

Report to Planning applications committee

Item

8 January 2015

Report of Head of planning services

Subject

Application no 14/01383/F - 6 Branksome Road
Norwich NR4 6SN

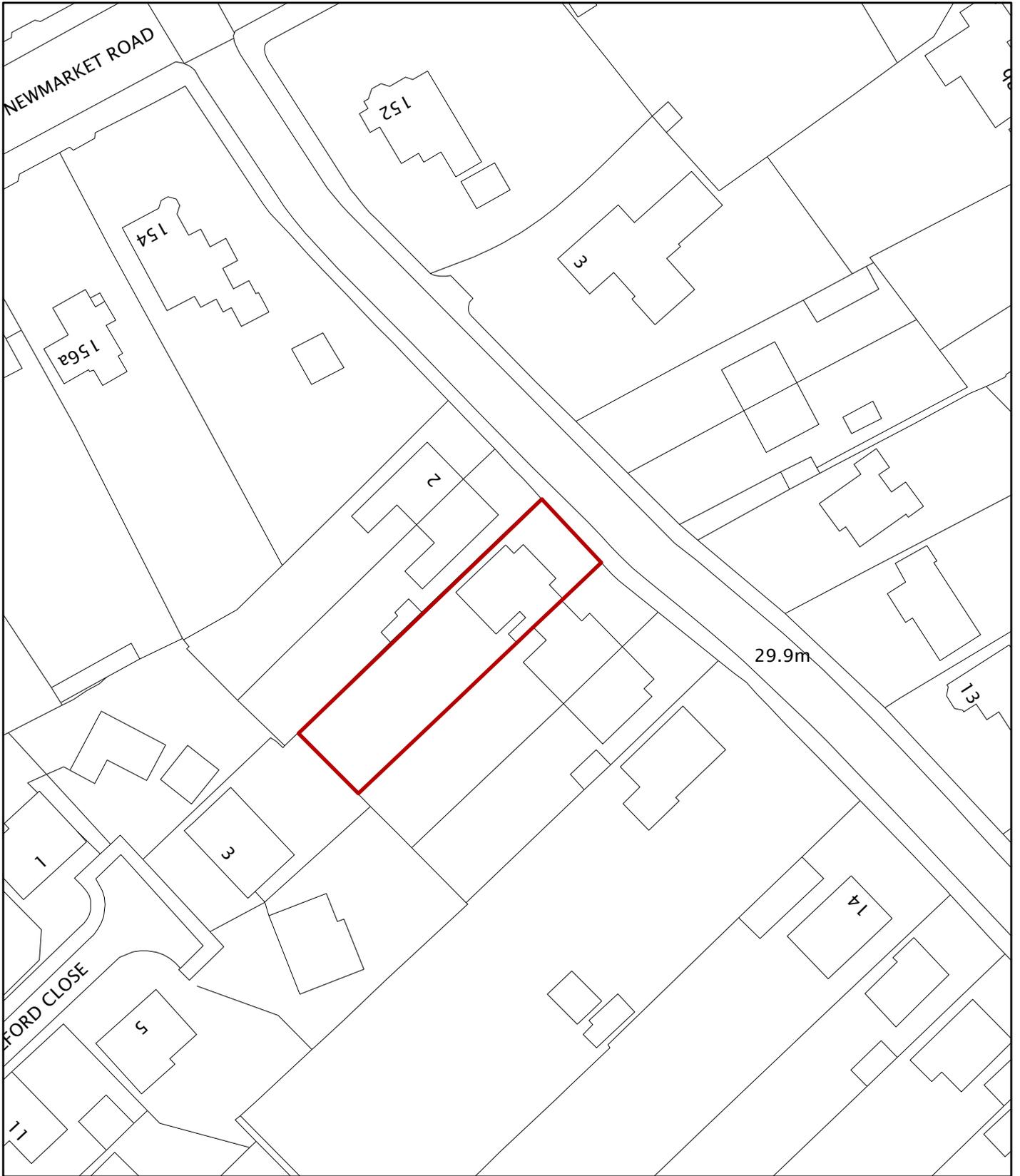
4H

Reason for referral Objection

Site address	6 Branksome Road, Norwich, NR4 6SN
Ward:	Eaton
Case officer	Mr Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Demolition of existing rear extensions and erection of two storey side and rear extensions.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Principle of development	The demolition of an existing single storey extension and the erection of single and two storey extensions to the rear of the original dwelling.
2 Design	The impact of the proposals on the appearance of the subject property and the impact on local distinctiveness.
3 Residential amenity	The impact of the proposals upon the amenity of neighbouring occupiers in terms of daylight, overshadowing and outlook.
Expiry date	8 December 2014
Recommendation	Approve

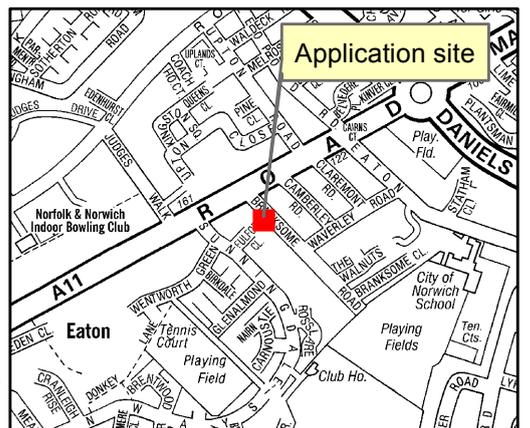


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Planning Application No 14/01383/F

Site Address 6 Branksome Road, Norwich

Scale 1:750



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the southern side of Branksome Road to the south-west of the city. The local area predominantly consists of large detached dwellings built during the first half of the twentieth century. The subject property is a large two-storey detached dwelling featuring a range of period features typical of the area including a dual pitch-roof, bay window, sash-windows and timber detailing. A single storey garage has been added to the side on the south elevation and a large flat roof brick and UPVC conservatory has been added to the rear. To the rear is a large garden which containing landscaped features including a patio area, a mature cherry tree close to the north boundary and a 2m high boundary fence. The immediate neighbouring properties are of a similar style, however they are both semi-detached. To the north is number 4 Branksome Road, a slightly smaller and older dwelling, and to the south is 8 Branksome Road, a dwelling built at the same time and to the same design as the subject property.

Constraints

2. There are no particular constraints on site.

Relevant planning history

- 3.

Ref	Proposal	Decision	Date
4/2002/0164	To erect a conservatory to the rear of the property.	APPR	22/03/2002

The proposal

4. The proposal as originally submitted was for the erection of two storey side and rear extensions. Following representations received and discussions with the applicant, a revised scheme has been submitted. The revised scheme then initiated an additional fourteen day neighbourhood consultation period.
5. Both schemes involve the demolition of the existing modern single storey extension to the rear. Originally the proposal included a two-storey side extension to the east elevation to be built up to the neighbouring boundary, a single storey element to the rear in place of the existing extension, a first floor level dormer style extension to the rear and a two story extension built adjacent to the western boundary.
6. The revised scheme has now been reduced in terms of scale with the two-storey extension to the side on the eastern elevation being omitted with much of the existing garage now being retained so that only a single-storey pitched roof element is proposed to be built to out of the side. The proposed dormer on the roof remains a similar size, and the single storey element to the rear replacing the existing extension is largely similar, however a gap now exists between the east elevation.

The rear two-storey extension has been reduced in size so that it is now part two-storey, part single-storey, featuring a flat roof single storey section.

Summary information

Proposal	Key facts
Scale	
Total floorspace	Less than 90m ²
No. of storeys	Part single storey and part two storey
Max. dimensions	Maximum height 8.5m, maximum depth 6.7m
Appearance	
Materials	Materials to match existing including brickwork, roof tiles and rendered finish.
Construction	Timber framed extensions featuring pitched roofs and a single storey flat roof section.

Representations

7. Adjacent and neighbouring properties have been notified in writing of the original and revised plans by way of a fourteen day re-consultation. In total, three 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
The eastern side elevation would be too overbearing.	See main issue 3
The eastern side elevation would result in a loss of light to a first floor bedroom in the neighbouring property.	See main issue 3
The western side elevation is too large / overbearing.	See main issue 3
The western side elevation would result in a loss of light to ground floor rooms at the rear of the neighbouring property.	See main issue 3
Value of neighbouring property may be affected.	See other matters
Satellite dish will have to be repositioned.	See other matters

Consultation responses

8. No consultations have been undertaken.

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
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
10. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF12 Conserving and enhancing the historic environment

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 extending an existing dwelling is acceptable subject to the development being of an appropriate scale and design which is sympathetic to the character of the surrounding area, the appearance of the original dwelling and the amenities of neighbouring properties.

Main issue 2: Design

14. The proposals involve the demolition of an existing single storey extension built within the last 15 years on to the rear wall of the original dwelling. The current extension has a depth and width of 4.5m, covering an area of 20.25m². A small section at the rear of the existing garage is also to be demolished.
15. The proposed extension comprises two distinct sections. A single storey section covering the area of the existing conservatory and a section of the rear of the garage is proposed to be built out from the rear wall of the original dwelling with a depth of 7m. This section will also extend 1.1m to the side of the original dwelling leaving a 1m gap between the boundary with 8 Branksome Road. The main section of the roof will continue downward from the original roof slope with a slightly shallower pitch and will feature a large dual-pitched dormer window with two windows facing into the rear garden. The section to the side will feature a pitched roof to match the main section and a small addition to the existing garage, joining the two roof sections together. The revised scheme removes all of the two storey section proposed to be built to the side of the property on the west elevation, resulting in very little change occurring here in terms of the appearance of the property. Only a 2m high section of the roof of the single storey side part of the extension will be visible when viewing the front of the property.
16. The second section is proposed to extend directly out from the projecting gable end adjacent to the western boundary. A two storey section will match the existing ridge and eaves height of 8.5m and 5.7m respectively, with a depth of 3.5m. A single storey flat roof extension will then extend further from the rear wall of the original dwelling by a depth of 6.7m. The flat roof will have a height of 3m and will feature a 90cm tall roof lantern. The revised scheme with its reduction of the two storey section is an improvement upon the originally submitted scheme as it will have a less bulky appearance.
17. The materials to be used on the proposal are to match those already in place on the existing dwelling. This includes red bricks on the ground floor, white render finish to the first floor walls, red tiles to the roof and white timber framed windows and doors.
18. The use of materials and roof pitches which match the original dwelling will help to ensure that the proposal is of a style which will not be harmful to the character and appearance of the original dwelling. The smaller scale of the revised scheme will also help to ensure that much of the proposal appears to be subservient to the original. Similarly the revised scheme now ensures that very little of the proposal will be visible from Branksome Road as only a small portion of the roof of the side extension will appear above the garage. As a result, the proposal will have very little impact upon the existing local distinctiveness and character of the surrounding area.

Main issue 3: Amenity

19. The proposals to the eastern half of the property will have very little impact on the neighbouring residential amenities of 8 Branksome Road. Particular concern was raised with the original scheme as its two storey side extension would have potentially resulted in a loss of light to habitable rooms within the neighbouring property. The revised scheme removes such potential harm as it is predominantly single storey with a gap of 1m to the boundary.

The proposals to the western half of the property will result in some impact upon the residential amenity of 4 Branksome Road, the neighbouring property. Particular concern has been raised regarding a resultant loss of light to the ground floor rooms to the rear of the property. A window and door located on the ground floor of the side elevation currently provide light to the habitable living space at the rear of the property.

The original scheme would have created a new solid wall 1.2m from the neighbouring boundary with an eaves height of 8.5m with a depth of 6.7m from the rear wall of the original dwelling. Such an extension would have resulted in a significant amount of daylight being lost to the neighbouring property and created a bulky, overbearing outlook.

The revised scheme largely addresses the potential loss of light as the two storey section has been reduced by 3.2m in depth to a projection of 3.5m from the rear wall of the original gable end. The Single storey section which projects 6.7m from the rear wall with a height of 3m will only partially be visible from the rear garden of 4 Branksome Road and will not impact upon the amount of daylight reaching the habitable ground floor space. The proposed two storey section of the revised scheme will have some impact upon the amount of light reaching the side window and door of the property. However it is considered that sufficient light will still be able reach the windows serving the rear of the property to not have a significant negative impact upon the residential amenity of the neighbouring property.

Other matters

20. With regards to the value of neighbouring property being affected by the development, this is not a material planning consideration and cannot be considered as a determining factor for this application.
21. With regards to the potential impact upon the functionality of an existing satellite dish, whilst it is possible that the proposal may impact upon the functionality of the satellite dish currently in place on the side wall of 4 Branksome Road, it is not considered that this issue would be so significant as to justify refusing the application. It is possible that re-sighting of the dish will resolve such issues which can be arranged as a civil matter between neighbours.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

23. None.

Conclusion

24. 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.

25. The development is of a scale, design and appearance which will not result in significant harm to the character of the area or the amenities of neighbouring properties.

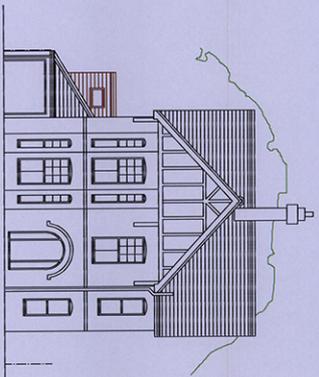
Recommendation

To approve application no. 14/01383/F - 6 Branksome Road Norwich NR4 6SN and grant planning permission subject to the following conditions:

1. Commencement within 3 years.
2. In accordance with plans.

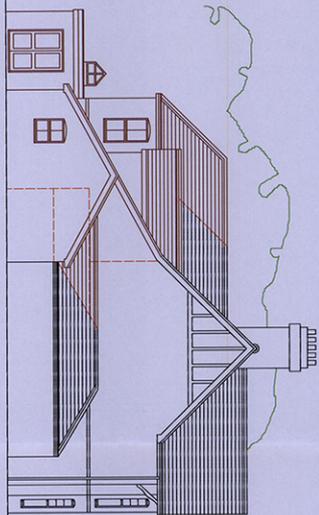
Article 31(1)(cc) statement

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 at the pre-application and post-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

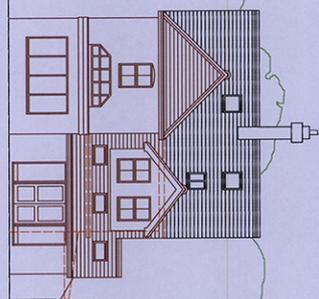


front elevation

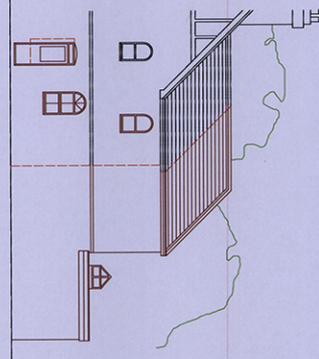
note: all external materials to match existing



side elevation

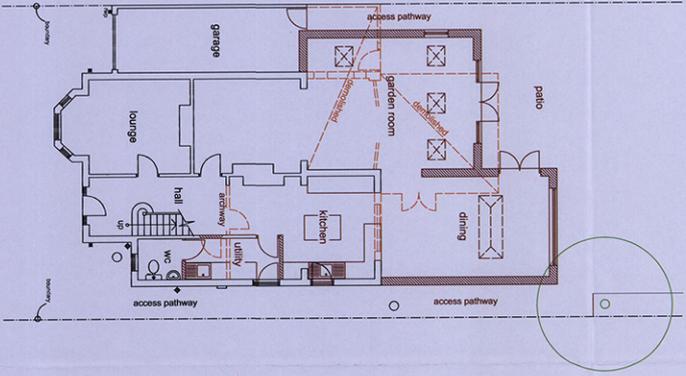


rear elevation

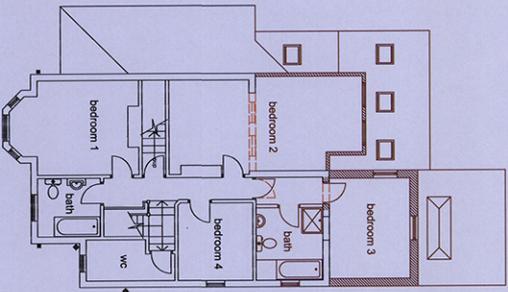


side elevation

if in doubt ask = do not scale



ground floor plan



first floor plan

Construction Drawings
27 NOV 2014
Date: Room

— existing retained
- - - existing demolished
— proposed

ALAN RAWLINGS
ARCHITECTURAL DESIGN

ALAN RAWLINGS

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Client	Mr and Mrs Peacock 6 Brankesome Road Norwich	Project	Proposed extension / alterations
Drawing	revised planning	Dwg no	732 / 11
Date	26 / 11 / 14	Rev	
		Scale	1 : 100 @ A1