

Report for Resolution

Report to Planning Applications Committee
3 December 2009

Report of Head of Planning Services

Subject Applications 09/00901/L and 09/00902/F
14 Lime Tree Road Norwich NR2 2NQ

Item
5(3)

SUMMARY

Description: Demolition of rear extensions. Construction of one and two storey rear extension and detached double garage and garden store; alterations to front wall to include new piers and gates to Lime Tree Road.

Reason for consideration at Committee: Objections

Recommendation: Approve with conditions

Ward: Town Close

Contact Officer: Jonathan Bunting Planner, Development Management

Date of receipt: 24 September 2009

Applicant: Dr Ardeshir Danesh

Agent: Ross Powlesland and Associates

INTRODUCTION

The Site

Location and Content

1. 14 Lime Tree Road is a substantial two storey bay fronted detached house sited toward the front of a large plot with a gravelled forecourt and lawned rear garden. Dating from the late 19th century, it is listed Grade II and is situated within the Newmarket Road Conservation Area. Lime Tree Road is a wide, tree-lined residential avenue linking Ipswich Road and Newmarket Road running parallel with and just to the north of the Outer Ring Road. The surrounding area is characterised by similarly substantial detached and semi-detached houses, some contemporary with the application property, most of more recent date. The older houses on the north side of Lime Tree Road are generally set within large, well-landscaped and mature gardens in a well-wooded setting.
2. The house is located on the north side of Lime Tree Road roughly halfway between Ipswich Road and Newmarket Road. It is built in white gault brick with plain string courses under a Welsh slate roof with a dentil cornice. It has a symmetrical plan form with large paned sash windows and double canted bays to the front elevation either side of a centrally placed entrance door. Its overall design and materials are typical of its period and location. There are a number of more recent, largely

unsympathetic single storey additions to the rear extending up to 8.5m from the rear of the original house. A detached timber garage with a pitched roof is sited just to the west of the house.

3. The site has a frontage to Lime Tree Road of some 45m and is 210 metres deep tapering slightly from front to rear. The site is bounded to the front with a 900mm high brick wall surmounted by hedging and semi mature trees. There are two separate vehicular access points from Lime Tree Road, the western entrance having double wrought iron entrance gates flanked by brick piers and the eastern (wider) one is currently ungated and temporarily fenced off. The boundaries with adjoining properties are fenced and substantially screened by trees and shrubs.
4. There is a variety of mature trees within the lawned rear garden including beech, horse chestnut, yew and other conifers, adding considerably to the biodiversity, amenity, and landscape value of the site. None of the trees is currently subject to protection by statutory Tree Preservation Order although the site adjoins an established TPO site to the north, covering trees in the neighbouring gardens of 12 Fairfield Road and 2 and 3 Orwell Road (TPO159).
5. The applicant advises that the house has been subject to break-ins and vandalism in recent months whilst unattended and it is understood that it has been reoccupied recently on a temporary basis by a caretaking tenant.

Relevant Planning History

08/01268/L and 08/01269/F - Demolition of rear extension and removal of timber garage. Construction of 2-storey rear extension and detached double garage. Complete with internal alterations and refurbishment of existing dwelling, formation of balustraded patio area and infilling of boundary wall to Lime Tree Road with matching gates and piers. Refused 3rd February 2009. The earlier scheme was considered to be inappropriate in design terms, was deficient in its consideration of the historic context of the listed building and failed to properly address the impacts on the building's historic fabric. In addition there was no Arboricultural Implication Statement as required by policy.

A subsequent informal scheme was submitted in May 2009 but not progressed.

Constraints

6. The house is listed Grade II and is situated in the Newmarket Road Conservation Area. The trees within the garden, although not subject to statutory protection by TPO, are nevertheless of considerable amenity value. Accordingly, a tree survey and arboricultural assessment and construction method statement have been requested to accompany these applications. Any construction work must incorporate measures to adequately safeguard and protect the established trees on site.

Topography

7. The site is relatively level and well-drained.

The Proposal

8. These are concurrent applications for both planning permission and Listed Building Consent. The proposal consists of four elements: a new rear extension to the main house, internal alterations to the original building, a replacement garage and store in the front garden and installation of new front entrance gates to Lime Tree Road including construction of a new section of front boundary wall. The proposals have been developed in response to detailed comments from planning and conservation staff following the refusal of the previous scheme in February and the informal scheme in May..

The Rear Extension

9. It is proposed to demolish the existing single storey extensions at the rear of the house and erect replacement one and two storey extensions, partly on the footprint of the earlier ones, to provide a kitchen, breakfast/living room and garden room on the ground floor and additional bathrooms and a new master bedroom at first floor, supplementing the present three bedrooms and bedroom/study. The new master bedroom is provided with double French doors opening onto an outdoor balcony terrace on the roof of the garden room.
10. The new extension is L-shaped in plan and extends by between 8.5 and 17m from the original house. The main part of the extension accommodating the breakfast/living room, garden room and new master bedroom extends approximately 8.5m further out from the original house than the previous rear extensions now proposed for demolition, but is less wide than the main house so as not to read as an over dominant addition.
11. The design and configuration of the rear extensions seek to accommodate the client's requirement for additional living space whilst respecting and retaining the form and setting of the original house as a separate, predominant architectural element. The hipped roof to the two storey part of the extension has been provided with a shallower pitch (25°) so as to be lower than the original house and gradually step down in height from the rear of the house to the garden. Matching construction materials will be used as far as practicable; the walls being in white brick, the roofs in slate, and sash windows used throughout.

Internal works to the Listed Building

12. Several (largely minor) internal alterations are proposed, intended to preserve the original internal layout intact as far as possible and reverse some later unsympathetic alterations. These include removal of the ground floor WC, alterations to the stairs to give access to a landing serving the new extension, bricking up a modern opening in the east wall of the dining room, installation of a recessed conservation rooflight above the stairwell and provision of a new en-suite shower room and wardrobes adjoining the second bedroom, positioned directly over the front door and main entrance hallway. The alterations, repairs and refurbishment works will use matching materials and timber joinery and will make use of reclaimed materials from the demolished extensions where possible.

The Garage and Garden Store

13. A new detached double garage with attached garden store would be sited in the

garden to the right-hand (east) side of the existing house close to the boundary with 16 Lime Tree Road. It would be built in white brick with a slate roof to match the proposed extensions. Doors to both garage and store would be faced in cedar boarding. The existing timber garage on the opposite side of the house would be demolished.

New entrance gates and front boundary wall

14. Access to the new garage would be taken from a driveway leading from new wrought-iron double entrance gates to be provided at the eastern end of the front boundary wall nearest to 16 Lime Tree Road. The new gates would be hung from brick piers to match the existing original gates in the eastern end of the boundary wall. A new section of the front boundary wall would be constructed to infill the space between the new gates and the boundary fence to number 16.

Representations Received

15. Advertised on site and in the press. Adjacent and neighbouring properties were notified in writing on 5th October 2009. Due to technical problems (beyond the control of the City Council) preventing online access to submitted plans by certain users of the Planning Public Access system in late October, the statutory consultation period on these applications was extended by one week.
16. Two letters of representation have been received from the immediate neighbours, citing the issues as summarised in the table below.

Issues Raised	Response
Loss of privacy through overlooking from proposed new bedroom and balcony terrace.	Not accepted - there is considered to be adequate screening between the two adjoining gardens and sufficient separation from the new extension: see paragraphs 24-25
Design approach and architectural detail devalue and fail to respect character of existing house: quality is lacking.	Not accepted in general terms (English Heritage have not raised objection), although elements of the design have been revised in negotiation. See paragraphs 28-30.
Plans have inaccuracies: existing chimneys missing from rear elevation drawing.	Accepted. Issue raised with applicant's architect and has been addressed in revisions. See paragraph 28.
New entrance gates will devalue significance of the existing ones and erode historic integrity of the original house.	Not accepted – new gates are considered to complement and be in keeping with the existing ones. See paragraph 31.
Loss of tree cover and vegetation around new garage/garden store will impact on neighbour amenity and erode conservation area character. Siting of garage queried.	Not accepted: siting of garage selected to minimise impact on trees. Detailed arboricultural supporting statements agreed with Tree Protection Officer. See paragraphs 34-35.

Consultation Responses

17. Urban Design and Conservation – the scheme is a substantial improvement on previous proposals. Design approach of extensions appropriate to the character of the Listed Building and impact of internal alterations considered to be minimal. Some amendments requested to simplify side entrance, reinstate missing chimneys from rear elevation drawing and clarify their design relationship with new extensions. Shower room above entrance door requires unobtrusive drainage solution more sympathetic to the character of the building.
18. English Heritage – do not wish to raise objections.
19. Norwich Society – A good scheme.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policies

PPS1 – Delivering Sustainable Development
PPS1 Annex – Planning and Climate Change
PPG15 – Planning and the Historic Environment

Regional Planning Policies

ENV3 – Biodiversity and Earth Heritage
ENV6 – The Historic Environment
ENV7 – Quality in the Built Environment

Saved Local Plan Policies

NE3 – Tree Protection
NE8 – Management of features of wildlife importance and biodiversity
NE9 – Comprehensive landscaping scheme in new development
HBE8 – Development in Conservation Areas
HBE9 – Development affecting Listed Buildings
HBE12 – Design
EP18 – Energy Efficiency
EP22 – Residential Amenity
TRA5 – Vehicle movement within the site

Supplementary Planning Guidance

Trees and Development SPD – adopted October 2007

Principle of Development

Policy Considerations

20. National planning policy in Planning Policy Statement 1 (PPS1) and its Climate

Change Supplement require that all new development is appropriately and accessibly located and designed to make the most sustainable use of materials and resources, including taking appropriate steps to safeguard against climate change. Planning Policy Guidance Note 15 seeks to ensure that new development is designed and planned to safeguard the character and appearance of the historic environment and is appropriate within Conservation Areas.

21. Policies ENV3, ENV6 and ENV7 of the East of England Plan relate, respectively, to safeguarding biodiversity and promoting the good management of habitats and species whilst retaining natural assets; protecting the historic environment of the region; and ensuring that new development achieves a high quality which promotes local distinctiveness and helps to secure urban regeneration.
22. Saved City of Norwich Replacement Local Plan policy NE3 provides for tree protection measures in new development, policy NE8 provides for the appropriate management and protection of features of wildlife importance and biodiversity and policy NE9 requires a comprehensive landscaping scheme for major new development. In relation to the built environment, policy HBE8 seeks to ensure appropriate development in conservation areas and Policy HBE12 requires a high quality of design and materials. Policy EP22 requires that development should not have a detrimental impact on the amenity or outlook of adjoining residential occupiers.

Other Material Considerations

23. It is considered that the proposals adequately address the requirements of other legislation including making appropriate provision for people with disabilities.

Impact on Living Conditions

Neighbour Amenity

24. The proposed rear extensions are acknowledged to be more substantial than the existing rear additions proposed for demolition, and will inevitably result in its living accommodation extending further out into the garden than at present. In response to the particular concerns of neighbours, the visual relationship of the proposed first floor bedroom and balcony with the nearest adjoining garden (number 12) has been assessed on site. In view of the generous tree planting and screening to the garden boundary and the distance of the nearest part of the extension from that boundary (measured at 14m), it is considered that there would be no unacceptable loss of outlook or amenity for neighbours. Photographs will be available at the meeting to illustrate this point.
25. The applicant has confirmed that the balcony terrace would be solely for personal family use and it is not envisaged that it would be used more intensively (e.g. for entertaining), or on more than an occasional basis.

Design

Layout, Form and Scale

26. The rear extensions, although substantial, are considered to have achieved a satisfactory design relationship with the original house and, unlike previous

schemes, will not appear overbearing or out of balance with it, largely due to the architect's careful design approach which "steps down" the height and massing of the extensions' individual elements with distance from the house and thus will preserve key views of it from front and rear. The garage and garden store have been designed in materials to reflect both the existing house and the new extension. Similarly the new gates and wall to the front are in keeping with and replicate the form and character of the existing boundary treatment.

27. The rear garden offers ample space to extend without impacting unacceptably on established trees or compromising amenity or outlook.

Impact on Listed Building

28. The internal alterations have been planned to preserve and protect the form and layout of the existing house, using matching materials and sympathetic architectural detailing and features wherever possible. The extensions will also closely reflect the original house in their materials and detailing, using a matching traditional white brick and mortar, slate roofing and traditional sash windows and timber joinery throughout in keeping with the original design. Planning and conservation officers have negotiated a number of minor amendments to reduce the visual impact of a new side entrance and provide a more acceptable drainage solution for the ensuite shower which results in minimal disturbance to the fabric of the building and utilises existing drainage runs rather than requiring new obtrusive downpipes. The revisions reinstate the previously omitted chimneys and clarify their relationship to the existing and new roof design.
29. The overall design approach for the new extensions and outbuilding is considered to complement the original house in its use of historically appropriate materials and detailing whilst at the same time neither precisely mimicking the form of the older building nor adopting a completely contemporary design solution. An objector has cited this approach as an uncomfortable and unsatisfactory compromise but it should be noted that English Heritage have not raised any objections and the extensions have been assessed as acceptable and appropriate by the Council's specialist conservation staff.
30. The works of repair and refurbishment to the Listed Building will prolong its life and secure its long-term future. It is understood that the existing brickwork is to be cleaned and restored and clarification is being sought from the applicant on the method to be employed for this work.

Conservation Area – Impact on Setting

31. The alterations and extensions are considered to be in keeping with and will enhance the character and appearance of the Conservation Area, by protecting key views of the house and preserving the landscaped and well wooded character of the garden. The new gates and walling to the front of the house will considerably improve its appearance from the road and are considered to complement, rather than compromise or reduce the architectural significance of, the existing gates.

Transport and Access

Vehicular Access and Servicing

32. Provision of a new vehicular access point will improve overall access and

circulation arrangements within the site .

Environmental Issues

Energy Efficiency and Renewable Energy

33. The development will promote energy efficiency through the use of natural sustainable materials in its construction and maximising the use of reclaimed and recycled bricks, tiles and timber.

Trees and Landscaping

Impact on Trees and proposed replacement planting

34. In accordance with the requirements of the Council's adopted Trees and Development SPD, a detailed arboricultural implication report and method statement has been submitted by specialist consultants to accompany these applications. Following discussions with officers this has since been supplemented by further details of the impact of works on the street trees in Lime Tree Road, together with a revised timescale for the overall work programme. A technical engineering specification for the construction work has been requested and is expected to be submitted before your meeting. In consultation with the Tree Protection Officer the implications for the majority of the trees on the site have been carefully identified and assessed.
35. The main impact on trees will be from the construction of the new garage and garden store which will result in the loss (and replacement) of one sycamore tree and the selective pruning of four other trees. The impact of the proposed rear extension on garden trees will be minimal and though it would encroach marginally on the root system of the nearest trees, this is considered to be within acceptable limits. The tree works required, although resulting in the temporary thinning of tree and vegetation cover in certain parts of the site, are considered to be essential to secure the long term health of the trees and maintain their amenity and biodiversity value as well as their contribution to the setting of the house and the character and appearance of the wider area.

Conclusions

36. It is considered that the proposed extension, garage and garden store and new entrance gates (as amended by negotiation) are acceptable. They represent a significant improvement over earlier refused proposals and accord with the provisions of the adopted development plan.
37. The internal works to the Grade II Listed Building are in keeping with and would enhance the character of the original house by reinstating aspects of its layout lost in later alterations and taking care to use the highest quality construction materials and specifications throughout, including the use of reclaimed materials where appropriate and practicable. The proposals are thus in accordance with policy ENV6 of the adopted East of England Plan and saved policies HBE8 and EP18 of the City of Norwich Replacement Local Plan.
38. The proposed extensions, outbuildings, new gates and walling would harmonise with the original house by using closely matching materials and traditional detailing.

The design solution chosen respects the architectural integrity of the house without precisely copying it. It is considered that in taking this approach, the alterations would not result in an overpowering or out of character addition and would in addition result in improved access arrangements to and within the site. They would thus contribute positively to the character and appearance of the Newmarket Road Conservation Area and comply with the provisions of Policy ENV7 of the adopted East of England Plan and saved policies HBE8, HBE12 and TRA5 of the City of Norwich Replacement Local Plan. Conditions are proposed to be imposed requiring full details of construction materials and joinery to be used in the development.

39. The extensions will be adequately screened and separated from neighbours. The proposals will therefore not result in unacceptable overlooking or loss of amenity for adjoining residential occupiers and comply with saved policy EP22 of the City of Norwich Replacement Local Plan.
40. The development will have some unavoidable impacts on existing trees and vegetation cover but the configuration of the extension and the siting of the new garage have been selected to minimise those impacts. Protection measures are proposed through the Arboricultural Implications Statement which will mitigate the impacts of construction and provide for appropriate and beneficial aftercare. The proposals are thus in accordance with adopted policy ENV3 of the East of England Plan, saved policies NE5, NE8 and NE9 of the City of Norwich Replacement Local Plan and the City Council's adopted Trees and Development SPD.

RECOMMENDATIONS

(1) Application 09/00901/L

To approve Application 09/00901/L, 14 Lime Tree Road and GRANT LISTED BUILDING CONSENT, subject to the following conditions:

1. Standard time limit.
2. Any damage to Listed Building to be reinstated in materials to match existing
3. All new floorboards to make up any shortfall in the existing for the lounge and dining rooms shall match the existing in wood in species, width, depth, surface colour and finish.
4. Any new skirtings shall match that of existing skirting in that room in size and moulding details.
5. Details and specifications of internal timber joinery and windows and doors to be submitted prior to commencement
6. Method statement for cleaning of existing brickwork to be submitted and agreed.

(2) Application 09/00902/F

To approve Application 09/00902/F, 14 Lime Tree Road and GRANT PLANNING PERMISSION, subject to the following conditions:

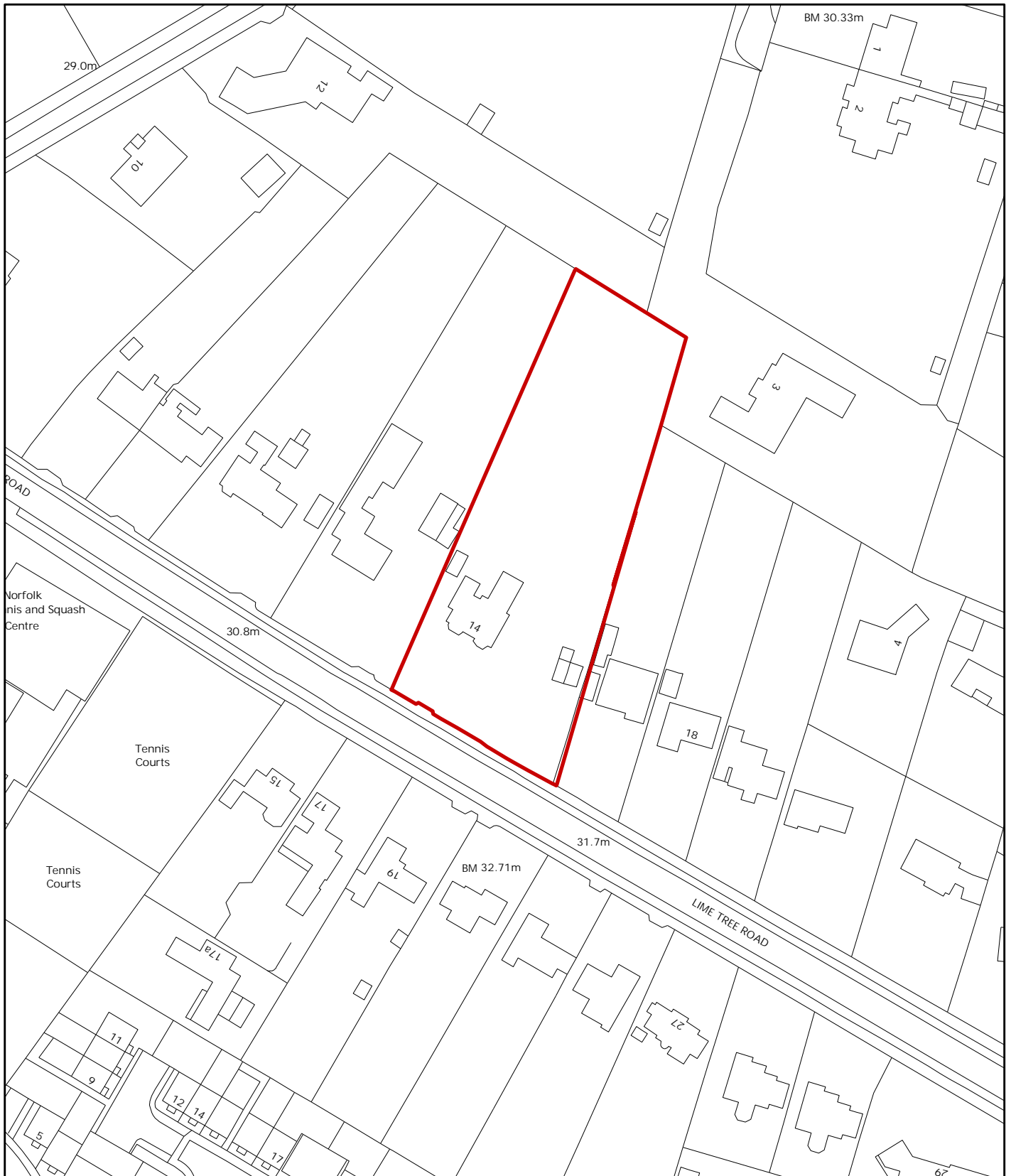
1. Standard time limit.
2. Details of landscaping, planting and site treatment to be submitted and agreed prior to commencement.
3. Any new brickwork should utilise white 'gault' bricks of the same size colour and

- texture as the existing building. Sample to be submitted for approval.
4. New brickwork must be bedded in lime mortar and bonded to match the original brickwork. Sample panel to be agreed on site prior to commencement.
 5. The roofing to the extension should be natural welsh blue slate, or lead for any flat roof. Samples to be agreed prior to commencement.
 6. All rainwater goods and foul drainage should be cast iron or cast aluminium to match existing.
 7. All new external timber joinery used within the extension must replicate, so far as is practicable, the joinery details used in the existing house. Joinery details (inc. sections) to be submitted for approval prior to commencement.
 8. Details of the materials of the window lintels and cills of the extension to be submitted for approval prior to commencement.
 9. Proposed new front gates to be in wrought iron and constructed to the same design and specification as the existing
 10. Proposed new entrance gate pier caps to be in stone to match the existing in colour and texture.
 11. All proposed rooflights must be recessed conservation rooflights with dark coloured frames, details to be submitted for approval prior to commencement
 12. Development in accordance with submitted plans.

Reasons for recommendation

The decision to recommend approval has been taken having regard to the provisions of Planning Policy Statement 1 (PPS1), including the Climate Change Supplement; Planning Policy Guidance Note 15 (PPG15); policies ENV3, ENV6 and ENV7 of the East of England Plan (adopted May 2008), the following saved policies of the City of Norwich Replacement Local Plan (adopted November 2004): NE3, NE8, NE9, HBE8, HBE9, HBE12, EP18, EP22 and TRA5 and the Trees and Development SPD (adopted October 2007).

Subject to the conditions listed, the development is considered to be acceptable. It will preserve and enhance the setting and historic fabric of the Grade II Listed Building and make a positive contribution to the character and appearance of the Newmarket Road Conservation Area. Additionally it will provide for improved vehicular access arrangements into and circulation within the site and make appropriate protection and safeguarding of trees on the site in the interests of maintaining landscape character and biodiversity. It will not result in an adverse impact on the amenity or outlook of adjoining residential occupiers by reason of overlooking or overshadowing.



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Planning Application No - 09/00901/L & 09/00902/F
Site Address - 14 Lime Tree Road
Scale - 1:1250



NORWICH
City Council
PLANNING SERVICES

