

Report to Planning applications committee

Item

13 August 2020

Report of Area development manager

Subject Application no 20/00024/F - 174 Newmarket Road,
Norwich, NR4 6AR

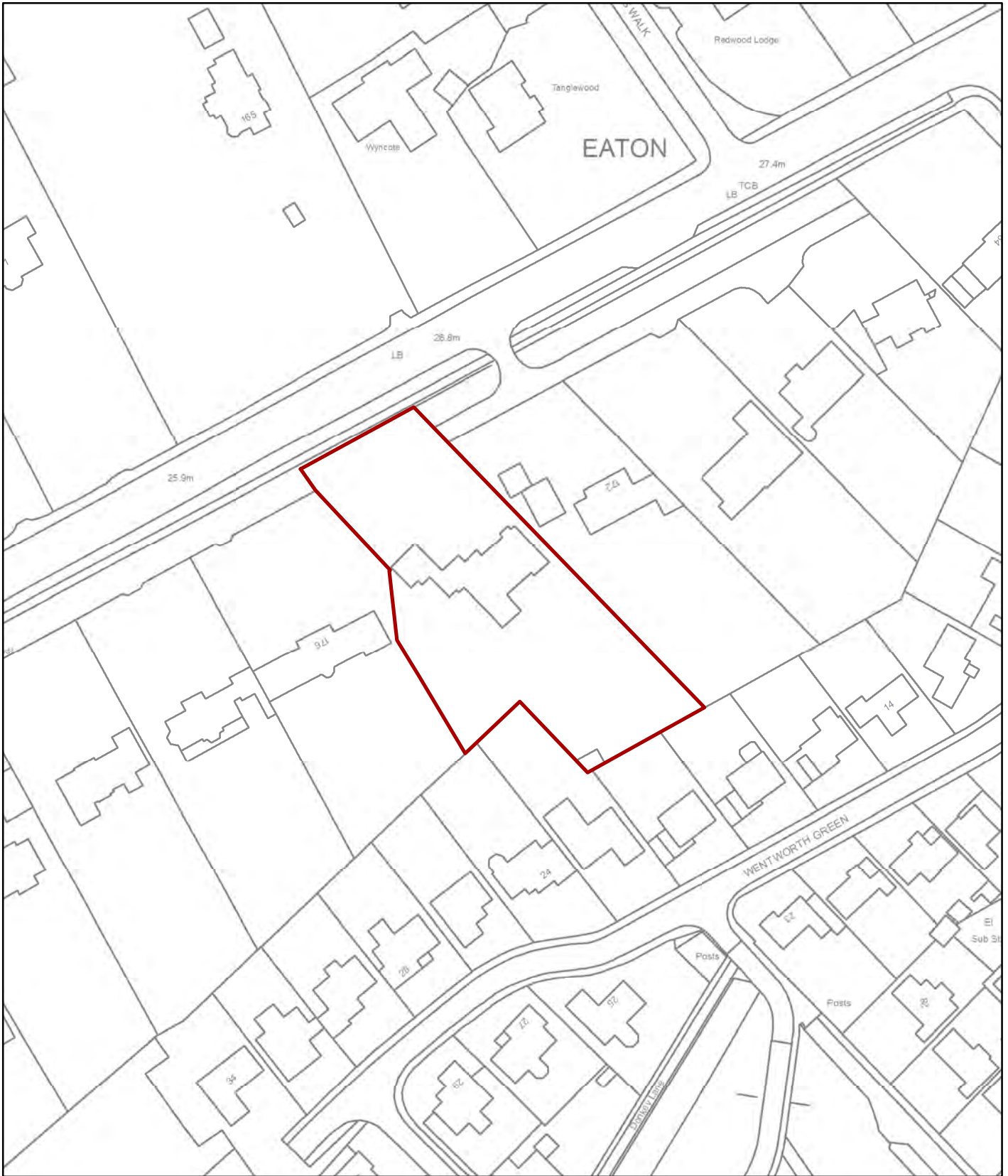
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**Reason
for referral** Called in by an elected member

Ward:	Eaton
Case officer	Stephen Polley stephenpolley@norwich.gov.uk

Development proposal		
Two storey and single storey side extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding conservation area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; noise; odour; overbearing; privacy; use of proposed extension.
3 Trees	Impact on existing trees / mitigation of lost trees.
Expiry date	25 March 2020
Recommendation	Approve



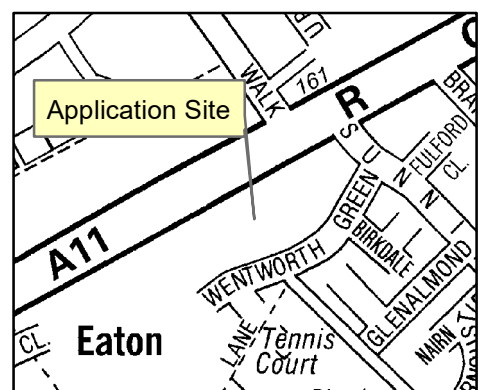
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Planning Application No 20/00024/F
 Site Address 174 Newmarket Road

Scale 1:1,250



NORWICH
City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located to the south side of Newmarket Road, to the southwest of the city. The subject property is a large two-storey detached dwelling constructed during the 1960's. It has been extended previously by way of two and single-storey extensions to the rear and has also recently undergone extensive alterations to the external appearance, including the addition of timber cladding. The site features a large horseshoe driveway to the front, a recently cleared access to the side, and a large rear garden.
2. The site is bordered by large detached dwellings to the east and the west, nos. 172 and 176 Newmarket Road respectively. Beyond the site to the rear are smaller properties located on Wentworth Green, the closest of which being no. 22. The site boundaries are marked by tall mature trees and sections of fencing. The prevailing character of the surrounding area is residential, with large detached dwellings lining the road.
3. It should be noted that the previous owners of the site removed numerous trees without consent in preparation for the construction of a new dwelling within the rear garden. The main area of removal is also the area of the site where the proposed extensions are to be constructed.

Constraints

4. The site is located within the Newmarket Road Conservation Area, an area to the front of the site is subject to a Tree Preservation Order and the highway verges between the site and Newmarket Road are designated open space.

Relevant planning history

5.

Ref	Proposal	Decision	Date
11/00733/F	Proposed extension and alterations and demolition of existing conservatory (Revised Proposals).	APPR	15/07/2011
12/00619/TCA	Trim trees at back of rear garden by up to 4m.	NTPOS	03/05/2012
13/01098/TCA	Fell tree in driveway	NTPOS	30/07/2013
18/001111/F	Timber cladding and rendering to front elevation.	APPR	27/03/2018
18/00508/O	Outline application with all matters reserved for sub-division of plot and construction of dwellinghouse.	REF	20/07/2018

Ref	Proposal	Decision	Date
18/01766/O	Outline application including matters of access for sub-division of plot and construction of dwellinghouse.	APPR	26/06/2019
20/00680/TCA	T1: Remove	CANCLD	28/07/2020

The proposal

6. The proposal is for the construction of a two-storey and single-storey side extension at 174 Newmarket Road.
7. A 6.3m x 10.5m two storey extension is to be constructed to the western end of the existing dwelling. The extension has been designed to follow the form of the existing building with a matching roof design, 5.9m tall to the eaves and 8.3m tall to the ridge.
8. A 10.5m x 22.2m single storey extension is to be constructed to the side and rear of the property. The extension has been designed with a 4.3m tall flat roof which features a 1.3m tall roof lantern. The extension includes a projecting 2.4m x 9.6m section to the side, designed with a 2.7m tall flat roof.
9. The two-storey side extension provides enlarged living space, whilst the single-storey extension facilitates the construction of an indoor swimming pool and associated spaces.

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received including one from a ward member, 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 cumulative scale of the extensions are contrary to the character of the conservation area	See main issue 1
Noise will be generated by the use of the swimming pool	See main issue 2
Proximity to neighbouring boundary will result in loss of privacy	See main issue 2
Concern regarding impact on trees marking shared boundaries	See main issue 3
The swimming pool should not be let to the public	See main issue 2

Consultation responses

11. 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.

Design and conservation

12. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Tree protection officer

13. This property is currently the subject of a Tree Replacement Notice. This proposal may limit and/or, influence, possible locations of replacement trees. The Tree Replacement Notice should be considered a constraint on development. I would not be able to support this application until the replacement tree issue has been resolved.

Assessment of planning considerations

Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
15. **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
 - DM9 Safeguarding Norwich's heritage

Other material considerations

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

Case Assessment

17. 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 and Heritage

18. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
19. The proposed two-storey side extension follows the form of the existing building exactly, with matching eaves and ridge heights as part of the design. The single-storey extension is to be set back from the front elevation and is not taller than the lowest level of the first floor windows. It is noted that the design has been revised so that the footprint has been stepped in from the western and southern boundaries. The smaller single-storey extension is notably smaller in scale than the main building.
20. It is noted that the site is located on slightly sloping land. A plan has been submitted detailing estimated site levels relative to the proposed development. It is therefore reasonable to add a condition requiring that any changes in site levels that are not shown on the plan need to first be approved in writing by the local planning authority.
21. The proposed extensions are to be constructed using matching materials including red bricks, render, timber cladding and stone cladding. Matching windows are also to be used.
22. It is acknowledged that the proposed extensions, whether considered individually, or cumulatively with previous extensions, represent significant additions to the original dwelling. It is however not considered that the completed development will result in a dwelling that is significantly out of scale with its neighbours. The surrounding area features numerous large detached dwellings on generous plots. The proposed development will result in an enlarged dwelling that still benefits from a large garden, broadly comparable to numerous other properties located within the Newmarket Road Conservation Area.
23. The proposed extensions will largely not be visible from outside of the site as they are located a significant distance from the public realm and are obscured from view by mature planting on the boundary. As such, they will have a neutral impact on the overall appearance of the site and character of the wider conservation area.
24. The proposed changes are significant in scale, however they have been designed to be in keeping with the current appearance of the subject property. As such, the proposed development is considered to be acceptable in design and heritage terms.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
26. The proposed development will have very limited impact on the amenity of neighbouring residential occupiers by virtue of the distance between properties, siting of the extensions and mature planting providing screening along the shared

boundaries. As such, the extensions will not result in significant harm being caused by way of overlooking, overshadowing, outlook or by being overbearing.

27. Bi-folding doors serving the pool extension are to face onto the rear garden of the subject property, with there being no windows or doors facing towards the closest neighbouring properties directly from the swimming pool room. It is also noted that the extension has been moved away from the shared boundaries to assist in reducing the noise impact of the development on neighbouring properties.
28. To further mitigate any potential negative impacts such as noise or odour from the pool, a replacement tree planting plan to be agreed with the local planning authority prior to commencement of works.
29. The proposed plant room is to be constructed adjacent to neighbouring boundaries. The plant serving the pool is to be housed with a brick built part of the extension which will assist in limited any noise emitting from its use.
30. The proposed layout plan indicates the creation of a consulting, waiting and patient WC rooms within the single-storey extension. The applicant has confirmed that a very limited number of private patients will visit the site as the occupants are both GP's. A limited number could be considered ancillary to the main dwelling and it is proposed to add a condition to ensure that the GP consultancy use remains ancillary to the main residential use of the dwelling. Any more intensive use could trigger a material change and require separate planning consent.
31. The proposed development will enhance the residential amenity of the occupiers of the subject property as the living space is significantly enlarged with significant external amenity space being retained. The proposed development is therefore considered to be acceptable in amenity terms.

Main issue 3: Trees

32. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
33. A number of trees have been removed from the site within the recent past without consent from the local planning authority. Mature trees are key contributors to the character of the conservation area and as such their loss is not supported. There is an ongoing enforcement case relating to the unauthorised tree works.
34. Of particular relevance are the trees located along the southern and western boundaries that were removed as they provided screening between the rear garden of the subject property and the gardens of nos. 176 Newmarket Road and 22 Wentworth Green.
35. A tree replacement notice has been served and which requires the planting of three replacement 12-14cm girth trees. The reduced footprint of the single storey extension provides sufficient distance from the boundaries to allow for this replacement planting.
36. It is considered necessary to add a condition requiring a detailed replacement tree planting plan to be submitted to the local planning authority ensure that adequate screening is in place between the proposed extension and the neighbouring gardens.

37. It is also noted that separate, more recent unauthorised tree works have commenced to the front of the site. However, it is not considered that these trees have any relationship to the proposed development and will be considered under separate enforcement action.

Equalities and diversity issues

38. There are no significant equality or diversity issues.

Local finance considerations

39. 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.
40. 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.
41. In this case local finance considerations are not considered to be material to the case.

Conclusion

42. The proposal will result in an enlarged dwelling which is considered to be of an acceptable scale and design, which does not cause significant harm to the character and appearance of the subject property or surrounding conservation area.
43. The proposed development will have a very limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
44. The submission of a detailed replacement tree planting plan will enhance the provision of trees within the site for the benefit of the appearance of the site, conservation area, neighbour amenity and biodiversity.
45. 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. 20/00024/F - 174 Newmarket Road Norwich NR4 6AR and grant planning permission subject to the following conditions:

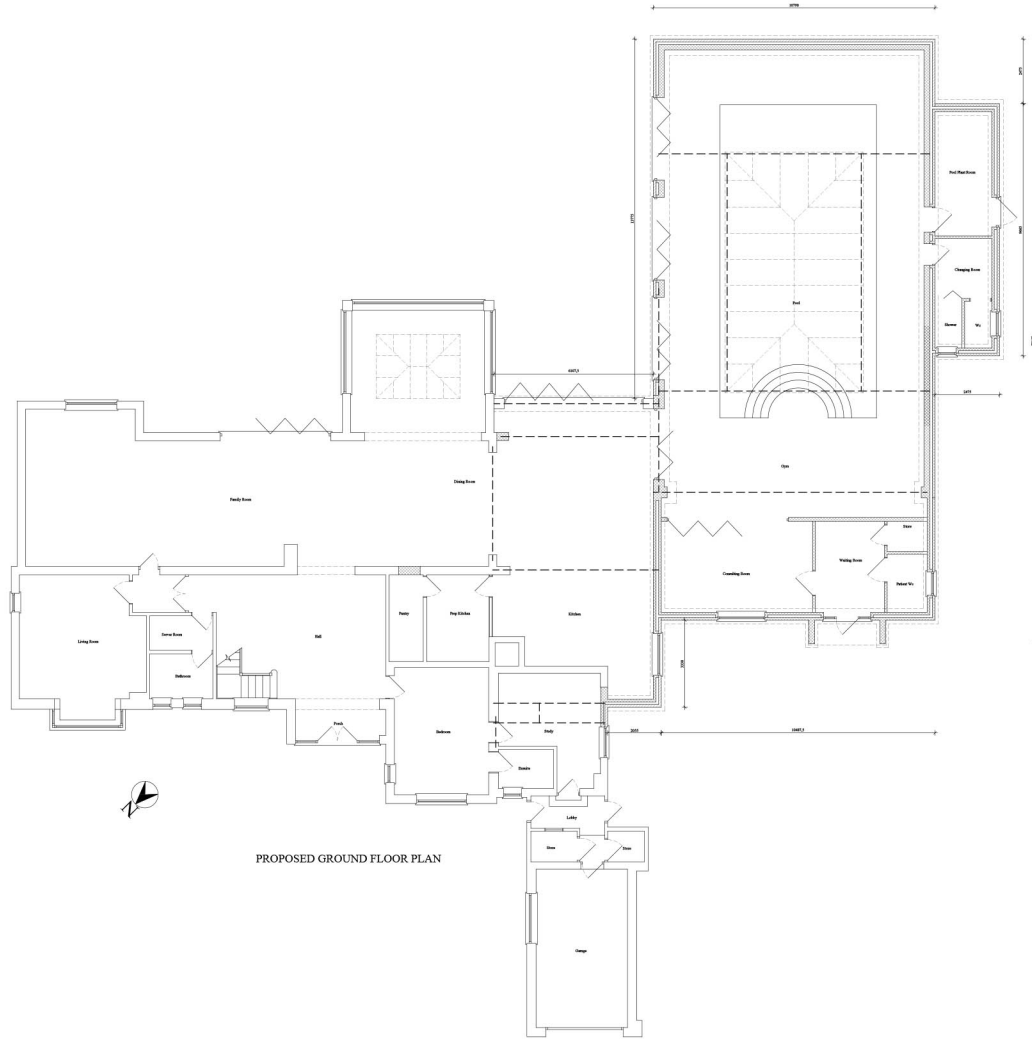
1. Standard time limit;
2. In accordance with plans;
3. Replacement tree planting plan;
4. Site levels;
5. Swimming pool / GP business to remain ancillary in use.



PROPOSED NORTH WEST ELEVATION



PROPOSED SOUTH WEST ELEVATION



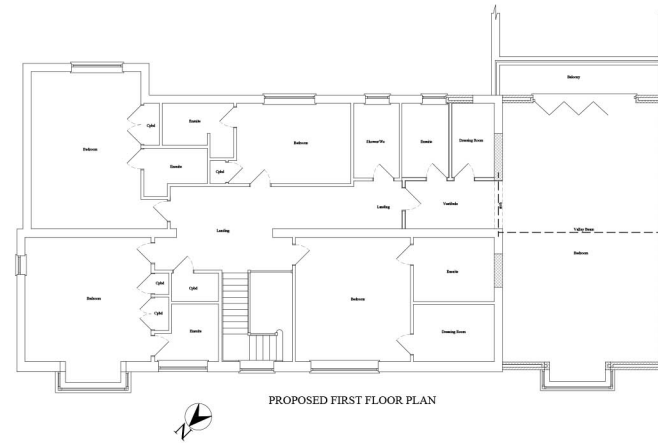
PROPOSED GROUND FLOOR PLAN



PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED FIRST FLOOR PLAN

EXISTING PLANS AND ELEVATIONS FOR A DOUBLE AND SINGLE STOREY REAR AND SIDE EXTENSION AT 174 NEWMARKET ROAD NORWICH FOR Mr & Mrs Mirza

SCALE: 1:50 & 1:100
 dwg no: 586-2, 12TH MARCH 2020
 REV. A

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