

Report for Resolution

Report to Planning Applications Committee
Date 3 March 2011
Report of Head of Planning Services
Subject 11/00062/F 44A Branksome Road Norwich NR4 6SW

Item
5(7)

SUMMARY

Description:	Removal of entrance porch and store. Erection of single storey side extension.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Eaton
Contact Officer:	Mrs Joy Brown 01603 212542
Date of receipt:	12th January 2011
Applicant:	Mrs Helen Gordon
Agent:	Mr Russell Vincent

INTRODUCTION

The Site

Location and Content

1. The site is located on the south west side of Branksome Road and is one of three infill properties built to the rear of 44, 46 and 48 Branksome Road. The three properties are served by an access road off Branksome Road. The property is a detached single storey dwelling with a garage to the side. The rear of the property backs onto the garden of 52 Branksome Road and the side of the property backs onto properties on Rosslare.
2. This is a residential area with the surrounding properties being mainly detached or semi-detached. The properties are characterised by having relatively large plots.

Constraints

3. There are two large larch trees situated within the residential curtilage.

Topography

4. The site is flat.

Planning History

5. No recent relevant planning history.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

6. The proposal is for the removal of the entrance porch and store and the erection of a single storey side extension to provide a new kitchen/breakfast area, hallway and garden room to the rear of the existing garage. The existing garage is to remain and the proposal includes the addition of larch boarding to the front elevation as part of the new entrance.
7. The proposed side single storey extension follows the line of the existing garage and will extend the main dwelling by 5.7m in width. The garden room extension will protrude beyond the rear wall of the original dwellinghouse by 2.7m with the overall depth of the extension being 10m. The height of the proposed extension is 2.5m to the eaves and 4.4m to the ridge.
8. The plans indicate that the proposed extension is 0.4m from the boundary of the neighbouring property to the north east (44b Branksome Road). The site boundary has been queried by both of those making representations. The owners of 44b Branksome Road have supplied land registry plans which they feel show that the boundary is an extension of the line of the existing garage wall. In response to this representation, the applicant and their surveyors have confirmed that the original fence post is situated 400mm from the existing garage wall. Furthermore in response to the representation from the owners of 44c Branksome Road, the applicant has confirmed that all land outlined in red, is within sole ownership of the applicant although other properties have right of way over the driveway. As such notice has not been served on other property.

Representations Received

9. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.
- 10.

Issues Raised	Response
The proposed extension is excessive and intrusive. It represents an un-neighbourly form of development and would have serious impact on the amenities of neighbouring properties. The extension will have a significant and detrimental impact to the view from and evening light into the dining/sitting room and the garden of 44b Branksome Road.	See paragraphs 13-14
The design is unattractive, the materials do not match the existing house, the slopes of the roof do not harmonise and it has a displeasing flat roof.	See paragraphs 15-17
The extension should be reduced in length	See paragraphs 13

(in line with existing building) and be built at least 0.3m in from the boundary.	
The plans are inaccurate with regards to the boundaries and the size of the plot. The wall of the extension will be built on the boundary with 44b Branksome Road and the right hand side of the driveway as viewed from Branksome Road belongs to 44c Branksome Road. Notice has not been served.	See paragraph 8
The plans are insufficient to ascertain the proposals for rain water goods, footings, kitchen waste, venting, boiler exhaust etc.	This is not a material planning consideration. It is a matter for building control.
The plans indicate that the beech hedge will be pruned for the length of the new extension. The hedge should not be pruned or damaged beyond the boundary line.	See paragraphs 11, 18
Building work on or close to the boundary is likely to damage the garden and be imposition to the tranquillity that is our home and garden. Conditions should be attached to any permission to keep the impact of any building works to a minimum. The driveway is not suitable for heavy lorries and is likely to lead to obstruction in Branksome Road.	It is not normal practice to attach such a condition or informative to a householder application.
There is limited access for fire engines. The extension increases the risk of fire spreading, as the gap between 44 and 44b has been reduced, the extension has no compartmenting, the roof is constructed of exposed timber and there is a window area on the new gable wall.	This is not a material planning consideration. It is a matter for building control.
There is no provision for the disposal of effluent and sewage from the extension. A water butt for surface water is insufficient.	This is not a material planning consideration. It is a matter for building control.
There is insufficient car parking space.	See paragraph 19

Consultation Responses

11. Tree protection officer – No significant arboricultural implications, but any planning permission should have conditions that ensure that the garden trees identified [2 no. Larch] are physically protected to the extent of their root protection areas prior to and throughout the development, and that prior to implementation an arboricultural method statement must be submitted to the council for approval that details the specifications and methodology of the proposed extension foundation in relation to the boundary hedge. This should include sections and scale drawings and also provide for pre-emptive pruning of the hedge and its roots as well as the lining of the foundation trench with a DPC grade membrane in order to prevent any toxic leachate from wet concrete entering the hedge's root soil profile. Full compliance

with the approved AMS should be covered in the conditions.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

Relevant Local Plan Policies

HBE12 – High Quality of Design

EP22 – General amenity

Principle Policy Considerations

12. The provision of a side extension is acceptable in principle. As such the main considerations are impact upon residential amenity, design and impact on trees.

Neighbour amenity

13. With regards to the impact upon the neighbouring property to the north east (44b Branksome Road), it is not considered that there will be any overlooking issues, as there are no windows proposed within the north east elevation. With reference to overshadowing and loss of light, due to the orientation, the garden and living area may be in shadow slightly earlier than is currently the case; however as the proposed extension is situated 6m from the neighbouring property and due to the 2.5-3m existing hedge between the two properties, this is only likely to be minimal and at an acceptable level. The existing hedge will largely screen the proposed extension, and although the roof of the proposed extension may be partially visible from the living area and garden of the neighbouring property, the proposal will not have an overbearing impact and would not be unusual in an urban setting. Part of the wall of the section of the extension which protrudes beyond the rear wall of the original dwellinghouse may also be visible from the neighbouring property as the hedge reduces in height to around 1.8m.
14. With regards to impact upon residential amenity of the other surrounding properties, due to the positioning, orientation, scale, mass, height of the extension and boundary treatments it is considered unlikely that the proposed extension will have a material impact on the living conditions of the properties to the north, south east and south west taking into consideration overlooking, loss of privacy and overshadowing.

Design

15. The property is a 1950s bungalow with no particular architectural merit. The proposed wall and roofing materials will match the existing dwelling and although the proposal also includes the provision of larch boarding to the front elevation, it is not considered that this will detract from the character of the property.
16. The extension is relatively large in size, however, it is not considered that the proposal is excessive in scale or out of character with the area as the property is situated within a large plot. The height of the proposal is appropriate for a single storey dwelling and although the height of the pitch of the extension roof is lower than the pitch to the main dwellinghouse and the front gable end is set back behind the garage and is glazed, it is considered that this relates well to the existing dwelling.

17. In summary it is considered that the appearance of the extension ties in with the existing building and that the height, scale, mass, form, choice of materials and design details are all considered appropriate in relation to the existing dwelling and the surrounding properties.

Impact on Trees and hedging

18. There are two large larch trees within the site and a mixed shrub and beech hedge along the boundary with 44b Branksome Road. The tree protection officer has confirmed that there are no significant arboricultural implications, provided that planning conditions are attached to any permission to protect the root protection areas and to ensure the preservation of the hedge. As set out in paragraph 13 it is important that the hedge remains to screen the extension from the neighbouring property.

Vehicular Access, servicing and car parking

19. This is a householder application which does not involve increasing the number of bed spaces. As such it is not necessary to consider issues connected to vehicular access, servicing or car parking in this instance.

Conclusions

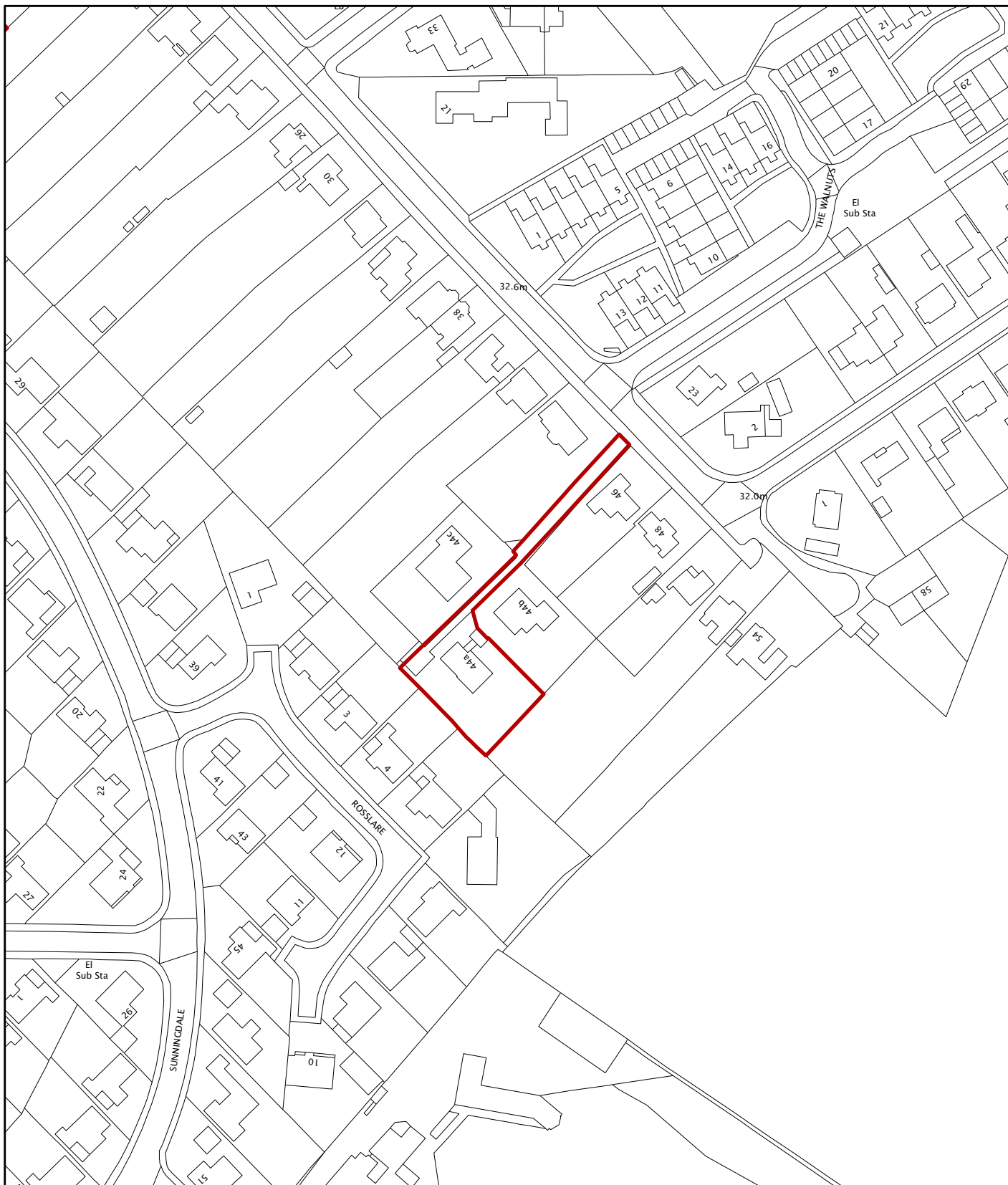
20. Having considered relevant policy and other material considerations it is considered that the design is acceptable and is in keeping with the appearance of the property and that the proposal is unlikely to have any adverse impact either on the immediate neighbours or the area. As such the proposal accords with the criteria set out within policies HBE12 and EP22 of the City of Norwich Replacement Local Plan.

RECOMMENDATIONS

To approve Application No (11/00062/F, 44a Branksome Road, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Facing and roofing materials to match
4. Prior to the commencement of any development, a detailed arboricultural method statement shall be submitted detailing the specifications and methodology of the proposed extension foundations in relation to the boundary hedge.
5. Compliance with the Arboricultural Method Statement
6. Prior to the commencement of any development and throughout the development, the garden trees identified on DWG No 12.10/02 should be protected to the extend of their root protection area.

(Reasons for approval: The decision has been made with particular regards to saved policies HBE12 and EP22 of the adopted City of Norwich Replacement Local Plan. Having considered relevant policy and other material considerations, it is considered that the extension is of good design and will not have an adverse impact on the neighbouring properties. Subject to conditions ensuring the protection of the trees and hedges on site, the proposals will not have any significant arboricultural implications.)



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Planning Application No 11/00062/F
 Site Address 44A Branksome Road, Norwich
 Scale 1:1,500



NORWICH
 City Council

PLANNING SERVICES

