

Report to Planning applications committee

Item

26 February 2015

Report of Head of planning services

Subject Application no 14/01814/F - 52 Arnold Miller
Road Norwich NR1 2JH

4(G)

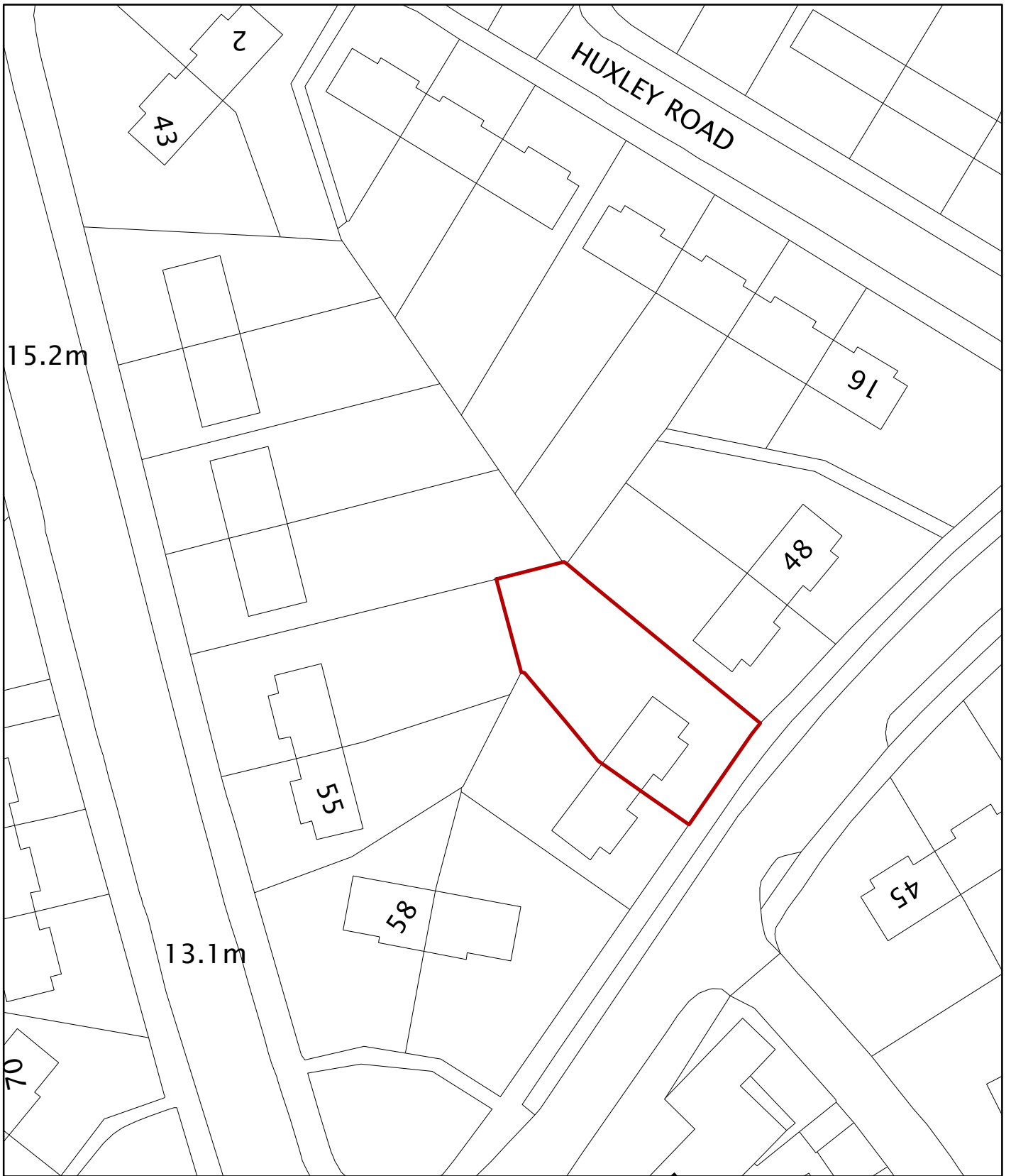
Applicant Mr and Mrs Little

Reason for referral Member application

Ward:	Lakenham
Case officer	Mr John Dougan - johndougan@norwich.gov.uk

Development proposal		
Erection of single and two storey rear extension.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Scale and design	Character of the area, visual amenities of the street scene and respecting the appearance of the parent dwelling
2 Residential amenity of neighbouring properties	Privacy, overshadowing / daylight and outlook
Expiry date	12 February 2015
Recommendation	Approval



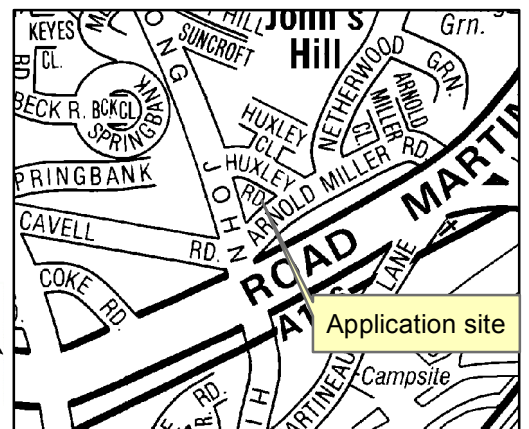
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Planning Application No 14/01798/F
 Site Address 52 Arnold Miller Road

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The area is residential comprising two-storey semi-detached dwellings on large plots.
2. The application site is one two semi-detached dwellings with a garden to the front and large garden to the rear.

Constraints

3. None

Relevant planning history

4. None

The proposal

5. This is an application by Councillor Little for the erection of a single and two storey extension to the rear

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single and two storey
Max. dimensions	The two storey extension projects 3.2 metres to the rear and is 4 metres from the north east boundary
Appearance	
Materials	As existing

Representations

6. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

7. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Tree protection officer

8. No significant arboricultural implications

Assessment of planning considerations

Relevant development plan policies

9. **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
10. **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
 - DM7 Trees and development

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF7 Requiring good design
 - NPPF11 Conserving and enhancing the natural environment

Case Assessment

12. 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

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The principle of extending an existing residential dwelling is acceptable provided that it would not detract from the appearance of the parent building or surrounding area. The development is to the rear of the property, having a minimal impact on the visual amenities of the street scene.
15. Both the single and two storey additions are subordinate in both height and footprint and matching materials, ensuring that it will be sympathetic to the appearance of the original dwelling, in accordance with aforementioned policies.

Main issue 2: Amenity

16. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
17. The nearest residential properties adjoin to the north and south.

18. The southern element of the extension is single storey and set back from the boundary ensuring that it will not appear oppressive or result in significant overshadowing of the adjoining property to the south.
19. The application site is lower than the adjoining property to the north. The two-storey extension projects a modest 3.2 metres in depth and is set back from the boundary by 4 metres. It would not therefore result in significant overshadowing or loss of outlook to this property.
20. The new bedroom will be served by a first floor window. However, as the window is offset to the boundary by 4.5 metres no significant direct overlooking of the dwelling to the north will result.

Other matters

21. The development is 4 metres away from the boundary hedge to the north with no significant trees in close proximity to the excavation area. Therefore no adverse impact on those features is expected.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

23. 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.
24. 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.
25. In this case local finance considerations are not considered to be material to the case.

Conclusion

26. The extension is of scale and design which is appropriate to the character of the area and is sympathetic to the appearance of the original dwelling and amenities of neighbouring properties.
27. 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

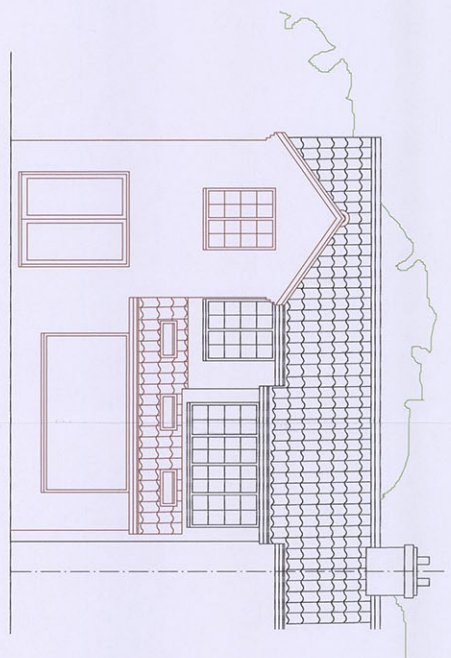
To approve application no. 14/01814/F - 52 Arnold Miller Road Norwich NR1 2JH and grant planning permission subject to the following conditions:

1. Standard time limit;

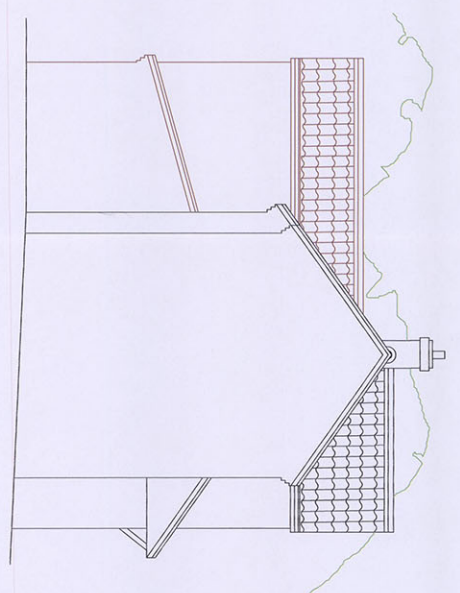
2. In accordance with plans;

Article 31(1)(cc) statement

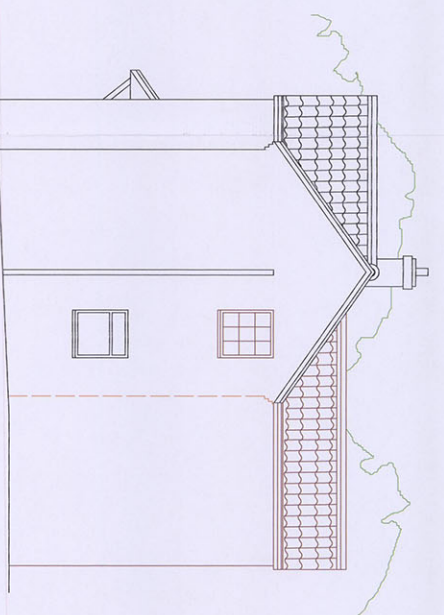
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined above.



rear elevation

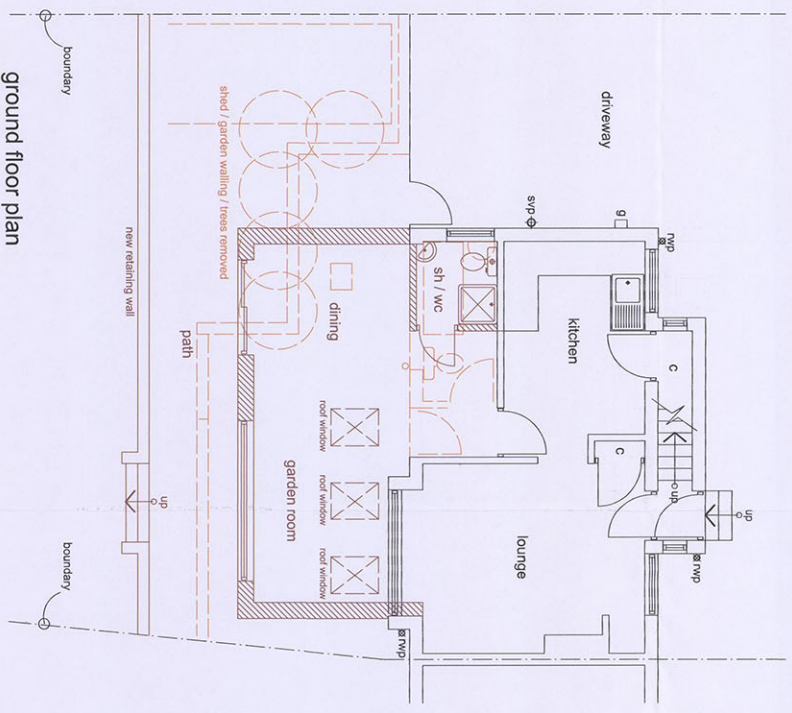


side elevation

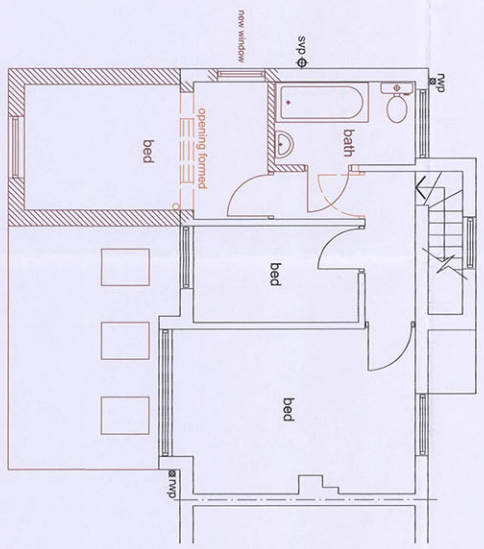


side elevation

if in doubt ask ■ do not scale



ground floor plan



first floor plan

09 DEC 2014
09 DEC 2014
Per Floor

- existing retained
- - - existing demolished
- proposed



CHITECTURAL DESIGN

South Colney
Bell Inn Yard
The Street
Norwich
NR2 4RN

ALAN RAWLINGS

01362 688151
alanarchdesign@btinternet.com

Client	Mr and Mrs Little	Project	Proposed extension / alterations
Drawing	52 Arnold Miller Road Norwich	Dwg no	738 / 05
Date	06 / 12 / 14	Rev	
		Scale	1 : 50 @ A1