

**Report to** Planning applications committee

**Item**

10 March 2016

**Report of** Head of planning services

**Subject** Application no 15/01858/F - 24 Mile End Road,  
Norwich, NR4 7QY

**Reason  
for referral** Objection

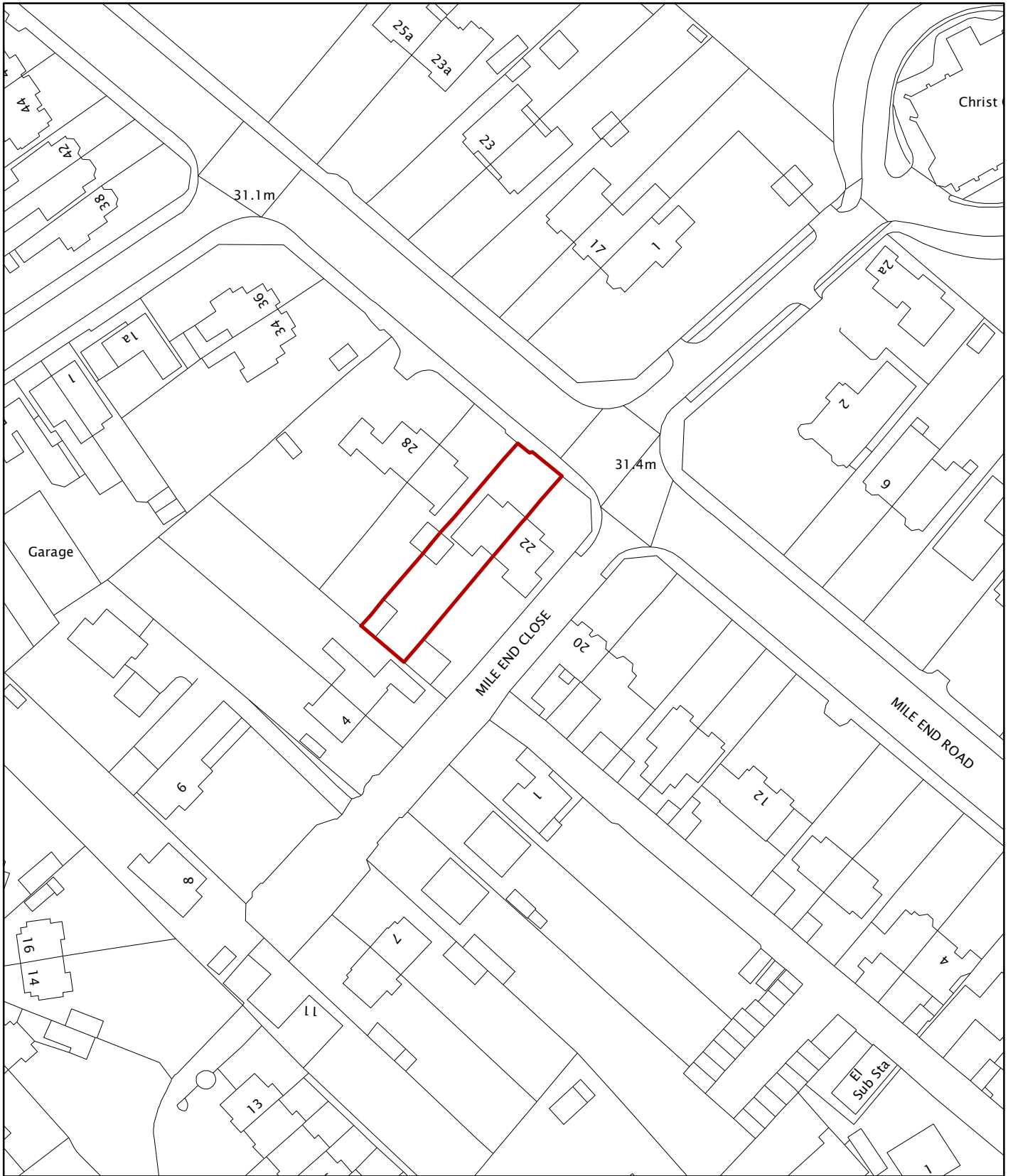
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<b>Ward:</b>	University
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

Development proposal		
Side and rear extension and rear dormer roof extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Residential amenity	The impact of the development on adjoining property (no.22) and the neighbouring property (no.26) – daylight, visual amenity and overlooking / privacy
2 Scale and Design	The impact of the development within the context of the street scene and the conservation area.
<b>Expiry date</b>	2 February 2016, extended to 11 <sup>th</sup> March
<b>Recommendation</b>	Approve



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Planning Application No 15/01858/F

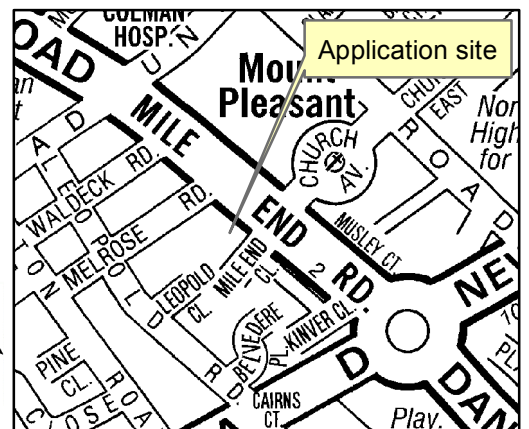
Site Address 24 Mile End Road

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on the southern side of Mile End Road to the south-west of the city. Mile End Road forms part of the outer ring road, with the site located in between the busy intersections with Unthank Road and Newmarket Road. The predominant character of the area is residential, comprising large 2-storey detached and semi-detached dwellings built in a variety of Victorian and early twentieth century styles. Many of the properties in the area set far back from the road and as a result feature large, mature front gardens.
2. The subject property is a 2-storey semi-detached red brick dwelling built circa 1930 as part of a group of 4 no. dwellings. An original attached single garage is located to the rear of the main house and a 2 storey gable extension has been added to the rear of the property. The subject property features a projecting front gable which adjoins the neighbouring gable of no. 22 to the east. Each property also features a large dual pitched roof on the front elevation.
3. It is noted that although the original character of the 4 properties is largely intact, no. 22 has extended previously by way of a single storey side and rear extension and no. 28 has extended the front porch and constructed a single storey flat roof side and rear extension.

## Constraints

4. Unthank and Christchurch Conservation Area.

## Relevant planning history

- 5.

Ref	Proposal	Decision	Date
4/1990/1055	Erection of first floor extension at rear of dwelling.	APCON	31/01/1991

## The proposal

6. The proposal is for the construction of a single storey side and rear extension to be built along the entirety of the north-west elevation, along the shared boundary with no. 26. The extension is to measure 12.4m in length and will extend beyond the rear wall by 1.8m with a width at the rear of 5.5m and a width of 1.9m at the front. The side and rear extension is to have a sloping roof with an eaves height of 2.2m and a height of 3.3m where it adjoins the original dwelling. The side and rear extension is to feature 6 no. roof lights along the new roof at the side and 2 no. roof lights and a set of sliding patio doors at the rear.
7. A rear porch is proposed to be installed on the original rear wall serving the dining area. The proposed porch is to measure 1.25m x 2.2m and will feature a sloping roof with an eaves height of 2m and a maximum height of 3m.

8. The roof of the dwelling is to be enlarged by extending the front roof slope by 1m, allowing for the enlargement of the original dormer window and for the creation of a small overhanging porch. The porch is to remain open and will create a main covered front entrance.
9. To the rear, a dormer window similar in style to the front dormer is to be installed along with 4 no. roof lights serving rooms in the roof.

### Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	Single storey
Max. dimensions	See attached composite plans
<b>Appearance</b>	
Materials	Red brick;  Clay pan-tiles;  Timber windows and doors;  All to match existing.

### Representations

10. 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.

Issues raised	Response
<p>Extension will block light from reaching kitchen area of neighbouring property (no.26).</p> <p>Extension is too close to boundary and will create an overbearing presence and prevent access to rear garden for occupiers and emergency vehicles etc. (no.26).</p> <p>Proposed flue is too close to boundary (no.26).</p>	See main issue 1.

Issues raised	Response
Rear dormer and porch will impact on privacy of neighbouring property (no.22).	See main issue 1.
The proposal will change the look of the front of the property, forming the appearance of a terrace and will harm the conservation area.	See main issue 2.

## Consultation responses

11. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

## Assessment of planning considerations

### Relevant development plan policies

12. **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
13. **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
  - DM7 Trees and development
  - DM9 Safeguarding Norwich's heritage

### Other material considerations

14. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF6 Delivering a wide choice of high quality homes
  - NPPF7 Requiring good design
  - NPPF11 Conserving and enhancing the natural environment
  - NPPF12 Conserving and enhancing the historic environment

### Case Assessment

15. 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: Amenity**

16. Key policies and NPPF paragraphs – DM2, NPPF paragraphs 9 and 17.
17. The key areas for consideration in this application are the potential impacts in terms of overlooking and loss of privacy, overshadowing of gardens and loss of daylight, to windows of adjoining properties. The nearest potentially affected properties in relation to these issues are no.22 to the east and no.26 to the west.

Loss of Daylight / Sunlight / Overshadowing:

18. The proposed single storey side extension is to be built along the boundary shared with no. 26 with a 0.5m gap being maintained. A 1.8m high close boarded timber fence currently marks the shared boundary. The proposed extension will be clearly visible from the driveway of the neighbouring property as it measures 2.2m tall at the eaves.
19. Particular concern was raised that the side and rear extension would result in a restriction in the amount of daylight reaching the kitchen area of no. 26. Whilst it is accepted that the proposal will result in a noticeable difference along the shared boundary, it is not considered that the extension will cause significant harm. A visual gap between the garage of no. 26 and the proposed extension is to be maintained as the proposal will feature a sloping roof which appears as a hipped roof as it turns the corner, ensuring that no part of the extension is more than 0.4m taller than the existing boundary fence. As such, sufficient amounts of daylight and sunlight will be able to reach the kitchen, side and rear of the neighbouring property at all hours of the day.
20. Concern has also been raised that the side and rear extension is to be built too close to the boundary shared with no. 26, resulting in access to the rear garden of the subject property being restricted. The subject property currently features replacement garage which has been constructed in the far corner of the garden. The garage or driveway does not appear to have been used for storing motor vehicles for a number of years as the rear section has been covered in synthetic grass and is currently used as a play area. The front of the property features a car parking area with room to fit 4-5 motor vehicles. As such, it is considered that loss of parking is not an issue. The extension will retain a 0.5m gap between the boundaries which will allow for the majority of maintenance work to be carried out without the need to encroach on to the neighbouring property. There is also sufficient space for the storage of bins which are currently kept at the front of the property. Access to the rear garden will be possible through the main house, and as such it is not considered that the restricted access from the front will cause any significant harm to the amenity of the occupiers of the subject property, or the neighbouring properties.
21. Concern has been raised that the proposed flue serving the boiler located within the single storey section of the extension would result in the potential for smoke pollution to occur. The flue is to measure at least 0.6m in height and will be 3m

above ground. The flue is to serve a conventional boiler and it is not considered that it will result in smoke or other pollution. The location of a flue such as this is typical of a residential property within a suburban environment and is therefore considered to be acceptable.

### **Overlooking and Privacy:**

22. A new dormer window is to be installed on the southern side of the roof slope to the rear, and a glazed porch is to be constructed directly below at ground floor level. Particular concern has been raised that the dormer and porch will result in a loss of privacy at the adjoining property no. 22. The porch will not result in any change in the current situation as a 1.8m high close boarded timber fence marks the boundary close to the houses, preventing any direct overlooking. Whilst it is considered possible for the proposed dormer window to allow for oblique views over a section of the rear garden of no. 22, it is not considered that the proposal will cause significant harm. A 5-6m tall leylandi hedge marks the boundary along the main section of the garden, obstructing much of the neighbouring property from view. 2 no. windows are already in place on the first floor, and as such, the dormer which is 2m higher will not significantly alter the current situation.

### **Main issue 2: Design and heritage**

23. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56 and 60-66 and 128-141
24. The side extension, enlargement of the roof and creation of the front porch will all alter the appearance of the subject property when viewed from the front. Particular concern has been raised that the proposal will change the look of the front of the property, forming the appearance of a terrace and causing harm to the conservation area.
25. Whilst it is accepted that the appearance of the subject property will be altered, it is not considered that the changes will be obviously noticeable from the front. The side extension is of an appropriate scale and design, having only a limited impact on the overall appearance as it is subservient to the main house and is set back from the front elevation. The gap between the neighbouring boundaries ensures that the property remains a clearly defined semi-detached dwelling and not a terrace house.
26. The enlargement of the roof will have only a very limited impact on the overall appearance as it will only be a metre further forward than it currently is. As such, only a very small section of the new eaves will project beyond the gable, ensuring that the characteristics of the original dwelling are not lost.
27. The creation of the porch is very similar to the porch in place at no. 28 and as such is not considered to cause harm to the overall street scene. Indeed, all but one of the 4 properties forming this particular group have been altered in a way in which their appearance within the street scene has changed. The original structural appearance of the group of 4 dwellings has altered over time with unsympathetic planting on the corner plot considered to be causing harm to the conservation area. As such, the overall impacts of the proposals are not considered to cause significant harm to the subject property, street scene or the wider conservation area.

## **Equalities and diversity issues**

28. There are no significant equality or diversity issues.

## **Local finance considerations**

29. 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.
30. 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 not considered to be material to the case.

## **Conclusion**

32. The proposals will not harm the amenity of neighbouring properties or impact upon the appearance of the area. As such 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**

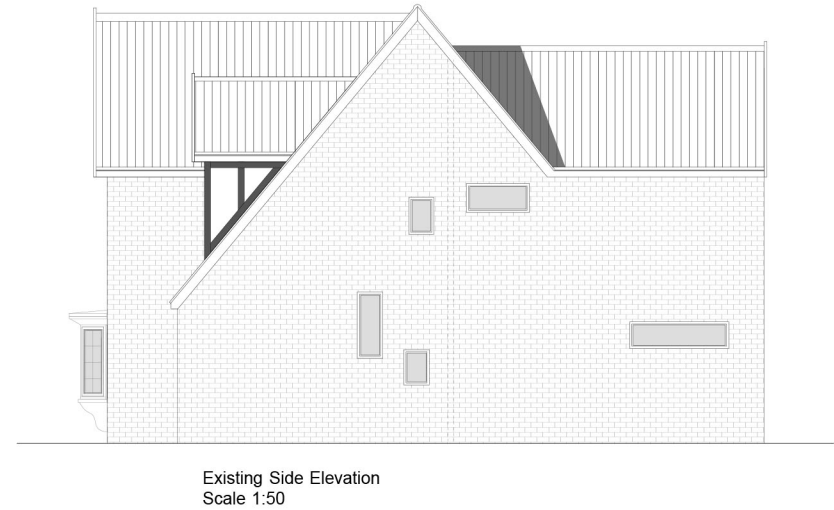
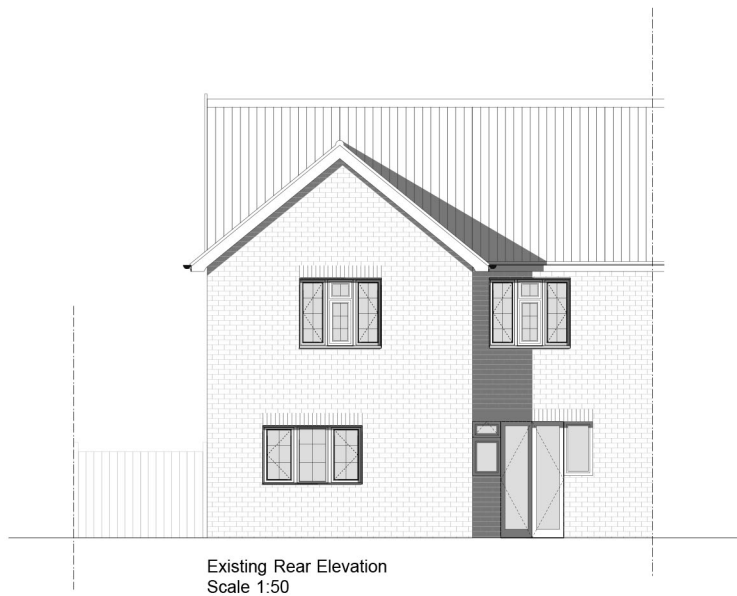
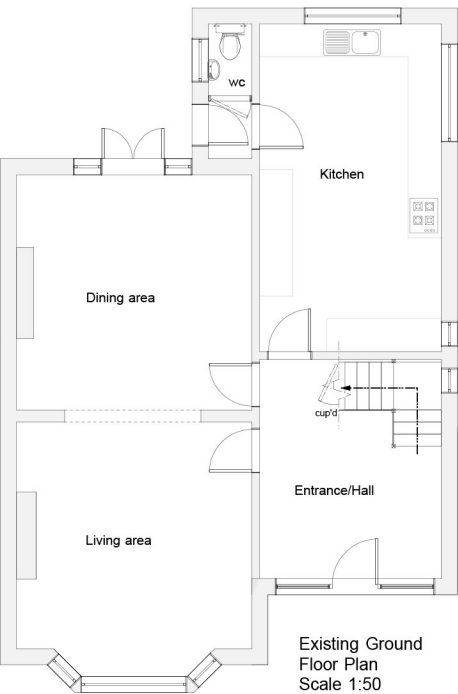
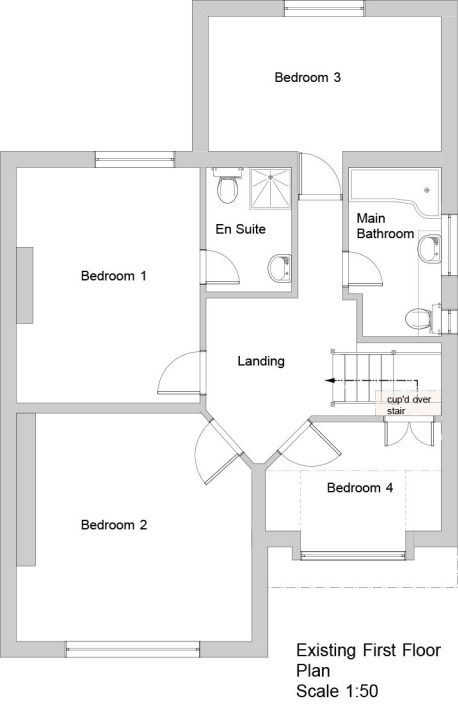
To approve application no. 15/01858/F – 24 Mile End Road, Norwich, NR4 7QY and grant planning permission subject to the following conditions:

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

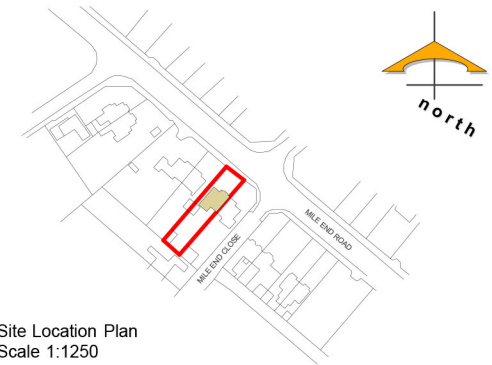
## **Article 35(2) statement**

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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.





Site Location Plan  
Scale 1:1250



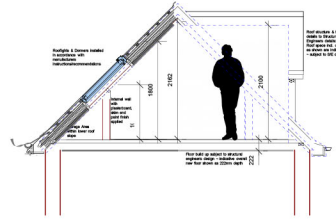
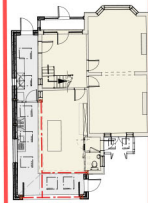
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DETAIL: Existing Layouts: GF, FF Plans, Elevations & Site Location Plan		PROJECT: 24 Mile End Road, Norwich ~ Rear/Side Extension and Internal alterations with conversion to loft space	
Scale: 1:50/1250 @ A1	Date: Feb - 2015	JOB No. 2721	DRG No. PL01 - Rev B



Proposed Site/Block Plan ~  
Scale 1:200



Proposed Loft Conversion ~  
Typical Section  
Scale 1:50



Proposed Front Elevation  
Scale 1:50

showing new front porch - to match similar existing proportions to identify front elevation/character - scale and building lines

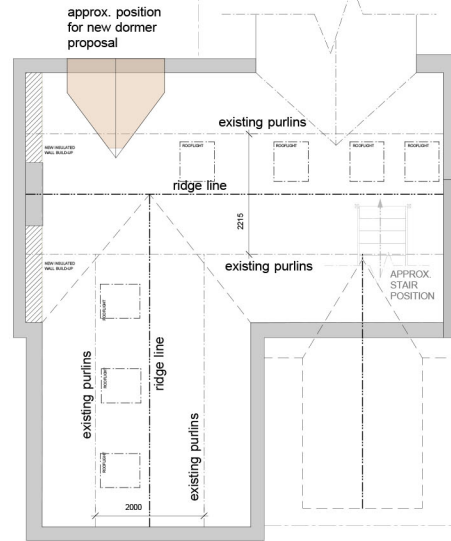
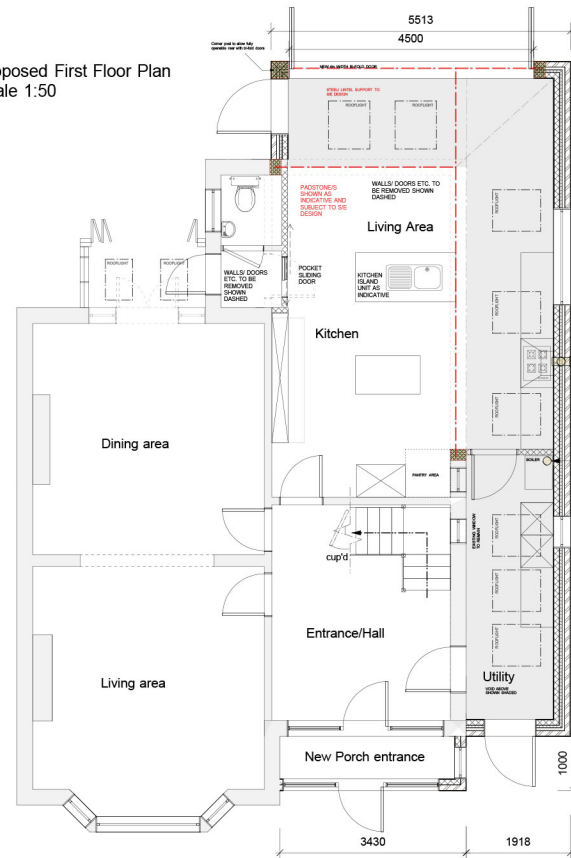


Proposed Side  
Elevation  
Scale 1:50

Side Extension with single storey lean to roof over  
(NB: Windows have been provided at GF level to maintain natural light to Utility & Kitchen Area)

NB:  
- All FFL levels to match existing  
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Proposed Loft Conversion  
Scale 1:50

Proposed Ground Floor Plan  
Scale 1:50

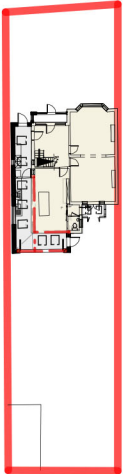


Proposed Rear Elevation  
Scale 1:50

Rear Extension showing glazed/folding doors to new open kitchen/dining area with designated living space looking out to garden - New Rear facing window over new Stair at FF level (Rear facing roof lights could also be incorporated)

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DETAIL: Proposed Layouts: GF, FF Plans, Indicative Loft Plan, Site/Block Plan & Elevations		PROJECT: 24 Mile End Road, Norwich - Rear/Side Extension and Internal alterations with conversion to loft space	
Scale: 1:50/200 @ A1	Date: Nov - 2015	JOB No. 2721	DRG No. PL02 - Rev O

Proposed Site/Block Plan ~  
Scale 1:500



Existing rear gable end extension

Proposed single storey rear kitchen extension

Proposed rear facing dormer

Proposed single storey rear entrance with canopy

NB: Proposed Single storey rear extension and rear entrance canopy in background with existing fence and hedge/landscape above shown in foreground

Proposed Side (East) Elevation ~ (showing elevation from adjoining neighbours side)  
Scale 1:50

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DETAIL: Proposed Layouts: Site Plan & SE Side Elevation		PROJECT: 24 Mile End Road, Norwich ~ Rear/Side Extension and Internal alterations with conversion to loft space	
Scale: 1:50/500 @ A3	Date: Jan - 2016	JOB No. 2721	DRG No. PL03