

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 03 July 2014  
**Report of** Head of Planning Services  
**Subject** 14/00733/F  
117, George Borrow Road, Norwich, NR4 7HX

Item  
**5(7)**

### SUMMARY

<b>Description:</b>	Erection of single storey rear extension.
<b>Reason for consideration at Committee:</b>	Objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	University
<b>Contact Officer:</b>	Lara Emerson - Planner - 01603 212257
<b>Valid Date:</b>	23rd May 2014
<b>Applicant:</b>	Mrs Sophie Hind
<b>Agent:</b>	Mr Jon Spalding

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is located on the north side of George Borrow Road which lies to the west of the city. The area is predominantly made up of two storey semi-detached residential properties.

##### Constraints

2. There are no particular constraints on the site.

##### Planning History

No recent planning history.

##### Equality and Diversity Issues

There are no significant equality or diversity issues.

##### The Proposal

3. The proposal is for the erection of a single storey rear extension which extends 4m into the rear garden and its flat roof stands at 2.5m high. The extension provides a living space, allowing other parts of the ground floor to become 2 additional bedrooms. Materials are to match existing.

##### Representations Received

4. Adjacent and neighbouring occupiers have been notified in writing. 2 letters of

representation has been received citing the issues as summarised in the table below.

5.

Issues Raised	Response
The extension appears to turn the family dwelling into a house in multiple occupation	Paragraph 12
Concerns about parking provision for extra occupants	Paragraph 15
Noise disturbance	Paragraph 14
The bedrooms appear small	Paragraph 13
The design is not in keeping with the area	Paragraph 10

### **Consultation Responses**

6. No internal or external consultations have been undertaken.

## **ASSESSMENT OF PLANNING CONSIDERATIONS**

### **Relevant Policy:**

#### **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

### **Relevant Saved Policies of the adopted City of Norwich Replacement Local Plan 2004:**

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

### **The need for planning consent**

7. A proposal for a rear extension of between 3 and 6 metres in depth (on a non-detached property) can be dealt with under the 'larger home extensions' prior notification scheme. The scheme was introduced in May 2013 and involves consulting adjoining neighbours. If no objections are received, the proposal can be considered to be permitted development. If objections are received, the local planning authority considers the proposal only in terms of its impact on residential amenity and makes a decision based on this. On 13 June 2013, the planning committee agreed to amend the scheme of delegation so that these applications are determined by the head of planning services under delegated powers.
8. The applicant in this case has been made aware of the fact that this application could be dealt with using the above procedure but has decided instead to proceed with a full application. Nevertheless, it is important to bear in mind that if the application were being considered as a prior notification application, the only issue which could be considered is that of residential amenity.

### **Principle of development**

9. The provision of a single storey rear extension is acceptable in principle. As such the main issues to consider are design and impact on residential amenity.

### **Design**

10. The extension cannot be easily viewed from the street. Since the proposed extension is of modest size and matching materials, it is considered to be in keeping with the dwelling and its setting.

### **Residential amenity**

11. With regards to residential amenity, the single storey extension is set at a distance from boundaries and stands at only 2.45m high. No significant loss of light, outlook or privacy can be expected to result from this development. Sufficient external amenity space is retained for the subject property.

### **Other matters raised**

12. Objectors have raised concerns about the potential for the property to be used as a house in multiple occupation. Current planning legislation allows properties to change use between C3 Dwellings and C4 Houses in Multiple Occupation (with 6 or fewer occupants) without the need for planning consent.

13. The internal layout of the dwelling is not a reasonable consideration within an application for a small extension to a dwelling. The naming of bedrooms on the plan does not restrict their use for other domestic functions.

14. No additional noise can be reasonably expected to result from this development.

15. The existing driveway, which provides parking for 2 cars, is to be retained. This is considered sufficient for a property of this size in this accessible location, and indeed accords with the parking standards within the Replacement Local Plan.

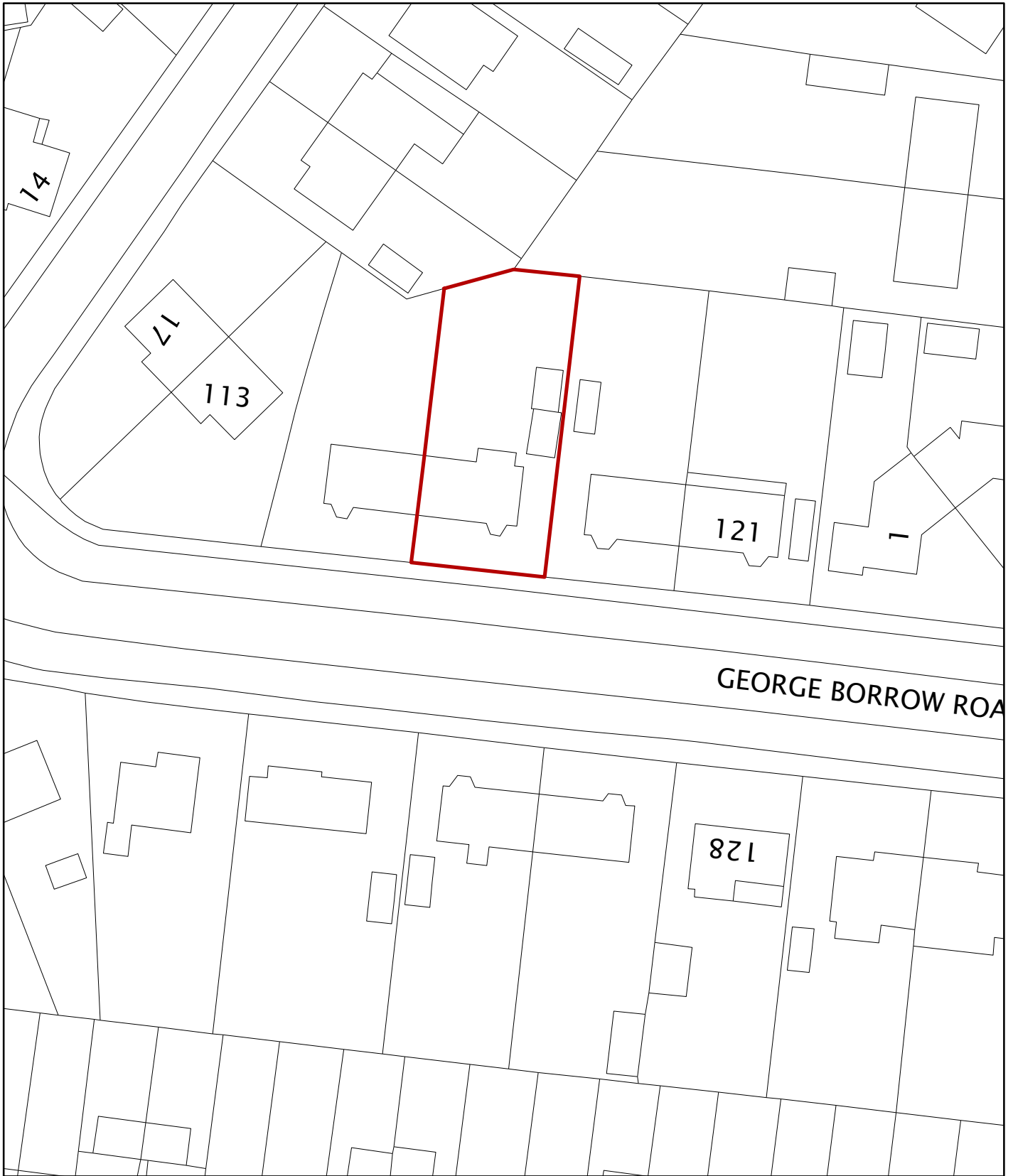
### **Conclusions**

7. The proposals are considered acceptable in terms of their design and impact on residential amenity. As such, the proposals accord with the relevant policies and should be approved.

## **RECOMMENDATIONS**

To approve Application No 14/00733/F for 117 George Borrow Road and grant planning permission, subject to the following conditions:

- 1) Standard time limit
- 2) In accordance with plans



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Planning Application No 14/00733/F

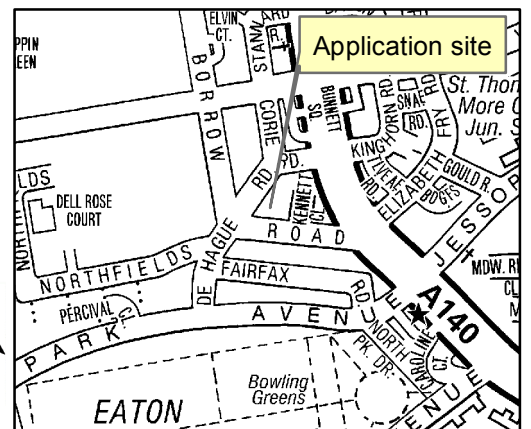
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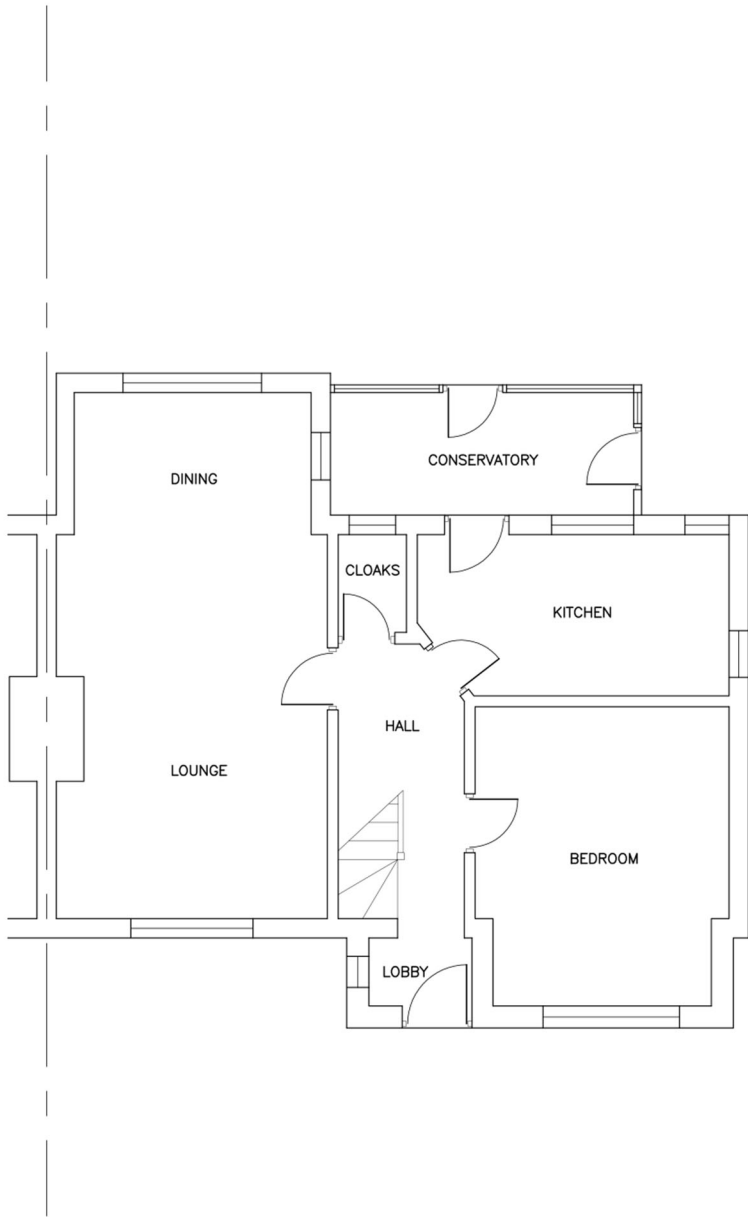
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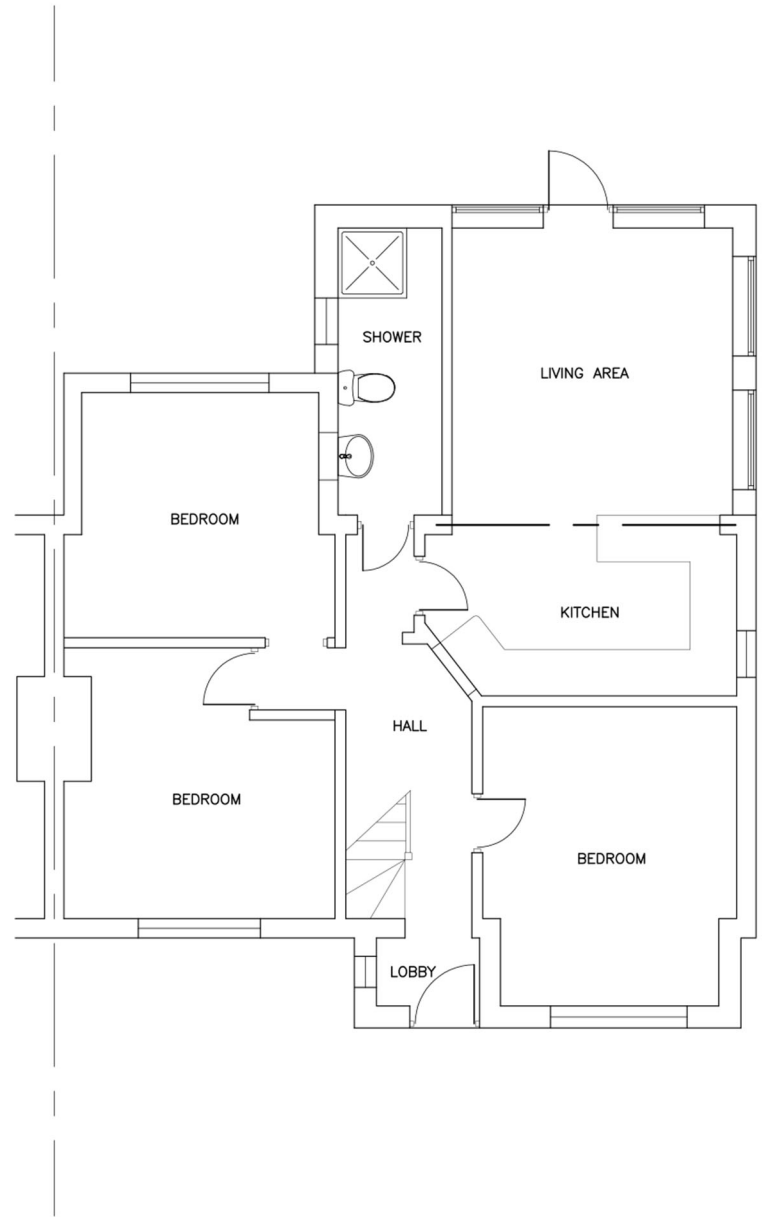
**NORWICH**  
City Council

PLANNING SERVICES





EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN