



NORWICH City Council

Committee name: Planning applications

Committee date: 11/01/2024

Report title: Application no 23/13232/F 72 Britannia Road, Norwich, NR1 4HS

Report from: Head of planning and regulatory services

OPEN PUBLIC ITEM

Purpose:

To determine:

Application no:	23/01312/F
Site Address:	72 Britannia Road, Norwich. NR1 4HS
Decision due by:	26/01/2024
Proposal:	Single storey rear extension and alterations.
Key considerations:	Design; amenity
Ward:	Thorpe Hamlet
Case Officer:	Matthew Hickie
Applicant/agent:	Mr Matthew Ecclestone
Reason at Committee:	The applicant is an immediate family relation of a member of staff who works in the planning service.

Recommendation:

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 35 of this report, and grant planning permission.



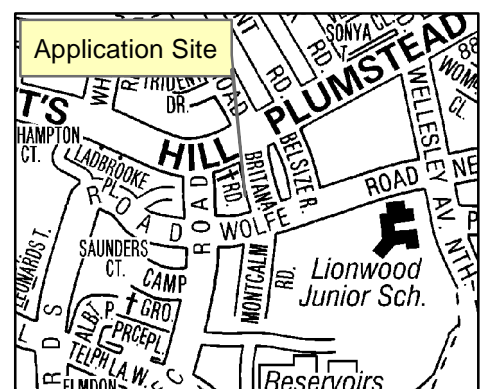
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Planning Application No 23/01312/F
Site Address 72 Britannia Road

Scale 1:750



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The site and surroundings

1. Britannia Road is situated to both the north and south of Kett's Hill. The part of road in question connects to a cross road and directly across to Montcalm Road, which is a cul de sac.
2. The property is a two storey terrace house, of Victorian era design, in a primarily residential neighbourhood, located on the south side of Kett's Hill.
3. Within the vicinity there is Lionwood Junior school, of which car parking is located around the corner from the proposed site on Wolfe Road. There are some other local businesses distributed around adjacent streets, but the area is primarily characterised by residential properties.
4. Houses on this street do not have off street parking, however parking is available on both sides of the road.
5. Properties have small front paths and a small area of front garden or yard space; the uses of which vary from house to house between garden planting and bin storage.
6. The design of the property has a red brick front elevation on the ground floor, with a clay pantile pitched roof on the main building and front bay window. The first floor elevation is finished with a pebble render.
Building materials vary across properties and include red brick, coloured render pebble render and clay pantile roof.
7. The properties share a rear garden boundary with the gardens of houses on Quebec Road. A small number of trees of varied age and size are located within the enclosed areas of these back to back gardens.

Constraints

8. No constraints

Relevant Planning History

9. No relevant planning history

The Proposal

10. The proposal is to extend and convert the rear ground floor bathroom into a new open plan kitchen and dining room.
11. This proposal will involve demolition of the rear bathroom and erection of a larger new extension which extends beyond both the rear and side elevations of the property, covering most of the existing patio within the garden, but leaving the green space unaffected. There will still be access to the property from the side walkway between the side elevation and the boundary fence. The proposal will change the access point from the side to the rear elevation, where the existing dining room window is located. The existing kitchen door will be removed, and a new window installed.
12. Other works noted on the plans include the installation of rooflights. These are permitted development and therefore do not form part of the assessment below.

Summary of Proposal – Key facts:

13. The key facts of the proposal is summarised in the tables below:

Scale	Key Facts
No. of storeys	1
Max. dimensions	Existing bathroom to be demolished: 1.8m x 2.6m Proposed extension: 3.7m x 3.5m

Appearance	Key Facts
Materials	Red brick for making good and black brick for extension. Flat rubber EPDM roof for extension. Painted timber or PPC aluminum for windows and doors.

Representations

14. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

No consultations have been undertaken.

Assessment of Planning Considerations

Relevant Development Plan Policies

15. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**

- JCS2 Promoting good design

16. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design

17. **Relevant sections of the National Planning Policy Framework 2023 (NPPF):**

- NPPF8 Promoting healthy and safe communities
- NPPF12 Achieving well-designed and beautiful places

Case Assessment

18. 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 Policy Framework (NPPF), the council's 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

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 131-141.

20. Design assessment

- The design of the extension will use black brick walls with a flat, rubber EPDM roof. This will replace the rear room made from red brick with a clay pantile roof. This is not an ideal design change from the original pitched design, and is less common on this street, however immediate neighbours at number 70 do have flat roof on a rear two storey section of the house, which would share the boundary with the proposed extension.
- Rear flat roofs are more common at the houses on Quebec Road that share rear garden boundaries with Britannia Road.
- This development will not be visible from the public realm, so the impact of its design change is minimal. Further to this it is shielded from rear view from houses of Quebec Road by large trees at the boundary of the gardens.

Main Issue 2. Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraph 135.

- No amenity issues regarding overlooking, outlook or overshadowing would be caused by the rear extension.
- New points of overlooking may be caused by the rear and front roof lights. As the loft floor is at the height of the eaves this allows the pitched roof lights to be closer to the floor, and therefore closer to eye-level. The direct views would be toward the gardens of houses on Wolfe Road both to the east and west of the property. However, these additional elements of the plans would be considered permitted development and are therefore considered acceptable.

Main Issue 3. Nutrient Neutrality

Site Affected:	(a)	Broads SAC/Broadland Ramsar
	(b)	River Wensum SAC
Potential effect:	(a)	Increased nitrogen and phosphorus loading
	(b)	Increased phosphorous loading

22. The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

23. The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

24. (a) Broadlands SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (eg. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

25. Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

26. (b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

27. Conclusion: It is not necessary to carry out an assessment under the Habitats regs

Equalities and diversity issues

28. No equality or diversity issues.

S106 Obligations

29. No S106 Obligations

Local finance considerations

30. 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. 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.

31. In this case local finance considerations are/are not considered to be material to the case.

Human Rights Act 1998

32. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

Section 17 of the Crime and Disorder Act 1998.

33. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Planning Balance and Conclusion

34. 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

35. To approve application 23/01312/F - 72 Britannia Road, Norwich, NR1 4HS and grant planning permission subject to the following conditions:

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

Contact officer: Planner

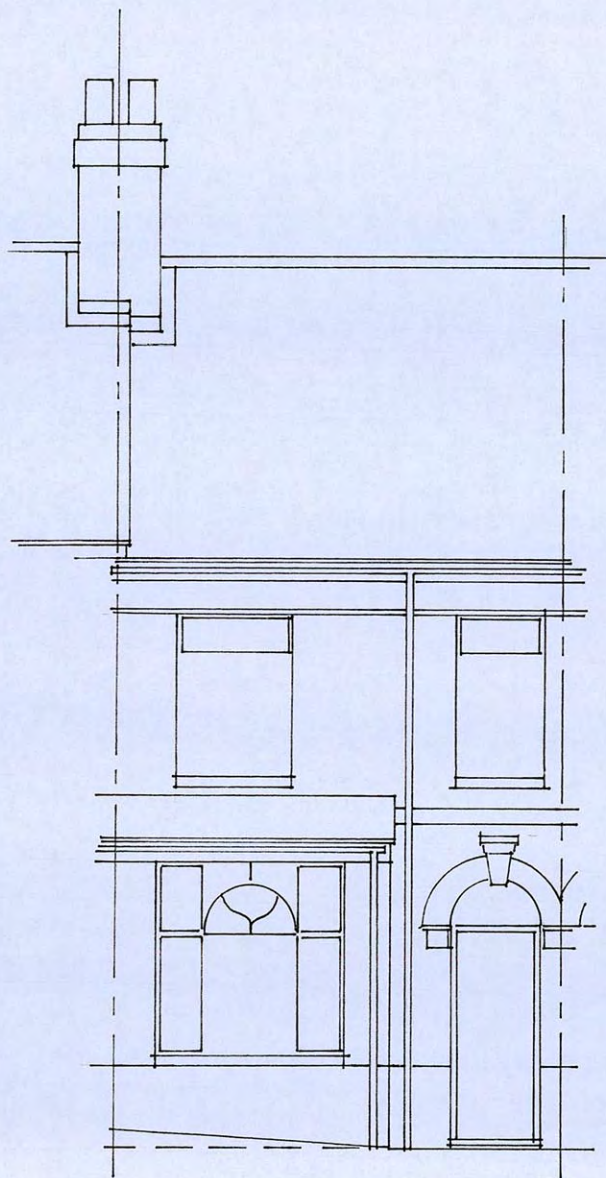
Name: Matthew Hickie

Telephone number: 01603 989640

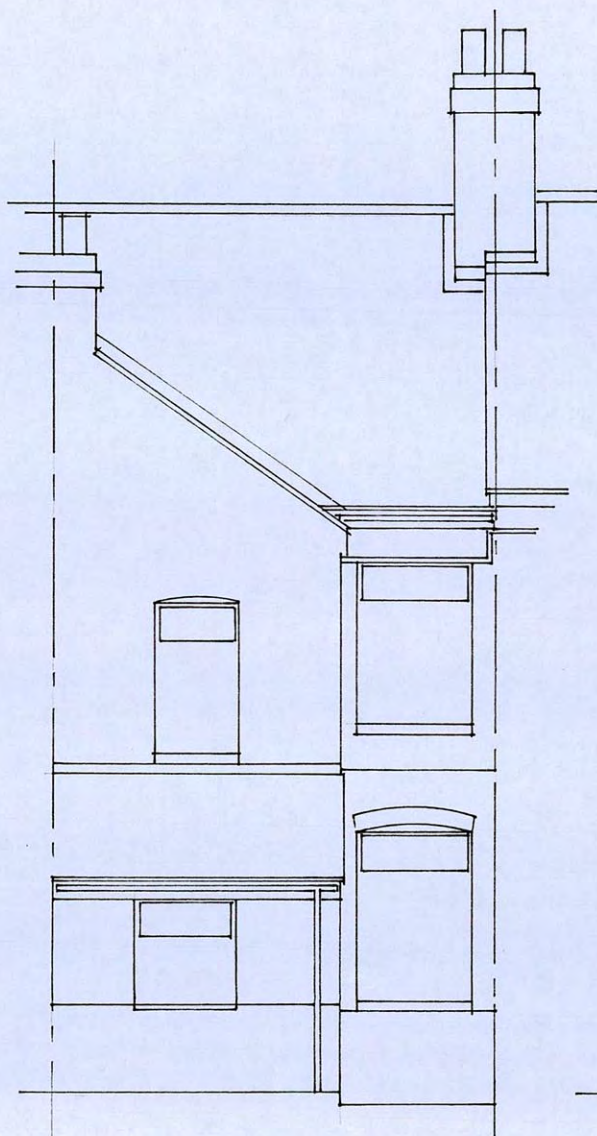
Email address: matthewhickie@norwich.gov.uk



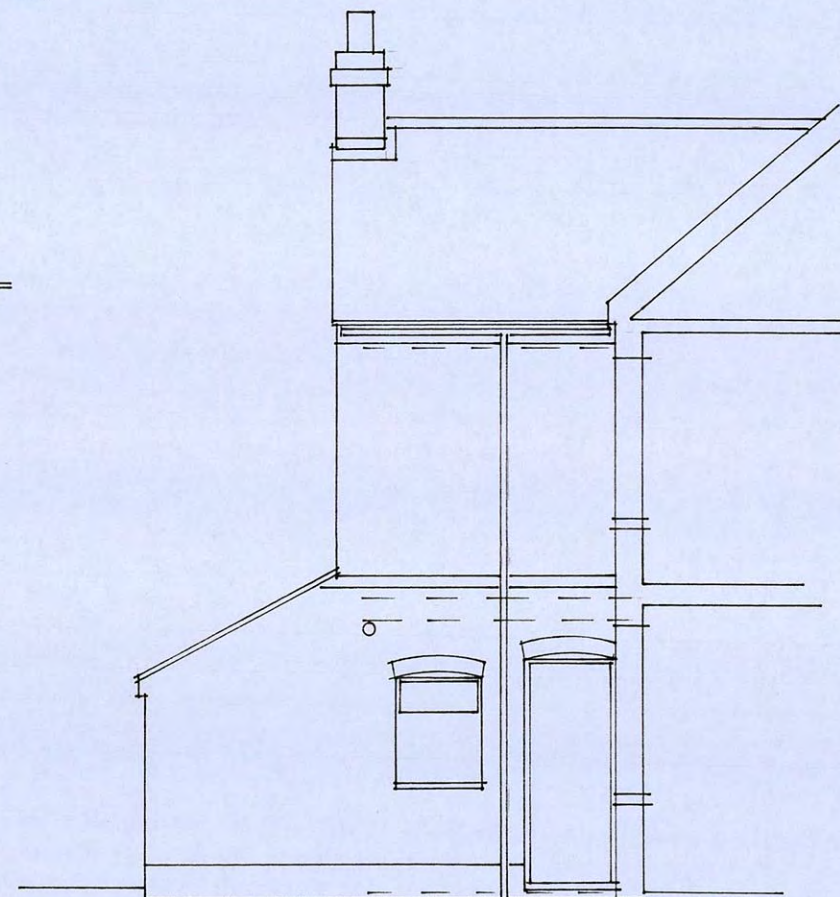
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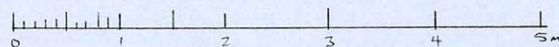


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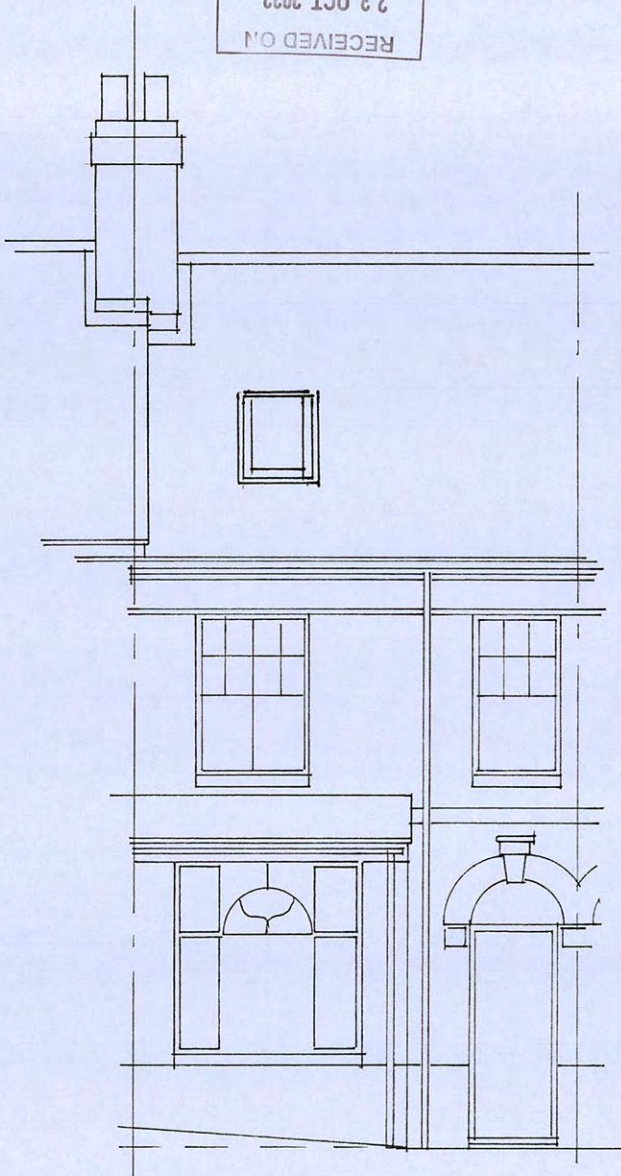
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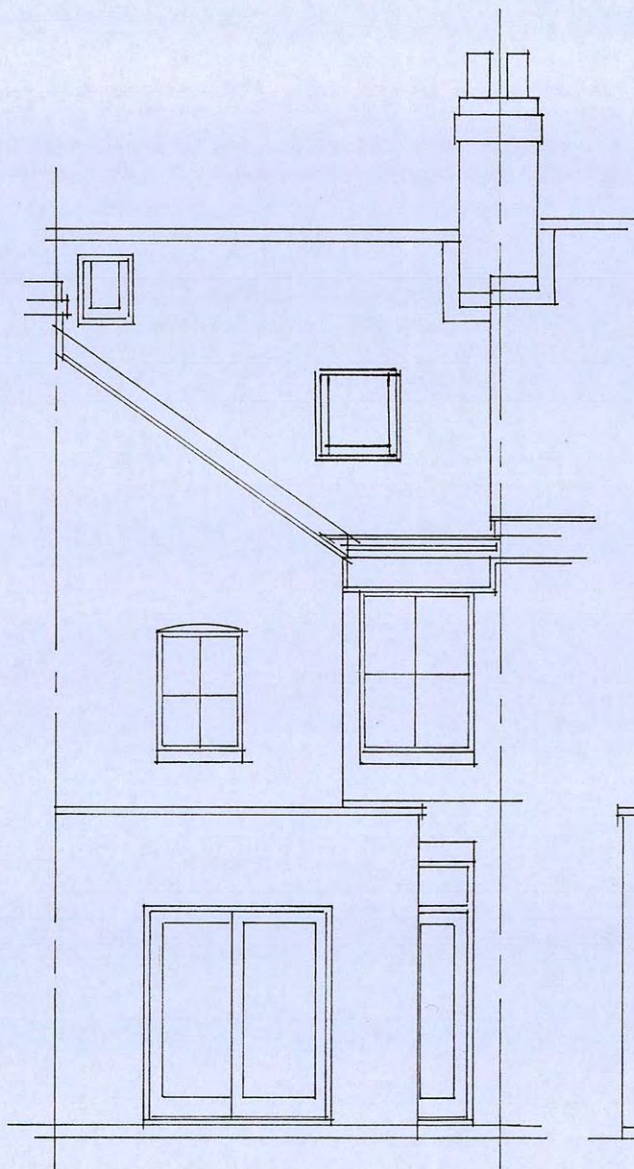


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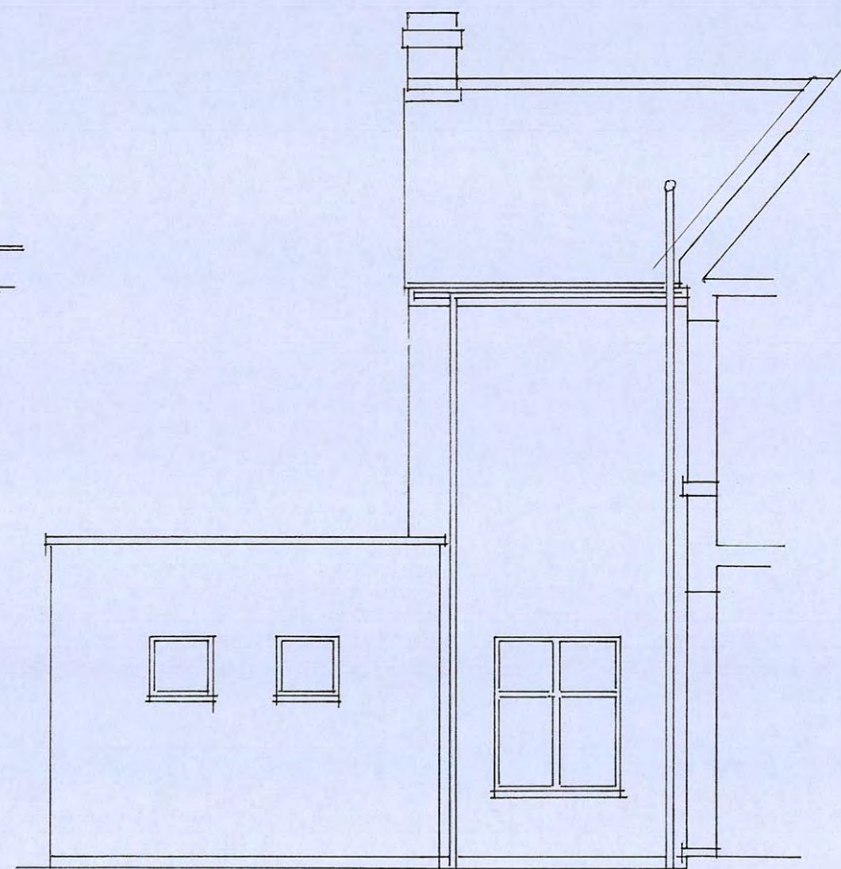
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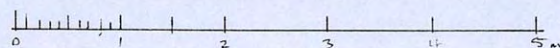


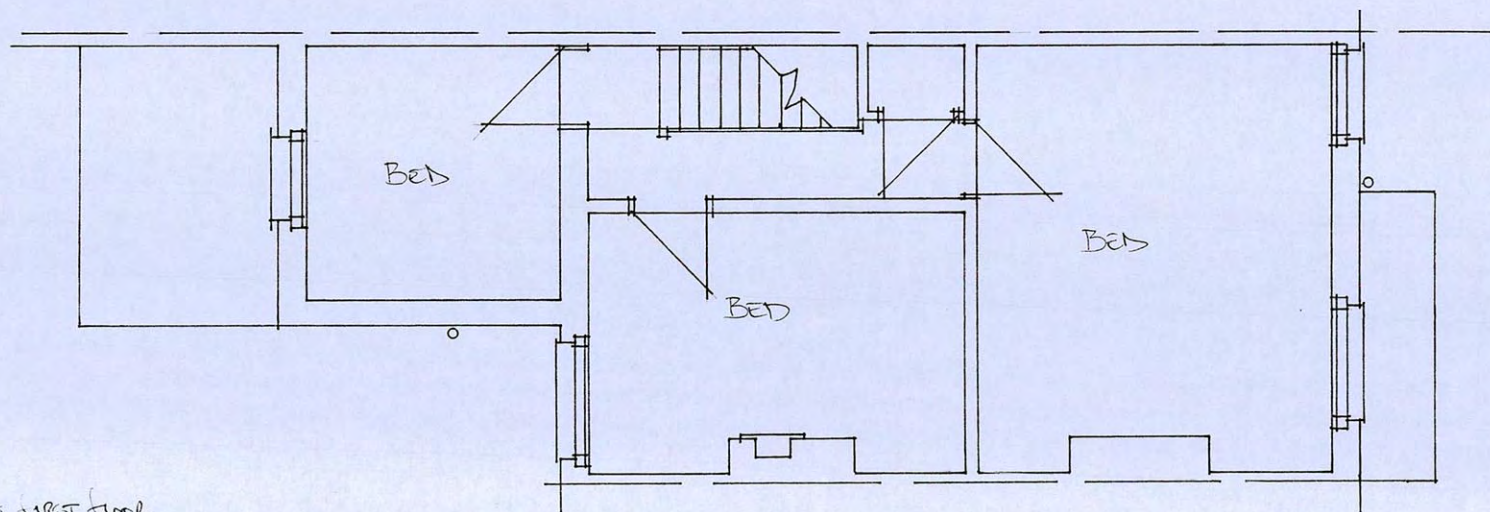
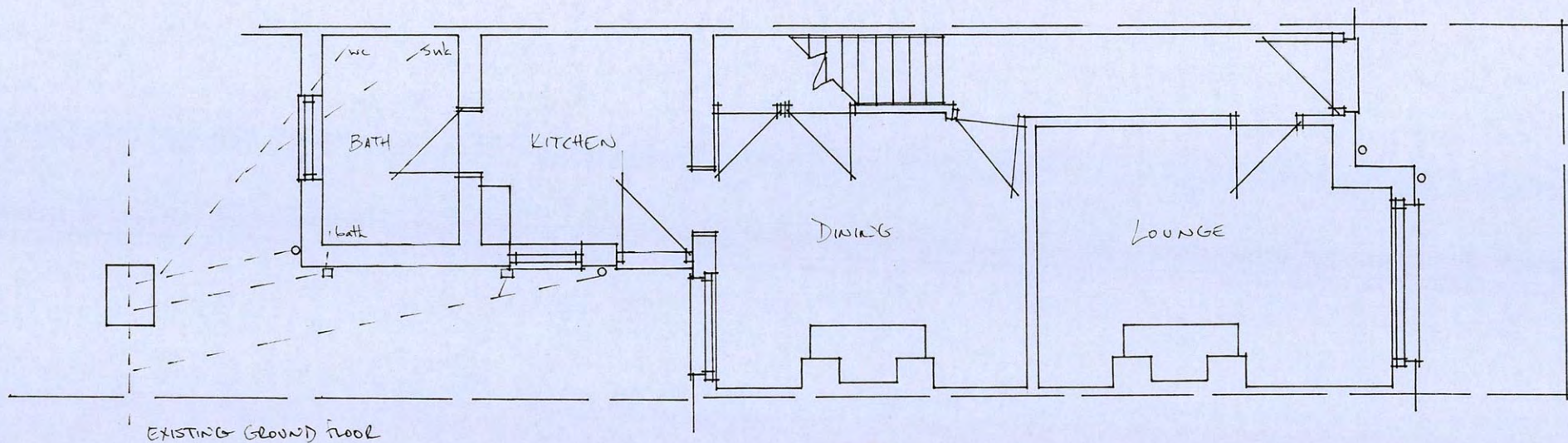
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PROPOSED SIDE

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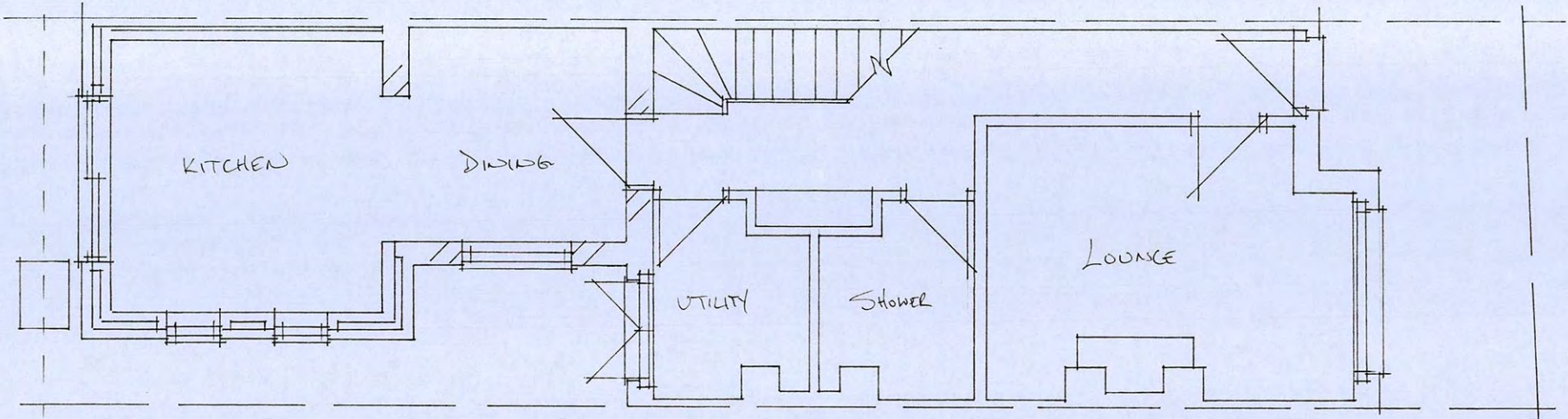


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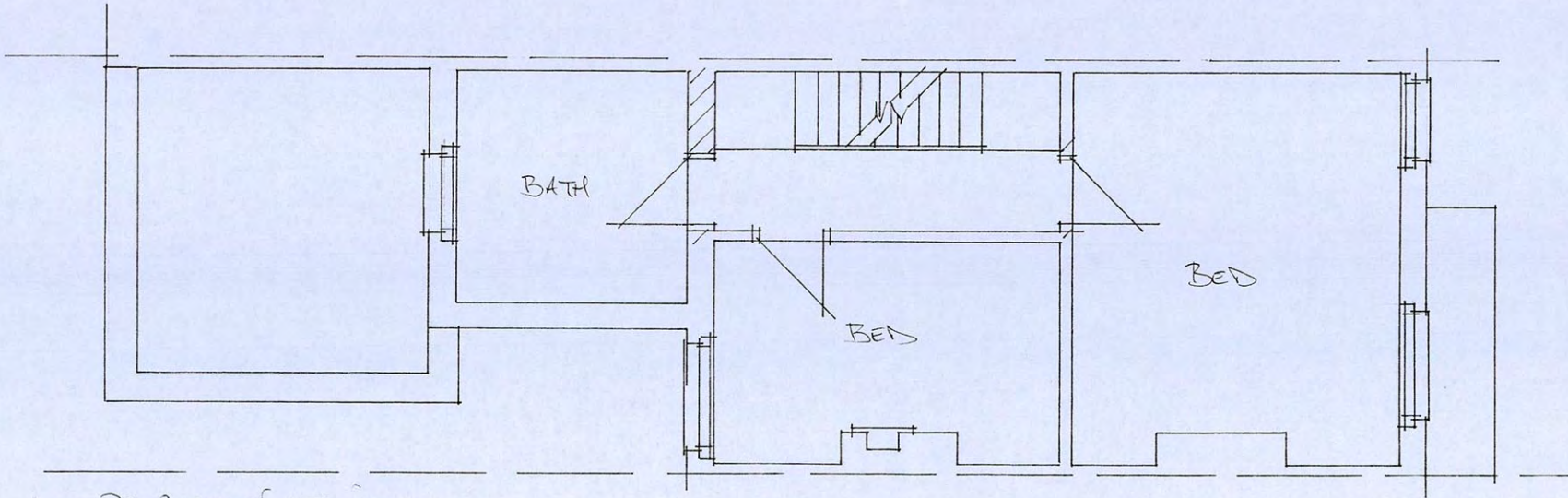
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Proposed Ground floor



Proposed first floor

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