

Report to Planning applications committee
Date 5 June 2014
Report of Head of planning services
Subject 14/00574/F
510, Earlham Road, Norwich, NR4 7HR

Item
4(5)

SUMMARY

Description:	Demolition of garage and erection of two storey rear and side extension, bin store and cycle store.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	University
Contact Officer:	Lara Emerson - Planner (tel: 01603 212257)
Valid Date:	23rd April 2014
Applicant:	Dr P D Permachandra
Agent:	Mr Herbert Tonkin

INTRODUCTION

The Site

Location and Context

1. The site is located on the south side of Earlham Road which lies to the west of the city. The area is characterised by small two storey detached residential dwellings in wide plots. On this side of Earlham Road, the dwellings are separated from the road by a wide grass verge lined with street trees.

Constraints

2. The site is not within a conservation area and nor are there any other constraints on the site.

Planning History

12/01373/F (relating to 508 & 510 Earlham Road)
Subdivision of curtilage and erection of 1 no. one bedroom residential flat with car ports underneath.
Refused 27th September 2012

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

3. The proposal falls into four parts:

- The demolition of an existing single storey garage
- The erection of a two storey rear and side extension which extends 3.9m to the rear of the dwelling and 2.5m to the side and stands at 8.1m tall to join with the existing ridge and eaves. Facing materials are to match existing. Windows and doors are to be painted hardwood.
- The erection of a bin and cycle store measuring 2.4m by 4.15m and standing 3m tall. It is to be erected to the side of the property adjacent to the boundary with 512 Earlham Road. Materials are: roof of clay pantiles to match the dwelling; walls of brick and timber boarding; close boarded doors.
- The reconfiguration of the area to the front of the property including the installation of brick paving and the provision of an extra parking space.

Representations Received

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

5.

Issues Raised	Response
The plans suggest that the property is to change from dwelling (Class C3) to HMO (Class C4). This also applies to the recent application at 508 Earlham Road. This could lead to: <ul style="list-style-type: none">- excessive monthly profits;- use as student accommodation;- further HMOs in the area;- reduced housing availability for families;- increase in the price of family housing;- detrimental impact on sustainability;- over-spilling refuse bins;- noise nuisance and late night activities;- parking issues; and- deterioration of the property.	Paragraph 14
The proposals would lead to a changing nature of the road	Paragraph 19
The upper floor windows will overlook 512 and 514 Earlham Road	Paragraphs 10 & 11
The increased floor area will impact the air of 512 Earlham Road	Paragraph 18
The proposed development will lead to loss of light and light pollution	Paragraph 8
The existing elevations are incorrect	Paragraph 15
The proposal does not make a positive contribution to health, safety and wellbeing	Paragraph 16
The proposal does not make a positive contribution to the property as a family dwelling	Paragraph 17

Consultation Responses

6. No internal or external consultations have been undertaken.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 – Promoting good design

Policy 12 – Remainder of Norwich area

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE8 - Management of features of wildlife importance and biodiversity

HBE12 - High quality of design

EP22 - High standard of amenity for residential occupiers

Emerging DM Policies:

DM2 - Ensuring satisfactory living and working conditions

DM3 - Delivering high quality design

DM6 - Protecting and enhancing the natural environment

Policy Considerations

7. The most relevant policies are policies HBE12 and EP22 of the Replacement Local Plan 2004 which relate to design and residential amenity. Residential extensions are acceptable in principle subject to design, amenity and other considerations as detailed in the report below.

Impact on Living Conditions

Loss of Light

8. There is considerable separation distance between this property and its neighbours to avoid significant loss of light.

Loss of Outlook

9. There is considerable separation distance between this property and its neighbours to avoid significant loss of outlook.

Loss of Privacy

10. The two rooflights in the roof of the property are to provide light to the first floor hallway. They are some 3.5m above floor level and are therefore very unlikely to lead to any overlooking.
11. Two side-facing first-floor windows are proposed which serve a bathroom and a landing. The neighbouring property, 512 Earham Road, has two first-floor windows on this side of their property which would be sensitive to overlooking. A condition is recommended which requires the proposed first-floor side-facing windows to be obscure glazed and only open 1.7m+ above finished floor level. This is considered to sufficiently protect the privacy of the neighbouring property.

Design

Form, Height and Scale

12. The side extension is set well back from the front elevation and as such will appear subservient.

Materials

13. Materials are proposed to match existing and a condition is recommended which ensures this is the case. The form, materials and size of the proposals are considered acceptable.

Other Matters Raised

14. Two letters of objection have noted that the property could be used as a C4 House in Multiple Occupation. The submitted plans include the provision of 4 first floor bedrooms but there is no indication that the use is to be changed from its current use as a single dwellinghouse. In any case, current planning legislation permits properties to change from use class C3 (dwelling) to use class C4 (house in multiple occupation with 3-6 residents) and vice versa without the need for planning consent.
15. The existing elevations are deemed sufficient for the purposes of determining this application.
16. It is not considered that the proposal would have a detrimental impact on the health, safety and wellbeing of the surrounding residents, the proposal seeks to upgrade existing housing stock and this is welcomed.
17. The proposal does not have a detrimental impact on the property as a family dwelling.
18. There is no reason why a residential extension would impact on the air of the neighbouring property and in terms of construction operations these are minor in the context of development proposals.
19. This is a householder planning application for the extension of a single dwelling. As such, the proposals are not considered to lead to a change in the nature of the road.

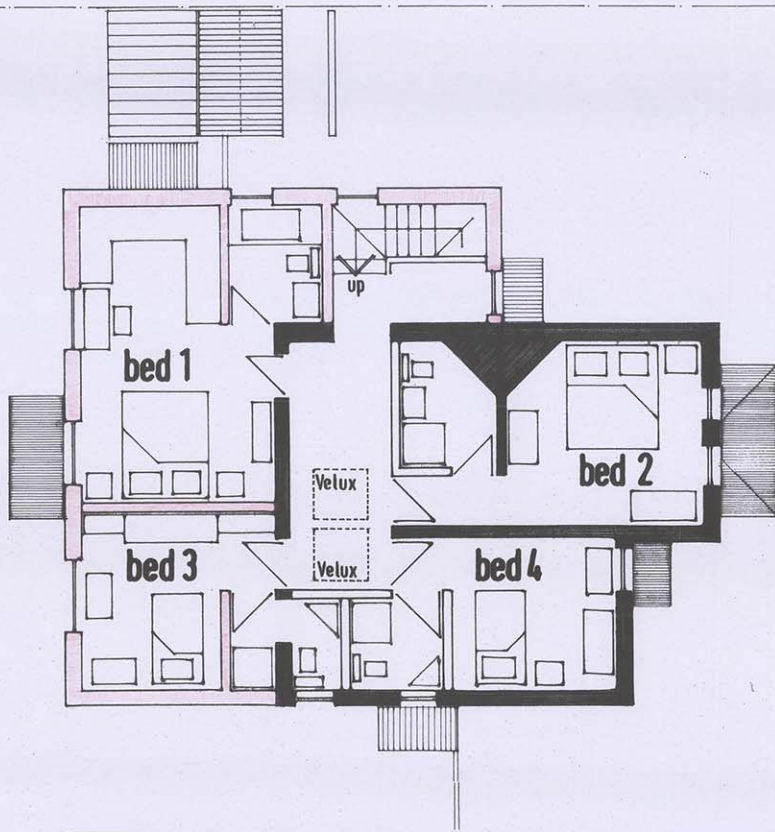
Conclusions

20. Subject to the conditions recommended below, it is considered that the proposal is acceptable in terms of its design and its impact on residential amenity. As such, the proposal accords with the relevant policies and is recommended for approval.

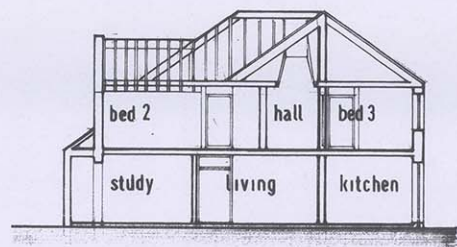
RECOMMENDATIONS

To approve application number 14/00574/F for 510 Earlham Road and grant planning permission, subject to the following conditions:

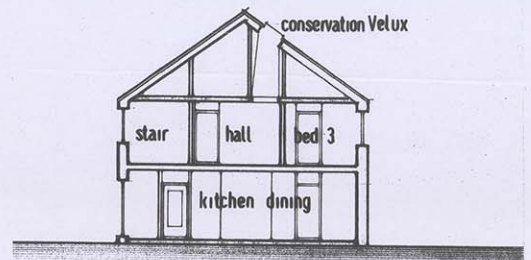
- 1) Standard 3 year time limit
- 2) In accordance with plans
- 3) Materials to match
- 4) Side-facing upper-floor windows to be obscure glazed and non-opening except 1.7m+ above floor level



PROPOSED FIRST FLOOR PLAN 1:50 (50.5+36sqm)

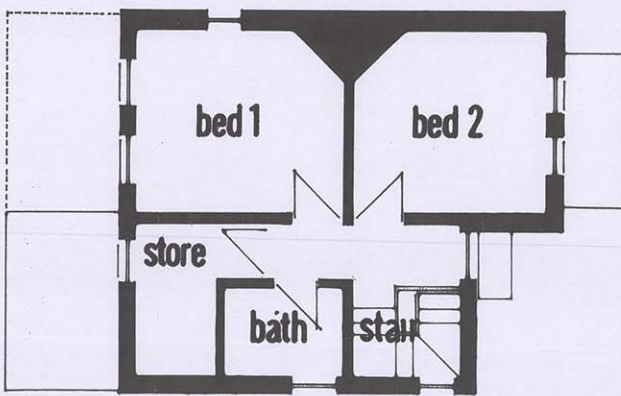
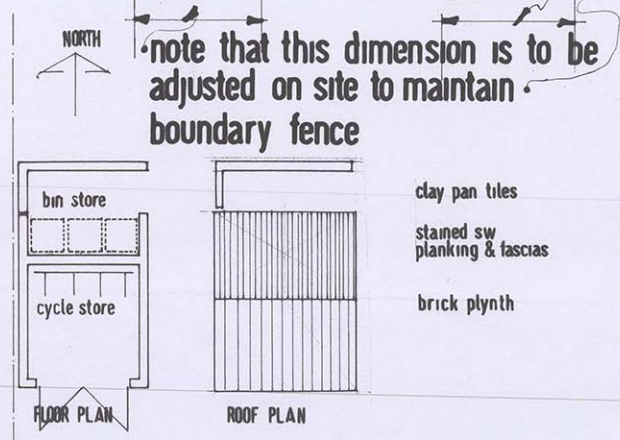
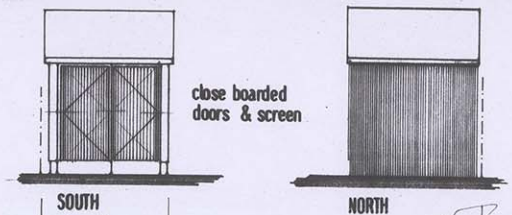
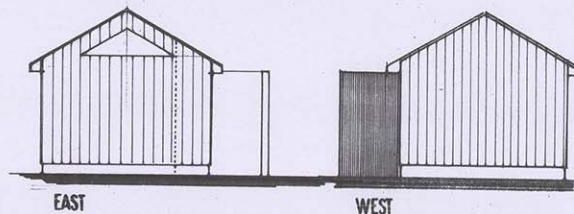


East West SECTION



North South SECTION

PROPOSED SECTIONS 1:50



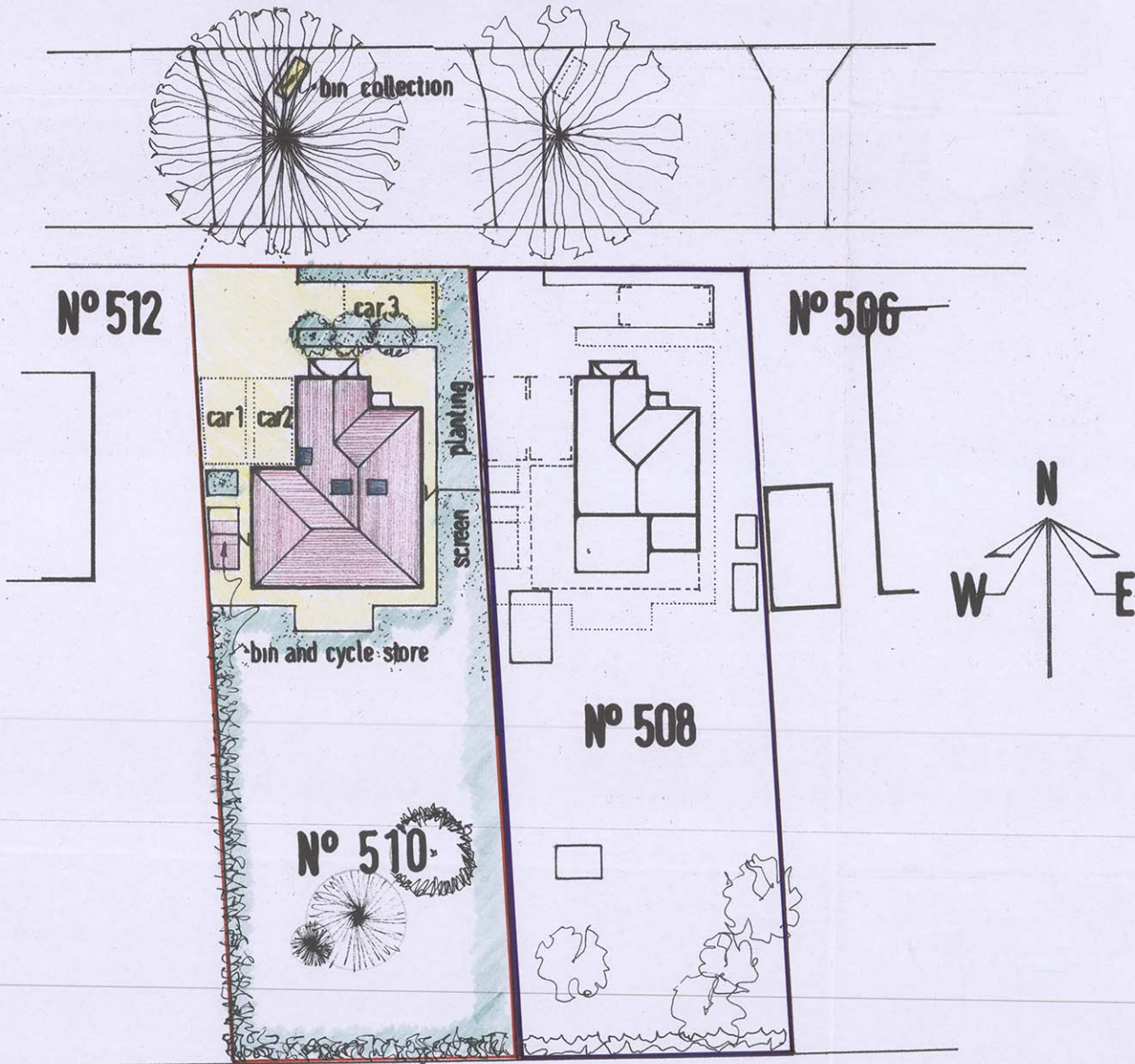
EXISTING FIRST FLOOR 1:50 (50.5sqm)

PROPOSED CYCLE STORE and BIN ENCLOSURE 1:50

PROPOSED EXTENSION TO 510 EARLHAM ROAD NORWICH NR4 7HR

Dwg Ref 510-ER-2014 · 3

EARLHAM ROAD



SITE PLAN showing CAR PARKING · BIN STORE · CYCLE SHED and PROPOSED ROOF 1:200