

Report to Planning applications committee
Date 10 October 2013
Report of Head of planning services
Subject 13/01232/F 1 Buttercup Way Norwich NR5 9JQ

Item
5(1)

SUMMARY

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|---|---|
| Description: | Erection of one and a half storey side extension. |
| Reason for consideration at Committee: | Member's Request |
| Recommendation: | Refuse |
| Ward: | Bowthorpe |
| Contact Officer: | John Dougan Planner 01603 212526 |
| Valid Date: | 2nd August 2013 |
| Applicant: | Mr Elliott Green |
| Agent: | Mr Sandy Inglis |

INTRODUCTION

The Site

Location and Context

1. The is residential in character, being a mixture of semi and detached single and two-storey properties of varying styles. The boundary treatments fronting the public highway varies, with some examples of 2m high brick walls to some stretches of The Runnell.
2. The building line either side along The Runnel is relatively consistent with small gardens between the frontage of each dwelling and the public footpath. That being said further to the south, there is a two metre high wall fronting The Runnel through to Dodderman Way.
3. There is a two-storey gable fronted dwelling occupying a corner plot location (The Runnel / Speedwell Way) having its primary frontage just over 1 metre (at its nearest point) from the rear of the public footpath on The Runnel.
4. The subject site is a two-storey semi-detached property of red brick construction located on a corner plot on Buttercup Way / The Runnell, having a small garden to the front, a garden / driveway to the side and a garden to the rear. The existing west elevation is approximately 5 metres (at its nearest point) from the back of the footpath on The Runnel. It is also noted that recent planning approval (12/00153/F) has being implemented i.e. a 2 metre high wall to part of the boundary with The Runnel. It is estimated that the size could accommodate parking for between 4 – 5 cars.

Planning History

5. There are no previous applications in relation to extending the property. The original application in 1989 removed permitted development rights for the enlargement to the property (reference 89/1252/F approved 7 December 1989) to safeguard the amenities of residents and the character of the area.

Equality and Diversity Issues

6. There are no significant equality or diversity issues.

The Proposal

7. The original proposal was for the erection of a two storey extension to the side of the property having a footprint of 4.2m by 7.5m being set back from the main frontage by 0.35m.
8. The applicant submitted revised plans describing it as a one and a half storey side extension having a footprint of 3.8m by 7.9m projecting past the main frontage by 0.8 m and set back from the rear elevation by 0.8 m. The Juliet balcony has now been removed.
9. The materials will match those of the existing dwelling. It will increase the number of bedrooms in the property from 3 to 4.

Representations Received

10. Adjacent and neighbouring properties have been notified in writing. In light of the revised plans being received, a further period of consultation was undertaken.
11. No letters of representation have been received

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE12 – High quality design with special attention to height, scale, massing and form.

EP22 – Residential amenity

TRA6 – Parking standards (maxima)

Other Material Considerations

Emerging policies of the forthcoming new Local Plan (submission document for examination, April 2013)

Written Ministerial Statement: Planning for Growth March 2011

Development Management Policies Development Plan Document – Pre-submission policies (April 2013).

DM2 - Ensuring satisfactory living and working conditions
DM3 - Delivering high quality design
DM31 - Car parking and servicing

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. The 2011 JCS policies are considered compliant, but some of the 2004 RLP policies are considered to be only partially compliant with the NPPF, and as such those particular policies are given lesser weight in the assessment of this application. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Principle of Development

Policy Considerations

12. The principle of extending an existing residential property is acceptable subject to the extension being of an appropriate scale and design which responds to the character of the area, respects the appearance of the original property, the visual amenities of the street scene and the amenities of nearby properties. It should also provide sufficient parking for its residents.

Design

Layout

13. Consideration also has to be given to emerging policy DM3 which also makes reference to the fact that proposals should respect, enhance and respond to the character and local distinctiveness of the area. In addition, this policy also states that appropriate attention should be given to the height, scale, massing and form of development including the avoidance of dominant or incongruous extensions and alterations to existing buildings. In light of the fact that no objections have been made to these criteria, it should be given some weight in the determination of this application.
14. The original two-storey proposal represented a significant structure in the street scene that was considered to be relatively open, the majority of the houses along this side of the road having a relatively consistent building line set back from the footpath along the Runnel. Similarly, whilst the extension was slightly set back from the frontage along Buttercup Way, it was nearly as wide as the original dwelling, being of scale which was unsympathetic to the profile of the original dwelling and projecting significantly into sight lines along The Runnel.
15. Whilst the revised proposal is slightly narrower and occupies a smaller foot print to the original proposal, it would still represent a significant addition to the original dwelling. That being said, the key positive change is a marked reduction in the height of the ridge and the change to the profile of the roof including the addition of a hipped dormer.

16. The new proposal is considered to represent a considerable improvement on the original submission, by creating an addition which is more subservient to the original dwelling and therefore more sympathetic to its appearance and the visual amenities of the street scene.
17. However, such a scale of extension will still be highly visible in the street scene and would be dominant and incongruous in the context of its surroundings, being located on the corner of Buttercup Way and central to views along the Runnel looking northwest and southeast.
18. There are other factors that need to be taken into consideration when establishing area character in particular the recent addition of the 2m high wall to The Runnel, which in itself has the effect of introducing a built form adjacent to the road. Furthermore, there is another example of a similar scale two-storey property which has its frontage in close proximity to the road. Although, this example has a very different visual relationship with the road and the surrounding built environment.
19. The scale and design of the revised proposal is more sympathetic to the appearance of the original dwelling, but will still represent a prominent feature when viewed from the street.

Impact on Living Conditions

Outlook

20. The extension is not in close proximity to any nearby properties and its profile is subordinate to the profile of the existing dwelling. Therefore, it is not considered to be significantly overbearing from the perspective of nearby properties.

Loss of light and overshadowing

21. Given the orientation of the dwelling and the position of the extension a reasonable distance from the front windows of 53 The Runnel there is no significant loss of light or additional overshadowing of nearby properties.

Overlooking

22. Whilst there will be new first floor windows to both the front and rear elevations, they either do not look directly into any sensitive areas or are an adequate distance away to ensure that no significant overlooking or loss of privacy will result.

Transport and Access

Car Parking

23. The proposal will reduce the amount of car parking space on the site, but still leave space for at least one standard size space (5 x 2.5 metres). Parking standards advise that a maximum of two spaces should serve a dwelling of this size.
24. The street is not subjected to any significant on street parking by other residents. There were also no parking restrictions in place, meaning that occupants could park on the main road.
25. The revised parking arrangement is acceptable.

Conclusions

26. Although the scale and design of the revised proposal is sympathetic to the appearance of the original dwelling, it will still represent a prominent feature when viewed from the street. On balance it is considered that the scale and position of the extension, in a prominent corner plot location, is considered to be of a disproportionate size which will appear both dominant and incongruous having a detrimental impact on the visual amenities of the street scene and the character of the area which is predominantly of dwellings set back from the north side of The Runnel. The extension will not result in any significant loss of amenity of any nearby properties. The revised layout will leave adequate parking for the extended dwelling.

RECOMMENDATIONS

To refuse planning permission for Application No 13/01232/F at 1 Buttercup Way for the following reasons:

The scale and position of the extension in the context of a prominent corner plot location is considered to be of a disproportionate size which will appear both dominant and incongruous having a detrimental impact on the visual amenities of the street scene and the character of the area which is predominantly of dwellings set back from the north side of The Runell. The harm caused to the visual amenities of the street scene and the character of the area would outweigh the benefits of the proposal and on balance is considered to be unacceptable. It is therefore contrary to paragraphs 60 and 64 of the National Planning Policy Framework 2012, policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011, policy HBE12 of the City of Norwich Replacement Local Plan 2004 and emerging policy DM3 of Development Management Policies Development Plan Document August 2012.

Article 31(1)(cc) 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. The local planning authority has sought to negotiate amendments to the scheme in order to overcome the reasons for refusal outlined above. However the revised scheme is not representative of what was suggested in order to ensure the development complies with national policy and the development plan as such the application has been refused for the reasons outlined above.



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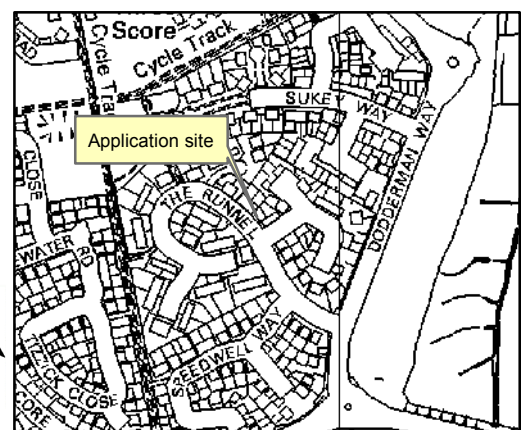
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 Site Address 1 Buttercup Way, Norwich NR5 9JQ

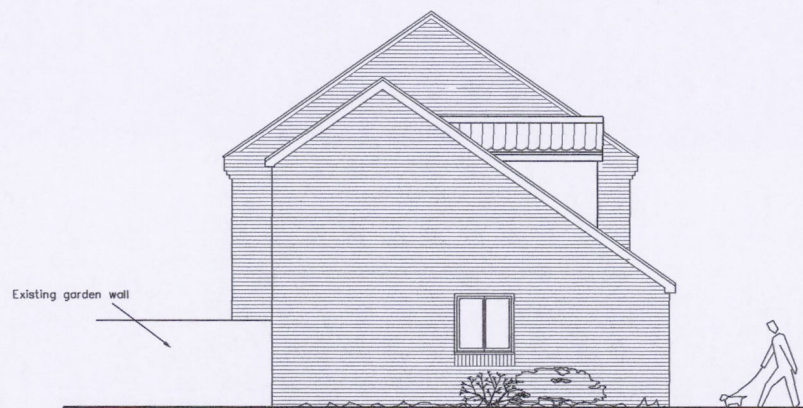
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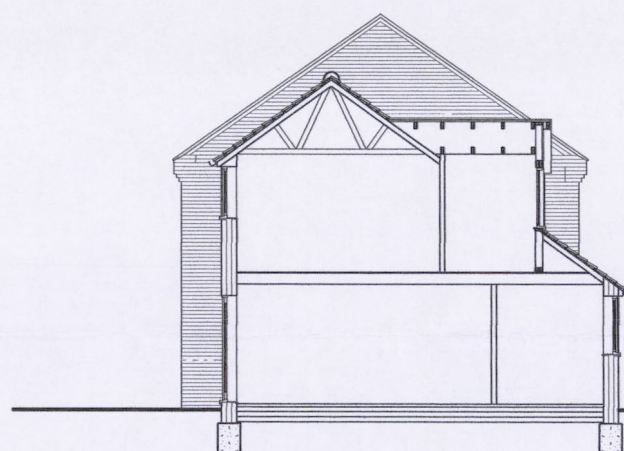




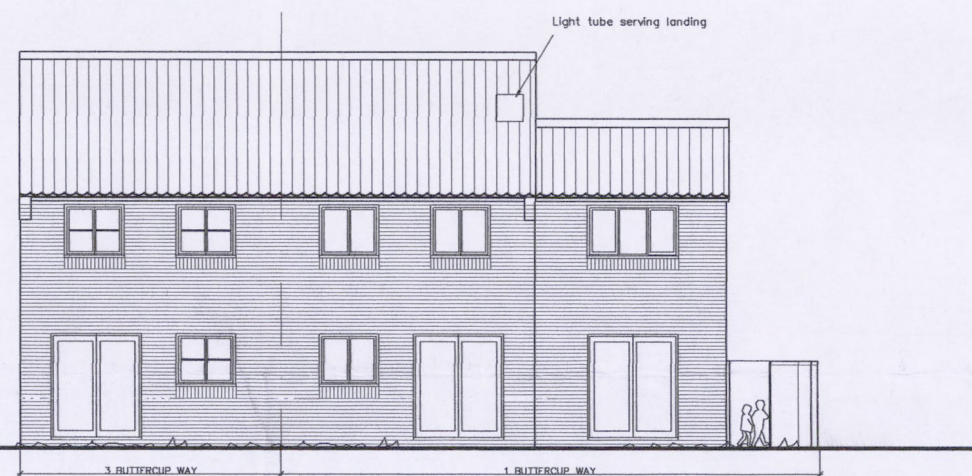
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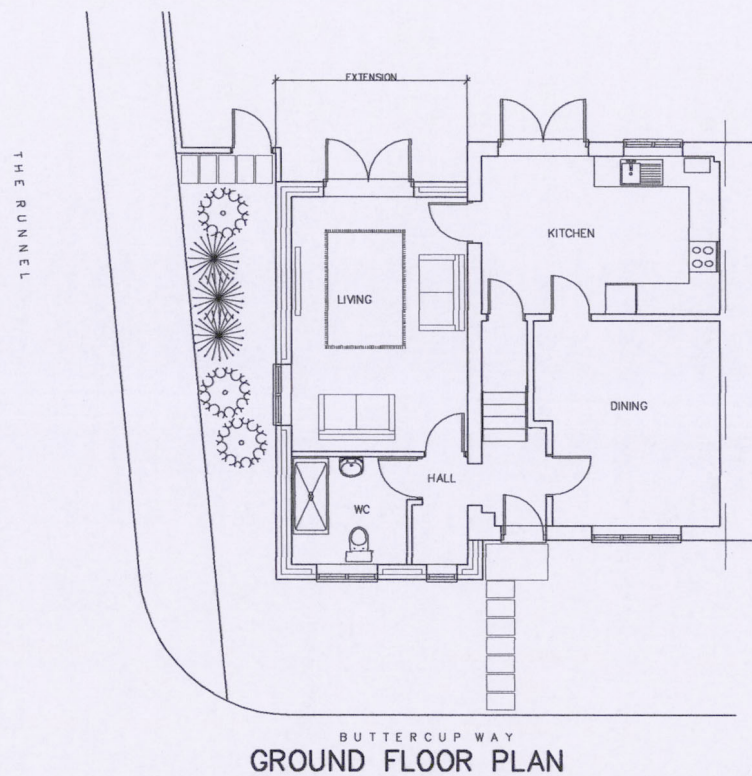
FRONT ELEVATION



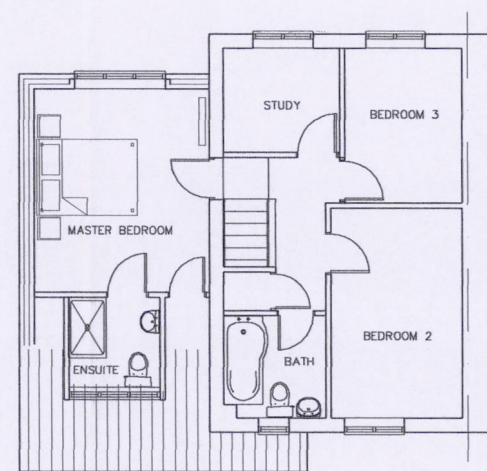
SECTION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN