

Report to Planning Applications Committee
Date 3 April 2014
Report of Deputy Chief Executive
Subject 13/02098/F 11 Mount Pleasant Norwich NR2 2DH

Item
4(7)

SUMMARY

Description:	Demolition of garage and erection of a single storey extension; provision of glazed roof/canopy to basement; replacement fencing to front boundary wall; re-opened window at first floor level; enlarge existing rooflights.
Reason for consideration at Committee:	Objection
Recommendation:	Approve subject to conditions
Ward:	Town Close
Contact Officer:	Mrs Joy Brown Planner 01603 212543
Valid Date:	1st February 2014
Applicant:	Mrs Sara Bower
Agent:	Mr Mark Ashurst

INTRODUCTION

The Site

Location and Context

1. The property is situated on the south west side of Mount Pleasant opposite the junction with Newmarket Street. The property is an early 19th century two storey dwelling with accommodation in the roof space and a basement. The property is a locally listed building which was once a larger dwelling which was subdivided into three properties probably in the late 20th Century. The portion that forms number 11 has some nice architectural features including a large portico and sash windows. The property is painted white with a slate roof.
2. Forward of the existing dwelling is a double garage which is a modern addition to the property. The garage is also painted white and has a hipped pantile roof. Within the front garden there is a large area of hardstanding which is sufficient in size to accommodate two to three cars. Due to screening provided by the existing fence and trees the front garden is not visible from the highway and is private.
3. The 'rear garden' which is the main area of private amenity space for the enjoyment of residents is situated to the side of the property due to the subdivision of the dwelling. Due to its size and the fact that it has boundary walls rather than fences gives it more of a courtyard feel.
4. The area is characterised by having large detached properties which are well set back

from the highway. A number of the properties in the area, including the application site, are well screened from the road by boundary fences and mature trees and planting.

Constraints

5. The property is locally listed and is situated within the Newmarket Road conservation area. There are a number of mature trees on and adjacent to the site.

Planning History

04/00657/F - Erection of 1.2m fence on front boundary. (APPR - 19/11/2004)

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

6. The proposal has been amended significantly during the process of assessing the application. The proposal as submitted and the revised proposed are outlined below:

Proposal as submitted

7. The application sought planning permission for the conversion of the existing double garage into a new kitchen and utility room. This also involved changing the hipped roof to a gable roof to create more headroom within the new kitchen area. To the rear of the garage (south-west) it was proposed to erect a new flat roof single-storey extension which would create a link between the garage and the main house. This would have bifolding doors which would provide access to the terrace and garden area. It was proposed that the extension would extend to the boundary of the neighbouring property to the south east and that the extension would be used as a dining area.
8. A second flat roof single storey extension was proposed to the front (north) of the garage which would extend to the boundary of the neighbouring property and to the front boundary of the application site. This would have double doors and would be used as a store. It was not of sufficient size to be used as a garage.
9. A number of other external alterations were also proposed which are set out below:
 - The replacement of the existing front boundary fence with a brick wall and new timber entrance gates
 - Alterations to the lightwell in the basement.
 - The replacement of the existing French windows
 - The opening up of an existing bricked up window at first floor level within the front elevation.
 - The replacement and enlargement of rooflights on the side elevation.
 - The replacement of the existing tarmac hardstanding within the front curtilage with resin bonded gravel.

Revised proposal

10. The proposal as submitted was considered to be unacceptable on a number of design and conservation grounds. It was considered that the proposed extensions did not relate well to each other and appeared rather piecemeal due to differing roof designs and as the overall depth was not consistent. Furthermore the flat roof of the store would appear out of keeping and of detriment to the conservation area and this would be exacerbated due to the loss of trees on the front boundary. In this case it was also considered that the provision of a wall on the front boundary was out of keeping with other properties in the area.
11. Discussions were held with the applicant and the proposal was subsequently revised. Rather than converting the existing garage, it is now proposed to demolish it and to erect a single extension in its place. The extension will be no closer to the boundary of the neighbouring property than the existing garage and it would be set back from the front boundary by 0.7m. The proposed extension will link to the existing house and bifolding doors will provide access to the terrace and garden. The proposed extension will be used as a store, utility room and family room with the kitchen and dining area being situated within the main dwelling house. The height to the eaves of the proposed extension is 2.8m with the height to the ridge being 4.4m.
12. It is no longer proposed to replacement the front boundary with a wall. Instead the existing fence is to be replaced with a new fence of the same height and the existing gates are to be retained. The other alterations described in paragraph 9 are still proposed.

Representations Received

13. The application as submitted was advertised on site and in the press and adjacent and neighbouring properties were notified in writing. However due to a tree report not being submitted with the application the case was made invalid and revalidated on receipt of this information. A second site and press notice was issued and neighbours were re-notified.
14. Three letters of representation were received citing the issues as summarised in the table below.

Issues Raised	Response
Out of scale – The proposal is an over urbanisation within the conservation area.	See paragraphs 22 and 27
Out of keeping and unsympathetic to the conservation area – All front boundaries in the area consist of hedging, low walls and some fencing or railings. Nowhere is there a high brick wall.	It is no longer proposed to replace the front boundary with a high brick wall.
Overlooking – the new roof lights will overlook our property and garden	See paragraph 20
Trees – the single storey extension and new brick wall will cause root disturbance. The loss of Yew trees and an oak tree is unsympathetic and not acceptable.	See paragraph 28 and 29
There will be noise disturbance and air pollution during the construction works	See paragraph 21

15. Following discussions with the applicant, the proposal was revised significantly. Another site notice and press notice was issued and neighbours were notified of the amendments. The expiry date for comments is not until the 2nd April. Any additional representations received will be included in the update report. To date one letter has been received from a neighbour that had previously objected to the application, confirming that they are now happy with the revised plans, subject to the tree officer confirming that the trees are dealt with satisfactorily in all respects.

Consultation Responses

16. Local Highway Officer – No comment as there are no highway implications and parking is still available within the curtilage.
17. Tree officer – The proposal will be achievable provided that it is carried out in full compliance with the revised AIA. Further details will be required of the specialist foundation to be used within the RPA in terms of tree protection, construction methodology and arboricultural supervision of any construction activities. Furthermore, it should be noted that T1 and the suggested works are subject to conservation area obligations in terms of notice required prior to carrying out tree work and all works will need to be subject to agreement with the tree owner if tree removal or more than 'abatement of an actionable nuisance' is the preferred course of action.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Section 7: Requiring good design

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amendments 2014):

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Relevant Saved Policies of the adopted City of Norwich Replacement Local Plan 2004:

NE3 – Tree protection, control and cutting and lopping

EP22 – General amenity.

HBE8 - Development in Conservation Areas

HBE12 - High quality of design in new developments

Other Material Considerations including:

Written Ministerial Statement: Planning for Growth March 2011

Interim statement on the off-site provision of affordable housing December 2011

The Localism Act 2011 – s143 Local Finance Considerations

Emerging DM Policies (submitted for examination):

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies

have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has now submitted the emerging Local Plan policies for examination and considers most of these to be wholly consistent with the NPPF. Weight must be given to the emerging Local Plan and relevant policies are listed below for context although none change the thrust of the current Local Plan policies discussed in the main body of this report:

DM1 Achieving and delivering sustainable development – **Significant weight can be applied.**

DM2* Ensuring satisfactory living and working conditions - **Significant weight can be applied.**

DM3* Delivering high quality design – **Several objections, only limited weight.**

DM7 Trees and development – **Significant weight can be applied**

DM9 Safeguarding Norwich's heritage – **Significant weight can be applied.**

*These policies are currently subject to objections or issues being raised at pre-submission stage. Even where DM policies have been objected to, the objection may concern only one aspect of the policy and significant weight may be applied to that policy depending on what extent the objection relates to this proposal. For clarity, the level of weight that can be attributed to each DM policy has been indicated above.

Principle of Development

Policy Considerations

18. The principle of the demolition of the existing garage and the erection of a single storey extension is acceptable and as such the main issues for consideration are design, impact upon the conservation area, impact upon the living conditions of neighbouring residents and impact upon trees on and adjacent to the site. There are no highway implications.

Impact on Living Conditions

Overlooking, overshadowing and loss of light

19. It is not considered that the proposals will increase overshadowing or loss of light to any of the neighbouring properties due to the positioning of the extension, the distances involved, the height of the extension, the existing boundary treatments and taking into consideration the positioning and height of the existing garage. With regards to the proposed extension it is also not considered that it will increase overlooking to neighbouring residents.

20. Concern has been raised by neighbours that the new rooflights within the side elevation of the main dwellinghouse will increase overlooking to their property and garden. Taking into consideration that there is already an existing rooflight in this position and that the proposal is to only increase its size, it is considered that any increase will be minimal and of an acceptable level.

Noise and Disturbance

21. Concern has been raised by a neighbouring resident that during the construction there will be an increase in noise and air pollution. This will only be a short term issue and when living in an urban area such as this it is reasonable to expect neighbouring properties to undertake works to their property from time to time. With larger schemes an informative is often attached to a permission setting out the hours that construction work would normally be expected to take place but for householder proposal, this is only done in exceptional

cases where there is a justified reason. In this case it is not considered that there are any reasons which should restrict works from being undertaken at weekends and in the evening.

Design and impact on the conservation area

Design, form, scale and height

22. The proposed single storey extension is relatively large (9.7m by 5.8m) and is to be situated forward of the existing dwellinghouse. However the front garden of the property is large and can easily accommodate an extension of this size without harming the character of this locally listed building, particularly bearing in mind that there is an existing double garage in this position which is to be demolished. Furthermore the proposed extension has a relatively shallow pitch which further helps the extension appear subservient to the main dwellinghouse when viewed from the front elevation.
23. The design of the roof has been simplified during the process of assessing the application and its form now relates better to the proportions of the main dwellinghouse. Although the store area is set in from the main elevation to allow movement and the doors to open effectively, the roof line follows the main extension which allows the extension to be read as one structure and not a group of different structures with different roof pitches and heights.
24. The proposed extension is relatively contemporary in its design and it can clearly be read as a new addition to this locally listed building. The materials proposed include render which will be painted to match the existing dwellinghouse, slate roof and powder coated aluminium windows. The principle of this is considered acceptable, although full details should be conditioned to ensure that the proposal is of a high quality design.
25. With regards to the changes to the front boundary, it is now only proposed to replace the existing fence with a new fence. This is considered acceptable subject to a condition requiring further details of the fence. The replacement of the existing tarmac with resin bonded gravel is considered to be an enhancement of the front curtilage.
26. All of the other external alterations are considered to be acceptable in design terms. Reinstating the window in the front elevation will provide a better sense of balance to the existing dwellinghouse and the alterations to the lightwell will help provide more light into the basement area without materially affecting the external appearance of the property. The replacement of the patio doors will tie in with the doors which are proposed within the extension and the enlargement of the rooflight does not significantly alter the appearance of the roof slope as there is already an opening there.

Conservation Area – Impact on Setting

27. The property is situated within a conservation area; however even though the extension is forward of the dwellinghouse, it will not be overtly visible from the highway due to screening provided by existing boundary trees. It is now also proposed to retain the dwarf wall and timber gates on the front elevation and rather than building a higher wall, the fence will be replaced. Subject to a condition requiring details of the fence, this will not materially alter the appearance of the front of this property. Therefore it is considered that the proposals would not have a significantly detrimental impact upon the overall character of the area.

Trees and Landscaping

Loss of Trees or Impact on Trees

28. The proposal no longer results in the loss of any trees and subject to compliance with the revised Arboricultural Implications Assessment and Arboricultural Method Statement should be achievable without harming any of the trees on or adjacent to the site. Specialist foundations will however be required for development within the root protection areas and further details of these should be submitted to the Council for approval prior to the commencement of development.
29. An informative should also be attached to the permission notifying the applicant that any works to the trees will be subject to conservation area obligations and works will need to be subject to an agreement with the tree owner if tree removal or more than 'abatement of actionable nuisance' is the preferred course of action.

Local Finance Considerations

30. The sum of the new floorspace is under the minimum of 100 square metres so the proposal will not incur a CIL fee.

Financial Liability	Liable?
New Homes Bonus	No
Council Tax	Possibly, if the property is revalued.
Community Infrastructure Levy	No

Conclusions

31. It is considered that the extension and other external alterations will not result in a significant loss of residential amenity for the adjoining properties by overlooking, loss of light or overshadowing. Although the extension is forward of the existing dwellinghouse and is relatively large, the design is acceptable due to the size of the front curtilage and due to screening provided by the mature trees on the site. As such it is considered that the proposal will not have a detrimental impact upon the appearance of this locally listed building or on the overall character of the conservation area. As such the proposal accords with the criteria set out within policies NE3, HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan, policies 1 and 2 of the Joint Core Strategy, the National Planning Policy Framework and policies of the emerging Local Plan.

RECOMMENDATIONS

To approve Application No 13/02098/F, 11 Mount Pleasant and grant planning permission, subject to the following conditions:-

- 1) Standard time limit
- 2) In accordance with plans
- 3) Details of render, roof, windows and doors
- 4) Details of the fence and hardstanding
- 5) In accordance with AIA/AMS

6) Further details of specialist foundations in RPA.

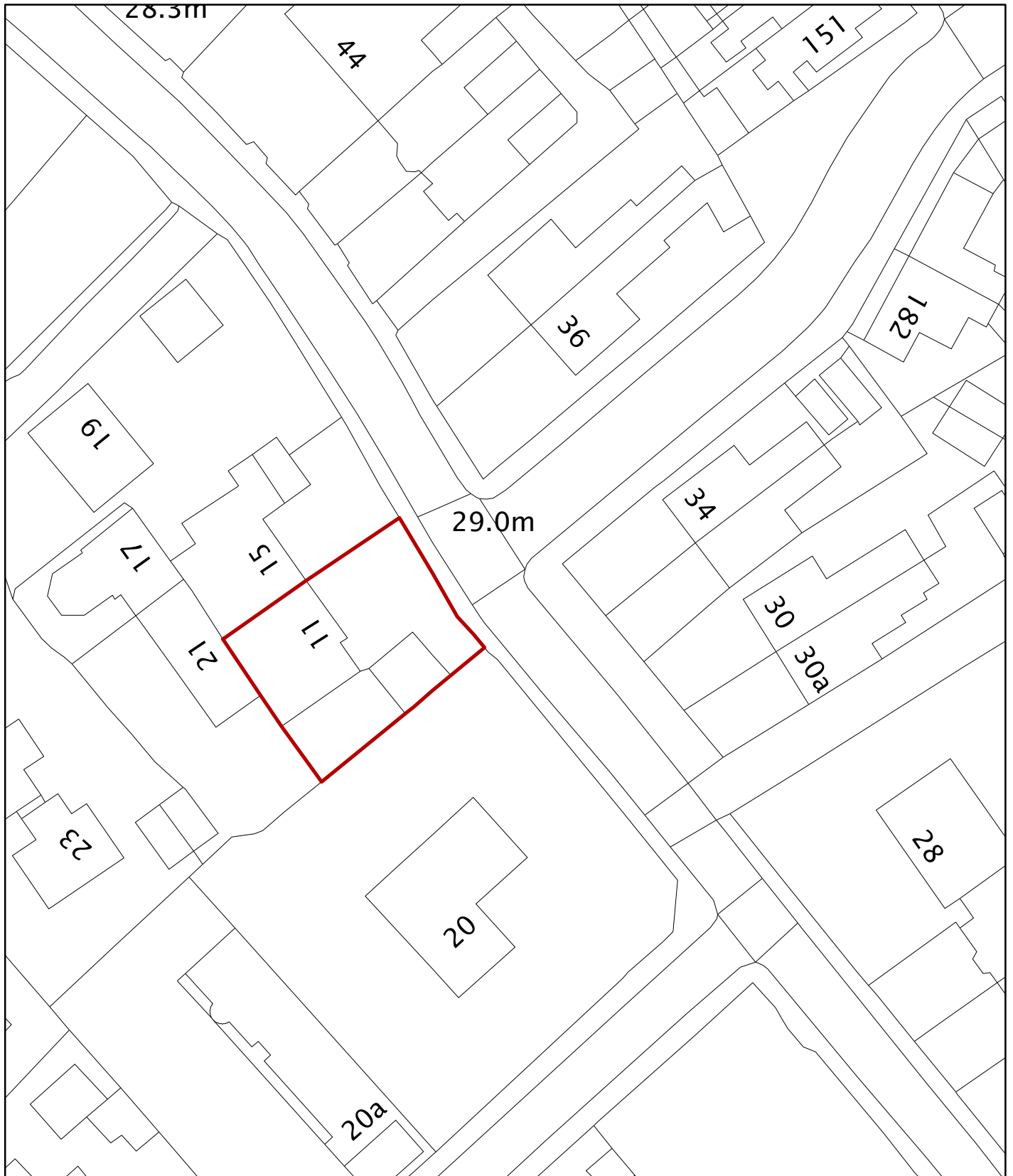
Informatives:

- 1) CIL
- 2) Works to trees

(Reasons for approval:

Article 31(1)(cc) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.)



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Planning Application No 13/02098/F

Site Address 11 Mount Pleasant

Scale 1:500



NORWICH
City Council

PLANNING SERVICES

