

Report to Planning applications committee

Item

8 September 2016

Report of Head of planning services

Subject Application no 16/00808/F – 1 Branksome Close,
Norwich NR4 6SP

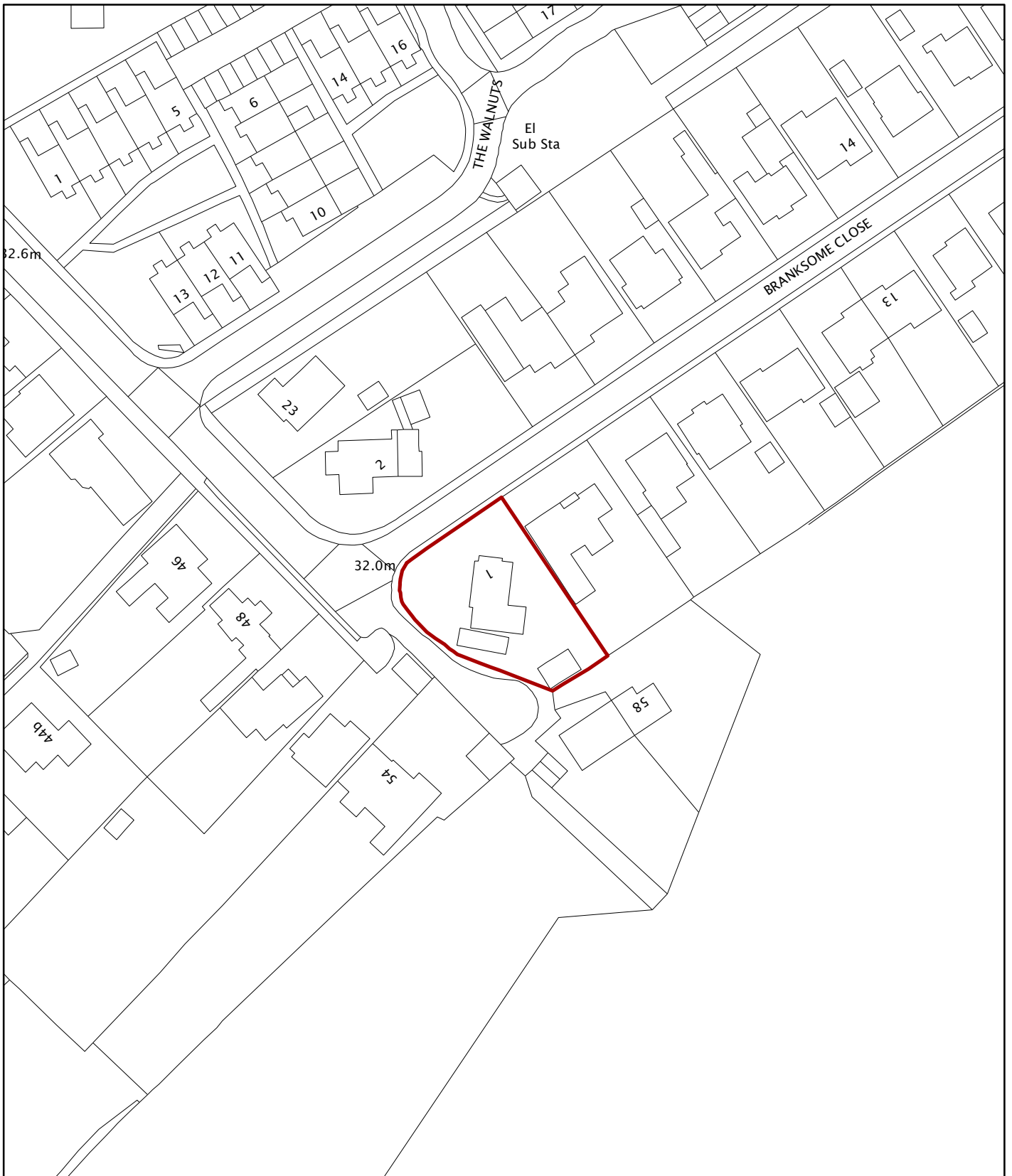
5(H)

**Reason
for referral** Objection

Ward:	Eaton
Case officer	Mr Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Two storey side extension and new detached timber garage.		
Representations		
Object	Comment	Support
9 (Original scheme)	0	0
5 (Revised scheme)		

Main issues	Key considerations
1 Residential amenity	The impact of the development on neighbouring properties (no.52 Branksome Road and no.3 Branksome Close) daylight, visual amenity, overlooking / privacy
2 Scale and Design	The impact of the development within the context of the original design / surrounding area / scale of design / standard of design.
Expiry date	8 September 2016
Recommendation	Approve



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Planning Application No 16/00808/F

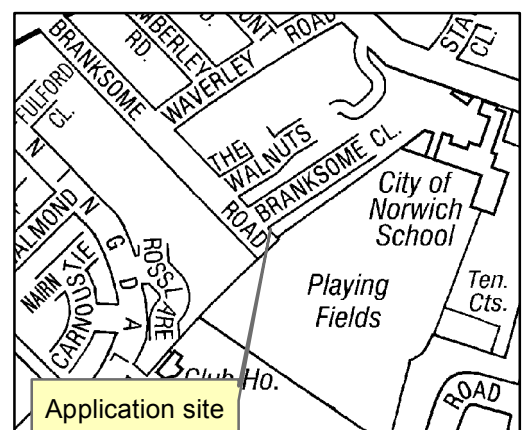
Site Address 1 Branksome Close

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the east side of Branksome Close, a residential cul-de-sac located to the south of the city. The prevailing character of the area is residential with most properties being a mixture of 2 storey semi-detached and detached dwellings constructed circa 1930. The site is situated at the junction of Branksome Road and Branksome Close on a corner plot.
2. The subject property is a detached single 2 storey dwelling featuring a distinctive central projecting gable to the front with a hipped main roof behind. The property has been extended by way of a 2 storey flat roof side extension and single attached garage constructed along the southern boundary and an orangery to the rear. The property has been finished with a white render, white UPVC windows and doors and clay pantiles.
3. The site includes a front brick driveway with small sections of lawn and an enclosed rear garden. The boundary is marked a mature hedgerow to the front and a 2m high close boarded fence with mature planting to the sides and rear. The site is bordered by no.3 Branksome Close to the east, nos. 58 and 56 Branksome Road to the south and nos. 50, 52 and 54 Branksome Road to the west. Immediately to the west of the site is an access road which links to the City of Norwich School site which is located further to the south-east.
4. It should be noted that many of the properties located on Branksome Road and Branksome Close have been altered and added to over the years in variety of ways.

Constraints

5. There are no particular constraints.

Relevant planning history

6.

Ref	Proposal	Decision	Date
15/00220/F	Erection of single storey side and rear extension (Revised).	APPR	12/01606/F

The proposal

7. The application seeks full planning consent for the construction of a 2 storey side extension at 1 Branksome Close. The proposal also includes the construction of a detached timber garage within the north corner of the site.
8. It should also be noted that planning following discussions with the agent for the application that the proposed plans have been revised to now be of a reduced scale.

Summary information

9.

Proposal	Key facts
Scale	
No. of storeys	Two storeys.
Max. dimensions	See attached composite plans
Appearance	
Materials	Red brick; White render; Clay pantiles; White UPVC windows and doors; All to match existing. Timber garage.

Representations

10. 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
Loss of privacy / overlooking at no. 52 Branksome Road Loss of light / loss of privacy / overlooking at no. 1 Branksome Close	See main issue 1
Out of scale development Poor Design Over dominant development	See main issue 2

Issues raised	Response
Garage is forward of building line	
Proposal will result in increased traffic	See other matters

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.

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)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
13. **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

14. **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

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: Amenity

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

Overlooking and Privacy:

17. The proposed extension is to be constructed on the southern end of the original dwelling incorporating the existing flat roof extension and replacing the single garage. The main section of the extension features a dual pitched roof with an eaves height of 5.1m and ridge height of 7.4m, matching the original. The design includes 3 no. windows on the first floor front elevation and 1 no. window to the first floor of the rear elevation.
18. Concern was raised that the extension would result in a loss of privacy from an increase in overlooking of no. 52 Branksome Road to the south-west of the site. The originally submitted plans included a predominantly glazed projecting gable at first floor level which has now been removed. No windows are now included on the first floor side elevation, removing the possibility of any overlooking of properties to the south of the site.
19. Particular concern was also raised regarding a loss of privacy at the neighbouring property no.3 Branksome Close to the east of the site. Similarly no windows are proposed to be added on the original side elevation, however a window is proposed to be installed on the rear elevation of the first floor of the extension. The window is to serve an en-suite bathroom of a new master bedroom. The street layout, with the subject property being constructed at an angle to the rest of the properties on Branksome Close will ensure that the proposed window faces directly onto the rear garden of the subject property and the very bottom section of no. 3 Branksome Close only. No. 3 Branksome Close has added a single storey extension along the shared boundary and mature trees mark the boundary in the furthest corner, ensuring the no significant loss of privacy can occur as a result of the proposed window.

Loss of Daylight / Sunlight / Overshadowing:

20. Concern was also raised that the proposal would cause overshadowing of the rear garden of no. 3 Branksome Close during the winter months of the year. The proposed extension is a minimum of 11m, increasing to over 15m from the shared boundary with no.3 which as discussed above features a number of structures and mature planting. As such, it is not considered that significant amounts of overshadowing will occur.
21. The large distances between neighbouring properties and layout of this particular corner of the street will ensure that no other significant harm is caused to the residential amenities of neighbouring properties by way of loss of light, privacy or outlook.

Main issue 2: Design

22. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
23. The proposed extension is to incorporate the existing flat roof extension and built in place of the attached garage. A new linking roof is to be added to the existing

extension with a ridge height slightly lower than the original. A 5m wide 2 storey extension is then to be added to the side with a further single storey element is also being built along the southern boundary with a maximum width of 2.8 at the rear. The extension is to project forward of the original front elevation by 2.5m, closely matching the footprint of the existing garage. The first floor of the extension only slightly projects forward to match the projection of the gable on the original dwelling.

24. The replacement of the flat roof garage with a roof matching the style of the original is welcomed as it enhances the appearance of the middle section of the proposed elevation. The use of matching materials will help to blend the extension with the original dwelling.
25. A single detached garage is proposed to be constructed in the northern most corner of the site, replacing the attached garage to be demolished as part of the construction of the extensions. The garage measures 6m x 3m in plan form and has a dual pitched roof with an eaves height of 2m and ridge height of 3m. Concern was raised that the position of the garage is inappropriate as it is built forward of the original building line still legible along Branksome Road. It is accepted that the location of the proposed garage is forward of the building line, it is not considered that it will cause significant harm to the character of the street. As the site is located on a corner, it does not obviously conform to the building line as do the other houses further along the road. The garage is of a modest scale and design, being big enough for one car only. The garage is to be constructed from predominately natural materials and when considered in conjunction with the mature hedgerow marking the boundary, will not be visible from outside of the site. As such, it is considered that the garage will have no real impact on the character of the area.
26. The extension is to feature a new entrance door on the front elevation which given the scale of the proposal can be considered to appear as a second dwelling, effectively resembling a pair of semi-detached dwellings. Accordingly, particular concern was raised regarding the appearance of the front elevation. It is accepted that the additional entrance door creates a confusing front elevation that would be better positioned on another elevation, the door on its own is not reason enough to refuse the application as it would does not require planning consent and could be added at a later date.

Scale:

27. Particular concern was raised by a number of neighbours that the overall scale of the proposal is too large and is out of keeping with the area, representing a form of overdevelopment of the site. It is accepted that the proposal is large in scale, it is not considered that the proposal is overly large for the site and the specific location.
28. As the site is located on a corner plot, it was not constructed with the same degree of uniformity of neighbouring properties. The urban grain of the area shows properties built on longer and narrower plots than the subject property. It should also be noted that the subject property has been constructed with a different orientation, which is at an angle facing due west compared to others on Branksome Close and Branksome Road which face north-west and north-east respectively. Properties along Branksome Road and other nearby streets have added significant extensions already, however they are primarily to the rear and as such are less prominent. As a result, it is considered appropriate to extend to the side as significant amounts of rear garden would be lost otherwise. Such extensions would

not work elsewhere in the area, however in this instance, overall scale is considered to be appropriate.

29. It should also be noted that the proposal has been revised in order to reduce the scale and massing of the scheme. This includes the removal of a projecting bay at first floor level which would have appeared incongruous and a reduction in the height of the roof so that it matches the original.
30. The overall appearance of the property within the street will appear to be larger than the existing, however as discussed above, the relatively unique layout of the site will assist in ensuring that the proposal does not appear to be too over-dominant within the street scene.

Other Matters:

31. Concern was raised that an increase in the number of bedrooms from 4 to 5 would result in an increase in vehicle movements which would cause traffic problems within the area. Such a change is minor and is not expected to have any significant impact and the number of bedrooms does not directly correlate to the number of vehicles which visit a site.

Equalities and diversity issues

32. There are no significant equality or diversity issues.

Local finance considerations

33. 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.
34. 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.
35. In this case local finance considerations are not considered to be material to the case.

Conclusion

36. The potential for an increase in overlooking is minimal as the proposed windows will not significantly alter the current situation.
37. The proposal will have a very limited impact upon the amount of daylight and sunlight reaching the rooms and gardens of the neighbouring properties.
38. The proposal will result in an extended dwelling which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.
39. The proposal will have no impact on the volume of traffic within the area.

40. 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.

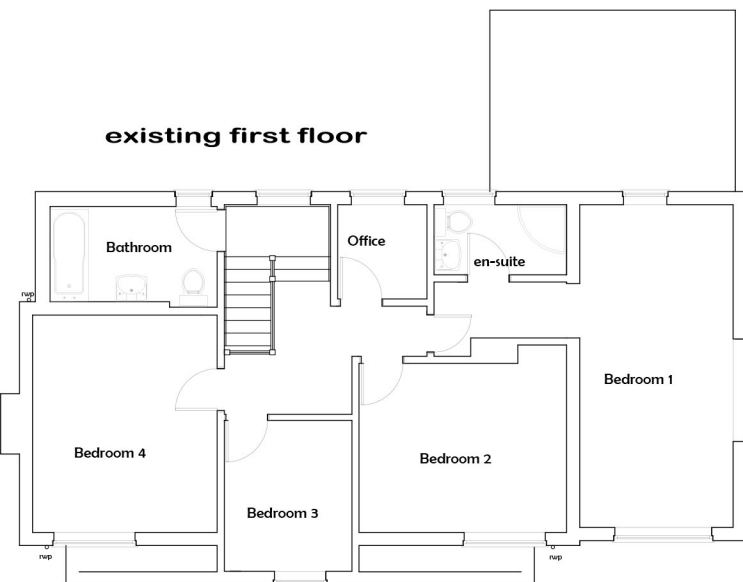
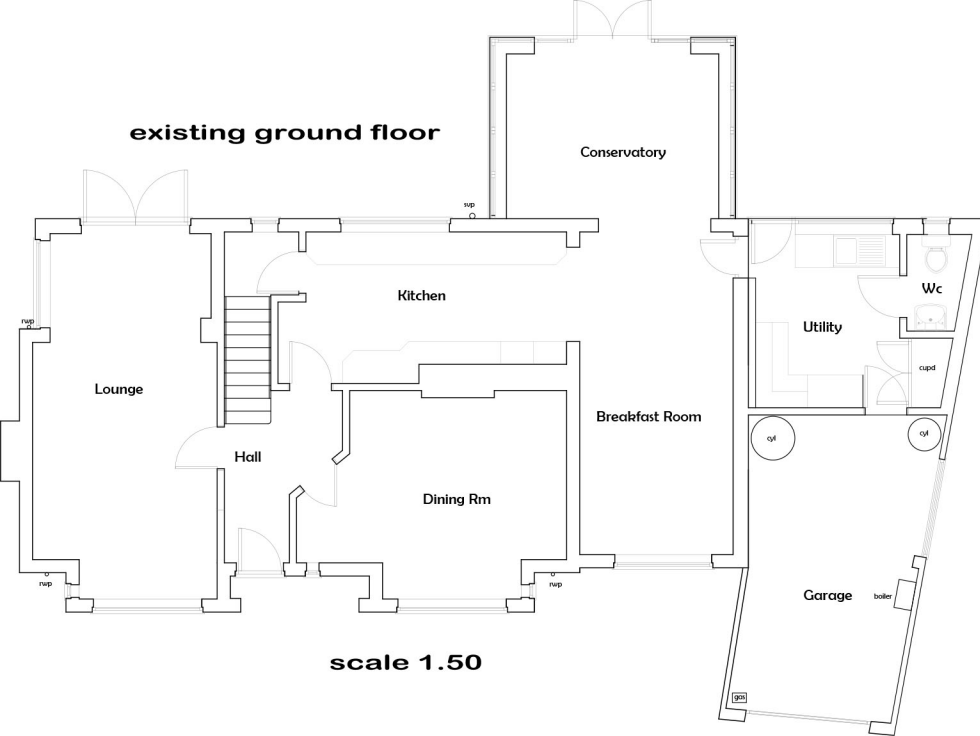
Recommendation

To approve application no. 16/00808/F – 1 Branksome Close, Norwich, NR4 6SP and grant planning permission subject to the following conditions:

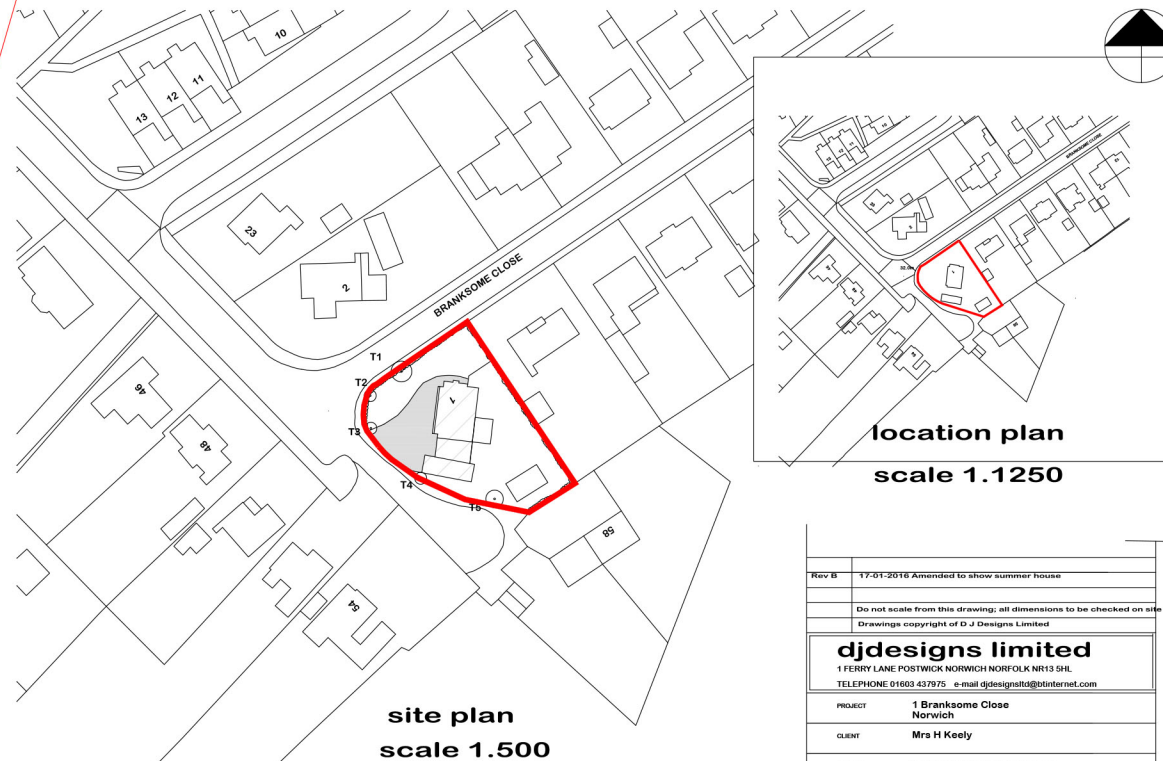
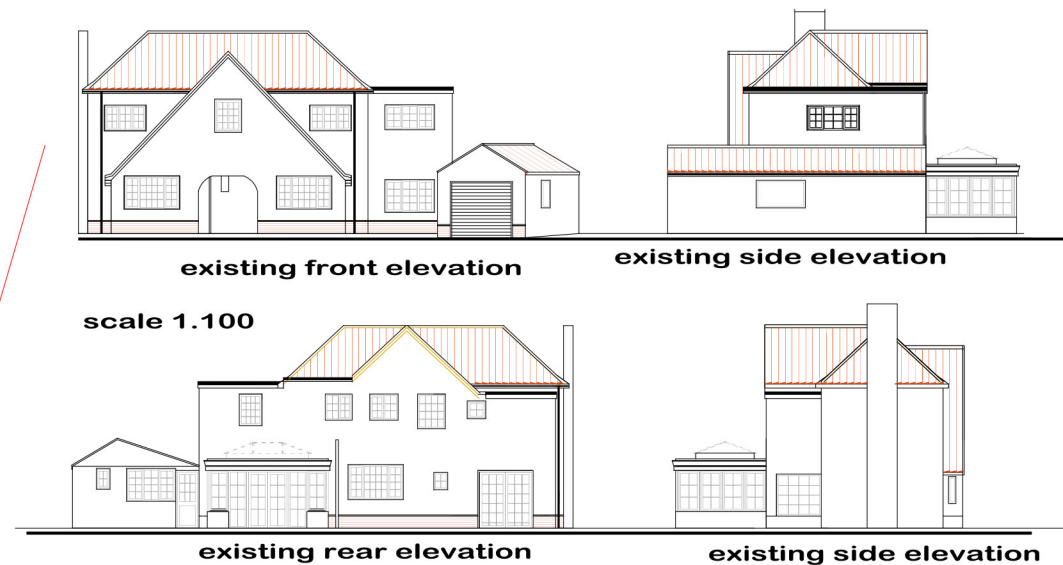
1. Standard time limit;
2. In accordance with plans;

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.



planning drawing



Rev B	17-01-2016 Amended to show summer house
Do not scale from this drawing; all dimensions to be checked on site	
Drawings copyright of D J Designs Limited	
djdesigns limited 1 FERRY LANE POSTWICK NORWICH NORFOLK NR13 5HL TELEPHONE 01603 437975 e-mail djdesigns@btinternet.com	
PROJECT	1 Branksome Close Norwich
CLIENT	Mrs H Keely
DRAWING	Existing elevations / layouts
SCALE 1:50, 1:100	DRG No. MJDMF1212015 DWG B
DATE	12th December 2015
The builder is to check all details on site before commencement. All materials are to be used in strict accordance with manufacturers instructions. All building work is to be carried out in accordance with and incorporating good building practices and in strict accordance with the relevant British Standards, Codes of Practice, and current Building Regulations, plus any recommendations made by the Local Authority Building Inspector. This drawing has been prepared from information collected by a visual survey of the existing site - no exploratory work has been undertaken.	
Under the provisions of the Party Wall etc Act 1996 (and successors) The employer must satisfy themselves that they have complied with the terms and conditions of the Party Wall Act.	
Under the provisions of the current Health & Safety CDM regulations The employer must satisfy themselves that they have complied with the terms and conditions of the Health & Safety CDM regulations.	



proposed new garage
scale 1.100



proposed rear elevation

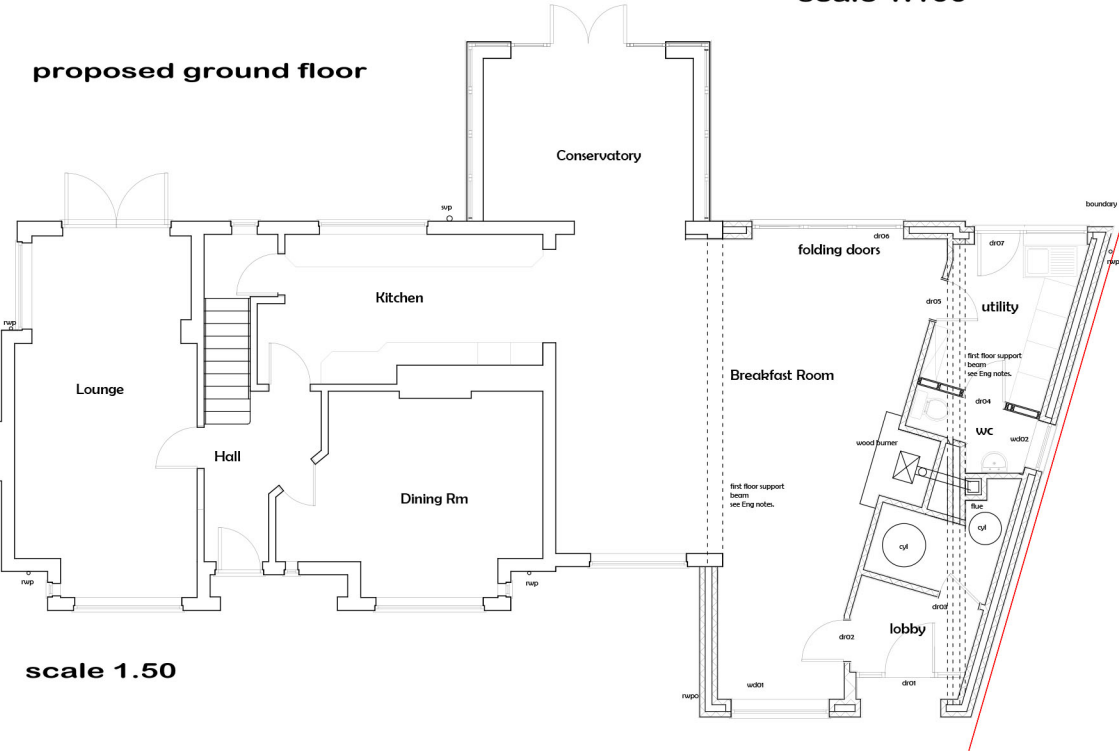
proposed side elevation



proposed front elevation

proposed side elevation

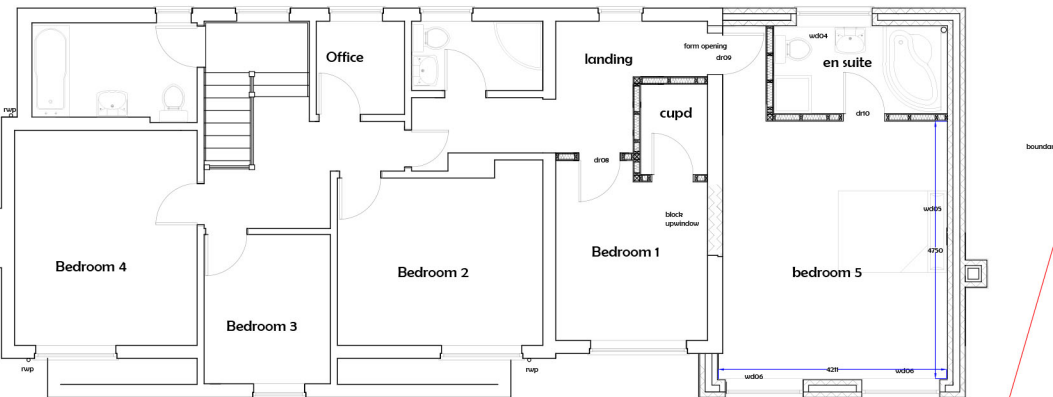
proposed ground floor



scale 1.500



site plan
scale 1.500



front
proposed first floor

Rev D	24th July 2016 - Amended planning drawing adjusted window
Rev C	23rd July 2016 - Amended planning drawing retained front door
Rev B	23rd July 2016 - Amended planning drawing
Do not scale from this drawing; all dimensions to be checked on site	
Drawings copyright of D J Designs Limited	
djdesigns limited	
1 FERRY LANE POSTWICK NORWICH NORFOLK NR13 5HL	
TELEPHONE 01603 437975 e-mail djdesigns@btinternet.com	
PROJECT	1 Branksome Close Norwich
CLIENT	Mrs H Keely
DRAWING	Proposed elevations / layouts
SCALE	1:50, 1:100
DRG No	MJSM24052016
DATE	26th May 2016
The builder is to check all details on site before commencement. All quotations are to be based on site visit and in accordance with manufacturer's instructions. All building work is to be carried out in accordance with the relevant British Standards, Building Regulations and in strict accordance with the relevant British Standards, Codes of Practice, and current Building Regulations - please refer to the relevant made by the Local Authority Building Inspector. This drawing has been prepared from information collected by a visual survey of the existing site and its surroundings.	
Under the provisions of the Party Wall etc Act 1996 (and successors) The employer must satisfy themselves that they have complied with the terms and conditions of the Party Wall Act	
Under the provisions of the current Health & Safety CDM regulations The employer must satisfy themselves that they have complied with the terms and conditions of the Health & Safety CDM regulations	