

**Report to** Planning applications committee

**Item**

11 August 2016

**Report of** Head of planning services

**Subject** 16/00904/F - 125 Cecil Road Norwich NR1 2PJ

**Reason  
for referral** Objection

**Applicant** Mr David Dingle

4(e)

<b>Ward:</b>	Town Close
<b>Case officer</b>	Mr Samuel Walker - Samuelwalker@norwich.gov.uk

<b>Development proposal</b>		
Two storey side extension and single storey front extension.		
<b>Representations</b>		
Object	Comment	Support
2		

<b>Main issues</b>	<b>Key considerations</b>
1	Principle of development
2	Design/ Materials
3	Amenity (Overlooking, loss of light)
<b>Expiry date</b>	10 August 2016
<b>Recommendation</b>	Approve



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Planning Application No 16/00904/F

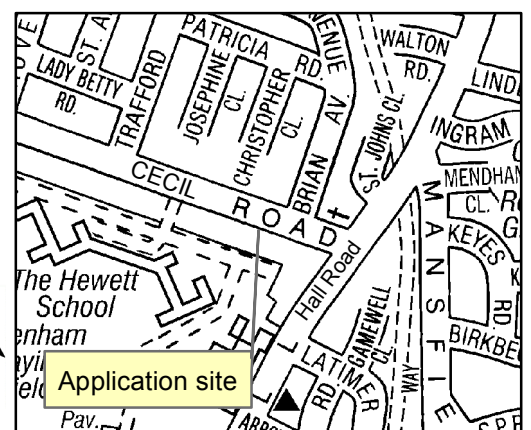
Site Address 125 Cecil Road

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The subject property is a mid-twentieth Century (approx.) semi-detached residential dwelling on the South side of Cecil road, it is close to the junction with Brian Avenue.
2. It is a two storey property with white render finish to the walls; a pantile roof to main house, plain tile roof to porch.
3. The area is primarily residential consisting of twentieth century semi-detached properties of varying styles. The site backs on to the Hewett Academy site.

## Constraints

4. There are no constraints relevant to this application.

## Relevant planning history

5.

Ref	Proposal	Decision	Date
10/01497/F	Replacement of porch with conservatory.	APPR	05/10/2010
16/00055/F	Two storey side and single storey front extensions.	APPR	07/03/2016
16/00923/NM A	Amendment to planning permission 16/00055/F from white painted render to red bricks as external wall finishes.	REF	13/07/2016

## The proposal

6. The proposal is for a single storey lean-to extension to the front elevation, leading into a two storey side extension, subservient to the main dwelling. With red brick finish to external walls.

## Summary information

Proposal	Key facts
<b>Appearance</b>	
Materials	<b>Red brick Walls</b> <b>Clay pantile roof</b> <b>Joinery – white uPVC</b>

	<b>Rainwater goods – Black uPVC</b>
<b>Transport matters</b>	
Vehicular access	<b>Driveway and Garage facility retained</b>

## Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation 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
Materials	15-17
Amenity	19-23
Drainage/Services location	24

## Consultation responses

8. No consultations have been carried out as part of this application.

## Assessment of planning considerations

### Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
  - JCS7 Supporting communities
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
  - JCS20 Implementation
10. **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

## **Other material considerations**

### **11. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF7 Requiring good design

## **Case Assessment**

12. 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: Principle of development**

13. The principle of residential extensions is acceptable, the main policy and material considerations are considered in the sections below.

### **Main issue 2: Design**

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. This application is a subsequent application following previously approved 16/00055/F. The previously approved scheme was a negotiated solution which reduced the overall height of the side extension from the original proposal to be clearly subservient to the primary dwelling. The material finish to the approved scheme was white painted render. This application maintains the same external form and scale as the approved scheme, but seeks red facing brick as the external wall finish. The internal layout has been changed at first floor level to provide bedroom accommodation to the rear (in place of bath room with obscure glazed window).
16. It is considered that white painted render is the most appropriate external finish in the context of the subject property, however, the character of the surrounding area is one of a variety of finishes; the proposed red facing brick is not considered to be out of character for a property on Cecil Road and is therefore considered acceptable.
17. The design of the proposed extension is considered to be in keeping with the design of the subject property.

### **Main issue 3: Amenity**

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. The proposed extension is to the West of the subject property and subservient to the primary dwelling. The subject site is at a slightly lower level to the neighbouring dwelling; as such it is not considered to cause significant loss of light to the neighbouring property.
20. The side wall of the neighbouring property has a small landing window at first floor level and side access door at ground floor level; the proposed extension is not considered to impact outlook from the neighbouring dwelling.
21. The proposed dormer window to first floor level is a bedroom window. The slight increase to the level of overlooking to the neighbouring property is not considered to be of significant amount, improved by the presence of the garage within the curtilage of the neighbouring property.
22. There are no windows proposed to the side elevation of the extension.
23. The proposed brickwork in this location to this scale is not considered to constitute a significant level of overshadowing. It is felt that the use of fair faced brickwork in this location would be suitable as once built it is maintenance free, not requiring decoration, this provides long-term benefits with regards to outlook in this location.
24. The agent has confirmed that the services will be run internally and discharged through the new roof of the proposed extension in accordance with Building Regulations requirements and Full Plans approval (CNC Building Control reference 2016/003216/NCC).

#### **Other matters**

25. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.

#### **Equalities and diversity issues**

26. There are no significant equality or diversity issues.

#### **Local finance considerations**

27. 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.
28. 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.

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

## **Conclusion**

30. 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. 16/00904/F - 125 Cecil Road Norwich NR1 2PJ and grant planning permission subject to the following conditions:

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

### **Article 35(2) Statement**

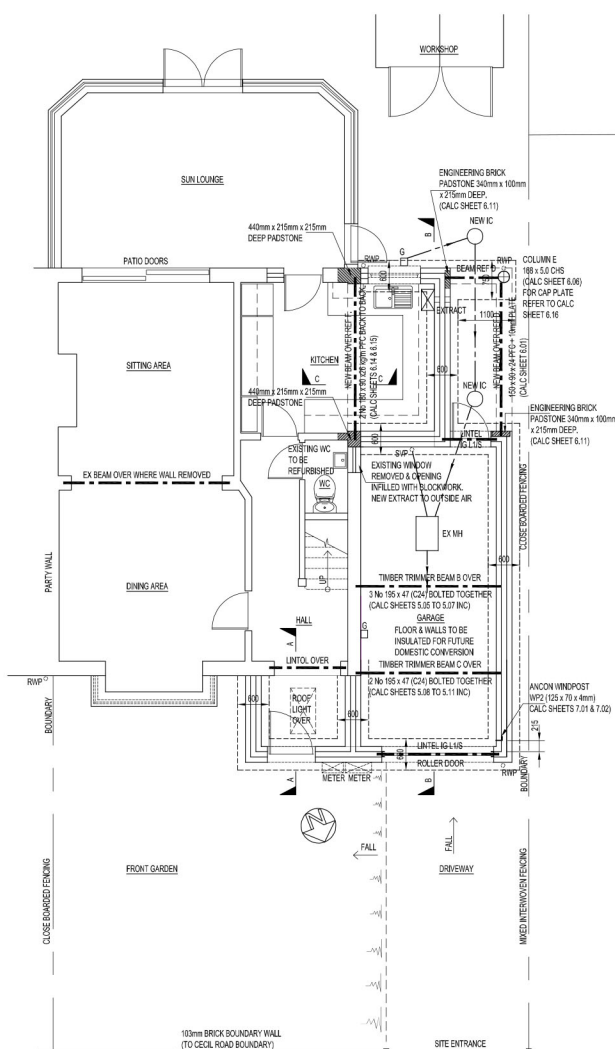
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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



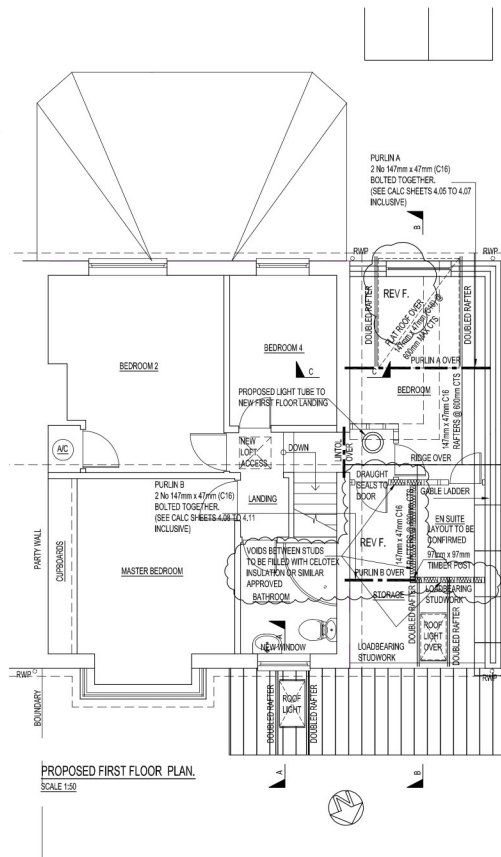


FOR PROPOSED CROSS SECTIONS  
A - A, B - B & C - C.  
REFER TO DRAWING DINGLE 4.

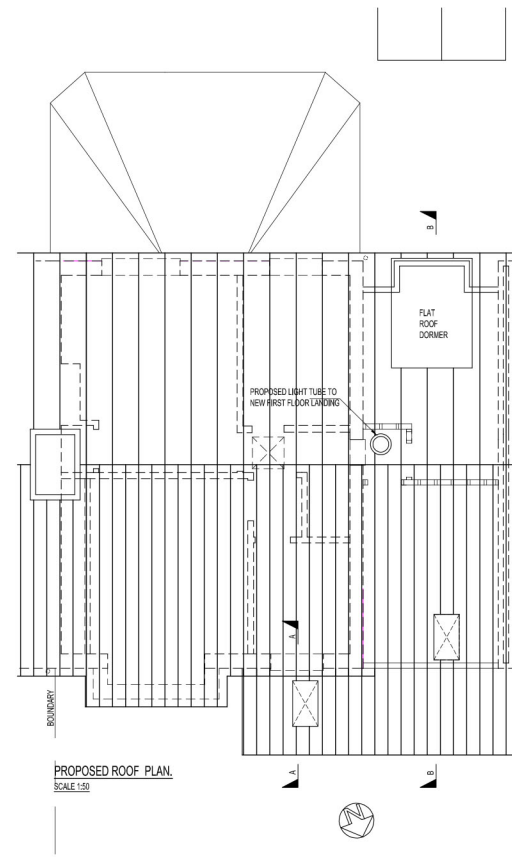
THIS DRAWING IS TO BE READ IN  
CONJUNCTION WITH BARTER HILL  
LTD STRUCTURAL CALCULATIONS  
REF 5429 SHEETS 1 TO 65 INCLUSIVE.



PROPOSED GROUND FLOOR PLAN.  
SCALE 1:50



PROPOSED FIRST FLOOR PLAN.  
SCALE 1:50

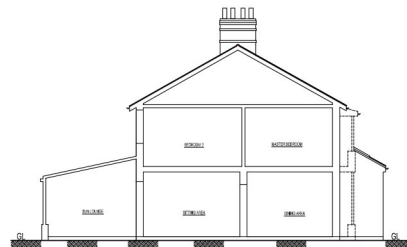


PROPOSED ROOF PLAN.  
SCALE 1:50

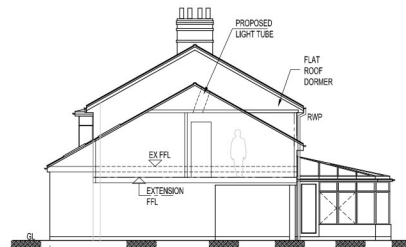
PROPOSED MATERIALS:  
ROOF - RED / ORANGE GLAZED TILES. PLAIN TILE ROOF FOR THE EXTENSION.  
WALLS - RED FACING BRICKS.  
DOORS & WINDOWS - WHITE UPVC DOUBLE GLAZED.  
RAINFALL GOODS - BLACK UPVC.  
FASCIAS, BARGBOARDS ETC - WHITE UPVC.



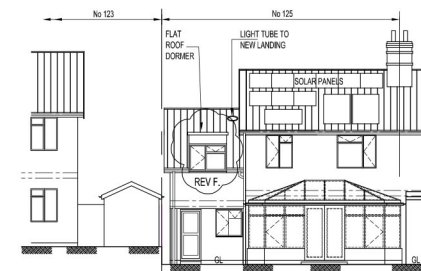
PROPOSED FRONT (NORTH) ELEVATION  
SCALE 1:50



PROPOSED SIDE (EAST) SECTIONAL ELEVATION  
SCALE 1:50



PROPOSED SIDE (WEST) ELEVATION  
SCALE 1:50



PROPOSED REAR (SOUTH) ELEVATION  
SCALE 1:50

REVISION F: 14/2016: ESCAPE ROUTE STEPS REMOVED FROM REAR FIRST FLOOR WINDOW. CORNER WINDOW LOWERED TO FACILITATE ESCAPE ROUTE TO ACHIEVE COMPLIANCE WITH APPROVED DOCUMENT B - FIRE SAFETY. OTHER REVISIONS AS INDICATED IN ACCORDANCE WITH CNC BUILDING CONTROL LETTER DATED 12/7/2016.

REVISION E: 13/2016: PROPOSED EXTERNAL WALL FINISHES AMENDED FROM WHITE PAINTED RENDER TO RED FACING BRICK.

REVISION D: 7/6/2016: FURTHER INFORMATION ADDED FOR BUILDING REGULATION APPLICATION SUBMISSION.

REVISION C: 11/4/2016: UPDATED FOR BUILDING REGULATION APPLICATION.

REVISION B: 11/2/2016: PROPOSED REAR ELEVATION AMENDED TO REFLECT CORRECT ROOF PROFILE.

REVISION A: 3/2/2016: UPDATED FOLLOWING DISCUSSIONS NORWICH CITY COUNCIL PLANNING DEPARTMENT.

PLANNING APPLICATION REF: 16/00055/F.

GP DRAUGHTING SERVICES  
PLANNING & BUILDING REGULATIONS  
Glen Pieson  
CAD Technician  
19 Long Lane, Stoke Holy Cross, Norwich, NR14 8LY.  
Tel: 01508 482518. M: 07881902445.

PROPOSED ALTERATIONS & EXTENSIONS AT  
125 CECIL ROAD, NORWICH, NR1 2PJ.  
FOR Mr & Mrs D. W. DINGLE.

Drawing Title:

PROPOSED FLOOR PLANS.  
PROPOSED ELEVATIONS.  
PROPOSED ROOF PLAN.

Scale at A1	Drawn by	Date	Checked by	Date	Approved by	Date
AS NOTED	GDP	DECEMBER 2015				
Project No.	Office	Type	Drawing No.	Revision		
			DINGLE 2	F		

APPROVAL ■ INFORMATION □ TENDER □ CONTRACT □ CONSTRUCTION □