

Reference: 06/21/0627/F

Parish: Ormesby St Margaret
with Scratby

Officer: Mr Andrew Parnell

Expiry Date: 22/10/2021

Applicant: Mr & Mrs Clark

Proposal: Side and rear extension and conversion of garage with additional front porch

Site: 7 Spruce Avenue, Ormesby St Margaret, Ormesby St Margaret with Scratby, NR29 3RY

This application has been put forward to members to the Development Control Committee due to the applicant being an employee of the Borough Council.

This application was reported to the Monitoring Officer on 24 September as an application submitted by an officer in a personal capacity and on land in their ownership. The Monitoring Officer has checked and made a record on the file that she is satisfied that it has been processed normally and the officer has taken no part in the Council's processing of the application.

REPORT

1. Background / History:-

- 1.1 This application ref. 06/21/0627/F is for a side and rear extension, and conversion of the garage. The existing garage is proposed to be converted into a study, and the side extension effectively extends the garage forward to provide an additional store room and new porch access at the side of the house. This has been put forward to members of the Development Control Committee due to the applicant being an employee of the Council.
- 1.2 The site itself is located on the south side of Spruce Avenue within Ormesby-St-Margaret and is orientated approximately North-west - South-east, with the front facing North-west. The dwelling is neighboured by no.9 Spruce Avenue to the south west and by no. 5 to the North East. To the rear (South East) of the property there are also no. 6 and no. 8 Pine Court.

- 1.3 The site is within the development limits of Ormesby-St-Margaret and is a single storey bungalow which is typical of properties along Spruce Avenue which comprise a mixture of 2 storey houses and single storey bungalows.
- 1.4 Originally the application only sought a single storey rear extension with the conversion of the garage. However, following the site visit with the applicant they have added the additional porch extension to the proposal, in front of the previously-proposed store room. Therefore due to this change all of the neighbours were reconsulted upon the revised proposals for 14 additional days.
- 1.5 The proposal seeks the use of facing brickwork to match the existing, concrete interlocking tiles to match the existing dwelling and white UPVC to match the existing.

2. Consultations :-

2.1 Local Highway Authority – No Objection

2.2 Parish Council – No comments received at the time of writing this report. Any comments provided will be reported verbally to the Committee meeting.

2.3 Neighbour at No. 5 Spruce Avenue. – Concerns raised due to:

1. Boundary issues and possible fence removal.
2. The window on the front elevation of the proposed existing garage extension looking into their property.
3. Toilet – no window has been specified so far for the toilet therefore they assume any fumes would have to be extracted, and are concerned about the placement of the extractor exit.
4. Would this affect us at a later date if we wished to extend to the boundary on our side of the property?

At the time of writing the report, no additional comments had been received in response to the re-consultation on the revised plans. Anything that is received will be verbally reported to the Committee meeting.

3. Policies:

The following policies are relevant to the consideration of this application:

Core Strategy 2013 – 2030 policies:

- Policy CS9 – Encouraging well-designed, distinctive places

Saved Policies from the Borough Wide Local Plan (2001)

- HOU18 - EXTENSIONS AND ALTERATIONS TO DWELLINGS

The following emerging Local Plan Part 2 (final draft) policies should also be noted:

- A1 – Amenity

Policy CS9 – Encouraging well-designed, distinctive places

High quality, distinctive places are an essential part in attracting and retaining residents, businesses, visitors and developers. As such, the Council will ensure that all new developments within the borough:

- a) Respond to, and draw inspiration from the surrounding area's distinctive natural, built and historic characteristics, such as scale, form, massing and materials, to ensure that the full potential of the development site is realised; making efficient use of land and reinforcing the local identity
- b) Consider incorporating key features, such as landmark buildings, green infrastructure and public art, which relate to the historical, ecological or geological interest of a site and further enhance local character
- c) Promote positive relationships between existing and proposed buildings, streets and well lit spaces, thus creating safe, attractive, functional places with active frontages that limit the opportunities for crime
- d) Provide safe access and convenient routes for pedestrians, cyclists, public transport users and disabled people, maintaining high levels of permeability and legibility
- e) Provide vehicular access and parking suitable for the use and location of the development, reflecting the Council's adopted parking standards
- f) Seek to protect the amenity of existing and future residents, or people working in, or nearby, a proposed development, from factors such as noise, light and air pollution and ensure that new development does not unduly impact upon public safety
- g) Conserve and enhance biodiversity, landscape features and townscape quality
- h) Minimise greenhouse gas emissions and the risk of flooding, through the use of renewable and low carbon energy and efficient site layouts and building designs, in accordance with Policy CS12
- i) Fulfil the day-to-day social, technological and economic needs of residents, visitors and businesses by ensuring the provision of capacity for high speed digital connectivity, suitable private and communal open space, cycle storage and appropriate waste and recycling facilities

Applicants are encouraged to engage with the Council's Development Control section early on in the design process through pre-application discussions to help speed up the planning process and ensure that the selected design is the most appropriate for the site.

Policy A1 – Amenity

Development proposals will be supported where protect or promote a high standard of amenity to ensure a suitable living environment in the locality.

Planning permission will be granted only where development would not lead to an excessive or unacceptable impact on the amenities of the occupiers of existing and anticipated development in the locality, in terms including:

- a. overlooking and loss of privacy;

- b. loss of light and overshadowing and flickering shadow;
- c. building and structures that will be overbearing;
- d. nuisance and disturbance from:
 - waste and clutter
 - intrusive lighting
 - visual movement
 - noise
 - poor air quality (including odours and dust); and
 - vibration.

Where adverse impacts on amenity are an inevitable consequence of an otherwise desirable use and configuration, measures to mitigate unacceptable impacts will be expected to be incorporated in the development. On large scale and other developments where construction operations are likely to have a significant and long-term impact on local amenity, consideration will be given to conditions to mitigate this through a construction management plan covering such issues as hours of working, points of access and methods of construction.

HOU18 - Extensions and alterations to dwellings

EXTENSIONS AND ALTERATIONS TO DWELLINGS WILL BE PERMITTED WHERE THE PROPOSAL:

- (A) IS IN KEEPING WITH THE DESIGN OF THE EXISTING DWELLING AND THE CHARACTER OF THE AREAS;
- (B) WOULD NOT SIGNIFICANTLY AFFECT THE AMENITIES OF ANY NEIGHBOURING DWELLINGS; AND,
- (C) WOULD NOT RESULT IN OVER-DEVELOPMENT OF THE SITE.

4. Assessment: -

The proposal

- 4.1 The proposal seeks the erection of a single storey rear extension measuring 4.9m from the rear of the property back towards the south east. The proposal seeks a width of 3.8m for the width of the garden room which is created. The proposal then seeks this to adjoin the existing garage and turn the garage into a study room measuring 5.3m in length with a width of 2.7m which is the current size of the garage. The proposal seeks to join this to the main dwelling with the addition of a w/c, store and porch extension all in front of the existing garage all with the same width of 2.7m and in so doing join the garage to the existing side of the property along the north side of the bungalow.
- 4.2 The proposals add a length of 6.7m to the front of the garage (future study) and introduce a gable profile facing the neighbouring dwelling to the north, with a pitched roof.
- 4.3 As the neighbour who has submitted comments identifies, the extension continues to use the same building line as the external wall of the garage which acts as the boundary between no. 7 and 5 Spruce Avenue. This requires notification and potentially negotiation through the Party Wall Act but the loss or

otherwise of a shared boundary fence is a civil matter and is not a material planning consideration. Any grant of planning permission would not give permission to carry out works on any land or property which is not in the ownership of the applicant.

Neighbouring amenity

- 4.4 The amenities of neighbouring properties have been considered in the assessment of the application. The proposal does not seek any windows in the North-facing elevation or roofslope running along the boundary with the neighbour at 5 Spruce Avenue, and therefore is not assessed to create any significant detrimental impact from loss of privacy.
- 4.5 In terms of scale the extensions proposed would increase the footprint of the dwelling quite significantly, and will introduce a significant proportion of new massing alongside the boundary, infilling the gap of separation between the rear of the neighbour's dwelling and the existing detached garage at the application site. The garage and the proposed extension forward of the garage are both on the south-east boundary with 5 Spruce Avenue, so this new mass and relatively shallow pitched roof above the garage will cause a degree of loss of light / overshadowing to the rear elevation of 5 Spruce Avenue during morning/midday sun.
- 4.6 Of greater impact may be the new gable-facing side elevation because this is proposed to the boundary and continues the same roof ridge height of the existing bungalow. The relatively high roof line will cause increased overshadowing from the mid-day / afternoon sun affecting the same part of the garden as is affected by the garage extension and roofing. This could give rise to a loss of sunshine to a part of the useable garden adjoining the house, but there remains a significant proportion that should not be unduly affected by overshadowing, as well as a fairly extensive garden size in the remainder of the plot. On balance the increased levels of overshadowing is considered to be within acceptable tolerances.
- 4.7 The taller, solid form of the gable in combination with the newly extended garage and raised roof will create a much greater sense of enclosure to the neighbours' garden, but the garage already contributes to some of this, and the enclosure is felt when looking from the back of the house towards the front, so is considered to be less significant than if this were all new build.
- 4.8 However, in terms of amenity impacts there is not considered to be an unacceptable level of detrimental impact due to the single storey scale and the low-rise profile of the garage roof, and the limited area of the proposed extension which will increase the mass on the boundary to no. 5 to the North. It is not assessed to create any significantly detrimental impact on residential amenity due to a sense of overbearing development or overshadowing.
- 4.9 In terms of the amenities of the properties to the south and to the rear of the property. Given that the proposal is single storey and there is a significant gap between these properties it is not assessed to create any significant impact

upon any of these dwellings in terms of their residential amenity, including, privacy, overlooking or overshadowing.

- 4.10 The issue of the boundary treatment and the impact this would have upon the fence is assessed to be outside the remits of planning as this would be a civil matter for the applicant and neighbour to discuss if the fence is shared/or not. However, a condition can be used to require that no part of the development shall overhang the boundary (e.g. gutters / eaves / soffits).
- 4.11 In terms of the queries from the neighbour relating to an extractor fan and where this would extract fumes to. Given that there is not one marked on the plan and it is not assessed that this would create a significant detrimental impact upon the neighbours given even if one was shown. However it shall be conditioned that the applicant shall route any extraction through the roof or out of another opening away from the neighbours side to prevent any unneighbourly impact.
- 4.12 The neighbour has queried the possible implications should they wish to extend their own property towards or up to the boundary. Each application is assessed upon its own merits and depending upon the merits of the future proposal, it would be assessed against the development plan and any other material planning considerations any at the time and therefore it is not possible for the officer to determine whether there is any likelihood of success at this or at any future time. However, a planning condition shall be used to ensure that no additional windows or openings are added to the north-facing elevation along the common boundary in order to avoid precluding similar development in the future.

Design

- 4.13 The proposed design of the extensions is to use materials similar to those of the existing dwelling and those in the surrounding area. In terms of scale and mass the proposal would significantly increase the mass of the dwelling. However this is not assessed to be out of character with the surrounding area nor due to its single storey scale create a sense of development that is overbearing or overdevelops the plot.

Access and parking

- 4.14 The garage is being converted so a loss of parking space will occur but there is enough space remaining to accommodate the requirement for 2 – 3 cars.

Conclusion

- 4.15 Subject to the imposition of conditions as described, the proposal is considered acceptable as it accords with the policy criteria of HOU18 of the saved Borough Wide Local Plan and the criteria in the emerging Local Plan Part 2 Amenity

Policy. The proposal also would not be contrary to CS9 in terms of design and is therefore recommended for approval.

5. RECOMMENDATION:-

Subject to no additional unforeseen comments being received nor parish council objection, the recommendation is to:

Approve –

Approval is recommended to be subject to the conditions suggested below:

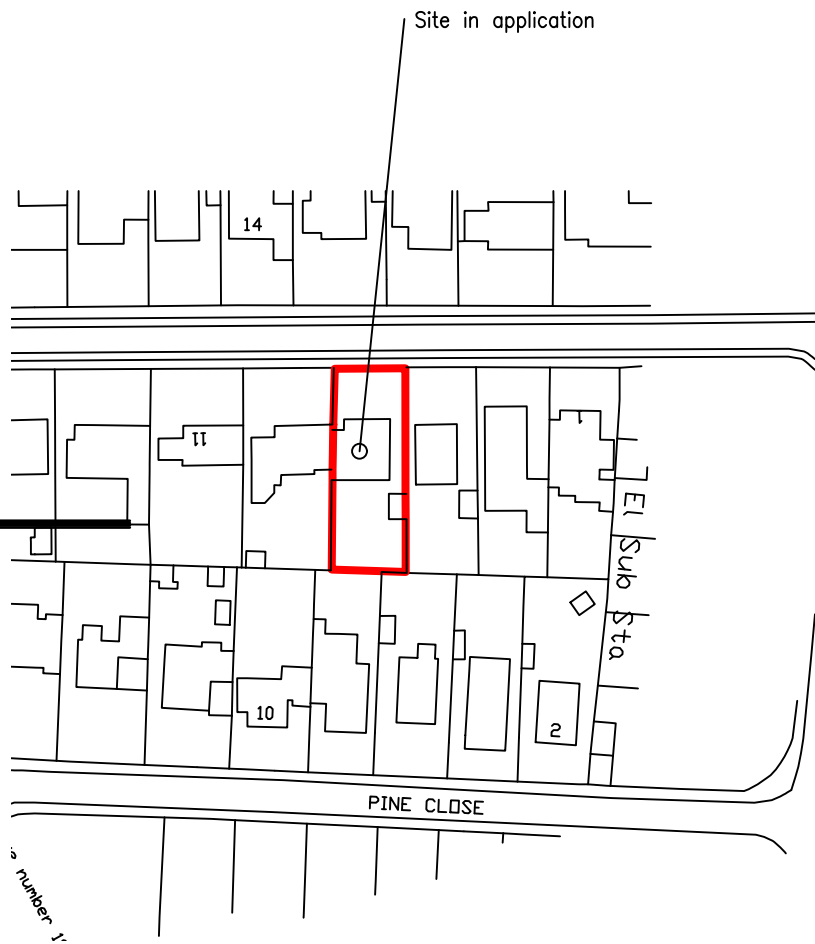
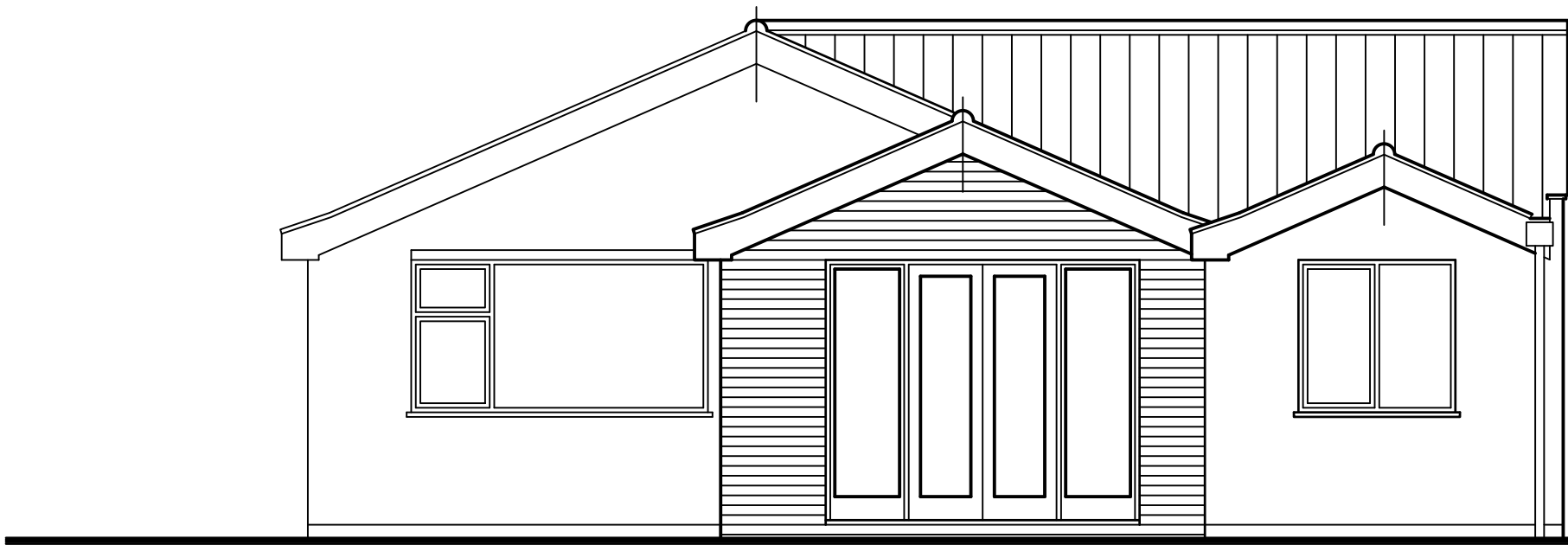
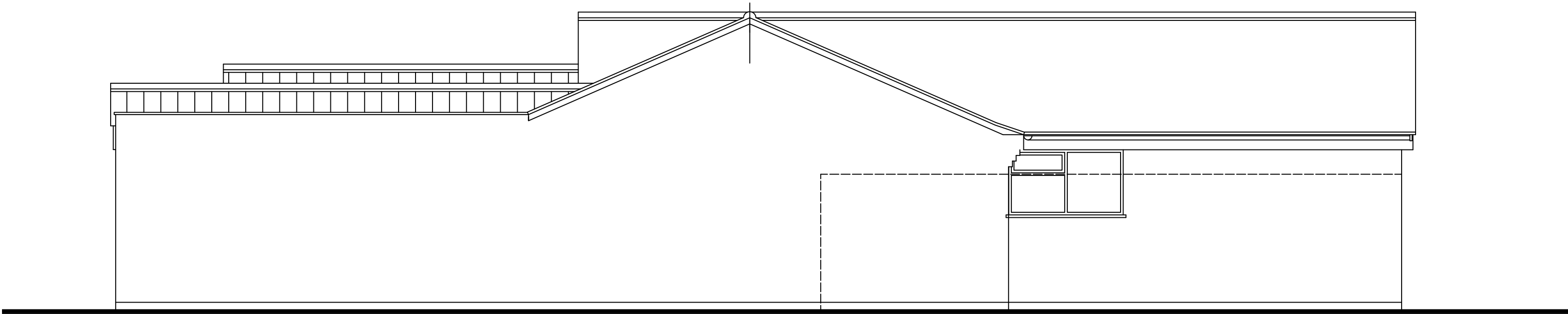
Conditions:

1. The development must be begun not later than three years from the date of this permission.
2. The development shall be carried out in accordance with the application form and revised plans received by the LPA on the 8th September 2021.
3. The exterior materials to be used in the development shall match those of the existing dwelling.
4. No part of the development shall overhang the boundary.
5. Extraction to the WC or other rooms shall avoid the shared north boundary wall / side elevation.
6. Notwithstanding any relevant Permitted Development rights, there shall be no additional windows or openings added to the north elevation of the extension without the express written permission of the LPA.

And any other conditions considered appropriate by the Development Management Manager.

Appendices

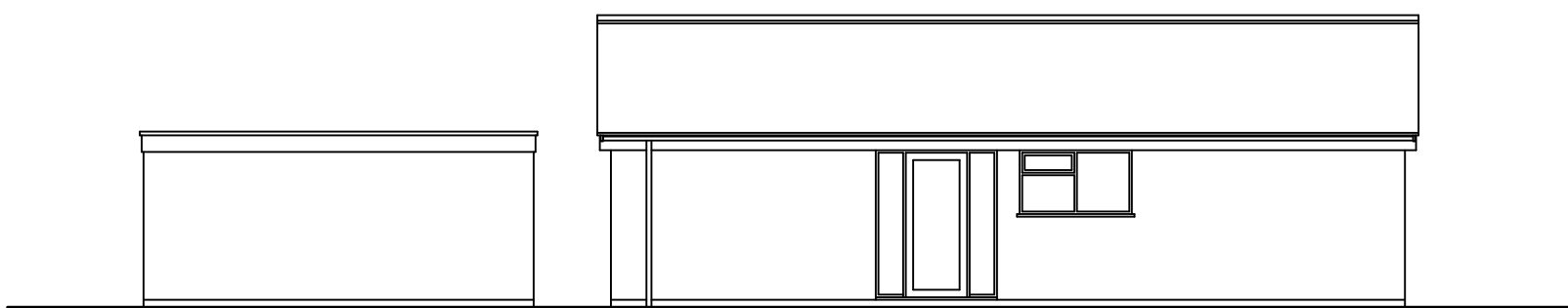
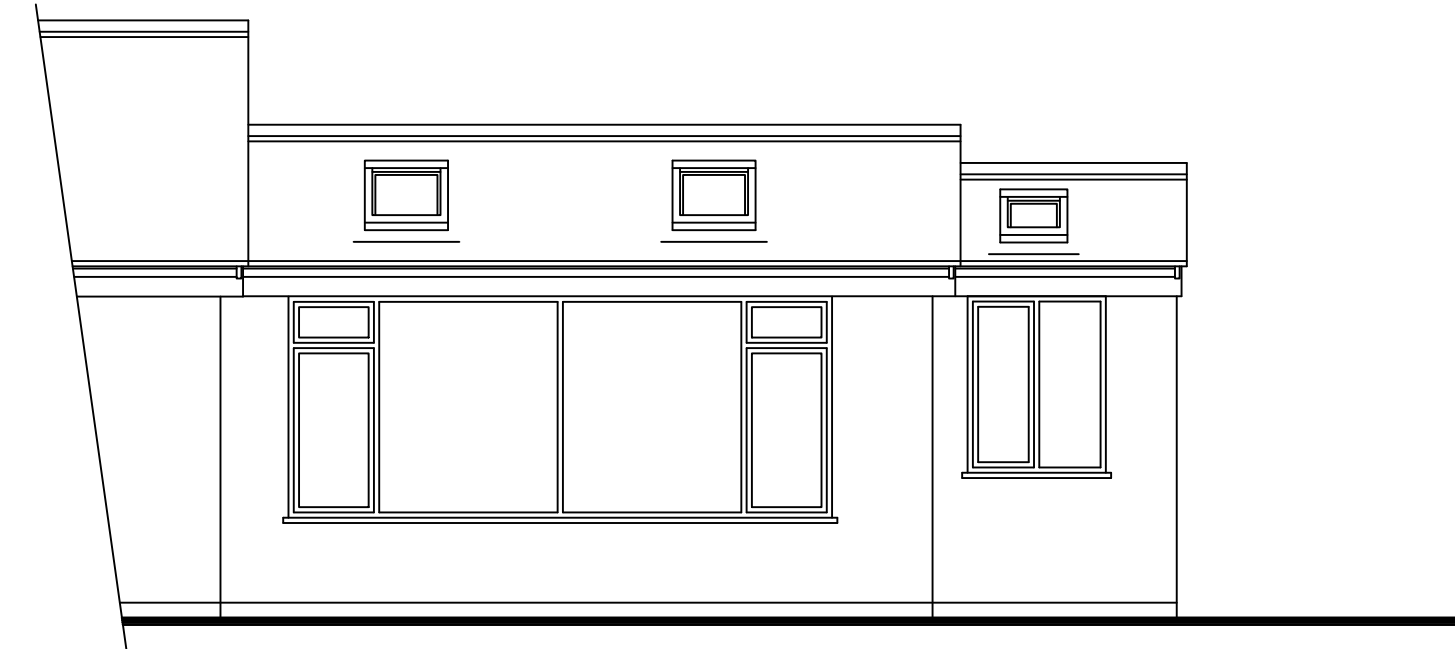
1. Proposed and existing Elevations and Floor Plans, including site plans. (drawing reference: 1634/1 – Revision. Rev.A(Sept.'21)1/ Porch added and rooflight to store).



PROPOSED SIDE ELEVATION
1:50

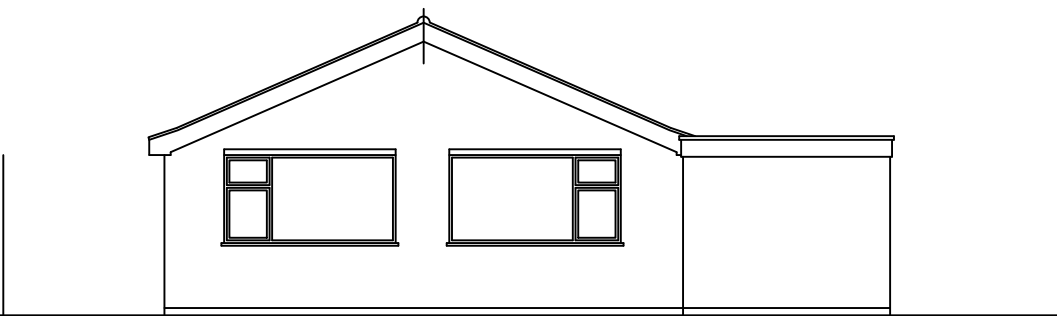
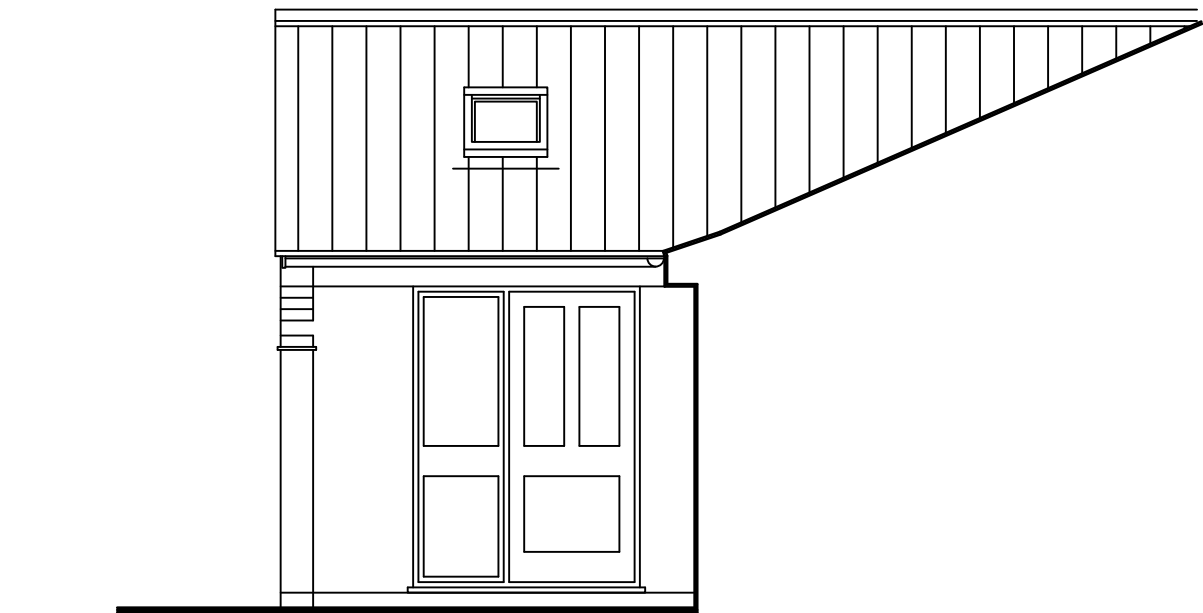
PROPOSED REAR ELEVATION
1:50

Site Location Plan
1:1250



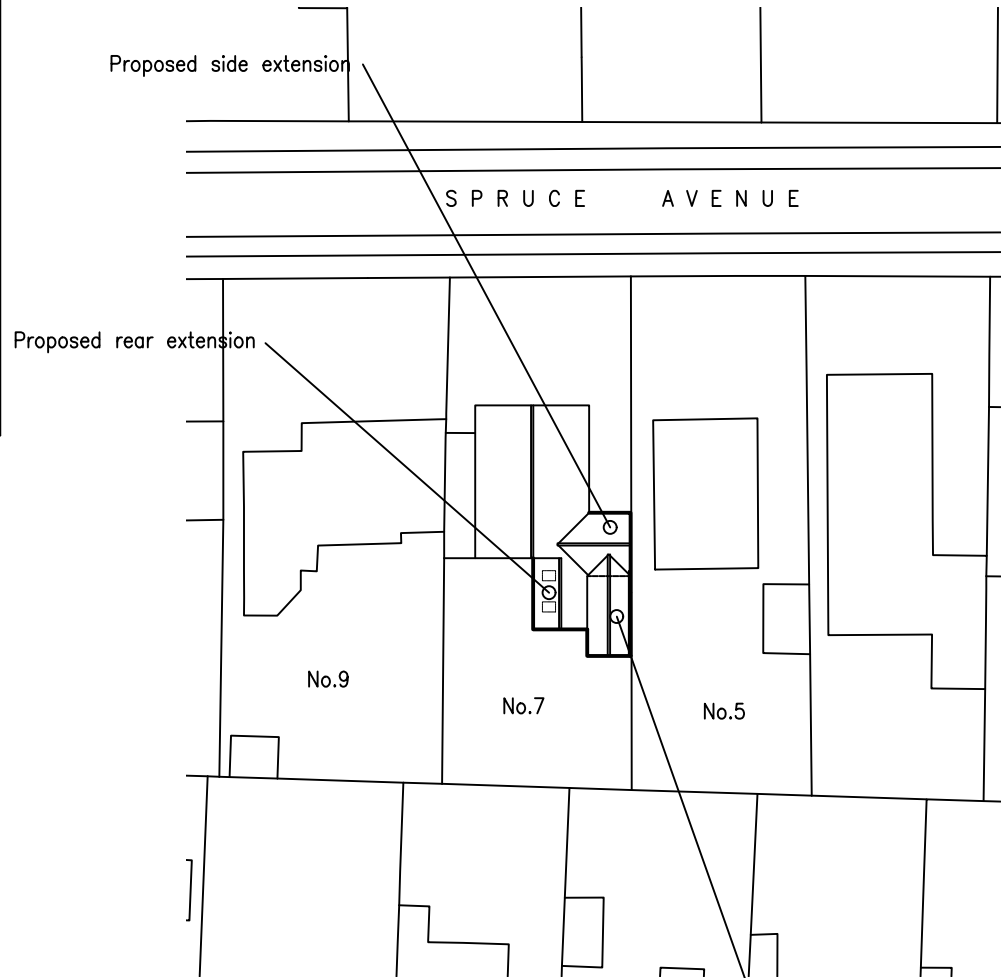
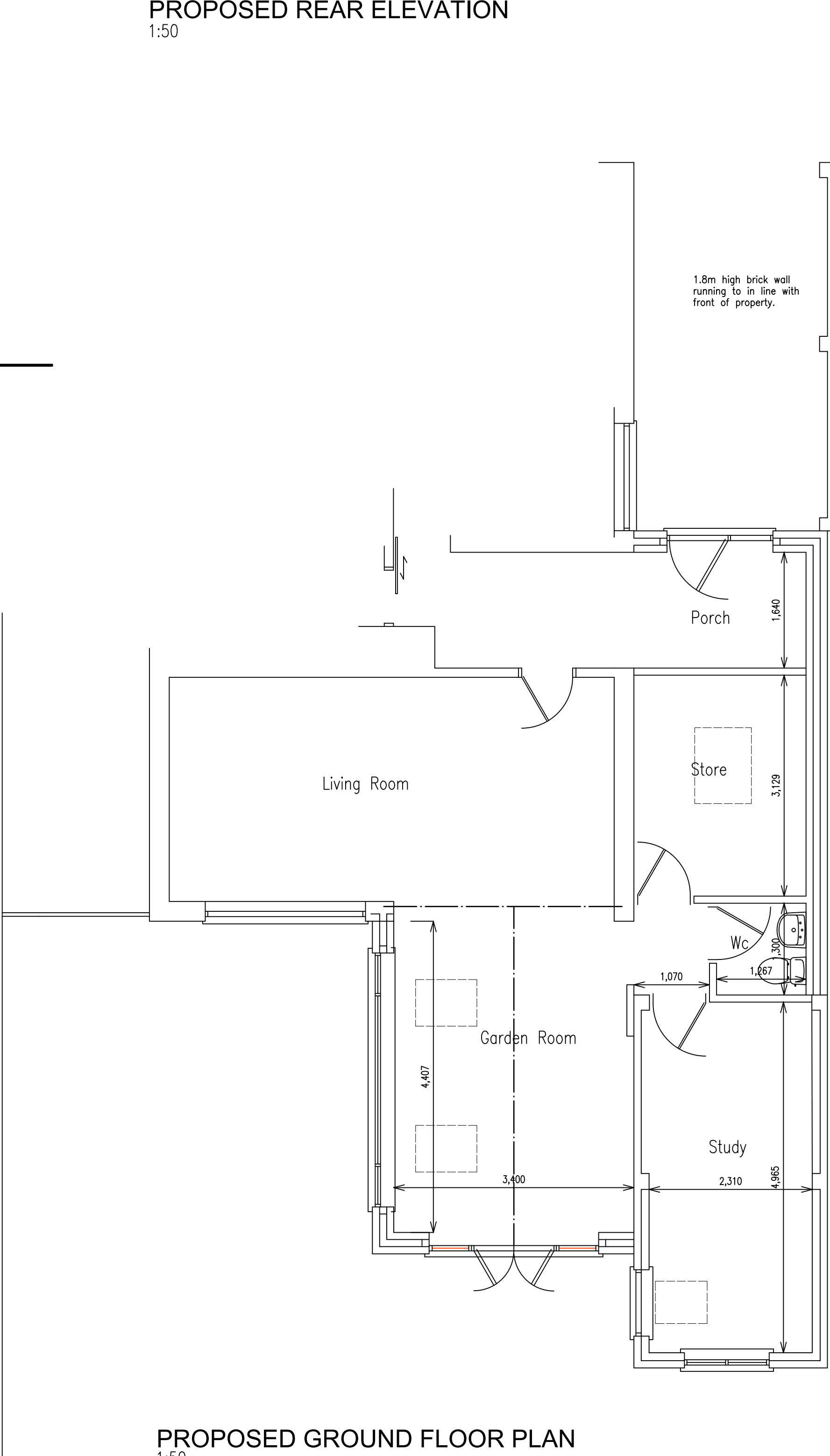
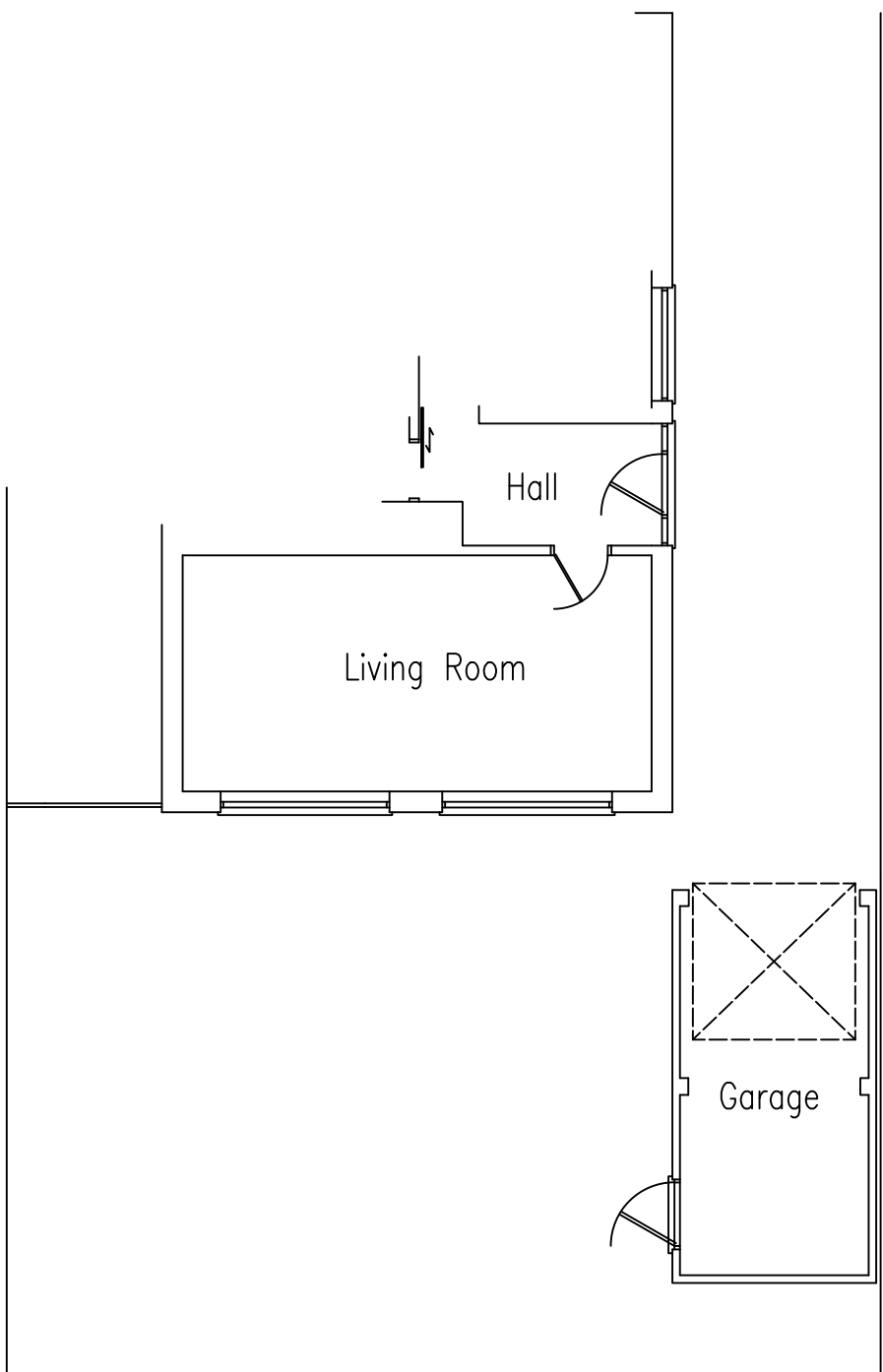
PROPOSED SIDE ELEVATION
1:50

Existing Side Elevation
1:100



PROPOSED FRONT ELEVATION
1:50

Existing Rear Elevation
1:100



Block Plan
1:500

GENERAL NOTE
This drawing has been prepared for the purposes of obtaining Planning Permission and Building Regulation approvals and is intended as a guide only for construction on site.
All works are to be carried out by competent trade operatives following good building practices. All materials are to be used as per the manufacturers specifications and recommendations and should comply with the appropriate British Standards.
All dimensions are to be checked on site and should not be scaled from this drawing. Any discrepancies on site are to be reported to the Designer.

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Project
Proposed side and rear extension.
7, Spruce Avenue, Ormesby, NORFOLK.
Planning Drawing.

Client
Mr & Mrs Clark

Scale
1:50 1:100 Date
July 2021

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All dimensions given are in millimetres and may be varied slightly to suit site conditions. Any major discrepancies to be reported to the Designer.

Dwg no.
1634/1

Revision: Rev.A(Sept.'21)1/Porch added and rooflight to store