

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00432/F - 19 Mile End Road, Norwich,
NR4 7QX

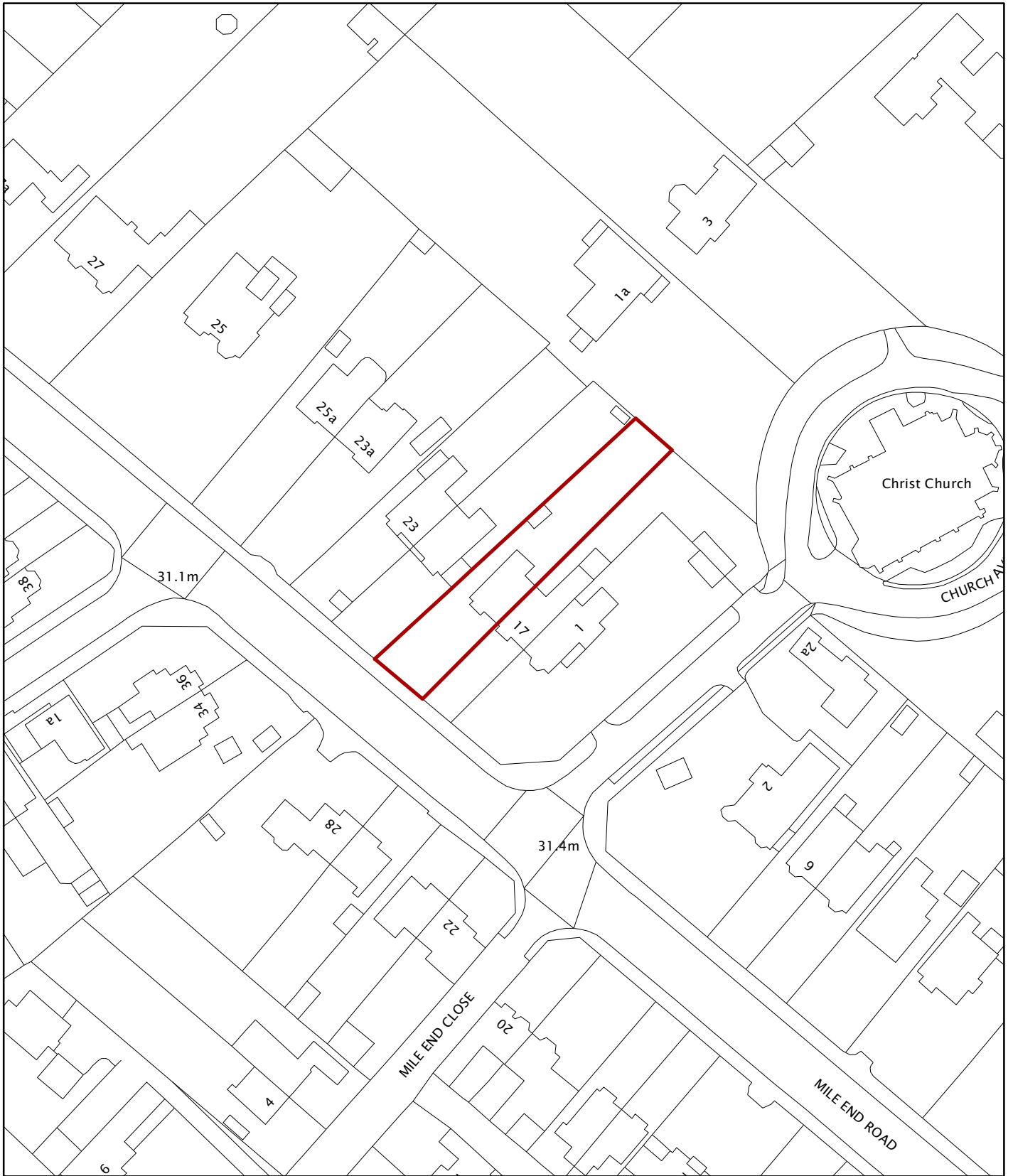
**Reason
for referral** Objections

5(d)

Ward:	Eaton
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Single storey rear extension, loft conversion with rear facing dormer window and velux rooflights. Existing garage to be demolished and re-built.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Scale and position of extension and garage, and use of materials.
2	Impact on neighbouring amenity in terms of loss of light, outlook, privacy and the potential for the extension to be overbearing.
Expiry date	4 May 2017
Recommendation	Approve



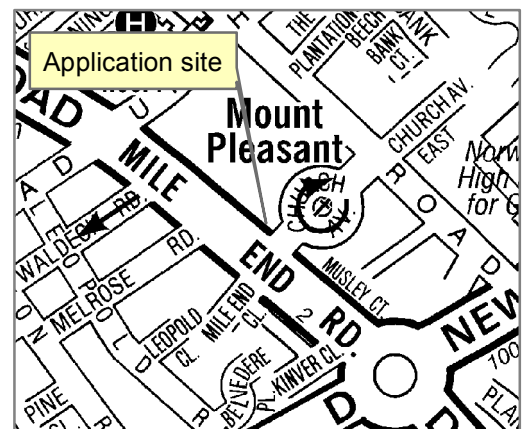
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Planning Application No 17/00432/F
 Site Address 19 Mile End Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The subject property is located on the East side of Mile End Road, South West of the City Centre. The semi-detached property, built circa 1920, is constructed of red brick and pantiles. The property has a large gravel driveway that provides off road parking and a large garden to the rear. There is an existing garage located within the rear garden that is constructed of red brick, pantiles and timber cladding. There is an approximately 1.50m boundary wall between No. 19 and No. 17. The properties in the surrounding area are of mixed age and design.

Constraints

2. The property is located within the Unthank and Christchurch Conservation Area.
3. The property is located within a critical drainage area.

Relevant planning history

4. There is no relevant planning history.

The proposal

5. It should be noted that the scheme has undergone several revisions in order to address the concerns outlined by objectors. A second scheme was provided including a lightweight glazed addition with bi-fold doors at the point closest to No. 17. This was submitted to address concerns regarding loss of light. A subsequent amendment was made altering this to a rendered finish to address issues of loss of light and glare. The assessment within this report is based on the latest revised proposal only.
6. The proposal is for a single storey rear extension which comprises a pitched roof section at the closest point to the boundary with the neighbouring property with the remainder being of flat roof design.
7. The proposal also includes a small dormer window to the rear of the property and the installation of roof lights to facilitate a loft conversion.
8. The proposal also includes the demolition and rebuilding of the existing garage at the side of the dwelling.

Summary information

Proposal	Key facts
Scale	
Max. dimensions	Extension: 8.50m x 6.00m, 2.30m at the eaves and 3.00m at its maximum height. Dormer: 1.10m x 2.10 x 2.00m Garage: 3.00m x 6.00m, 2.00m at the eaves and 3.70m at its

	maximum height
Appearance	
Materials	<p>Extension: White render, timber cladding, grey aluminium windows, felt and glazed roofing</p> <p>Dormer: Timber cladding and timber window.</p> <p>Garage: Red brick and timber cladding to match existing garage</p>
Transport matters	
Vehicular access	No change to vehicular access.
No of car parking spaces	No change in parking spaces.

Representations

9. 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
Inappropriate scale of development within the conservation area and loss of land at the property	See Main Issue 1
Loss of garage building characteristic to the area	See Main Issue 1
Overbearing nature of extension resulting in tunnelling effect, loss of light and outlook to neighbouring rooms	See Main Issue 2
Loss of privacy to neighbouring and subject property from large proportion of glazing and noise pollution from bi-folding doors.	See Main Issue 2
Glare from glazing into living spaces	See Main Issue 2
The extension location would result in non-maintainable space adjacent to boundary wall	The revised proposal results in a larger space to the wall which will function as a patio and would therefore be maintainable.
Potential issues with movement of ground at	This is not a planning matter in this

Issues raised	Response
the rear of properties and disruption of drains	instance and does not form part of this consideration.
Party wall issues relating to the boundary wall	This is not a planning matter and does not form part of this consideration.
The proposal would de-value the property	This is not a planning matter and does not form part of this consideration.

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)**
- JCS1 Addressing climate change and protecting environmental assets
 - 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
 - DM5 Planning effectively for flood resilience
 - DM9 Safeguarding Norwich's heritage
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

14. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

- NPPF12 Conserving and enhancing the historic environment

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 extension is considered to be of an appropriate scale and form and would appear subservient to the main dwelling.
18. Concerns were raised that the extension would result in an overdevelopment of the site within the conservation area. The properties in the immediate area are largely detached or semi-detached with generous garden plots. The proposed extension would not result in significant erosion of the garden space of the plot and is therefore not considered to constitute overdevelopment. In addition, many other properties within the surrounding area have undertaken similar works.
19. The proposed dormer window is considered to be of appropriate proportions and would not have a detrimental impact upon the character of the dwelling or be visible in the streetscene.
20. Concerns were raised that the demolition of the existing garage would be detrimental to the character of the conservation area. A search of the Unthank and Christchurch conservation area appraisal does not indicate that garages such as this are of particular note within the conservation area. In addition, the garage in its current form is thought to have been constructed in the 1960's. Therefore, this part of the proposal is not considered to be significantly detrimental to the character of the conservation area.
21. The extension is proposed to use timber cladding, white render and aluminium window frames. The dormer window would also utilise cladding. These materials are considered to be appropriate given that they will clearly indicate the alterations as modern extensions to the dwelling. The proposed rebuild of the garage would utilise materials to match the existing garage.
22. Therefore, the revised proposal is considered to have had regard for the concerns raised by objectors and taken sufficient steps to alter the proposal to address these concerns. The proposal is also considered to preserve the character of the conservation area and the main dwelling.

Main issue 2: Amenity

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

24. Concerns were raised that the proposal would result in a significantly overbearing structure along the boundary with the neighbouring property that would result in a 'tunnelling effect' and result in a loss of outlook and light to habitable rooms.
25. Since the original proposal, the applicants have submitted revised plans which include the extension being set back from the boundary by approximately 1.00m and a gap to the neighbouring dwelling of approximately 4.80m. The revision also includes a pitched roof design so that the extension would have a height of 2.30m at its closest point. In addition, the proposal would be unlikely to result in a significant loss of light to the neighbouring ground floor window (in accordance with the BRE guidelines for daylight and sunlight). Therefore, the changes to the scheme are considered sufficient to alleviate concerns of an overbearing structure that would result in a loss of light and outlook.
26. In addition concerns were also raised that a high proportion of glazing and bi-fold doors would result in a loss of privacy, glare and noise pollution to the neighbouring dwelling. The proposal has been amended to include a rendered wall, removal of the doors and a reduction in the amount of glazing and therefore addresses the above concerns.
27. The new garage is proposed to be constructed immediately adjacent to the garage located at No. 21 Mile End Road and is therefore not considered to result in any loss of light or privacy to the neighbours at that property.
28. The construction of the dormer window at the rear elevation has the potential to result in additional overlooking of neighbouring rear gardens, however, this is not considered to differ significantly from the outlook of existing first floor windows.
29. Therefore, the revised proposal is considered to sufficiently address objector's concerns and is not considered to have a significantly detrimental impact upon occupier or neighbouring amenity.

Compliance with other relevant development plan policies

30. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Access and car parking provision	DM30/DM31	Access maintained. Adequate parking provision provided.
Sustainable urban drainage	DM3/5	The property is located within a critical drainage area. The proposal includes the provision of water butts and use of permeable paving where necessary on site to ensure the surface water situation of the site is not worsened.

Equality and diversity issues

31. It was brought to the Officer's attention that one of the objectors at a neighbouring property is partially sighted and therefore outlook and light received to the property are particularly important. As stated in one of the objection letters, the light received to the kitchen is particularly important. Amendments have been made to the original scheme which include moving the extension further away from the neighbouring property, lowering the height of the extension at its closest point and including a white rendered wall in order to address concerns. The Officer has had regard for loss of light and outlook in making a recommendation and the proposal is not considered to result in a material loss of light or outlook to the neighbouring dwelling, as discussed above. No additional weight can be attached to the personal circumstances of either the applicant or the neighbours as this is a non-material planning consideration.

Local finance considerations

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

Conclusion

35. 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. 17/00432/F - 19 Mile End Road Norwich NR4 7QX and grant planning permission subject to the following conditions:

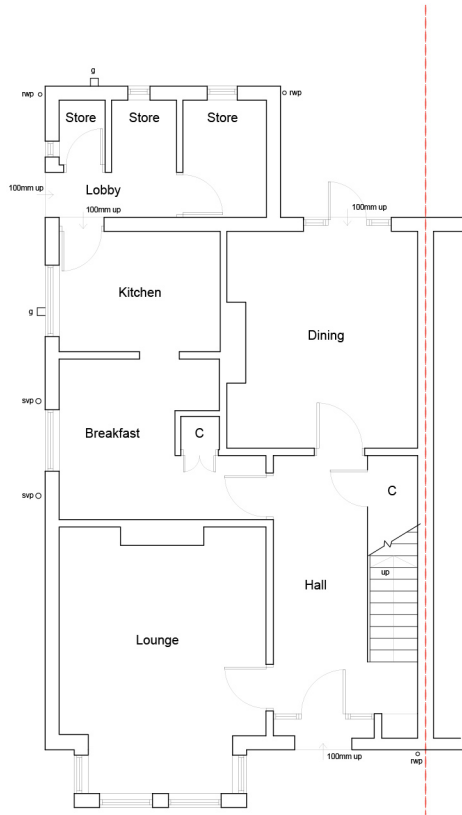
1. Standard time limit;
2. In accordance with plans;
3. Conservation style roof lights;
4. Fenestration within dormer window to be constructed of timber;
5. Water butts and permeable paving, where necessary, to be used on site.

Informatives

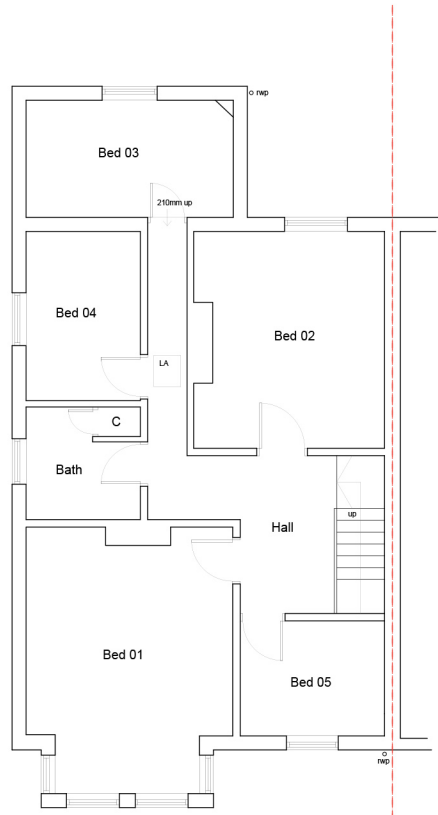
1. Site clearance should have due regard to minimise impact on wildlife.

Article 35(2) statement

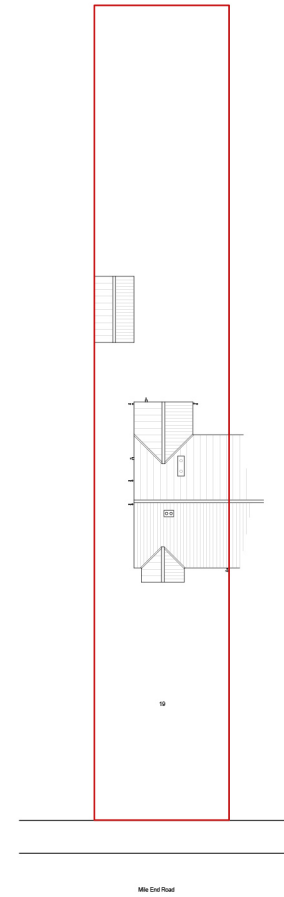
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



Ground Floor Plan
1:50



First Floor Plan
1:50



Site Plan
1:200

ADD	28.01.2017	BY	MRH/MSH
REV	DATE	DESC	AMENDMENTS

c a p s
cooper architectural and planning services
67 Church St, Colchester, Essex, CO1 1JN
email: info@capsp.co.uk
mobile tel no: 07711811048

CLIENT
Mr + Mrs Fay
JOB
Extension and Loft Conversion of 19 Mile
End Road, Norwich, NR4 7QX

DATE	BY	REVISION	DATE	BY	REVISION
28.01.2017	MRH/MSH	001	28.01.2017	MRH/MSH	001

Existing Plans

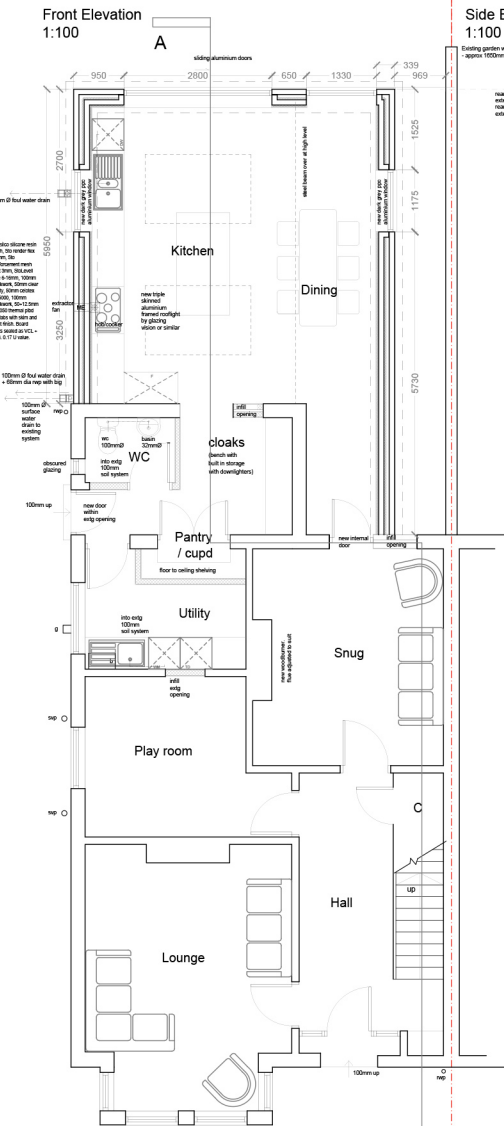


Front Elevation
1:100

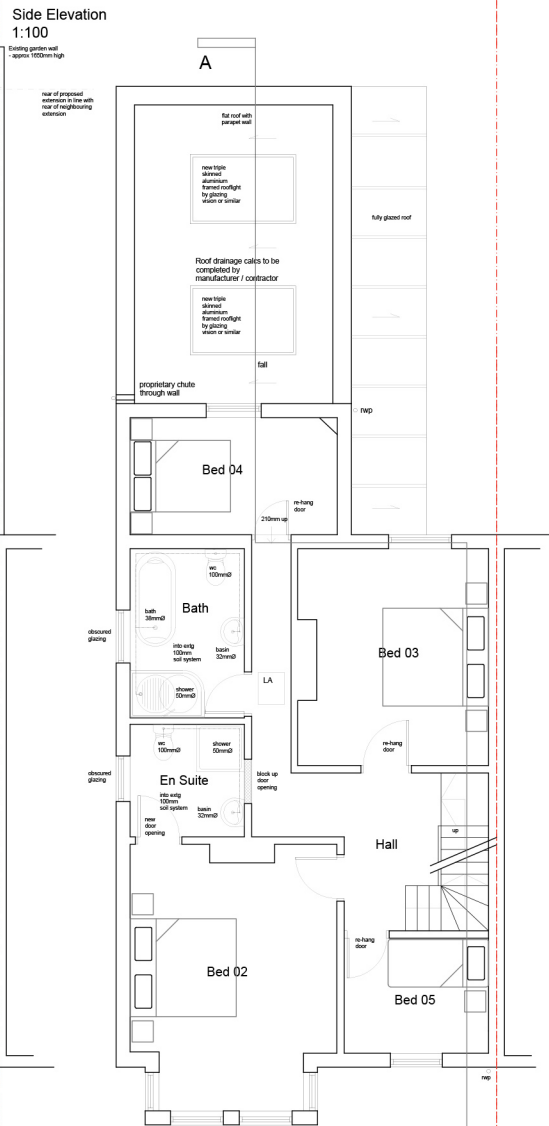
Side Elevation
1:100

Rear Elevation
1:100

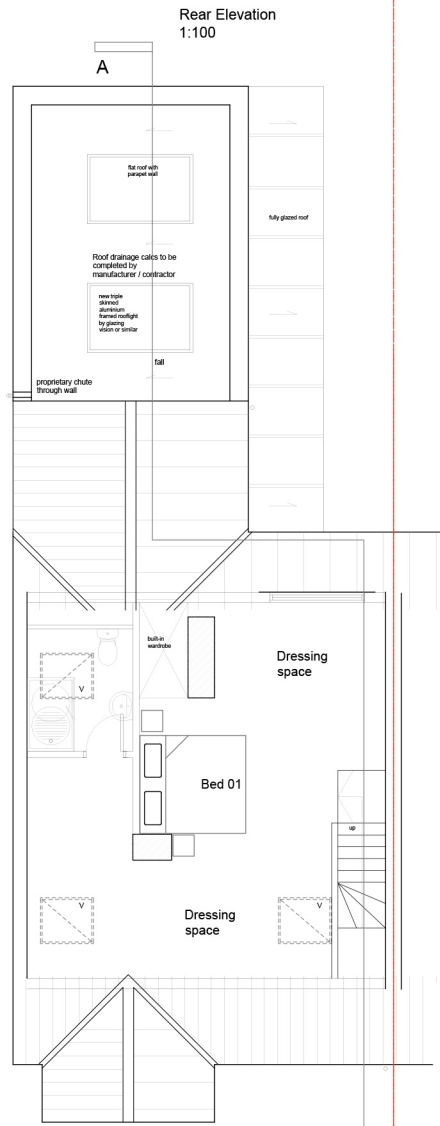
Side Elevation
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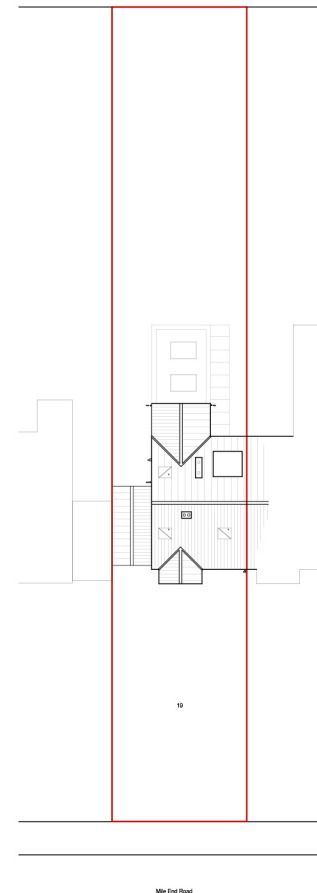
Ground Floor Plan
1:50



First Floor Plan
1:50



Second Floor Plan
1:50



Site Plan
1:200

Materials:
Rear extension -
Walls - White render
Fenestration - PPC Aluminium
Roof - Insulated single ply membrane, with PPC
aluminium trim to match fenestration

Rear Dormer -
Cheeks - Horizontally timber cladding naturally finished
Fenestration - White to match existing house
Roof - Lead

Velux -
Conservation style

Garage -
Walls - Red Brick to match extg house
Fenestration - Timber doors
Roof - Tiles to match extg house

ADP	20.05.2017	06	Rear being elevation adjusted to suit client comments, weighting added.
ADP	20.05.2017	06	Full height exterior glazed wall replaced with render.
ADP	11.05.2017	06	Render replaces timber cladding as client request.
ADP	02.05.2017	06	Conservation strategy.
ADP	20.05.2017	06	Building Regulations issue.
ADP	02.05.2017	06	Second floor layout updated in accordance with client comments.
ADP	27.05.2017	06	Ground floor updated with Option 2 and pantry, entry door into prep utility omitted. Second floor layout added with 100mm ² .
ADP	09.02.2017	06	Initial issue.
REV	DATE	CHG	REASON/REVISIONS

c a p s				CLIENT Mr + Mrs Fay			
cooper architectural and planning services				JOB Extension and Loft Conversion of 19 Mile End Road, Norwich, NR4 7QX			
07 Church St. Colchester. Essex. IP8 1JZ. Tel: 01206 881122 email: CAPS@cooperarch.co.uk mobile tel no: 07791691604				DRAWING DWG. no. 0002			
Dwelling Proposals - Plans + Elevations				DATE: 09.02.2017			
				JOB: SM2			
				REV: 002			
				A07			