

Report to Planning applications committee

Item

09 March 2017

Report of Head of planning services

Subject Application no 16/01750/F - 418 Unthank Road, Norwich,
NR4 7QH

**Reason
for referral** Objection

4(d)

Ward:	Eaton
Case officer	Katherine Brumpton - katherinebrumpton@norwich.gov.uk

Development proposal		
Erection of pitched roof with rooflights to outbuilding		
Representations		
Object	Comment	Support
2	0	0

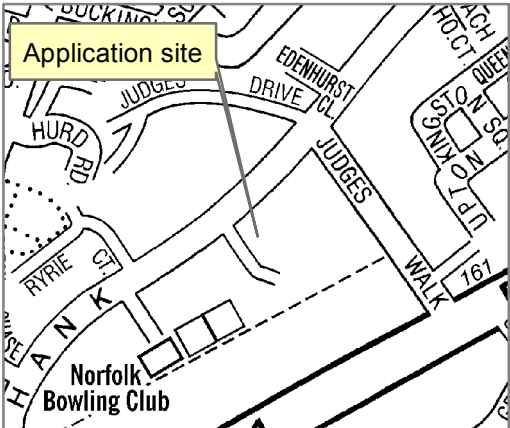
Main issues	Key considerations
1 Design and Heritage	Impact upon the outbuilding and surrounding area, to include the impact upon the Conservation Area
2 Amenity	Impact upon neighbouring occupiers
Expiry date	13 March 2017
Recommendation	Approve



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Planning Application No 16/01750/F
 Site Address 418 Unthank Road

Scale 1:1,250



The site and surroundings

1. The property is a relatively large 2 ½ storey detached dwelling sited within the northern section of Unthank Road. Dwellings here are generally at least two storeys, detached and with generous plots. The site has a shorter garden than its immediate neighbours, with the neighbour's garden to the north-east forming an 'L' shape around the bottom of the garden.
2. The existing outbuilding is sited to the far south corner of the rear garden, and sits alongside the neighbours shed to the rear (south-east). Other outbuildings exist in the area, and range from green houses to more substantial tiled buildings of both a dual pitched and hipped roof design.
3. Whilst the form of the dwellings varies along this part of the road, the type of design is fairly consistent, to include the use of materials. The palette largely consists of clay pantiles and pin tiles, white render and red bricks to the walls and white windows, with the applicant's dwelling no exception.

Constraints

4. The site is within a Conservation Area
5. Surface Water Flooding to front of the dwelling (low risk, 1 in 1,000)

Relevant planning history

6.

Ref	Proposal	Decision	Date
12/00053/TCA	Wind damaged Silver Birch in back garden to be taken down and stump ground out.	NTPOS	20/02/2012

The proposal

7. The application has been brought back to committee due to inaccuracies within the previous plans presented to committee last month. The committee at its meeting on 9 February resolved to grant planning permission. However, since this meeting it has been established that the building is up to 0.21m higher than the previously submitted plans. The works to level the height of the eaves have already been completed. The outbuilding previously had a mono pitch roof.
8. Additional amended plans have now been received which show higher eaves heights than those previously shown. Heights are now given for each corner. The eaves height varies between the corners due to changes to the ground level. Consideration of the latest amended plans is given below. Neighbours have been re-consulted on these latest plans, with the consultation period expiring on the day of committee (9 March 2017).

9. The proposal is to erect a dual pitched roof on top of the existing outbuilding. The eaves height needs to be made consistent as part of the works. Roof lights would be sited within the rear (south-east) elevation. Internally the space would be single storey and include a wc and small kitchen area. Following discussions with the applicant there is no intention to use the outbuilding as an annexe or install a first floor.
10. Amended plans were previously received to clarify the elevations (north is now labelled as north-east etc). These were not re-advertised as the true orientation could be worked out via the other submitted documents, and the amended plans did not alter the design. These plans were presented to Committee last month.

Summary information

Proposal	Key facts
Scale	
Max. dimensions	Height to eaves varies between 2.5m and 2.61m, height to roof ridge between 4.34m and 4.45m. Footprint (no change from existing outbuilding) 4.8m by 5.5m.
Appearance	
Materials	Clay pin tiles in antique red. Elevations would be clad in shiplap boarding, with timber fenestration.

Representations

11. 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
Replacement should be a hipped roof rather than gable ended to reduce amenity impact and impact upon Conservation Area. Materials should be in keeping with the conservation area.	See main issue 1 and 2
Loss of light and significant visual impact due to height and style of roof, and siting so close to boundary.	See main issue 2
Proposed works have already begun, to include connection to the mains drains, although work has halted. Some damage	See main issue 1. Damage to a neighbouring outbuilding is a civil matter, but none was evident at the time

Issues raised	Response
was caused to a neighbour's outbuilding.	of the site visit.
Plans are inaccurate as they show the height to eaves at 2.4m and not 2.8m adjoining number 420 Unthank Road	<p>An additional site visit was conducted since the Committee meeting in February to measure the height from the ground level to the eaves (top of wall plate). It was found that this varied due to the variations in ground levels at the site, and was higher than that indicated on the submitted drawings (the drawings indicated measurements to the internal floor rather than ground level). An amended plan was invited, and suggested that it should indicate the heights at all four corners to better demonstrate the height.</p> <p>The outbuilding sits on the other side of a fence from the neighbour who has queried the accuracy.</p>
Outbuilding should not be used as a place separate from the dwelling or/and for overnight accommodation. No first floor should be incorporated	See main issue 2
Additional noise may arise from use of outbuilding as a games room.	See main issue 2
Plans unclear as the orientations are not accurate.	Amended plans were received and registered clarifying the orientation of the elevations.

Consultation responses

12. 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

13. No comments: "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

14. **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
15. **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

Other material considerations

16. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change
 - NPPF12 Conserving and enhancing the historic environment

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 and Heritage

18. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
19. The existing outbuilding has been constructed using a mixture of buff bricks, red multi bricks and breeze blocks. It is not considered to enhance the character of the site or wider Conservation Area and alterations are therefore considered acceptable in principle.
20. Works have already begun, and it is understood that the applicant was not aware that planning permission was required. However these works have now ceased.

The works so far appear to have been limited to achieving a uniform eaves height, some internal structural works and beginning to dig to connect the outbuilding to the drainage. The maximum height does not appear to have changed yet.

21. The proposed cladding of the walls is considered to be an improvement on the current appearance, and would result in a building more suited to the character of the area. The dual pitched roof finished in clay pin tiles reflects both the applicant's dwelling and other outbuildings within the area; there are several gable end pitched roof outbuildings within the vicinity.
22. The impact upon the Conservation Area and character of the applicant's dwelling is considered to be acceptable and to comply with the above policies. However from the submitted information it is not clear on the proposed design of the roof lights. Sited within a Conservation Area it is considered appropriate to request that these are of a conservation type, and sit flush to the roof. As such a suitable condition would be added.
23. The increase in height from the previous plans is not considered to significantly impact the visual impact of the development; the height would be between 4.34m and 4.45m, compared to the previously shown 4.24m. The impact would not be materially different and so the proposal is still considered acceptable in terms of design and impact upon the Conservation Area.

Main issue 3: Amenity

24. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
25. By erecting a dual pitched roof the impact upon the neighbours is going to be increased to some extent. The impact is assessed below.
26. The outbuilding is not proposed to be used as an annexe or to have a first floor. The proposed use as a garden room/games room does not require planning permission as it is considered to be incidental to the enjoyment of the dwelling house.
27. The outbuilding is sited at the end of the garden over 23m from the applicant's own house, and over 27m from both immediate neighbouring dwellings. As such the main impact upon neighbours would be upon their private amenity spaces rather than their dwellings. Both immediate neighbours have large gardens extending beyond that of the applicant's.
28. The height of the roof will create some additional overshadowing, however it is sited close to the boundary to the south-west and south-east, where due to the orientation the overshadowing would not be significant for this adjacent neighbour (number 420). In addition there are several trees in this area which already create shading of the neighbour's gardens. The additional overshadowing from the outbuilding is not anticipated to be significant given these circumstances.
29. The other neighbour bordering the site (number 416) is located to the north-east of the outbuilding. The outbuilding sits 5-6m away from this boundary, which is itself treated with a dense Leylandii style hedge of between 2m and 2.5m height and a timber boarded fence of approximately 1.8m. Given the distances involved and the level of boundary treatment already present, the proposed roof is not anticipated to have a significant impact in terms of overshadowing here either.

30. The proposed roof lights cause no concern in terms of overlooking, however if a first floor/mezzanine area was installed they would allow for overlooking to the rear section of the neighbour's garden, albeit over the top of the neighbour's own shed. Following discussions with the applicant a condition preventing another floor to be added would be included on any decision notice to prevent any undue overlooking.
31. The additional height of between 0.10m and 0.21m to the eaves is not considered to materially alter the impact upon the neighbours. As such DM2 is still considered to be complied with.

Other matters

32. Whilst part of the site is at risk from surface water flooding this is to the front of the dwelling and not near the outbuilding. As such this is not considered to be an issue for this application.
33. Whilst there is anticipated to be no works which would affect the trees within the area, they are protected as they fall within a Conservation Area. It is considered appropriate to add a note advising the developer that any works to the trees would require consent. No additional foundations are required as part of this development.

Equalities and diversity issues

34. There are no significant equality or diversity issues.

S106 Obligations

35. There are no s106 Obligations.

Local finance considerations

36. 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.
37. 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.
38. In this case local finance considerations are not considered to be material to the case.

Conclusion

39. 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. 16/01750/F - 418 Unthank Road, Norwich, NR4 7QH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. No first floor or mezzanine shall be installed
4. Conservation Style rooflights

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 discussions with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

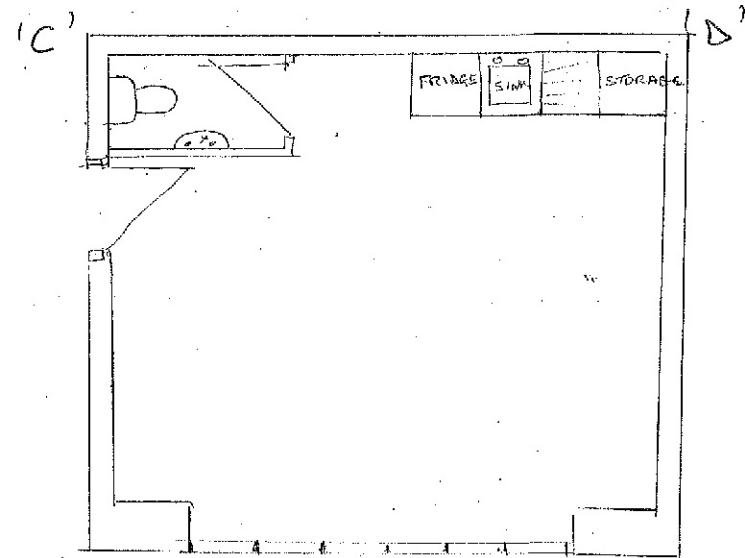
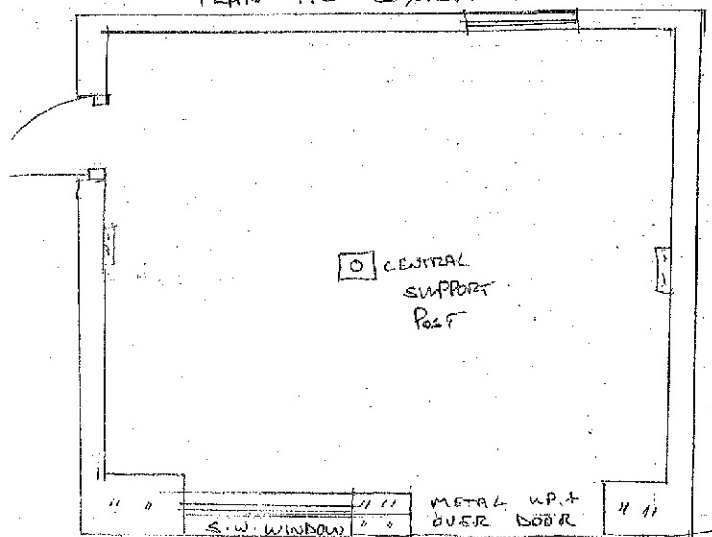
12+ MRS J. ROYALL
 48 UNTHANK ROAD
 NORWICH

PROPOSED IMPROVEMENTS TO GAMES ROOM

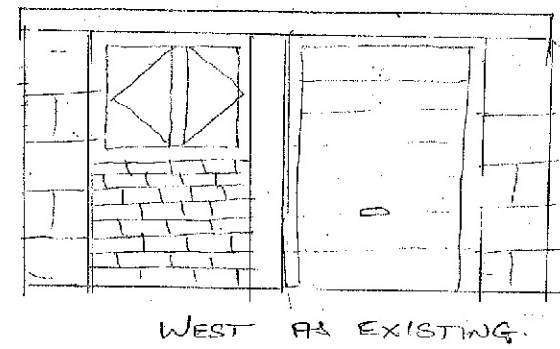
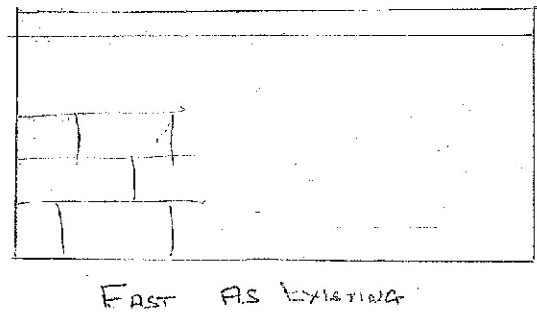
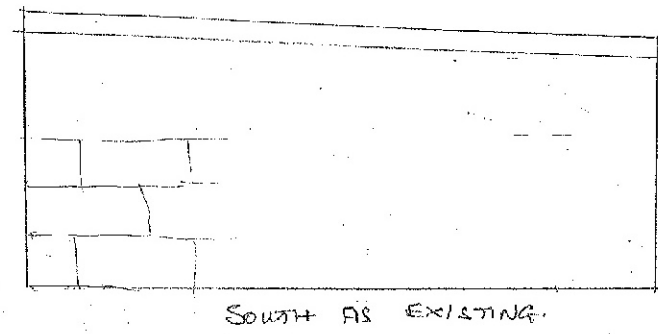
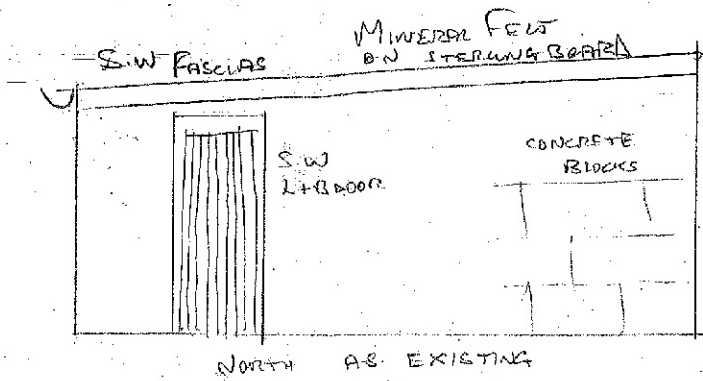
DRAWING 002 14/11/16

AMENDED 21/2/17 EAVES HEIGHT

PLAN AS EXISTING



PLAN AS PROPOSED.

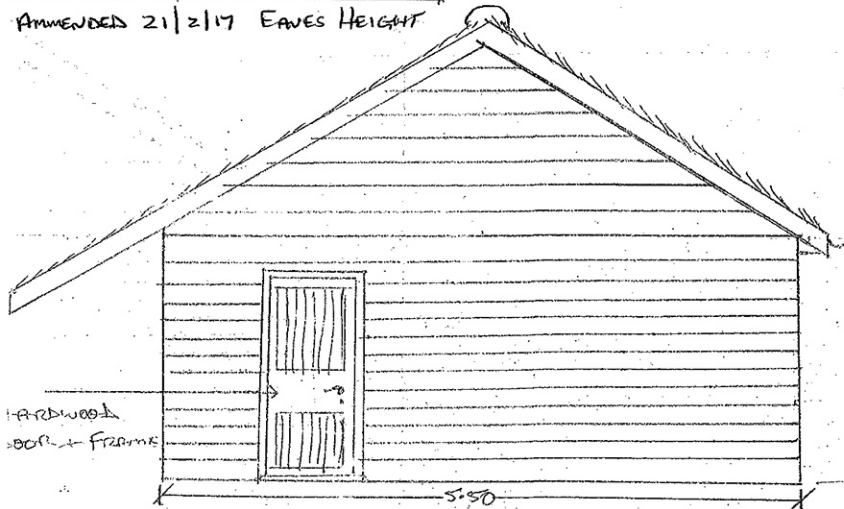


MR + Mrs J. ROYALL
+18 UNTWANK ROAD
JORWICH

PROPOSED IMPROVEMENTS TO GAMES ROOM

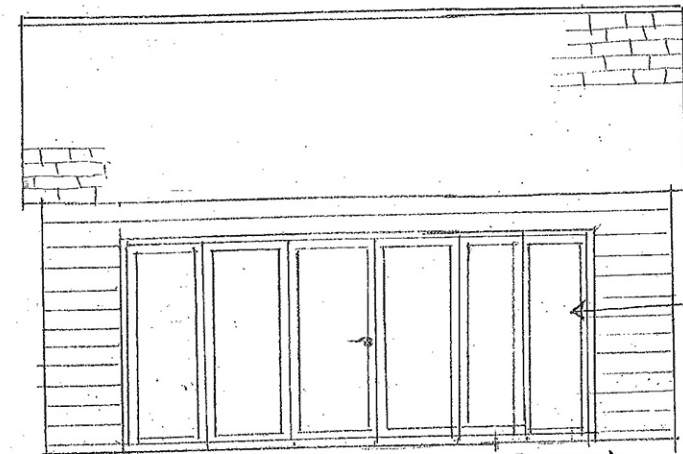
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AMENDED 21/2/17 EAVES HEIGHT

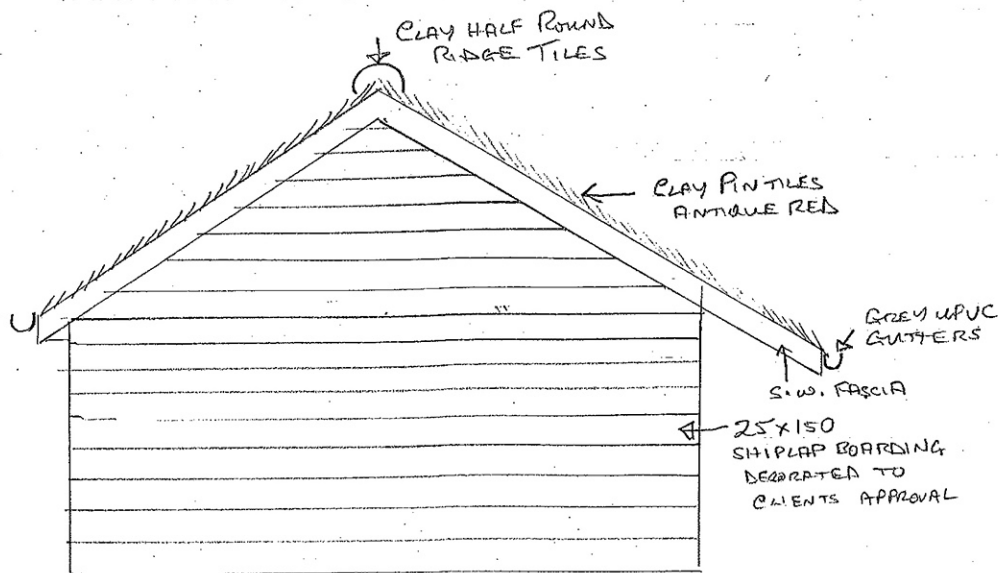


NORTH ELEVATION AS PROPOSED

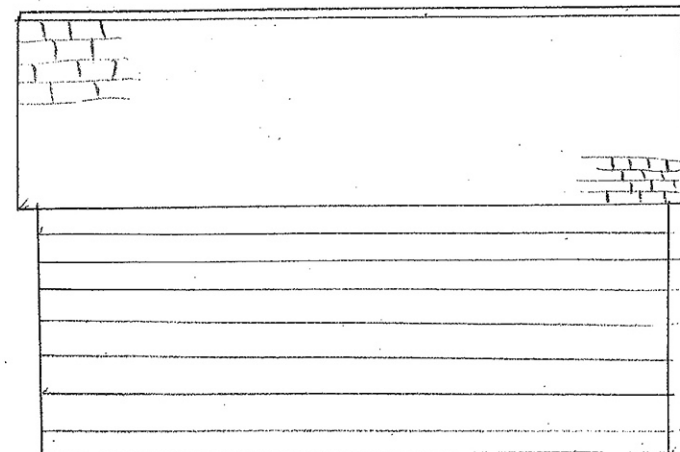
1.84m
EAVES HEIGHT (SEE PLAN AS PROPOSED)
@ 'A' 2.61m
@ 'B' 2.50m
@ 'C' 2.53m
@ 'D' 2.53m



WEST ELEVATION AS PROPOSED



SOUTH ELEVATION AS PROPOSED



EAST ELEVATION AS PROPOSED