

Planning Applications Committee

Section C

5 June 2008

Agenda Number:	C2
Section/Area:	OUTER
Ward:	CATTON GROVE
Officer:	Elizabeth Franklin
Valid Date:	29th March 2008
Application Number:	08/00065/U
Site Address :	23 George Pope Road, Norwich. NR3 3RH
Proposal:	Change from one flat and six bedsits into four flats.
Applicant:	NASHT Property
Agent:	Norfolk And Norwich Architecture Ltd

THE SITE

The site is an end of terrace ex-Local Authority house located to the east side of George Pope Road. The house is substantial in size, with a large grassed rear garden and front garden used for parking.

PLANNING HISTORY

The use of the property has previously been investigated following concerns raised by Private Sector Housing.

THE PROPOSAL

The proposal is for the change of the building from one flat and six bedsits into four flats. There is currently one flat on the ground floor with bedsits at first floor, and this application aims to change the bedsits into 3 flats to make 4 in total.

CONSULTATIONS

The application has been advertised in the press and neighbours have been consulted. One letter of representation has been received, and comments are:

- Who will live at the house?

- Will there be enough on road parking for the neighbour's family when they visit.

Private Sector Housing: The proposed layout has been previously discussed with the owner and this improves the current situation. The plans are acceptable and should provide reasonable accommodation compared with what is currently provided.

PLANNING CONSIDERATIONS

Relevant East of England Plan Policies

ENV7: Quality in the Built Environment

Relevant Local Plan Policies:

EP22	General amenity.
HOU18	Conversion of residential properties.
TRA6	maximum parking standards
TRA7	cycle storage
TRA8	servicing provision

The property has been subdivided into the existing separate living units for at least 6 years and this application is to change the manner in which it is occupied on the first floor from the current cramped bedsits to studio flats. Planning permission to subdivide and use the original house for multiple occupation was never sought; however the use has been continuous for over 4 years, making it exempt from planning control. Whilst the property has been used to accommodate several people in the past, it is considered that the change to flats as proposed is acceptable and will provide improved housing accommodation compared to the existing bedsits. Amenity space is provided, and cycle and bin storage will be provided in the rear garden of the site. The issue of who will live in the property is not a planning matter.

Historically the front garden has been used for parking. Given the nature of the proposed change, levels of other car parking in the area may be reduced because of the potential that the studio flats will have a reduced occupancy when compared to bedsits. The neighbours concerns have been replied to and they have made no further comments regarding the change of use of the building.

In view of the current density of development and poor living conditions, the change to flats will improve residential amenities and the application is therefore recommended for approval.

RECOMMENDATIONS

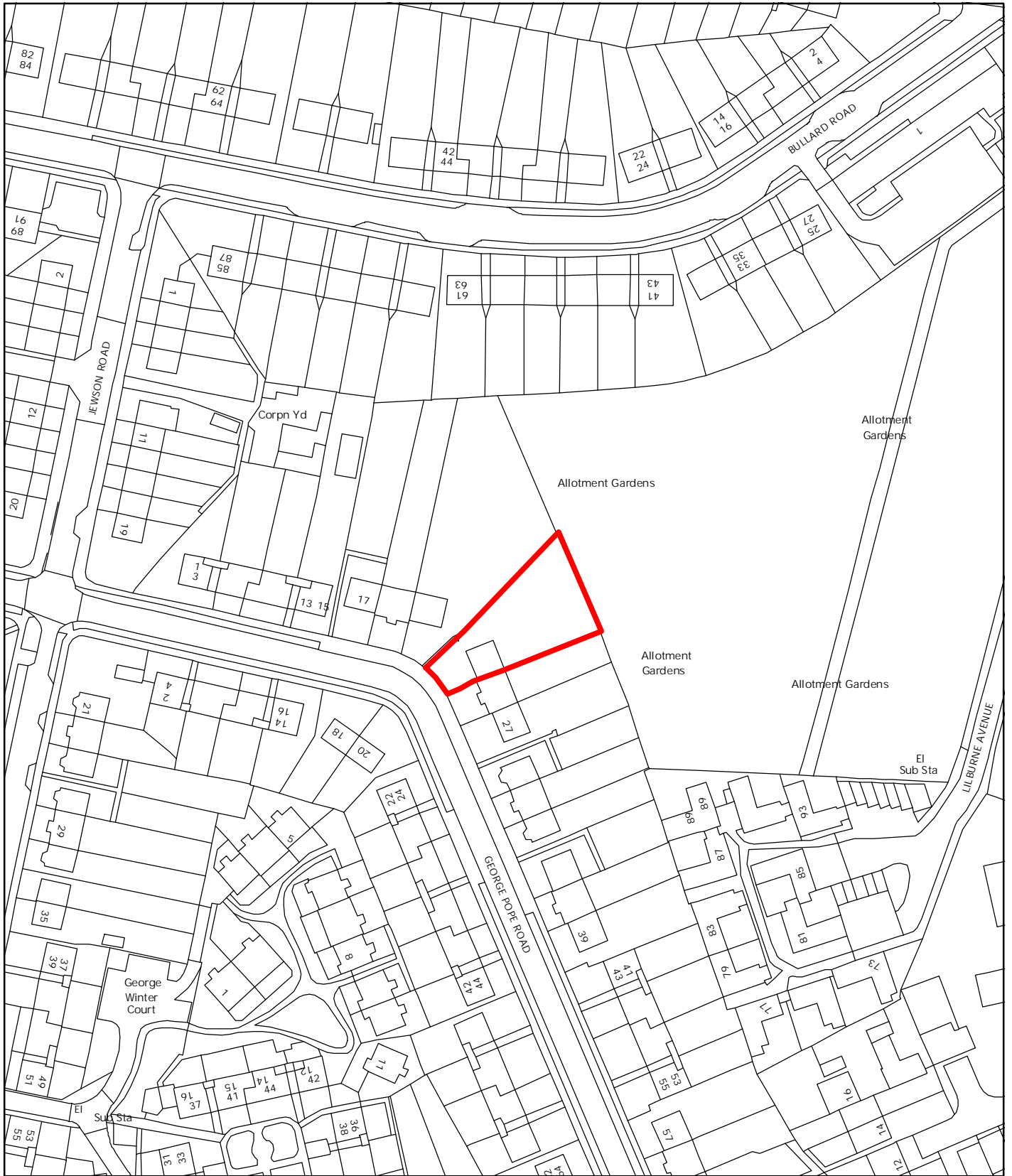
GRANT PLANNING PERMISSION subject to the following conditions:

1. The development must be begun within three years of the date of this permission.
2. Provision of bin and cycle stores.

Reason for approval:

The decision is made with regard to policy EP22, HOU18 TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan Adopted Version November 2004, policy ENV7

of the East of England Plan, May 2008 and all material considerations. The change from bedsits to flats will be an improvement for the residential amenities of the occupants and neighbours and will not have a detrimental impact on the amenities of the locality.



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Site Address - 23 George Pope Road
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

