

**Report to** Planning applications committee

**Item**

9 February 2017

**Report of** Head of planning services

**Subject** Application no 16/01780/F - 23 Bek Close, Norwich, NR4 7NT

**Reason for referral** Objections

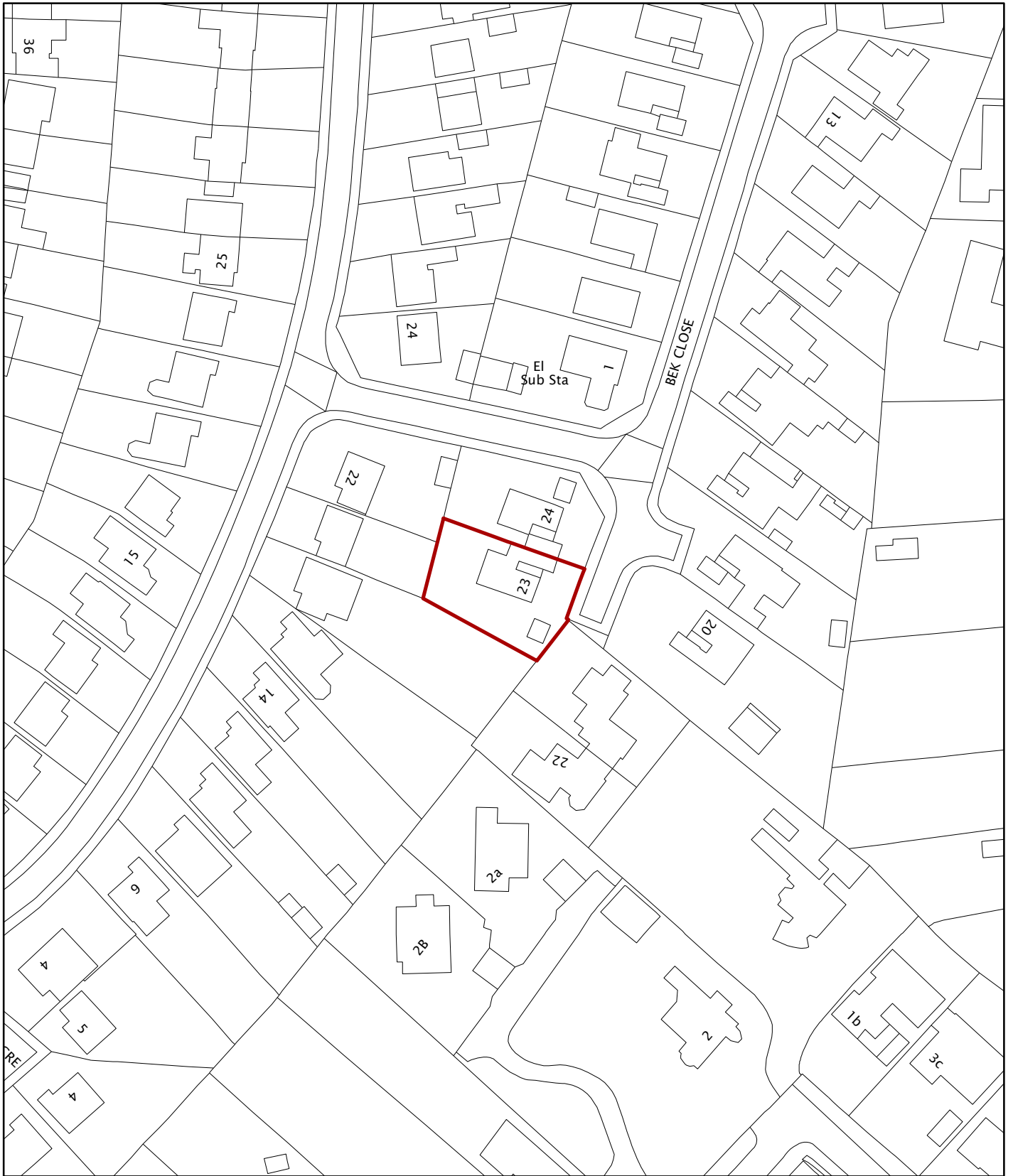
4(d)

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<b>Ward:</b>	Eaton
<b>Case officer</b>	Katherine Brumpton - <a href="mailto:katherinebrumpton@norwich.gov.uk">katherinebrumpton@norwich.gov.uk</a>

Development proposal		
Single storey side extension.		
Representations		
Object	Comment	Support
7	0	0

Main issues	Key considerations
1 Design	Impact on existing dwelling and surrounding area.
2 Trees	Impact upon neighbour's trees
3 Transport	Impact upon highway safety
4 Amenity	Impact upon neighbour's residential amenity.
<b>Expiry date</b>	13 February 2017
<b>Recommendation</b>	Approve



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Planning Application No 16/01780/F

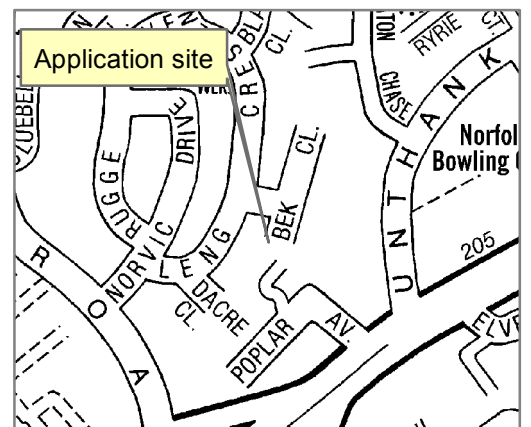
Site Address 23 Bek Close

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. Site is located on the west side of Bek Close and faces the end of the cul-de-sac. Dwelling is single storey and located on land which slopes down to the south and west. Land also slopes up to the east. However the immediate neighbour to the north is located at the same level.
2. A rear and side garden are present, within which a large summerhouse sits to the eastern side (front) of the side garden. A paved area is located to the front which serves as parking.

## Constraints

3. TPO Protected trees within neighbouring dwelling number 21 Bek Close.

## Relevant planning history

- 4.

Ref	Proposal	Decision	Date
10/01225/F	Single storey extension to south elevation, incorporating two new bedrooms and living room. Single storey flat roof extension to north incorporating new bathroom.	APPR	26/08/2010

## The proposal

5. To erect a single storey side extension to the south containing two bedrooms, and an additional kitchen and bathroom. Due to the land sloping the extension would require an internal staircase to reach it. However this allows for the extension to sit lower than the existing dwelling, and be served with a continuous roof slope extending from the existing roof.
6. The extension would result in a 5 bedroom dwelling, served with two kitchens, one living room and two bathrooms.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Max. dimensions	8.5m by 5.5m
<b>Appearance</b>	
Materials	All to match existing dwelling

Proposal	Key facts
<b>Transport matters</b>	
Vehicular access	No change – paved parking area to the front measures 10.2m by 3.2m (with a curved end).
No of car parking spaces	The space is technically large enough for one car, however to be large enough for two it would have to be 10m with no curved edge. It is not unreasonable to suggest that 2 smaller cars may be able to park in the paved area.
No of cycle parking spaces	No details submitted. Would be requested via a condition. The garden is relatively large and would easily accommodate storage, or the summer house could be utilised.

## Representations

7. Adjacent and neighbouring properties have been notified in writing. Seven letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Proposed extension will overlook properties. Both along Leng Crescent, from its elevated position, and to the east towards other dwellings on Bek Close.	See main issue 4
Dwelling originally built as a 2 bedroom, with the garage since being converted in a third bedroom. Proposal would create a 5 bedroom dwelling and provide potential for dwelling to be used as a House of Multiple Occupancy (HMO) or/and rented out on AIRBNB. 18 Leng Crescent is already a dwelling used by students. Thought that there was a limit to the number of student lets in any one area. Road is typically occupied by elderly residents.	See main issues 1 and 4
Increase in size of property will lead to an increase in noise from the dwelling, especially if it is used by students. Could result in 6 individuals living at the dwelling (if a living room is used as a bedroom). Or rooms could be rented to couples and the dwelling occupied by 12 people.	See main issue 4

Issues raised	Response
Proposal represents overdevelopment of the plot and could set a precedent. Would result in a feeling of being hemmed in for some neighbours and create amenity issues.	See main issue 4
Provision for only 1 car parking space and restricted road access. Extra cars will create safety issues, block pavements/driveways and create problems for emergency vehicles and bin collections etc. Site is close to a turning circle. Dwellings along the road have a covenant which prevents parking in the road outside of their houses.	See main issue 3
Proposal could have a negative impact upon trees, including any boundary treatment to the east.	See main issue 2
Previous application for one dwelling at 20 Bek Close was refused on road safety grounds.	Application reference 4900800/0 was partially refused on highway safety concerns. However following an appeal this reason was not supported by the inspector, although the appeal was dismissed.
Proposal could devalue the neighbouring properties.	This is not a material planning matter.

## Consultation responses

8. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

### Tree protection officer

9. The submitted Arboricultural Implications Assessment and Preliminary Method Statement is acceptable. If the measures as set out within the report are fully implemented no objections to the proposal from an arboricultural perspective.

## Assessment of planning considerations

### Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
  - JCS2 Promoting good design
  - JCS6 Access and transportation

- JCS12 The remainder of the Norwich urban area including the fringe parishes

**11. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM7 Trees and development
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing

**Other material considerations**

**12. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment

**Case Assessment**

13. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

**Main issue 1: Design**

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The proposed extension is considered to respond to the character of the existing house and remain subordinate, mainly due to the level it would be set at and its siting back from the principal elevation. Due to the property being partially screened from the road the extension would not be readily visible from the street scene. As such its impact here would be minimal.
16. The footprint is relatively significant, however given the size of the plot this is not considered to represent overdevelopment. Furthermore there are several single storey dwellings within the close that have already been extended on 3 elevations. The proposal would result in the dwelling being extended on 2 elevations.

**Main issue 2: Trees**

17. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
18. There are several trees, and two hedges comprising of cypress within the immediate area of the extension. The majority is off site. Whilst some of the trees

on neighbouring properties are covered by Tree Protection Orders (TPOs) none are that have been identified as potentially impacted by the development.

19. The submitted report concludes that the extension could be built as to not significantly impact any of the vegetation if suitable measures are taken. These measures include the reduction of overhanging branches to T3 (a cherry tree), erection of tree protection barriers and ground protection and methods employed such as hand-dig. With these measures conditioned the impact upon the trees and cypress hedges is considered acceptable.

### **Main issue 3: Transport**

20. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
21. The proposal equates to an application for a two bedroom extension. Although it is noted that representations have been made citing concern regarding parking issues the Local Plan supports parking provision for housing in this area from 1 space up to 2 spaces, in order to promote sustainable transport. Although a representation has claimed that a covenant exists preventing parking on pavements, no evidence of this has been presented and at the time of the site visits some cars were seen parked on the pavements. In addition covenants exist separate to planning permissions.
22. The current level of parking is therefore considered acceptable for the level of development proposed.
23. No details of cycle storage have been provided. Given the level of parking available and comments received from neighbours it is considered important that sufficient cycle storage is provided. These details shall be requested via a condition.

### **Main issue 4: Amenity**

24. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
25. As above the application is for a two bedroom side extension. Whilst it is noted that the dwelling appears to be currently used as House of Multiple Occupancy (HMO), it is worth noting that the property can be a HMO under permitted development up to 6 individuals. Beyond this planning permission is required. This application does not seek permission for a HMO for more than 6 individuals and as such is not considered within the report. A note can be added on any decision notice to clarify that a change of use is not being granted.
26. As a single storey extension the level of overlooking is somewhat limited. Furthermore the level of vegetation combined with boarded fences to south and west elevations would prevent any direct views. To the east the summerhouse provides a solid barrier, with the vegetation beyond providing more screening. Due to the difference in land levels the proposed windows to the front elevation would largely look at the applicant's own front garden rising in front of them. With the neighbouring dwelling here sat some 15m away, and with their driveway in between, the proposal is not anticipated to result in any significant overlooking even if the summerhouse was to be removed at a later date.

27. As a result of the above assessment, the proposal would not cause material harm to residential amenity and therefore the proposal complies with policy DM2 of the Development Management Policies document.

### **Other matters**

28. There are no other matters that have not already been discussed.

### **Equalities and diversity issues**

29. There are no significant equality or diversity issues.

### **Local finance considerations**

30. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
31. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
32. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

33. The application would result in an additional two bedrooms for an existing residential property. The design is considered acceptable and conditions are recommended to ensure satisfactory bin storage and cycle parking is provided. The proposal would not cause harm to trees, the character of the area or the amenity of neighbouring occupiers.
34. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

## **Recommendation**

To approve application no. 16/01780/F - 23 Bek Close, Norwich, NR4 7NT and grant planning permission subject to the following conditions:

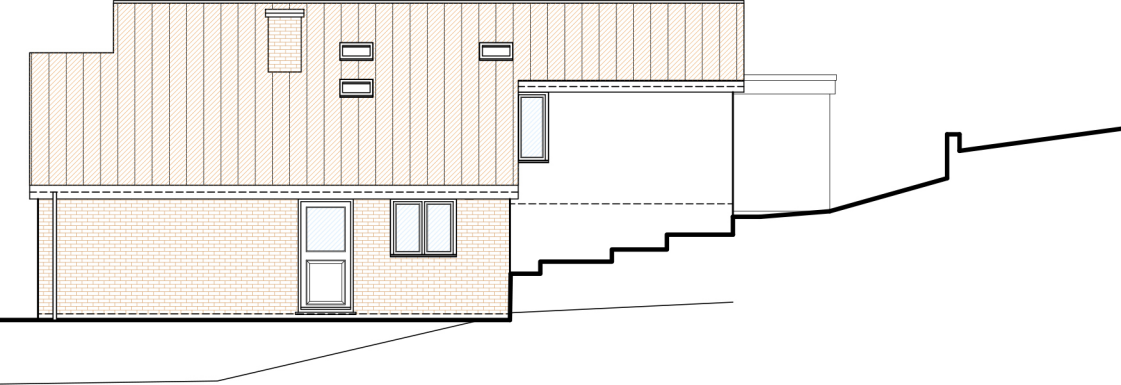
1. Standard time limit;
2. In accordance with plans;
3. Works on site in accordance with AIA and AMS
4. Submission cycle storage and bin storage details

### **Article 35(2) Statement**

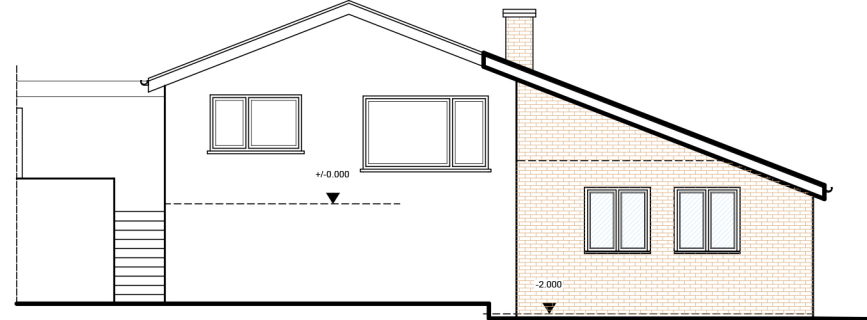
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national



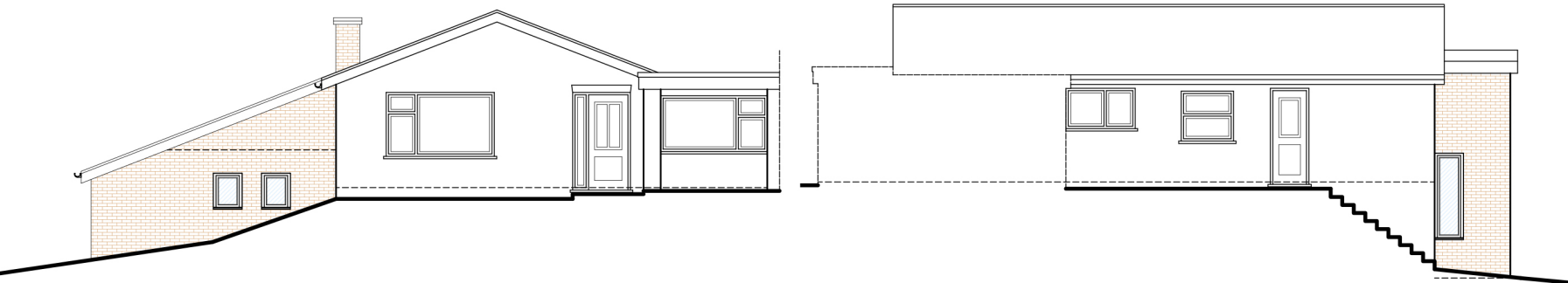
planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



 SOUTH ELEVATION  
Scale 1:100



 WEST ELEVATION  
Scale 1:100



 EAST ELEVATION  
Scale 1:100

 NORTH ELEVATION  
Scale 1:100

A NOV 16 REVISED SCHEME

**NOTE:**

The client should be aware of his/her statutory requirement to appoint a principle designer and a principle contractor under the CDM 2015 regulations.

Peter Codling Architects does not undertake this H&S role unless specifically appointed.

## PRELIMINARY

### PETER CODLING ARCHITECTS

7 THE OLD CHURCH, ST. MATTHEW'S ROAD, NORWICH, NR1 1SP Tel: 01603 660000 Fax: 01603 630000

Mr Lingham

Proposed elevations

SCALE 1:100@A3

JOB NO 5020	05	A
DATE Nov 16	DRAWN BY ndb	

THIS DESIGN IS THE COPYRIGHT OF PETER CODLING ARCHITECTS AND MAY NOT BE ALTERED, PHOTOGRAPHED, COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

ALL DIMENSIONS ARE TO BE CHECKED BY THE GENERAL CONTRACTOR ON SITE AND ANY DISCREPANCY CLARIFIED BY THE ARCHITECT BEFORE THE WORK PROCEEDS.