

**Report to** Planning applications committee

**Item**

12 May 2016

**Report of** Head of planning services

**Subject** Application no 16/00122/F - 5 Wordsworth Road,  
Norwich, NR5 8LN

**4(k)**

**Reason  
for referral** Objection

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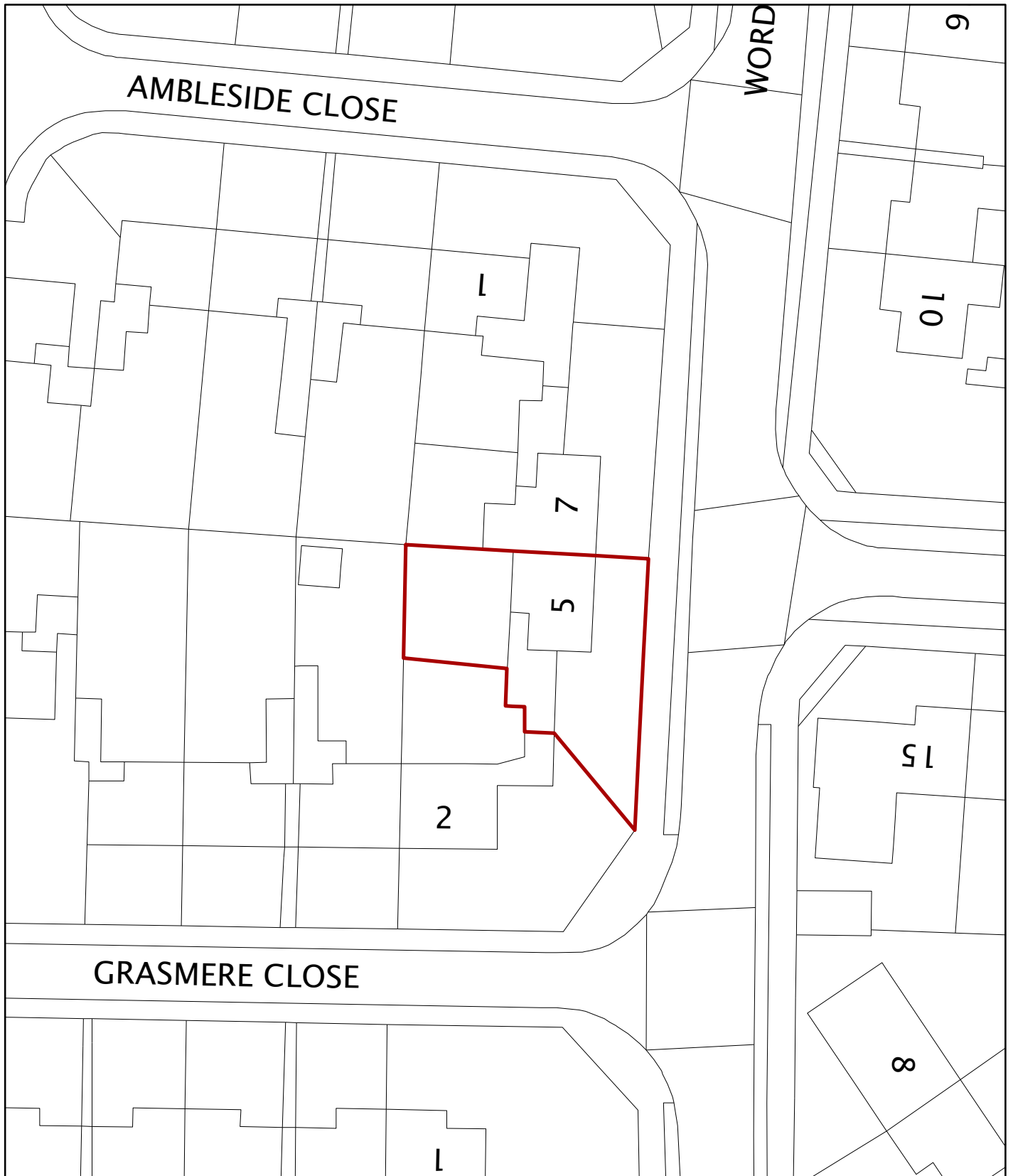
<b>Ward:</b>	Bowthorpe
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

Development proposal		
Change of use to House in Multiple Occupation (Sui Generis). Demolition of existing outbuilding and erection of side and rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1	Principle of proposed change of use
2	Parking
3	Amenity
4	Design
<b>Expiry date</b>	13 May 2016
<b>Recommendation</b>	Approve

## The site and surroundings

1. The site is a corner plot located close to the junction of Wordsworth Road and Grasmere Close, within West Earlham to the west of the city. The subject property is a 2 storey semi-detached dwelling constructed circa 1950 as part of a wider council house development. The property was constructed using red bricks, concrete roof tiles and now features white UPVC windows and doors. The property features a small front garden, a slightly larger side garden, and rear garden. As is typical for the area, the property features a single storey flat roof side projection which serves as a second entrance and shed space.
2. 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.
3. The site is bordered by the adjoining property no. 7 to the north and a similar property to the south no. 2 Grasmere Court.



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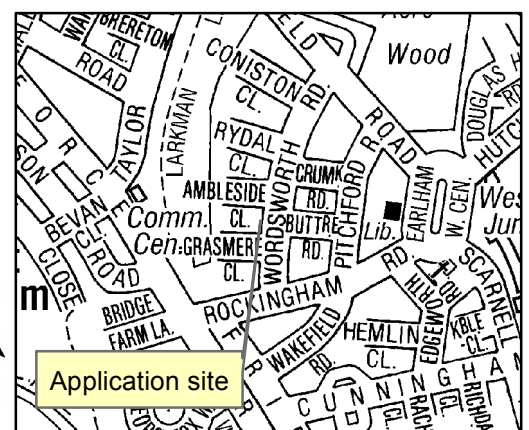
Planning Application No 16\_00122\_F  
Site Address 5 Wordsworth Road

Scale 1:432



**NORWICH**  
City Council

PLANNING SERVICES



## Constraints

4. There are no particular constraints.

## Relevant planning history

5. 7 Wordsworth Road: A planning application was submitted in February 2016 (ref: 16/00135/F) for change of use to a House in Multiple Occupation (HMO, Sui Generis), demolition of existing building and erection of a side and rear extension. This application is still under consideration.

## The proposal

6. The proposal is for the construction of a single storey flat roof side and rear extension. The proposal also involves a change of use from a small HMO (occupied by up to 6 persons, class C4) to a large HMO with 7 bedrooms.
7. The proposal also involves the creation of 2 no. car parking spaces and associated cycle and bin stores within the side garden area. To facilitate the creation of the car parking spaces a dropped kerb to the front is also proposed.

## Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	Single storey.
Max. dimensions	See attached composite plans
<b>Appearance</b>	
Materials	Red Brick; felt roof; UPVC windows and doors; 1.8m timber fence panels

## Representations

8. Adjacent and neighbouring properties have been notified in writing. 3 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
The proposals will exacerbate parking problems.	See main issue 2

Issues raised	Response
The proposals will result in a loss of privacy (4 Grasemere Close)	See main issue 3
Water supply / drainage pipes Access for emergency services	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.
10. Norwich City Council – Transportation  
No objection.
11. Norfolk Police  
No objection.
12. Norwich Society  
Unsuitable development

## Assessment of planning considerations

### Relevant development plan policies

13. **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
14. **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
  - DM32 Encouraging car free and low car housing

## Other material considerations

### 15. 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

16. 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

17. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
18. While 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. 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. Whilst the loss of the C4 dwelling is noted, the proposed large HMOs which would contribute towards providing a wider choice of accommodation in the area.
19. 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.

### Main issue 1: Transport

20. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
21. 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 4 bed HMO without any off-street parking.
22. 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 creation of 2 no. off street car parking spaces. A new dropped kerb is proposed to be installed to the front of the property which then provides access to a new car parking area directly in front of the property.

23. 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.

### **Main issue 5: Amenity**

24. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
25. Particular concern was raised that the proposal would result in a loss of privacy to no. 2 Grasmere Court which borders the site to the rear. The proposal will result in a new living space closer to the shared boundary of the 2 properties. A timber fence currently marks the boundary which allows for views across neighbouring gardens, a typical feature for a property of this type. The rear extension features only 1 new opening, a set of patio doors which face directly to the rear. As the proposal is single storey only, overlooking views will be restricted by existing boundary treatments.
26. The scale and location of the proposal will ensure that no other neighbouring residential amenities are harmed by way of overshadowing, loss of light or loss of privacy
27. The proposal includes the provision of a bin store and 2 no. rotary clothes dryers to ensure that the amenities of the occupiers of the subject property are sufficiently catered for.
28. The potential for increased noise and disturbance from a greater amount of visits to and from the site, as a result of the increased intensity of use has also been considered. This issue has also been considered in relation to cumulative impacts as a result of current proposals for changes of use to HMOs at the adjacent property, no.7 (see history section). It is not considered that the proposed change of use, either on its own or in conjunction with no.7 would result in such a change to the character of the area that it would harm residential amenity.

### **Main issue 6: Design**

29. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
30. The proposed single storey extension has been amended during the course of the application to reduce its scale so the original design of the dwelling is clearly legible. The side extension was stepped back from the front gable section so that it appears subservient, and not unduly prominent in the streetscene. As such, the design of the extension is considered to be acceptable and would not harm the appearance of the area.

### **Compliance with other relevant development plan policies**

31. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>Yes</b>
Car parking provision	DM31	<b>Yes</b>
Refuse Storage/servicing	DM31	<b>Yes</b>
Energy efficiency	JCS 1 & 3 DM3	<b>Not applicable</b>
Water efficiency	JCS 1 & 3	<b>Not applicable</b>

### **Other matters**

32. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
33. Particular concern was raised that the proposal is to be built in an area where water and drainage pipes are currently present. Such issues are not considered as part of the determination of this application and would be considered by a subsequent building regulations application.
34. Particular concern was raised that the proposal was that emergency services would find it difficult to reach the rear of the property. Whilst it is accepted that the proposal will alter the access arrangements currently in place, the proposal is typical for this type of dwelling and as such will not cause a significant obstacle to fire crews in the event of such an incident.

### **Equalities and diversity issues**

35. There are no significant equality or diversity issues.

### **Local finance considerations**

36. 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.
37. 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.
38. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

39. 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. 16/00122/F - 5 Wordsworth Road Norwich NR5 8LN and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of cycle / refuse storage to be submitted and agreed.
4. No occupation until car parking is provided.
5. Details of hard / soft landscaping.
6. No more than 7 occupants

## **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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

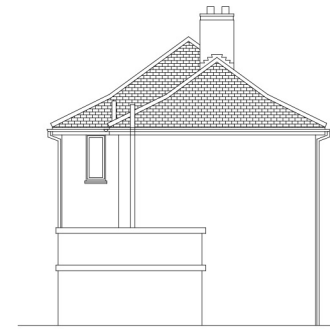




EXISTING FRONT ELEVATION. (1:50)



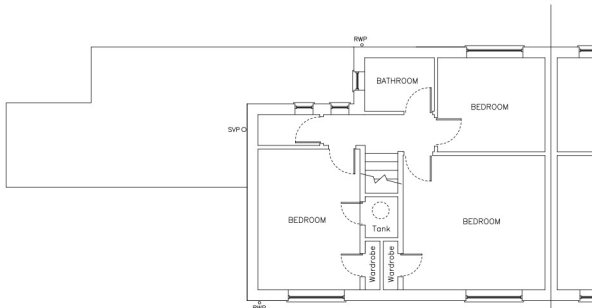
PROPOSED FRONT ELEVATION. (1:50)



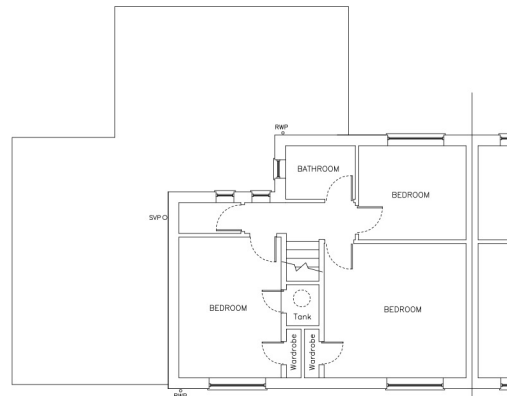
EXISTING END ELEVATION. (1:50)



PROPOSED END ELEVATION. (1:50)



EXISTING FIRST FLOOR PLAN. (1:50)



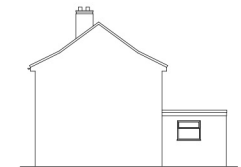
PROPOSED FIRST FLOOR PLAN. (1:50)



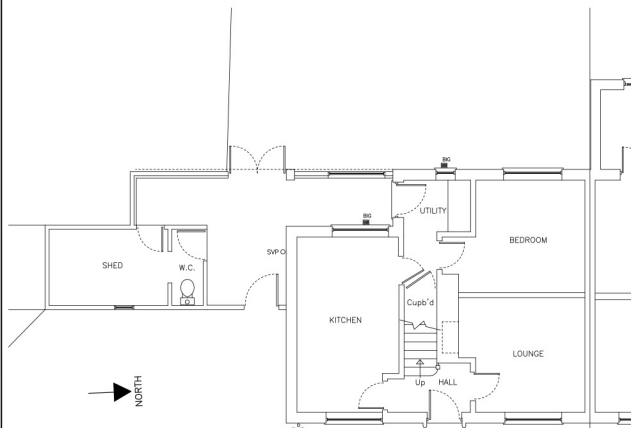
PROPOSED REAR ELEVATION. (1:50)



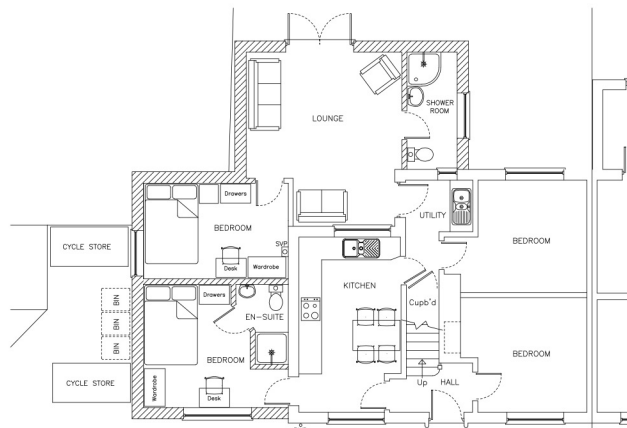
EXISTING REAR ELEVATION. (1:100)



PROPOSED NORTH ELEVATION. (1:100)



EXISTING GROUND FLOOR PLAN. (1:50)



PROPOSED GROUND FLOOR PLAN. (1:50)



SCALE BAR (metres) @ 1:50 scale

Rev	Description	By	Chk	App	Date
A	FRONT EXTENSION STEPPED BACK. CYCLE STORAGE ADDED.	GR	GR	GR	30.03.16

**gs designs**  
ARCHITECTURAL AND STRUCTURAL DESIGN

Project:  
5 WORDSWORTH ROAD,  
WEST EARLHAM,  
NORWICH, NR5 8LN.

Drawing Title:  
SINGLE STOREY SIDE AND REAR EXTENSION.  
PLANS AND ELEVATIONS

Scale of A0	Drawn By	Date	Checked By	Date	Approved By	Date
1:50	SWR	2015/03/16	N S	2015/03/16	GR	2015/03/16
Project No.	SWR	N S	Drawing No.	01	Revision	A

APPROVAL ☐ INFORMATION ☐ TENDER ☐ CONTRACT ☐ PLANNING ☐