

Report to Planning applications committee

Item

13 June 2019

Report of Head of planning services

Subject Application no 18/01831/F – 25 Pennyroyal, Norwich,
NR6 6JQ.

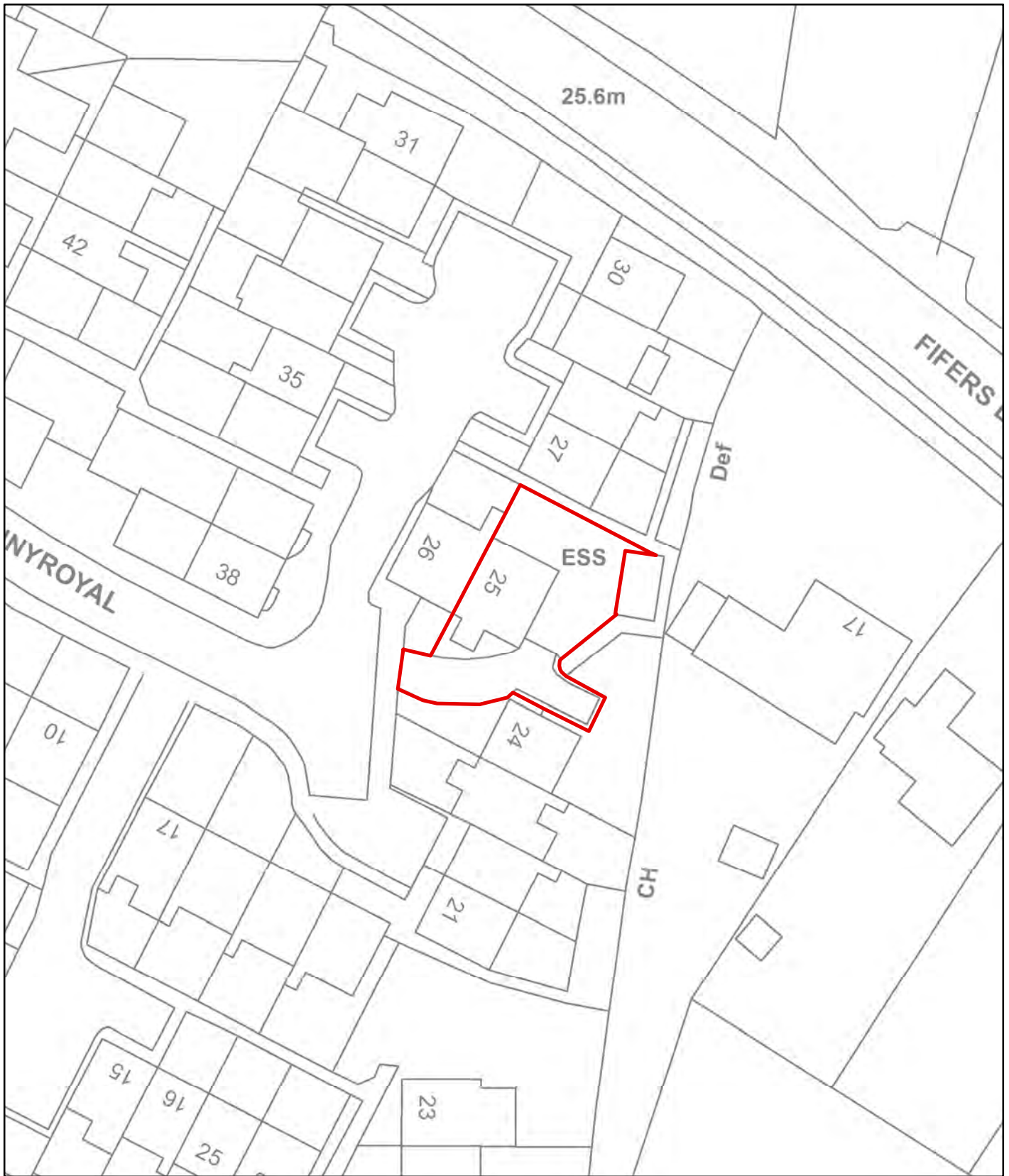
5(j)

**Reason
for referral** Objections

| | |
|---------------------|---|
| Ward: | Town Close |
| Case officer | Jacob Revell – jacobrevell@norwich.gov.uk |

| Development proposal | | |
|-----------------------------|---------|---------|
| Two storey side extension. | | |
| Representations | | |
| Object | Comment | Support |
| 2 | 0 | 0 |

| Main issues | Key considerations |
|-----------------------|---|
| 1 Design | The impact of the proposed development within the context of the original design / surrounding area |
| 2 Amenity | The impact of the proposed development on the neighbouring properties. |
| Expiry date | 27 March 2019 |
| Recommendation | Approval |



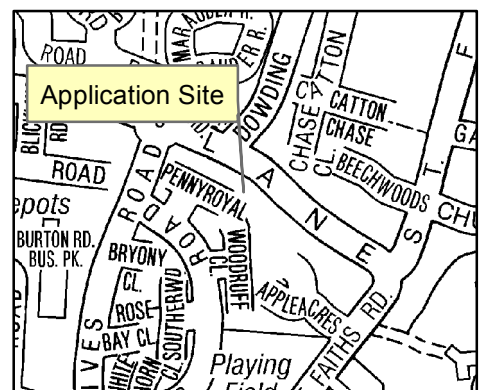
© Crown Copyright and database right 2019. Ordnance Survey 100019747.

Planning Application No 18/01831/F
 Site Address 25 Pennyroyal
 Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located at 25 Pennyroyal, a quiet residential street located to the north of the city centre. The property is located within the Fiddlewood housing estate that sits between St Faiths Road and Fifers Lane. The site is located approx. 4km north of the city centre. The area is wholly residential, with Catton Park located to the east and a large industrial estate located to the west. The street itself is quiet and residential. There is a mixture of terraced and semi-detached properties. The property itself is semi-detached, adjoining to 26 Pennyroyal. The property features a large garden that curves around the side of the property away from number 26.
2. The subject property is a two-storey semi-detached dwelling. The property was constructed as part of a large housing development in the 1970s. The ground floor of the property is constructed of red brick, whilst the first floor is clad with timber panels. There is pantile tiling on the roof of the property. There is considerable space at the front of the property for parking, as the drive shares access to an electrical substation. There is an alleyway that runs parallel to the rear of the property that allows access to the rear garden of 27 Pennyroyal.

Constraints

3. Critical Drainage Area.

Relevant planning history

4. The records held by the city council show the following planning history for the site:

| Ref | Proposal | Decision | Date |
|--------------|---|----------|------------|
| 18/01651/PDE | Erection of single storey rear extension. The extension extends 5.8m beyond the rear wall of the original dwelling. The height at the highest point of the extension is 2.7m. The height at the eaves is 2.6m | WITHDN | 11/12/2018 |

The proposal

5. The application is retrospectively applying for permission for an extension to the rear of the property. The extension is a flat roof design, constructed of timber, blockwork and white cladding on the exterior.
6. The development extends 5.8m beyond the rear wall of the dwelling, with a width of 4m. The total height of the extension is 2.7m. The extension runs along

the boundary wall of 26 Pennyroyal. There are French doors extending onto the rest of the rear garden of the property.

Representations

7. Adjacent and neighbouring properties have been notified in writing. 2 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.
8. Previously highlighted issues of land ownership have been dealt with privately as a civil matter. The objectors have not indicated that they wish to withdraw their objections listed below on account of this issue being resolved.

| Issues raised | Response |
|---------------------------------------|--------------------|
| Appearance and design of development. | See main issue 1. |
| Amenity. | See main issue 2. |
| Disruption during development. | See other matters. |

Consultation responses

9. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

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

Other material considerations

12. **Relevant sections of the National Planning Policy Framework July 2018 (NPPF):**
 - NPPF12 Achieving well-designed places

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.

Main issue 1: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124-132.
15. The extension is of a relatively low profile. The flat roof of the extension is raised slightly higher than the red brick of the ground floor level. Although large, the scale of the development is considered in proportion to the wider property, running to the end of the rear garden but still leaving plenty of space due to the size of the garden. From a design perspective, the development is considered proportionate to the host building. The most contentious element of the design is the decision to use cream cladding on the exterior of the extension. However, the neutral tone of the material, in combination with the use of white detailing on the majority of properties in the area, ensures that the choice of materials is considered suitable for the development.

Main issue 2: Amenity

16. The development has no significant amenity impact on neighbouring properties. Although it runs along the length of the neighbouring boundary wall, the relatively low profile of the flat roof structure coupled with the pre-existing single storey outbuilding on the neighbouring side of the boundary ensures that any amount of overshadowing to the neighbouring garden in the early morning would be negligible. There are no windows facing towards the neighbouring property so there is no risk of overlooking.

Other matters

17. Letters of representation have highlighted disturbances during the construction of the extension, many relating to the previously mentioned land ownership issues. Issues such as noise during construction and the signing of party wall agreements are civil issues at this scale, and so have not been considered in determining the outcome of this application.

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.

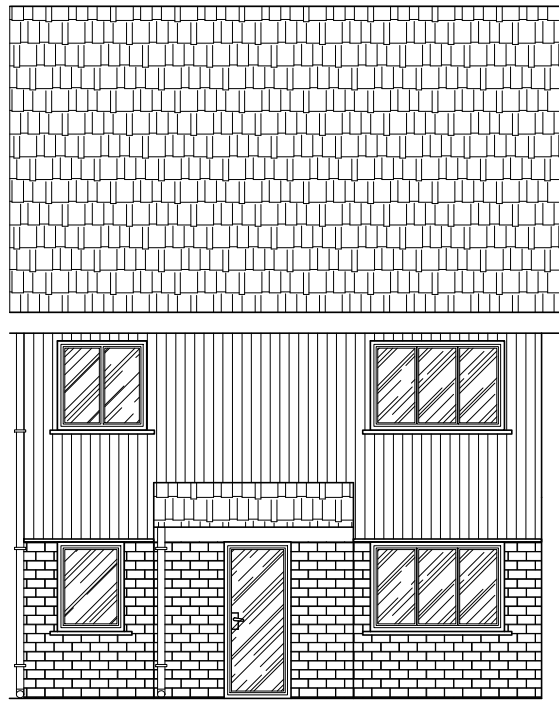
Conclusion

22. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property and surrounding area. There is minimal impact on the surrounding properties.
23. 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.

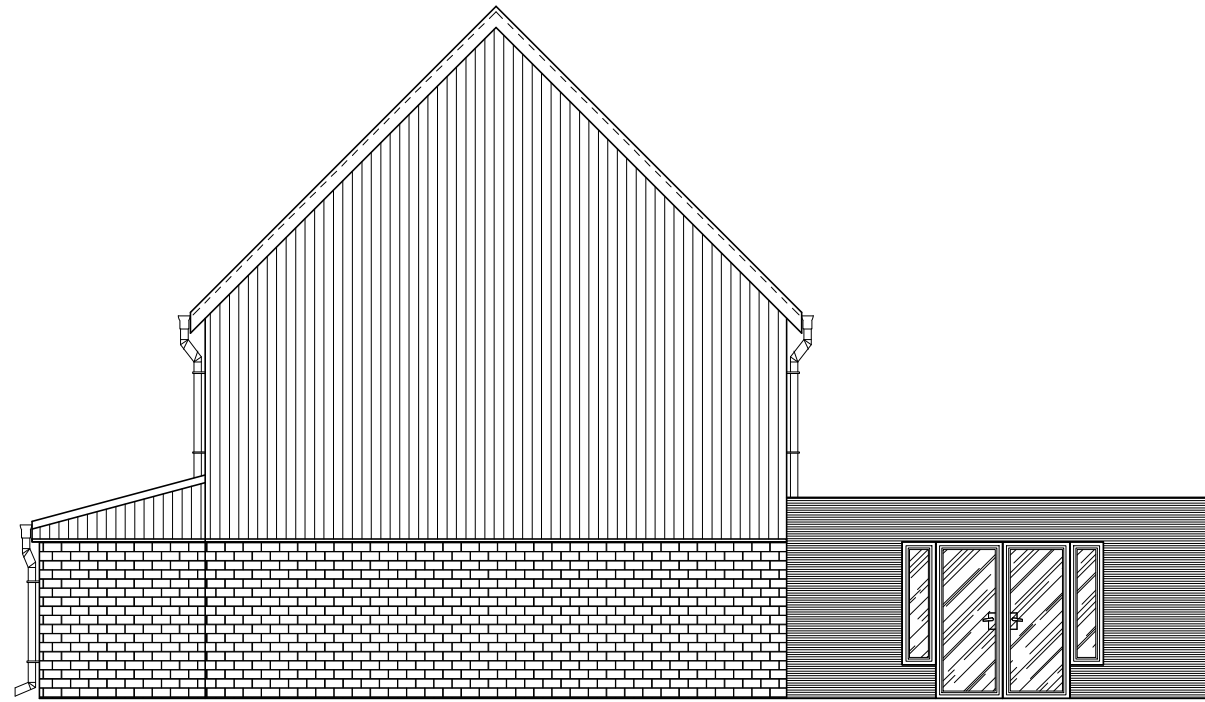
Recommendation

To approve application (18/01831/F – 25 Pennyroyal, Norwich, NR6 6JQ) and grant planning permission subject to the following conditions:

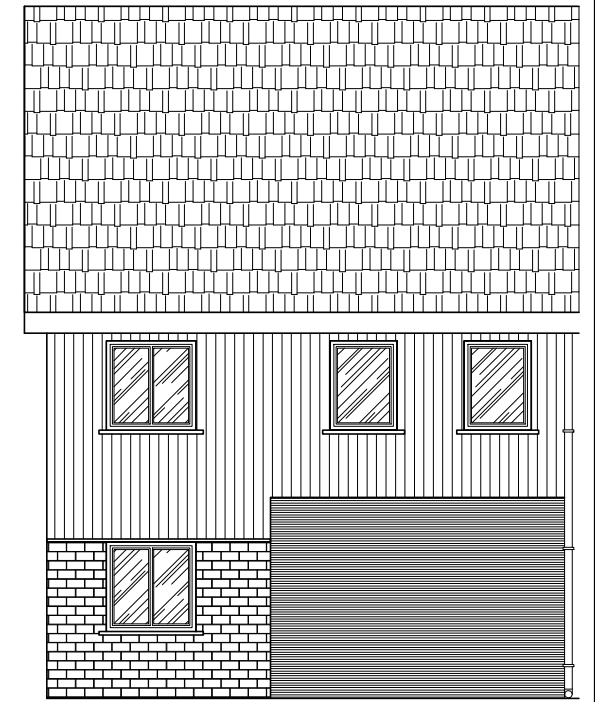
1. Standard time limit;
2. In accordance with plans;



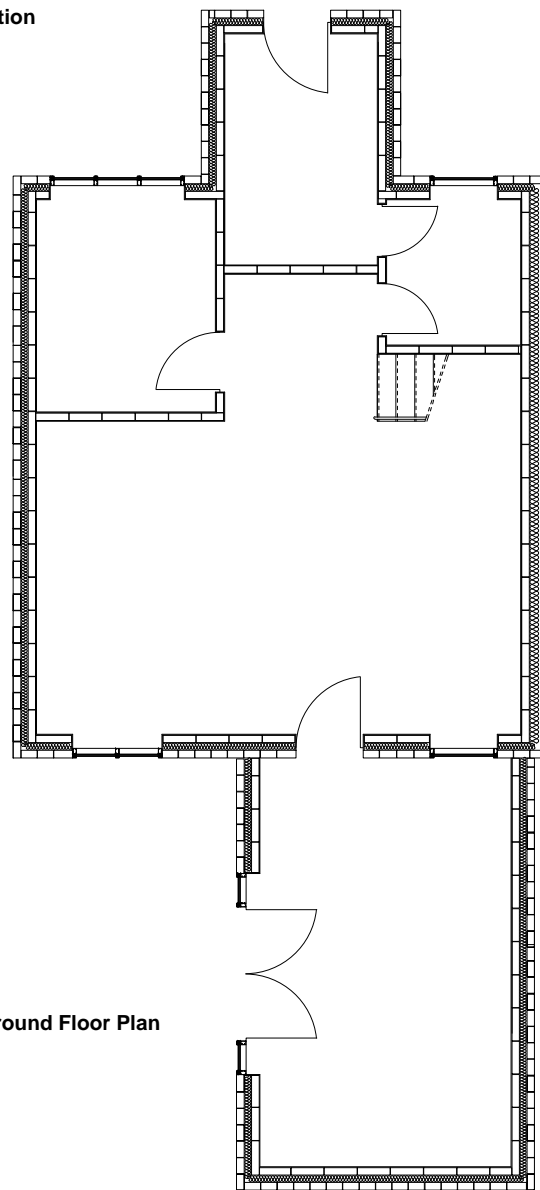
Proposed Front Elevation
1:100@A3



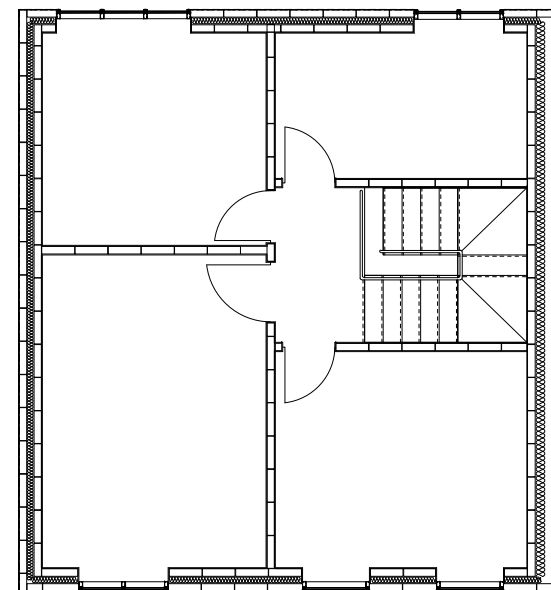
Proposed North Elevation
1:100@A3



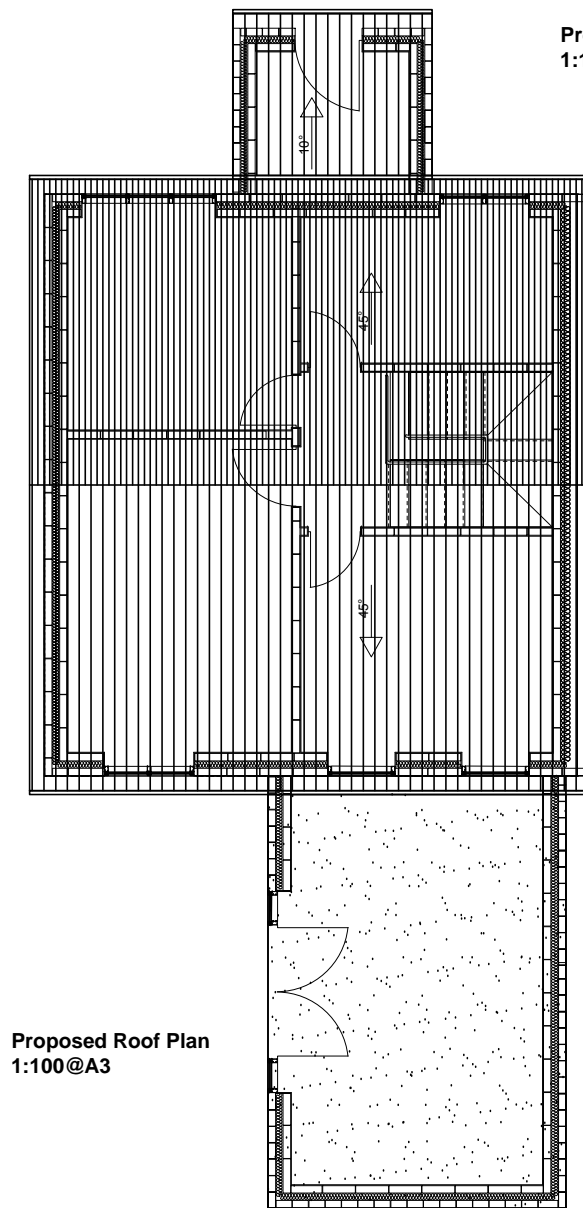
Proposed Rear Elevation
1:100@A3



Proposed Ground Floor Plan
1:100@A3



Proposed First Floor Plan
1:100@A3



Proposed Roof Plan
1:100@A3