

Report to Planning applications committee

Item

14 September 2017

Report of Head of planning services

Subject Application no 17/01063/F 79 Church Lane, Norwich,
NR4 6NY

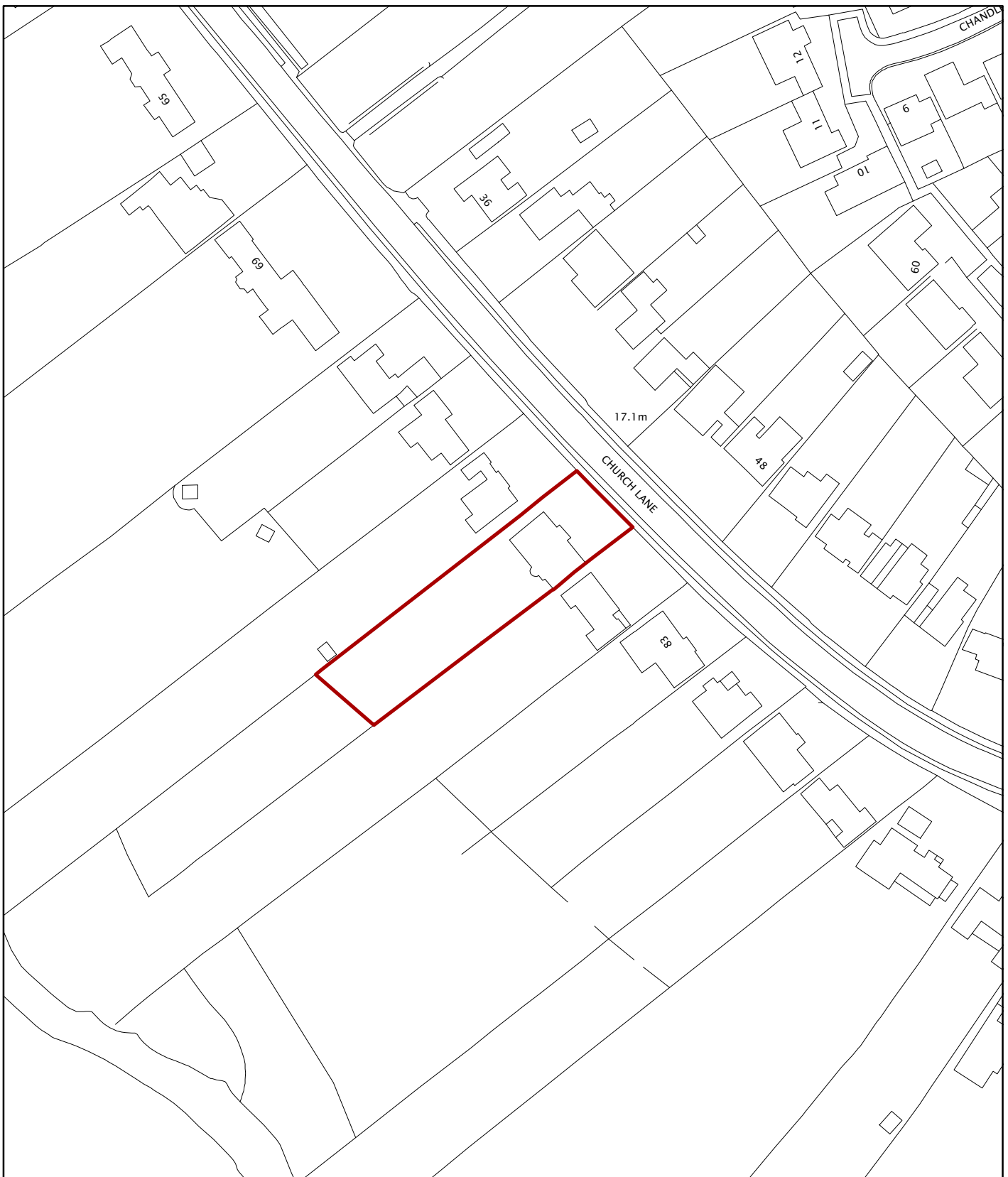
**Reason
for referral** Objections

4(h)

| | |
|---------------------|--|
| Ward: | Eaton |
| Case officer | Lydia Tabbron - lydiatabbron@norwich.gov.uk |

| Development proposal | | |
|-------------------------------------|---------|---------|
| Construction of two bay cart lodge. | | |
| Representations | | |
| Object | Comment | Support |
| 2 | | |

| Main issues | Key considerations |
|--|---|
| The proposed dimensions, materials and design are out of scale with the main dwelling and surrounding area. As a result, the proposal is out of character with the area. | 1. Design and materials 2. Impact upon the character area. |
| Expiry date | 22 September 2017 |
| Recommendation | Approve |



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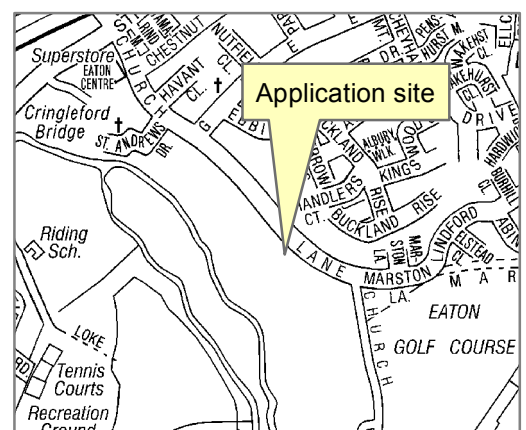
Planning Application No 17/01063/F
Site Address 79 Church Lane

Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is a large, two-storey detached dwelling located on the southern side of Church Lane in the south-west of the city and within the Yare Valley Character Area. The property is constructed of red brick, a dark tiled hipped roof and white uPVC windows of various styles, including a two storey bay window at the front with hanging tile detail and intersecting gable roof.
2. The front of the property has a large driveway laid to gravel leading off the highway. Either side of the entrance to the driveway are red brick pillars, to the right of the entrance is a red brick dwarf wall with dwarf columns and black railings. Behind the dwarf wall and railings is a recently established evergreen hedge (cherry laurel). The driveway slopes down towards the house which is therefore set slightly lower than street level.
3. Properties within the area display a mix of designs, materials and style, however all maintain a property line which sets them back from Church Lane with large driveways or gardens to the front screened by dwarf brick walls and hedges along the boundary. Most properties on the southern side of the street have retained the original garage which is connected to the main dwelling. However, there are garages/outbuildings set forward of the main dwelling no.91 and no.93 and garages up to the front boundary at no.61 and under consideration at no.65. Properties opposite (north side) are set higher than those on the southern side of the road, and therefore look down onto no.79 and neighbours.

Constraints

4. Yare Valley Character Area

Relevant planning history

5.

| Ref | Proposal | Decision | Date |
|------------|--|----------|------------|
| 06/00029/F | Two-storey and single-storey rear and side extensions and alteration to roof form. | WITHDN | 20/02/2006 |
| 06/00185/F | Rear and side extension and conversion of roof space to habitable accommodation. | APPR | 12/04/2006 |

The proposal

6. The proposal is for a two bay cart lodge situated within the gravel driveway in front of 79 Church Lane. The purpose for the proposed building is to provide safe parking and additional storage. The proposal will sit 1m from the north-east boundary (roadside), 0.5m-1m from the north-west boundary with no.77 and 5m from the north-east corner of the property. The cart lodge will have gable ends with the ridge line running parallel

to the road. It will be constructed of timber cladding and grey neo-clay pantiles with a gable roof to a maximum height of 4.2m. The front of the cart lodge, which faces south-east, will have grey metal roller doors.

Summary information

| Proposal | Key facts |
|-------------------|--|
| Scale | |
| No. of storeys | Single storey |
| Max. dimensions | 6m long, 6m wide, 2.1m to the eaves, 4.2m max height. |
| Appearance | |
| Materials | Roof: Antique grey sand-toft neo-clay pantiles Walls: Timber cladding in planned redwood planking stained dark brown. Green oak posts and beams Doors: Anthracite grey roller doors |

Representations

7. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues and comments 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 |
|--|---|
| Inappropriate and out of scale with the site | Main issue 1: Design and materials |
| The materials, aspect or detail are not appropriate for the location | Main issue 1: Design and materials |
| The proposal is out of character with the dwelling and neighbouring properties | Main issue 2: Impact upon character of area |

Consultation responses

8. The following consultations have been undertaken:
- Consultee: Transportation
Comments: No comments received
- Consultee: Yare Valley Society
Comments: No comments received

Assessment of planning considerations

Relevant development plan policies

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

-
- JCS2 Promoting good design

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

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM6 Protecting and enhancing the natural environment

Other material considerations

Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF 11 Conserving and enhancing the natural environment

Case Assessment

9. 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 and materials

10. Key policies and NPPF paragraphs - JCS2, DM3, NPPF7 and paragraphs 9 & 17
11. Objectors consider the design to be out of scale and inappropriate for the area. However, the proposal is still subservient in scale to the main dwelling and the large driveway provides adequate space to house this scale of development. The design is considered in keeping with traditional cart lodges, with the addition of modern roller doors to provide additional security.
12. To address concerns about the overbearing design of the proposal, the roof has been rotated 90° so the pitch of the roof rather than the gable end faces the highway. The pitch sloping away and the distinction in materials between the roof and timber cladding help to reduce the overbearing and visual impact of the proposal from the highway.
13. To address concern about the materials being inappropriate for the area, the permission will be conditioned to ensure the timber cladding will be stained a darker brown, helping to match with colours on the main dwelling and within the vicinity, compared to the bare timber cladding, which would have a much more stark

appearance. The choice of grey neo-clay pantiles is considered acceptable due to the popular use of grey pantiles within the area. Although roller doors are not common within the area they are considered appropriate for use.

14. Overall, the design and scale is considered appropriate for the area and respectful of the main dwelling and its setting. The materials are considered appropriate for use and correspond to those within the area.

Main issue 2: Impact upon character of area

15. Key policies and NPPF paragraphs –DM6, DM2, NPPF11

16. Neighbours also argue that the proposal is out of character with the property and area due to its size, prominent position along the boundary and change in appearance of the main dwelling. However, precedent has been set in the area with garages/outbuildings up to the front boundary at no.61, no.91, no.93 and under consideration at no.65. There is also variety in the design and style of properties along Church Lane, therefore the materials and design are considered appropriate and in keeping with the area.

17. As the new building is subservient to the existing dwelling it's positioning maintains key character features within the area such as the set back of properties from the highway and the retention of natural screening from hedging along the front boundary. Neighbours enquired if the proposal could be set back closer to the main dwelling, however, due to concerns around safety with vehicles driving close to the entrance of the house, this was not considered appropriate.

18. The property is located within the Yare Valley Character Area. DM6 states development will only be permitted where it would not damage the environmental quality, biodiversity or character of the area where it is for limited extensions of or alterations to existing buildings. Due to the existing precedent of garages/outbuildings up to the front boundary, the acceptability of design, scale and materials and the preservation of environmental quality and biodiversity, the proposed development is not considered to detrimentally harm or impact negatively upon the character of the area.

Equalities and diversity issues

19. There are no significant equality or diversity issues.

Local finance considerations

20. 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.
21. 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.
22. In this case local finance considerations are not considered to be material to the case.

Conclusion

23. The proposed two bay cart lodge is considered to uphold the character of the area and use an appropriate choice of design and materials. The scale is also considered to be acceptable and changes made through the application process help to address some neighbour concerns. 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.

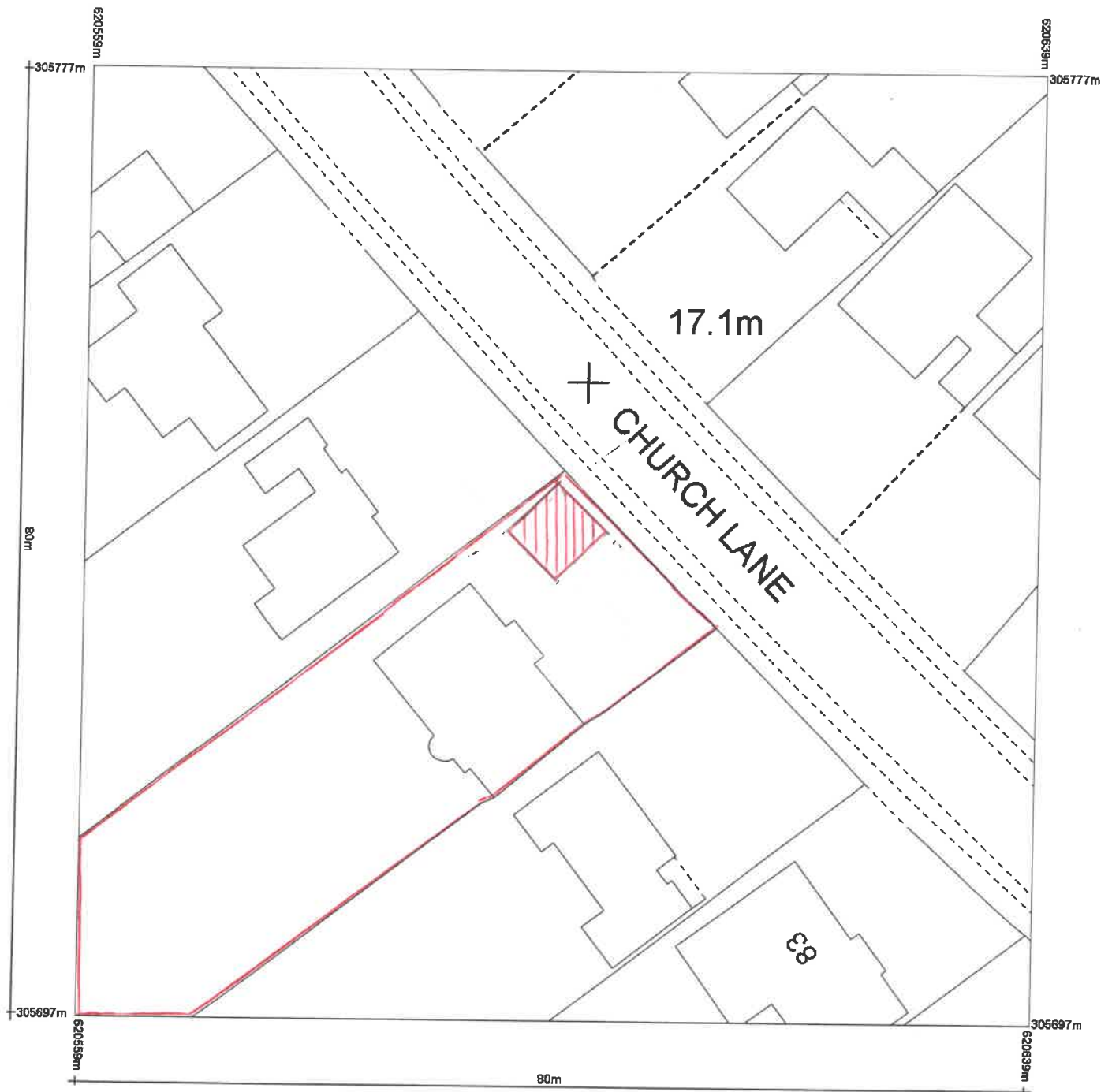
Recommendation

To approve application no. 17/00734/F 15 Mount Pleasant Norwich NR2 2DH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of stain colour to be secured

Article 35(2)

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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



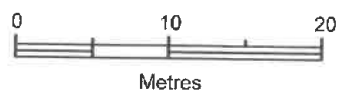
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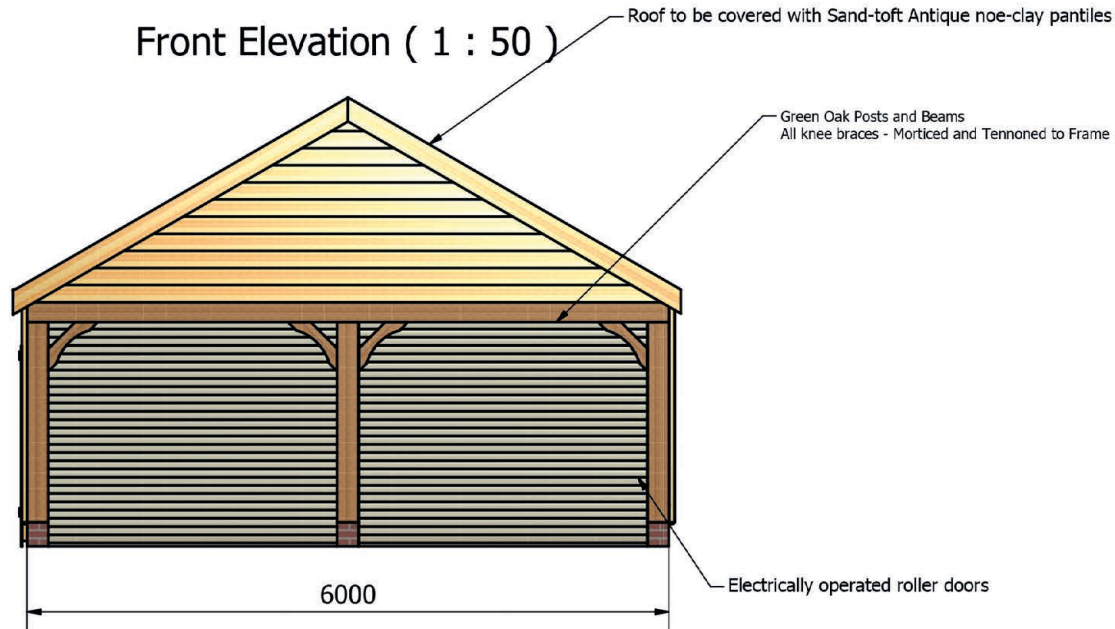
The representation of features as lines is no evidence of a property boundary.

Scale 1:500

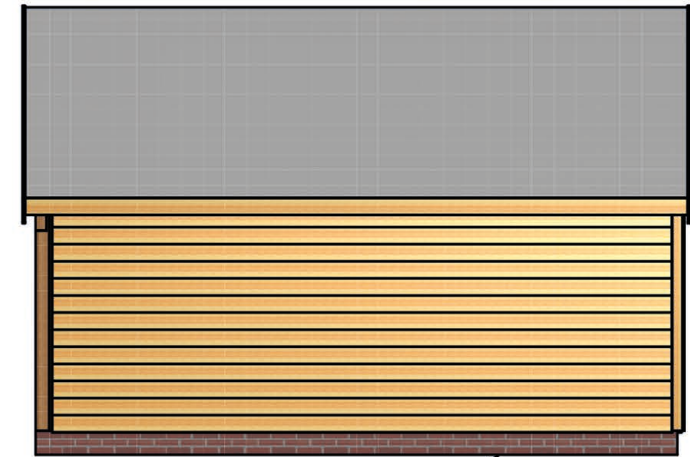


Supplied by: Getmapping
Centre coordinates: 620599, 305737
OS License Number: 100030848

Front Elevation (1 : 50)



Right Side Elevation (1 : 50)

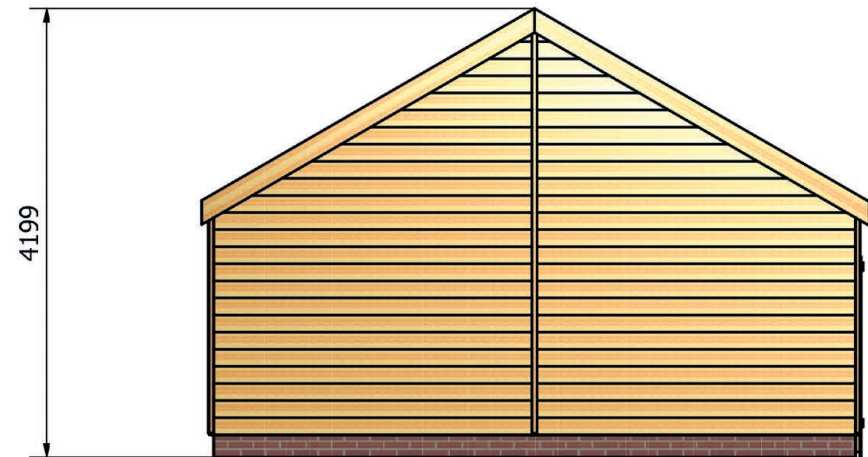


Timber Cladding - planed redwood planking

Left Side Elevation (1 : 50)



Rear Elevation (1 : 50)



| | | | | | |
|----------------------------|------------|-------------|---------------|--------------------|--|
| Designed by info | Checked by | Approved by | Date | Date 26/06/2017 | |
| SCOTT SHEDS LIMITED | | | Mr & Mrs Ross | | |
| | | | Edition 1 | Sheet 1 / 2 | |