

Report to Planning Applications Committee
Date 17 January 2013
Report of Head of Planning Services
Subject 12/02231/F 72 Ipswich Road Norwich NR4 6QR

Item
5(7)

SUMMARY

Description:	Demolition of chimneys, alterations to roof and installation of new dormers and velux windows.
Reason for consideration at Committee:	Objection
Recommendation:	Approval
Ward:	Eaton
Contact Officer:	Mr John Dougan Planner 01603 212504
Valid Date:	20 November 2012
Applicant:	Mrs Barbara Cozens
Agent:	Mr Michael Rayner

INTRODUCTION

The Site

Location and Context

1. The street mainly comprises two-storey detached properties of red brick walls and pan-tile roofing, having a mix of gable and hipped frontages to the road, no.68 having a flat roof dormer to its frontage.
2. The application site is single storey with a relatively steep pitch roof lending itself to loft conversion.

Constraints

3. None

Planning History

No relevant and recent history

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

4. Demolition of chimneys, alterations to roof and installation of new dormers and velux windows. The proposal also includes the repositioning of a window on the south elevation and the repositioning of a window and the removal of a door on the

north elevation.

5. The works would allow for an extended kitchen dining area on the ground floor with two additional bedrooms in the loft area. The finished house would have 4 bedrooms, a net increase of one bedroom.

Representations Received

6. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received citing the issues as summarised in the table below.

7.

Issues Raised	Response
Loss of privacy and overlooking	Paras 11, 12-13

Consultation Responses

8. Norwich Society – The dormers should have tiled hipped roofs to match the existing and the symmetry of the front elevation should be maintained.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

- Statement 7 – Requiring good design

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

- Policy 2 - Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

- HBE12 – High quality of design, with special attention to detail to height, scale, massing and form of development
- EP22 – High standard of amenity for residential occupiers

Other Material Considerations

None

Principle of Development

Policy Considerations

9. Extending an existing residential property is considered to be acceptable subject to it being of a design and scale which respects the appearance of the building and visual amenities of the street scene. It should also be sympathetic to the residential amenity of nearby properties.
10. The replacement of windows / door removal on the ground floor, rear dormer, removal of the three chimneys and addition of roof lights are permitted development under the Town and Country Planning (GPDO) order 1995 (as amended). Similarly, the side dormer is also considered to be permitted development subject

to clarification of the style and glazing of the window.

Impact on Living Conditions

11. The concerns raised by the occupier of no.70 Ipswich Road relating to loss of privacy as a result of the new window are noted. However, this side dormer is permitted development as long as it meets certain criteria e.g. if it is obscure glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed).
12. The applicant has confirmed that the window will be obscured but, the plans submitted do not clearly show the height of any opening component of the window. Details of this can be clarified by the imposition of a condition on any approval which seeks to restrict the extent of opening to avoid overlooking.
13. The dormer to the front of the property is not looking in the direction of any sensitive windows or amenity space so no adverse impact on any residential amenity will result. Similarly, its location and small scale will also mean that it will not be overbearing or result in any overshadowing or loss of daylight to any other property.

Design

14. The other components of the scheme are considered to be permitted development. Therefore, the only component under consideration is the front dormer.
15. The comments of the Norwich Society are noted. However, the proposed front dormer is of a small scale and broadly sympathetic design which respects the appearance of the dwelling and the visual amenities of the street scene.

Local Finance Considerations

16. None

Equality and Diversity Issues

17. None

Conclusions

18. The replacement of windows / door removal on the ground floor, rear dormer, removal of the three chimneys and addition of roof lights are permitted development. Similarly, the side dormer is also likely to be permitted development depending on the glazing and opening of the window, these details have nevertheless been conditioned. This will ensure that no overlooking or loss of privacy of the adjoining property (no.70) to the north will result.
19. The front dormer is considered to be of a scale and design which respects the appearance of the dwelling and the visual amenities of the street scene.

RECOMMENDATIONS

To approve Application No (12/02231/F at 72 Ipswich Road) and grant planning permission, subject to the following conditions:-

1. Time limit
2. In accordance with the plans
3. The materials used should be similar to those in the existing property
4. Side window to be obscure glazed and details of the window opening to be submitted and agreed.

Reasons for approval:

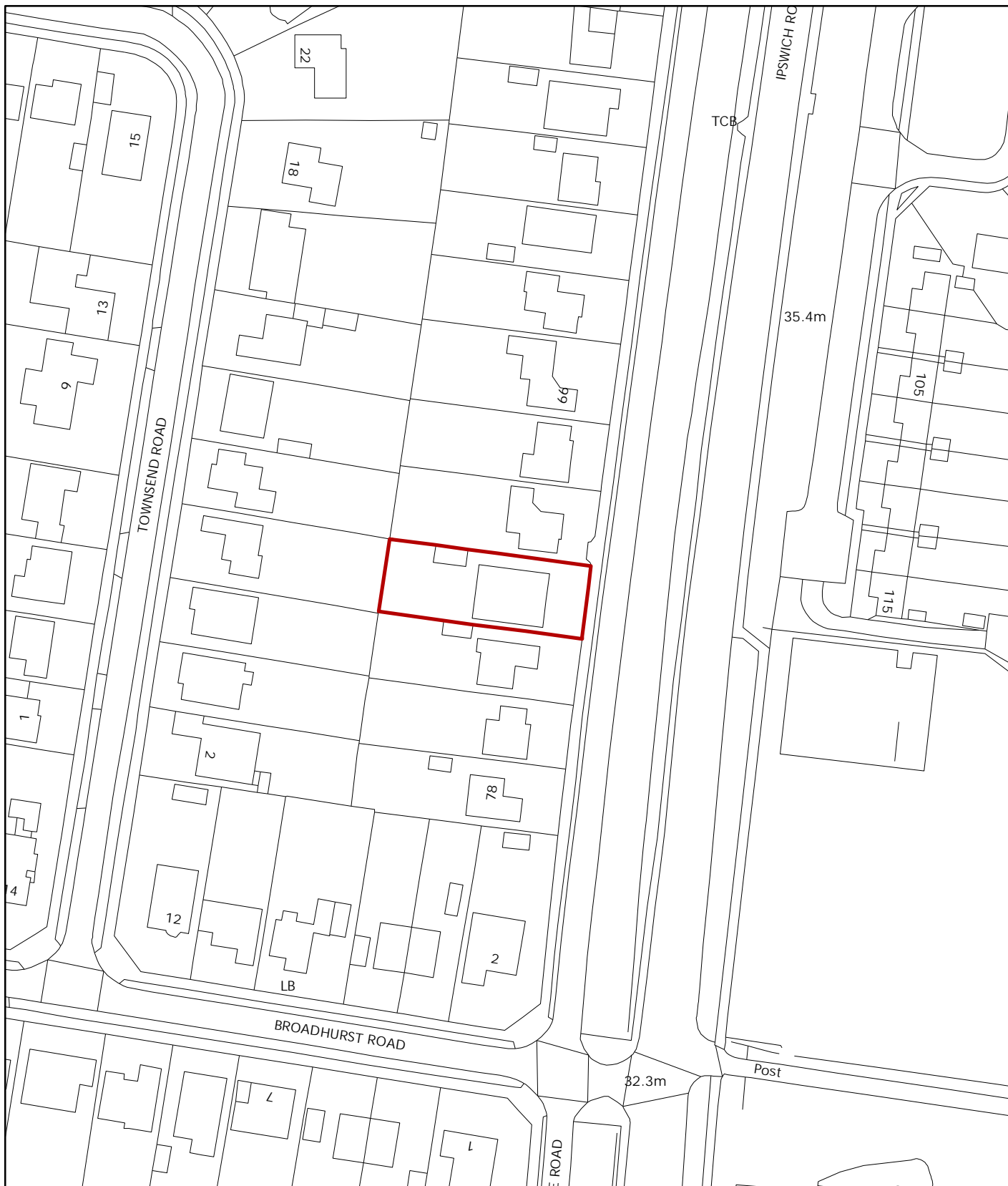
The replacement of windows / door removal on the ground floor, rear dormer, removal of the three chimneys and addition of roof lights are permitted development. Similarly, the side dormer is also likely to be permitted development depending on the glazing and opening of the window, these details have nevertheless been conditioned. This will ensure that no overlooking or loss of privacy of the adjoining property (no.70) to north will result.

The front dormer is considered to be of a scale and design which respects the appearance of the dwelling and the visual amenities of the street scene.

The proposal is therefore compliant with statement 7 of the National Planning Policy Framework 2012, policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and policies HBE12 and EP22 of the City of Norwich Replacement Local Plan 2004.

Article 31(1)(cc) 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 and has approved the application subject to appropriate conditions and for the reasons outlined above.



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Planning Application No 12/02231/F
 Site Address 72 Ipswich Road
 Scale 1:1,000



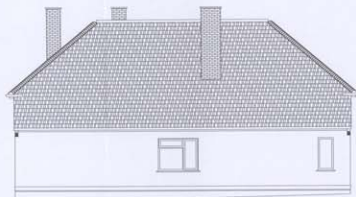
NORWICH
 City Council

PLANNING SERVICES





EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



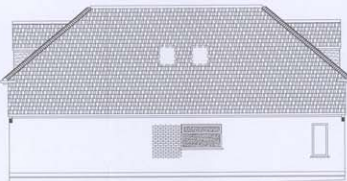
EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED EAST ELEVATION



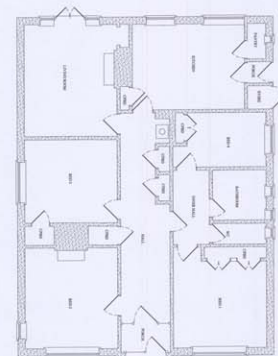
PROPOSED SOUTH ELEVATION



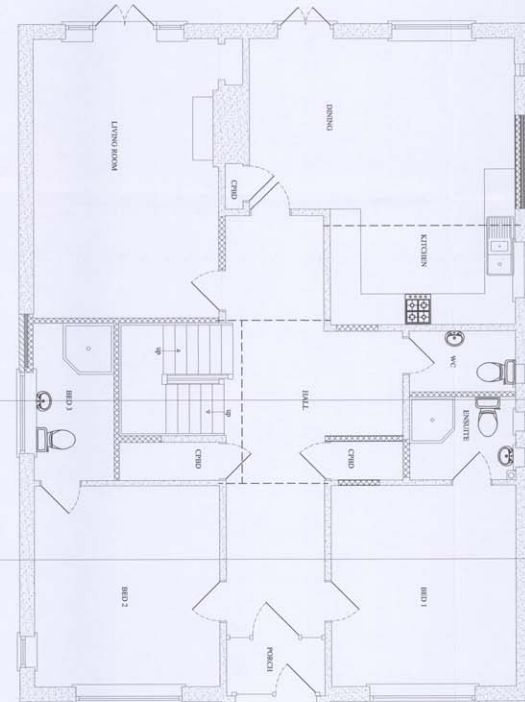
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



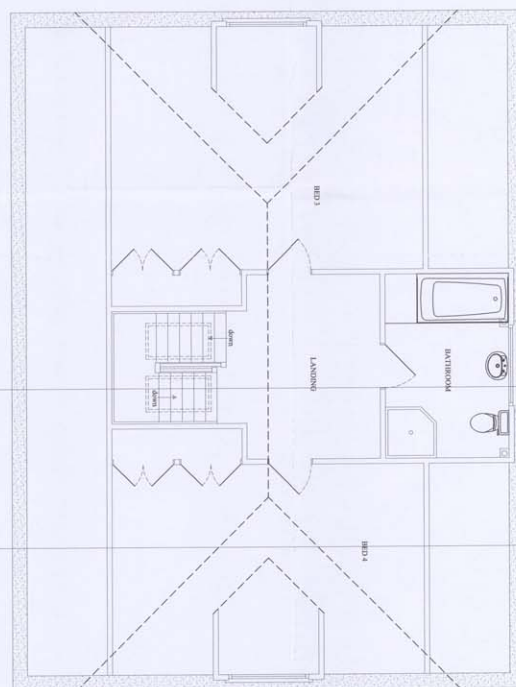
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

The pitched Dormer roofs are to be plain tiles to match the existing on 25x50 insulated battens on 1 layer of Tyvek Supro sarking laid on 50x100 C16 rafters and 50x125 C16 ceiling joists at 400mm c/c supported on a double thickness 50x100 wall plate on the dormer cheeks. Insulation is to be 400mm of Crown loft roll, the ceiling is to be under drawn with 12.5mm plasterboard and skim plaster.

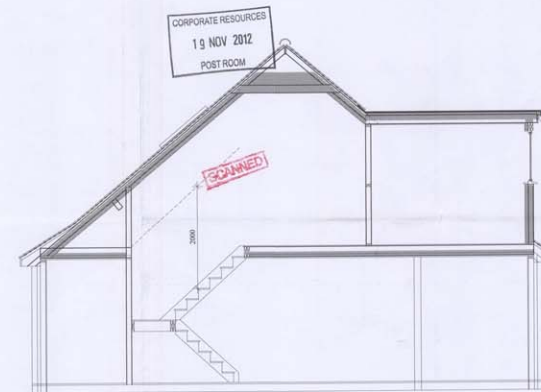
Windows and doors are to be Upvc framed with 28mm double glazed sealed units, any glazing to doors, side lights to doors and within 800mm of floor level are to be safety glass, all frames are to be set back 30mm over the cavity, all reveals are to be closed with thermatec cavity closers or returned in block work onto 1 layer of Darnce insulated DPC, background ventilation equal to at least 5000mm² is to be provided to each room by trickle ventilator strips in the window and door heads, purge ventilation is to be provided to all habitable rooms by means of operable doors and windows equal to at least 5% of each room's floor area. All habitable rooms are to have doors or windows suitable for rooms of escape in the event of a fire, clear unobstructed openings of at least 450mm wide and 75mm high are to be provided with a sill height of no more than 1000mm above floor level.



PROPOSED FIRST FLOOR PLAN

Foul drainage is to be 50mmØ wastes to shower, sinks and baths and 110Ø to w.c.s, all connecting to 110mmØ below ground drainage laid at 1:60 falls and bedded 100mm all round in 10mm pea stone and connecting to the existing system. Upvc inspection chambers are to be provided at each junction and change of direction, where drains pass into the building they are to be oversparged with pre cast concrete lintels and have 50mm clear space all around, all wastes are to be provided with 75mm deep water traps to prevent the ingress of drain smells, external gulleys are to be the rotatable bottle type, a concrete gully kerb is to be provided around. The SVP shall terminate at least 900mm above any openable windows within 3.0m horizontally. Drainage layout is to be agreed with the building inspector once the existing system has been located.

The electrical installation is to be carried out by a Part P registered installer who will provide certification showing compliance with Part P prior to completion, 100% of all light fittings are to be energy efficient providing at least 45 lumens per circuit watt, a mini operated fire alarm system is to be provided in the circulation spaces within the dwelling not more than 7.5m from any habitable room, detectors are to be interconnected and power is to be drawn from a separately fused circuit.



SECTION

First floor is to be 22mm s/g chipboard on 47x195 C24 joists at 400mm c/c fixed next to the existing ceiling joists on a 25mm packer on the existing wall plate provide a space for existing wiring etc, the existing ceiling joists are to be nailed to the new floor joists. 100mm of 10kg/m² sound deadening quilt is to be provided in the first floor on a chicken mesh tray to also upgrade the fire resistance of the existing ceiling.

The Dormers are to be 50x100 studs at 400mm c/c built on the existing wall plate and on double rafters, insulation of the dormer face and cheeks is to be 90mm of Celotex GA4000 between the studs with an additional 30mm thick continuous layer to the inner side, the inner face is to be finished with skim plaster on 12.5mm plasterboard and skim plaster, the outer face is to be finished with pointed sand and cement render on metal lath on 12.5mm marine ply.

The flat Dormer roof is to be a 3 layer hot bonded felt system on 19mm s/g ply on 50mm of Celotex GA4000 on 25mm-75mm firing pieces on 50x150 C24 joists on a 2x20 vertical 50x150 joists as an eaves beam and on a load bearing partition wall, an additional 100mm of Celotex GA4000 is to be provided between the joists and fixed hard to the underside of the continuous layer with opline nailed to the sides of the joists, the ceiling is to be under drawn with 12.5mm plasterboard and skim plaster.

Heating and hot water will be from extensions of the existing systems, any new radiators will be fitted with Thermostatic valves.

The stairs are to be max pitch of 42 degrees with a min going of 220mm and a max rise of 220mm, guarding is to be provided min 900mm high around the stair well and a single hand rail is to be provided along the length of both flights, spindles are to be spaced max 99mm apart, 2000mm headroom is to be provided above both flights and the top and bottom landings.

Steel beams and pad stone are to be designed by a Structural Engineer and installed per his instructions, all steel beams are to be clad with 2 layers of 12.5mm plasterboard and skim plaster to achieve at least 30 minutes fire resistance.

First floor partitions are to be 50x100 studs at 400mm c/c and clad both sides with 12.5mm plasterboard and skim plaster, where sound insulation is required between rooms 50mm of 10kg/m² sound deadening quilt is to be suspended within the cavity.

Mechanical extraction is to be provided in the kitchen at least 60l/sec and in the bathrooms at 30l/sec.

DO NOT SCALE
Any dimension discrepancies
are to be reported to the designer.

The designer takes no responsibility for any
works carried out prior to any structural
design being undertaken and an Approval
Notice being issued by Building Control.

PROPOSED PLANS
ELEVATIONS
AND SECTIONS
FOR LOFT CONVERSION AND
INTERNAL ALTERATIONS
AT 72 IPSWICH ROAD
NORWICH
FOR
Mrs B COZENS

SCALE 1:50 & 1:100
dwg no: 150, 30th OCT 2012
REV.

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