

Report to Planning applications committee

Item

9 February 2017

Report of Head of planning services

Subject

Application no 16/01788/F - 36 The Avenues,

Reason

Norwich NR2 3QR

for referral

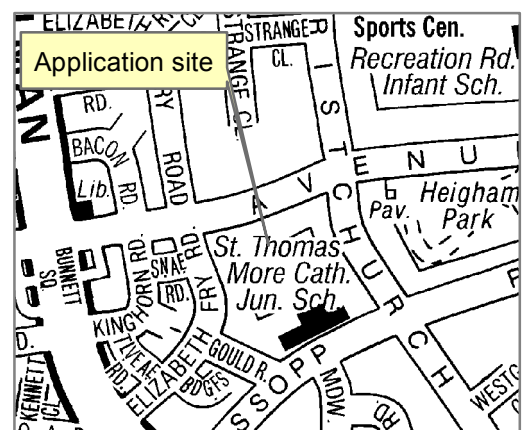
Objections

4(h)

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

Development proposal		
Single storey side and rear extension. Rooflights to front, side and rear roof slopes.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Residential Amenity	The impact of the development on the adjoining property (no.38) and the neighbouring properties to side (no.34 & no.30) daylight, sunlight, outlook, overlooking / privacy
2 Scale and Design	The impact of the development within the context of the original design / surrounding area
Expiry date	20 January 2017
Recommendation	Approve



The site and surroundings

1. The site is located on the southern side of The Avenues to the west of the city. The predominant character of the area is residential, comprising large 2-storey detached and semi-detached dwellings built in a variety of styles during the first half of the twentieth century. Properties in the area have been built on large plots featuring driveways to the front and large mature gardens to the rear.
2. The subject property is a two storey semi-detached dwelling constructed circa 1950 finished with a cream coloured render and clay pantiles. The design includes a shared projecting central gable to the front and a hipped roof. The site features a front garden and parking area, a side driveway which leads to an original single detached garage within the rear garden. It should be noted that the property has been empty for a period of at least ten years and as a result is in a poor state of repair.
3. The property is bordered by the adjoining semi-detached dwelling to the west, no. 38 The Avenues and no. 34 to the east which is of the same property type. The site boundaries are marked by a mature hedgerow to the west and a brick wall along the shared boundary with no. 34 which continues along the driveway. Beyond the rear garden to the south are the playing fields of St Thomas Moore Junior with the school buildings being a minimum of 100m from the subject property. It should also be noted that a number of the neighbouring properties have already been extended and altered by way of a variety of works.

Constraints

4. Critical Drainage Catchment: Nelson and Town Close

Relevant planning history

5. None

The proposal

6. The proposal is for the demolition of the original garage located to the rear of the property and for the construction of a single storey side and rear extension. The proposal also includes the installation of 2 no. front facing, 1 no. side facing and 2 no. rear facing rooflights to facilitate the use of the roof space as habitable living accommodation. The 2 no. rear facing roof lights are 'cabrio' type roof lights manufactured by Velux which feature two openable sections and a rail allowing users to stand within the opening. It should be noted that they are not the 'terrace' type versions of the same product as originally stated on the submitted plans which incorporate a platform on which users can stand.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey

Max. dimensions	See attached plans
Appearance	
Materials	Red brick Cement render Powder coated windows and doors (new and replacement)

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 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
The impact of the development on the next door property (no.34) caused by the scale and design of the extension by way of loss of sunlight, outlook,	See main issue 1.
Loss of privacy / increase in overlooking of area to rear of property caused by proposed rear roof lights (nos. 38, 34 & 30)	See main issue 1.
Maintenance of boundary between nos. 34 & 36	See other matters.

Consultation responses

8. 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.

Assessment of planning considerations

Relevant development plan policies

9. **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
10. **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 resilience
- DM7 Trees and development

11. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)

- Insert any relevant site specific policies

Other material considerations

12. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF6 Delivering a wide choice of high quality homes
- 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

13. 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. The land also slopes away being higher at the front than the rear resulting in a maximum roof height of 3.3m at the front and 3.5m at the rear.

Main issue 1: Amenity

14. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
15. The proposed side and rear extension is to be constructed along the shared boundary with no. 34 to the east. The side extension begins just behind the original front elevation and extends 2.1m towards eastwards towards the boundary and then 11.7m towards the rear, 4m of which extends beyond the original rear elevation. The shared boundary is not marked by a straight line, being wider at the front than the rear, resulting in the extension appearing closer to the shared boundary at the rear than the front.
16. Particular concern was raised that the extension would result in a loss of sunlight reaching the kitchen and patio area of no. 34 as the proposal is considered to be overly tall and dominant along the shared boundary. Whilst it is accepted that the extension will be clearly visible and alter the current situation, it is not considered that it will result in significant harm by way of loss of sunlight. A gap of approximately 2.5m will be maintained on the side of no. 34 where a driveway is

currently located and the kitchen currently is served by a side facing door and rear facing window, ensuring that sufficient daylight reaches it. The rear of the property is also south facing, ensuring that sunlight will reach the rear patio and rear facing rooms for more than a quarter of annual probable sunlight hours, in line with BRE guidelines.

17. Particular concern was also raised that the proposal would result in a loss of outlook creating an enclosed, claustrophobic area. Currently the garage within the rear of the subject property is sited approximately 4m away from the rear wall, forming a gap between the property and garage providing some outlook. The removal of the 6m long garage will create a new outlook with improved views to the south. The side extension, although close to the boundary is not un-typical for this type of proposal with no. 67 The Avenues opposite having recently constructed a similar side extension with a flat roof measuring over 3m in height. As such, the proposal is not considered to result in significant harm to the neighbouring residential amenities of no. 34 by way of loss of light, outlook or by creating a particularly enclosed space.
18. Particular concern has been raised regarding the installation of 2 no. roof lights to the rear roof slope. As noted above, the proposed roof lights were initially referred to as creating a terrace which has understandably caused some concern. The proposed roof lights are actually referred to as 'cabrio' by the manufacturers. The roof lights differ from typical models as they feature two separate sections on being top hung, the other being bottom hung which open with the aid of a rail.
19. Whilst the roof lights would allow for views across neighbouring gardens and the school playing field, they are actually considered to constitute permitted development, and therefore do not in themselves require an application for planning permission. When open the roof lights do no more than provide for standing on the attic floor, partly above the adjoining roof slope, by forming a balustrade around part of the existing floor area within the loft space. That provides the occupiers with a greater facility than putting their heads out of an open window. As such, no enlargement of the dwelling has been made. Please see appendix A. for details of Planning Inspector's decision APP/L5810/X/15/3002668 for reference which confirms that the 'cabrio' style roof lights are permitted development.

Main issue 2: Design

20. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
21. The proposal is considered to be of an appropriate scale and design, fitting in well with the character and appearance of the subject property and surrounding area. When viewed from the front, the side extension appears subservient as is set back from the front elevation and features a curved wall which suits the original 1950's design well. The curved wall design feature has recently been implemented at no. 67 The Avenues where a similar side extension is now in place.
22. The use of matching materials will also assist in ensuring the extension fits in well with particular attention having been paid to the side elevation where brick panels break up the render finish as per the existing rear chimneys.

23. The property is currently in a very poor state of repair having been vacant for a significant period of time. The complete renovation of the property includes the use of high quality products and materials such as powder coated aluminium windows and doors. Overall, it is considered that the proposal will enhance the appearance of the property and surrounding street scene.

Other matters

24. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
25. Concern was raised regarding the maintenance of the boundary wall and fence between nos. 36 and 34. Such issues are considered civil matters and are not material planning considerations forming part of the determination of the application.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

Local finance considerations

27. 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.
28. 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.
29. In this case local finance considerations are not considered to be material to the case.

Conclusion

30. The proposal will result in an extended dwelling which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.
31. The extension will have some impact upon the amount of sunlight reaching the side windows of neighbouring properties, however such impact will be minimal as they are secondary rooms or benefit from dual aspects.
32. The potential for an increase in overlooking is minimal as the insertion of roof lights to the rear elevation does not result in the creation of a terrace.
33. 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. 16/01788/F - 36 The Avenues Norwich NR2 3QR and grant planning permission subject to the following conditions:

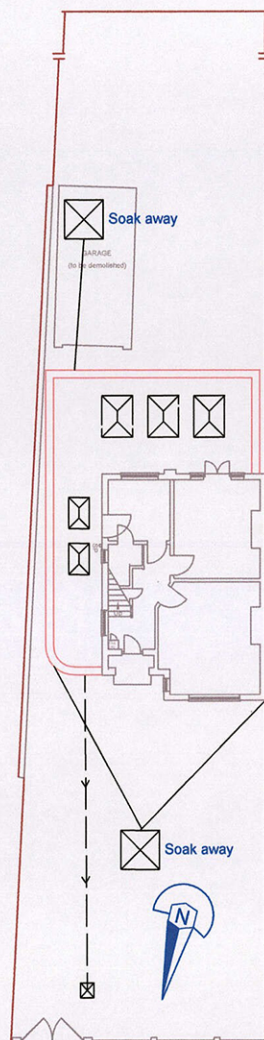
1. Standard time limit;
2. In accordance with plans;

Article 32(5) 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 and has approved the application subject to appropriate conditions and for the reasons outlined above.

- Existing structure
- Proposed structure
- Boundary

25 NOV 2016
Planning Services



SITE PLAN (scale 1:200)



OS LOCATION PLAN (scale 1:1250)



Outerspace Designs
2 Southgate Lane,
Norwich, NR1 DB
01603 927237
outerspacedesigns@gmail.com
Mobile 07909694453

LOCATION & SITE PLANS

Issue date

15.11.16

Drawing scale

1 : 200,1250

Project Ref:

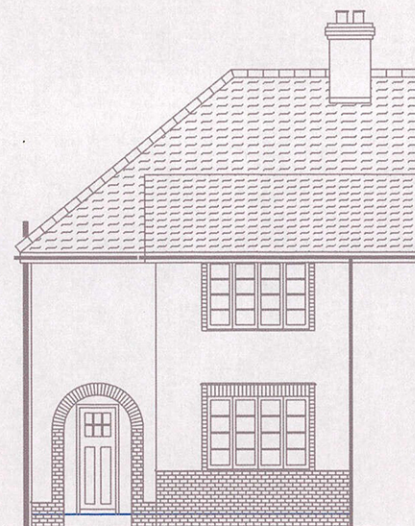
BLC/36/16

Drawing No

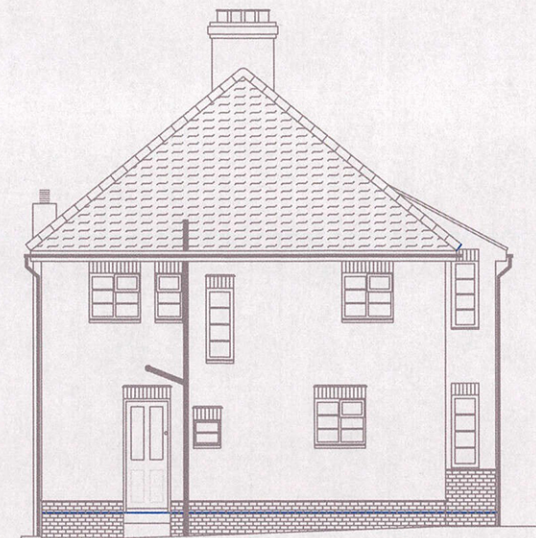
4 of 4

Existing structure

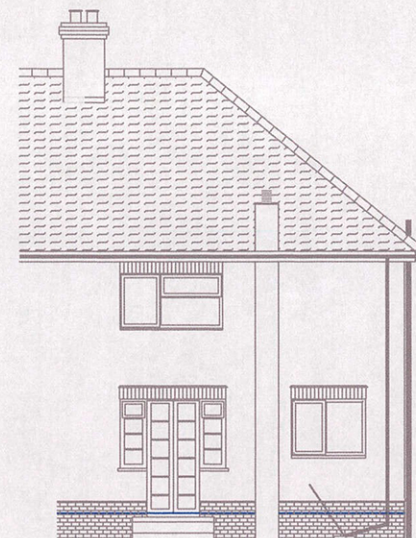
25 NOV 2016
Planning Services



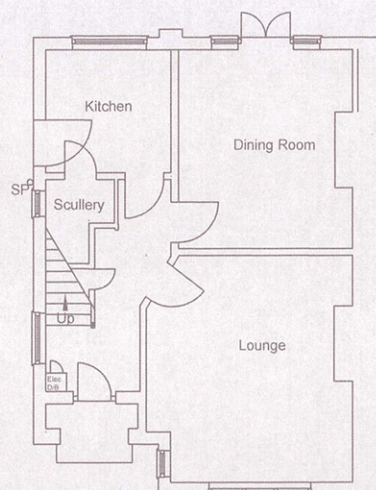
EXISTING FRONT ELEVATION



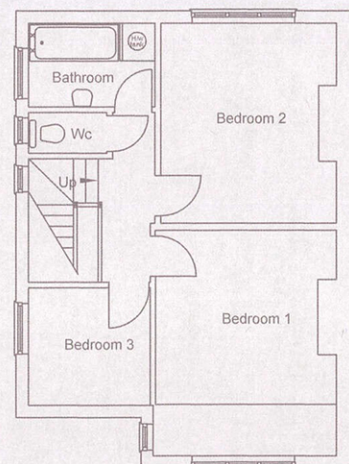
EXISTING L/H SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



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**EXISTING
PLANS &
ELEVATIONS**

Issue date
15.11.16

Drawing scale
1 : 100

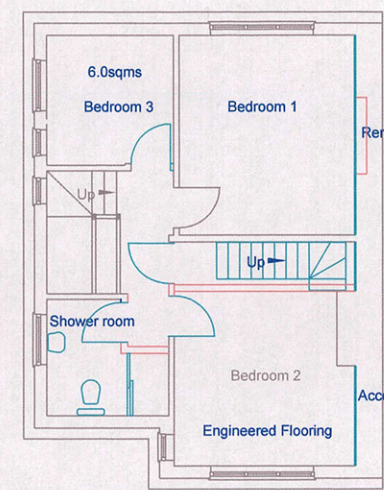
Project Ref
BS/36/16

Drawing No
2 of 4

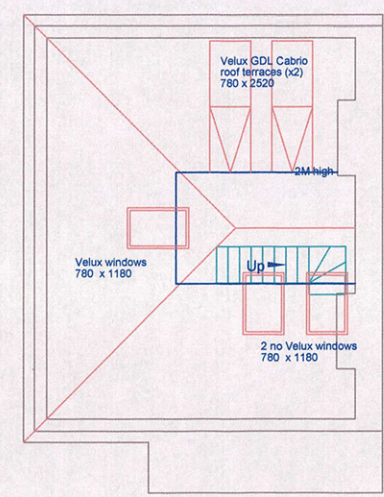
- Existing structure
- Proposed structure
- Proposed detail

25 NOV 2016
Planning Services

Stair access to attic may change if there is 2M headroom from Bedroom 3 and BReg compliant



PROPOSED FIRST FLOOR

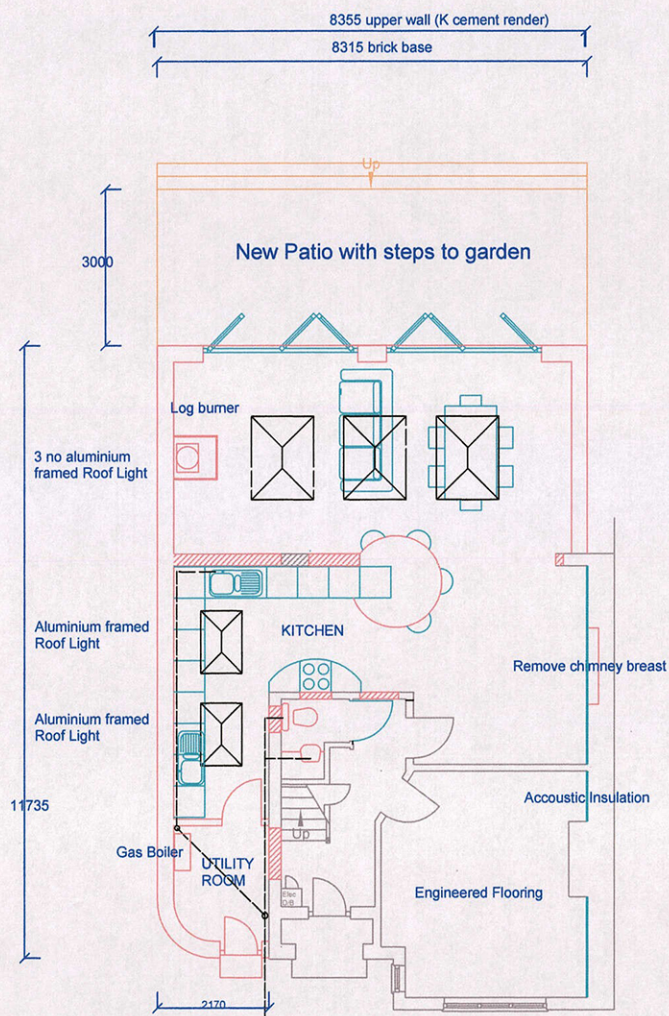


PROPOSED ATTIC FLOOR

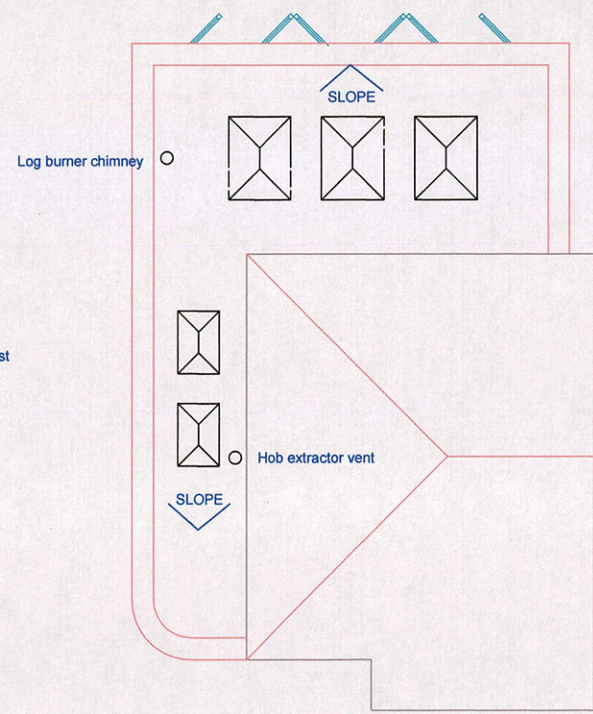
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**PROPOSED
EXTENSION &
BUILDING WORK**

Issue date	15.11.16
Drawing scale	1 : 100
Project Ref	BLC/36/16
Drawing No	3 of 4



PROPOSED GROUND FLOOR



PROPOSED ROOF PLAN