

Report for Resolution

Report to Planning Applications Committee
Date 14 October 2010
Report of Head of Planning Services
Subject 10/01634/F 62 Abinger Way Norwich NR4 6LJ

Item
5 (8)

SUMMARY

Description:	Erection of a single storey extension to the rear of the dwelling.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Mrs Elizabeth Franklin Planner 01603 212504
Valid date:	7th September 2010
Applicant:	Mr And Mrs K Johnson
Agent:	Mr Brian Walsgrove

INTRODUCTION

The Site

Location and Context

1. The site is located on the east side of Abinger Way, to the south of an off shoot cul-de-sac. Three houses, also on Abinger Way, back onto the west boundary of the site. A footpath between Eaton golf course and Marston Lane runs immediately to the south of the site with no houses beyond. Hedging to 1.8m and fencing to the same height form the boundary to the west.
2. To the east of the house and adjoining it there are 4 garages in a block and the applicants' garden extends along the rear of those garages. Beyond the garden to the east is a large oak tree. Land drops down to the south and to the west.

Constraints

3. Permitted development rights have been removed for extensions on this property and therefore any proposals will require planning permission. If development rights had not been removed then this scheme would have been permitted development.
4. Tree preservation orders are in force beyond the boundary of the site to the south and east.

Planning History

10/00142/F - Erection of single-storey extension to rear of dwelling. (Refused - 23/03/2010)

An extension with an alternative design to that currently proposed was refused permission earlier this year due to concerns about the overbearing impact of the proposal and the loss of outlook that would occur to the detriment of the amenities and living conditions of the neighbouring residents. The current proposal has significantly revised the design of the proposed extension to seek to address these concerns.

The Proposal

5. The proposal is for a single storey extension to the rear of the house and would provide additional accommodation designed to be suitable for people with disabilities. The extension proposed is 8.2m wide and 4.0m deep, with a maximum ridge height of 4.0m and minimum 3.6m considering the drop in height of the land. Eaves will be to a maximum of 3.2m from ground level. The extension will be set in by 0.6m from the west boundary of the site.
6. A velux window will be in the east roof plane, with a larger window and French doors facing the hedge to the south.

Representations Received

7. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received, two of objection and one of support, citing the issues as summarised in the table below.
- 8.

Issues Raised	Response
Loss of light	See paragraphs 14-15
Out of scale	See paragraphs 21-22
Over dominant building	See paragraphs 16-17
Residential amenity	See paragraphs 14-17

Consultation Responses

9. Tree Officer – No objections subject to conditions to ensure physical protection to the extent of the Root Protection Areas of both the hedge within the site and the mature, overhanging tree.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS9 - Biodiversity

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

HBE12 – High Quality of Design

EP22 – General Amenity

Principle of Development

Policy Considerations

10. In terms of whether the proposal can be considered acceptable in principle in policy terms, extensions to existing dwellings needs to be assessed against a number of separate policy criteria.
11. As well as the national policies seeking good design for new development, saved policy HBE12 of the Replacement Local Plan requires a high standard of design for all new development.
12. In addition, saved policy EP22 considers the impact of new development on the amenity of neighbouring residents.
13. In this case, the preserved trees are to the south and east of the boundary of the site

Impact on Living Conditions

Overshadowing

14. In comparison with the previous scheme, the revised proposal is of a lower height and has an amended roof design. These factors, coupled with the distance of the proposal from the boundary and the orientation of the proposal within the site are such that the proposed extension is considered unlikely to lead to any significant loss of daylight to the neighbouring properties located to the west.
15. Although the application house lies to the east of those neighbouring houses, for the reasons outlined above and despite the difference in levels between the application site and the adjoining land, any loss of light is considered likely to be minimal and insufficient to recommend a refusal of planning permission.

Overbearing Nature of Development

16. Neighbours to the west are approximately 9m from the side boundary of the site, separated by a 1.8m high fence and hedge. The eaves of the extension will be 0.7m above the fence and set back by 0.6m, with a low pitch roof above.
17. Whilst the level of the land drops down and the ground levels of the neighbouring sites are lower than the application site, the fence will provide some screening. Although the extension would be visible above the boundary screening, its height and depth are considered to be acceptable and less dominant than the previously refused application.

Design

Layout, form, massing, scale and height

18. The layout of the extension will provide 2 additional rooms which will enable the existing lounge to be used as a bedroom and en-suite, and the kitchen as a dining room. The two new rooms will become a kitchen and lounge. A sloped area and platform to the rear of the lounge will enable the applicant to leave the house and enjoy the rear garden.
19. In this particular case the disability of the occupier is also a relevant consideration and regard has to be taken of their particular needs. In terms of the layout and design of the proposal, for example, there is a need to provide a level floor to adequately accommodate the disabled occupant.
20. In seeking to overcome the concerns raised previously, an alternative solution to meeting the accommodation needs has been considered by the applicant. This would have involved the conversion of the existing garage. However the only access to the rear garden is through the garage and its construction would not easily lend itself to conversion.
21. The proposal therefore seeks to extend the property to the rear but with a reconfigured layout and form to reduce the impact on the neighbouring properties to the west. The extension as proposed in this application has been reduced to 4m in depth from the 6.5m proposed in the last scheme. The height, scale, massing and form of the extension

proposed are acceptable in relation to the existing dwelling, with materials to match or complement the existing facing materials.

22. The height of the ridge (because of the level differences) would have some impact on neighbours but the design of the proposal seeks to minimise this whilst retaining a pitched roof in keeping with the overall design of the dwelling. The ridge height is lower than that previously proposed, with the revised design resulting in a reduction of some 0.6 metres.
23. The design and layout of the current scheme are considered acceptable in line with saved policy HBE12.

Trees and Landscaping

Loss of Trees or Impact on Trees

24. Tree preservation orders are in force beyond the boundary of the site to the south and east. The current scheme has been carefully designed so that it, subject to conditions, would result in no loss of or damage to trees. However, a further reconfiguration of the design to re-site the extension further to the east to the rear of the garage would be likely to have adverse implications for the large oak in the hedge to the east, which would be likely to be viewed as unacceptable.

Conclusions

25. In view of the above the proposal is considered to be an acceptable scheme and an improvement on the previous proposal. It has appropriately addressed the concerns raised as part of the previous proposal and proposes an alternative design of extension which is not considered likely to result in material detriment to the living conditions or amenities of neighbouring residents and is also in keeping with the existing design of the dwelling. Furthermore the scheme is considered, subject to conditions, unlikely to have an adverse impact on the mature oak overhanging the site or the boundary hedge.

RECOMMENDATIONS

To approve:-

Application No 10/01634/F – 62 Abinger Way, Norwich, and grant planning permission, subject to the following conditions:-

1. Commencement within 3 years;
2. Materials to match;
3. In accordance with approved drawings
4. Protection of root protection areas for overhanging tree and boundary hedge during construction.

(Reason for Approval:

The decision is made with regard to PPS1 and saved policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension will be of good design and high quality materials that are in keeping with the existing design of the dwelling and the character of the area. In addition the extension will not have an unacceptable impact on the neighbouring properties because of the orientation of the dwellings and the size and scale of the single storey extension being proposed.)

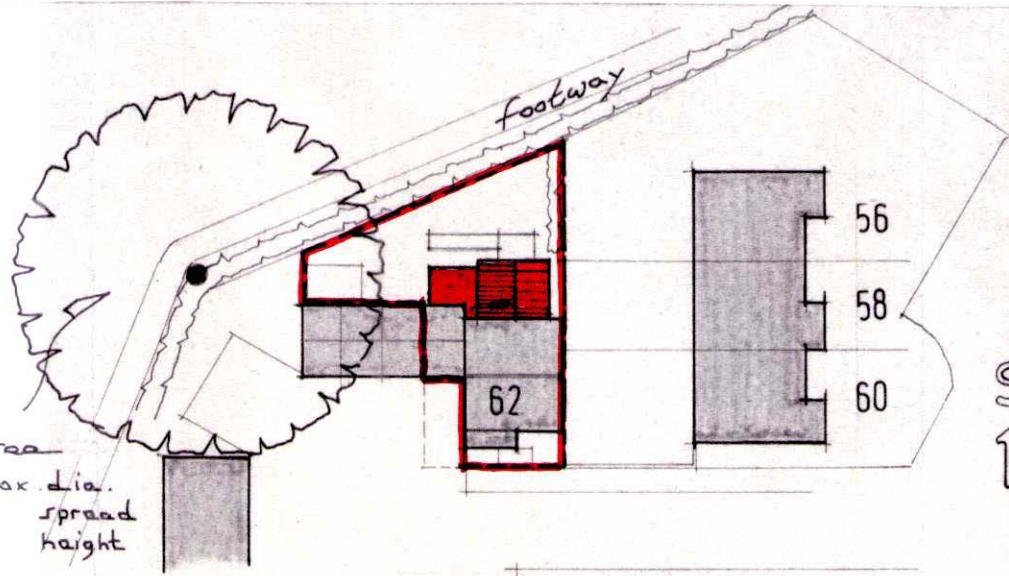


Existing Tree

1350 approx dia.

20m " spread

20m " height



site plan
1:500



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Planning Application No - 10/01634/F
Site Address - 62 Abinger Way
Scale - 1:1,000



NORWICH
City Council

PLANNING SERVICES

