

**Report to** Planning applications committee

**Item**

14 September 2017

**Report of** Head of planning services

**Subject** Application no 17/01028/F 194 Thorpe Road, Norwich,  
NR1 1TJ

**Reason  
for referral** Objections

4(g)

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<b>Ward:</b>	Thorpe Hamlet
<b>Case officer</b>	Lydia Tabbron - <a href="mailto:lydiatabbron@norwich.gov.uk">lydiatabbron@norwich.gov.uk</a>

Development proposal		
Replacement of extension roof with green living roof and construction of timber outbuilding to rear with balcony and living roof.		
Representations		
Object	Comment	Support
3 (two from the same address)		

Main issues	Key considerations
1.	Impact upon the conservation area
2.	Scale and design of development
<b>Expiry date</b>	22 September 2017
<b>Recommendation</b>	Approve



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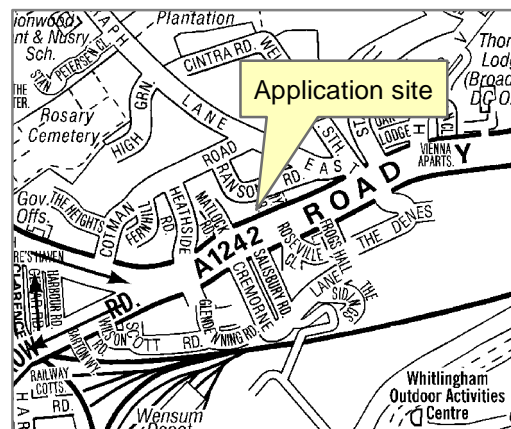
Planning Application No 17/01028/F  
Site Address 194 Thorpe Road

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. 194 Thorpe Road is a large two-storey semi-detached property located on the north of Thorpe Road, east of the city, within the Thorpe Ridge Conservation Area.
2. The garden at the rear of the property slopes steeply up towards the site of the proposed outbuilding, which backs onto Ranson Road. The garden consists of a grasses area at the house end, before making way for small planted terraces as the slope increases. Within the garden is a large established sycamore, close to the development site. In adjacent gardens mature Robinia, Sycamore and Sweet Chestnut trees sit close to the boundary and provide substantial coverage from their canopy over no.194.
3. Boundary treatments at the rear with Ranson Road and on the two sides shared with no.196 and no.192 Thorpe Road are wooden panelled fences, approx. 6ft high. Neighbouring properties also have long steeply sloping gardens and a number have sheds/garages at the rear. The neighbour at no.192 has a balcony/viewing platform similar to the proposal.
4. Ranson Road is an un-adopted highway characterised by large, detached houses, set back from the northern side of the road by large front gardens. The rear gardens of properties on Thorpe Road back onto the southern side of Ranson Road. Wooden panelled fences line the boundary between the properties and road, with large, established trees in the rear gardens and along Ranson Road creating a characteristic leafy environment as well as natural screening.

## Constraints

5. Locally Listed Building.
6. Thorpe Ridge Conservation Area

## Relevant planning history

7.

1. Ref	Proposal	Decision	Date
14/00073/TCA	Fell Sycamore to near ground level, remove first branch to the south west from Robinia and remove first secondary branch to the south west from Lime.	NTPOS	26/02/2014

## The proposal

8. The proposal is for a timber outbuilding and new green roof upon the rear extension of the dwelling.
9. The proposed outbuilding is situated at the top of the garden, will sharply slopes upwards away from the main dwelling towards the proposal site which backs onto Ranson Road. The outbuilding includes a viewing platform at the front (south

elevation) which overlooks the main dwelling as well as views towards Whitlingham Broad. Due to the slope of the garden, part of the outbuilding and viewing platform overhang, supported by steel columns. The viewing platform is surrounded by a hardwood handrail and tension wires to facilitate a green wall of climbing plants. The proposal also includes a green roof, an entrance door on the west elevation and double French doors and a window on the south elevation.

10. In addition a new green roof is proposed upon the existing single storey rear extension which will replace the sloped concrete tile roof. The overall ridge height will not change, but the green roof is indicated as being 15mm upon the existing roof. However, no objections have been received concerning the green roof upon the rear extension.

## Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	Single storey
Max. dimensions	<p><b>Shed</b> 5m wide, 4.2m long, 3.2m max height from rear ground level</p> <p><b>With balcony</b> 5.9m wide, 5.2m long</p> <p><b>Green roof to existing extension</b> No change in overall height. Ridge height will remain 3.85m.</p>
<b>Appearance</b>	
Materials	<p><b>Roof:</b> Green roof</p> <p><b>Walls:</b> Rough sawn cedar/timber</p> <p><b>Windows and doors:</b> Reclaimed softwood painted light grey, hardwood double French doors</p> <p><b>Other:</b> Hardwood handrail left to naturally silver, galvanised steel (light grey), black plastic rainwater goods, pathway reclaimed York stone and gravel.</p>

## Representations

11. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues and comments 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.

<b>Issues raised</b>	<b>Response</b>
The development will change the appearance of the area	Main issue 1: Impact upon character of area
The development will not enhance the Conservation Area	Main issue 1: Impact upon character of area
Impact upon visual amenity	Main issue 2: Design and scale
Sets a precedent for similar development in the area	Main issue 1: Impact upon character of area
The proposal is too large	Main issue 2: Design and scale
<b>Other comments</b>	<b>Response</b>
The applicant is not an architect and the proposal is not a shed, it's a residential development.	Not a planning matter
Work commenced in January 2014 with the felling of trees, not November 2016 as the application states.	Not a planning matter. The works were completed under 14/00073/TCA
The applicants proposal borders on private property, there is no driveway and the applicant has no right to park on Ranson Road.	Not a planning matter
The development is unsafe due to its situation upon a slope and contrary to building regulations. There are no structural engineer applications.	Not a planning matter. The application will be referred to and inspected by CNC Building Control
The shed will be used as a garage to park in, additional living accommodation or a room to rent.	There is no evidence to suggest this

## Consultation responses

6. The following consultations have been undertaken:

7.

Consultee: Design and Conservation

Comments: 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.

Consultee: Transportation  
Comments: No comments received

Consultee: Tree Protection  
Comments: My main concerns regarding the neighbouring robinia (T2) have been addressed, and if the recommendations contained within the Arb Impact Assessment are fully implemented (particularly 5.3 of the AMS, confirmation that shuttering and membrane are in place), I have no further comments.

## **Assessment of planning considerations**

### **Relevant development plan policies**

8. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
9. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
  - DM2 Ensuring satisfactory living and working conditions
  - DM3 Delivering high quality design
  - DM6 Protecting and enhancing the natural environment

### **Other material considerations**

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
  - NPPF0 Achieving sustainable development
  - NPPF7 Requiring good design
  - NPPF 11 Conserving and enhancing the natural environment

### **Case Assessment**

11. 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: Impact upon character of area**

12. Key policies and NPPF paragraphs –, DM2, DM6, NPPF11, NPPF12
13. Objectors have raised concerns about setting a precedent within the area with this type and size of development. However, outbuildings including garages at the rear of neighbouring properties are a common feature within the area, therefore precedent has already been set and the appearance of the area is unlikely to be significantly changed. Furthermore, the neighbour at no.192 has an existing timber outbuilding

backing onto Ranson Road with a balcony at the front, facing towards Thorpe Road, which is similar in scale to the proposal.

14. The proposal preserves the important character of mature trees in the area, specified in the Conservation Area Appraisal as well as providing additional greenery and habitat within the area with a well-designed and sustainable structure and use of green and reclaimed materials.

## **Main issue 2: Design and scale**

15. Key policies and NPPF paragraphs - JCS2, DM3, DM6, NPPF7 and paragraphs 9 & 17
16. The scale and dimensions of the outbuilding are considered appropriate for the site and area. Although concerns have been raised over its height (3.2m), from Ranson Road it will protrude 1m over the retained boundary fence. The green roof will be visible, but it can be argued this will improve the visual impact as it helps the development to harmonise with the green surroundings.
17. The proposal is considered acceptable for this area with its use of sustainable materials and initiative and respectful design. The proposal goes a long way to blend in with the surrounding environment by using natural materials such as timber, a green roof, a green wall and reclaimed windows and doors. The design imaginatively takes advantage of the surroundings with a viewing platform without compromising the amenity of neighbours.

## **Equalities and diversity issues**

18. There are no significant equality or diversity issues.

## **Local finance considerations**

19. 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.
20. 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.
21. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

22. The proposed outbuilding is considered a welcome addition to the conservation area. It is well designed, respectful of its surroundings and takes appropriate advantage of its environment. 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. 17/01028/F 194 Thorpe Road, Norwich, NR1 1TJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Works in accordance with Arboricultural Impact Assessment and Method Statement.

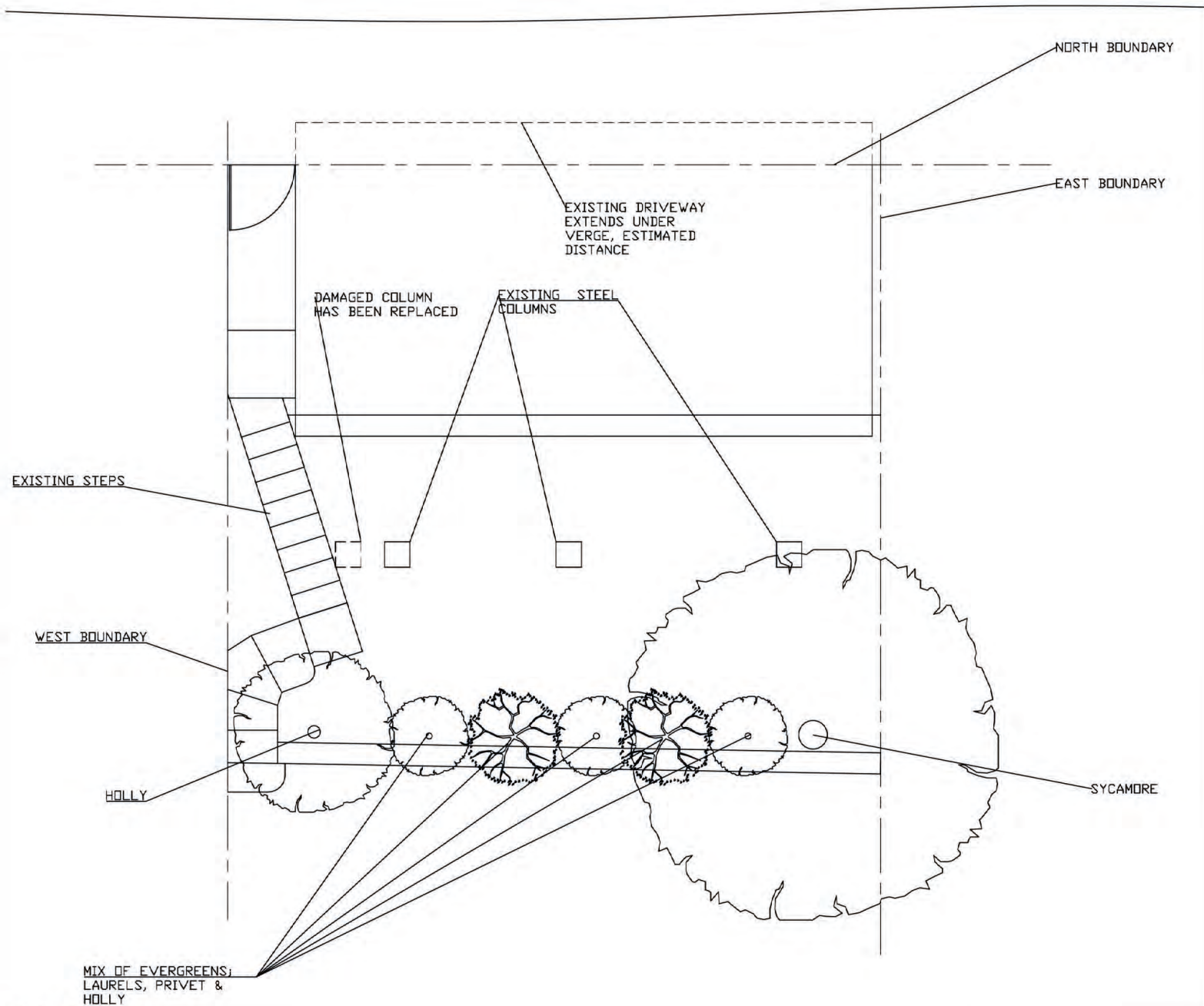
## **Article 35(2)**

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 in the officer report.



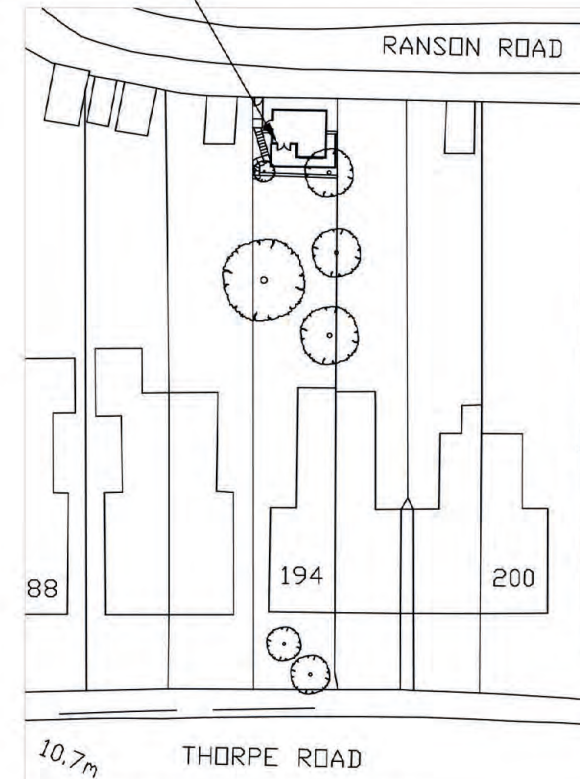
RANSON ROAD

NOTES

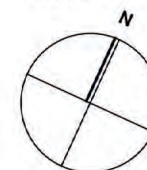


EXISTING PLAN  
1:50

PROPOSED SITE



BLOCK PLAN  
1:500



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		by	date
REV	DESCRIPTION	BY	DATE
REV	DESCRIPTION	BY	DATE
STATUS: <b>PLANNING</b>			

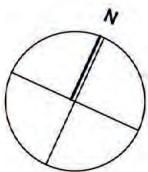
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ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
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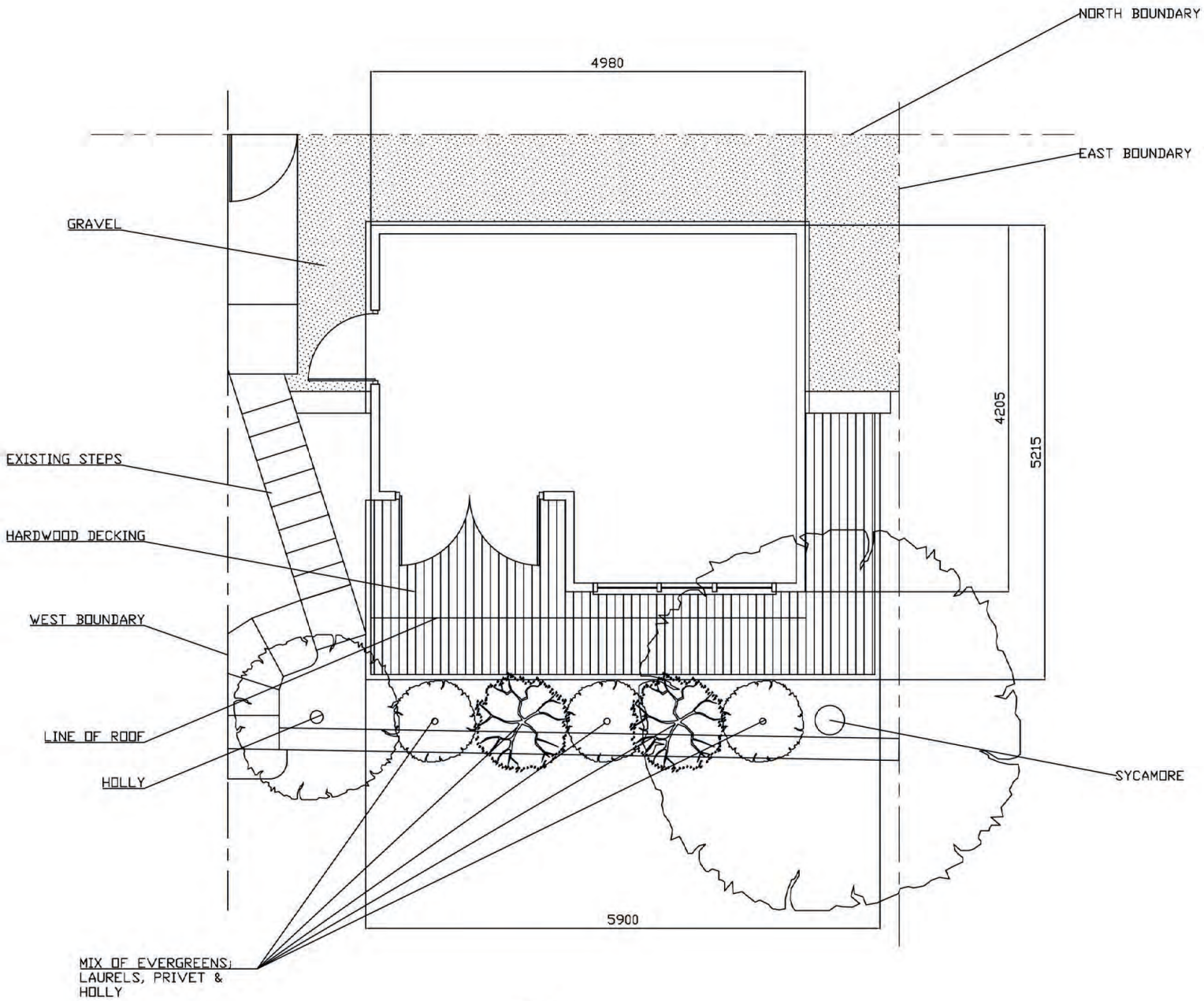
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PROJECT NO:	DRAWING NO:	REVISION:	
TH001	01		0

RANSON ROAD



PROPOSED PLAN  
1:50



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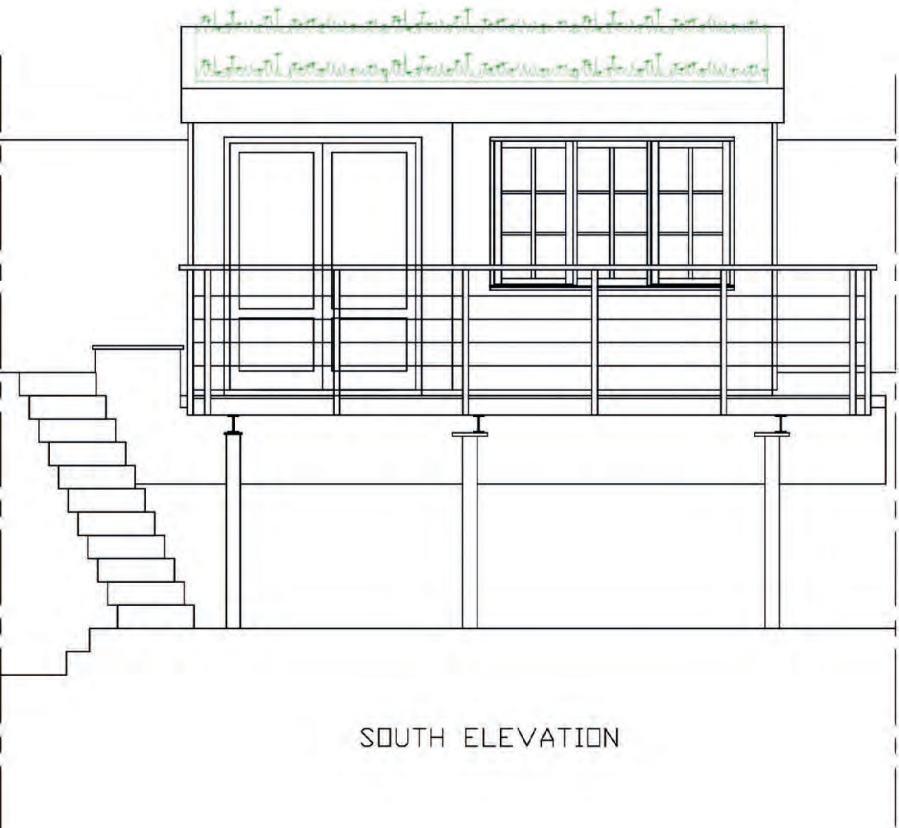
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ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
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TITLE:	WHITLINGHAM VIEW - Proposed
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PROJECT NO:	DRAWING NO:	REVISION:	
TH001	01	0	

PROPOSED  
SOUTH ELEVATION  
1:50



SOUTH ELEVATION

		by	date
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rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>PLANNING</b>			

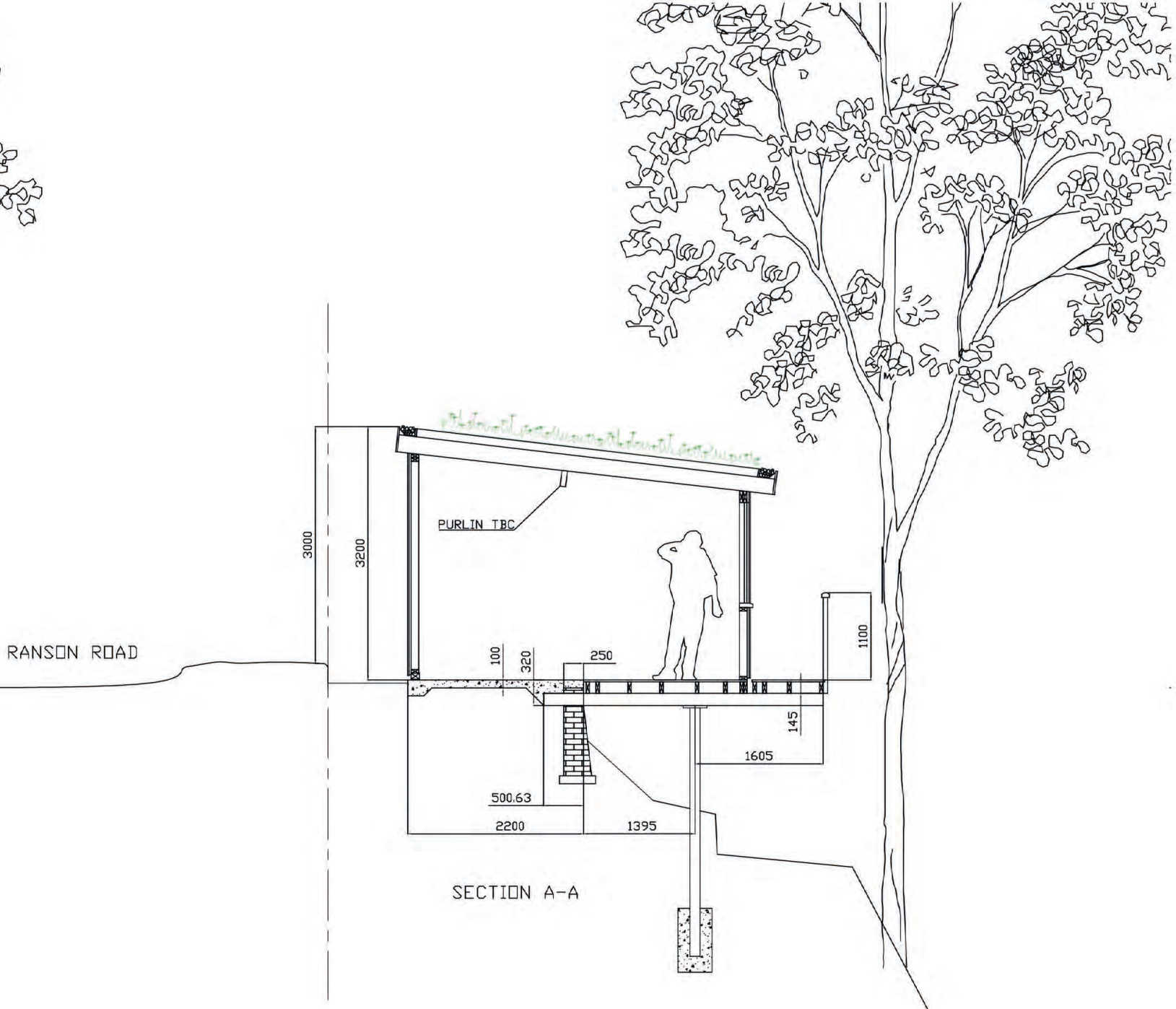
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TITLE:	WHITLINGHAM VIEW - Proposed

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PROJECT NO: TH001	DRAWING NO: 01	REVISION: 0	



PROPOSED  
SECTION A-A  
1:50



		by	date
		by	date
rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>PLANNING</b>			

CLIENT:	James J Church 194 Thorpe Road Norwich NR11TJ
ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
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TITLE:	WHITLINGHAM VIEW - Proposed
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PROPOSED NORTH  
ELEVATION  
1:50



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REV:	DESCRIPTION:	BY:	DATE:
STATUS: <b>PLANNING</b>			

CLIENT:	James J Church 194 Thorpe Road Norwich NR11TJ
ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
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TITLE:	UTILITY GREEN ROOF - Proposed
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TH001	01	0	



ANALYSIS & FLOWCHART  
TOWARDS BACK  
(MEANING  
SUB-SOIL)

ROOMS @  
FRONT - LIGHTEN  
SUB SOIL

