

Report to Planning applications committee

Item

14 February 2019

Report of Head of planning services

Subject Application no 18/01678/F - 142 Beloe Avenue, Norwich,
NR5 9AQ

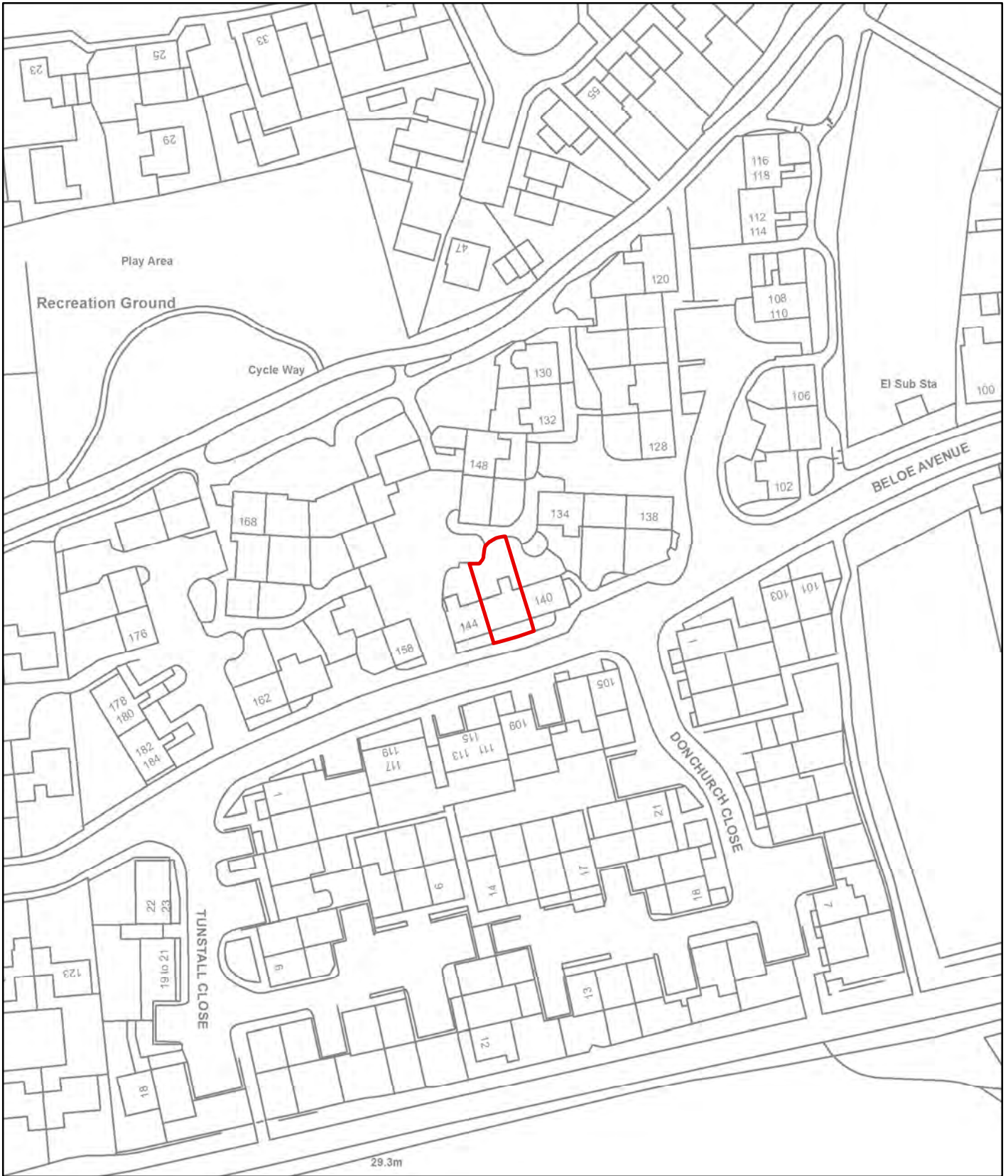
4(f)

**Reason
for referral** Objection

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

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
5	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties, nos. 58 and other neighbouring properties; loss of light, outlook, privacy, overbearing scale.
Expiry date	28 September 2018
Recommendation	Approve



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Planning Application No 18/01678/F
142 Beloe Avenue

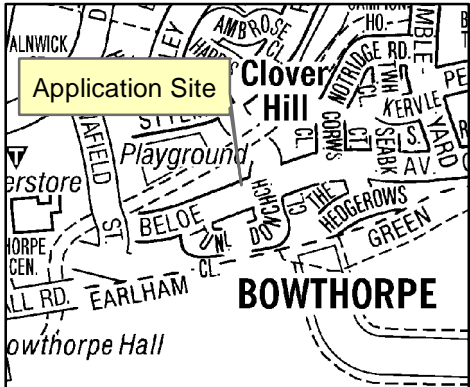
Site Address

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the north side of Beloe Avenue, a residential cul-de-sac within the Bowthorpe area to the west of the city. The prevailing character of the surrounding area is predominantly residential, consisting of a mixture of two-storey terraces, house and flats constructed circa 1980 as part of a wider housing development. Properties are typically arranged with small front garden areas and larger rear gardens, centred around courtyard parking areas.
2. The subject property is a two-storey mid-terrace dwelling typical of the street in both form and appearance having been constructed using red coloured bricks and dark coloured pantiles. The site features a small front garden area and a larger enclosed rear garden with access to a rear alleyway.
3. The site is boarded by the two adjoining properties nos. 140 and 144 to the east and west respectively. The rear site boundaries are marked by a 2m tall brick wall and the boundaries between properties are marked by close bordered fencing.
4. It is noted that the land drops slightly from east to west resulting nos. 140 to 144 having stepped ridge lines.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4781308/F	Erection of 19 houses at site A3, Clover Hill, Bowthorpe (Permitted Development Rights Removed).	APPR	16/11/1978

Constraints

6. Part (a)(i) Condition 5. of planning consent ref. 4781308/F has removed permitted development rights allowing for extensions to the property;

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order, 1977 or any subsequent statutory amendment thereof:-

(a) no part of the dwellinghouses the subject of this permission shall be enlarged, altered or improved where :-

(i) the cubic content of the original dwellinghouse would be increased.

The proposal

7. The proposal is for the construction of a 5.9m x 3.2m extension to be constructed across a portion of the rear of the property, with a 1.9m gap between the western boundary. The extension is of a simple sloping roof design measuring 2.5m to the

eaves and 3.5m where it joins the rear elevation. The proposed extension facilitates the enlargement of the existing living space.

8. It is noted that the application originally sought consent for the construction of a rear facing dormer which would have facilitated the creation of an additional bedroom. As is typical throughout the Bowthorpe area, permitted development rights have been removed which would have otherwise resulted in a dormer being classed as a form of permitted development. Following an assessment of the area, it was determined that no dormers have yet been added to any properties within Bowthorpe. Following discussion with the applicant the dormer was removed from the proposed plans.

Representations

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. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Proposed dormer not in keep with area / over dominant building / will result in overlooking / loss of privacy.	The proposed dormer has now been removed from the proposed plans.
The rear extension will result in a loss of light to the rear of the neighbouring property no. 140).	See main issue 2
The proposal will result in parking issues within the area.	The proposed development no longer increases the number of bedrooms following the removal of the dormer from the plans. As such, the proposed development will have no impact on the current parking situation within the area.

Consultation responses

10. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

11. **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

12. 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

Other material considerations

13. Relevant sections of the National Planning Policy Framework 2018 (NPPF)

- NPPF Section 12 - Achieving well-designed places

Case Assessment

14. 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

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed single storey extension will cover approximately two thirds of the rear elevation, covering an area currently laid as a patio. Although large in scale by virtue of the sloping roof design, the extension is broadly similar in size to a number of extensions already in place at neighbouring properties. The use of matching bricks and roof tiles will assist in ensuring that the extension blends well with the original dwelling.

Main issue 2: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. The proposed extension will result in noticeable change to the current situation as the side elevations will be visible from each of the neighbouring properties. Particular concern has been raised that the east elevation which is to be constructed along the boundary shared with no. 140 will result in loss of light to the rear of the neighbouring property. It is acknowledged that there may be some loss of light during later hours of the day, however it is also noted that that no. 140 has been constructed on slightly higher ground than the subject property, assisting in mitigating any harm. It is also noted that the door to an integral store room serving no. 140 is located adjacent to the shared boundary with the primary living spaces being sited further along. As such, the potential for overshadowing is likely to primarily affect a small area of patio rather than the main internal or external living spaces.

19. The proposed development by virtue of its scale, siting and design will not result in harm being caused to any other neighbouring residential properties by way of overshadowing, loss of privacy or loss of outlook.
20. The proposal will result in an enlarged internal living space which does not result in significant loss of external living space. As such, the proposal can be considered to enhance the residential amenities of the occupiers of the subject property.

Equalities and diversity issues

21. There are no significant equality or diversity issues.

Local finance considerations

22. 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.
23. 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.
24. In this case local finance considerations are not considered to be material to the case.

Conclusion

25. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design, which does not impact significantly on the character and appearance of the subject property, or surrounding area.
26. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
27. 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.

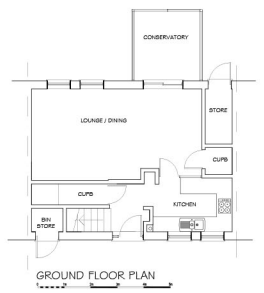
Recommendation

To approve application no. 18/01678/F - 142 Beloe Avenue Norwich NR5 9AQ and grant planning permission subject to the following conditions:

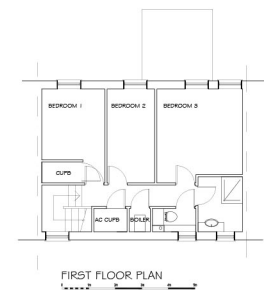
1. Standard time limit;
2. In accordance with plans;

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 AN UNDESIGNATED OR QUERIES, PLEASE CONTACT R. MASON
 RIBAMON@BT.COM

DATE: 14 JAN 2019
 REASON: LOFT CONVERSION REMOVED



GROUND FLOOR PLAN



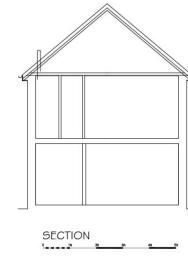
FIRST FLOOR PLAN



FRONT - SOUTH - ELEVATION



BACK - NORTH - ELEVATION



SECTION

EXISTING

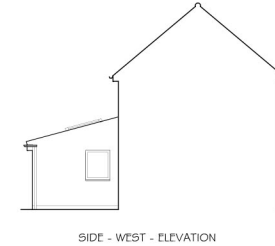
PROPOSED



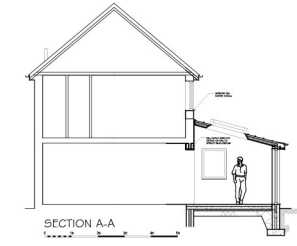
FRONT - SOUTH - ELEVATION



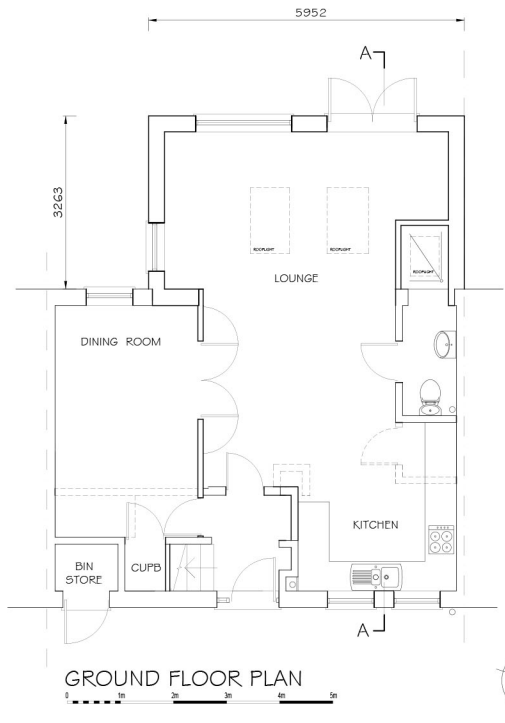
BACK - NORTH - ELEVATION



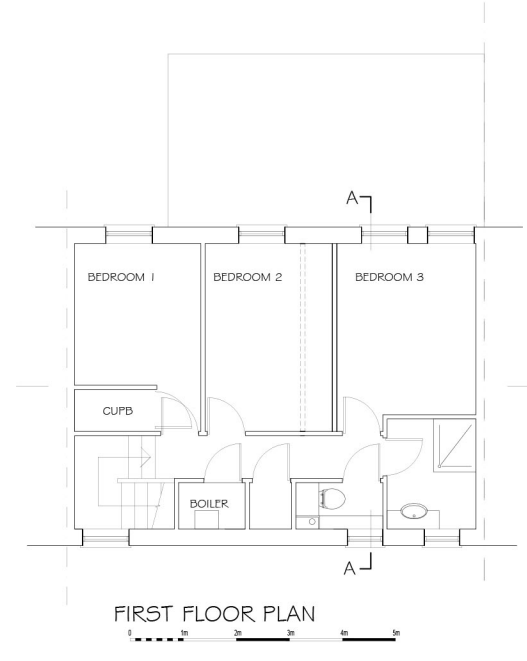
SIDE - WEST - ELEVATION



SECTION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PROJECT:
 142 BELLOE AVENUE NORWICH, NR5 9AQ.
 TITLE:
 EXTENSION & ALTERATIONS TO HOUSE
 DATE: OCT 2018. SCALE: 1:100 & 1:50 (A1).
 DWG No: 142 BA 1a
 ROGER MASON RIBA - CHARTERED ARCHITECT
 80 PAINE ROAD, NORWICH, NR7 5UN.
 TEL: 01603 462456. E-MAIL: roger.mason4@btworld.com