

Report to Planning applications committee

Item

14 February 2019

Report of Head of planning services

Subject Application no 18/01884/F 41 Broadhurst Road,
Norwich, NR4 6RD

**Reason
for referral** Objections

4(g)

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

Development proposal		
Two storey side extension and a single storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design, scale and form	The visual impact on character of the area
Expiry date	4 March 2019
Recommendation	To approve



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Planning Application No 18/01884/F
41 Broadhurst Road

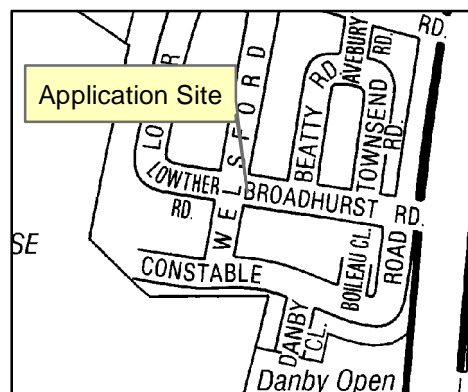
Site Address

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is situated on the south side of Broadhurst Road, adjacent to and southeast of its junction with Welsford Road.
2. Broadhurst Road is a residential suburban street just over 2km southwest of the city centre. It is characterised by detached single and two-storey properties, usually red brick and pantiled, typical of 50s and 60s era construction but of a variety of designs, with no particular form dominant.
3. The subject property is a two-storey corner property, constructed of red brick and with a pantiled hipped roof. The main section of the house is an L-shaped form with a stepped frontage facing onto Broadhurst Road. The front of the house is slightly set back, by approx. 2m, when compared with the neighbouring house and dominant building line. The garden is 6m long at the front, stretching 24m to the south at the rear and 4m to the side onto Welsford Road.
4. On the east side of the house, and on the boundary with no. 41, is a car port and behind this, also on the border and adjoined to the southeast corner of the house, is a flat roof garage.
5. To the east is the dwelling at no.39, which is 1.5m from its boundary and 4.5m from the main part of the subject dwelling. Properties on Welsford Road, of which the first is no.89, continue south of the rear garden.

Constraints

6. None notable.

Relevant planning history

7. None recent.

The proposal

8. The proposals are formed of two main elements:
 - One is to construct a two-storey side extension which includes a garage area downstairs to be used for storage and/or leisure activities. This would project 3.2m from the side of the property, leaving a gap of 0.5m between it and the west boundary. The hipped roof would be extended along a matching ridge line, recreating the current pitch of roof to the west of the house. It has a garage door to the front, and front and rear facing first floor windows, with no glazing on the side. As with the existing house it is 5.4m in height to the eaves, and 8.95 m to the ridge.
 - The other element is a single storey extension to the rear, which is 10.8m wide and projects 4m from the current dwelling. It is adjoined to and continues the west elevation of the side extension, though at its east side it is set in from the side of the main dwelling by 0.45m to accommodate retention of the existing garage. It has a lean-to roof 2.6m high at the eaves rising to 3.6m. The glazing to the rear includes roof windows and three panes of full-

length glazing incorporating bi-fold patio doors.

- The existing car port is to be removed.

9.

Proposal	Key facts
Scale	
Total floorspace	67.5sq.m
No. of storeys	2
Max. dimensions	8.95m high (side extension) 10.8m wide (rear extension)
Appearance	
Materials	Red brick and tiles to match existing. White uPVC double-glazed windows. Bi-fold doors and velux windows in anthracite grey.

Representations Received

10. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the following issues:

11.

Issues Raised	Response
Plans don't show east boundary or existing garage	Corrected on revised plans
If second garage is planned, this could only be accessed by paving over more of the house frontage, or providing a new approach close to the corner	No intention to provide vehicle access to new garage
Building too close to boundary with Welsford Road, resulting in 2-storey wall very near to the pavement, removal of the hedge and a negative impact on streetscape.	See main issue 1
Consideration to be given to extending to the east of property, away from Welsford Road	See main issue 1

Consultation responses

12. No consultation responses.

Assessment of planning considerations

Relevant development plan policies

13. **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
14. **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
 - DM6 Protecting and enhancing the natural environment

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF12 Achieving well-designed places
 - NPPF15 Conserving and enhancing the natural environment

Case Assessment

16. 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

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 127-131.
18. The proposed side and rear extensions add approximately 59% to the current floor area of the main dwelling (excluding garage) which is a significant increase. However, being constructed of two elements with the side extension a continuation of the design of the house, and the rear extension being modest in height, the extensions don't appear over-dominant in relation to the existing property.
19. Of more significance is the impact on the street scene. Being a corner property, no.41 is visually dominant and the side extension, being two-storey and close to the edge of the pavement, will affect views down the street as well as impact on the boundary hedging; a notable feature which adds to the quality of the street scene.

20. This section of the hedge has already been removed and has no specific protection under planning. However, reinstating a verdant boundary treatment would help to soften the visual impact of the side extension. With this in mind, details of planting on this section of the boundary will be conditioned.
21. The view south along Welsford Road, while impacted to some extent by the proposals, is not notable for a clearly visible line of properties with which the extension would conflict. Although the extension would sit forward of properties on Welsford Road, there is considerable distance between the subject property and the nearest of those properties, which are also significantly obscured from this viewpoint by trees.
22. An additional factor is that there is little or no established consistency in the form of dwellings in the area, or pattern to their layout, which would make the extended house appear incongruous in comparison.
23. The objector's suggestion of extending to the east instead, with a view to minimising impact on the street scene, would likely result in negative amenity implications for no.39 and, thus, be less acceptable in planning terms.
24. Overall, while it would have some impact, there is no sufficiently notable characteristic of the street scene with which the extension, in itself, would visually conflict and, subject to suitable planting along the boundary, the extension would be considered acceptable in design terms.

Other issues

25. With a garage, to be retained, between the extension and the boundary of no.39 to the east, with the new upstairs windows being further from the property than those existing, and with no other dwellings in close proximity, there are no notable amenity impacts of the proposals.
26. Prior to the application, a small conifer tree a short distance to the southwest of the dwelling has been removed to facilitate construction of the extension. The applicant has indicated that the Council was informed prior to felling and it was confirmed that the tree was not protected.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

28. 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.
29. 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.

30. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. With an acceptable level of impact on the street scene, and with no other notable negative impacts, the proposals are considered to be acceptable.
32. 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.

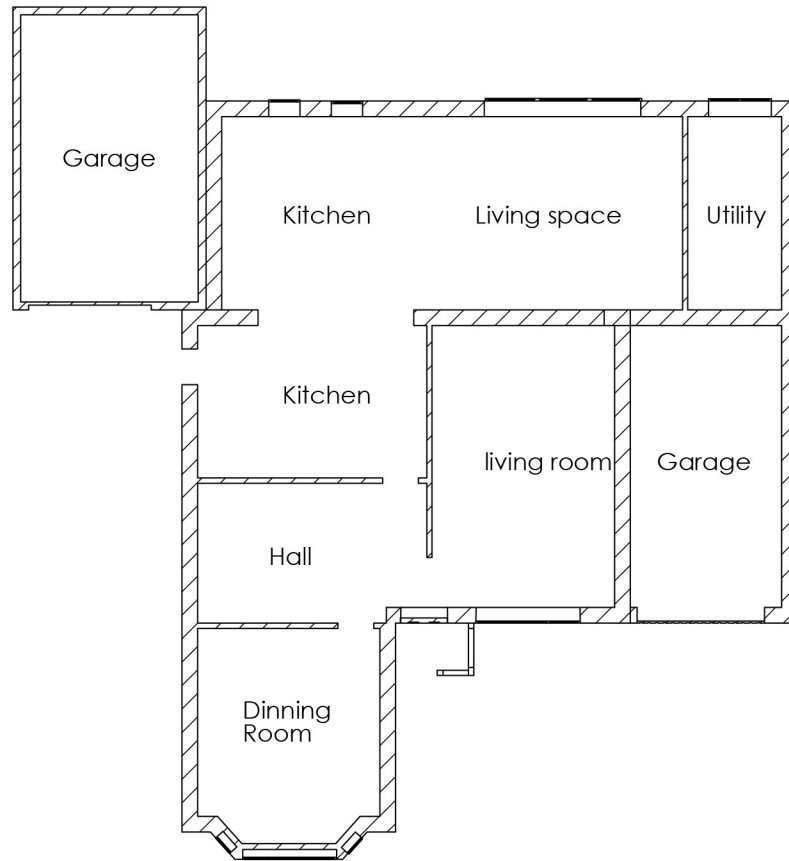
Recommendation

To approve application no. 18/01884/F – 41 Broadhurst Road, Norwich NR4 6RD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of boundary treatment.



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:				FINISH:		DEBUR AND BREAK SHARP EDGES		DO NOT SCALE DRAWING		REVISION	
NAME		SIGNATURE		DATE				TITLE: <h1 style="text-align: center;">Broadhurst</h1>			
DRAWN											
CHK'D											
APP'VD											
MFG											
Q.A											
				MATERIAL:				DWG NO. <h1 style="text-align: center;">First Floor</h1>			
				WEIGHT:				SCALE: 1:200			
								SHEET 1 OF 1			

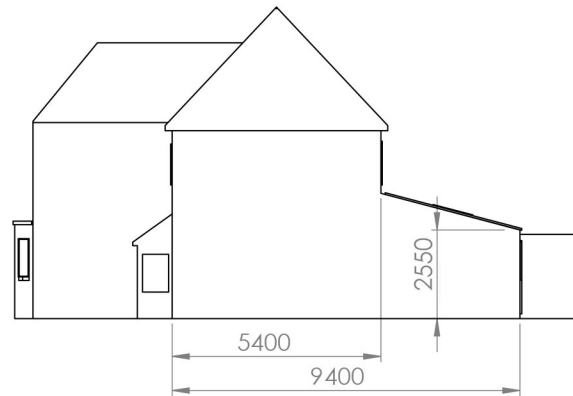
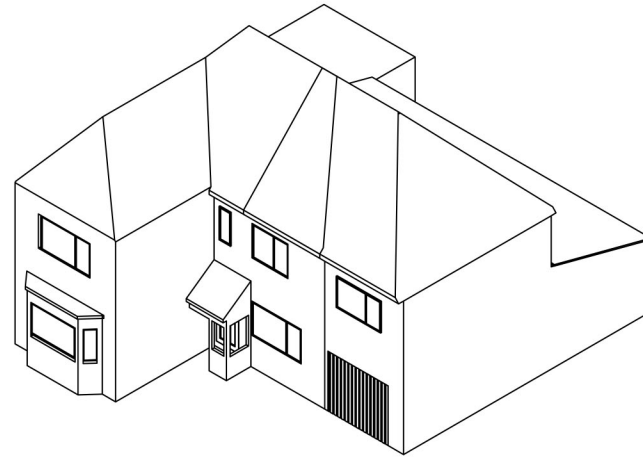


SECTION B-B
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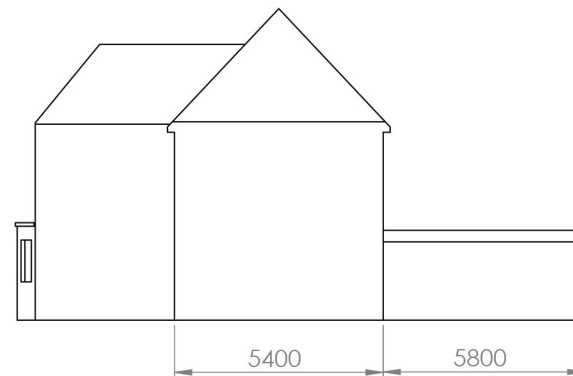
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Ground Floor



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:				FINISH:		DEBUR AND BREAK SHARP EDGES		DO NOT SCALE DRAWING		REVISION 2	
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						WEIGHT:		SCALE:1:150		SHEET 1 OF 1	

A3



UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN MILLIMETERS SURFACE FINISH: TOLERANCES: LINEAR: ANGULAR:				FINISH:		DEBUR AND BREAK SHARP EDGES		DO NOT SCALE DRAWING		REVISION	
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CHKD											
APPRD											
MFG											
Q.A											
						MATERIAL:		DWG NO. Existing House			
						WEIGHT:		SCALE: 1:200		SHEET 1 OF 1	
								A3			