

**Report to**

Planning applications committee

**Item**

08 January 2014

**Report of**

Head of Planning Services

**Subject**Application no 14/01660/F - 114 Cambridge  
Street Norwich NR2 2BE**Reason for referral**

Objection

**4F**

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<b>Ward:</b>	Town Close
<b>Case officer</b>	Lara Emerson - laraemerson@norwich.gov.uk

<b>Development proposal</b>		
Retrospective application for first floor rear extension.		
<b>Representations</b>		
Object	Comment	Support
1	0	0

<b>Main issues</b>	<b>Key considerations</b>
1) Design	Materials, form
2) Amenity	Loss of light, outlook & privacy
<b>Expiry date</b>	6 January 2015
<b>Recommendation</b>	Approve



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Planning Application No 14/01660/F

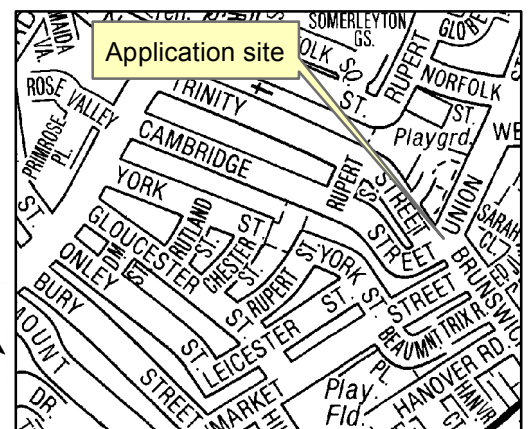
Site Address 114 Cambridge Street

Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. Two storey mid-terrace residential property on a residential street to the west of the city.

## Constraints

2. There are no particular constraints on the site. In terms of topography, the site is on considerably higher ground than the properties on Trinity Street to the north-east

## Relevant planning history

3. There is no recent planning history. This application came forward as a result of an enforcement case.

## The proposal

### 4. Summary information

Proposal	Key facts
<b>Scale &amp; appearance</b>	
Max. height	<b>5m</b>
No. of storeys	<b>2</b>
Materials	<b>Grey/beige plastic weatherboarding</b>

## Representations

5. Adjacent and neighbouring properties have been notified in writing. 1 letter(s) of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The extension is out of keeping	Paragraphs 12 & 13
The materials do not match any in the area	Paragraphs 12 & 13
The extension is too high	Paragraphs 12 & 13, 15 & 16

## Consultation responses

6. No consultations have been undertaken.

# Assessment of planning considerations

## Relevant development plan policies

7. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
8. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
  - DM2 Ensuring satisfactory living and working conditions
  - DM3 Delivering high quality design

## Other material considerations

9. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
  - NPPF7 Requiring good design

## Case Assessment

10. 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. Residential extensions are acceptable in principle since the use is already established.

### Main issue 1: Design

11. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
12. The 'boxy' form and materials of the first floor extension are not ideal. First floor rear extensions to Victorian terraces such as this are best designed to match the existing dwelling with lean-to tiled roofs, brick walls and similar windows.
13. However, since the property is not an identified heritage asset and the works are not visible from any public spaces, the design is considered acceptable in this case.

### Main issue 2: Amenity

14. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
15. Owing to its height and mass, the extension causes some loss of daylight to the adjacent northern neighbour, 116 Cambridge Street. However, the orientation of the site, with no. 116 being located to the south, any overshadowing is somewhat limited
16. There is no loss of privacy as the windows are high level (approx. 1.7m above finished floor level).



## **Equalities and diversity issues**

17. There are no significant equality or diversity issues.

## **Local finance considerations**

18. 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.
19. 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.
20. In this case local finance considerations are not considered to be material to the case.

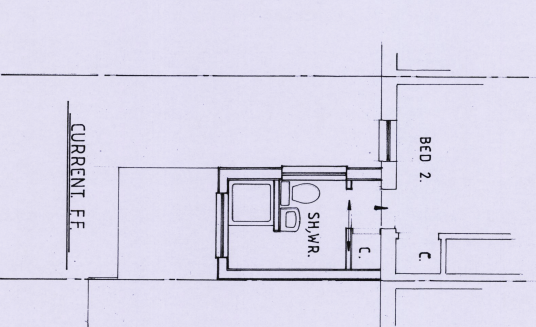
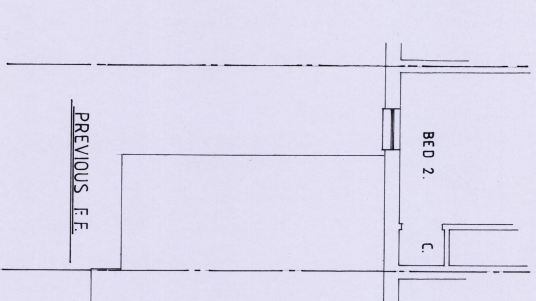
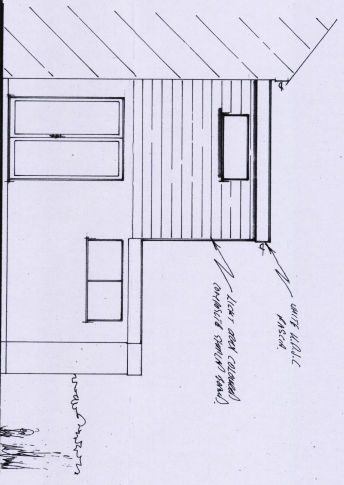
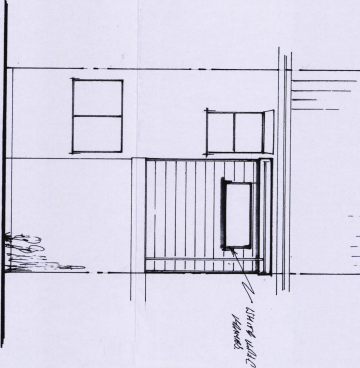
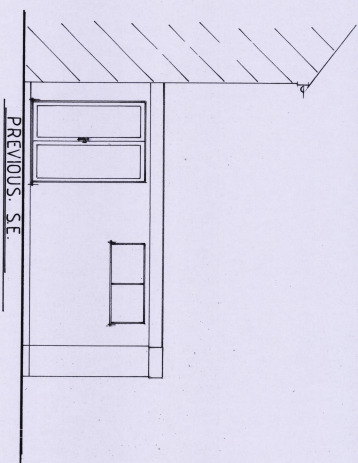
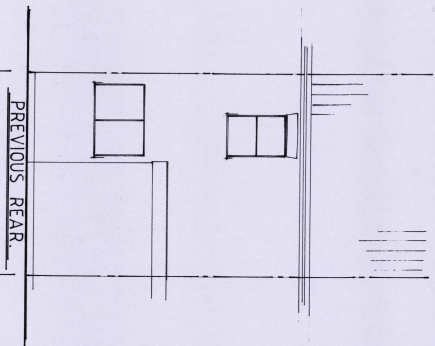
## **Conclusion**

21. Although the design of the extension is not ideal, it cannot be viewed from any public spaces and has no significant impact on residential amenity.
22. 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. 14/01660/F - 114 Cambridge Street Norwich NR2 2BE and grant planning permission subject to the following conditions:

1. In accordance with plans.



SITE 1:1250

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**Project:** RETROSPECTIVE FIRST FLOOR  
REAR EXTENSION,  
114 CAMBRIDGE ST, NORWICH.

**Client:**

Ms S. DAUTH.

**Scale:** 1:50 **Date:** NOV 14.

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ANY ERRORS TO BE REPORTED TO N.S.J.

**No:** 263.

REVISION

