

Report to Planning applications committee

Item

14 December 2017

Report of Head of planning services

Subject Application no 17/01452/F - 15 Wordsworth Road,
Norwich, NR5 8LW

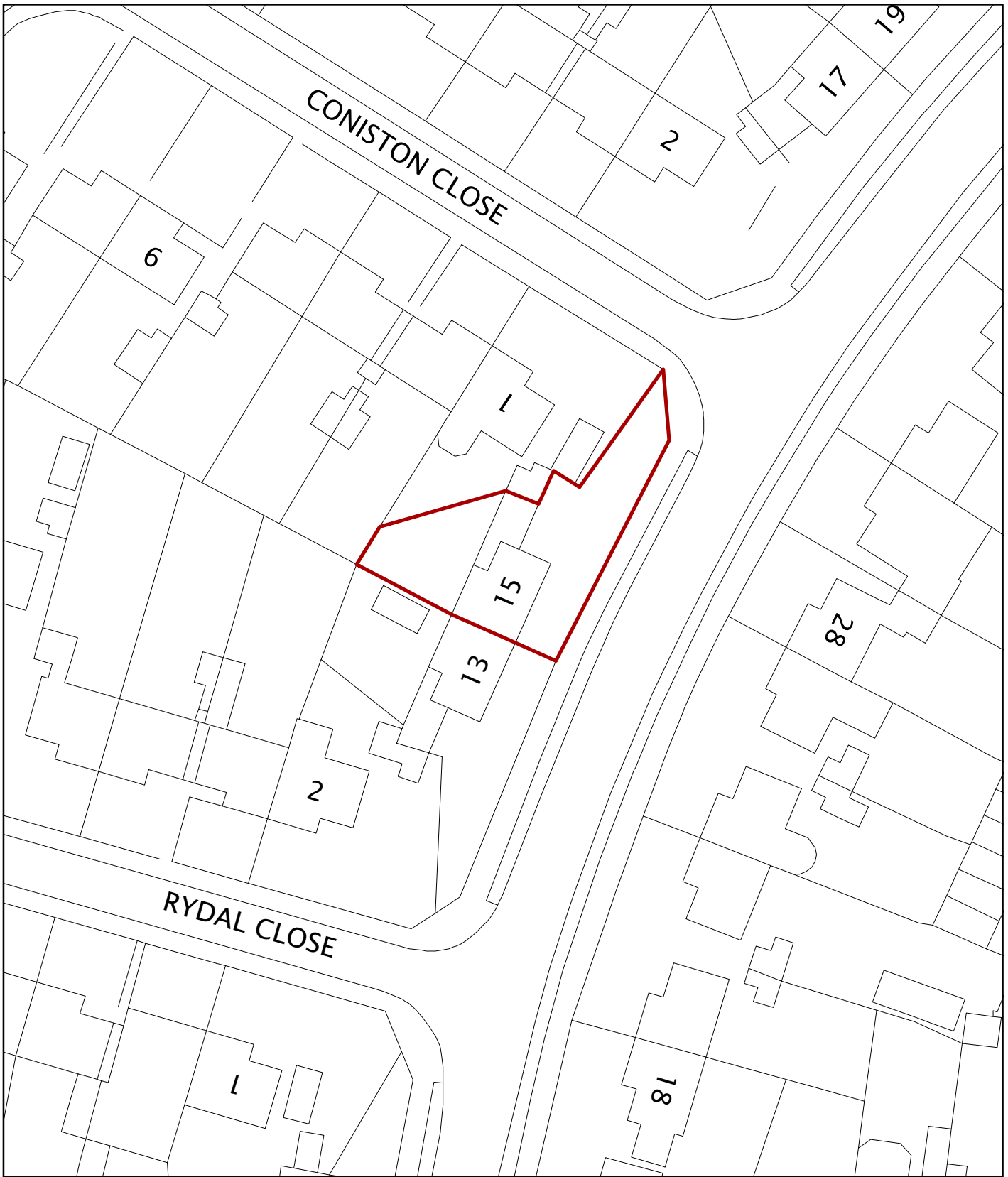
4(g)

**Reason
for referral** Objection

Ward:	Bowthorpe
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Change of use from dwelling (Class C3) to 7 bed HMO (Sui Generis) with single storey side and rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle of development	The use of the premises as a large HMO
2 Design	The impact of the development within the context of the site / character of the surrounding area.
3 Amenity	The impact of the development on the occupiers of the subject property / neighbouring properties.
4 Parking	The impact of the development on parking
Expiry date	13 November 2017
Recommendation	Approve



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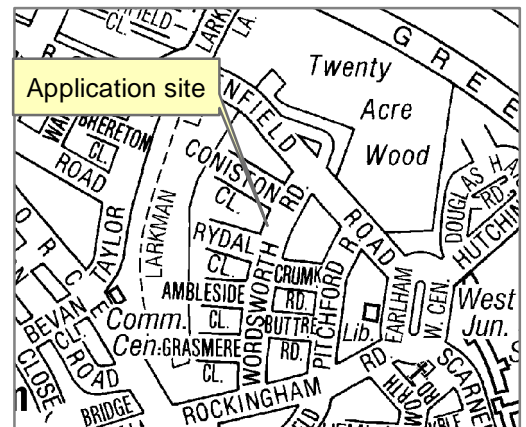
Planning Application No 17/01452/F
 Site Address 15 Wordsworth Road

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the west side of Wordsworth Road at the junction with Coniston Close, within the West Earlham area to the west of the city. The subject property is a two storey semi-detached dwelling constructed circa 1950 as part of a wider council housing development. The property was constructed using red bricks, concrete roof tiles and now includes white coloured UPVC windows and doors. The property is currently in use as a small scale HMO (house in multiple occupation) with four bedrooms let to students.
2. The plot is formed from an irregular wedge shape which has resulted in there being a small front garden area, rear garden and a parking area to the front-side. The front and rear of the site are separated by an original single storey link- attached flat roof outbuilding.
3. The site is bordered by the adjoining semi-detached dwelling to the south no. 13 Wordsworth Road and no. 1 Coniston Close to the north, a similar terrace dwelling which also features a similar outbuilding which abuts the shared boundary. The site boundaries to the rear are marked by 2m tall close boarded fence.
4. The prevailing character of the surrounding area is residential with most properties having been built as part of the same development. The site is located within close proximity of the UEA which has resulted in a number of properties having been extended to cater for the student buy-to-let market.

Constraints

5. There are no particular constraints.

Relevant planning history

- 6.

Ref	Proposal	Decision	Date
17/01033/F	Single storey side and rear extension.	CANCELLED	16/10/2017

The proposal

7. The proposal is for the demolition of the original link-attached outbuildings, the construction of a single storey side and rear wrap-around extension and for the change of use from a dwellinghouse to a 7 bed large HMO.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey.
Appearance	
Materials	Red Brick; flat roof; UPVC windows and doors.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two 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
Use of the property as a large HMO is not appropriate / precludes use as family residence / number of family homes used as HMO's	See main issue 1
Unimaginative flat roof wrap around design	See main issue 2
There is insufficient car parking provided by the development	See main issue 3
Current plans do not include an existing annexe	See other matters

Consultation responses

9. 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.

Transportation – Norwich City Council

10. No objection in principle on highway grounds. The proposed use and layout appears acceptable in terms of access by all modes (foot, cycle, car). The proposed cycle store is welcome, this will need some form of tether to secure the bikes e.g. Sheffield stands. The property is located in an area that is currently being considered for permit parking. The consultation has not yet concluded and officers have not yet determined if a Controlled Parking Zone will extend this far. If the CPZ is implemented this may have implications on the permit entitlement for the property

if the first occupation date for the HMO is after the commencement date of the CPZ, then the property would not be entitled to on-street parking permits.

Assessment of planning considerations

Relevant development plan policies

11. **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
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes

12. **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
 - DM12 Principles for housing development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM31 Car parking and servicing

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

14. 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: Principle of development

15. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.

16. The proposal will result in the loss of one C4 dwelling house, it will result in the creation of a 7-bed house in multiple occupation (HMO). The NPPF states that planning authorities should deliver a wide choice of quality homes and plan for a mix of housing based on current and future demographic and market trends.
17. The principle of the proposed development is considered to be acceptable subject to satisfying policies DM12 and DM13 of the *local plan*, the associated criteria of which are discussed in the following sections below.
18. With regard to the criteria A) and C) of policy DM12 the proposal will not compromise wider regeneration proposal and will provide for a mix of housing in the area. Matters of amenity and character are discussed below.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The proposal first involves the demolition of the original out-buildings which are attached to the property by a flat roof which also acts as a covered walkway to the rear garden. A single storey side and rear wrap-around extension is then to be constructed creating four new en-suite bedrooms. The extension features a flat roof with a maximum height of 2.7m which contains a single centrally located rooflight. The extension is to be constructed with a slight step in the building line at the front elevation, extending 4m across to the side. The extension then continues towards the rear by following the line of the application site, maintaining a 0.4m gap between the neighbouring boundary. The rear section similarly extends 4m into the rear garden.
21. Concern was raised that the design is very unimaginative. It is accepted that the design is basic in terms of its architectural appeal, however the scale and form is largely similar to the existing outbuildings, which are a common feature of the area. The inclusion of a step within the front building line ensures that the original design of the dwelling is clearly legible.
22. The site is currently lacking in soft landscaping with there being only extensive areas of hardstanding and shingle present. As such, the application represents a good opportunity to enhance the current situation by introducing a planting programme and management scheme. The front garden area in particular can be enhanced to better reflect the original character of the area. The plans submitted indicate areas of proposed planting. It is therefore reasonable to add a condition requiring the submission of a landscaping scheme to be submitted.
23. The design is considered to be acceptable as it will not significantly impact upon the original character and appearance of the site, or wider street scene.

Main issue 3: Transport

24. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
25. Particular concern has been raised that the change of use of the property and subsequent increase in the number of occupants would result in an exacerbation of car parking problems within the neighbourhood. The site is located within an area

where parking controls do not exist with residents parking on either private driveways or on the street. The subject property currently operates as a small 3 bed HMO with off street parking for a minimum of two cars.

26. Whilst it is accepted that the proposal may result in an increase in the number of residents with cars, steps have been taken to mitigate potential harm, most notably by way of the inclusion of a minimum of two off street car parking spaces.
27. Further to this, the application also provides new cycle storage facilities which seek to encourage car free living. The site is located within close proximity of a local shopping centre, public transport links and the UEA campus. As such, it is expected that it is probable that most of the occupants will not require a car as their main mode of transport. The capacity of cycle storage has not been confirmed and therefore further details are required by condition.
28. The proposal also includes an area for the storing of bins in-between the main house and cycle storage area. The capacity of the bin storage has not been confirmed and as such, the details are to be required by condition.

Main issue 4: Amenity

29. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
30. The proposed bedrooms satisfy the minimum space requirements and the property provides a level of internal amenity space and facilities which is appropriate for an HMO of this size.
31. The proposal includes the retention of existing kitchen and lounge, ensuring that there is a good provision of such spaces for the seven occupants of the dwelling. In order to protect the residential amenity of both the occupants and neighbours, it is considered reasonable to require by way of a condition that the premises shall not be occupied by a maximum of seven tenants, on a one tenant per room basis at any time.
32. The proposal has been altered during the course of the assessment of the application so that the external wall of proposed bedroom 3 now contains a step. This revision has been included to enhance the proposed outlook from the room which is located within close proximity of the neighbouring boundary fence / wall. The revised scheme ensures that there is a good amount of light reaching the room via the window and rooflight, despite there being a poor outlook with there being only a very limited view of the side passageway being possible.
33. The proposed extension will have little impact on the residential amenities of the adjoining neighbouring property, 13 Wordsworth Road to the south as a result of there being a gap of approximately 1.8m between the new side wall and boundary fence. The 2.7m tall extension will therefore not result in significant harm being caused by way of overshadowing, loss of light, loss of privacy or loss of outlook.

Other matters

34. Particular concern has been raised that the use of the property as an enlarged HMO is not appropriate as it reduces the number of properties available to be used as a traditional family residences in an area where there is already a high number of HMOs. Planning permission is not required for change of use from a dwelling to a

small HMO and as such this issue is no longer a material consideration in relation to the application.

35. Concern was raised that the existing plans did not reflect the current situation as it is believed that the outbuildings have already been converted into a habitable annexe. The omission of the annexe then results in the true number of bedrooms not being accurately reflected by the details submitted. No evidence of the conversion of the outbuildings was found when visiting the site. The outbuildings are to be demolished as part of the application, as such the final number of bedrooms is accurately reflected in the plans submitted for consideration, and is proposed to continue as such.

Equalities and diversity issues

36. There are no significant equality or diversity issues.

Local finance considerations

37. 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.
38. 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.
39. In this case local finance considerations are not considered to be material to the case.

Conclusion

40. The proposed change of use from a C3 dwellinghouse to a large scale HMO within the sui generis use class is considered to be acceptable.
41. The proposal will result in an extended dwelling which is of an appropriate scale and design and does not cause significant harm to the character of the surrounding area.
42. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
43. 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.

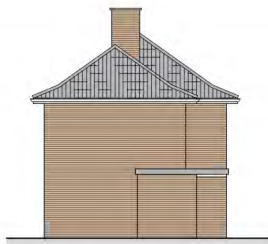
Recommendation

To approve application no. 17/01452/F - 15 Wordsworth Road Norwich NR5 8LW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Limit the number of occupants to no more than seven and retain the kitchen and dining rooms for use by the occupants;
4. Landscaping details.
5. Cycle / bin storage details / to be installed prior to occupation.



Existing Front Elevation 1:100 @ A1



Existing Side Elevation 1:100 @ A1



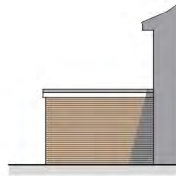
Existing Rear Elevation 1:100 @ A1



Proposed Front Elevation 1:100 @ A1



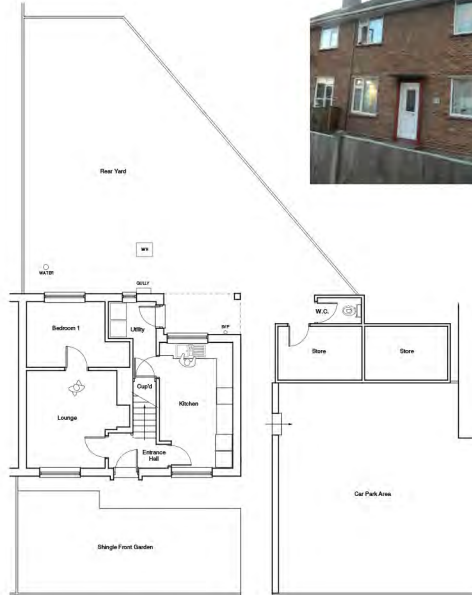
Proposed Side Elevation 1:100 @ A1



Proposed Side Elevation 1:100 @ A1



Proposed Rear Elevation 1:100 @ A1



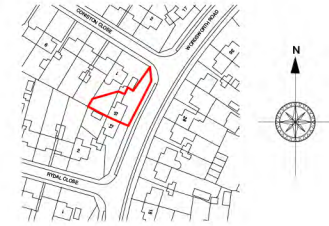
Existing Ground Floor Plan 1:100 @ A1



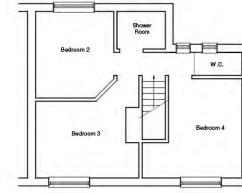
Proposed Site Layout Plan 1:200 @ A1



Proposed Ground Floor Plan 1:50 @ A1



Site Location Plan 1:1250 @ A1



Existing First Floor Plan 1:100 @ A1