

Report to Planning applications committee

Item

10 May 2018

Report of Head of planning services

Subject Application no 18/00485/F – 24 Judges Walk,

Norwich, NR4 7QF

Reason

for referral

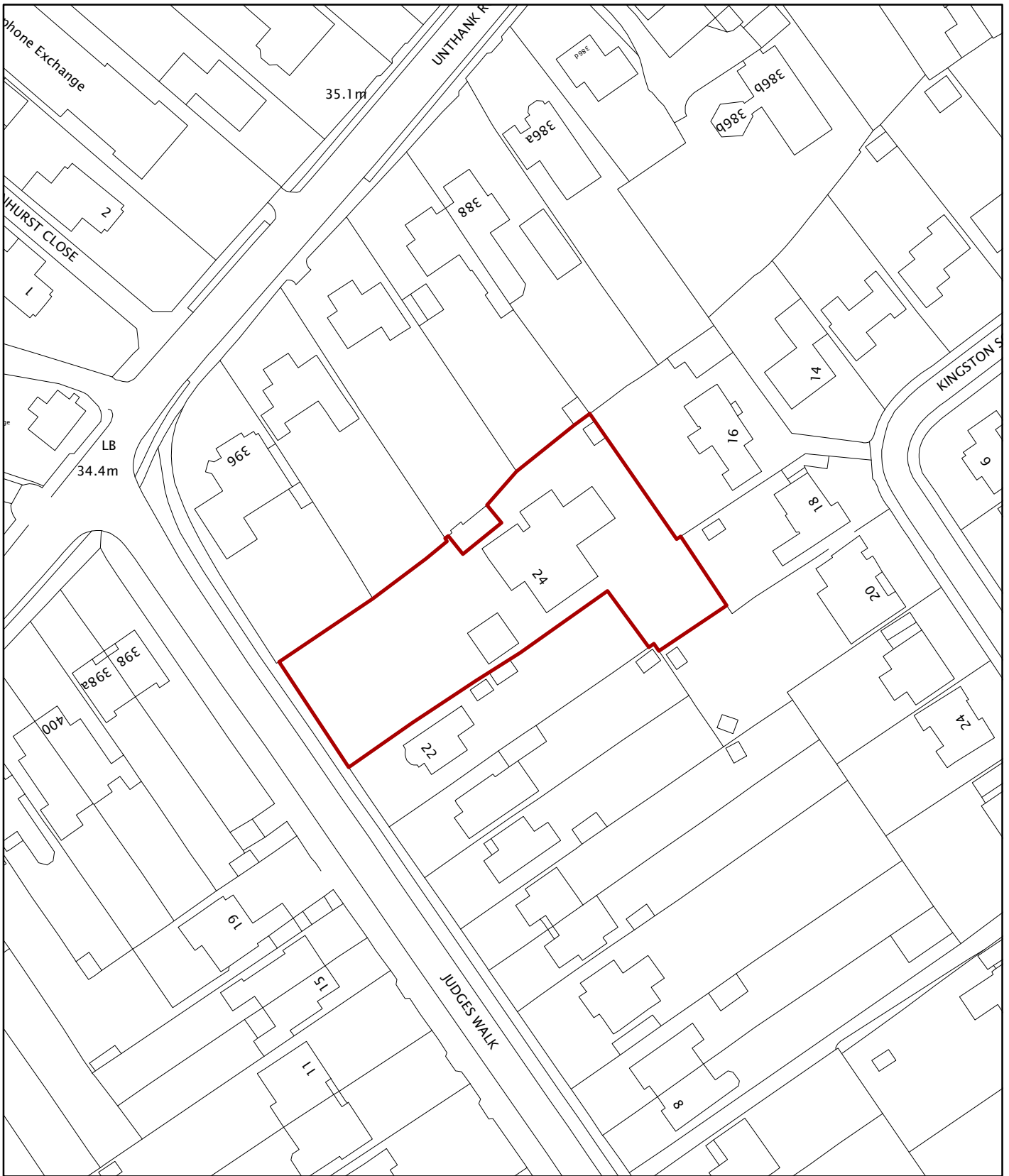
Objections

4(h)

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

Development proposal		
First floor dormer and external alterations.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Scale, form and design	The visual impact on the character of the area
2 Residential amenity	Overlooking and loss of privacy affecting neighbouring properties.
Expiry date	24 May 2018
Recommendation	To approve



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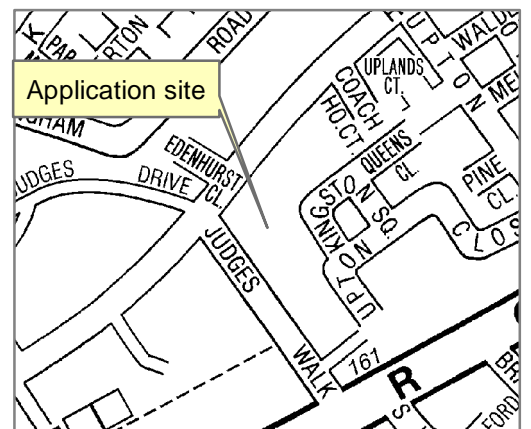
Planning Application No 18/00485/F
 Site Address 24 Judges Walk

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is situated on the north-east side of Judges Walk, a quiet suburban street 2km south-west of the city centre within the Newmarket Road Conservation Area (CA). The street is characterised by a variety of detached and semi-detached dwellings set back from the road and, in many cases, obscured by trees. Most are typical of early to mid 20th century construction. The tree-lined road has grass verges and no pavement.
2. The subject dwelling is a two-storey 1970 to 80s dwelling set in a relatively large plot. The dwelling is set well back from the road, there being 43m between the frontage of the house and the front curtilage. Screening from a large oak tree, front fence/hedge and hipped roof garage mean that only the very top of the house is visible through the gate from Judges Walk.
3. The dwelling has a main hipped roof section, a wing projecting sideways to the south-east with an overlaid hipped roof, and a rear narrower gable roof section to the north-east which currently has a lower roof ridge than the main section.
4. To the north-west are dwellings fronting away from the subject property onto Unthank Road (nos.388-396). They have sizeable rear gardens meaning the dwellings themselves are approx 40m from the subject dwelling and trees, both in the subject and neighbouring gardens, provide screening.
5. To the north-east are dwellings fronting onto Kingston Square. The nearest of these is no.16, 22m from the subject dwelling. The garden of the subject dwelling is L-shaped, with a short section of the garden which projects south-east and borders two further properties on Kingston Square (18&20).
6. 24m south east from the subject dwelling is the dwelling at 22 Judges Walk, which borders the subject location on two of its sides. Trees and outbuildings provide substantial screening between the dwellings.
7. The subject dwelling is within the Newmarket Road Conservation Area (CA). No appraisal has been carried out for the area, though large attractive properties set in large plots predominate, with the large Edwardian properties on Unthank Road with expansive rear gardens particularly helping to define this part of the CA.

Constraints

8. Conservation areas (Policy DM9 - Unthank and Christchurch Conservation Area)

Relevant planning history

9. There is no relevant planning history.

The proposal

10. The most significant part of the proposals involves the creation of a south-east facing new dormer on the gable-roofed section of the property. This will be glazed for its full two-floored height, with the area of glazing measuring 3.75m wide by 4.85m high. Internally, the first floor will be changed to a mezzanine, with a 2.7m

gap between it and the glazing. The dormer will replace the current ground floor glazed doors and window.

11. To help accommodate the dormer, the roof of the rear gabled section will be raised by 0.8m so that its roof ridge aligns with that of the main dwelling.
12. Two dormer windows, one facing south-east adjacent to the proposed dormer, and one on the south-west facing frontage, will be altered from gable to flat roof to align with the new dormer and with the aim of creating consistency of design.
13. Other alterations are as follows:
 - a) to the north-west, the stairwell glazing 1.9m wide x 3.3m will have its frames removed and be made single-pane;
 - b) a new two-pane roof window will be added above the stairwell;
 - c) two small north-west facing roof windows will be added in the new raised section of roof;
 - d) one north-west facing ground floor window on the gable roofed section will be removed;
 - e) on the south-east elevation, a glazed area will be converted to glazed double doors, a door on the hipped roof section will be removed and the central window altered;
 - f) two north-east facing windows will be removed, one from the end wall of the gable roofed section and one from the hipped roof wing of the main dwelling.

Proposal	Key facts
Scale	
Total floorspace	A mezzanine floor will be added to the gable roofed section adding approx 30m² to the floor area
No. of storeys	1
Max. dimensions	The dormer roof projects 3.6m outward from the pitched roof, and is 2.6m in height at its maximum (measured from eaves)
Appearance	
Materials	Dormer: sustainable painted timber and powder coated aluminium to match existing Other alterations: as above, and with black tiles and brick to match

Representations

14. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters 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
Changes too extensive to be referred to as "minor alterations"	See other matters
Large double storey window not in keeping with other houses in the area or the character of the conservation area	See main issue 1
Raising of roof will substantially increase the size of the property	See main issue 1
Overlooking & loss of privacy affecting surrounding properties	See main issue 2
The proposals would make the house more dominant on the plot	See main issue 1
Increased light to surrounding properties	See other matters
Potential to add Juliet balcony	See main issue 2
Replacement of gable with flat dormer roofs not in keeping with the conservation area	See main issue 1

Consultation responses

Design and Conservation

15. The application includes no assessment of the prevalent character of the area, or how the property currently affects that character, beyond mentioning that the property is 'well hidden'. Additionally, it does not assess how the proposals will impact the conservation area. The comments make reference to paragraph 128 of the NPPF, requiring "an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".
16. It does not appear that the property is visible from the highway at present. However, this would be less certain at a time of year when tree coverage is less than substantial and the roof ridge height has been raised by 85cm. The property is also visible from the neighbouring houses and gardens. The comments make reference to the requirement in Local Policy DM3 to avoid "...dominant or incongruous extensions and alterations.."
17. The property is anomalous the character of the immediate setting, as defined by large houses fronting the highway with expansive gardens to the rear (some of which are locally listed). The property arguably has a negative impact on the conservation area, and these proposals would likely increase this negative impact.

Assessment of planning considerations

Relevant development plan policies

18. **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
19. **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
 - DM9 Safeguarding Norwich's heritage

Other material considerations

20. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change
 - NPPF11 Conserving and enhancing the natural environment
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

21. 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: Scale, Form and Design

22. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-134.
23. The main aspect to consider is whether the proposals represent harm to the character of the conservation area. In assessing this, we need to make reference to both the objections and concerns as outlined by Design and Conservation in paragraphs 15-19.
24. In acknowledging that the Design and Access Statement (DAS) fails to fully assess the impact of the proposals on the Conservation Area (CA), the absence of a specific appraisal for the Newmarket Road CA means that any such assessment is

reliant on more generic policy relating to heritage assets, in particular Local Plan DM9, as well as other means of identifying important assets and characteristics of the area, such as the local listing of buildings.

25. The DAS refers to the property being “well-hidden” and reference to what is visible from the public realm would seem to back this up. From Unthank Road, the property is largely invisible apart from when viewing at an angle between nos.392 & 394, where the top of the roof is just visible over vegetation and at too great a distance to either reveal any detail or merit any particular concern. The roof being raised by 85cm will make the house more visible from Unthank Road, though given the distance and marginal nature of the view, this does not represent a significant concern.
26. From Judges Walk, only the top of the roof and front gable is visible when viewing through the gate, with vegetation and the hipped roof garage blocking views from other angles. Though it has to be acknowledged the aforementioned screening from vegetation may not be as complete during winter months, the vegetation is substantial enough to mean the building is not noticeable.
27. The proposed new dormer faces away from Unthank Road, and any potential view of it from Judges Walk is blocked by the south-east wing of the house. The building is not visible at all from Kingston Square, due in large part to dwellings blocking the view, meaning that the new dormer will not be visible from the public realm.
28. While the comments from conservation refer to impact on views of the CA from surrounding properties, the focus of our assessment should be on what is visible from the public realm.
29. As has been indicated by conservation, the character of the area is defined by large properties sitting to the front of substantial rear gardens. Many date from the early to mid-20th century, with red brick and rendering as dominant materials and defining features include gable roofs and bay windows. The subject property, being of later design and sitting to the rear of its garden plot, makes little or no contribution to the conservation area and, indeed, arguably has a negative impact. However, the lack of visibility from the public realm means that any negative impact of the property itself is only very marginal, and alterations to the property such as those proposed could not be said to represent a noticeable impact even if they are considered to add to the dwelling’s negative properties.
30. Even given the above, we do have to consider if the proposals do represent a negative impact to the design of the property. The large dormer and extensive area of glazing would provide an immediately distinctive feature which, while it represents a contrast to the area, it is less of a departure in the context of the contemporary design of the house itself.
31. It is proposed to change the other dormers in the house from gable to flat roofs to provide stylistic consistency and prevent the new dormer from appearing incongruous. This includes the front dormer which is currently just visible from Judges Walk and is separated visually from the new dormer by the south-east wing of the house. While it could be argued that the front dormer could remain as it is to be more fitting with the CA, it is also the case that the gable currently makes little or no contribution to the character of the CA and will no longer be visible through the gateway from the road if converted to a flat roof.

32. The raising of the roof and creation of the dormer do not represent a significant enough change for it to be considered that the dwelling will now over-dominate the plot, particularly given the large size of the garden. Other changes proposed to windows and doors do not represent any significant change in the qualitative appearance of the house.

Main issue 2: Amenity

33. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
34. The main concerns in respect of amenity relate to the potential for overlooking and/or for neighbours to have the impression of being overlooked. The new dormer will face directly south-east, with a substantial length of its own garden (25m) making up the majority of the view. Beyond that is the rear of the garden of no.20 Kingston Square. Given the distance involved, screening from vegetation and the fact that the majority of the area of that garden, which is nearest the house, will be largely unaffected means this is unlikely to be of major concern.
35. Given the mezzanine floor arrangement, it will not actually be possible to walk up to the glass of the dormer on the first floor of the property, making views to the side toward no.18 Kingston Square extremely difficult, and preventing view toward no.16. Three trees and a holly bush along the boundaries of these properties provide effective screening. With the removal of two north-west facing windows, ground floor views toward no.16 will actually be reduced.
36. Views from the dormer toward 22 Judges Walk will also be difficult, particularly with screening from trees and outbuildings.
37. In respect of overlooking toward properties on Unthank Road, the new windows to be added are dormer windows which will be approximately 1.75m from floor level and so very difficult to view out of. There is also some screening from trees in that direction. An objection referred to an increase in height of a dormer window facing no.392 Unthank Road, though this related to an error on the existing plans which has since been corrected.
38. To help prevent any future changes creating an impression of overlooking, a condition has been added to prevent future conversion of the dormer window to a juliet balcony.

Other issues

39. The description of the application was altered to change 'minor alterations' to 'external alterations'.
40. Given the distance and level of screening between the properties, light from the expanded area of glass is unlikely to have a noticeable effect on the amenity of neighbours.

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

42. 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.
43. 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.
44. In this case local finance considerations are not considered to be material to the case.

Conclusion

45. The proposals will result in an attractive living space for the occupants and facilitate internal changes to fit their needs. Despite some concerns about the design, the difficulty of demonstrating harm to the character of the conservation area means that its scale and form are considered acceptable. The level of impact on the amenity of neighbouring properties is also judged to be marginal and acceptable.
46. 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

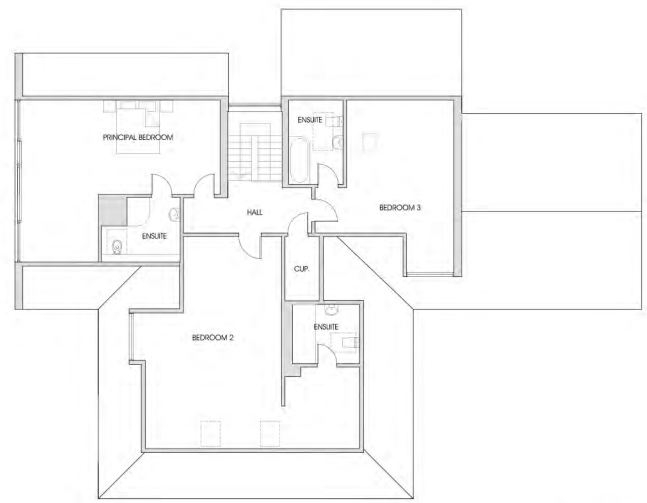
To approve application no. 18/00485/F - 24 Judges Walk Norwich NR4 7QF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. To prevent future conversion of the dormer window to a juliet balcony.

NE PLAN SHOWN FOR LAYOUT PURPOSES ONLY - ANY WORKS PROPOSED TO BE MEASURED ON SITE PRIOR TO COMMENCEMENT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



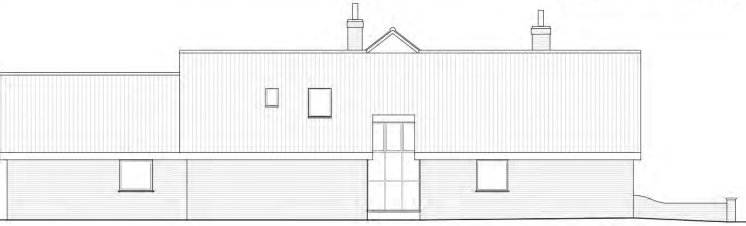
1:200 EXISTING SITE PLAN



SIDE/ SOUTH EAST ELEVATION



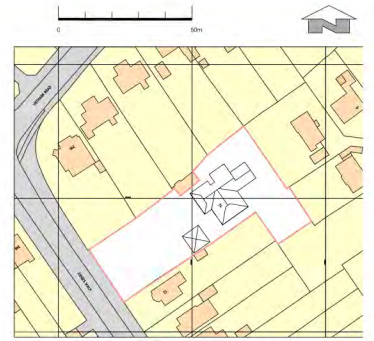
REAR/ NORTH EAST ELEVATION



SIDE/ NORTH WEST ELEVATION



FRONT/ SOUTH WEST ELEVATION



1:1000 EXISTING SITE PLAN

REV DATE DESCRIPTION
AD LLP Architects
 30 ROBIN HOUSE NEWCOURT ST LONDON NW8 7AD
 TEL 020 77229558 www.angliadesign.co.uk
 11 CHARING CROSS NORWICH NR2 4AX
 TEL 01 603 666576 mail@angliadesign.co.uk

JOB TITLE
 24 JUDGES WALK, NORWICH NR4 7GF
 CLIENT
 MR & MRS WALTON
 DWG STAGE
 PLANNING

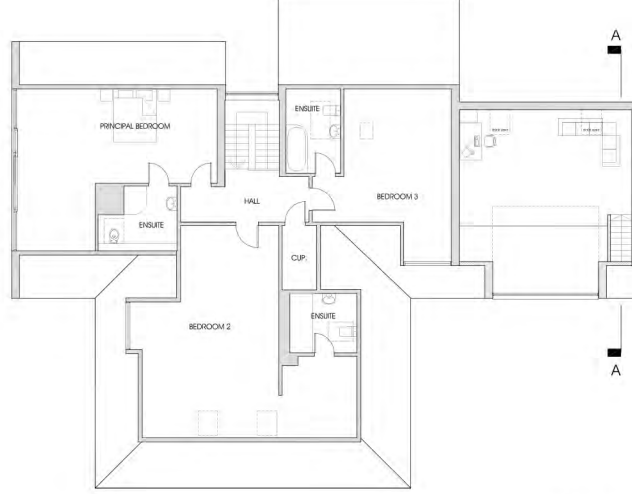
DWG TITLE
 EXISTING PLANS AND ELEVATIONS
 SCALE
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 DATE
 MAR 18
 DRAWING NO
 NS-3937-100
 (A)

© ANGLIA DESIGN LLP DO NOT SCALE

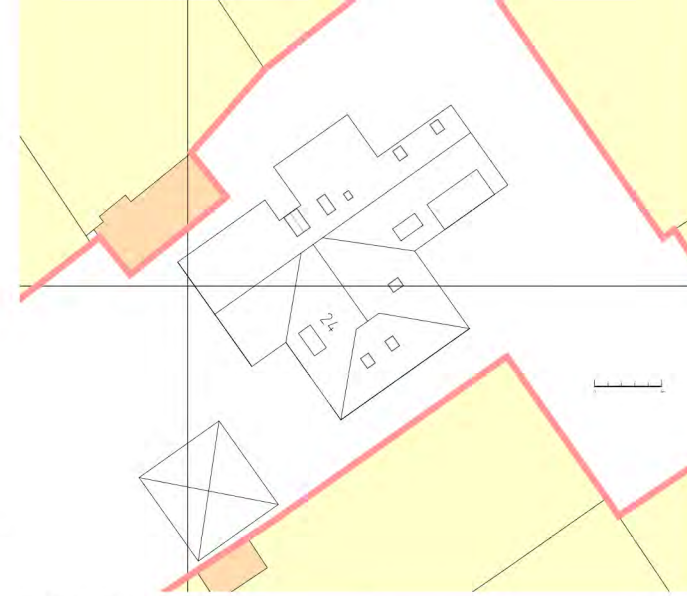
PROPOSED PLANS



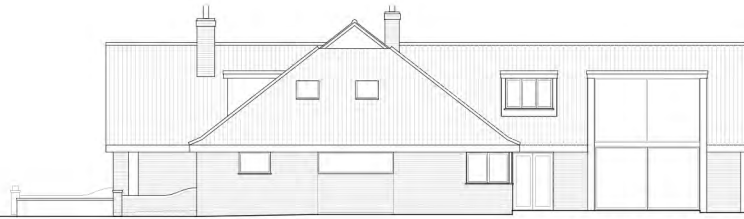
GROUND FLOOR PLAN



FIRST FLOOR PLAN



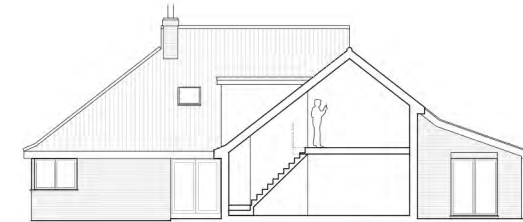
1:200 PROPOSED SITE PLAN



SIDE/ SOUTH EAST ELEVATION



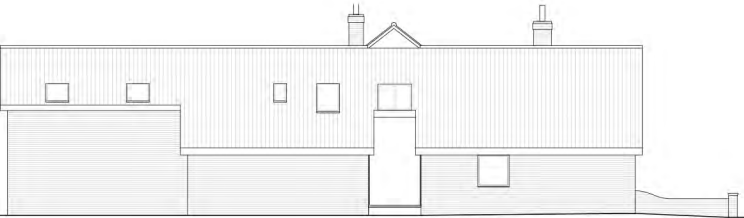
REAR/ NORTH EAST ELEVATION



PROPOSED SECTION A-A



1:1000 EXISTING SITE PLAN



SIDE/ NORTH WEST ELEVATION



FRONT/ SOUTH WEST ELEVATION

NOTE- ALL EXISTING ROOF TILES TO BE REPLACED WITH SIMILAR TILES TO MATCH