

Report to Planning Applications Committee

Item

8 December 2022

Report of Head of Planning & Regulatory Services

Subject Application no 22/00579/F 11 Dowding Road, Norwich,
NR6 6DD

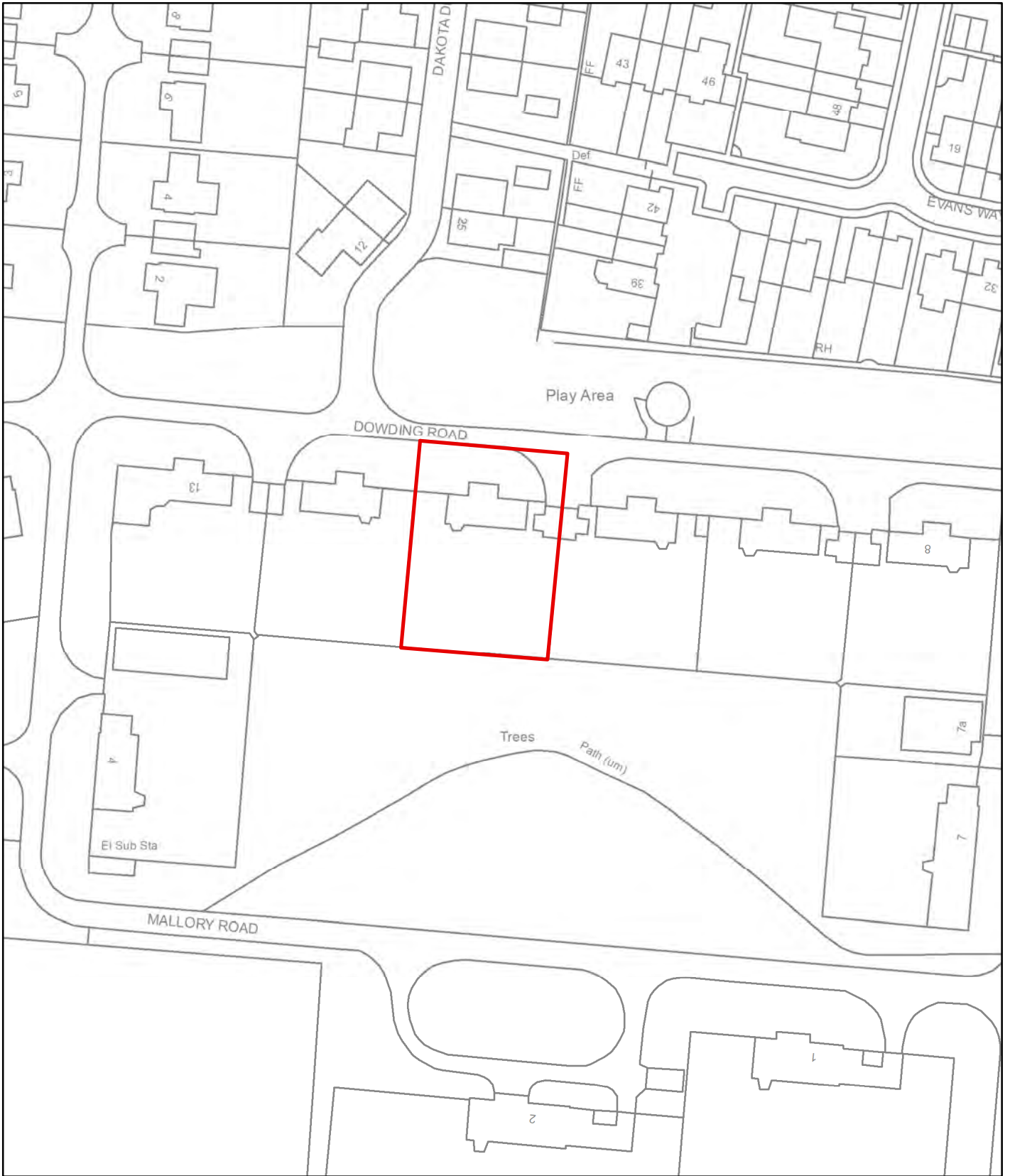
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Reason for referral Discretion of the Head of Planning & Regulatory Services

Ward	Catton Grove
Case officer	Nyasha Dzwowa-01603 987998 nyashadzwowa@norwich.gov.uk
Applicant	Mr Morgan

Development proposal		
Two storey side extension, single storey rear extension to existing detached house and loft conversion		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1	Design
2	Amenity
Expiry date	15 December 2022
Recommendation	Approve



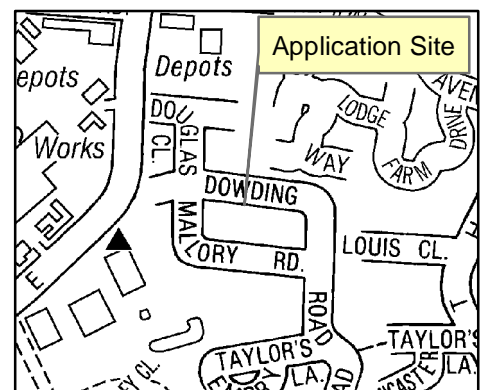
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Planning Application No 22/00579/F
 Site Address 11 Dowding Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The subject property is a two-storey, detached dwellinghouse located on the northwest side of Dowding Road, a typical suburban street, north of the city. The street is predominantly residential, characterised by large dwellings set on generously sized plots. The property was as RAF officers accommodation and is constructed of buff brick, dark plain roof tile and UPVC windows and doors. The property remains largely unaltered externally. The property is reasonably set back from the highway by a large front garden and has a generous rear garden.
2. The site is bordered on the east side by 10 Dowding Road and on the west side by no. 12. The rear of the site is bordered by mature trees which are protected by Tree Protection Order 468.
3. The subject property is part of a row of 6 identical properties, the surrounding area has a consistent residential character that is similar to the subject property. The area is particularly characterised by large amounts of open space and mature trees.
4. New dwellings constructed as part of a modern residential development can be seen north of the site.

Constraints

5. The site is within Catton Grove and Sewell critical drainage catchment.

Relevant planning history

6. The records held by the city council show no relevant history for the site.

The proposal

7. The application seeks to construct a single storey rear extension, a two-storey side extension and loft conversion with a rear dormer.
8. The proposed single storey rear extension will be adjoined to the rear of the property and will form a new kitchen/ dining area. The dimensions of the extension are Depth=4.5m Width= 6.5m and Height= 3.6m. The rear extension is constructed with Buff brick, a flat roof with a roof lantern with white Aluminium glazed doors.
9. The original proposal was for a two-storey extension which followed the same building lines and roof scape as the existing dwelling. This was considered to be disruptive to the surrounding character. Negotiations resulted in the following amendments, extension was set back from the building line, roofline was brought down and width was reduced. The negotiated changes reduced the scale of the original proposal. The proposed two-storey side extension would infill the yard area to the east of the property. The outbuildings within this area would be demolished and a new garage with living accommodation on the first floor would be constructed. The side extension adjoins the host dwelling. The dimensions for the side extension are Depth=4.6m Width=5.1m Height= 8.2m. The side extension is constructed with Buff brick, a pitched roof with plain roof tiles and white UPVC windows.
10. The proposed loft conversion would see the roof space converted to living accommodation. The loft conversion extends the width of the original dwelling and a

rear dormer will be installed. The dimensions of the loft conversion are Depth=4.2m Width=13.5m Dormer Height= 2.4m. The dormer will be constructed with white Cedral Boarding and a flat roof.

Representations

11. Adjacent and neighbouring properties have been notified in writing. One letter of representation has been received citing the issues as summarised in the table below. Since the letter of representation was submitted by a member of council staff employed in the planning team, it has been considered appropriate to bring the application before Planning Applications Committee at the discretion of the Head of Planning & Regulatory Services.

Issues raised	Response
Side extension is overbearing and disruptive to the character and distinctiveness of the area	See main issue 1
Harm to amenity; overlooking, loss of outlook,	See main issue 2
Colour of the dormer material should better reflect the materials in the surrounding area	See main issue 1

Consultation responses

12. Consultee: Ecology: Norwich City Council

Comments: The findings of the Bat Roost Assessment are satisfactory, no further surveys are required. To mitigate for the loss of the birds nest I would ask that 2 bird boxes are installed on site; at least 1 should be integral to the building. Given the level of bat activity nearby the site would also benefit from suitable bat boxes. However, given that the proposal does not directly impact bats I cannot request these, only encourage.

Assessment of planning considerations

Relevant development plan policies

13. **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
14. **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
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment

Other material considerations

15. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment

16. Advice Notes and Guidance

- Extensions to houses advice note September 2012

Case Assessment

17. 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

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 126-136.

19. The two-storey side extension is proposed to be adjoined to the main dwelling. The extension is proposed to be built in place of the existing yard area and outbuildings to the east of the dwelling.

20. The two-storey side extension is a continuation of the existing dwelling however it is proposed to be set back from the front building line by 0.2m. This would highlight the change between the original dwelling and the new extension. Additionally, by setting the extension back it reads as a separate addition and breaks the property up so there is not a terracing effect when the property is viewed from the front. The height of the extension has been reduced by 0.1m during the course of the application which has resulted in a clearly defined drop which breaks the roofline therefore reducing the overbearingness of the extension. The roof pitch of the extension has been designed to reflect the pitch of the main house so as not to be at odds with the house. The width of the extension has also been reduced during the course of the application. As the ground floor of the extension is to be used as garage the width has been reduced to a length which is restrictive to accommodating larger cars. However, the reduction in width does allow the extension to be subservient to the main dwelling and increases the distance between the neighbouring property. The originally proposed width was 5.4m and this has been slightly reduced, the reduction makes a significant difference to the overall appearance of the property.

21. The overall reductions in the scale of the side extension and use of materials matching the main dwelling results in an extension that is not disruptive to the arrangement of properties within the area but rather is sympathetic and reflective of the prevailing character.

22. The rear dormer would be constructed with White Cedar Boarding and would have a flat roof. The proposed material is not consistent with materials in the surrounding area however as the dormer would be at the rear it would have minimal impact on the visual appearance of the dwelling therefore there would be no significant impact on the character of the area. Although the dormer would be visible from Mallory Road in long views across the green space at the rear of the site this does not cause significant harm to character. The dormer would be obscured by mature trees for most of the year therefore it's impact on the surrounding character would be minimal.
23. The proposed works include a rear single storey extension. The extension adjoins the main dwelling at the rear and provides an enlarged kitchen and dining area. The extension would be constructed with brick matching the main dwelling and includes glazed doors on the rear and side elevation as well as a roof lantern. These features allow natural light into the property. The scale of the proposed extension is considered to be acceptable in relation to the size of the dwelling. The use of a flat roof reduces the scale so it does not over bear or take away from the main dwelling. The single storey is adjacent to the two-storey extension and would be hidden from public view. The design of the extension is consistent with that of the main dwelling which creates a consistent appearance.
24. The proposed works are of good design and use high quality materials which are in keeping with the surrounding area. The works includes more modern designs and materials, however these are not out of keeping for the area. Overall, the proposed works are in compliance with DM3 and JCS2.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 129.
26. The proposal does not result in significant harm to amenity. The two-storey extension has been reduced in width which has increased the distance between the properties to 7.5m from the two-storey element on the neighbouring property. This is considered to be sufficient distance to not cause significant harm to the neighbour's amenity. The proposal does not include side facing windows so there is no direct overlooking with the side windows on the neighbouring property therefore impact upon the privacy to the neighbour is unlikely. It is acknowledged that the rear facing windows on the first floor of the two-storey extension would have some views of the rear of the neighbouring property. However, due to the distance between the properties this is not considered to constitute significant harm. The two-storey extension has been reduced in width and height which makes it less overbearing and the distance between the properties has increased enough as to not enclose the neighbouring property. There is sufficient distance between the properties that there is not significant harm to outlook. There are no neighbouring properties affected by overshadowing as a result of the extension.
27. The single storey extension includes glazed doors on the rear and side, these would not result in harm to amenity as there is no neighbouring property able to obtain views through them. The roof lantern is unlikely to result in overlooking due to the distance between neighbouring properties. Given the distance between the neighbouring properties there would be no harm to amenity by overbearing and overshadowing by the single storey element.

28. The subject property would benefit from an enlarged and improved internal living space and would retain a sufficient amount of outdoor amenity space.
29. Overall, the proposal would not cause significant harm to amenity therefore it is acceptable.

Other matters

Biodiversity

30. The proposal includes works to the roof so consideration has been given to impacts on birds nesting. A Bat Roost Assessment was submitted as part of the application, the report concluded that bats are not likely to be present on the building though common bat species were found passing through the site. It was also found that birds nests exist in the building and it is used by blackbirds during nesting season. It is recommended that works which affect the birds nest must avoid bird nesting season or only commence once it has been confirmed that nesting birds are absent. Although not mandatory the Ecology Officer encourages the installation of bat boxes. The Ecology Officer requested for 2 bird boxes to be installed, one of which must be integral to the building.
31. Conditions and an informative have been applied.

Flood risk

32. The site is within Catton Grove and Sewell critical drainage catchment. The proposed works are a significant addition to the dwelling. The proposed works will cover areas of both soft and hard landscaping. The two-storey side extension will occupy a permeable hard surface whereas the rear extension will occupy a soft surface. It is considered that the proposed works will change the ratio of soft to hard landscaping by reducing the amount of permeable surfaces on the property. The loss of permeable surfaces will increase surface water drainage which increases the risk of flooding. Therefore, it is necessary to install mitigation measures to manage surface water run-off.

A condition has been applied.

33. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar
(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading
(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

34. There are no equality or diversity issues.

Local finance considerations

35. 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. 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. In this case local finance considerations are not considered to be material to the case.

Conclusion

36. The proposal does not cause a negative impact on the character of the surrounding area and the design does not harm the character of the property, additionally the proposal will not cause significant harm to amenity. 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.

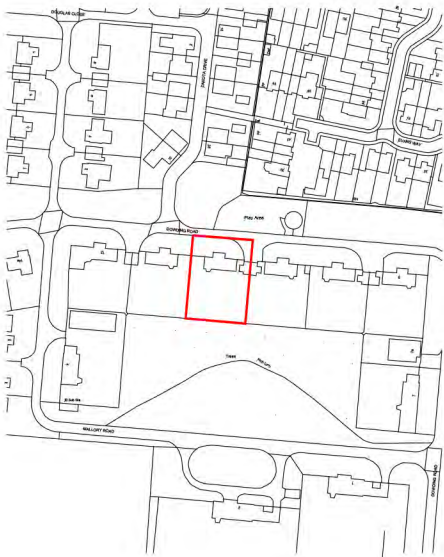
Recommendation

To approve application 22/00579/F 11 Dowding Road, Norwich, NR6 6DD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.
3. Any works affecting the roof shall not take place on site within the bird nesting season 1st March – 31st August inclusive, unless it has been demonstrated by a suitably qualified ecologist that the works will not have any detrimental impacts on protected species including nesting birds and such confirmation has first been provided to and approved in writing by the local planning authority.
4. With the exception of any demolition, site clearance works, archaeological work, tree protection works, ground investigations and below ground works no development shall take place in pursuance of this permission until the details for the provision of at least 2 bird boxes, one of which must be integral to the building, have been submitted to and agreed in writing with the Local Planning Authority. The details shall include the number, location and design of the bird boxes as well as a timetable for their provision on site. The development shall be carried out in full accordance with the agreed details and timetable and the bird boxes shall be retained for the lifetime of the development.
5. With the exception of any demolition, site clearance works and below ground works, no development shall take place until details of mitigation measures to manage surface water run-off has been submitted to and agreed in writing with the local planning authority. The agreed mitigation measures shall be installed prior to the first use of the development and shall be retained thereafter.

Informative

It is possible that the site to which the application relates is occupied by Protected Species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 (amended). Should a Protected Species be found, works should stop immediately and the developer needs to seek the advice of a suitably qualified ecological consultant and/or the relevant statutory nature conservation organisation.



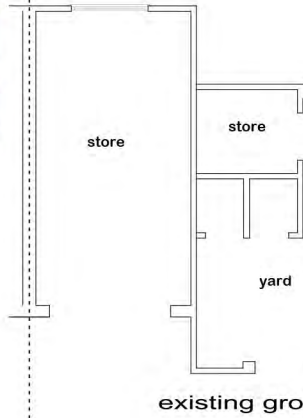
location plan



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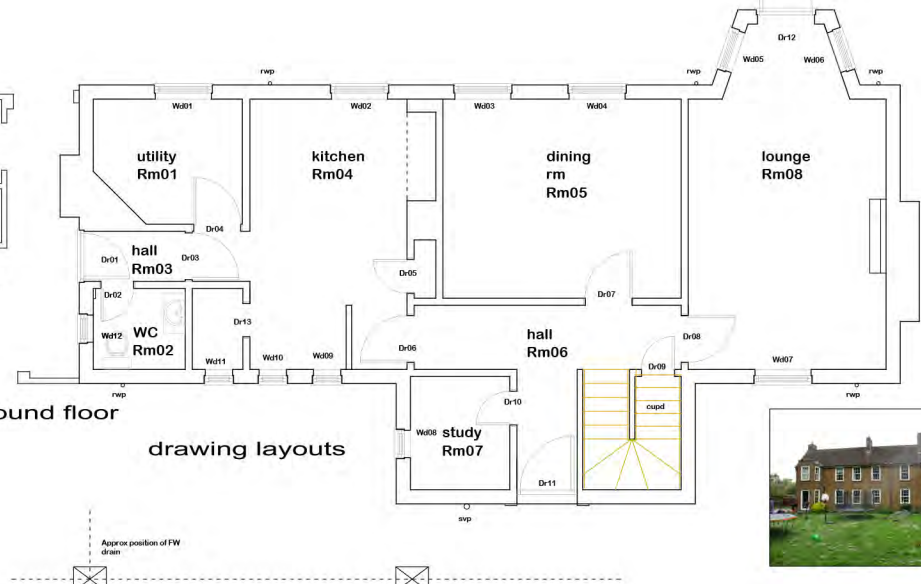


existing front



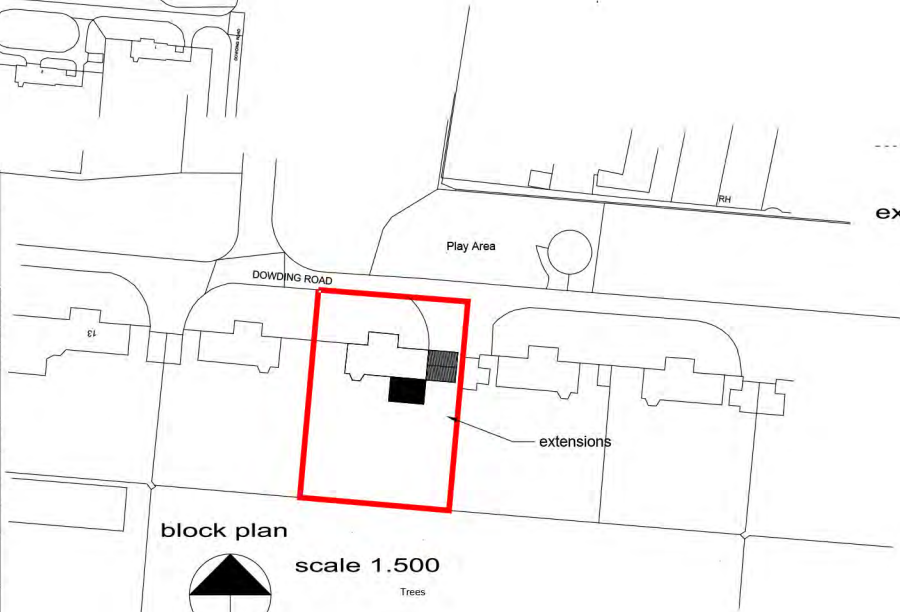
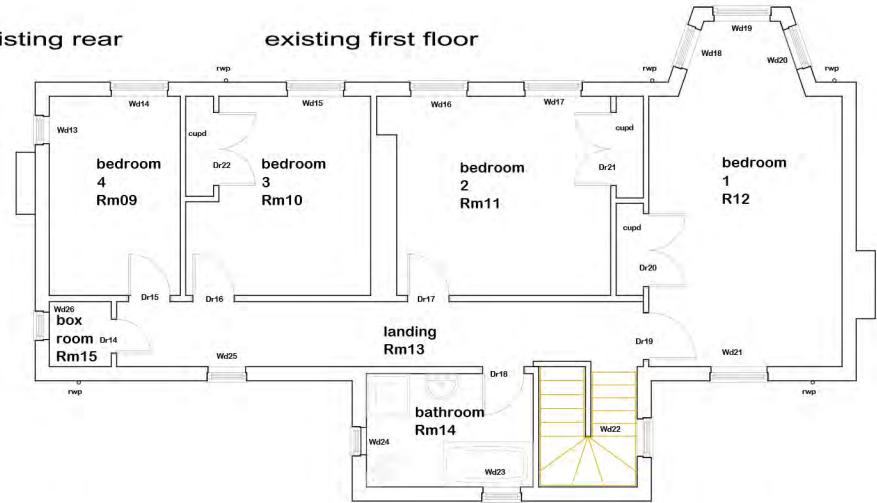
existing ground floor

drawing layouts



existing rear

existing first floor



block plan



scale 1:500

Trees

RICS

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djdesigns limited
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 TELEPHONE 01603 437975 e-mail djdesigns@btinternet.com

PROJECT 11 Dowding Road Old Catton NR6 6DD

CLIENT Mr & Mrs Morgan

DRAWING Existing Layouts & Elevations

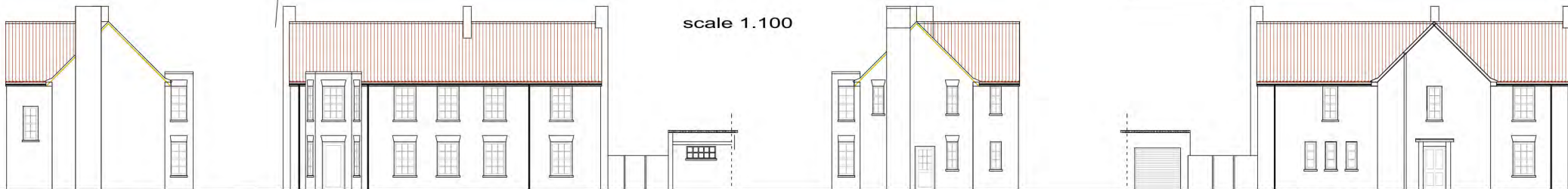
SCALE 1:50, 1:100 DRG No: M202502022 DATE 22nd April 2022

This drawing is to be used for all purposes unless otherwise stated. All drawings are to be used in strict accordance with manufacturer's instructions. All building work is to be carried out in accordance with all applicable building regulations and all current Building Regulations, plus any recommendations made by the Local Authority Building Inspector. This drawing has been prepared from information supplied by a visual survey of the building and photographic works have been undertaken.

Under the provisions of the Party Wall etc Act 1996 (and successors) The employer must satisfy themselves that they have complied with the terms and conditions of the Party Wall Act.

Under the provisions of the current Health & Safety CDM regulations The employer must satisfy themselves that they have complied with the terms and conditions of the Health & Safety CDM regulations.

scale 1:100



existing side elevation

existing rear elevation

existing side elevation

existing front elevation

djdesigns limited			
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TELEPHONE 01603 437975 e-mail djdesigns@btinternet.com			
PROJECT	11 Downing Road Old Cutton NR6 6DD		
CLIENT	Mr & Mrs Morgan		
DRAWN	Proposed Layouts & Elevations		
SCALE	1:50 - 1:100	DRG No	MJM090022 009 B
DATE	22nd April 2022		
<p>This drawing is to be read in conjunction with the following documents:</p> <p>All building works are to be carried out in accordance with and incorporating good building practice and in strict accordance with the relevant British Standards as issued by the United Kingdom Standards Institution.</p> <p>The drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect.</p> <p>Under the provisions of the Party Wall Act 1996 (and successors): The employer must satisfy themselves that they have complied with the terms and conditions of the Party Wall Act.</p> <p>Under the provisions of the current Health & Safety CDM regulations: The employer must satisfy themselves that they have complied with the terms and conditions of the Health & Safety CDM regulations.</p>			

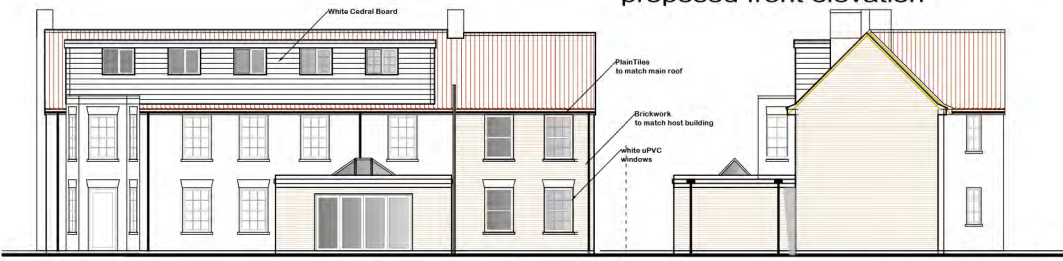


proposed side elevation



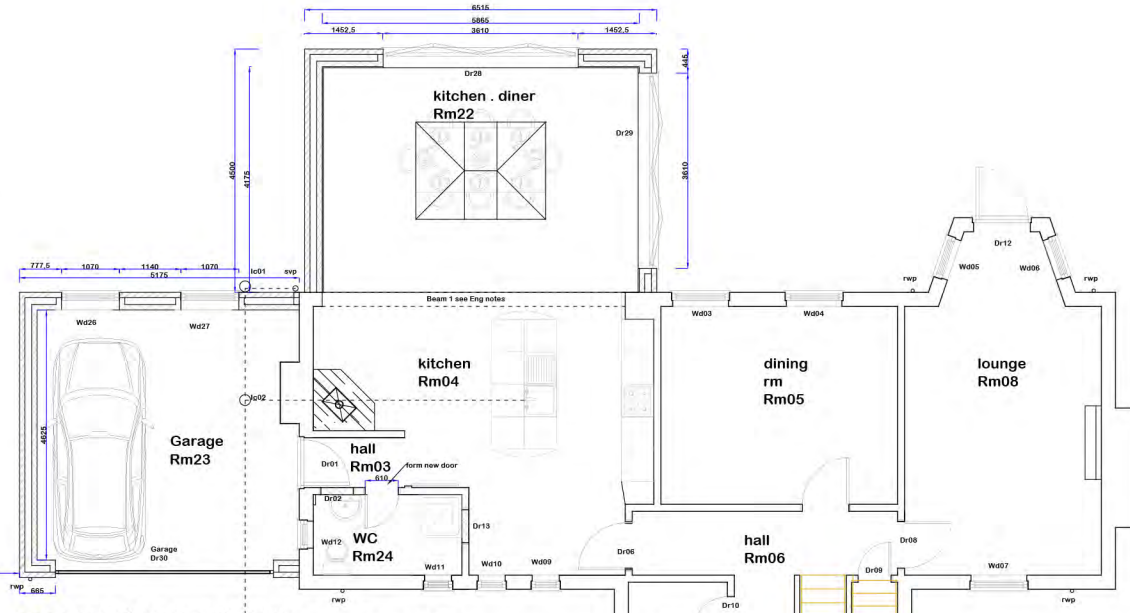
scale 1.100

proposed front elevation

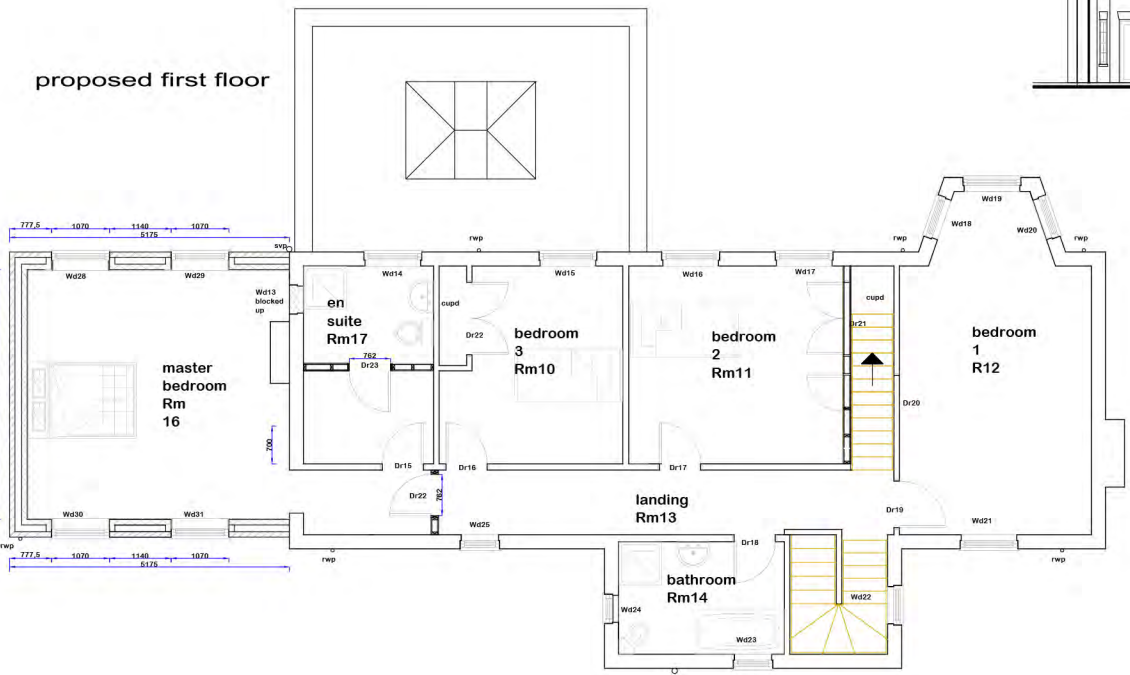


proposed rear elevation

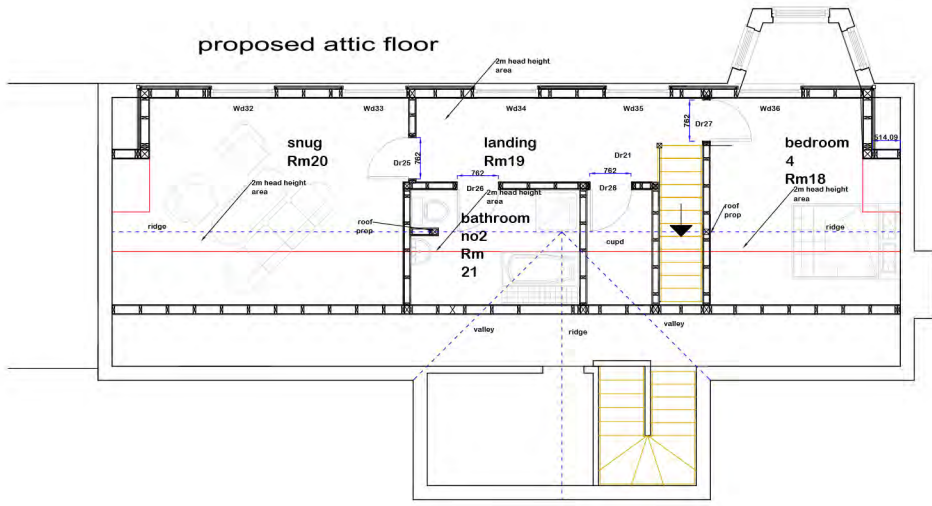
proposed side elevation



proposed ground floor scale 1.50



proposed first floor



proposed attic floor