

Report for Resolution

Report to Planning Applications Committee
Date 29 July 2010
Report of Head of Planning Services
Subject 10/01025/F 498 Earlham Road Norwich NR4 7HR

Item
5(6)

SUMMARY

Description:	Change of use from house in multiple occupation (3 – 6 residents – Class C4) to house in multiple occupation (more than 6 residents – Class Sui Generis) including the erection of an extension.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	University
Contact Officer:	Miss Louise Franklin Planner 01603 212524
Valid date:	27th May 2010
Applicant:	P and S Waterfield
Agent:	Mr Peter Murrell

INTRODUCTION

The Site

Location and Context

1. The site is located on the south side of Earlham Road in an area which is predominately detached houses situated on generous plots on both sides of Earlham Road. The vast majority are of differing designs that have themselves been extended. The site is a semi-detached house which is tired and in poor repair. The dwelling has a large frontage to the road and a large rear garden. It is currently used as a student let. The attached house has been extended using the same design as the proposal.

Planning History

There is no recent planning history on this site.

The Proposal

2. Change of use from house in multiple occupation (HMO)(3 – 6 residents – Class C4) to house in multiple occupation (more than 6 residents – Class Sui Generis) including the erection of an extension.

Representations Received

3. Adjacent and neighbouring properties have been notified in writing. 14 letters of representation have been received citing the issues as summarised in the table below.
- 4.

Issues Raised	Response
High density development in a low density area, overdevelopment	See paragraphs 13-14
Increase of traffic on Earham Road	See paragraphs 7, 8 and 9
Increased number of students	See paragraph 9
Increase in cars parked	See paragraphs 7, 8 and 9
Setting a precedents along Earham Road	See paragraph 14
Overall image of the area and house	See paragraphs 7-15
Out of character with area	See paragraphs 7-15
Affect sunlight to neighbours	See paragraph 11
Damage to the grass verge at the front	This is not considered to be an issue which should be given any significant weight as it would normally be a matter for the highway authority to resolve or control.
Noise levels from students	See paragraphs 7, 8 and 9

Consultation Responses

Transport Planner – No objection

Planning Policy – No comment

Private Sector Housing – No objection other than minor internal alterations

Environmental Health – No comment

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

EP22 – Residential Amenity

HBE12 – Quality of Design

HOU18 – Houses of multiple Occupancy

Supplementary Planning Guidance

Conversion and development of houses in multiple occupation (2006)

Principle of Development

Policy Considerations

5. In terms of whether the proposal can be considered acceptable in principle in policy terms,

development needs to be assessed against a number of separate policy criteria.

6. As well as the national and regional policies seeking good design for new development, saved policy HBE12 of the Replacement Local Plan requires a high standard of design for all new development. Saved policy EP22 considers the impact of new development on the amenity of neighbouring properties. HOU18 considers the conversion of larger houses to houses of multiple occupation, against criteria such as character, suitability of the site, density and provision of bin/cycle storage and open space.

Impact on living conditions and character of the area

Noise, disturbance and car parking

7. Concerns have been expressed about the need for and nature of the proposal and the potential for the introduction of additional students, creating noise and additional vehicular activity in this location, to result in an unacceptable increase in noise and traffic.
8. However, the use of this dwelling as a house in multiple occupation is already established for 3 – 6 students. A driveway and garage with space for several cars will still exist if the proposal gains planning permission and this is not, in itself, considered to be sufficient reason to justify refusal of the current proposal. Due to the distance to the university from the site, it has been considered by the Transport Planner that it is unlikely that the level of vehicle ownership would be high enough for car parking to be a significant issue. Our Transport Planner has no objections to this proposal.
9. Although it is recognised that an intensive use of the site for the parking of a maximum number of vehicles may be out of keeping with the area and could cause problems of noise and disturbance, it is nonetheless considered that this level of intensive use and noise is just as likely to occur if this was a residential dwelling for one large family.

Overlooking and overshadowing

10. The existing dwelling is a large semi-detached dwelling situated within a relatively large plot in keeping with the character of other development within the immediate locality. The proposed extension has been designed to match that of the attached dwelling which was granted planning permission in 2008.
11. Concerns have been expressed about the impact of the proposal on the neighbouring property. However, due to its design, the orientation of the site and the distance of the proposal from the neighbouring dwelling it is not considered that the proposal would result in an overbearing form of development or one that causes problems of overshadowing.
12. There is no overlooking to the neighbouring property as a result of this proposal. No windows have been inserted in the east elevation to retain the privacy of the neighbour. There is an existing 3m hedge between the two properties and, due to the orientation of the development, there would be no loss of light to the neighbour.

Design

Form, scale, layout, appearance and overdevelopment

13. The size of the plot is such that it is considered that the proposed extensions would not result in either an overdevelopment of the site or a visually cramped form of development nor be out of keeping with the character of the area and would enable sufficient and adequate amenity space to be provided for the dwelling.
14. Approval was granted in December 2008 for very similar extensions to the attached house and other similar extensions exist along this side of Earlham Road, therefore it could be argued that a precedent has already been set for the form of development proposed in this instance.

Conclusions

15. The principle of the proposed extensions is considered acceptable. It is considered that

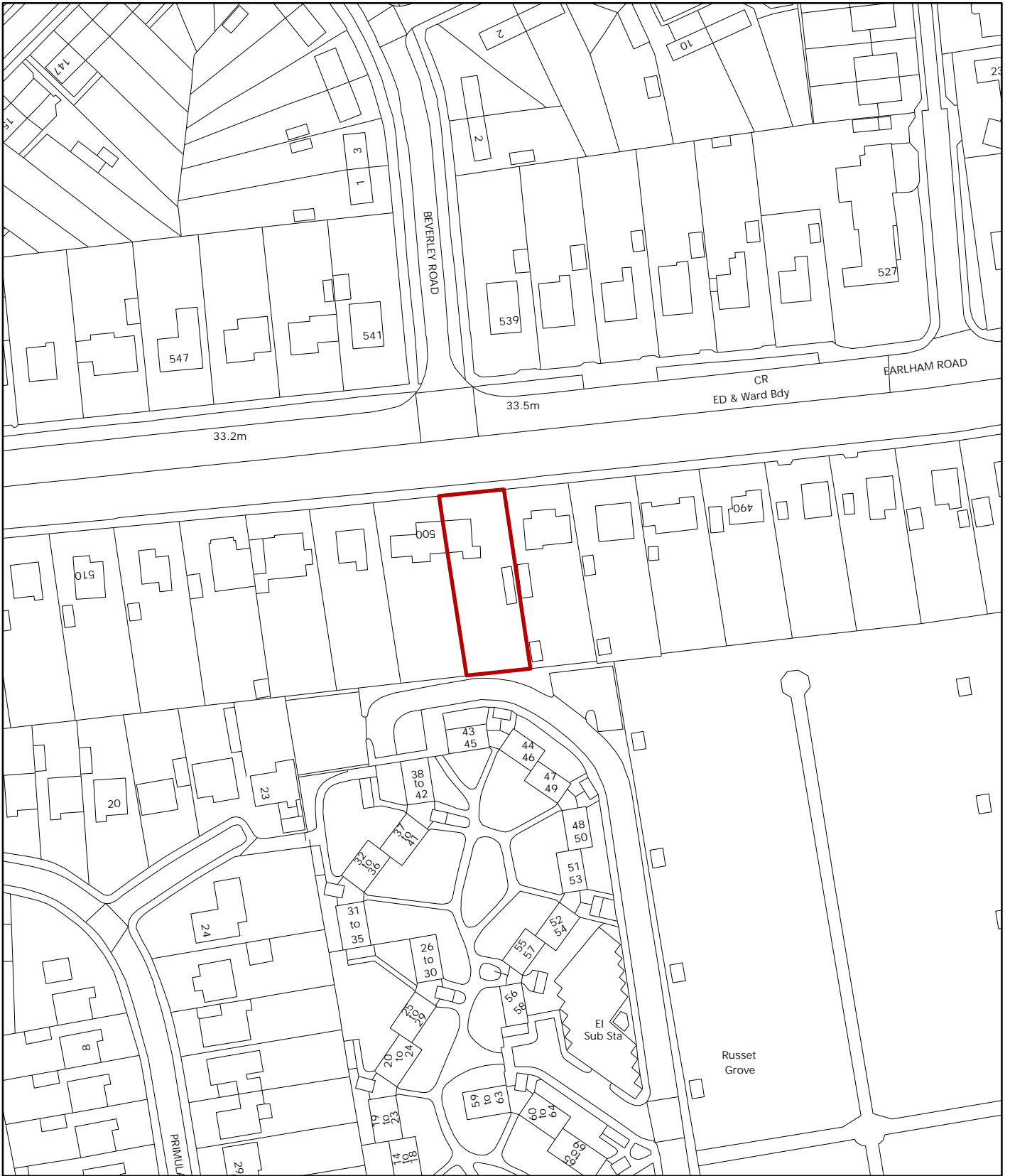
that the design details of the scheme meet the criteria of HBE12. Furthermore, the proposal would not result in a detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Saved policy HOU18 considers the conversion of larger houses to houses of multiple occupation against criteria such as the impact on the character of the area, suitability of the site, density and provision of bin/cycle storage and open space. It is considered that the proposal also complies with these criteria. Consequently, the proposals are considered to be in line with national policies and development plan policies and other material planning considerations and as such the recommendation is to approve subject to the conditions below.

RECOMMENDATIONS

To approve Application No (10/001025/F 498 Earlham Road Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with the submitted plans and details
3. Materials to match the existing building
4. Refuse and recycling bin and cycle storage to be provided prior to first use of extension & retained thereafter
5. Details of surfacing materials and boundary treatments for site frontage to be submitted and agreed prior to development
6. Parking area shown on submitted details to be provided prior to first use of extension & retained thereafter

(Reasons for approval: The decision to grant planning permission has been taken having regard to PPS1, Saved Local Plan Policies HOU18, HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material planning considerations. It is considered that the design details of the scheme meet the criteria of HBE12 and that the proposal would result in minimal detrimental impact in terms of loss of amenity to neighbouring properties and as such can be considered to meet the criteria of saved policy EP22. Furthermore it is considered that the change of use proposed would not have a detrimental impact on the character of the area and that the proposal is suitable in terms of its size, density and layout in relation to the site and that, subject to conditions, adequate provision can be made for bin and cycle storage. Therefore the proposal is also considered to meet the requirements of HOU18.)



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Planning Application No 10/01025/F
Site Address 498 Earlham Road
Scale - 1:1,250



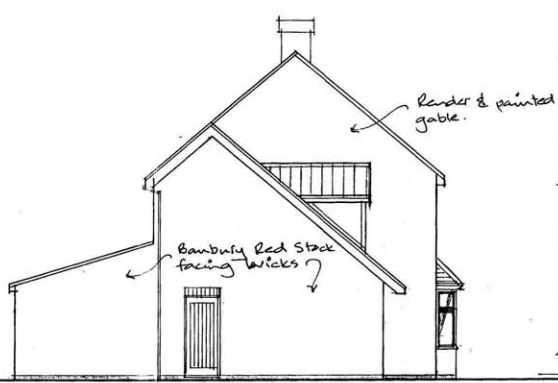
NORWICH
City Council

PLANNING SERVICES





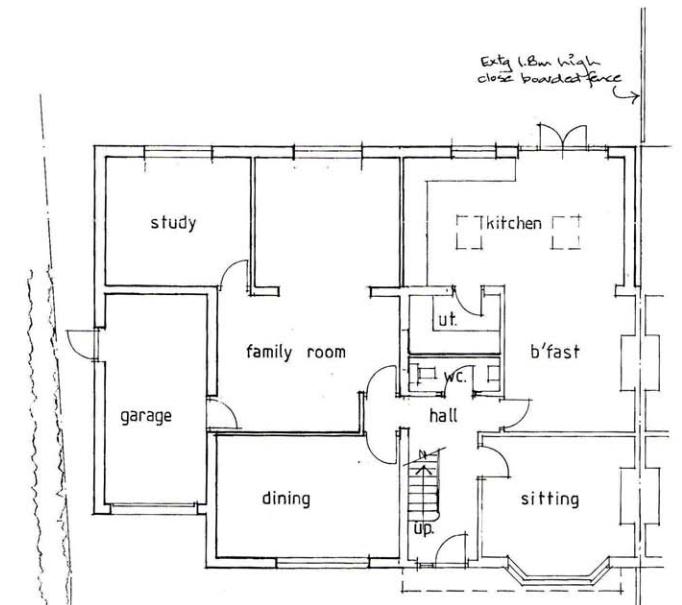
NORTH ELEVATION



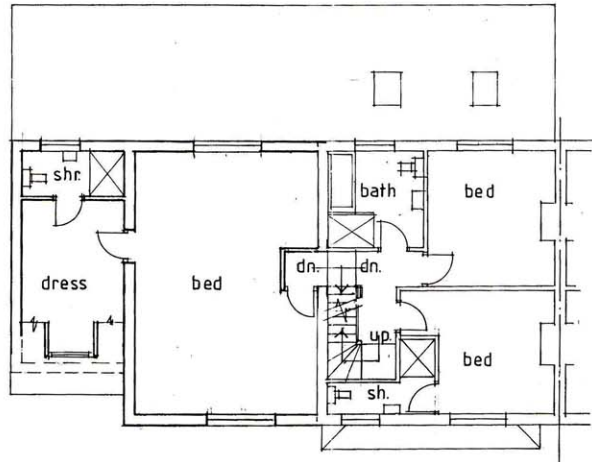
EAST ELEVATION



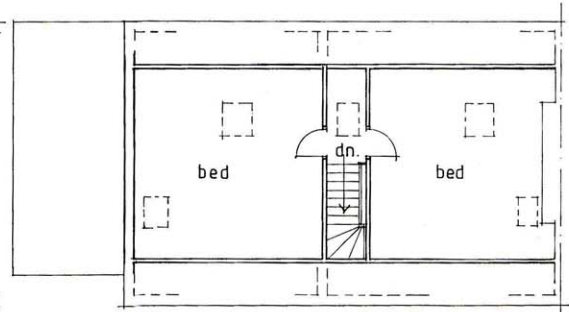
SOUTH ELEVATION



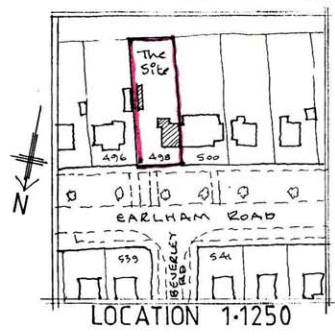
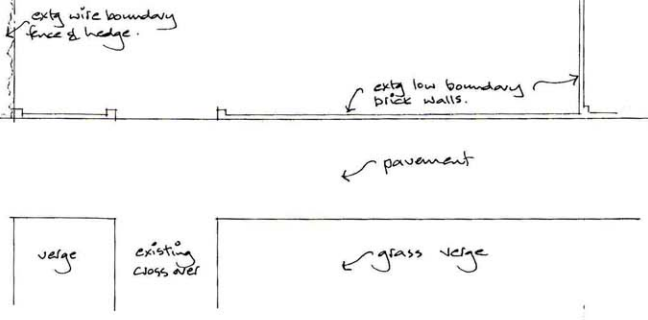
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC FLOOR PLAN



PROPOSED ALTS EXTENSIONS
 At
 498 EARLAM RD NORWICH
 For
 P S WATERFIELD
 Scales: 1:100; Date: Mar '10
 Drg. Ref: 10 / 01 / 02