

Report to Planning applications committee

Item

14 January 2015

Report of Head of planning services

Subject Application no 15/01735/F - 1 Helena Road,
Norwich, NR2 3BY

**Reason
for referral** Objection

4(c)

Ward:	Nelson
Case officer	John Dougan - johndougan@norwich.gov.uk

Development proposal		
Roof extension and associated external alterations to form 3 flats.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Character of the area, density, scale and design
2 Amenity	Adequate internal / external amenity space. Will the development result in significant loss of light, overlooking or overshadowing of other properties.
3 Transportation	Provision of appropriate access and parking
Expiry date	14 January 2016
Recommendation	Approve



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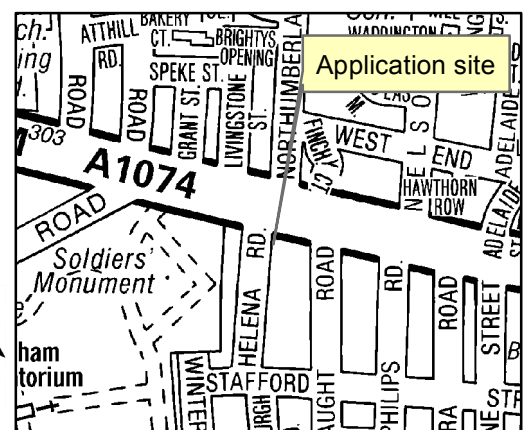
Planning Application No 15/01735/F
Site Address 1 Helena Road

Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The area comprises a mix of styles including terraced properties along Helena and Dereham Road, as well as detached and semi-detached examples. The materials used in the area are also varied including red and buff brick and slate and pan-tile roofing.
2. The site occupies a prominent corner plot location to Helena Road / Dereham Road, the land within the site sloping downwards through south – North resulting in the Dereham Road façade being elevated above the street. The building itself is two-storey (flat roof) addition and is not typical of the other styles in the near vicinity such as two storey terraced properties along Helena Road.
3. The flat roof arrangement and use of red brick reduces the buildings prominence in the street scene. However, the structure cannot be described as delivering a particularly positive contribution to the visual amenities of the street scene, but it does appear subordinate to the line of terraced properties to the south ensuring that the flow of the roof line and impressive chimneys remain as the dominant and consistent feature in the street scene. Nevertheless, the mature hedge helps partially soften the appearance of the rather alien flat roof building in the street scene.
4. The site is also in a critical drainage catchment. Furthermore, in addition to the mature hedge, there is a medium size tree in the front garden of no. 218 Dereham Road.
5. It is also noted that Building on the opposite side of Dereham Road is locally listed.

Constraints

6. Critical drainage catchment

Relevant planning history

7. None

The proposal

8. Roof extension and associated external alterations to form 3 flats, providing external amenity space for each of the units.
9. The development will be served on-site parking space and the freeing up of an on-street parking space due to the deletion of the garage and forecourt area.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2 existing and 1 additional
Total floorspace	Flat 1 = 40.4 sqm, Flat 2 = 43.4sqm and Flat 3 = 57.5sqm
No. of storeys	3
Appearance	
Materials	Brick and timber cladding
Transport matters	
Vehicular access	Deletion of access to flat 1 and retention of access to flat 2
No of car parking spaces	On
No of cycle parking spaces	No details
Servicing arrangements	On site

Representations

10. Advertised on site and in the press. 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.

Issues raised	Response
Increased vehicle parking on a road that already suffers from heavy parking.	See main issue 3
The small plot does not have the capacity to accommodate the additional extensions and will compromise the visual amenities of the street scene.	See main issues 1 and 2
The increase in size of the roof does not reflect the styles in the area.	See main issue 1
The new floor will result in overlooking of surrounding properties.	See main issue 2

Issues raised	Response
The existing properties already suffer from damp.	This is a matter that the existing tenants need to take up with their landlord. Nevertheless, officers have made the applicant aware of these issues.
The loss of the garage is unfair to the existing tenants whom use the existing flat.	See main issue 3. Any tenancy agreement between the current tenant and the landlord is not material to the assessment of the planning application.

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.

Highways (local)

12. The proposal is suitable in transportation terms for its location and with regard to its access to the highway network. The site is well located to encourage travel by bus, walking and cycling.
13. The provision of a parking space on site is acceptable as this uses an extant dropped kerb. It is advisable for the applicant to paint a white H bar across this vehicle access.
14. Bin storage will require at least two bins per property and these should be landscaped to improve residential amenity.
15. There is no cycle storage shown in the plans, this is essential.
16. The site is not located in a controlled parking zone, unrestricted parking is available in the area.

Assessment of planning considerations

Relevant development plan policies

17. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS20 Implementation

18. 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
- DM12 Ensuring well-planned housing development
- DM15 Safeguarding the city's housing stock
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

19. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

20. 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

21. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
22. The key issues under consideration are whether or not the alteration to the roof and addition of the bayed frontages is appropriate for the character of the area and the visual amenities of the streetscene
23. The existing building is not representative of the majority of the styles evident on Dereham Road and Helena Road. Indeed, it is considered to be rather uninspiring building on what is a prominent corner plot location.
24. The proposal responds to characteristics of the streetscene along Dereham Road by introducing a roof scape which respects the form of the roofscape of the

adjoining terraced properties to the east by introducing a stepped ridge and hipped transition between the adjoining.

25. It is acknowledged that in order to gain the required head height, that the rear portion of the roof is rather unconventional in form. Nevertheless, this feature coupled with the contemporary range of materials such as zinc, sedum and timber cladding for the bayed window elements will significantly enhance the appearance of the original building.
26. There is a consistent building line along Dereham Road. Although, many of the frontages contain bay windows and porch canopies. The proposed bayed extension to the Dereham Road is of a scale which is of a similar scale to those other examples along Dereham Road.
27. The new two-storey bayed addition to Helena Road is not representative of the frontages along this street. Nevertheless, this feature will help create a modern addition, which enhances the rather tired and uninspiring presence of the existing building.
28. All of above changes will result in a much improved contemporary design which will enhance the appearance of the existing building and visual amenities of the street scene in what is a prominent corner plot location.
29. Further layout improvements such as the removal of the garage and forecourt and replacing it with hard / soft landscaping will further enhance the visual amenities of the streetscene.
30. The above details and further clarification of materials can be secured by condition.

Main issue 2: Amenity

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

Existing / new occupants

32. It is acknowledged that each of the flats has the capacity to accommodate at least two persons, falling short of the national space standards for a one bedroom two-person occupancy flat. Although, it does provide a level of internal amenity space which meets the single person standard.
33. Each flat does contain a reasonable level of outlook for the key habitable rooms which could be improved by sensitive design improvements such as the introduction of a sedum roof on the flat roof element and sensitive positioning of bin and cycle stores within the external amenity areas.
34. Each flat is served by an external amenity area and with sensitive landscaping and placement of bin / cycle storage could provide some private external space for those flats and defensible space to the road frontage. The level of space for flat 2 could be improved by using a portion of the amenity space of flat 1 providing greater scope for more sensitive placement of rotary dryers and bin / cycle storage.
35. It is also noted that the site is within a very short walking distance to the cemetery, an area of open space which could be used by the occupants as a place of relaxation.

36. Taking all of the above factors into consideration, the proposal provides adequate levels of internal and external amenity space. Further details and enhancements can be secured by condition.

Surrounding properties

37. The bay window additions are of a scale and position which will not appear overbearing or result in any significant overshadowing or loss of light of adjoining properties.
38. The key change to the scale of the building is the increase in massing of the roof. Although, as the plans demonstrate, in the context of its built surroundings it will not appear overbearing or result in any overshadowing or loss of light of surrounding properties.
39. It is acknowledged that the flat 3 will be served by an expansive 3rd floor window on the south elevation. However, this window will not result in undue overlooking for the following reasons
- There are no high level windows on the gable of the nearest dwelling, no. 3 Helena Road
 - The window is angled and partially set behind an existing structure in the adjoining property ensuring that there will not be significant overlooking to the east, particularly no.218 Dereham Road.
 - Whilst the window will be visible to a number of the properties on Helena Road, a number of factors will mean that no significant overlooking of those properties will result. The nearest first floor window is no.4 Helena Road at a distance of 19 metres. However, due to the new window not being in direct line with the neighbour's window, in the context of the surroundings, no significant overlooking or loss privacy of surrounding properties would result.

Main issue 3: Transportation

40. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
41. The existing two flats have the capacity to accommodate 3 off road parking spaces i.e. a carport, garage and forecourt. The street is not within a controlled parking zone, so on street parking is unrestricted.
42. The proposal would result in a net increase in one dwelling. Parking standards classify this site as being in an accessible location in close proximity to a bus route on Dereham Road. In such a location, 0.5 spaces should be provided per dwelling i.e. 1.5 spaces.
43. It is acknowledged that the proposal would only provide for 1 off street parking space which does not meet the above minimum standard. However, due to the deletion of a garage, the proposal would in practice free up an on street parking space on the street which has no parking controls in place.
44. Taking the above factors into consideration in conjunction with the sites accessible location which would itself encourage sustainable alternatives to the car such as

cycling, public transport and walking, the parking arrangements are deemed to be acceptable.

45. Nevertheless, it is important that cycling parking facilities are enhanced to encourage the occupants to cycle in instead of owning a car. The applicant has submitted a revised site plan showing the position of dedicated secured and covered cycle storage for each of the flats. Furthermore, the submission also demonstrates that each plot can accommodate secure refuse and recycling storage.
46. The site has the capacity to accommodate the necessary secure and covered cycle storage and bin storage subject to details being secured by condition.

Compliance with other relevant development plan policies

47. 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
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition. The proposed green roof will help to reduce surface water runoff.

Equalities and diversity issues

48. There are no significant equality or diversity issues.

Local finance considerations

49. 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.
50. 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.

51. In this case local finance considerations are not considered to be material to the case.

Conclusion

52. The principle of the development is acceptable.
53. The extensions and alterations are of a scale and design which will enhance the appearance of the building and character of the area.
54. The extensions and alterations are of a scale, design and position which will not result in any significant harm to the amenity of neighbouring properties.
55. Details relating to landscaping, parking, servicing, surface water drainage and water efficiency can be secured by condition.
56. 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. 15/01735/F - 1 Helena Road Norwich NR2 3BY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials;
4. Details of layout of the amenity areas and hard and soft landscaping and green roof
5. Details of secure covered cycle storage and bin storage
6. Details of SUDS
7. Details of water efficiency measures
8. Footway to be reinstated prior to occupation of the dwellings
9. No use of flat roof as a roof terrace.

Informatives:

1. Considerate constructor
2. Works to a public highway

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.



Note

SUMMARY

- 1 Grass / Hedges
- 2 Concrete Drive
- 3 Gravel with Paved Footpath
- 4 Concrete Drive
- 5 Grass / Hedges

PROJECT TITLE
Helena Road

PROJECT NUMBER
PYM001-0445

CLIENT
Ms. C. Shaw

DRAWING TITLE
11 Existing Site Layout

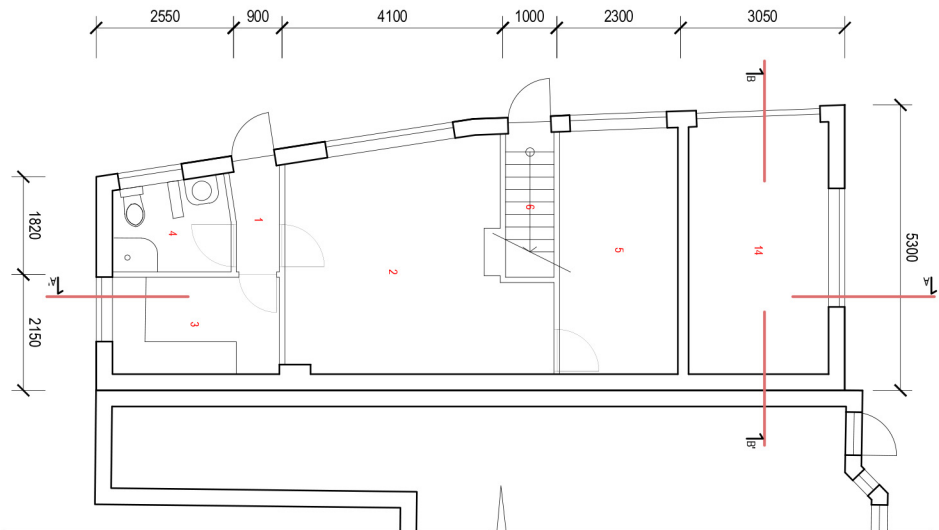
DRAWING NUMBER
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SCALE
1/200

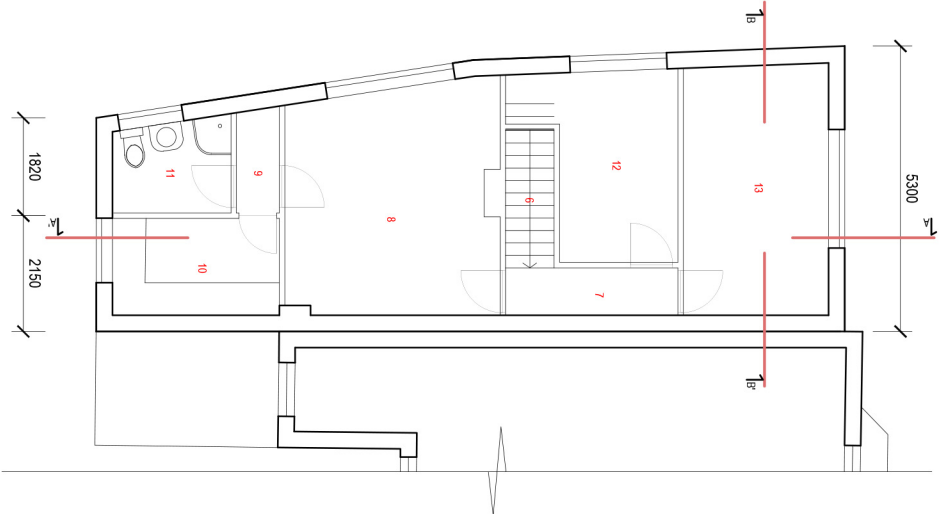
DATE
DEC 2015

DRAWN BY
JL. VK. JPG

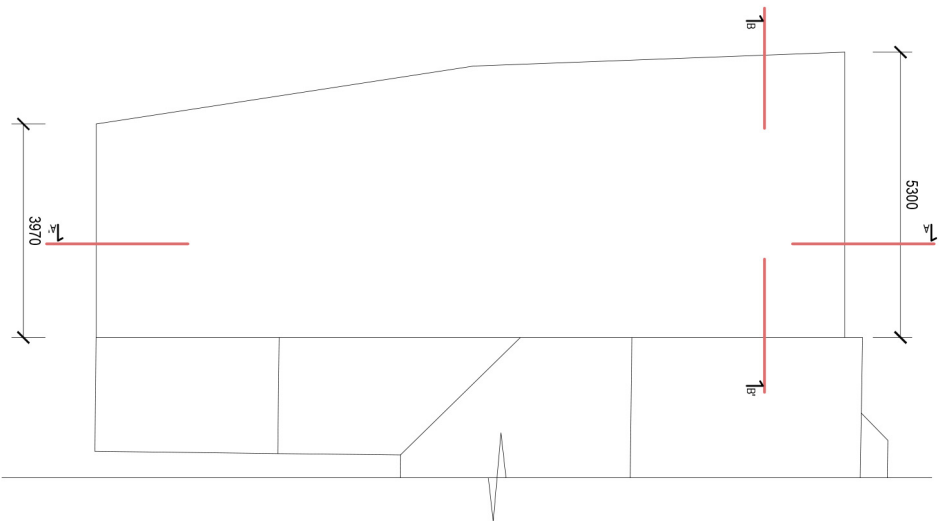
FLAT 1		FLAT 2	
1	Hallway	6	Stairs
2	Lounge	7	Lounge
3	Kitchen	8	Lounge
4	Toilet / Shower	9	Corridor
5	Bedroom	10	Kitchen
GIFA		11	Toilet / Shower
		12	Bedroom 1
		13	Bedroom 2
		14	Garage (12.0 m ²)
		GIFA 55.4 m ² (incl Garage)	



Ground Floor Plan _1/100 (A3)



1st Floor Plan _1/100 (A3)

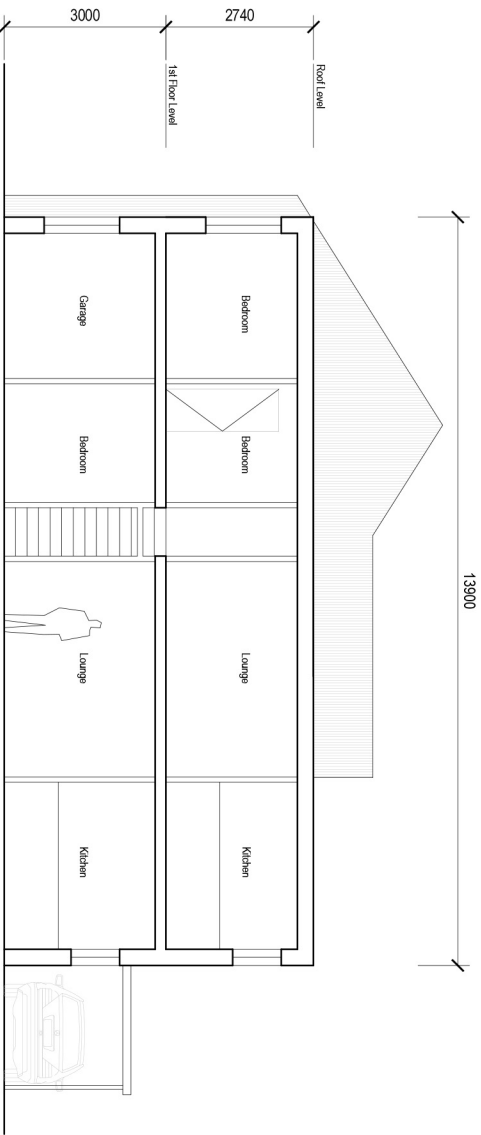


Roof Plan _1/100 (A3)

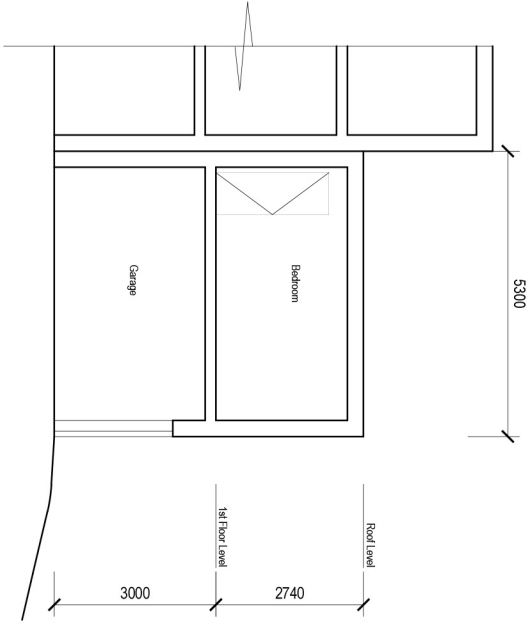
PROJECT TITLE
Helena Road
PROJECT NUMBER
PYM001-0445
CLIENT
Ms. C. Shaw

DRAWING TITLE
12 Existing Floor Plans
DRAWING NUMBER
12
REV

SCALE
1/100
DATE
DEC 2015
DRAWN BY
JL, VK, JRG



Section A-A`_1/100 (A3)



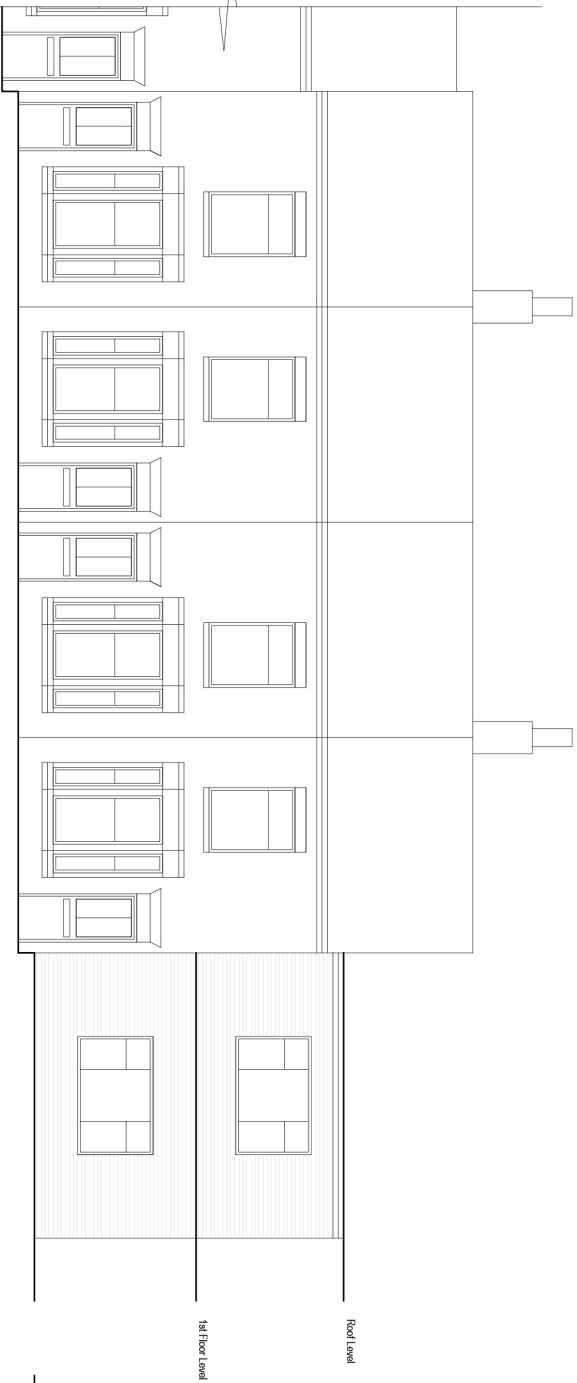
Section B-B`_1/100 (A3)

PROJECT TITLE
Helena Road
PROJECT NUMBER
PYM001-0445
CLIENT
Ms. C. Shaw

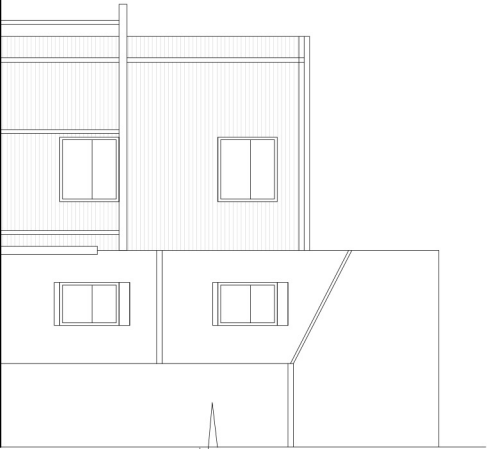
DRAWING TITLE
13 Existing Sections
DRAWING NUMBER
REV
13

SCALE
1/100

DATE
DEC 2015
DRAWN BY
JL, VK, JPG



Roof Level
1st Floor Level



Roof Level
1st Floor Level

PROJECT TITLE
Helena Road
PROJECT NUMBER
PYM001-0445
CLIENT
Ms. C. Shaw

DRAWING TITLE
14 Existing Elevations

DRAWING NUMBER
14
REV
A

SCALE
1/100

DATE
DEC 2015
DRAWN BY
JL, VK, JPG

Lampiro
Planning and Development Consultants

Derbyshire House, 88 Polinggate
Kilwinch, Nuneaton, Notts LE12 1EG
01923 531 319
www.lampiro.co.uk

Summary

Rev A

- provision for each unit:
- * 1 rotary dryer (2.2m diameter)
 - * 2 bins (780x940)
 - * 1 secure bicycle storage (900x1200x2000)

Rev B

extending and rearranging garden for flat 2

- 1 Garden for Flat 3
- 2 Garden for Flat 2
- 3 Gravel with Paved Footpath - Flat 1
- 4 Concrete Drive for Flat 1
- 5 Garden for Flat 1
- 6 Bins
- 7 Covered Parking
- 8 Secure covered cycle store
- 9 Rotary dryer



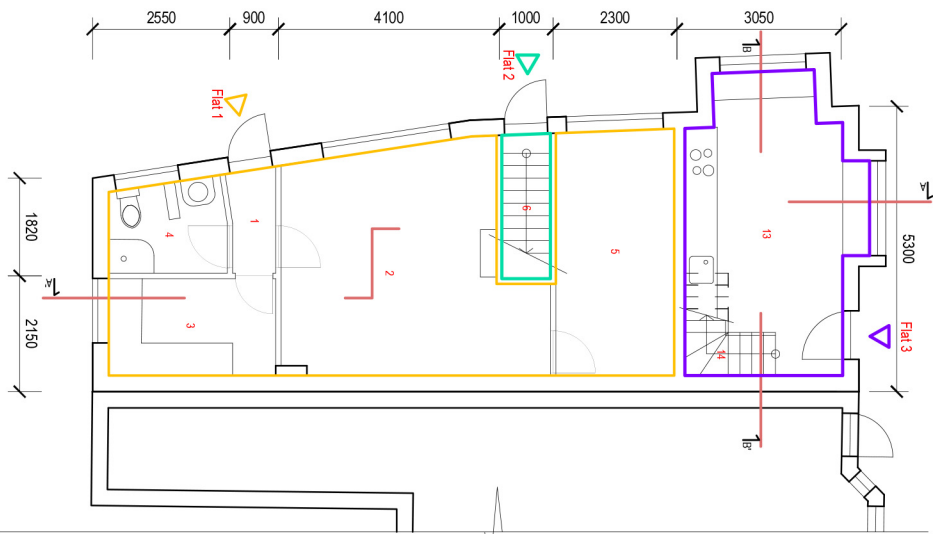
PROJECT TITLE
Helena Road
PROJECT NUMBER
PYM001-0445
CLIENT
Ms. C. Shaw

DRAWING TITLE
21 Proposed Site Layout
DRAWING NUMBER
21
REV
B

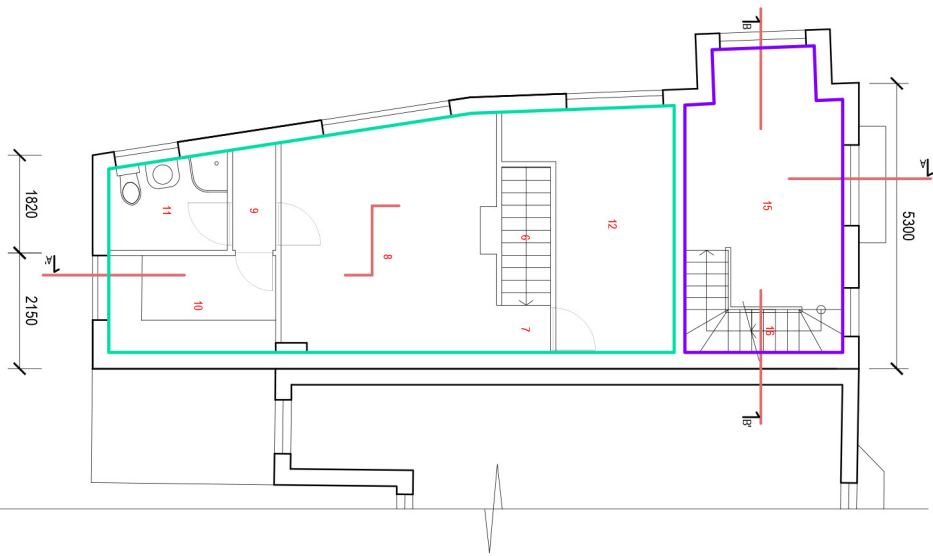
SCALE
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DATE
DEC 2015
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Rev A
* provision of extensive
sedum roof for unit 3

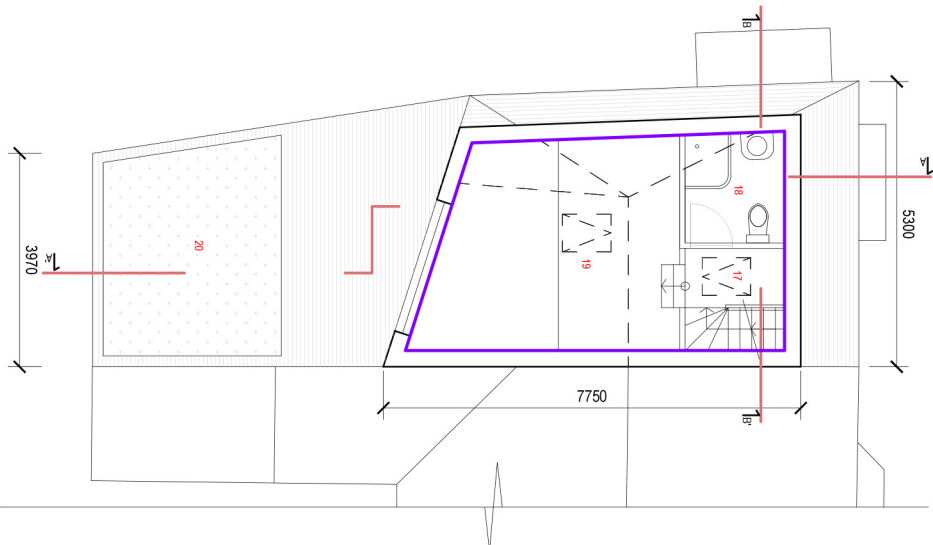
FLAT 1			FLAT 2			FLAT 3		
1	Hallway		6	Stairs		13	Kitchen / Dining	
2	Lounge		7	Landing		14	Stairs 1	
3	Kitchen		8	Lounge		15	Lounge	
4	Toilet / Shower		9	Corridor		16	Stairs 2	
5	Bedroom		10	Kitchen		17	Landing	
GIFA		40.37 m ²	11	Toilet / Shower		18	Toilet / Shower	
			12	Bedroom		19	Bedroom	
			GIFA		43.43 m ²	20	Sedum Roof	
						GIFA		57.55 m ²



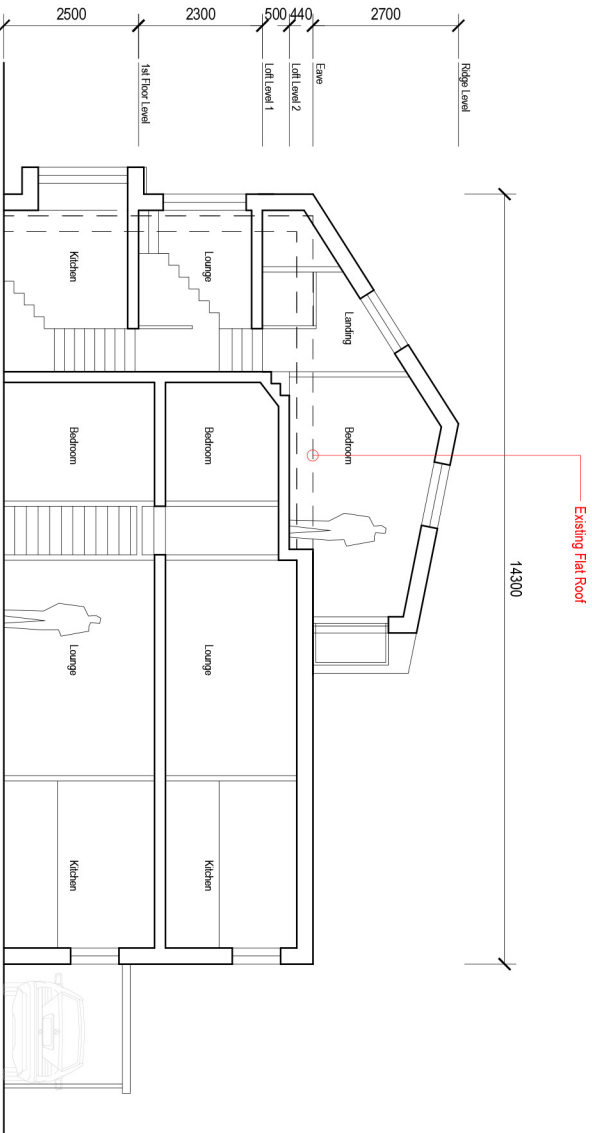
Ground Floor Plan _1/100 (A3)



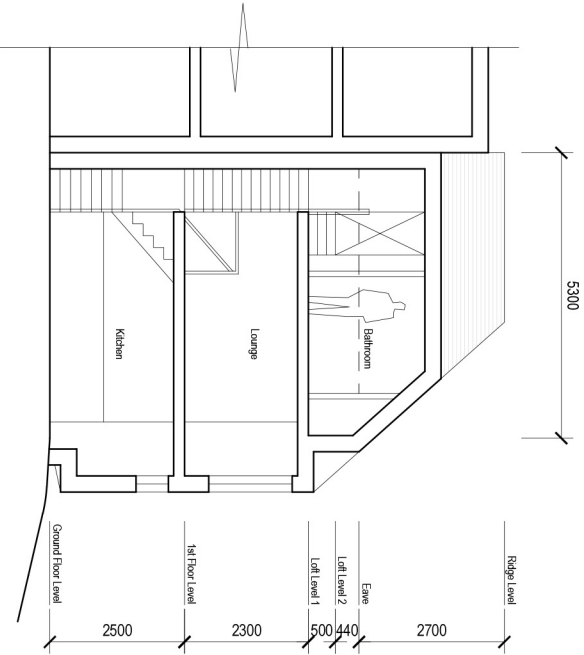
1st Floor Plan _1/100 (A3)



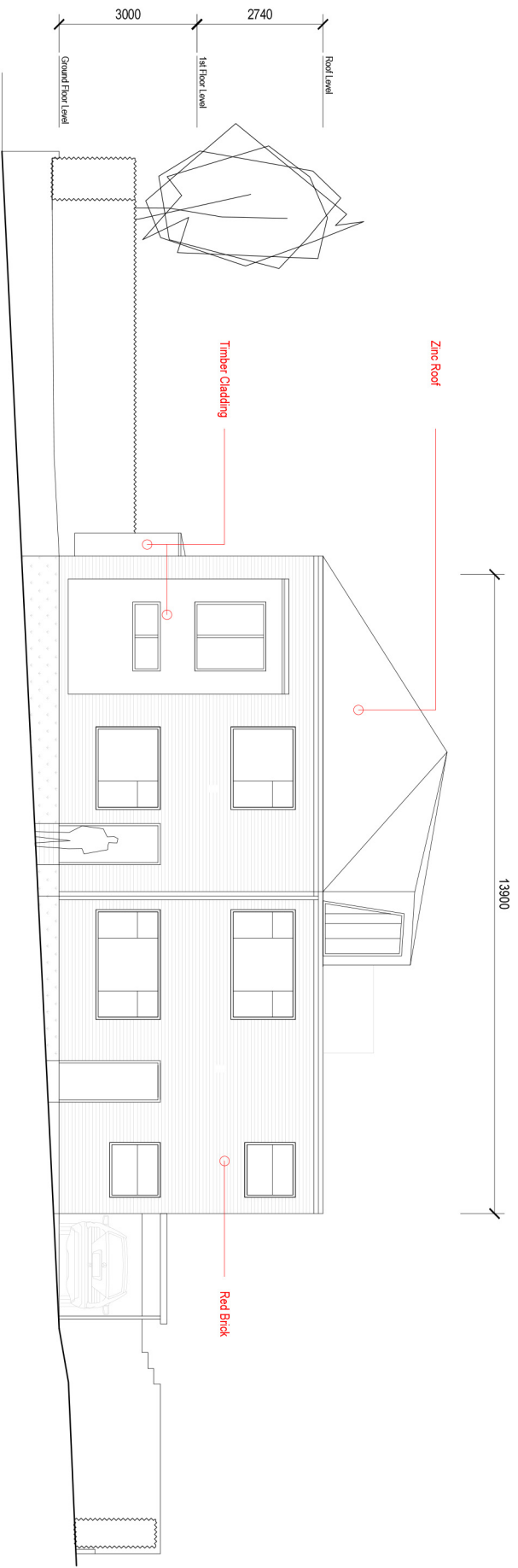
Roof Plan _1/100 (A3)



Section A-A' _1/100 (A3)



Section B-B' _1/100 (A3)

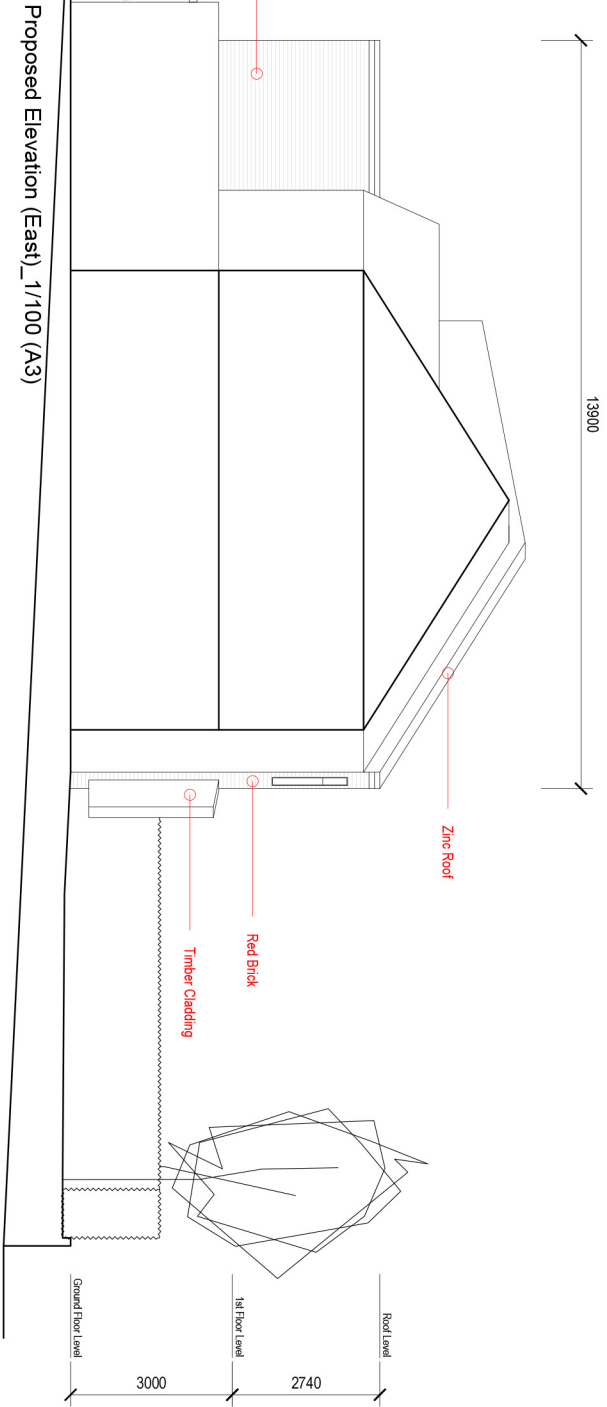
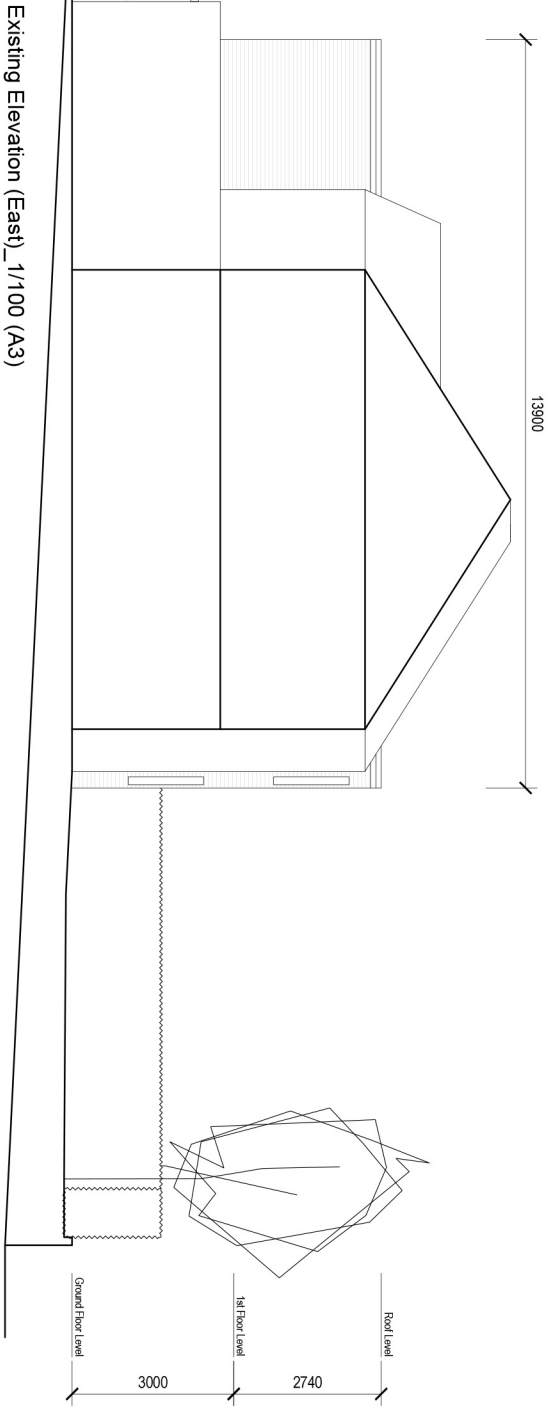


Helena Road Elevation (West) _1/100 (A3)



Dereham Road Elevation (North) _1/100 (A3)

South Elevation _1/100 (A3)



- Rev A
- * revised eave height of the extensions
- * added 3d view
- Rev B
- * extending garden for flat 2

