

Planning Applications Committee  
14 May 2009  
Section C

<b>Agenda Number:</b>	<b>C4</b>
<b>Section/Area:</b>	OUTER
<b>Ward:</b>	SEWELL
<b>Officer:</b>	Caroline Dodden
<b>Valid Date:</b>	6th February 2009
<b>Application Number:</b>	09/00086/U
<b>Site Address :</b>	10 Sprowston Road Norwich NR3 4QN
<b>Proposal:</b>	Change of use from shop with flat accommodation to one residential dwelling with garage to rear.
<b>Applicant:</b>	<b>Mr K Finneran</b>
<b>Agent:</b>	<b>Mr Les Kingham</b>

### **THE SITE**

No.10 Sprowston Road is a vacant shop with existing flat accommodation situated on the west side of the road.

### **THE PROPOSAL**

Change of use from shop with flat accommodation to one residential dwelling with garage to rear.

### **RELEVANT PLANNING HISTORY**

None

## **CONSULTATIONS**

Neighbours: representations from the owner of 10A and 10B Sprowston Road who is happy with the conversion of the shop to residential but concerned about the proposed use of the rear building as a garage. No10B (a first floor flat) has its only access from the alleyway to the immediate south of no.10 Sprowston Road. There is concern about vehicles driving through or parking on the alleyway as it is narrow, which could be unsafe and cause access problems to the first floor flat.

## **PLANNING CONSIDERATIONS**

### **Relevant National Planning Policies**

PPS1 Sustainable Development

PPS3 Housing

### **Relevant Regional Planning Policies**

ENV7 – Quality in the Built Environment

### **Relevant Saved Local Plan Policies:**

HOU15 - Conversion to housing of vacant buildings

EP22 - Residential amenity

The proposed conversion relates only to the ground floor front area of the building, which would be incorporated into the existing residential accommodation.

The building is not located within an identified Local or District Shopping Centre on the Council's Local Plan Proposal's Map. There are two neighbouring shop units (no.10A is vacant, no.12 is a hairdressers), however, this part of Sprowston Road is mainly residential in character.

The alleyway to the south of the building forms part of the site and gives access to a large ancillary building at the rear of the site, as well as being a pedestrian right of way to no's 8 and 10B Sprowston Road. The alleyway is narrow, but bearing in mind the rear building has historically been used as a garage and store, it is considered unreasonable to prevent any cars and/or motorbikes associated with the occupation of the dwelling to use this access. The change in levels of the alleyway from Sprowston Road down to the building and its narrowness are constraints that would prevent any vehicles being driven without due care.

On-street parking is available in front of the building on Sprowston Road.

In conclusion, it is considered that the change of use of the ground floor shop area to a residential use (to be incorporated within the existing residential unit) is acceptable and it is appropriate for the rear building to be used as garaging or storage ancillary to the occupation of the dwelling.

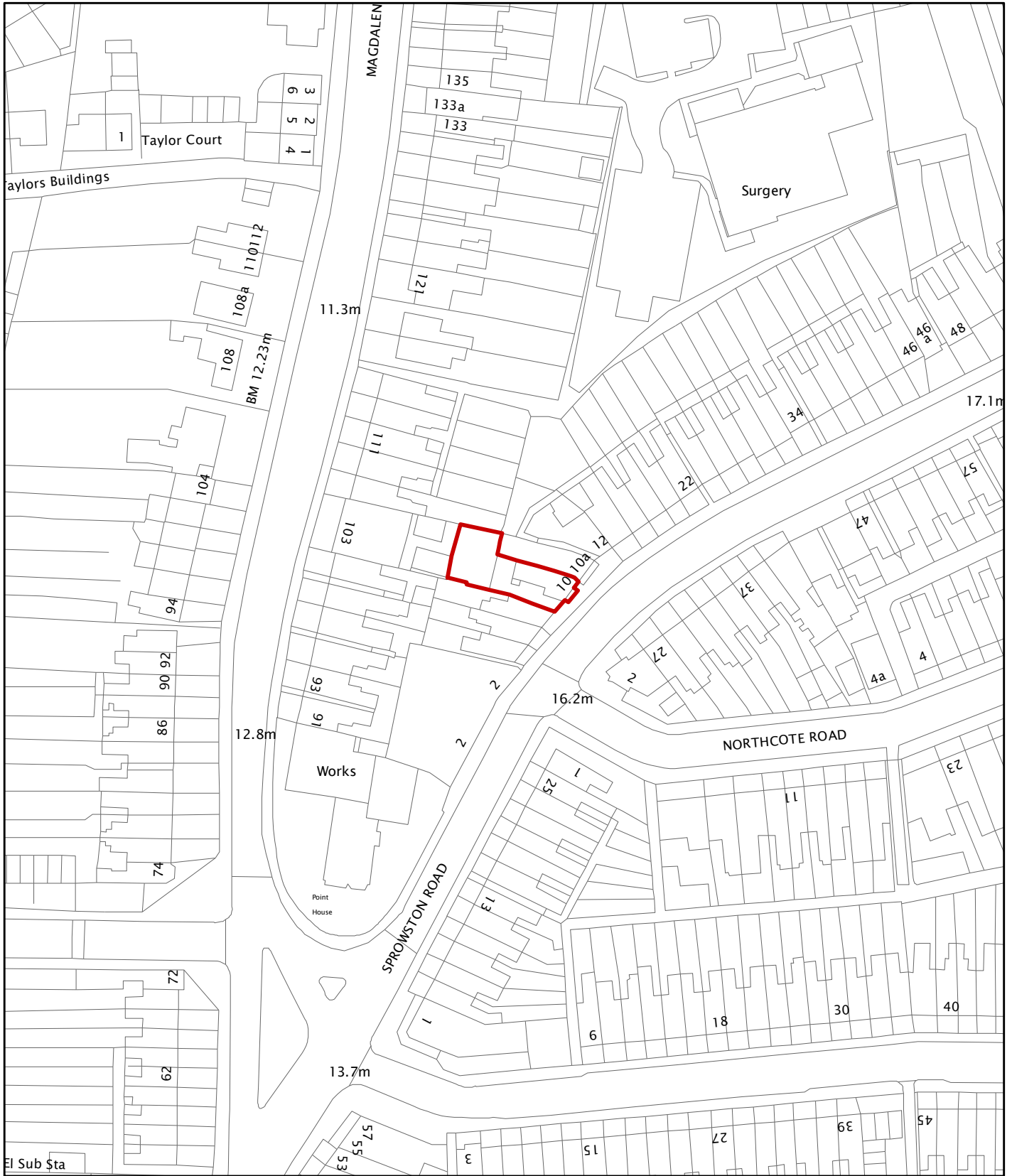
## **RECOMMENDATIONS**

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years.

### **Reasons for Approval**

The change of use from a shop with residential accommodation to one residential dwelling with ancillary garage/store is considered to be acceptable having had regard to Saved Local Plan Policies HOU15 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004) and all other material considerations. The change of use to a single dwelling would not be detrimental to the residential amenities of the neighbouring properties.



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 Site Address - 10 Sprowston Road, Norwich  
 Scale - 1:1000



**NORWICH**  
 City Council

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

