

Report to Planning applications committee

Item

13 June 2019

Report of Head of planning services

Subject Application no 19/00262/U - 3 Brereton Close, Norwich,
NR5 8LX

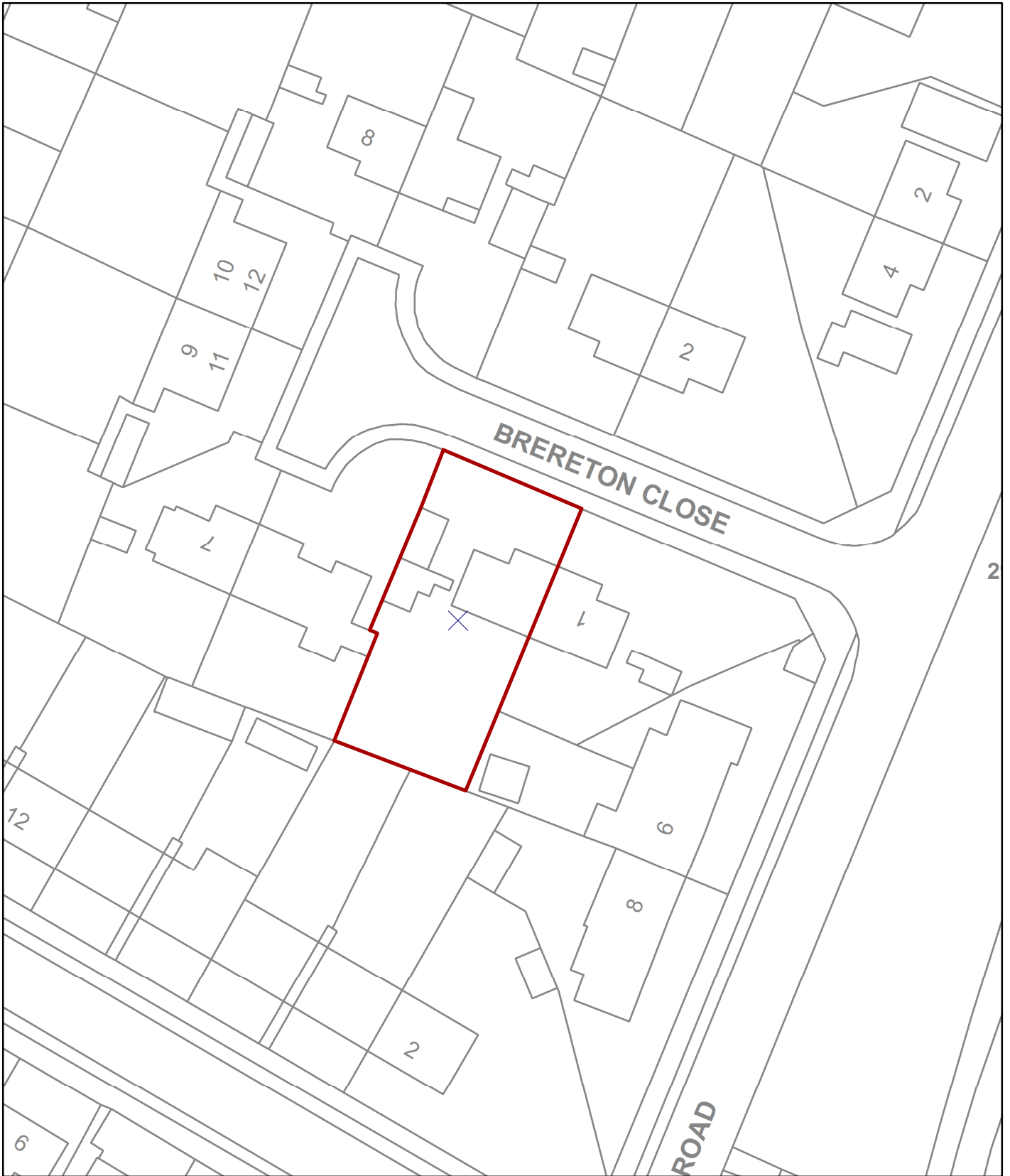
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**Reason
for referral** Objection

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

Development proposal		
Construction of single storey side and rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy; use of the property as an HMO.
3 Transport	Increase in intensification of the use of the site / parking within the cul-de-sac
Expiry date	18 April 2019
Recommendation	Approve



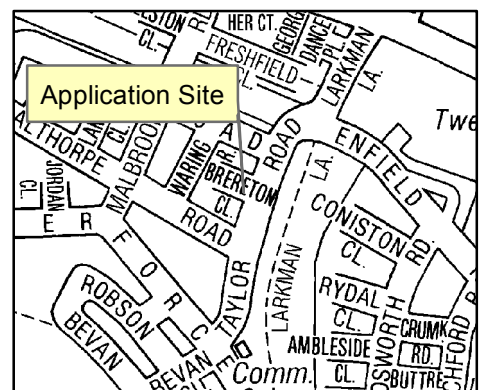
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Planning Application No 19/00262/U
 Site Address 3 Brereton Close
 Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the south side of Brereton Close, a residential cul-de sac accessed via Taylor Road within the West Earham area, to the west of the city. The prevailing character of the area is residential predominantly comprising a mixture of two-storey semi-detached and terraced dwellings constructed as part of a wider local authority post war housing development. Properties have typically been arranged on plots with front garden / parking areas, outbuildings to the side and larger mature rear gardens.
2. The cul-de-sac consists of five pairs of semi-detached dwellings, constructed around a hammer-head shaped turning head. It is noted that the pair of properties at the end of the turning head are arranged as individual flats over each floor, resulting in a total of twelve units of accommodation within the cul-de-sac.
3. The subject property is a two-storey semi-detached dwelling constructed circa 1950 using red bricks and concrete roof tiles. The property is of a hipped roof design featuring a forward projecting central gable, resulting in a stepped front elevation. The site features a small front garden, driveway to the site, single storey outbuildings to the side, and a larger rear garden. The land slopes downward from north to south.
4. The site is bordered by the adjoining semi-detached dwelling to the east, no. 1 Brereton Close and a similar semi-detached dwelling to the west, no. 5 Brereton Close. No. 5 has been constructed on a building line set noticeably further back than the subject property, by virtue of being sited at the end of the hammer-head. A matching pair of semi-detached properties are located opposite, including no. 2 Brereton Close which was granted planning permission in 2017 to be enlarged into a large scale 7 bed House of Multiple Occupancy (HMO). The site boundaries are marked by low brick walls and close boarded fencing.

Constraints

5. The Twenty Acre Wood County Wildlife Site (CWS) is located 30m to the east of the site.

Relevant planning history

6. There is no relevant planning history.

The proposal

7. The proposal first involves the demolition of the existing outbuildings located to the side of the property. The proposed development consists of three constituent parts. The smallest section is a 3.1m x 1.5m single storey porch extension to the front of the property. This section shares a roof with the 4.7m x 10.6m single storey side and rear extension, which has been designed with a hipped roof measuring 2.5m to the eaves and 4.5m to the highest part. The extension continues across the rear, effectively wrapping around the south-west corner. The further single-storey 5.5m x 3.6m section is to be constructed sharing the same hipped roof as the side section.

8. The extensions facilitate the use of the property as a small scale six bedroom HMO. It should be noted that the application originally sought consent for the construction of a two-storey side extension to facilitate a change of use of the site to an 8 bedroom large scale HMO.

Representations

9. Adjacent and neighbouring properties have been notified in writing across two consultation periods covering the initial submission and the revised scheme. 2 letters of representation were received during the initial consultation and 1 additional letter of representation was received during the second consultation period, 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
Increase in number of HMOs / students within the area / rubbish / anti-social behaviour etc.	See main issue 2.
An 8 bedroom HMO will result in parking problems / proposed development will result in parking problems within the cul-de-sac.	See main issue 3 – the scheme has now been revised to a 6 bedroom HMO.

Consultation responses

10. 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.

Highways (local)

11. No objection on highway grounds. Please consider where bin and bike storage will be provided for.

Assessment of planning considerations

Relevant development plan policies

12. **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
13. **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

- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF7 Requiring good design

Case Assessment

15. 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

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF Section 12.
17. The originally submitted scheme, which included a two-storey side extension was deemed to be unacceptable as it would have appeared over-dominant within the street scene and resulted in the loss of symmetry of the pair of semi-detached properties. The proposed development was then further revised by reducing the rear extension to only a single storey in order to reduce the number of bedrooms to 6 and lessen the impacts on the residential amenity of neighbouring occupiers.
18. The revised scheme has reduced the side and rear extensions to only a single storey with a small porch extension at the front. The revised scale of this scheme reduces the impact of the proposed development within the cul-de-sac and ensures that the original design of the pair of properties remains clearly legible, with the aid of a small step within the front elevation. It is also noted that a number of neighbouring properties have already constructed side extensions of a similar design.
19. The extension at the rear will largely not be visible from the highway and as such will have a limited impact on the character of the wider area. The hipped roof design, continuous eaves and ridge heights and matching materials help to ensure that the extension is of an appearance which is consistent with the original design.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF Section 127.
21. The proposed single-storey extension is of a scale and design which ensures that there will be little change from the current situation in terms of impacts on the amenity of the residential occupiers of no. 5, as it replaces the existing single-storey outbuildings, which are of a broadly similar scale and position.

22. The revised design which is of only a single storey assists in ensuring that the residential amenities of the occupiers of the adjoining property, no.1 are not significantly impacted upon. The 2.2m gap between the boundary shared with the adjoining property, step in the building line and distance between the extension and no. 1 all contribute to ensuring that significant harm is not caused to neighbouring residential amenity by way of overshadowing or outlook.
23. The proposed development will result in an enlarged dwelling consisting of 6 en-suite bedrooms, sitting room and kitchen. The provision of internal amenity space for future occupiers is considered to be acceptable.
24. Particular concern has been raised that the proposed development will result in detrimental impacts on the residential amenity of neighbouring properties by virtue of the increase in the intensification of the use of the site, and the subsequent problems associated with communal living such as noise and odour. It is noted that two of the objections received were in relation the original 8 bedroom scheme which involved a material change in the use of the site, away from a residential use. As such, the creation of a 6 bedroom small scale HMO is considered to be acceptable within this location as the site remains within the residential use class, within which a family could also reside. Issues relating to anti-social behaviour or refuse storage which may occur in the future can be dealt with by the council's Environmental Protection team.
25. In order to protect the residential amenity of both future occupiers and residents, it is considered reasonable to add a condition restricting the use of the site to being only a C3 dwellinghouse or C4 small scale HMO. The condition will ensure that the layout as proposed is maintained, preventing the creation of any additional bedrooms.

Main issue 3: Transport

26. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF Sections 17 and 39.
27. Particular concern has been raised that the proposed development will result in an increase in car parking problems within the cul-de-sac. It is noted that two of the objections received were in relation the original 8 bedroom scheme which involved a material change in the use of the site, away from a residential use. The proposed development now is to remain within the residential use class and as such is considered to meet the required parking standard for a property of this type and location, by way of two car parking spaces to the front. It is also noted that the scheme includes a bin store area to the front and cycle store to the rear.

Equalities and diversity issues

28. There are no significant equality or diversity issues.

Local finance considerations

29. 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.

30. 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.
31. In this case local finance considerations are not considered to be material to the case.

Conclusion

32. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
33. 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 or loss of outlook.
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. 19/00262/U - 3 Brereton Close, Norwich, NR5 8LX and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Use as a C3 dwellinghouse or C4 small scale HMO only.