

Report to Planning applications committee

Item

11 March 2021

Report of Area development manager

Subject Application no 20/01313/F - 418 Unthank Road
Norwich NR4 7QH

Reason for referral Called in by an elected member

4(c)

Ward:	Eaton
Case officer	Stephen Polley - 07771 934596 - stephenpolley@norwich.gov.uk

Development proposal		
Single storey side extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale, Design & Heritage	The impact of the proposed development within the context of the original design / surrounding conservation area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; light, overshadowing, outlook, overbearingness
Expiry date	23 December 2020
Recommendation	Approve



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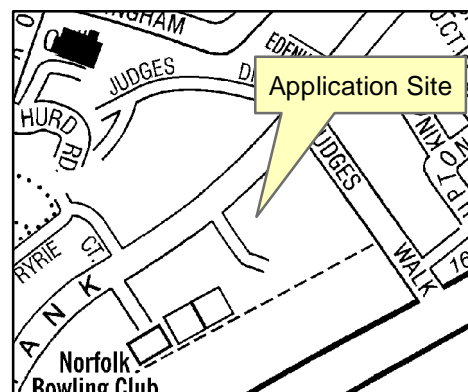
Planning Application No 20/01313/F
Site Address 418 Unthank Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the south side of Unthank Road, to the southwest of the city. The subject property is a large two and a half storey detached dwelling constructed during the early C20. The ground floor has been finished using red coloured bricks, the first a white coloured render and the roof in clay coloured plain tiles. The design includes projecting gables to the front and rear. It has been extended previously by way of a single-storey rear extension. The site features a driveway / parking area to the front, access to the side and a large rear garden which includes a garden room.
2. The site is bordered by similar detached dwellings to the east and the west, nos. 416 and 420 Unthank Road respectively. Beyond the site to the rear are smaller properties located on Wentworth Green, the closest of which being no. 22. The boundaries are marked by close boarded fencing, brick wall and sections of mature planting. The prevailing character of the surrounding area is residential, with most properties being of a similar age and appearance.

Constraints

3. Conservation Area: Unthank and Christchurch

Relevant planning history

4.

Ref	Proposal	Decision	Date
12/00053/TCA	Wind damaged Silver Birch in back garden to be taken down and stump ground out.	NTPOS	20/02/2012
16/01750/F	Erection of pitched roof with rooflights to outbuilding.	APPR	13/03/2017
17/00558/D	Details of condition 4: rooflights of planning permission 16/01750/F.	APPR	31/05/2017

The proposal

5. The proposal is for the construction of a single-storey extension to the side to the west side of the property. The 2.3m x 10.6m extension has been designed with a mono-pitched roof sloping up from an eaves height of approximately 2.67m to a maximum height of 3.6m tall. The extension incorporates a section of the existing rear elevation to include a new set of bi-folding doors. The extension is set back from the front elevation by 5.7m and is to be constructed a minimum of 0.2m from the neighbouring boundary.
6. It should be noted that the proposal has been revised from the original flat roof design, with a mono-pitched design which has a lower eaves height now proposed.

7. The extension is to be constructed using a matching red coloured brick and Flemish bond.
8. It should be noted that following concerns raised by the neighbour and discussions with the applicant, the plans have been revised during the determination of the application. The revised design features a mono-pitched roof instead of a flat roof and has been reduced in height at the eaves level next to the boundary.

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation (in relation to the original plans) 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
Loss of light to neighbouring property	See main issue 2
Overbearing impact on residential amenity of neighbouring property	See main issue 2
Proximity to neighbouring boundary will result in loss of privacy	See main issue 2
The proposed extension will be harmful to the character of the conservation area	See main issue 1

Consultation responses

10. 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.

Design and conservation

11. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

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)**
 - 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
- DM9 Safeguarding Norwich's heritage

Other material considerations

14. Relevant sections of the National Planning Policy Framework (NPPF) (2019 revision):

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

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: Design and Heritage

16. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
17. The proposed side extension is to be set back from the main front elevation by a significant distance – 5.7m – and is similar in terms of form, siting and scale to a number of extensions in situ at neighbouring properties. Only partial, limited views of the extension will be visible from the public realm. An existing front / side extension in situ at no. 420, mature planting on boundaries and the significant distance from the highway will all assist in ensuring that views of the proposed extension are limited. The revised mono-pitched roof design is in keeping with the form and appearance of number of existing extensions within the area. Its siting, design and use of matching materials will ensure that it has a limited impact on the appearance of the subject property, and the wider conservation area.
18. The proposed extension will have a more significant impact on the appearance of the subject property when viewed from the rear. It has been designed to include a new section of rear elevation serving the rear gable corner of the ground floor. The use of a matching red brick Flemish Bond assists in ensuring that the extension blends well with the original dwelling.
19. The proposed development is considered to be of an appropriate scale, siting, form, appearance and is therefore acceptable in design and heritage terms.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. The proposed development will result in a noticeable change to the current situation as the side extension is to be constructed along the boundary shared with no. 420 to the west. It should be noted that the objections set out above were made in

relation to the original scheme, which showed a flat roof extension with a higher eaves level next to the boundary. As described earlier, this has been revised to a mono-pitch with a reduced eaves height from 3.4m and the front and 3.6m at the rear (due to the sloping site) being reduced to 2.5m at the front and 2.6m at the rear.

22. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook.
23. With regard to light and overshadowing, it is acknowledged that the proximity of the proposed extension to the shared boundary will result in some loss of light and overshadowing to the area to the side of no. 420. It is not however considered that the proposed extension will cause significant harm to the primary living spaces of the neighbouring property. It is noted that no. 420 has previously been extended by a single-storey rear extension that extends noticeably beyond the proposed rear building line. The extension includes a large side facing window, patio doors to the rear and roof lights. The side facing window currently looks directly onto the boundary fence and wall and as such does not provide a significant amount of light or provide any particular outlook.
24. The neighbouring property will continue to benefit from a good standard of residential amenity with light provided by the patio doors and roof lights. The loss of light and outlook from the side-facing window caused by the proposed extension will therefore be limited.
25. A second smaller window is located on the side elevation of the ground floor of no. 420 that similarly faces directly onto the boundary fence. This window is the primary source of light to a music room / study. The revised mono-pitched design lessens the impact of the proposed extension on the room, allowing for a greater amount of light to reach the room than the original flat roof design. The revised design also ensures that the extension is not overly overbearing. The impact on this room is considered acceptable.
26. With regard to the proposed extension being overbearing, it is acknowledged that the height of the extension and the proximity to the boundary shared with no. 420 will result in the extension being a prominent feature along the shared boundary. It will also be visible from the side-facing window of the property. The proposed extension will however not have a significant impact on the primary living spaces or main outdoor amenity space of the neighbouring property, with the majority of the extension affecting the area to the side of the property only.
27. With regard to privacy, the proposed development does not include any side facing windows, with only a small window to the front serving a WC and the bi-folding doors to the rear. The doors to the rear, although partially visible above the boundary shared with no. 420, will not provide for any significant views over the neighbouring property. The relationship between the proposed development and the neighbouring property is considered typical of the area. The proposed extension will therefore not result in significant overlooking or a loss of privacy.
28. The siting of the proposed extension will ensure that it does not have any impacts on the amenity of any other neighbouring residential occupiers.
29. The proposed development will assist in enhancing the residential amenity of the occupiers of the subject property as the internal living space is enlarged without

significant loss of external amenity space. The proposed development is therefore considered acceptable in amenity terms.

Equalities and diversity issues

30. There are no significant equality or diversity issues.

Local finance considerations

31. 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.
32. 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.
33. In this case local finance considerations are not considered to be material to the case.

Conclusion

34. The proposed development will result in an enlarged dwelling which, following the revisions to the plans, is considered to be of an acceptable scale and design, which does not cause significant harm to the character and appearance of the subject property or surrounding conservation area.
35. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no material harm being caused by way of overshadowing, overlooking, outlook or by being overbearing.
36. 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. 20/01313/F - 418 Unthank Road Norwich NR4 7QH and grant planning permission subject to the following conditions:

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



South West Elevation - Proposed
Scale 1:50 @ A1



North West Elevation - Proposed
Scale 1:50 @ A1



Site Plan
Scale 1:500 @ A1



South East Elevation - Proposed
Scale 1:50 @ A1

Notes:

1. Do not scale from this drawing. Where dimensions are shown these are to be verified against site dimensions prior to any setting out, ordering of materials or fabrication.
2. All dimensions in millimetres unless otherwise stated.
3. This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which WOODS DESIGN was commissioned. WOODS DESIGN accepts no responsibility for this document to any other party other than the person by whom it was commissioned.

Proposed Construction:

Walls	Red facing brick in Flemish bond & pointed in lime rich mortar
Roof	Discontinuous felt, fibreglass or single ply membrane
Doors	Dark grey aluminium or steel
Window	White painted timber
Roof windows	Dark grey aluminium
Parapet capping	Dark grey aluminium
Rainwater Goods	Black aluminium or cast iron
Drainage	Surface water to soakaway (assumed) & foul water to mains

NOT FOR CONSTRUCTION

This drawing is preliminary and not approved for construction. Do not order materials, manufacture components or set out any part of the building from the information contained on this drawing.

OD	Roof re-designed	17.02.21
OA	Height reduced	14.12.20
O	Issued for LPA approval	22.10.20
P2	Minor changes	03.09.20
P1	Preliminary for discussion	23.07.20

Rev	Details	Date
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Client:
Mr & Mrs R Hughes
41 B Unthank Road
NORWICH
Norfolk, NR4 7QH

Project:
Extension to
41 B Unthank Road
NORWICH
Norfolk, NR4 7QH

Drawing Title:
Elevations & Site Plan
as Proposed

Pitched roof design

Date: Jul 20 Scale: As Shown

Preliminary ☐ Approval ☒
Tender ☐ Construction ☐

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Drawing No:	W0568/002	Rev:	OB
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Existing walls

Proposed walls

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