

Report for Resolution

Report to Planning Applications Committee
Date 19th July 2012
Report of Head of Planning Services
Subject 12/01135/F 375 Unthank Road Norwich NR4 7QG

Item
5(11)

SUMMARY

Description:	Demolition of existing double garage and erection of single garage and wood store; erection of single storey extension with lean to lead roof and two storey side extension (retrospective).
Reason for consideration at Committee:	Member/Staff Application
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Jo Hobbs Planner 01603 212526
Valid Date:	19th June 2012
Applicant:	Mr Philip Hyde
Agent:	Mr Damian Pond

INTRODUCTION

The Site

Location and Context

1. The site is located at the south west end of Unthank Road in the ward of Eaton. The area is predominantly residential in character typically with semi-detached and detached dwellings set in spacious plots.
2. The dwelling subject of the application is a two storey semi-detached dwelling constructed of red brick with some white rendered walls, with a pantile roof and timber framed windows on the front elevation of the dwelling. At the time of the site visit the two storey side extension and garage had been built to a shell but windows and doors had not been installed.
3. There are neighbouring dwellings adjoining the site to the south west and north east, along with neighbouring dwellings adjoining the north west boundary at the end of the larger rear garden and neighbours on the south east side of Unthank Road.
4. The site is within the Unthank Road Conservation Area and the building is locally listed.

Relevant Planning History

5. There have been a number of applications on this site relating to alterations to the dwelling:
 - 4/1999/0139 - Lean-to extension to kitchen. (Withdrawn - 31/03/1999)
 - 08/01087/F - Demolish existing double garage to rear of property and erect new single

garage, dark room and studio. First floor extension to bedroom 4 incorporating new balcony area. Two storey side extension to form utility area with bathroom above and extension to kitchen. (Withdrawn - 24/11/2008)

- 08/01257/F - Erection of new single garage, dark room and studio. Single storey side extension to form dining area. Two storey side extension to form utility area with bathroom above and first floor extension to bedroom 4 plus balcony over extended kitchen. (Approved - 10/03/2009)
- 09/01585/F - Erection of new single garage, dark room and studio. Single storey side extension to form dining area. Two storey side extension to form utility area with bathroom above and first floor extension to bedroom 4 plus balcony over extended kitchen (alternative to approved scheme 08/01257/F with amendments to studio elevations and to single storey side extension). (Approved - 23/03/2010)

Equality and Diversity Issues

6. There are no significant equality or diversity issues.

The Proposal

7. The application is for a rear single storey extension with lean-to roof, a two storey rear infill extension and a replacement garage with pitched roof to the rear of the dwelling. An existing double garage and rear conservatory were removed from the site. These did not require conservation area consent as, in relation to the garage, it was under the specified volume to need consent and in respect of the conservatory, it is not considered to be demolition as it involved the partial alteration of an existing building.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.
9. This report was written prior to the consultation period ending. Any representations submitted will be verbally presented at committee.

Consultation Responses

10. None undertaken.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV6 - The Historic Environment

ENV7 - Quality in the Built Environment

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

HBE8 – Development in conservation areas

HBE12 – High quality of design

EP22 – Protection of residential amenity

Principle of Development

Policy Considerations

11. The extension to the existing residential dwelling is acceptable in principle, but the design of the extensions in relation to the locally listed building and Unthank Road Conservation Area, and impact on residential amenity must be fully considered.

Design

12. With reference to design, the appearance of the rear single storey and two storey extensions and replacement garage tie in well with the existing building and overall form of development. The height, scale, mass, form, choice of materials and design details are all considered appropriate and are in keeping with the existing built form of the existing locally listed building and surrounding locally listed buildings.
13. The garage and two storey infill extension would be visible from the highway and the wider conservation area more so than the single storey extension. In any case the form and scale of the proposed development all complement the existing dwelling and built form in the wider streetscene leading to no adverse impact on the character or setting of the conservation area.

Impact on Living Conditions

14. There would be the key considerations of overlooking, overshadowing and loss of outlook in relation to neighbouring resident's amenity.
15. As the garage replaces an existing garage there is not considered to be an increase in noise disturbance to neighbouring residents from this garage to the rear of the dwelling.

Overlooking

16. The proposed development would have a side facing window on the two storey infill extension and the garage. The garage would only overlook the garden but the first floor window in the two storey extension would overlook the neighbouring property at 377 Unthank Road. There are existing windows however on the application site at first floor that overlooks the neighbouring property. Therefore there would not be a significant loss of privacy from overlooking than already caused by existing windows.
17. The single storey extension would also have rooflights on the north east elevation facing 373 Unthank Road. These would be at high level and would not directly face the side window on the neighbouring property. The level of overlooking would therefore be minimal and acceptable in this instance.

Overshadowing and loss of outlook

18. The two storey extension would not overshadow any neighbouring development as it falls within the building shadow of the existing dwelling. It would therefore also not lead to a significant loss of outlook to any neighbouring properties.

19. The single storey rear extension is on the north elevation reducing the potential for overshadowing. Further to this the lean-to roof has been design to reduce the bulk of the form reducing the amount of development that would be visible over the 2m fences that divide the properties. There would be a minimal loss of outlook and overshadowing later in the day from this extension.
20. The garage is set back from the rear building line by 1m. This would lead to some loss of outlook to the neighbouring property at 377 Unthank Road, and also 373 Unthank Road to a more minor degree, but it is at a sufficient distance from the nearest habitable room windows to not be sufficient to merit refusal of the application. This also replaces an earlier garage, although the previous garage was a flat roof design. The orientation of this building would lead to overshadowing only to the garden area of the application site and some to the rear garden of 375 Unthank Road. As the garage is sited to the west side of this application site it does leave some distance between this and the garden of 373 Unthank Road. The level of overshadowing would therefore not be to a level that would merit refusal of the application. It is also worth noting that the ridge height of the garage under this application would be lower than that previously approved under application 09/01585/F at 4.2m compared to 4.6m.
21. In the previous planning application a flue was discussed that vented from the kitchen at 373 Unthank Road. The proposed single storey extension would have interrupted this flue. The revised plans under this application however take account of this and allow the flue to be re-routed through the new single storey extension.

Conclusions

22. It is considered that the design of the alterations and extensions are in keeping with the property and that the proposal is unlikely to have an adverse impact either on the amenity of the immediate neighbours or the wider area due to the massing of the extensions being within the existing building shadow, the orientation of the extensions at sufficient distance to the neighbouring dwellings and through the installation of windows on elevations already containing several windows. As such the proposal accords with the criteria set out within policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan and policy 2 of the Joint Core Strategy.

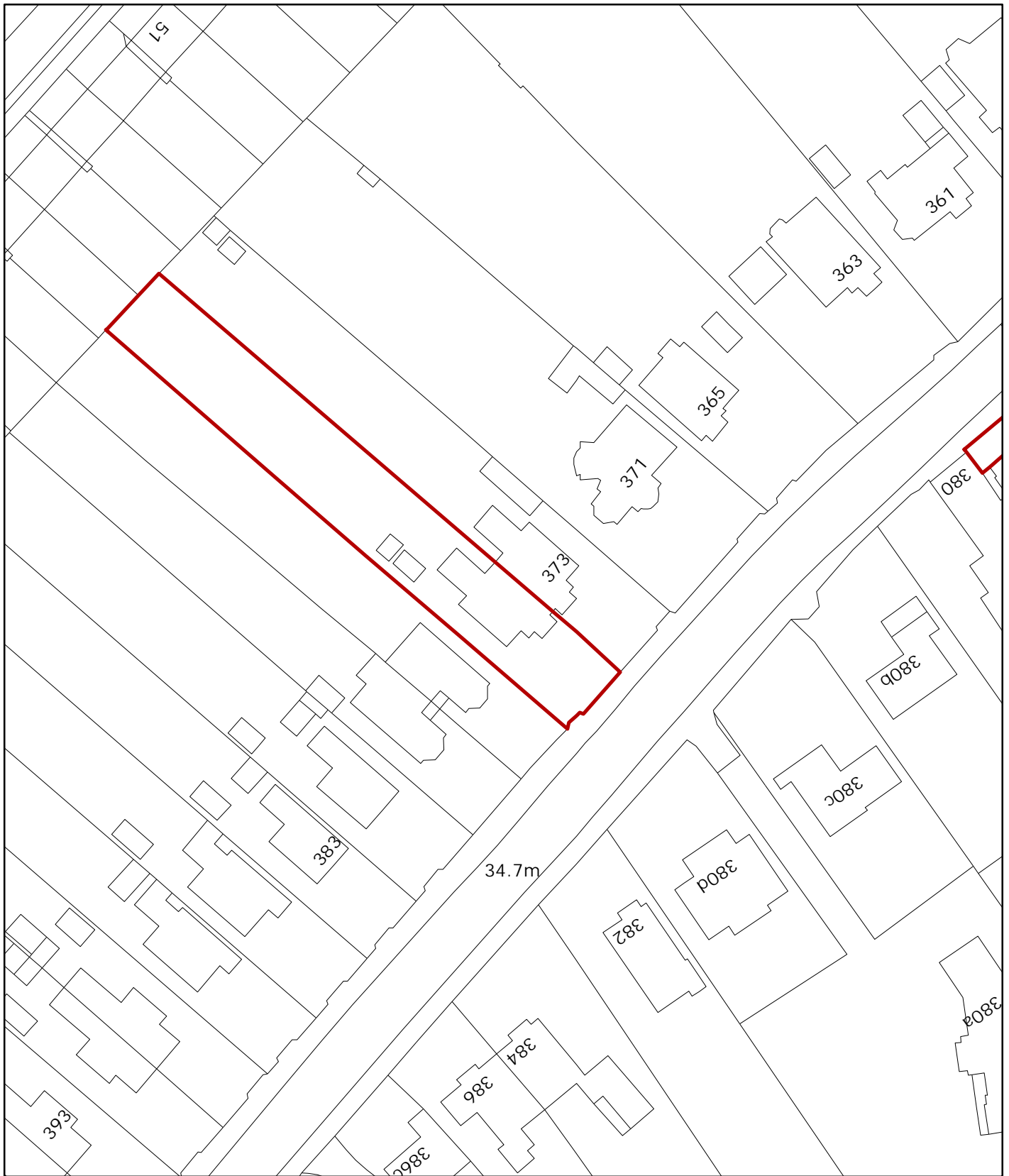
RECOMMENDATIONS

To approve application no 12/01135/F “Demolition of existing double garage and erection of single garage and wood store; erection of single storey extension with lean to lead roof and two storey side extension (retrospective)” and grant planning permission subject to the following conditions:

- 1) Standard time limit
- 2) In accordance with plans
- 3) Materials to match those on existing dwelling

Reason for approval:

- 1) The decision is made with regard to policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan, the adopted Joint Core Strategy March 2011 and all material considerations. The design of the alterations and extensions are in keeping with the property and that the proposal will not have an adverse impact either on the amenity of the immediate neighbours or the wider area due to the massing of the extensions being within the existing building shadow, the orientation of the extensions at sufficient distance to the neighbouring dwellings and through the installation of windows on elevations already containing several windows.



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Planning Application No 12/01135/F
Site Address 375 Unthank Road
Scale 1:750



NORWICH
City Council

PLANNING SERVICES

