

**Report to** Planning applications committee

**Item**

13 September 2018

**Report of** Head of planning services

**Subject** Application no 18/01013/F - 60 Borrowdale Drive,  
Norwich, NR1 4NS

**4(g)**

**Reason  
for referral** Member of Staff application

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<b>Ward:</b>	Crome
<b>Case officer</b>	Charlotte Hounsell - <a href="mailto:charlottehounsell@norwich.gov.uk">charlottehounsell@norwich.gov.uk</a>

<b>Development proposal</b>		
Two storey rear extension and two storey and single storey side extension.		
<b>Representations</b>		
Object	Comment	Support
0	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Design	Height, scale, form, materials
2 Amenity	Overlooking, overshadowing
<b>Expiry date</b>	30 August 2018
<b>Recommendation</b>	Approve



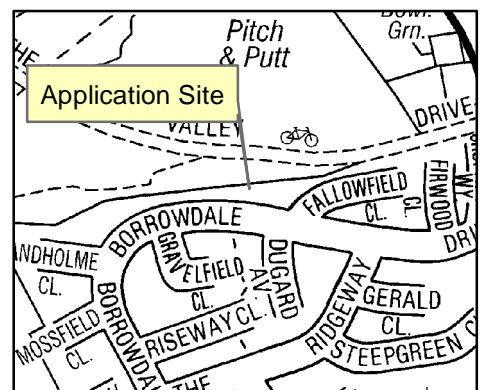
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Planning Application No 18/01013/F  
 Site Address 60 Borrowdale Drive  
 Scale 1:1,000



**NORWICH**  
 City Council

PLANNING SERVICES



## The site and surroundings

1. The subject property is located on the North side of Borrowdale Drive, north east of the city centre. The subject property is semi-detached and constructed of brick and pantiles with rendered panels beneath the windows on the front elevation. There is a large front garden with a driveway which provides off-road parking. The ground slopes away towards the North so that the property is located at a lower ground level than the highway. To the rear is large garden with trees located at the far end along with sheds/summer houses. A single storey extension has previously been added to the rear elevation of the property. The properties in the surrounding area are largely pairs of semi-detached dwellings, a number of which have already undertaken extensions and alterations, and a small parade of shops on the Southern side of the road.

## Constraints

2. There are no constraints on this site.

## Relevant planning history

3. There is no relevant planning history.

## The proposal

4. To the rear of the property is an existing single storey rear extension
5. The proposal is for a two storey side and rear extension which incorporates the existing extension.

## Summary information

<b>Proposal</b>	<b>Key facts</b>
<b>Scale</b>	
Total floorspace	<b>33m<sup>2</sup> increase</b>
Max. dimensions	<b>8.70m x 7.80m</b> <b>4.70m at eaves, 6.40m max. height</b>
<b>Appearance</b>	
Materials	<b>Brick and roof tiles to match existing</b> <b>Timber or composite cladding beneath windows</b>
<b>Transport matters</b>	
Vehicular access	<b>Extant access and driveway to be retained.</b>

## Representations

6. 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

7. No consultations have been undertaken.

## Assessment of planning considerations

### Relevant development plan policies

8. **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
9. **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
  - DM30 Access and highway safety
  - DM31 Car parking and servicing

### Other material considerations

10. **Relevant sections of the National Planning Policy Framework July 2018 (NPPF):**
  - NPPF0 Achieving sustainable development
  - NPPF8 Promoting healthy and safe communities
  - NPPF12 Achieving well-designed places

### Case Assessment

11. 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

12. Key policies and NPPF paragraphs – JCS2, DM3, NPPF 8 and 12.
13. The proposed extension is considered to be of an appropriate height, scale and form to the main dwelling and surrounding area. The extension is set back from the front elevation and the roof height lower than the existing roof in order that the

additions appear subservient. Given that the property is located at a lower ground level than the highway, the proposed extension is not considered to be overly prominent within the street scene.

14. There are also a number of properties in the surrounding area that have undertaken similar alterations.
15. The proposal would be constructed of materials to match the existing dwelling with the addition of timber or composite cladding beneath the windows. The properties within the surrounding area utilise a variety of materials beneath the windows.
16. Therefore the proposal is not considered to be detrimental to the character of the dwelling or the surrounding area.

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

17. Key policies and NPPF paragraphs – DM2, NPPF 8 and 12.
18. The proposed side extension would be constructed in an area which currently functions as part of the driveway. There is an approximately 6.50m gap between the side elevations of Nos. 60 and 62 which would be reduced to approximately 4.50m as a result of the proposal.
19. There is the potential that the extensions could result in a loss of light to the neighbouring property. To the rear of No. 62 is a single storey rear extension with a large window within the side elevation. The space within the neighbouring rear extension appears to be served by a secondary window within the rear elevation. In addition, the proposal would still retain a sufficient space between the properties such that it is unlikely to result in a sufficient loss of light.
20. The extension to the rear of the property is two storey, stepping down to single storey along the boundary with No. 58. In addition, there is an existing single storey rear extension at No. 58 and therefore the proposal is not considered to result in a significant loss of light.
21. Two new windows are proposed within the side elevation of the extension, however these are to be obscure glazed to prevent loss of privacy. In addition, the first floor windows in the rear elevation are not considered to result in a significant increase in overlooking compared with the existing situation.
22. Therefore the proposal is not considered to be detrimental to occupier or neighbouring amenity.

### **Compliance with other relevant development plan policies**

23. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	Shed retained in rear garden
Car parking provision	DM31	Extant parking provision on driveway
Refuse Storage/servicing	DM31	Extant arrangements retained

### **Equalities and diversity issues**

24. There are no significant equality or diversity issues.

### **Local finance considerations**

25. 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.

26. 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.

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

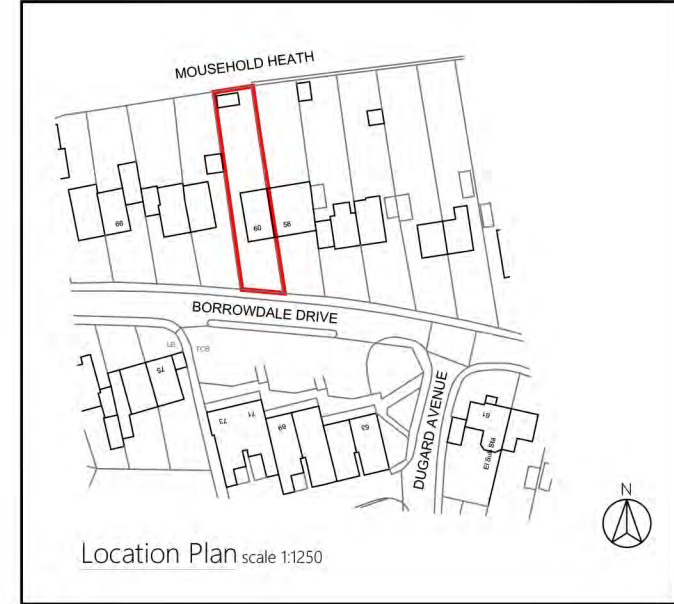
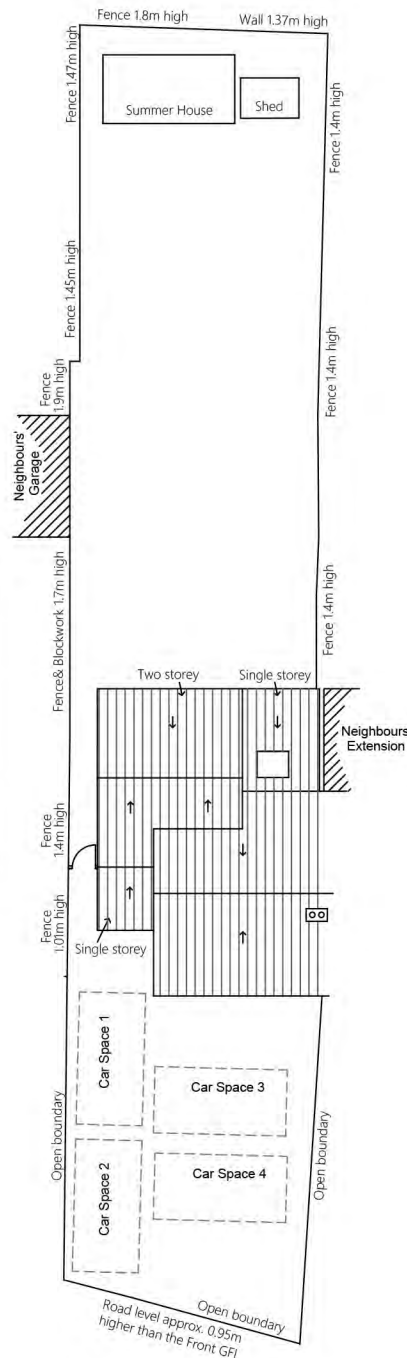
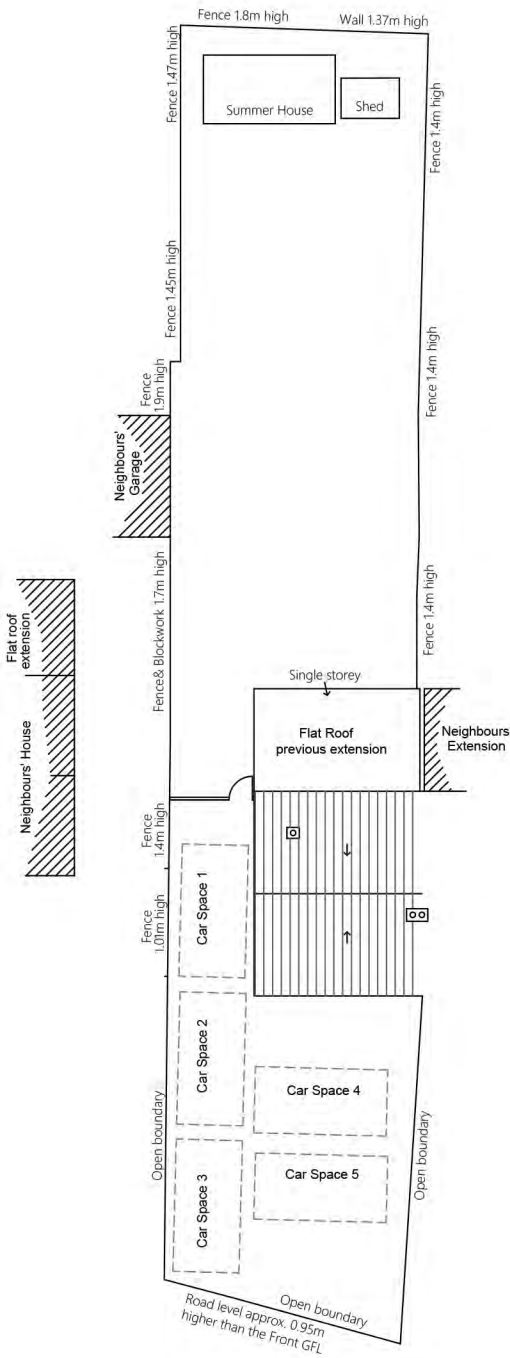
### **Conclusion**

28. 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. 18/01013/F - 60 Borrowdale Drive, Norwich, NR1 4NS and grant planning permission subject to the following conditions:

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



SCALE BAR

1:200

0 1 2 3 4 5 6 7 8 meters

This drawing is part of the Planning Application submission. Should any external element differ from these drawings during construction, the Planning Department must be contacted to ascertain whether further Planning approval is required.

This drawing is to be read as part of the Planning information and Building Regulation drawing package.

All dimensions to be verified on site by the 'Builder' before the start of works. Report any discrepancies to the client immediately.

Rev.	Date	Reason for Issue / amendments
A	02.07.18	Car parking spaces added.
	26.06.18	Client Issue pre Planning Submission.

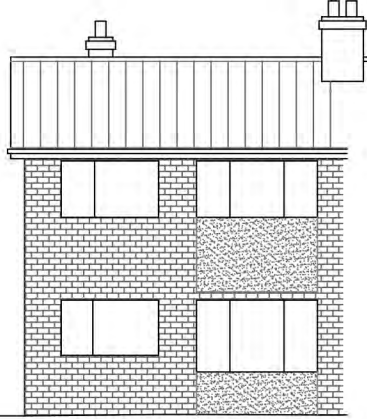
Design Planning Building Regulations

**JMR architectural designs**

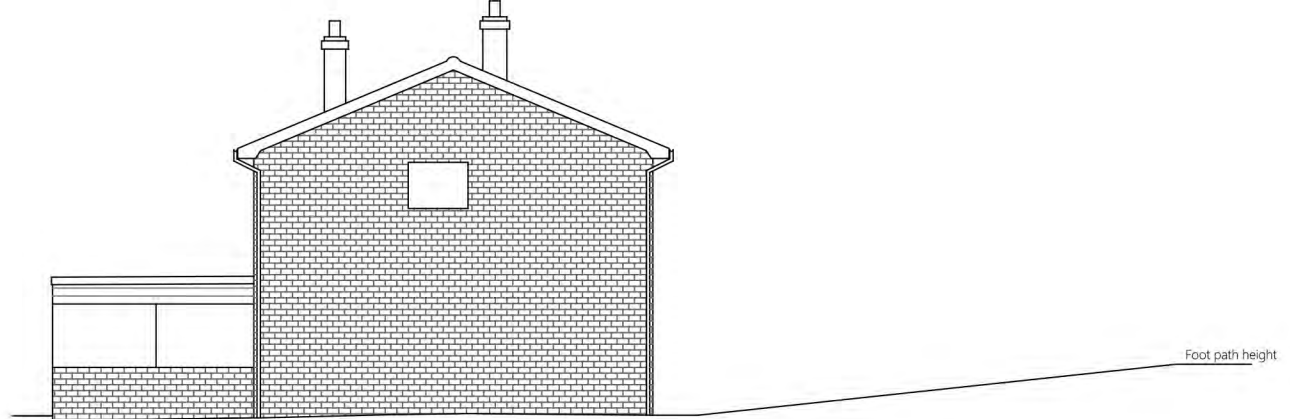
2 Holly Lane, Blofield, Norwich NR13 4BX  
 www.jmrarchitecturaldesigns.co.uk  
 email: jule@jmrdesigns.co.uk  
 01603 717541 / 07906 927037

Client:	Mr Ayers & Ms Armes	Address:	60 Borrowdale Drive Norwich NR1 4NS
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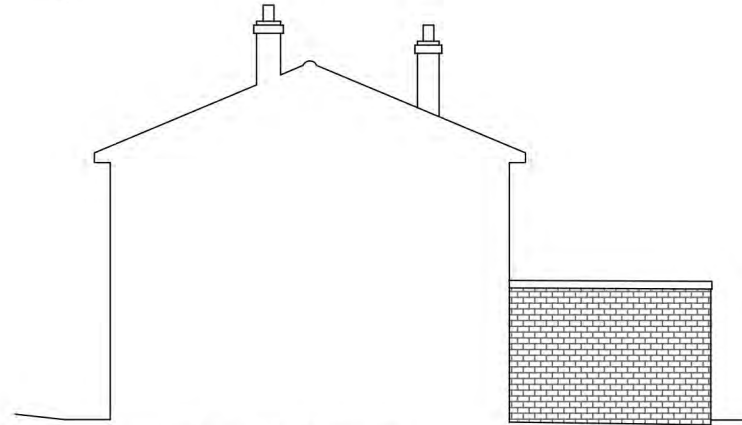
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Date: 06.12.17	Scales: 1:1250/200	A3	Dwg:001	Rev: A



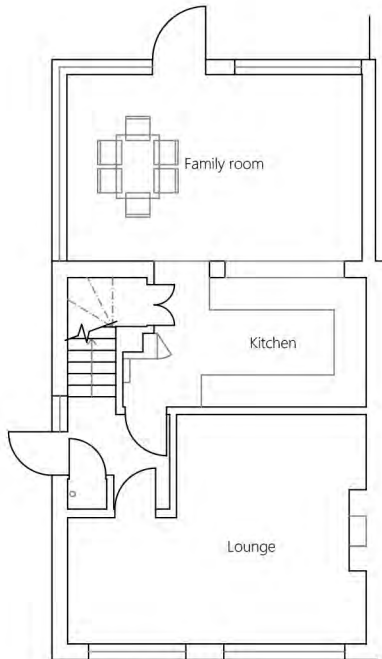
Front Elevation



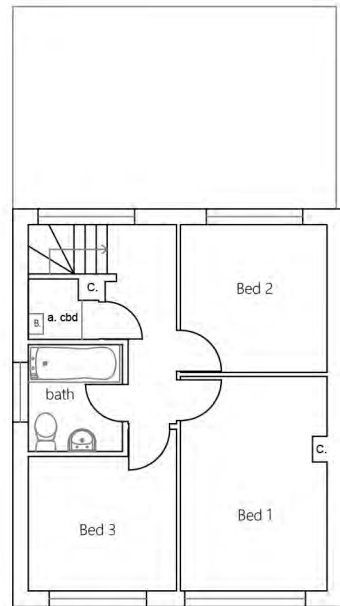
South-West Side Elevation (Driveway)



North-East Side Elevation



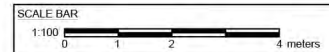
Ground Floor Plan



First Floor Plan



Rear Elevation



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Rev.	Date	Reason for Issue / amendments
-	26.06.18	Client Issue pre Planning Submission.



Client: Mr Ayers & Ms Armes	Address: 60 Borrowdale Drive Norwich NR1 4NS
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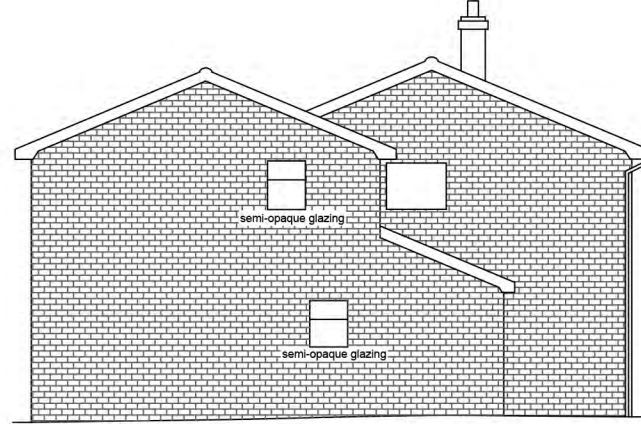
Drawing Title:	As Existing Floor Plans & Elevations
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Date: 28.03.18	Scale: 1/100	A3	Dwg: 002	Rev: -
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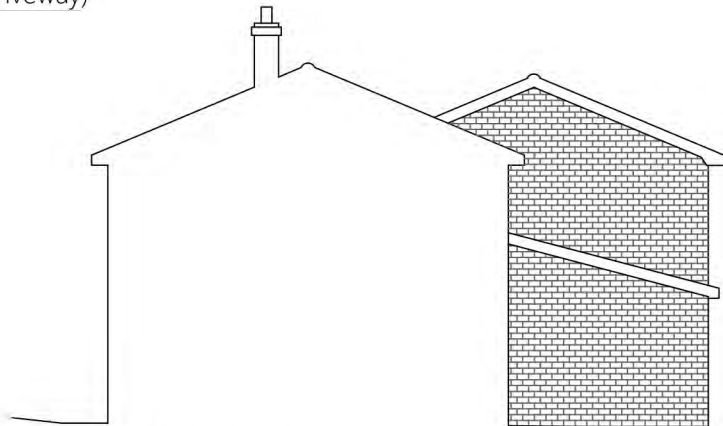




Front Elevation



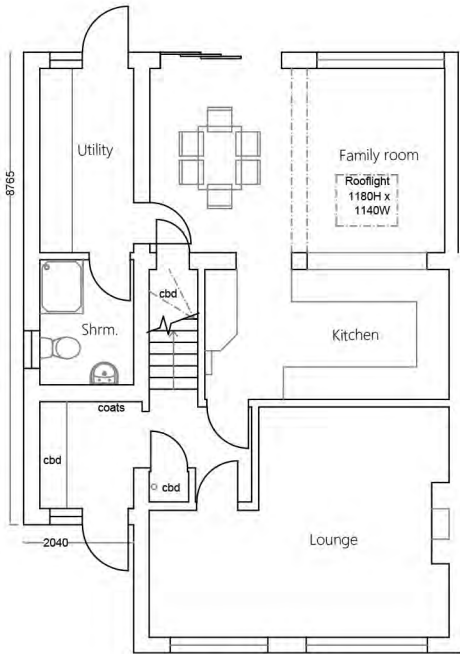
South-West Side Elevation (Driveway)



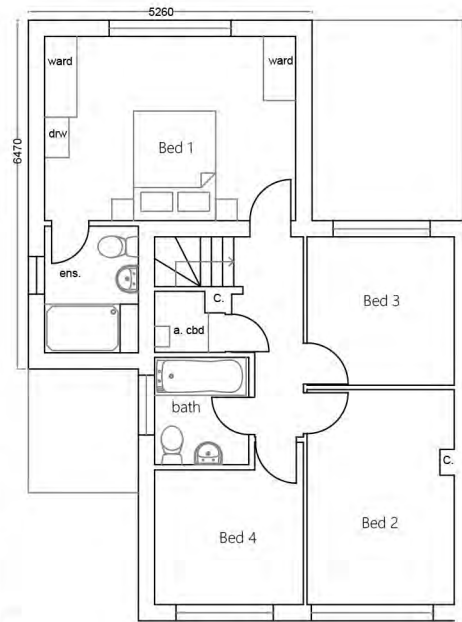
North-East Side Elevation



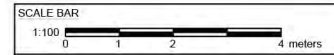
Rear Elevation



Ground Floor Plan



First Floor Plan



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Rev.	Date	Reason for Issue / amendments
B	10.07.18	Proposed walls hatched brick in-line with previously issued Planning form.
A	02.07.18	Walls adjustment.
-	26.06.18	Client Issue pre Planning Submission.

Design Planning Building Regulations

**JMR architectural designs**

2 Holly Lane, Blofield, Norwich NR13 4BX  
 www.jmrarchitecturaldesigns.co.uk  
 email: julie@jmrdesigns.co.uk  
 01603 717541 / 07906 927037

Client: Mr Ayers & Ms Armes	Address: 60 Borrowdale Drive Norwich NR1 4NS
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Drawing Title: As Proposed Floor Plans & Elevations

Date: 18.06.18	Scale: 1/100	A3	Dwg: 003	Rev: B
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