

Report to Planning applications committee

Item

14 April 2016

Report of Head of planning services

Subject Application no 16/00330/F - 134 Drayton Road,
Norwich, NR3 2DX

**Reason
for referral** Member application

4(e)

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

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Design	The impact of the proposal on the character and appearance of the subject property, and that of the surrounding conservation area.
2 Residential amenity	The impact of the proposal on adjoining and neighbouring properties.
Expiry date	4 May 2016
Recommendation	Approve



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Planning Application No 16/00330/F

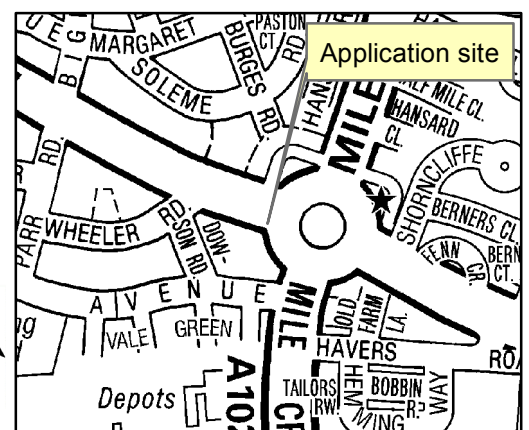
Site Address 134 Drayton Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the south side of Drayton Road to the west of the city, within the Mile Cross Conservation Area. The subject property is a 2 storey end of terrace constructed circa 1930 using red bricks, clay pantiles and wooden framed windows.
2. The prevailing character of the surrounding area is predominantly residential with most properties also forming part of the original Mile Cross development. To the north of the site is the busy Drayton Road which leads to the Mile Cross roundabout.
3. The site is bordered by the adjoining terrace property, no. 132, to the east which shares a rear access by way of a bisected garden. To the west is no. 136., a similar end of terrace dwelling which has been extended to the rear. To the rear of the dwelling is a small garden area containing a dilapidated timber lean-to extension and a lawn garden beyond, leading towards further houses. Tall mature planting and timber fencing marks the boundaries to the rear.

Constraints

4. Mile Cross Conservation Area

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the demolition of the existing single storey rear lean-to extension and for the construction of single storey rear extension.
7. The extension is to be constructed across the entirety of the rear of the original dwelling with a width of 8m, a depth 4m to cover an area of 32m².
8. The extension is to feature a sloping roof with a height of 3.3m where it adjoins the rear wall and a height of 2.1m at its lowest point.
9. A resident of the subject property and also the agent for this application is an elected member of the city council.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey
Max. dimensions	See attached proposed composite plans
Appearance	

Proposal	Key facts
Materials	<p>Matching materials;</p> <p>Red brick;</p> <p>Clay pantiles;</p> <p>Aluminium sliding doors</p>

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

11. 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

12. No comments submitted.

Assessment of planning considerations

Relevant development plan policies

13. **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
14. **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
 - DM7 Trees and development

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design

- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

16. 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

17. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56 and 60-66 and 128-141.
18. The proposal will have very little impact on the overall character and appearance of the subject property and conservation area as a result of its location to the rear of the original dwelling. As such, the proposal will not be visible from the front of the site, or public areas beyond.
19. The choice of matching materials ensures that the proposal will fit in well with the appearance of the original dwelling. The scale and design is considered to be appropriate, with the original character and features remaining intact.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. The proposal will have no impact on the amenities of neighbouring properties as a result of its scale. Only no. 132 to the east will experience any noticeable difference as the side wall of the proposal will be visible along the shared boundary. The extension will not cause any loss of light or overshadowing.
22. The proposal will similarly not result in any loss of privacy as the only windows and doors are to be rear facing directly onto the rear garden.
23. The proposal ensures that the existing shared access to the neighbouring property is maintained.
24. The proposal will assist in enhancing both the internal and external spaces for the occupiers of the subject property.

Equalities and diversity issues

25. There are no significant equality or diversity issues.

Local finance considerations

26. 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.
27. 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.
28. In this case local finance considerations are not considered to be material to the case.

Conclusion

29. The proposal is considered to be of an appropriate scale and design, causing no harm to the character and appearance of the conservation area.
30. The proposal will not cause any harm to the amenities of neighbouring properties as a result of its scale.
31. 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. 16/00330/F - 134 Drayton Road, Norwich, NR3 2DX and grant planning permission subject to the following conditions:

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

Article 35(2) statement

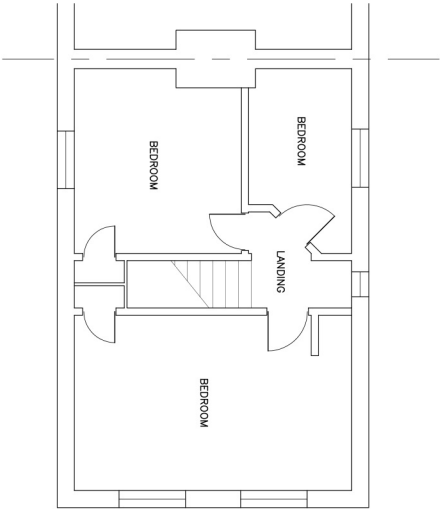
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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

NOTES

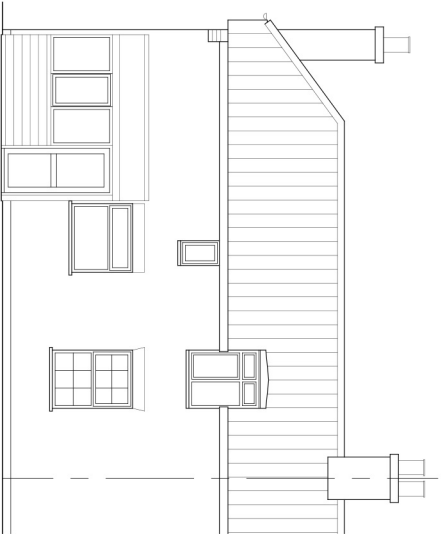
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All materials to match existing.



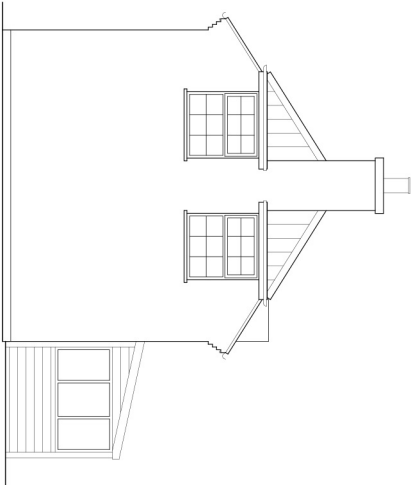
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

JSCE 3 Wood Close, Norwich, NR3 2DX

Job 134 DRAYTON ROAD NORWICH NR3 2DX

Title PROPOSED REAR EXTENSION – EXISTING PLANS & ELEVATIONS

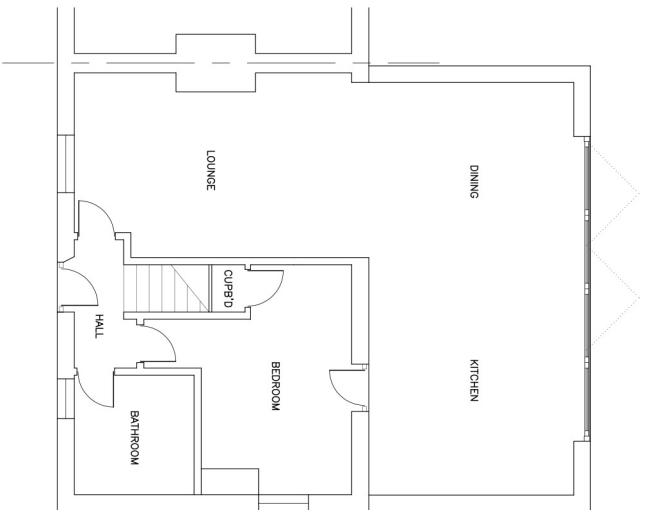
Client Mr Ed Coleshill

Scale 1:50 @ A1 Drawn JS Date Feb 2016

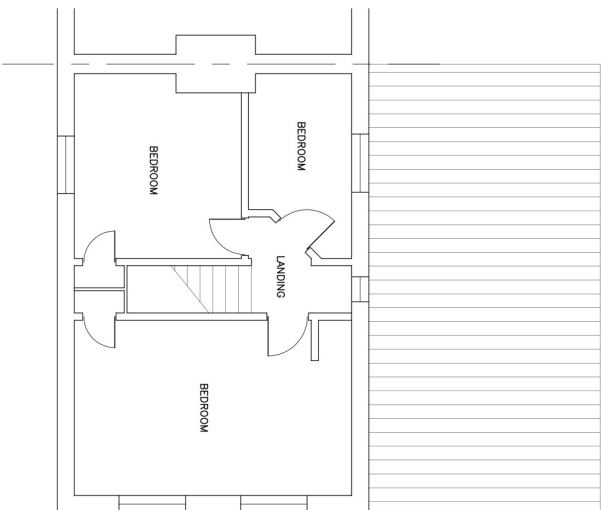
REVISIONS

REV	DATE	DESCRIPTION
–	28.02.16	PLANNING ISSUE

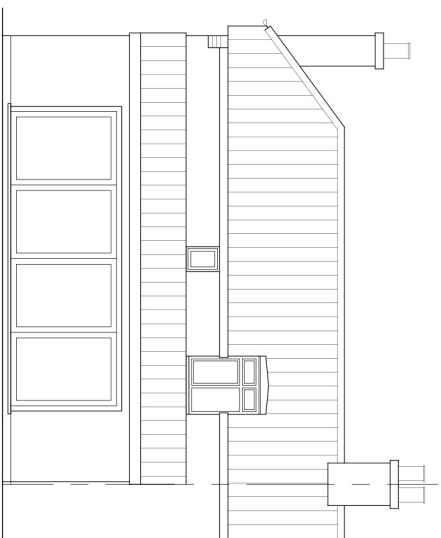
Drawing No. JSCE 282/01



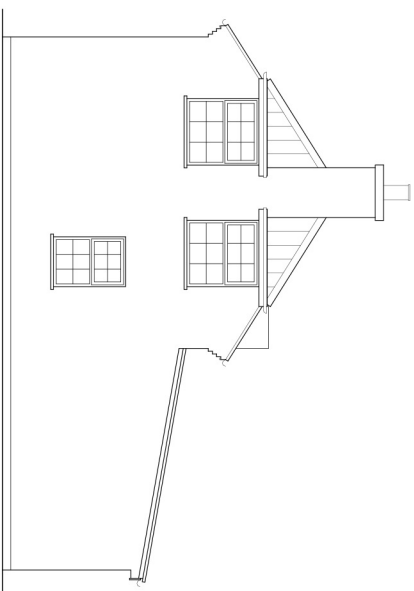
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

NOTES

This drawing to be read in conjunction with drawing no. 01.
All materials to match existing.

JSCE 3 Wood Close, Norwich, NR3 2DX

Job
134 DRAYTON ROAD
NORWICH
NR3 2DX

Title
PROPOSED REAR
EXTENSION – PROPOSED
PLANS & ELEVATIONS

Client
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Scale 1:50 @ A1 Drawn JS Date Feb 2016

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1	28.02.16	PLANNING ISSUE

Drawing No. JSCE 282/02