

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00341/F - 441 Unthank Road, Norwich,
NR4 7QN

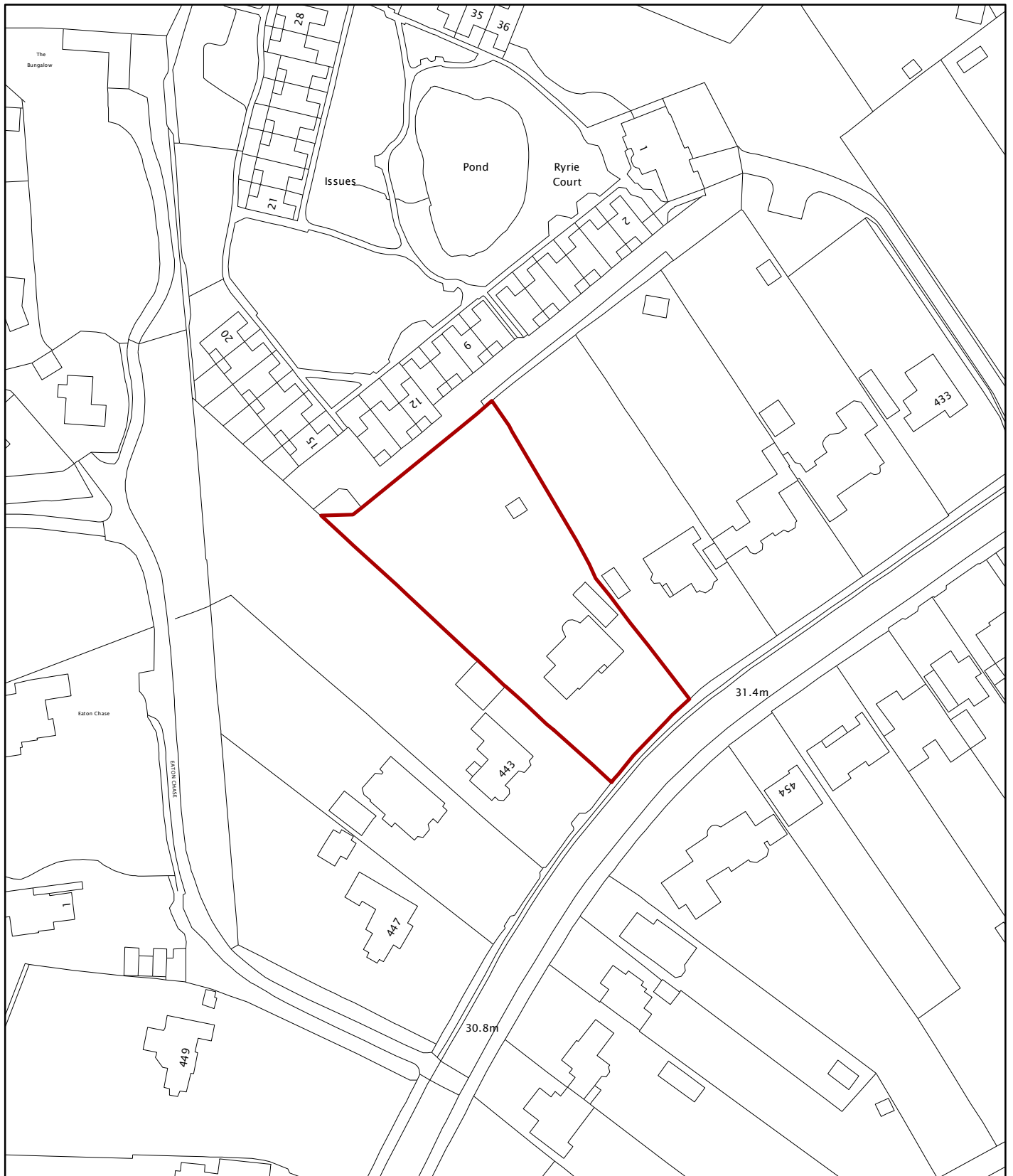
**Reason
for referral** Objection

4(h)

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

Development proposal		
Demolition of existing detached garage and removal of existing first floor and roof and replacement with new first floor and roof with side and rear extension.		
Representations		
Object	Comment	Support
4 (+ 8 signatures on one letter)	0	0

Main issues	Key considerations
1 Design	The impact of the development within the context of the site / surrounding conservation area. The choice of materials.
2 Amenity	The impact of the development on the neighbouring properties and occupiers of the subject property.
Expiry date	20 April 2017
Recommendation	Approve



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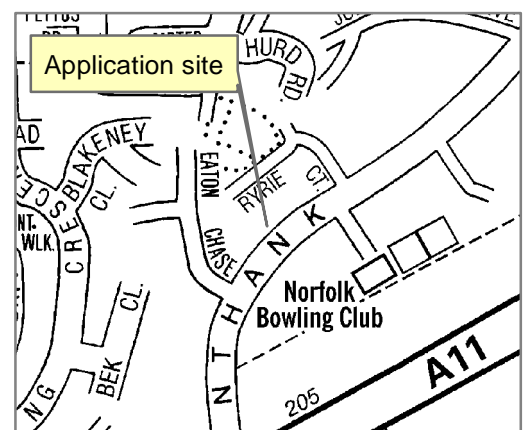
Planning Application No 17/00341/F
Site Address 441 Unthank Road

Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the west side of Unthank Road, within Eaton to the south-west of the city. The predominant character of the area is residential, primarily consisting of a mixture of large detached dwelling constructed on substantial plots in a variety of styles. The area displays a range of styles however a significant number were constructed at a similar time during the first half of the twentieth from a similar pallet of materials including red clay pantiles, render finishes, red bricks and fenestration. The area is also defined by the large gardens which contains mature trees and planting, creating a verdant character.
2. The subject property was constructed in 1959 and is of a simple hipped roof bungalow design by Edward Skipper. The property has since been extended by way of a rear extension, conversion of the roof space, dormer windows, front extension and hard landscaping around an outdoor swimming pool. The property has been finished in a cream coloured render, white windows and dark colour roof tiles. The site features a front garden and parking area, side access to a detached garage and a large rear garden which includes a swimming pool.
3. The site is bordered by no. 439 Unthank Road to the east, a large detached character property, and no. 437 Unthank Road to the south/west, a similar large detached dwelling. The front boundary is marked by a mature hedge and several large mature trees. The site boundary to the east is marked by a 2m tall fence and adjacent to the house and hedgerows to the rear.

Constraints

4. Conservation Area: Unthank and Christchurch

Relevant planning history

5.

Ref	Proposal	Decision	Date
04/00073/F	Conservatory at rear of dwelling.	APPR	01/03/2004
12/02418/TCA	T1 Pine: Remove; T2 Leylandii: Remove.	NTPOS	22/01/2013

The proposal

6. The proposal involves the partial demolition of the existing building and for the construction of a first floor extension as part of an extensive remodelling of the property.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Two storeys.
Max. dimensions	See plans for full details.
Appearance	
Materials	Reclaimed Bexhill red bricks Welsh slate roof tiles White render Powder coated aluminium windows

Representations

7. Advertised on site and in the press. 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. One letter was undersigned by eight persons. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The design is not appropriate for the conservation area	See main issue 1
The choice of materials / windows are not appropriate	See main issue 1
Overbearing / loss of light on boundary	See main issue 2
Too close to boundary	See main issue 2
Construction already started	See other matters
Concern for trees to front of site	See other matters

Consultation responses

8. 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

9. No comments submitted.

Assessment of planning considerations

Relevant development plan policies

10. **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
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **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

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

13. 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 & Heritage

14. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
15. The proposal first involves the demolition of significant sections of the current building, resulting in the core elements of the original structure remaining. This includes the later additions to the rear and garage. The subject property is then to be extended at ground floor level towards the rear and the side (east). The rear extension is to be staggered into three sections which project a deeper amount towards the rear from the west to east side of the rear elevation, reflecting the

current footprint which has been extended towards the eastern side. The depth of the rear extension ranges from 3.8m to 5m.

16. A 3.8m side extension is to be stepped back from the front elevation creating a new integral garage. Beyond to the rear the extension projects further at 5.5m creating a new corner section which joins the rear extensions, effectively wrapping around the property. The footprint to the front and western side remains relatively unchanged.
17. The most dramatic changes to the property are to take place at first floor level where the original roof is to be removed in its entirety allowing for a first floor extension to be built up from the enlarged footprint. The design is of a hipped roof with two large gables located either side of the centre of the enlarged design.
18. The eaves of the main part of the roof are 3m high, the corner of the hipped section 5.1m high and the ridge line 7.6m tall. The two projecting gables differ in size with the eastern of the pair being slightly larger at 8.8m tall, compared with 8.2m tall. The height of the current building is a maximum of 6.5m tall. The rear includes a single storey flat roof section which measures 3.3m in height.
19. The design includes extensive sections of glazing including within the front and rear gable sections and across the majority of the single storey rear section. The central section is to form the new main entrance which is also to be predominantly glazed. The design also includes sets of roof lights on both the front and rear elevations.
20. The materials chosen partly differ from the current situation with the most prominent being a white coloured render finish and Welsh slate roof tiles. Reclaimed red coloured bricks and powder coated aluminium windows will also be prominently visible within the design of the proposal.
21. Particular concern has been raised that the choice of materials are not appropriate for the property or surrounding conservation area which is considered to primarily consist of Edwardian properties constructed using materials such as red coloured pantiles and rough render finishes. It is accepted that the proposal includes some materials which are not found consistently throughout the conservation area, it is the case that they are not entirely foreign to the area. There are a number of more recently built properties on and near to this part of Unthank Road which represent a different vernacular to the Edwardian character of the older properties.
22. The subject property itself is a more modern design having been built in the post-war period and as such features dark coloured concrete roof tiles and white UPVC windows. The materials which have been selected for the proposed works represent high quality materials such as Welsh slate which are of a similar colour to the current roof tiles. The proposed render finish is similar to the existing building and the use of reclaimed bricks will assist in softening the overall finish. The powder coated aluminium windows represent a more contemporary choice and are considered to work well with the overall design.
23. As such, the proposed materials are considered to be of a high quality which also reflect the more modern character of the current property. The use of materials found on neighbouring properties would potentially result in a pastiche design, which would arguably be less desirable than the more contemporary palette chosen.

24. Similarly, of particular concern was the inclusion of the central gables which are to be extensively glazed, with some neighbours feeling that the glazing was not appropriate for the conservation area. The front elevation does include several sections which are extensively glazed however it should be noted that the design has been revised during the course of the application so that the glazing within the gables has been reduced. As a result, the gables now feature enlarged areas of soffit above the glazing which is to be finished in white render. The front elevation also consists of large areas of slate roof and white render wall, each contributing significantly to the overall character and appearance of the property.
25. It should also be noted that the property is partially screened from the highway by the mature trees located at the front boundary, resulting in the property being less prominent than some of its neighbours. It is therefore considered that on balance the amount of glazing is appropriate for the design and will not cause significant harm to the character of the street and of the conservation area.
26. Overall, the proposal is considered to be of an appropriate scale which is typical of the area and a design which is more contemporary in appearance than some neighbouring properties. The choice of materials which reflect the current property and are of a high quality will however ensure that the proposal preserves and in many ways enhances the character of the conservation area, particularly in terms of the quality of materials chosen.

Main issue 2: Amenity

27. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
28. The proposal will create an enlarged dwelling which is similar in scale and amenity value to many of the large neighbouring properties. The number of bedrooms only increases by one from four to five as the design includes the addition of more reception rooms and en-suite accommodation. As such, the proposal is considered to enhance the residential amenities of the occupiers of the subject property without significant loss of the substantial external amenity space.
29. The scale and siting of the proposal will result in a noticeably enlarged dwelling, however the distance between properties will ensure that significant harm is not caused by way of overshadowing, loss of privacy or loss of outlook to neighbouring properties.
30. Particular concern has however been raised that the works would result in a loss of sunlight to the southwestern side of no. 439 to the east. Similar concern was raised that the enlarged dwelling would appear to be an overbearing presence along the shared boundary. The neighbouring property is located a minimum of ten metres from the enlarged subject property and the enlarged design includes a hipped roof which assists in reducing the overall bulk of the design. As such it is not considered that the proposal will result in significant harm to the neighbouring property by way of loss of sunlight. Although the dwelling will appear noticeably different along the shared boundary, it is not considered that it will appear to be overly bulky in appearance.
31. Concern has been raised regarding the proximity of the proposal to the boundary shared with no. 439. It should be noted that the overall scale of the proposal has been reduced during the course of the determination of the application, at the

eastern most section which is adjacent to the shared boundary with no. 439. The side wall of the proposal is now to be constructed 1.6m from the shared boundary compared to the original design which abutted the shared boundary. As such, access for construction and maintenance of the boundary fence should remain possible and the impact is acceptable.

Other matters

32. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
33. Concern has been raised that works on site had already commenced. It has been noted during the site visit that much of the internal spaces of the property have been cleared ready for construction. The rear conservatory has also been removed. No works which require planning permission have commenced on site.
34. Concern has been raised regarding the mature trees located to the front of the site. The proposal only involves enlargement of the footprint of the property the side and rear. As such, construction should not impact upon the trees which are located a minimum of 15m from the subject property.

Community Infrastructure Levy

35. The proposal would result in an increased floor area of 185 sqm and therefore is liable for a CIL payment.

Equalities and diversity issues

36. There are significant/There are no significant equality or diversity issues.

Local finance considerations

37. 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.
38. 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.
39. In this case local finance considerations are not considered to be material to the case.

Conclusion

40. The proposal will result in a noticeably extended and altered dwelling which is considered to be of an appropriate scale and design which will preserves and enhances the character and appearance of the conservation area.

41. The proposed development will have limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
42. 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.

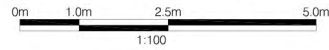
Recommendation

To approve application no. 17/00341/F - 441 Unthank Road Norwich Norfolk NR4 7QN and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Samples of external materials to be submitted for approval.



South Elevation | *Proposed*

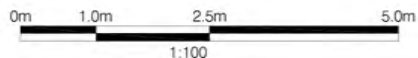


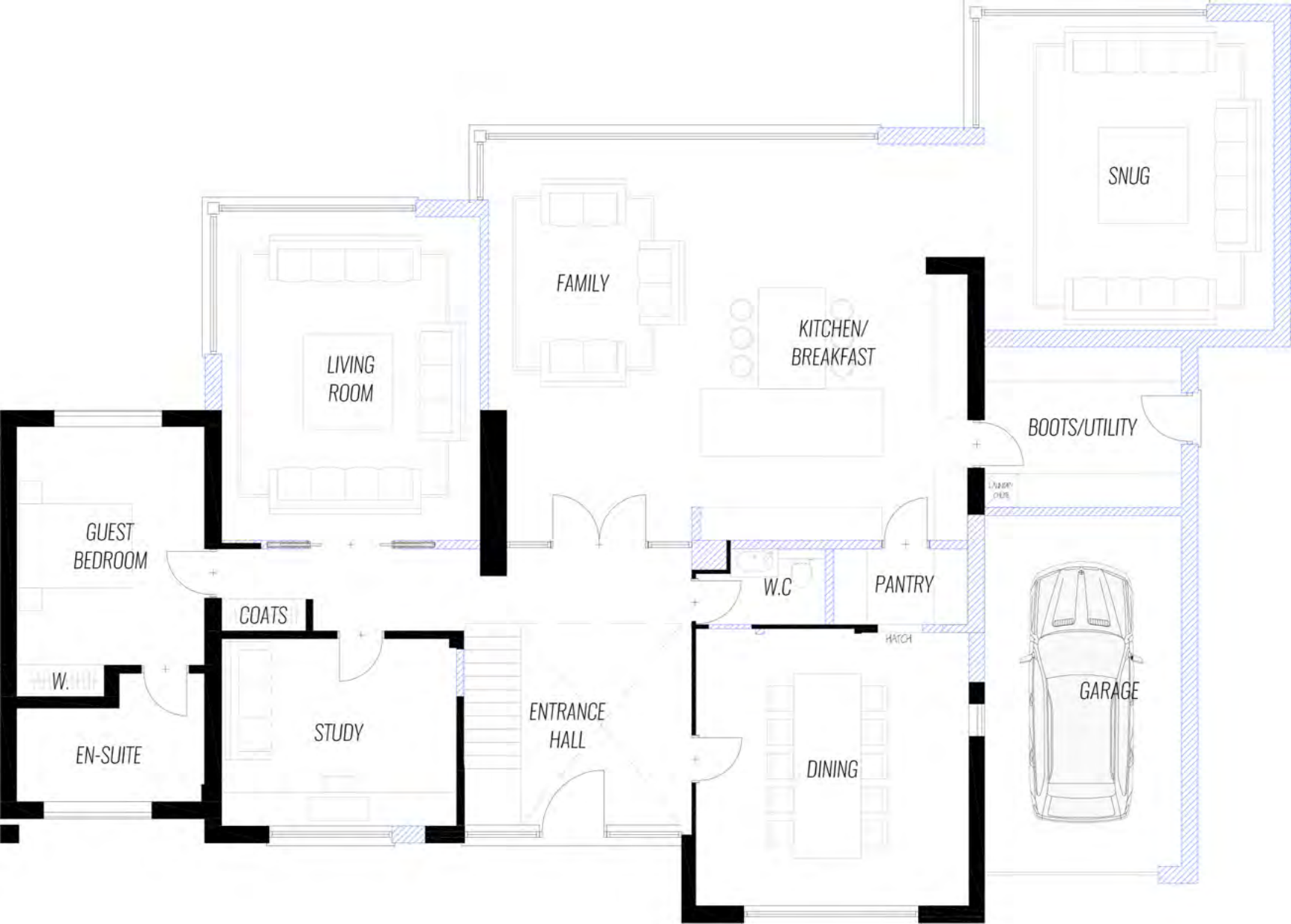
North Elevation | *Proposed*



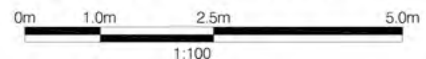


First Floor Plan | *Proposed*





Ground Floor Plan | *Proposed*

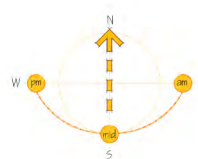




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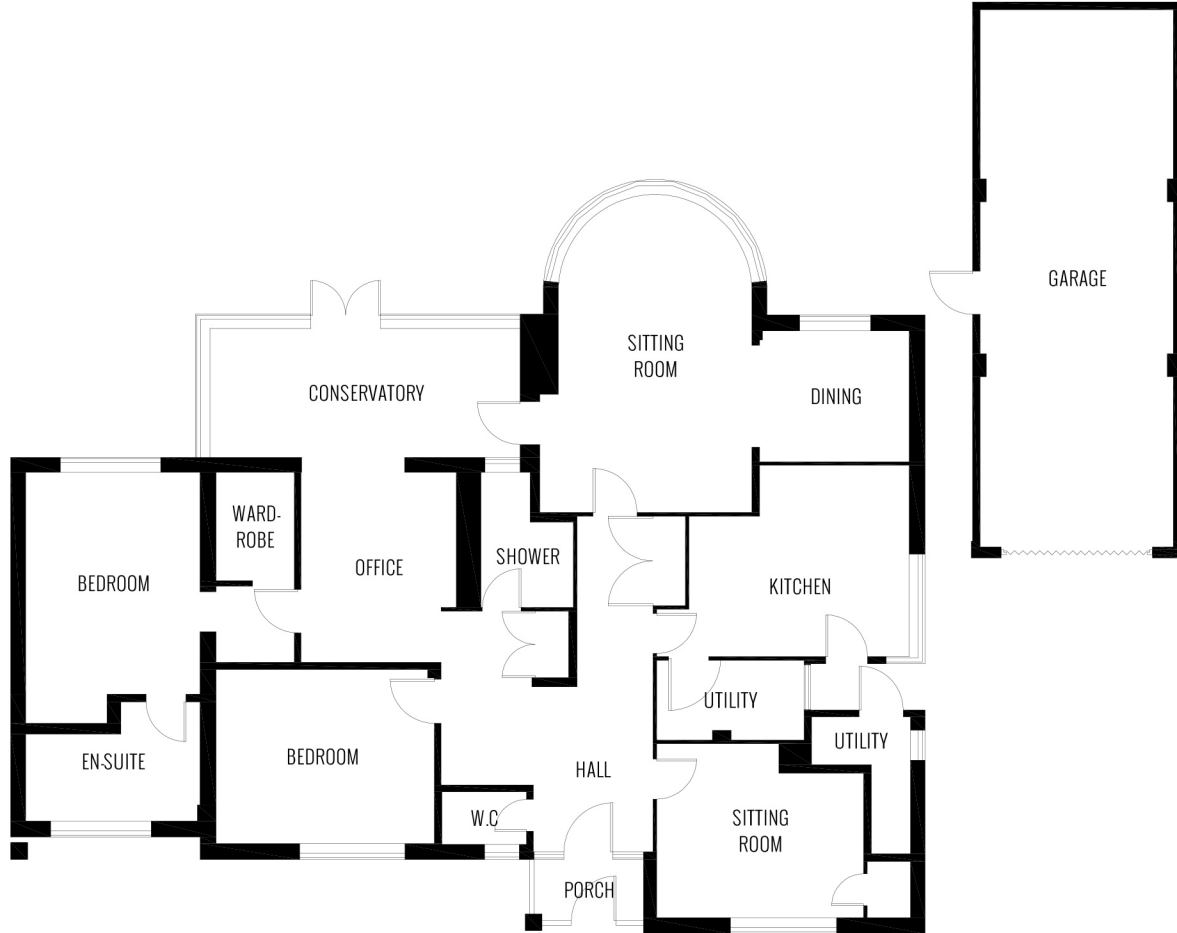
Location Plan

0m 25.0m 50.0m
1:1250



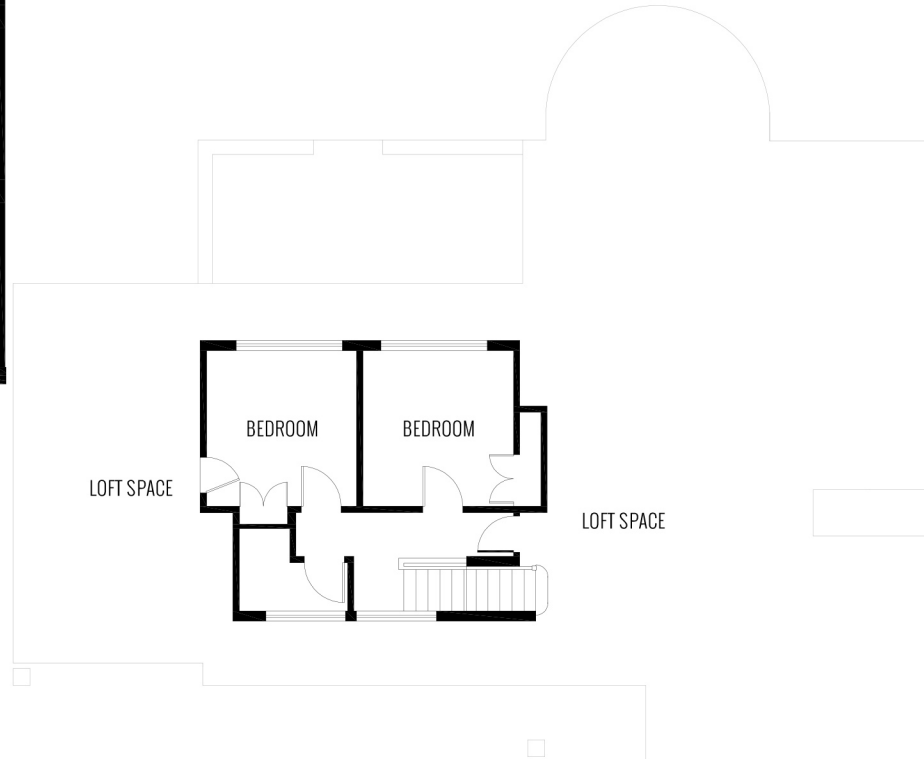
Block Plan

0m 5.0m 12.5m 25.0m
1:500



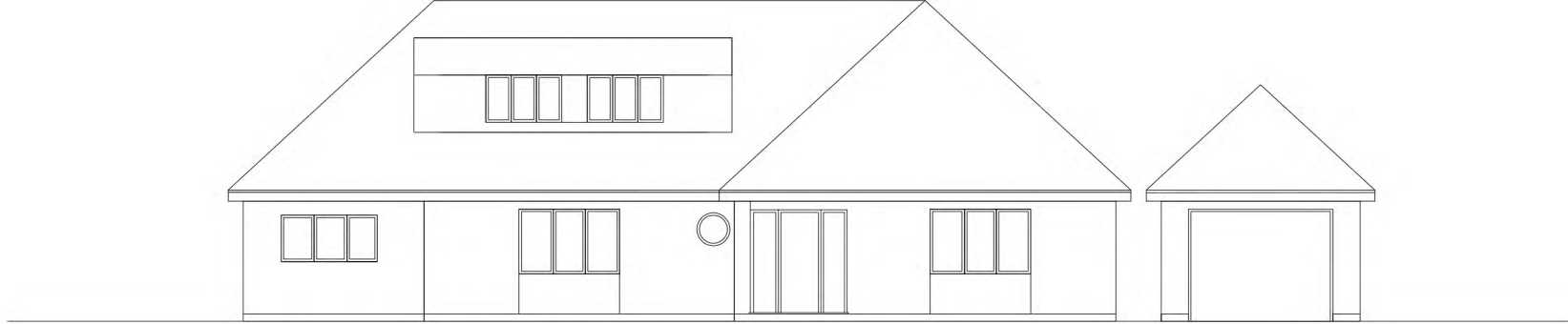
Ground Floor Plan | Existing

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1:100

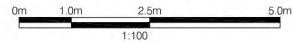


First Floor Plan | Existing

0m 1.0m 2.5m 5.0m
1:100



South Elevation | Existing



North Elevation | Existing

