

Report to	Planning applications committee	Item 4(d)
	8 December, 2016	
Report of	Head of planning services	
Subject	Application no 16/00988/F – 27 Spelman Road, Norwich, NR2 3NJ	
Reason for referral	Objections	

Ward:	Nelson
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Dormer windows to front elevation, single storey rear and side extension and associated alterations.		
Representations		
Object	Comment	Support
5		2

Main issues	Key considerations
1 Design	Impact on existing dwelling and surrounding area
2 Residential amenity	Impact on neighbouring occupiers
Expiry date	12 December 2016
Recommendation	Approve

The site and surroundings

1. The subject property is located on the North side of Spelman Road at the end of the cul-de-sac, South West of the City Centre. The subject property is a 1950's semi-detached bungalow constructed of red brick. An existing side and rear extension has already been constructed under permitted development. At the rear and side of the property is a large garden. The side and rear boundary of this property is shared with several properties along Glebe Road. These properties are located approximately 15.00m from the boundary. No. 32 has undertaken similar development including a rear extension and dormer windows.

Constraints

2. The property is located within a critical drainage area.



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Planning Application No 16/00988/F

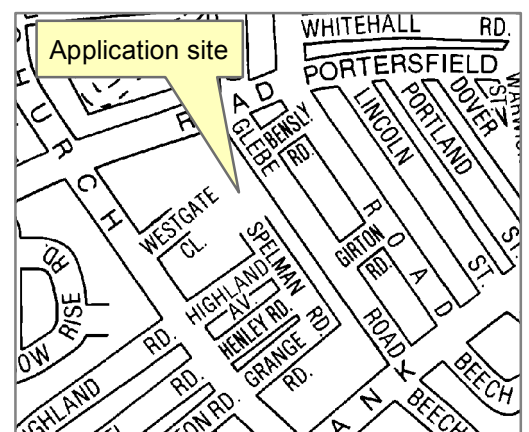
Site Address 27 Spelman Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



Relevant planning history

3.

Ref	Proposal	Decision	Date
14/00098/CLP	Erection of single storey side and rear extensions.	APPR	07/02/2014

The proposal

3. The original proposal was “Roof extension to front, side and rear roof slopes, rear and side extensions”. This proposal was not considered to be acceptable as it would result in erosion of the character of the main dwelling and surrounding area, would result in increased opportunity for overlooking and would be an overdevelopment of the site.
4. The proposal has been amended so that the description now reads “Dormer windows to front elevation, single storey rear and side extension and associated alterations”. A re-consultation for this proposal was undertaken, however no objections were retracted.
5. This assessment has been made on the revised proposal only.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of storeys	1.5
Max. dimensions	Dormer windows: 2.00m x 1.60m x 2.70m Rear extension: 8.30m x 5.00m, 2.20m at the eaves and 4.00m at its maximum height.
Appearance	
Materials	Brick to match existing at front elevation Timber cladding to rear elevation Tiles to match existing Powder coated aluminium windows and doors

Transport matters	
Vehicular access	As existing
No of car parking spaces	As existing
Servicing arrangements	As existing

Representations

5. Adjacent and neighbouring properties have been notified in writing. 7 letters of representation have been received in total. 6 letters were received as part of the original proposal, 5 in objection and 1 in support. A further letter of support was submitted after the re-consultation on the revised scheme. The issues are 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
Sympathetic development in keeping with surrounding area and plot	See Main Issue 1
Loss of symmetry Out of scale, disjointed and dominant development Other ways of achieving the space Loss of existing architectural features Lack of design details for windows/doors Would set a precedent for the surrounding area	See Main Issue 1
Increased overlooking Loss of light Increased visibility of the property	See Main Issue 2

Consultation responses

6. No consultations were 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)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
8. **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
 - DM5 Planning effectively for flood resistance

Other material considerations

9. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

27. 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

32. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
10. Concerns were raised that the originally proposed development was of poor design citing issues such as: unsymmetrical development with the adjoining property, out of scale development incongruous to the surrounding area, loss of existing architectural features, lack of design detail and setting a precedent for future development.
11. The original proposal has been revised. The majority of development will be undertaken as single storey at the rear of the property. This would ensure that the appearance of the property will not be significantly altered from the street or

viewpoints from properties along Glebe Road and reduces the overall impact of the extensions.

12. In addition, the removal of most of the first floor elements helps to maintain some of the existing features of the house and it is possible to still see the original roof line. This reduces the unbalancing effect of the development.
13. The conversion of the loft space is proposed, however this is largely facilitated by the installation of rooflight windows and the use of the existing rear dormer window. Two new doghouse dormer windows are proposed on the front elevation instead of one larger box dormer. Whilst this will alter the appearance of the dwelling from the streetscene, these dormers are more subservient to the main roof slope and are similar to the dormer windows at No. 32 Spelman Road.
14. Concerns were raised that there was insufficient detail regarding the doors and windows. It has been confirmed by email that the new doors/windows will be powder coated aluminium in either grey or black.
15. Therefore, the revised proposal is considered to address the issues raised and be is of an acceptable design.

Main issue 2: Amenity

37. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
16. Concerns were raised that the originally proposed development would result in a loss of privacy due to the significant proportion of glazing within the rear and side elevations. Concerns were also raised that the large volume increase at the first floor would result in increased visibility of the property from dwellings on Glebe Road and result in overshadowing of the gardens.
17. The revised proposal does not include large volume increases at first floor and the proportion of glazing has been significantly reduced and mostly confined to the ground floor. Therefore the opportunity for overlooking should not differ significantly from the current situation. The reduction in volume at first floor decreases the chance of overshadowing of the neighbouring gardens. In addition, the gardens along Glebe Road are approximately 15.00m in length and therefore there is significant outdoor space between the proposal site and potentially affected windows of neighbouring properties. .
18. Therefore, the proposal is considered to have addressed concerns regarding loss of light and privacy.

Other Matters

19. The proposed development is not considered to result in a significant change in the drainage situation on site.

Equalities and diversity issues

45. There are no significant equality or diversity issues.

S106 Obligations

46. There are no S106 obligations.

Local finance considerations

47. 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.
48. 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.
49. In this case local finance considerations are not considered to be material to the case.

Conclusion

50. The above assessment demonstrates that the revised proposal addresses the concerns raised by objectors. The revised proposal is significantly reduced in scale and is primarily in the form of single storey development to the rear. The external works to the upper floor have been minimised and the dormer design altered so that they remain subservient to the main roof slope and are similar to those that have been constructed on another property nearby. Therefore, the proposal is considered to be of an acceptable design and is considered to have addressed the amenity concerns of the neighbours.

Recommendation

To approve Application no 16/00988/F – 27 Spelman Road, Norwich, NR2 3NJ, subject to the following conditions:

1. Standard time limit
2. In accordance with plans
3. Details of materials of timber cladding, window and doors

Article 35(2) 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, following negotiations with the applicant and subsequent amendments the application has been recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

no. 28 no. 27

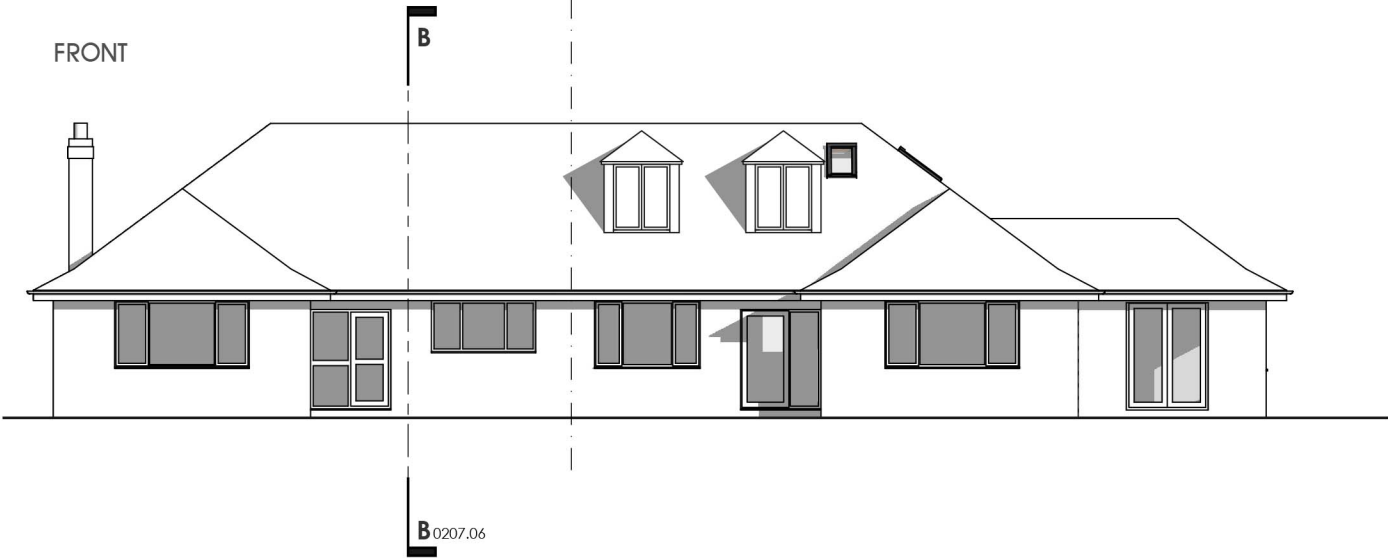
WINDOWS & DOORS
New windows & doors shown are indicative and all details in respect of window types and design TBC

Planning Issue

project
Rear, Side and Dormer Extensions
at
27 Spelman Road
Norwich

applicant
Claire Hogg

revisions
rev A 20.06.16
First Issue
rev B 23.09.16
Planning consultation amendments
rev C 18.10.16
Planning consultation amendments



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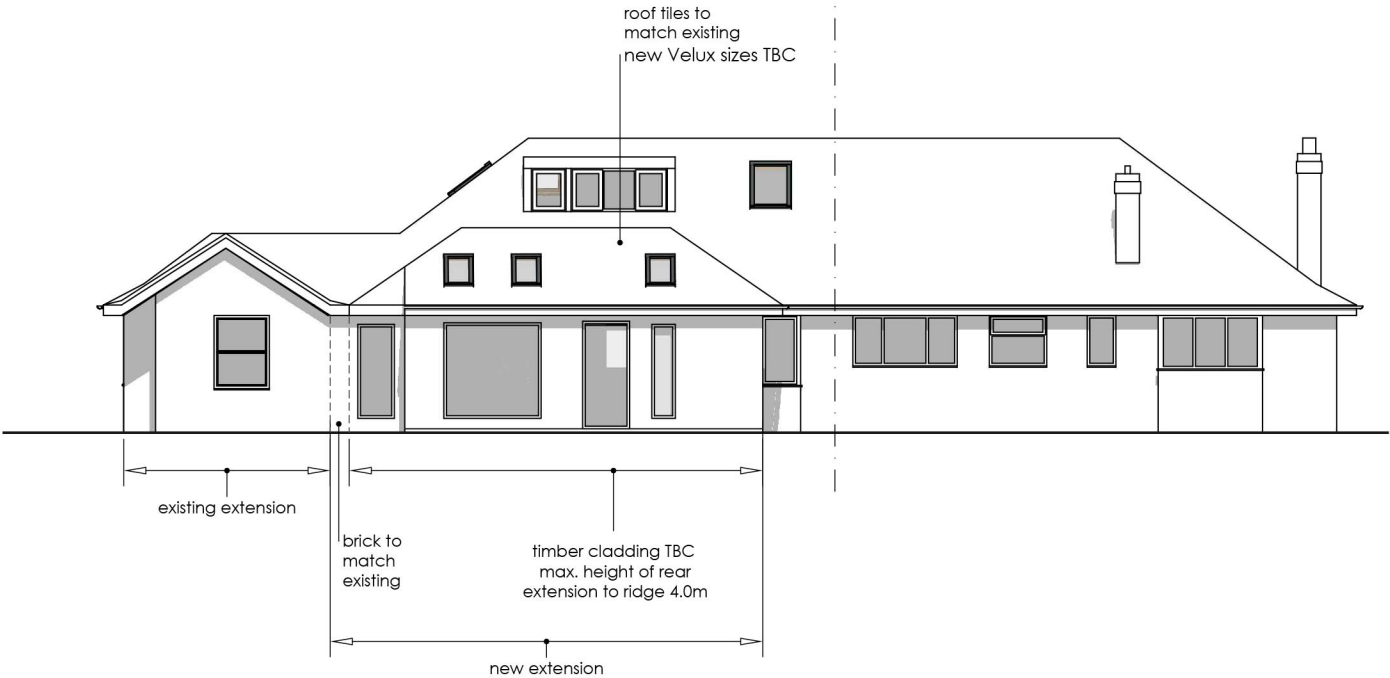
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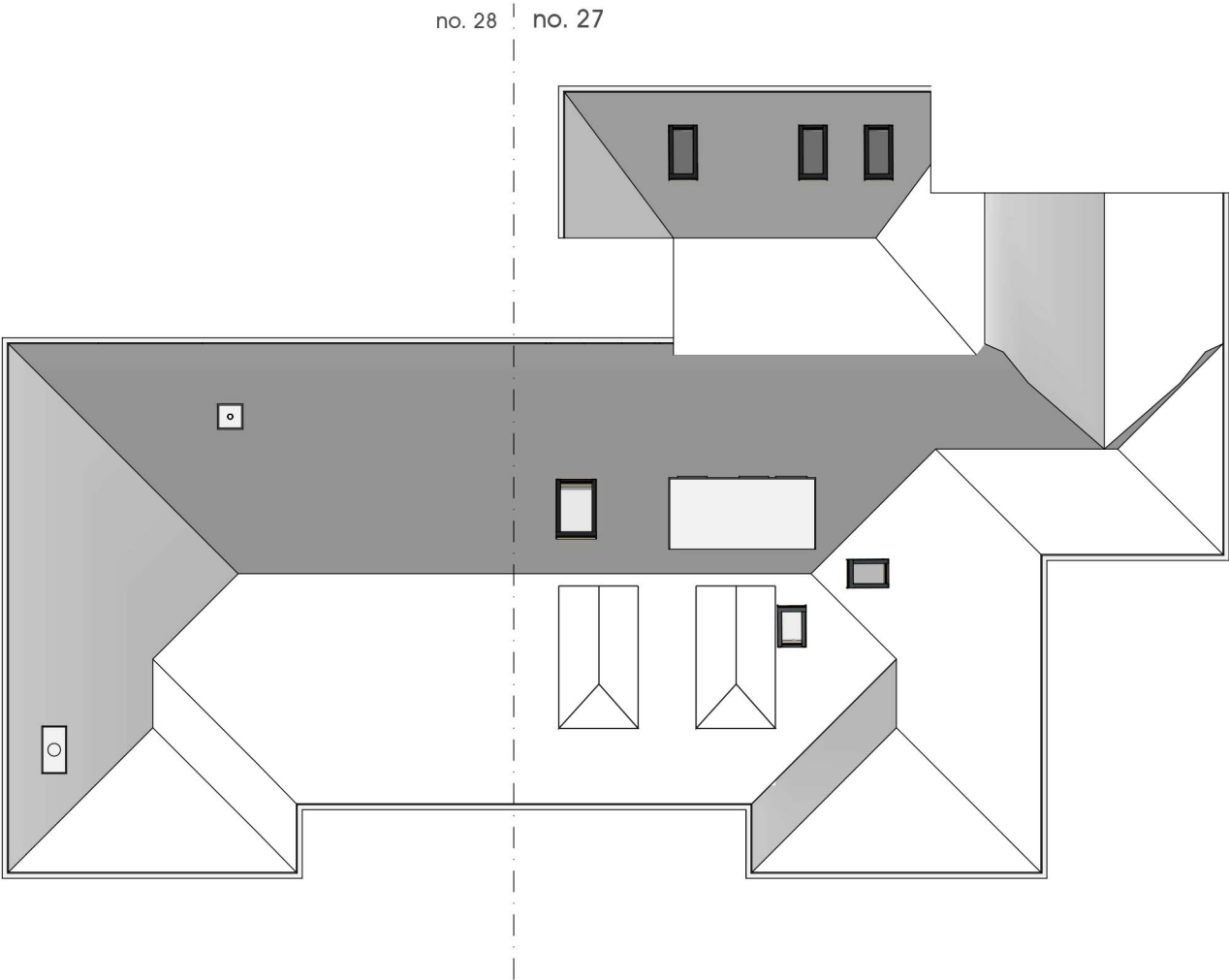
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