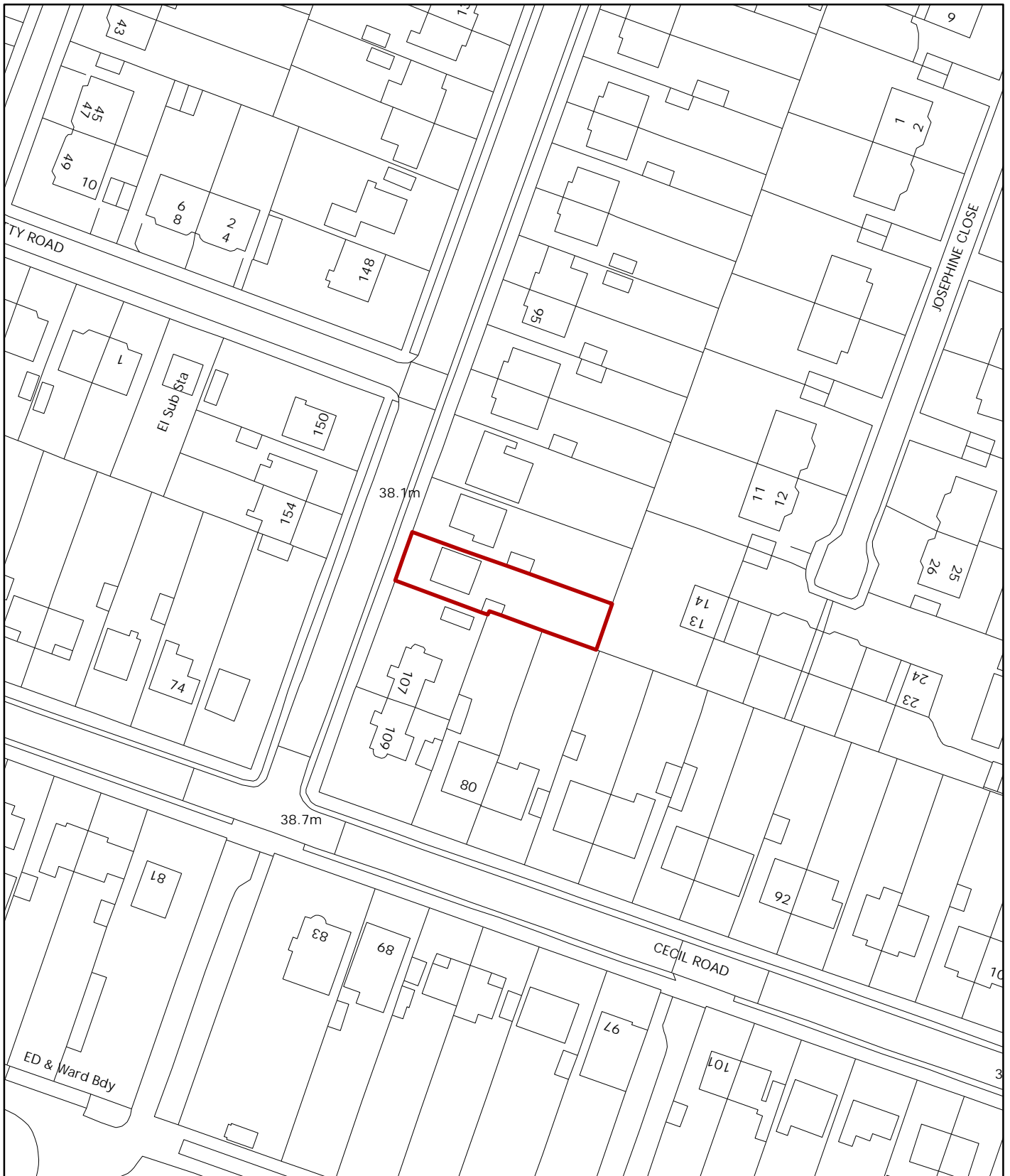
### **RECOMMENDATIONS**

To approve Application No. (10/01606/F, 105 Trafford Road) and grant planning permission subject to the following conditions:-

1. Standard time limit;
2. Window specification to be agreed;
3. Roofing and facing materials and render colour to front elevation to match existing;
4. Obscure glazing to the en-suite and southwest facing box room window;
5. Development in accordance with submitted plans.

#### **Reason for Approval**

The decision to approve this application and grant planning permission has been made having regard to Planning Policy Statement 1 (PPS1) and its Climate Change Supplement, and saved policies HBE12, EP20 and EP22 of the City of Norwich Replacement Local Plan (adopted November 2004). Subject to the conditions listed, the development is considered acceptable and accords with the provisions of the adopted development plan. It is appropriately designed for its setting and would not have a significantly harmful impact on the street scene in Trafford Road or the wider residential area. The extension would maintain adequate visual separation between neighbouring properties and would not result in a significantly harmful impact on the living conditions of neighbours through visual impact, loss of outlook, overlooking or overshadowing.



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Planning Application No - 10/01606/F  
Site Address - 105 Trafford Road  
Scale - 1:1,000



**NORWICH**  
City Council

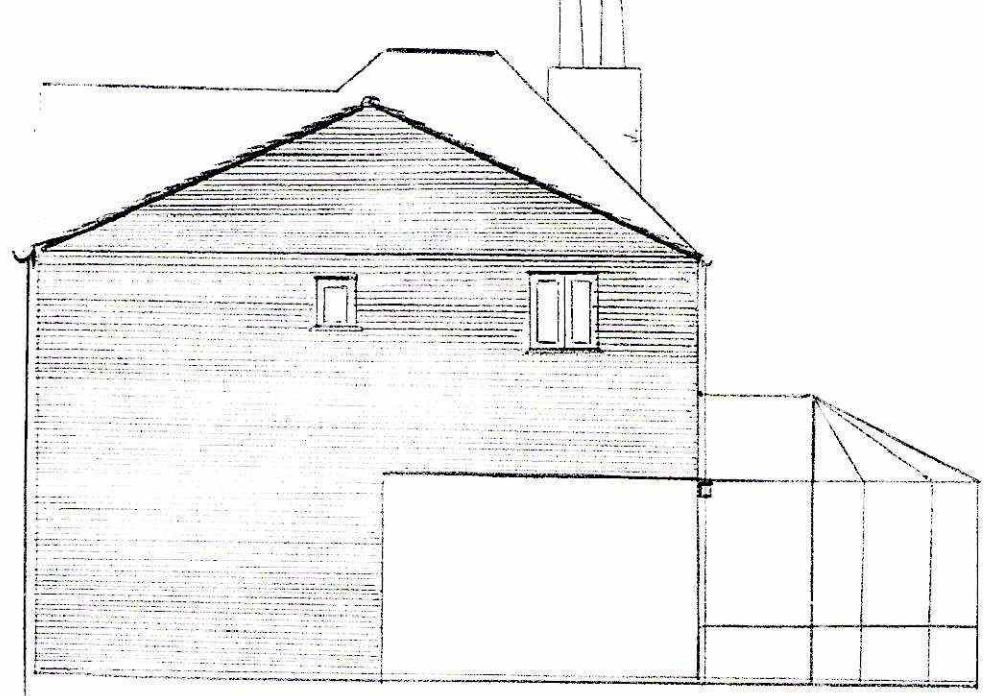
PLANNING SERVICES



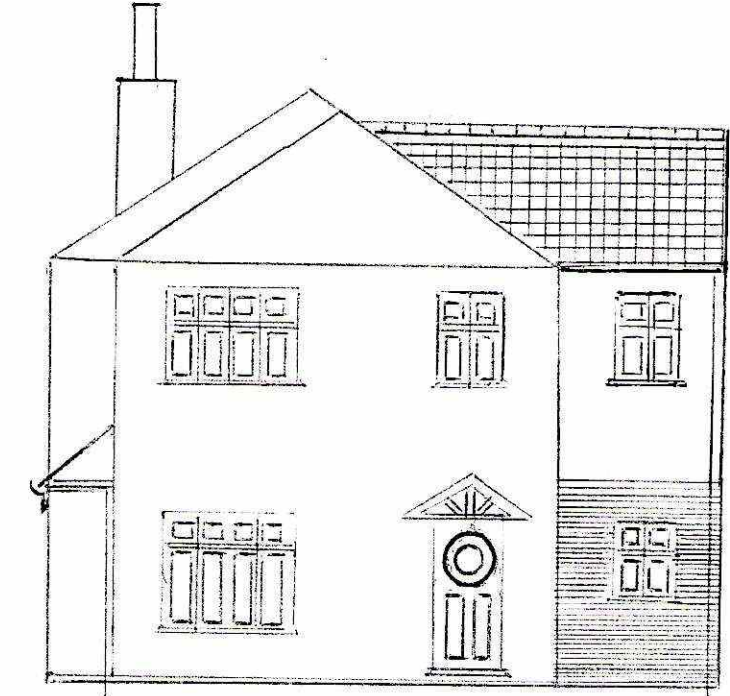




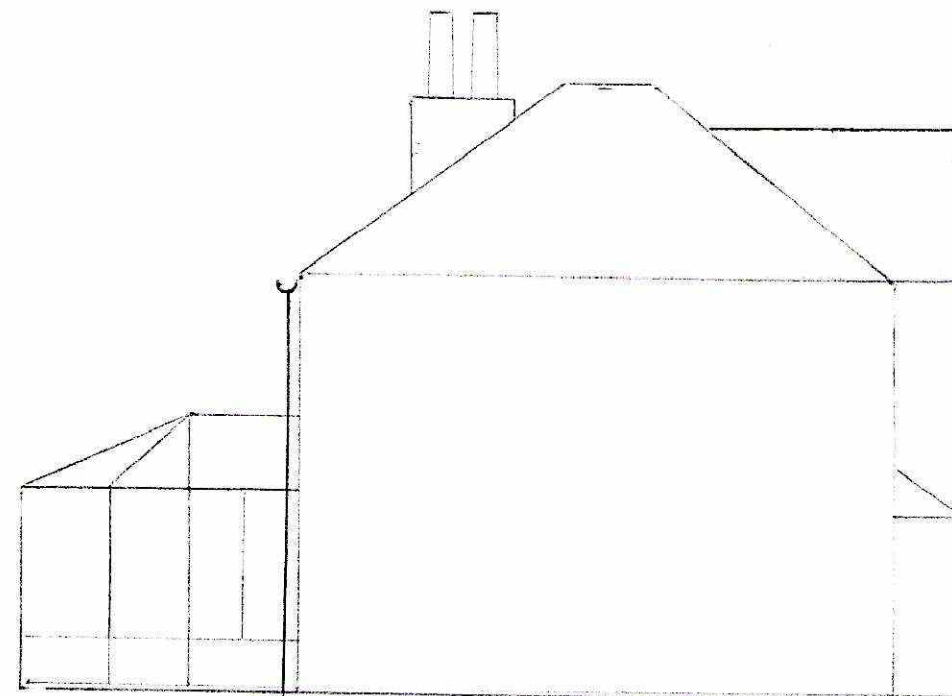
REAR ELEVATION  
 1:100



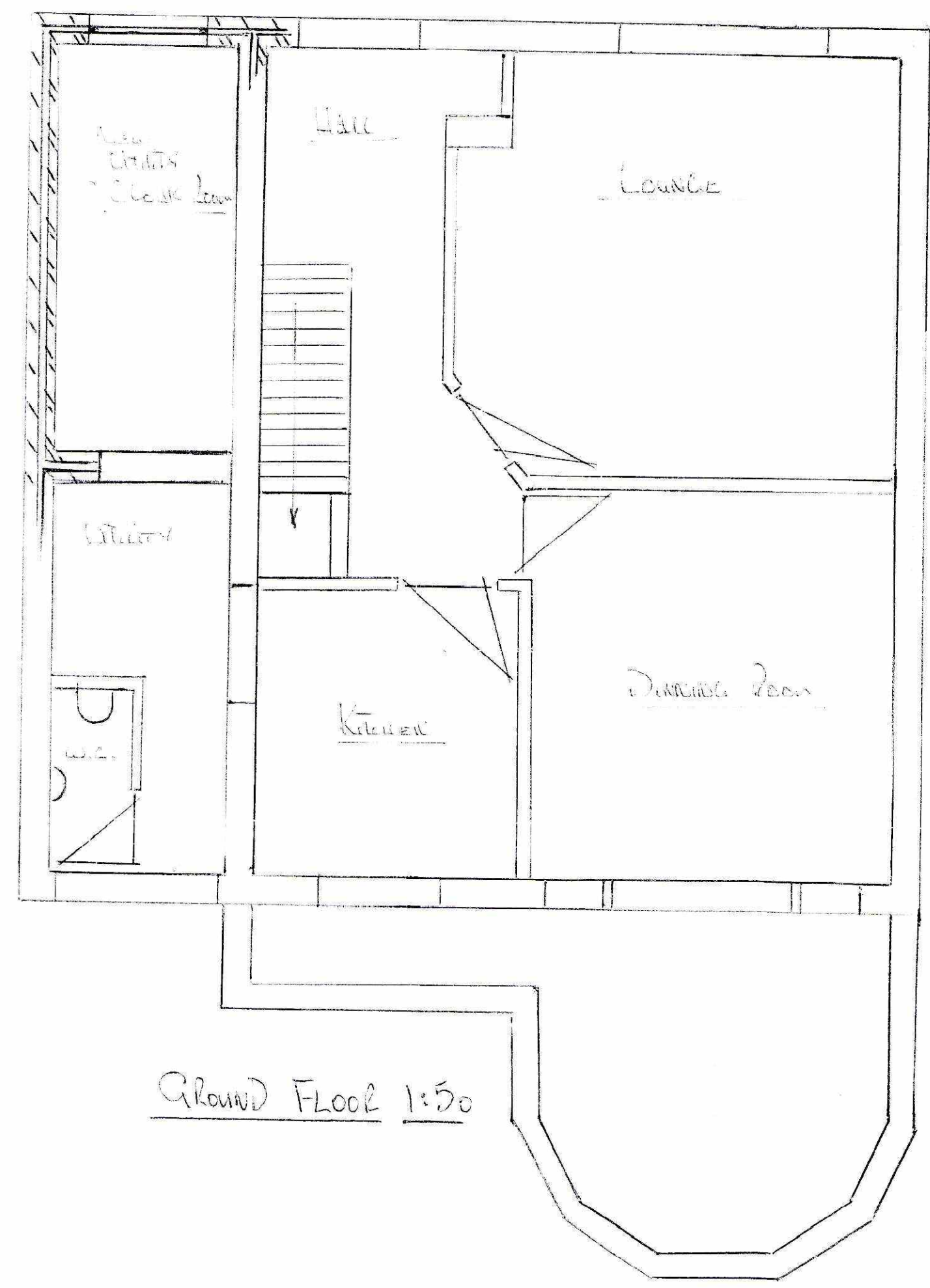
SIDE ELEVATION To 107  
 1:100



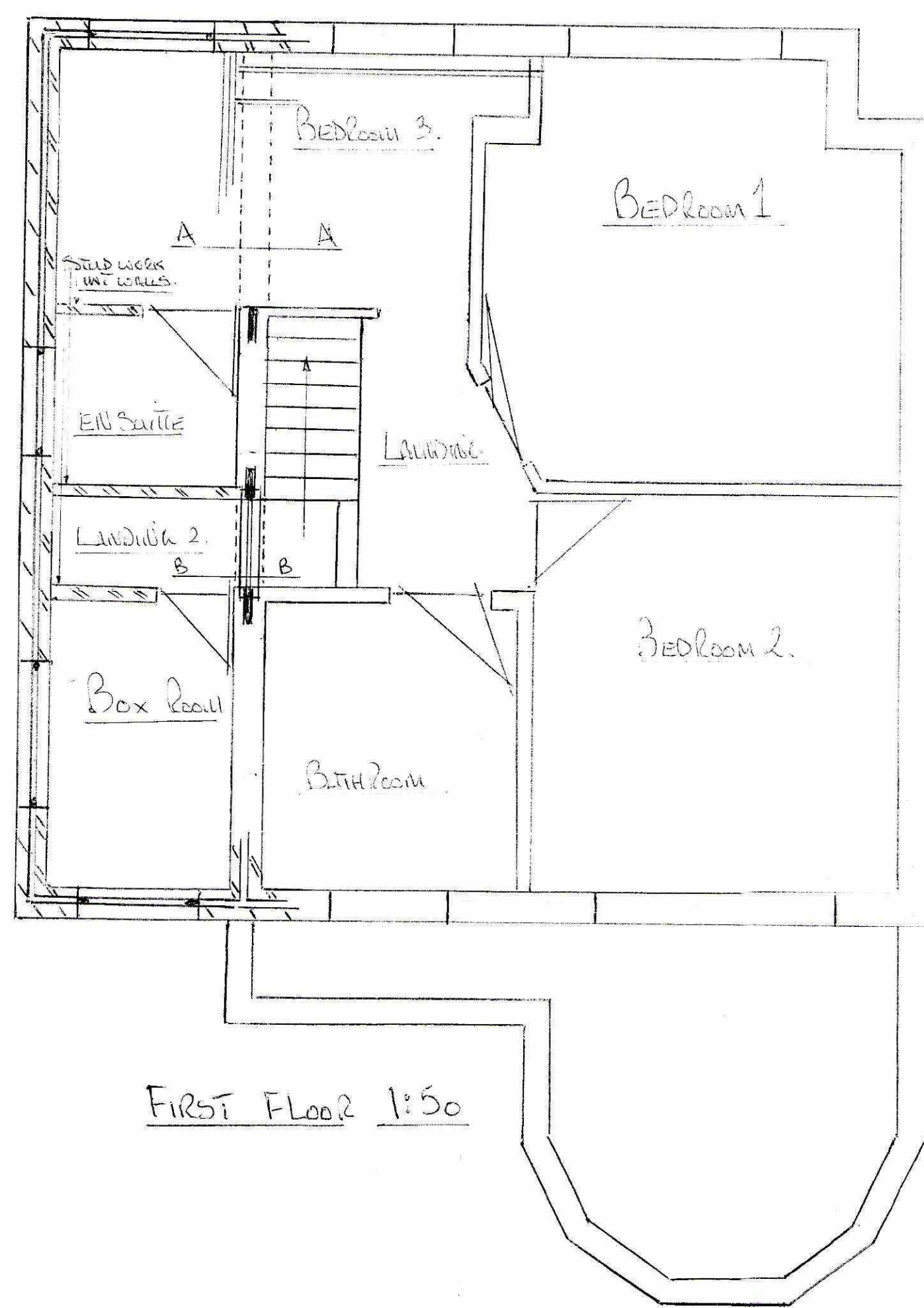
FRONT ELEVATION To TRAFFORD RD  
 1:100



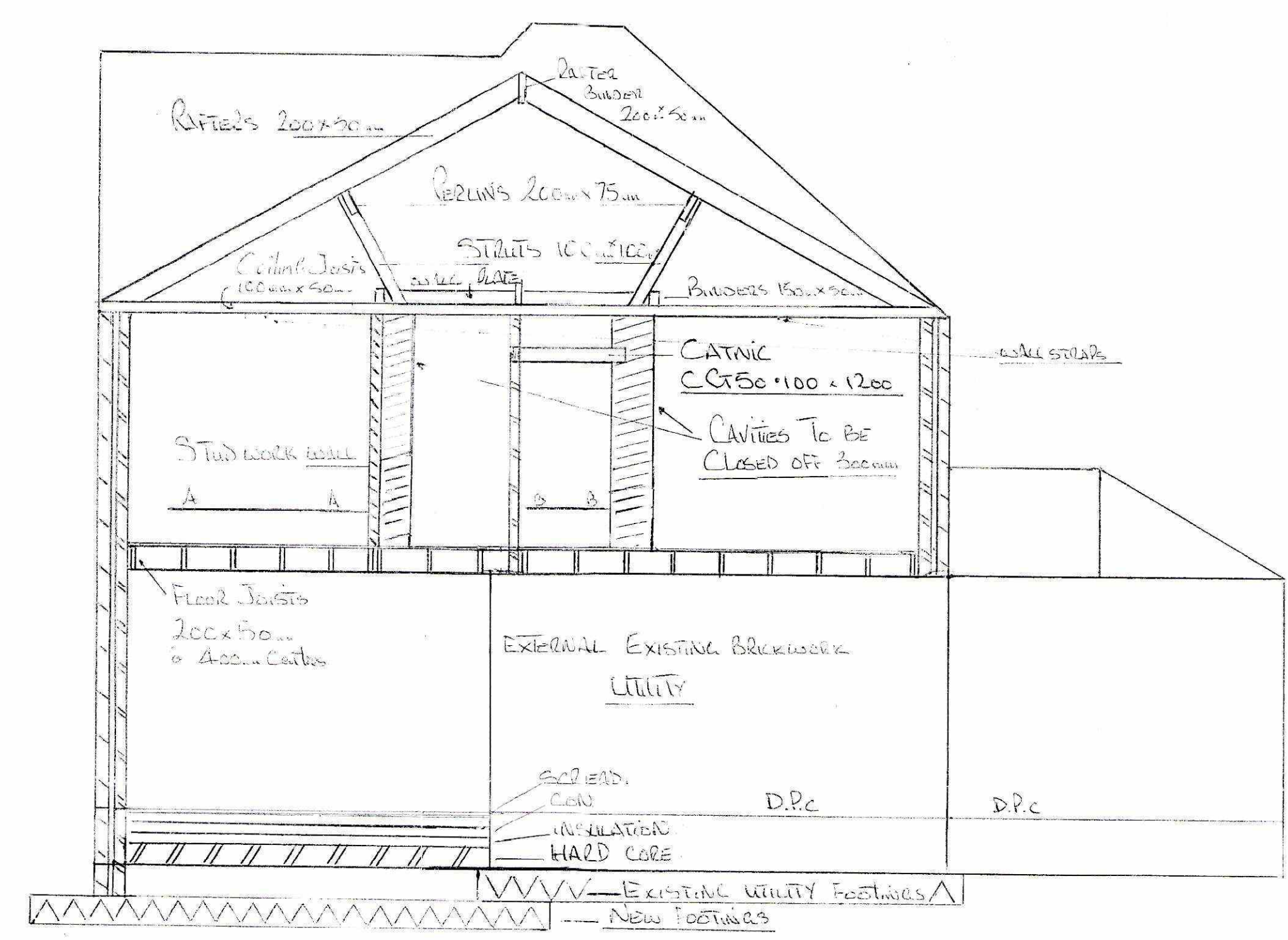
NORTH ELEVATION  
 1:100



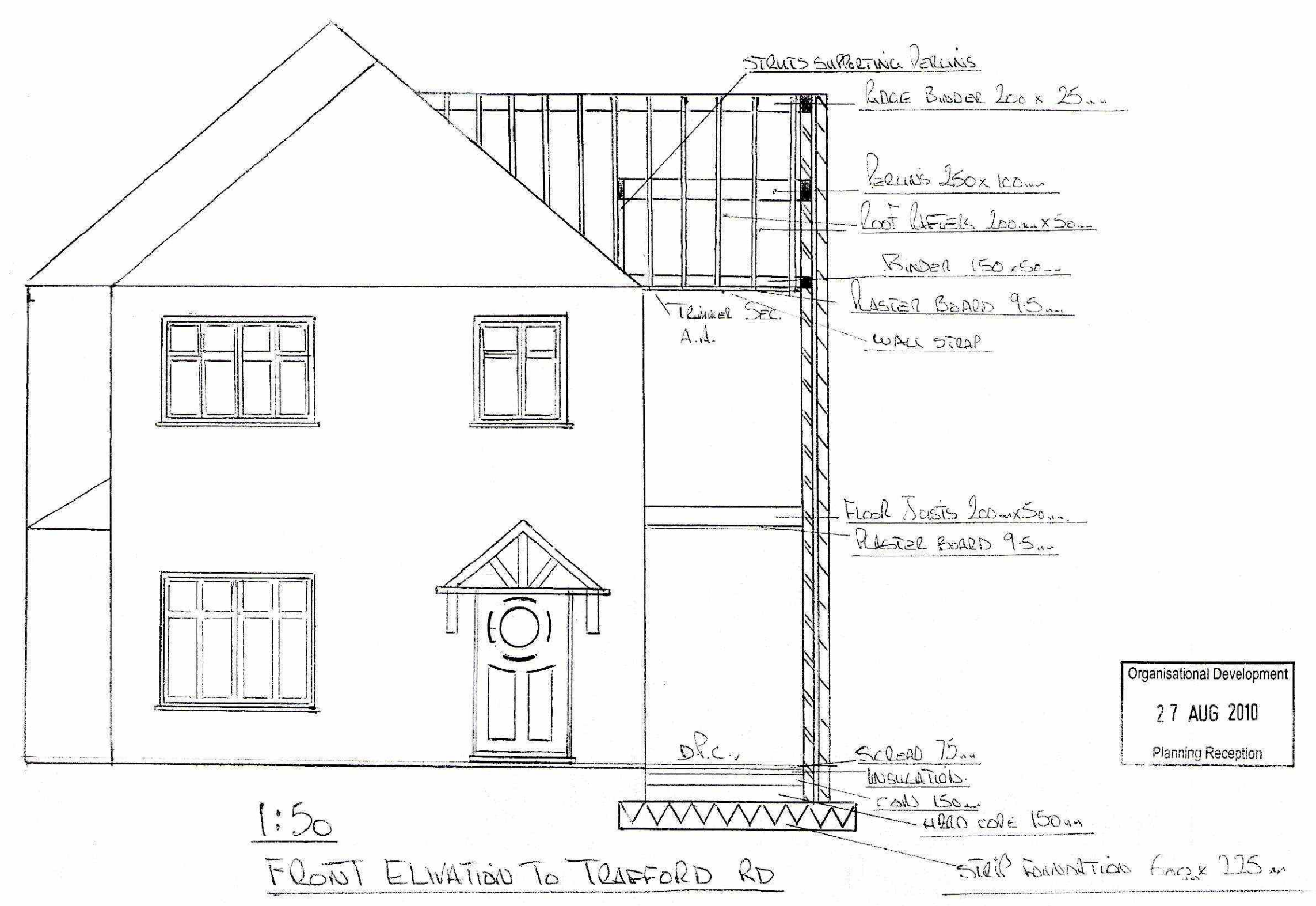
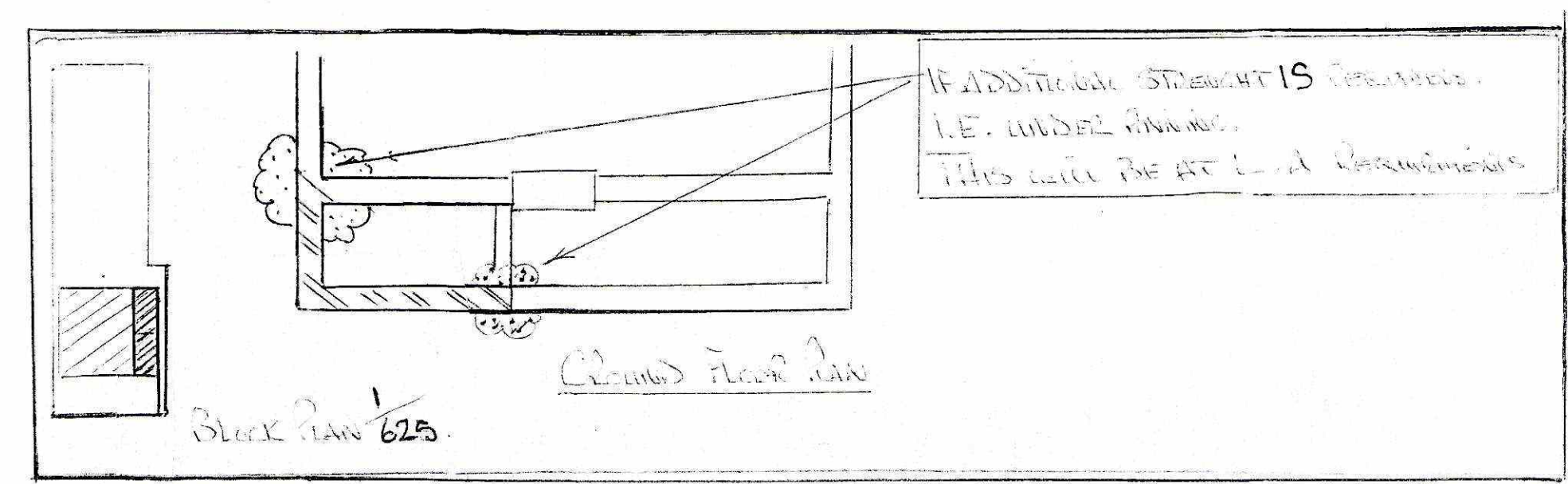
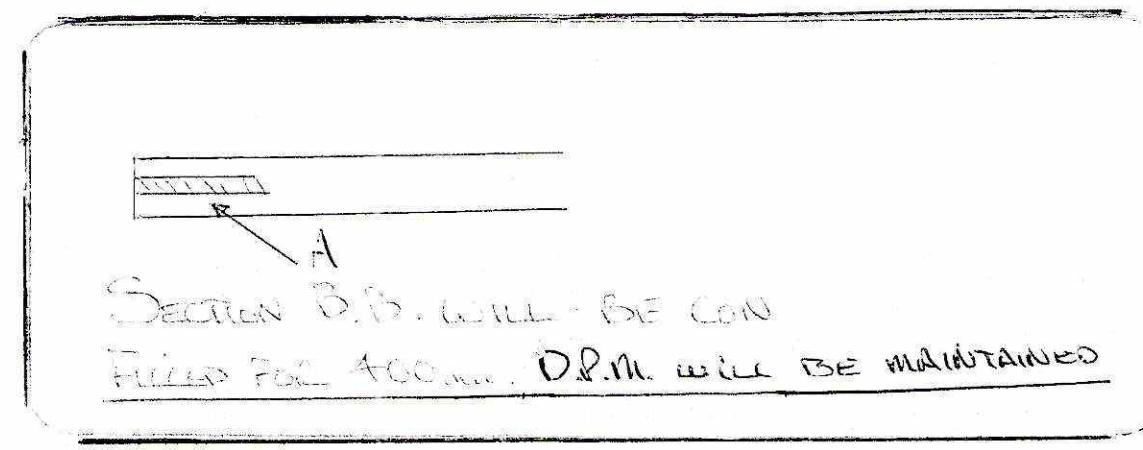
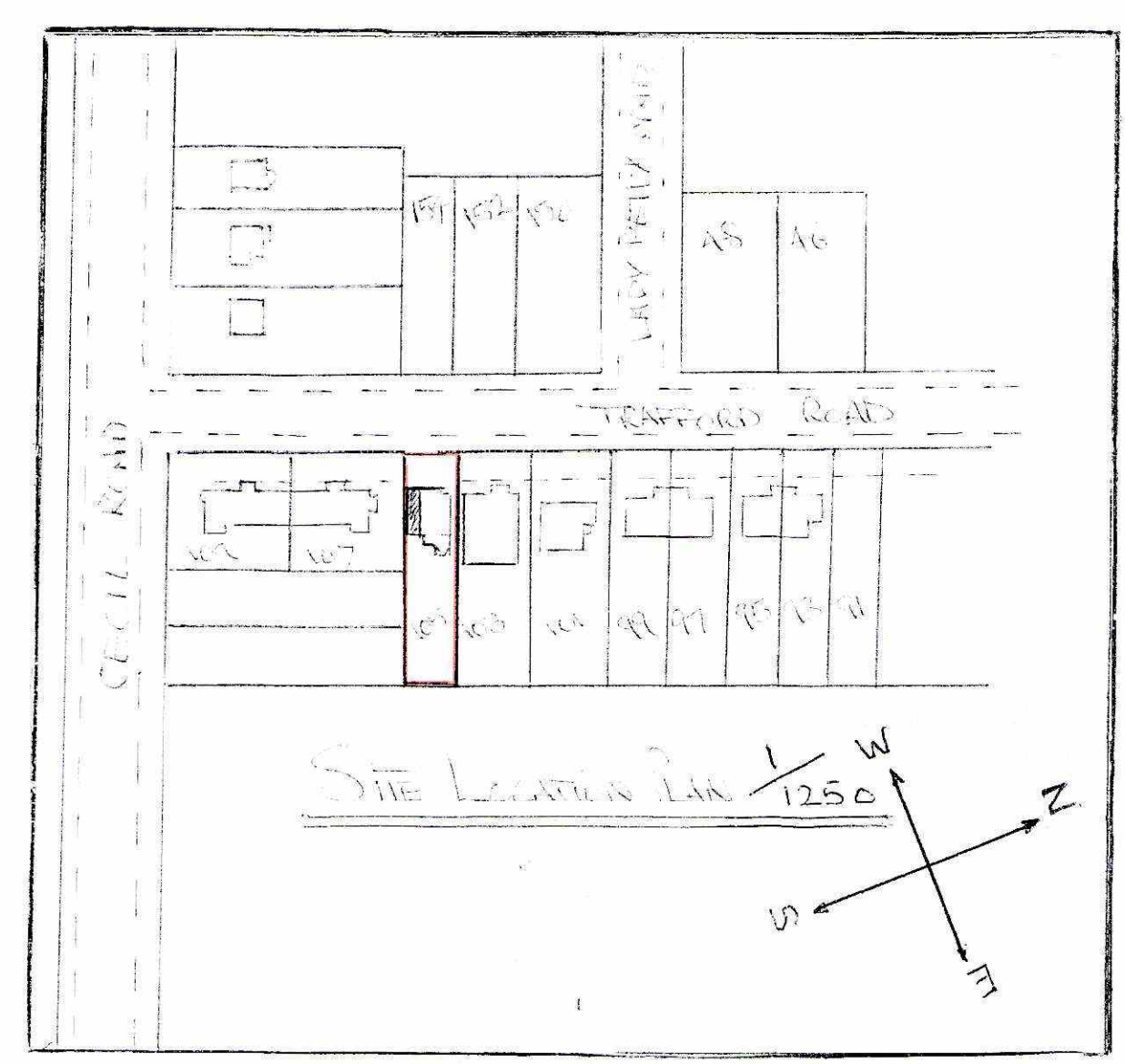
Ground Floor 1:50



FIRST FLOOR 1:50

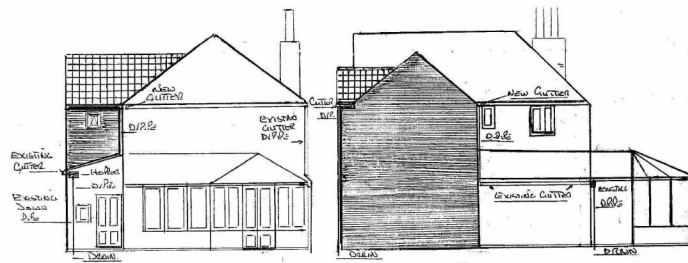


SIDE ELEVATION To 107  
 1:50



1:50  
 FRONT ELEVATION To TRAFFORD RD



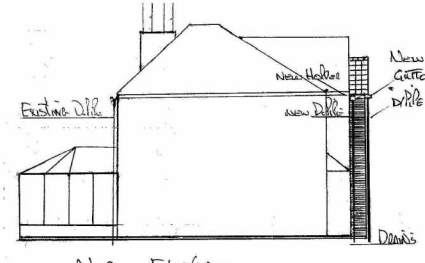


REAR ELEVATION 1:100

SIDE ELEVATION 1:100  
To 107 TRAFFORD RD



FRONT ELEVATION 1:100  
To TRAFFORD RD



NORTH ELEVATION

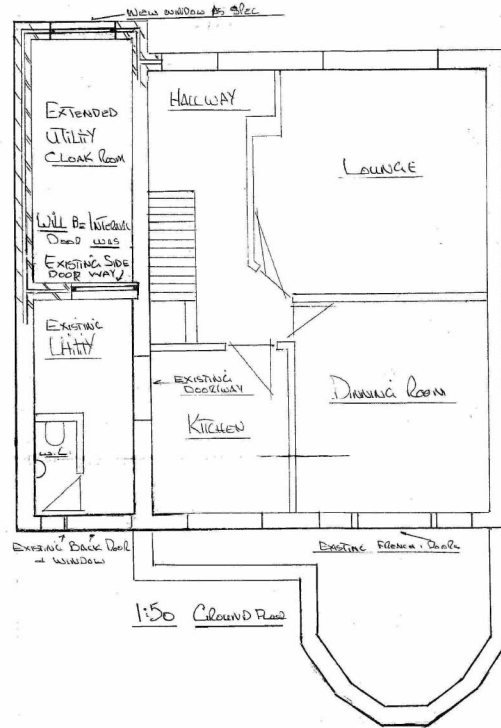
PROPOSED Two STOREY  
EXTENDING TO 105 TRAFFORD ROAD.

#### MATERIALS

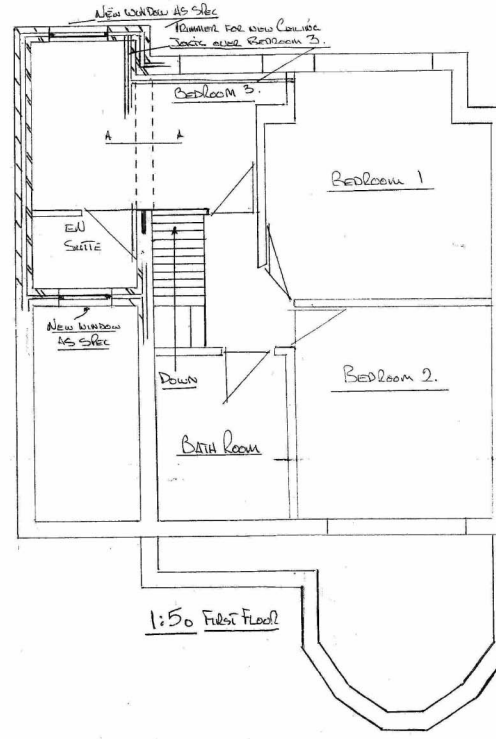
Red Brick - CLAY TILES TO MATCH EXISTING  
THE Red Brick = WARMHAM RED. COMPANY TERCIA.  
WINDOWS TO MATCH EXISTING U.P.C WHITE. ELITE 70 SPECIES  
WITH TRICKLE VENT - FLYING MULLIONS - FIRE ESCAPE HINGES

ANY NEW INTERNAL DOORS WILL BE WOODEN PANEL.

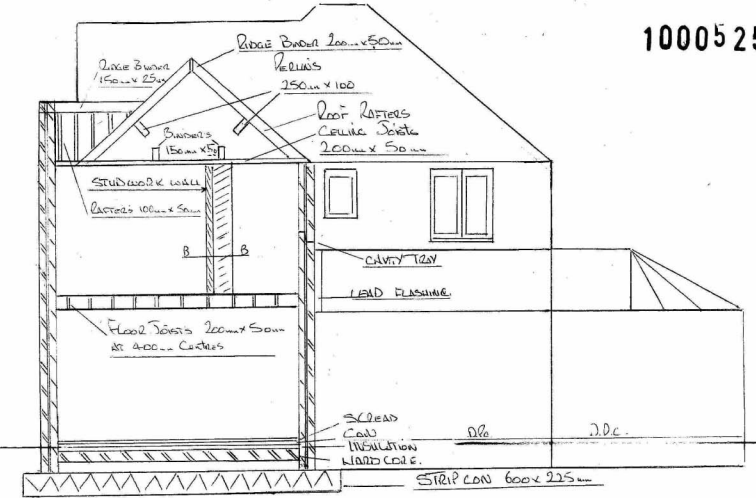
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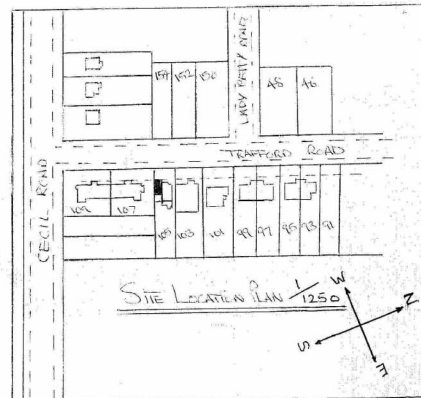
1:50 Ground Plan



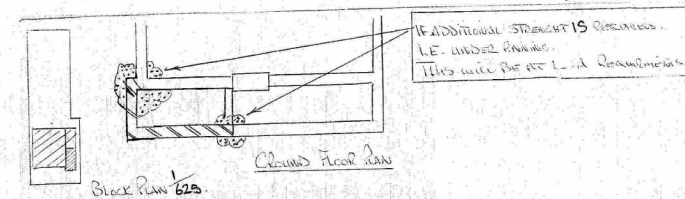
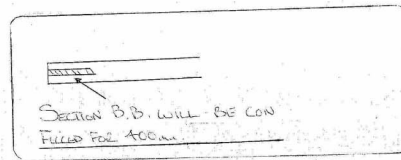
1:50 First Floor



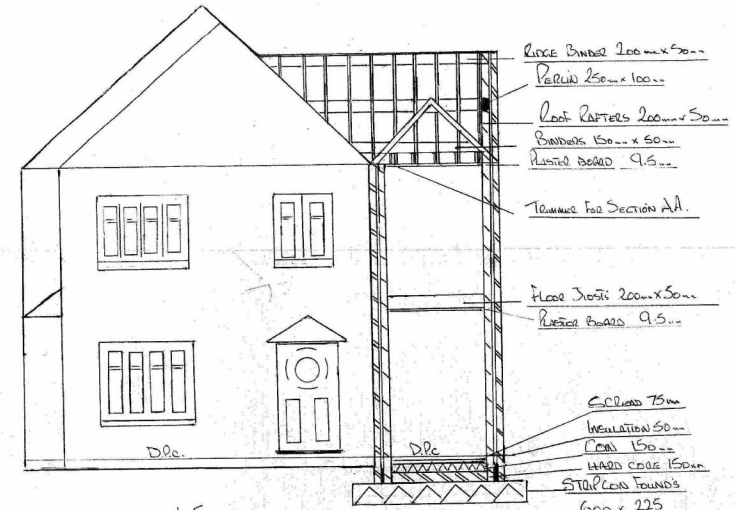
SIDE ELEVATION TO 107 1:50



SITE LOCATION PLAN 1:250



GROUND FLOOR PLAN



1:50  
FRONT ELEVATION

## Plans and Elevations Withdrawn Scheme