

Report for Resolution

Report to Planning Applications Committee
22 October 2009

Report of Head of Planning Services

Subject 09/00752/F 40 Upton Close Norwich NR4 7PD

Item
5(7)

SUMMARY

Description:	Erection of garage and en-suite extension, including alteration of vehicular access.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Eaton	
Contact Officer:	Louise Franklin	Planner Telephone No: 01603 212524
Date of Validation:	4th September 2009	
Applicant:	Mr Mark Garner	
Agent:	Mr Hector Gibb	

INTRODUCTION

The Site

Location and Context

1. The site is located on the western side of Upton Close towards the end of the cul-de-sac. To the rear of the property are the houses on Judges Walk. The surrounding area is characterised in the main by large detached residential properties sited within generous garden space.

Planning History

2. There is no relevant planning history on this site.

The Proposal

3. The scheme involves the erection of a garage and en-suite extension to the south east of the site, including alteration of vehicular access.

Representations Received

4. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues as summarised in the table

below.

Issues Raised	Response (see paragraph)
Will overlook no.42 & reduce light to windows	See paragraphs 10-12
Concern about loss of trees/removal of existing trees	See paragraph 19-20
Overdevelopment of the site & poor design	See paragraph 13-17
Unnecessary creation of new access point	See paragraph 18
The proposed position of the en-suite with the surrounding corridor looks odd and unsatisfactory	As this concerns the internal layout of the dwelling, this would not normally be considered as a material planning consideration.
A poor standard of drawings	The application submitted is a valid application and is capable of being determined.

Consultation Responses

5. Transportation: No objection to this proposal on transport grounds
6. Tree Officer: Detailed comments are awaited and will be reported verbally at committee

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

Relevant East of England Plan Policies

ENV7 – Quality in the Built Environment

Relevant Saved City of Norwich Replacement Local Plan Policies

EP22 – Residential Amenity

HBE12 – High Quality of Design

NE8 – Biodiversity management

TRA5 – Design for vehicle movement

TRA6 – Parking standards

Relevant Supplementary Planning Documents

Trees and Development

Principle of Development

Policy Considerations

7. In terms of whether the proposal can be considered acceptable in principle in policy terms, extensions to existing dwellings needs to be assessed against a number of separate policy criteria.
8. As well as the national and regional policies seeking good design for new

development, saved policy HBE12 of the Replacement Local Plan requires a high standard of design for all new development.

9. In addition, saved policy EP22 considers the impact of new development on the amenity of neighbouring properties. Saved policy NE8 seeks to manage features of importance with regard to biodiversity and saved transport policies TRA5 and TRA6 seek to ensure that developments are designed to be accessible and to provide acceptable levels of car parking on site.

Impact on Living Conditions

Overshadowing and Overlooking

10. Due to the orientation of the proposal, the heights and configuration of the scheme and the distances from the boundary of the various elements of the extension, no overshadowing or loss of sunlight is likely to occur to the neighbouring dwellings as a result of this proposal.
11. The proposed extension would be located towards the south-east boundary of the site, to the north-west of the adjoining property no.42. At its closest point, the ground floor of the extension would be some 1.4 metres from the boundary. However the first floor element, proposed for the en-suite, would be set further back from the boundary and would be some 2.8 metres from it. It is proposed to incorporate a 'cat-slide' dormer window to serve the en-suite. The design of roofs proposed, the distances from the boundary and the orientation of the proposal within the site are such that the proposed extension to provide a ground floor garage and first floor en-suite is considered unlikely to lead to any loss of daylight to the neighbouring property located to the south-east.
12. The south east elevation currently has two small windows at first floor level, which serve as secondary windows to existing bedrooms. On the proposal, there is only one window at first floor level which, although located approximately 2 metres closer to the neighbouring property to the south-east, would serve the proposed en-suite and would be obscure glazed. The retention of this obscure glazing can be controlled by condition. The ground floor level of the proposal would have no windows and a two metre fence is currently in place at the boundary providing privacy between the two properties. Consequently, it is considered that, despite the concerns raised in representations received, the proposal will not lead to any overlooking of the neighbouring dwelling.

Overdevelopment

13. The existing dwelling is a large 5-bedroom detached dwelling situated within a relatively large plot in keeping with the character of other development within the immediate locality. The dwelling has previously been extended by the addition of an attached double garage to the front of the dwelling with a pitched roof.
14. The current proposal seeks to convert the existing double garage into usable living space to enlarge the kitchen area. The proposed new garage, with en-suite over, would be constructed as an extension to the south-east elevation of the property in an area of the site which is currently not developed.
15. It is considered that the further extension of the dwelling as proposed would not result in an overdevelopment of the site as, although increasing the size of the dwelling, the size and scale of the additions to the property would be in keeping with the character and appearance of the original dwelling and remain visually subservient to it.
16. Furthermore, the size of the plot is such that it is considered that the proposed extension would not result in a visually cramped form of development nor be out of keeping with character of the area and would enable sufficient and adequate

amenity space to be provided with the dwelling.

Design

Layout and form

17. Although the proposed extension will increase the floor space on the south east side of the property, it is considered the design and layout are acceptable in line with saved policy HBE12. It is considered that the height, scale, massing and form of the extension proposed are acceptable in relation to the existing dwelling, with materials to match or complement the existing facing materials proposed. Overall, it is considered that the proposal will result in a sympathetic and acceptable addition to the property.

Transport and Access

Vehicular Access and Servicing

18. Despite the concern raised by neighbouring residents, the introduction of a second point of access to this site is considered acceptable and unlikely to cause problems of highway safety. No objection to the proposal has been received from the Council's Transportation Planners.

Trees and Landscaping

Loss of Trees or Impact on Trees/ Replacement Planting

19. The creation of the second access point would result in the loss of one fruit tree and three small conifers. Although detailed comments have yet to be received from the Tree Officer, it is considered unlikely that the Officer will consider these trees worthy of preservation.
20. It is considered that the loss of biomass that would occur as a result of the removal of these trees can be replaced by the requirement to carry out suitable replacement planting within the site and that, given the size of the plot, the details of this can be required and secured by a condition of any permission granted.

Conclusions

21. The principle of the proposed extension to the existing dwelling and the creation of an additional access point to the site are considered acceptable. It is considered that the design details of the scheme meet the criteria of HBE12 and the creation of the additional point of access is acceptable in relation to TRA5. Furthermore, the proposal would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Subject to the detailed comments of the Tree Officer, it is considered that the loss of the trees on site can be effectively mitigated by replacement planting. Consequently, the proposals are considered to be in line with national, regional and development plan policies and other material considerations and as such the recommendation is to approve subject to the conditions below.

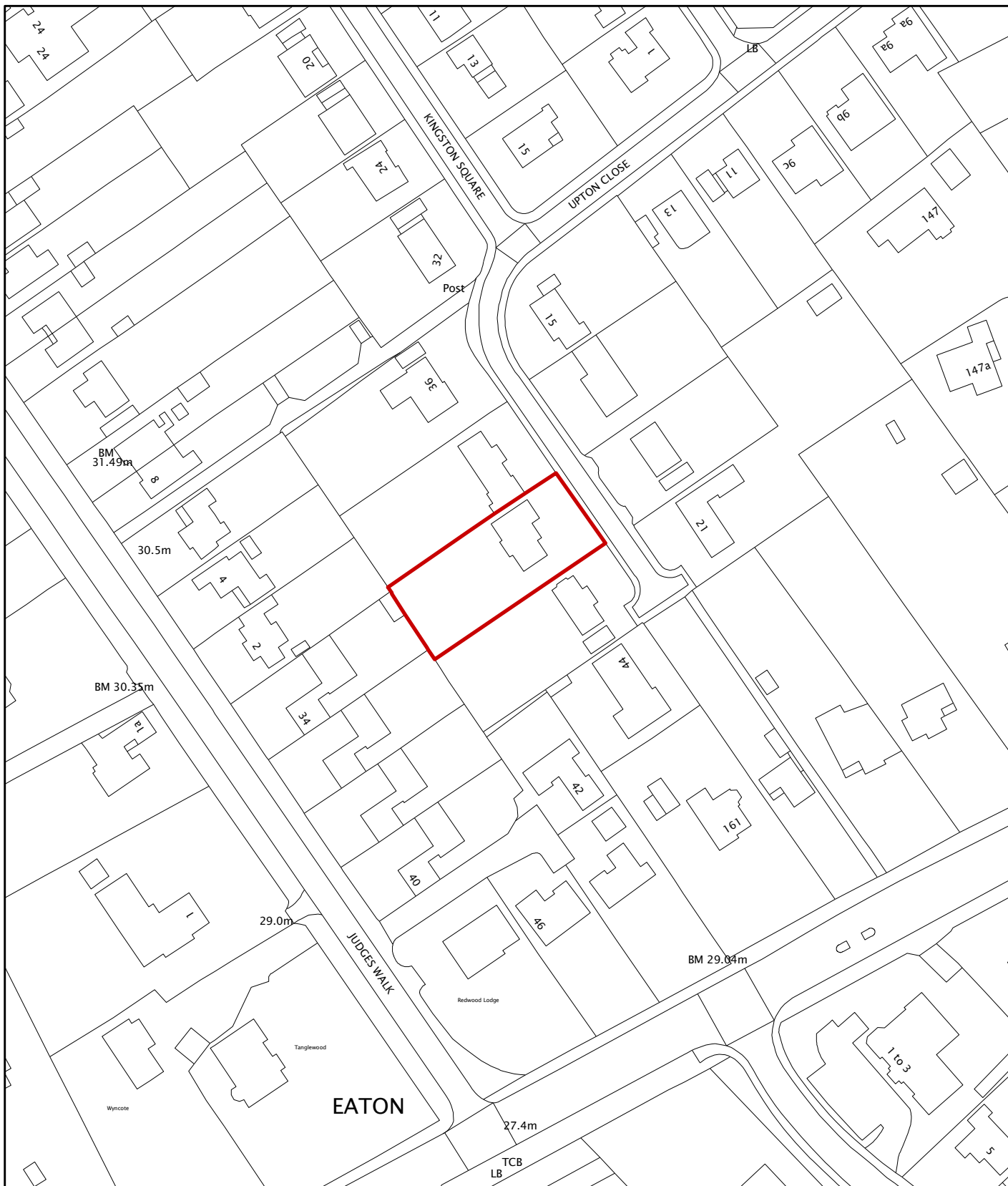
RECOMMENDATIONS

Subject to no objections being received from the Council's Tree Officer, to approve Application No (09/00752/F 40 Upton Close) and grant planning permission, subject to the following conditions:-

1. Standard time limit

2. In accordance with submitted plans and details
3. Materials to match the existing building (bricks and roof tiles)
4. Window on the south east elevation to be obscure glazed and no other windows to be inserted on that elevation.
5. Replacement mitigation planting details to be submitted and approved scheme implemented

Reasons for approval: The decision to grant planning permission has been taken having regard to PPS1, East of England Plan policy ENV7 and Saved Local Plan Policies HBE12, NE8, TRA5, TRA6 and EP22 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material planning considerations. The principle of the proposed extension to the existing dwelling and the creation of an additional access point to the site are considered acceptable. It is considered that the design details of the scheme meet the criteria of HBE12 and the creation of the additional point of access is acceptable in relation to TRA5. Furthermore, the proposal would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. It is considered that the loss of the trees on site can be effectively mitigated by replacement planting.



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Planning Application No - 09/00752/F
 Site Address - 40 Upton Close, Norwich
 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

