

**Report to** Planning applications committee

**Item**

9 May 2019

**Report of** Head of planning services

**Subject** Planning application no 19/00176/F - 22 Milton Close,  
Norwich, NR1 3HX

**4(g)**

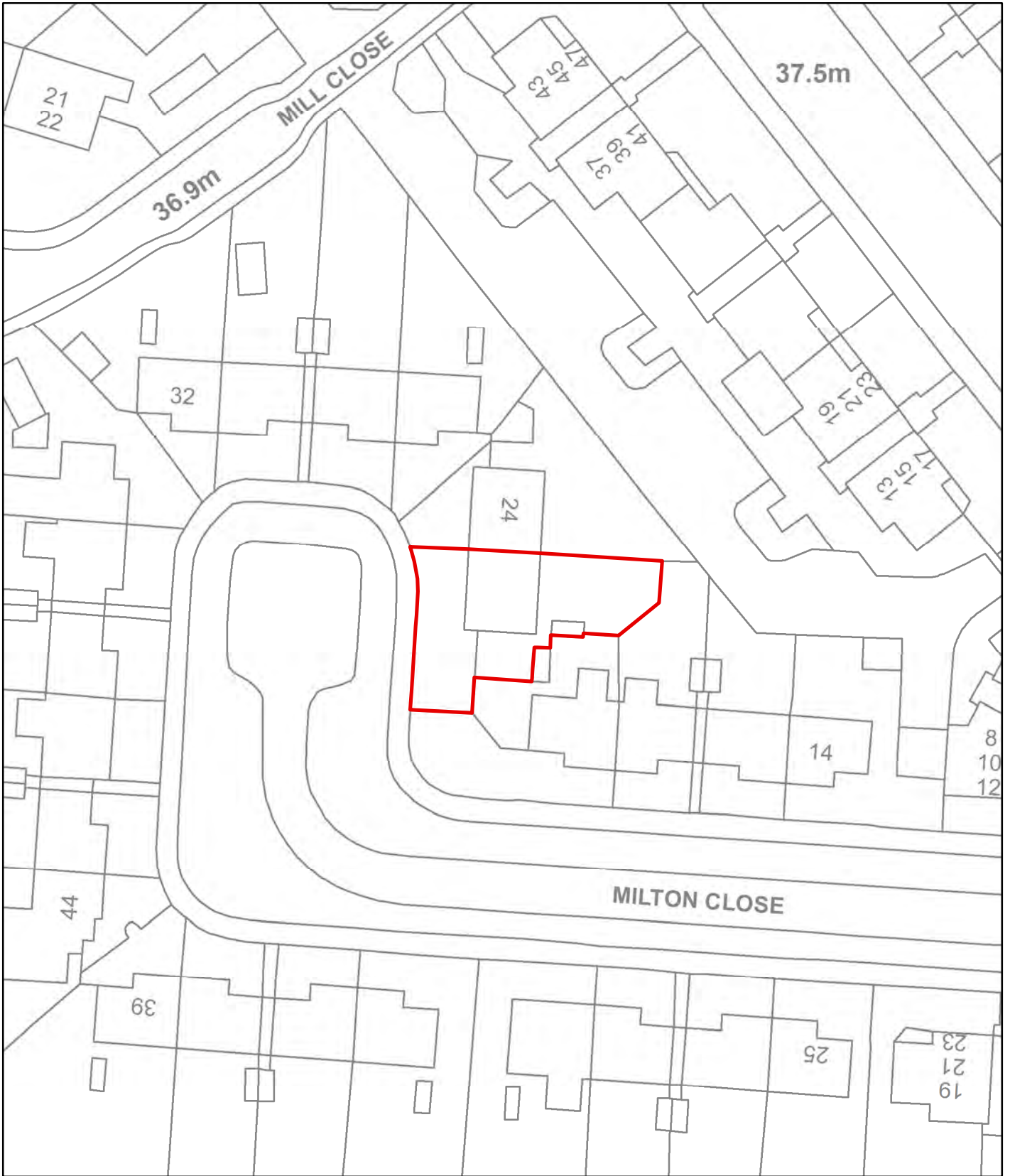
**Reason  
for referral** Objections

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<b>Ward:</b>	Town Close
<b>Case officer</b>	Jacob Revell – <a href="mailto:jacobrevell@norwich.gov.uk">jacobrevell@norwich.gov.uk</a>

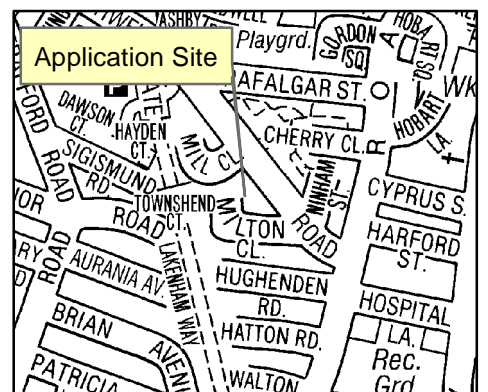
<b>Development proposal</b>		
Two storey side extension.		
<b>Representations</b>		
Object	Comment	Support
2	0	1

<b>Main issues</b>	<b>Key considerations</b>
1	Height, scale and form.
2	Impact on light and privacy.
<b>Expiry date</b>	2 April 2019
<b>Recommendation</b>	Approval



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Planning Application No 19/00176/F  
 Site Address 22 Milton Close  
 Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on Milton Close, a cul-de-sac to the south of the city centre. The area is largely residential, with a mixture of semi-detached and terraced properties. The cul-de-sac is roughly 'L' shaped. The site is located on the corner of the street as it turns north into the end of the close.
2. The subject property is a two-storey semi-detached dwelling. The property is of mid-20<sup>th</sup> century construction, featuring red brick and pantile roofing. The property has a small garden and drive to the front and a larger garden to the rear. To the immediate south of the property, on the side elevation, there is some unfilled space which connects the front and the rear of the property. There is space for parking for two cars to the front of the property. The dwelling and the semi-attached have mirrored pitch-roof extensions.
3. The site is bordered by the adjoining property at 24 Milton Close, and the neighbouring 20 Milton Close, whose garden runs adjacent to the space to the side of the property.

## Constraints

4. There are no particular constraints.

## Relevant planning history

5. The records held by the city council show the following planning history for the site:

Ref	Proposal	Decision	Date
4/2000/0744	Installation of access control system/frames to the front entrance halls and door to rear.	APPR	19/10/2000
11/01904/F	Erection of two storey side extension and single storey rear extension, with alterations.	WITHDN	01/12/2011
12/00238/F	Erection of two storey side extension and single storey rear extension, with alterations.	APPR	29/03/2012

## The proposal

6. The application proposes a two-storey extension in the space at the side of the property.
7. The planned extension has a footprint of 3 x 5.8m, 5m to the eaves and 6.7m to the highest point. The ground floor is proposed as a garage and the first floor as an additional bedroom. The extension will feature a large window to the front elevation of the property. The window to the side has been removed on the revised plans.

The extension will fill in the space to the immediate south of the property. Materials proposed as red-brick and pantile tiles to match existing.

8. The proposal is slightly larger than an application previously approved in 2012 but for which the permission has expired (12/00238/F).

## Representations

9. Adjacent and neighbouring properties have been notified in writing. 2 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.
10. The objectors have not indicated that the submission of additional information in the form of a sunlight and daylight assessment has addressed their concerns.

Issues raised	Response
Appearance and design of development.	See main issue 1.
Proximity to boundary close. Would present issues with erecting fence and maintaining property access.	See main issue 2.
Overlooking into conservatory and bedroom window.	See main issue 2.
Blockage of light into bedroom and kitchen. Blocking light into conservatories and rear gardens of properties.	See main issue 2.
Loss of outlook looking onto extension.	See main issue 2.

## Consultation responses

11. No consultations have been undertaken.

## 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)**
  - JCS2 Promoting good design
13. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
  - DM2 Ensuring satisfactory living and working conditions

- DM3 Delivering high quality design

### **Other material considerations**

#### **14. Relevant sections of the National Planning Policy Framework July 2018 (NPPF):**

- NPPF12 Achieving well-designed places

### **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**

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124-132.
17. The proposed development has been designed with measures to reduce the impact of the extension and to retain the character and physical appearance of the property in relation to the character of the wider area. The hipped roof continues the style of the main dwellinghouse, although it is set slightly lower to ensure that the extension is of a subservient design. The applicant has proposed to use matching materials. The proximity of the extension to the neighbouring boundary is not considered to be harmful in this instance, although this will be discussed in further detail below.

#### **Main issue 2: Amenity**

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
19. Concerns were raised about the potential overbearing characteristics of the extension in relation to the neighbouring properties, especially given the close proximity of the development to the neighbouring boundary walls. The proposed extension would be located around one metre from the neighbouring boundary wall, and around 2.5m from the corner of the wall of the neighbouring property at 20 Milton Close. Although this distance seems close, the two properties are positioned at right-angles opposite each one other, so the gap between the properties is less sensitive in this instance. Given the location of the extension in relation to the neighbouring property, the development is not considered to overbear on any immediately usable space.
20. Further concerns focus on the potential amenity impact of the development on the neighbouring properties. Objectors have highlighted a possible loss of light to the neighbouring properties and gardens to the west of the property. The position of the application property on the corner of the 'L' shape of the close ensures that the rear gardens of the neighbouring properties could potentially feel enclosed by the

extension, as it would partially fill in the open space between the houses and the street.

21. The applicant has submitted a daylight report that focusses on the impact the extension would have on the garden of number 20 Milton Close. The report concludes that the extension 'will not experience a noticeable decrease in sunlight', as 13.49% of the garden would receive 2 hours of sunlight on the equinox, in line with BRE standards. Whilst there may be some overshadowing in later parts of the day, it is concluded that the proposed extension would not cause a significant loss of daylight to the neighbouring properties and their gardens. It is useful to consider here the permission previously approved in 2012. Although this earlier permission was marginally shorter (6.6m) than the current proposal (6.8m), the officers report concluded that the mitigation measures made in negotiations with the applicant – using a hipped roof, stepping the extension back from the front elevation and boundary with no 20 – ensured that the impact on the neighbouring property had been lessened to an acceptable degree. The very slight difference between this earlier scheme and the current proposal, combined with the technical information submitted by the applicant, suggests that the impact of the extension on the neighbouring property will be acceptable.
22. Initial concerns were raised about overlooking from the rear of the extension into the neighbouring property. The agent has responded by removing the window from the rear elevation of the extension so there will be no issues with overlooking into the neighbouring properties.
23. Objections have highlighted concerns that neighbouring properties at number 20 and 18 will have their outlook affected by the size of the extension. It is acknowledged that there will be some impact in that it the extension will be highly visible from the neighbouring gardens, but this impact is not considered significant enough to warrant refusal by itself.
24. The proposed development will result in increased amenity space for the occupiers of the subject property as the internal living space will be significantly enlarged without the loss of usable external amenity space.

### **Other Issues**

25. Objections have further highlighted a potential loss of value to the neighbouring properties stemming from a loss of light and outlook to the neighbouring gardens. Although this is not a planning concern, the above points outline why this concern is not relevant.

### **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 proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property and surrounding area.
31. The proposed development will not have a significant impact on the residential amenities of the neighbouring properties with no significant harm being caused by way of overshadowing, loss of light, loss of outlook or overlooking. The additional information submitted by the applicant in conjunction with the decision on the previous application demonstrates that the proposed development will have an acceptable impact on the surrounding properties.
32. 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.

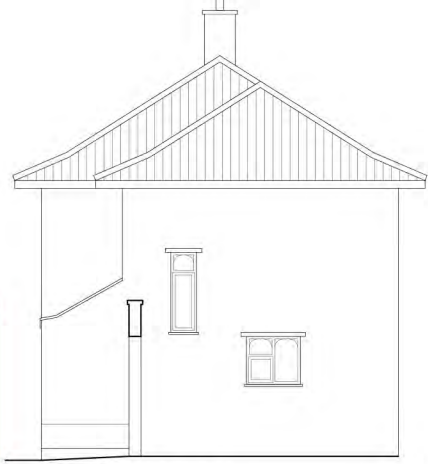
## **Recommendation**

To approve application 19/00176/F - 22 Milton Close, Norwich, NR1 3HX, and grant planning permission subject to the following conditions:

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



FRONT/ WEST ELEVATION



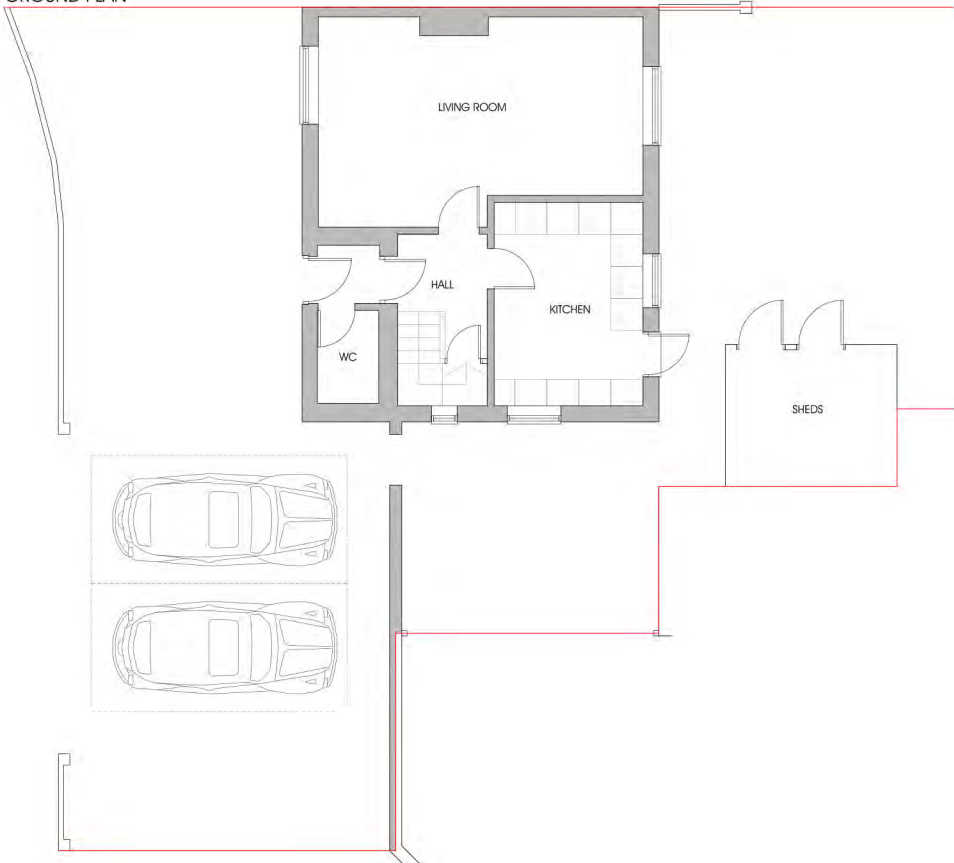
SIDE/ SOUTH ELEVATION



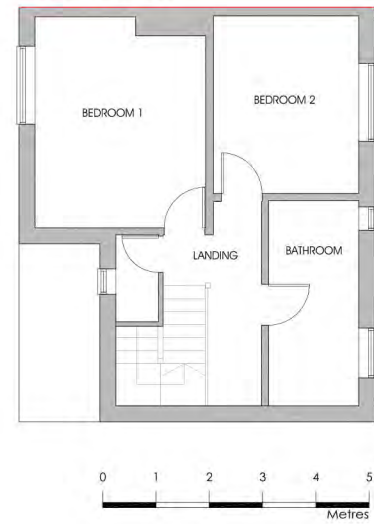
REAR/ WEST ELEVATION

EXISTING ELEVATIONS & PLANS

GROUND PLAN



1ST FLOOR PLAN



EXISTING SITE LOCATION PLAN 1:1250

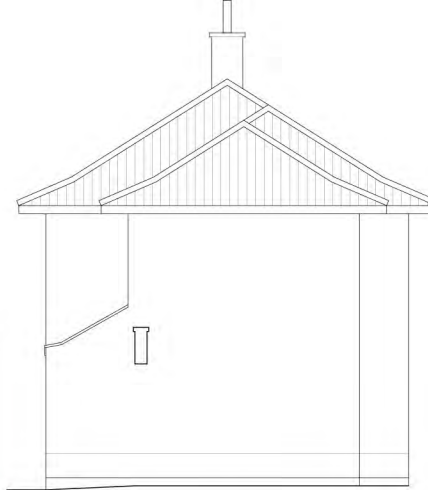
REV DATE DESCRIPTION  
**AD Architects**  
 30 ROBIN HOUSE NEWCOURT ST LONDON NW8 7AD  
 TEL 020 77229558 www.angliadesign.co.uk  
 11 CHARING CROSS NORWICH NR2 4AX  
 TEL 01 603 666576 mail@angliadesign.co.uk

JOB TITLE	22 MILTON CLOSE NORWICH NR1 3HX	
CLIENT	MR & MRS SCHALK	
DWG STAGE	PLANNING	
DWG TITLE	EXISTING PLANS	
SCALE	1:50 @ A1	DATE JAN 19
DRAWING NO	NS-4235 -200	





FRONT/ WEST ELEVATION



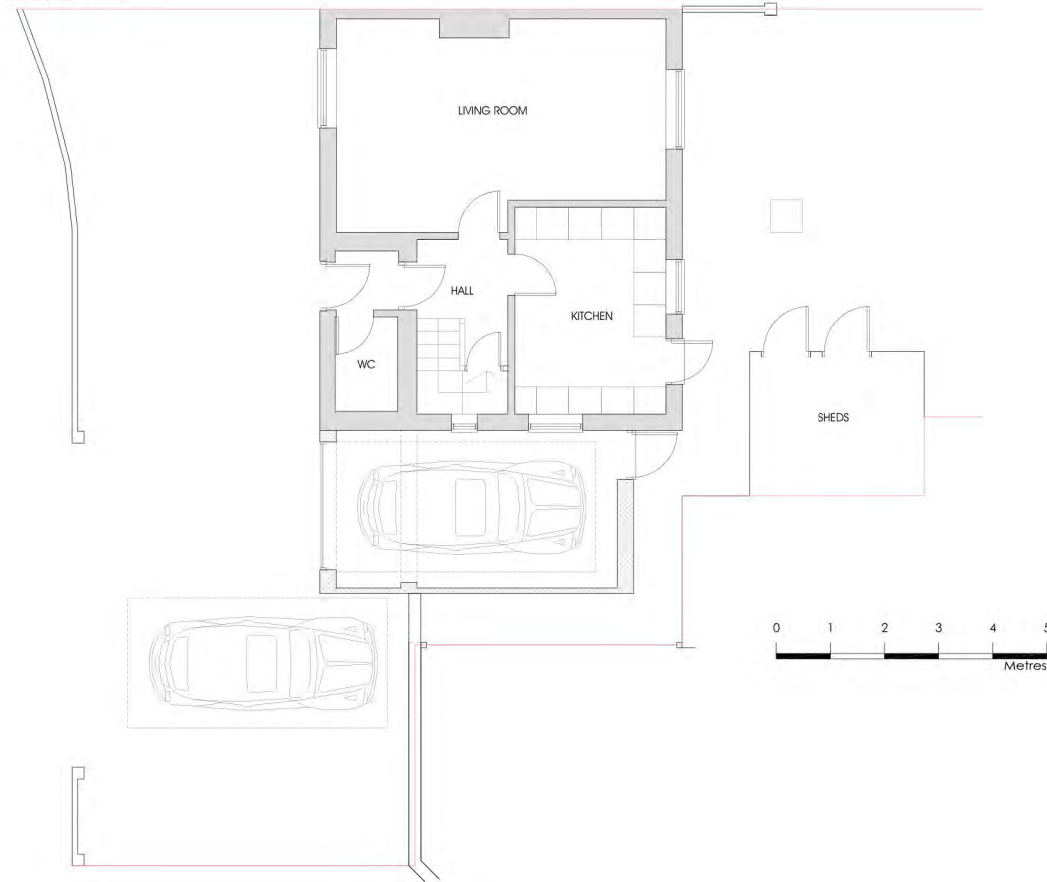
SIDE/ SOUTH ELEVATION



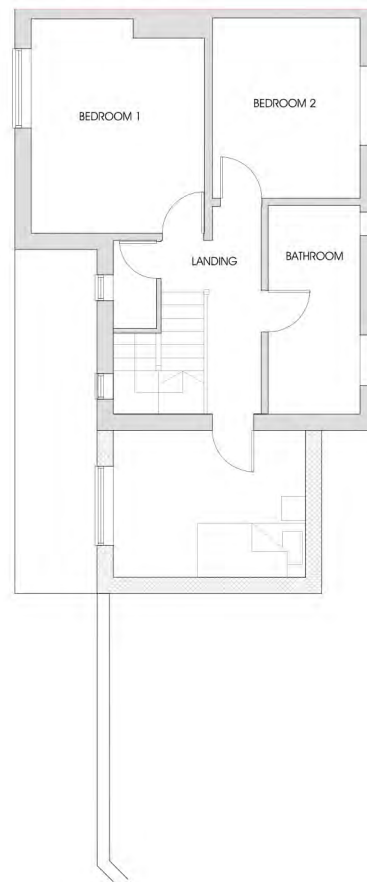
REAR/ WEST ELEVATION

PROPOSED ELEVATIONS & PLANS

GROUND PLAN



1ST FLOOR PLAN



PROPOSED SITE PLAN 1:250

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REV	DATE	DESCRIPTION

JOB TITLE  
 22 MILTON CLOSE NORWICH NR1 3HX

CLIENT  
 MR & MRS SCHALK

DWG STAGE  
 PLANNING

DWG TITLE  
 PROPOSED PLANS

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 JAN 19

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