

Report to Planning applications committee

Item

Report of 15 June 2017
Head of planning services

Subject Application no 17/00570/F - 1 Grasmere Close, Norwich,
NR5 8LR

**Reason
for referral** Objections

5(a)

Ward:	Bowthorpe
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Subdivision of plot to create one new dwelling.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1. Principle of development	Appropriateness of site for residential development.
2. Design	Character of the area.
3. Transport	Parking; access; bike storage; bin storage.
4. Amenity	Privacy; light; outlook; internal floor space; external amenity space.
Expiry date	14 June 2017
Recommendation	Approve

The site, surroundings & constraints

1. The site is a garden plot to the side of 1 Grasmere Close which is an end terrace property within a residential estate built by the city council in around 1950. The proposed development would sit on a plot on the corner of Wordsworth Road & Grasmere Close.
2. This residential area has a strong and distinctive local character being predominantly populated by red brick two storey terraced and semi-detached residential dwellings all of similar age, design & construction.
3. The topography of the area is such that the land to the north of the site is higher than the land to the south of the site.

Relevant planning history

4. None.

The proposal

5. Subdivision of plot and erection of an attached two storey residential dwelling providing three bedrooms, two parking spaces and front and rear gardens.
6. The design essentially imitates the rest of the adjoining terrace in form and scale and through the use of matching materials.
7. The proposals have been amended a number of times during the course of the application to take account of officer comments relating to design, access, internal floor space and provision of parking spaces.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of affordable dwellings	0
Total floorspace	87m ²
No. of storeys	2
Max. dimensions	8.2m wide x 6.6m deep x 7.5m high
Density	50 dwellings per hectare
Appearance	
Materials	Red brick to match existing Tiles to match existing UPVC windows to match existing
Energy and resource efficiency measures	None specified
Transport matters	
Vehicular access	From Wordsworth Road
No of car parking spaces	2
No of cycle parking spaces	4
Servicing arrangements	Space for refuse bins against rear elevation

Representations

8. Advertised on site and in the press. 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
Property is already under construction	The neighbour mistook this site for another. No development has started on this site. This has been clarified with the neighbour.
Parking issues	See main issue 3 relating to transport.
Effect on views from private homes	This is not a material planning consideration. See main issue 4 for an assessment of the impact on residential amenity.
Gentrification of the area	The proposed dwelling is considered to be in keeping with its surroundings and will not alter the character of the area.
Safety of pedestrians	See main issue 3 relating to transport.
Anti-social behaviour, littering and noise from students	The proposal is for a 3 bedroom house (use class C3) which could, in the future, be occupied as a small HMO (use class C4) without the need for planning permission. The predicted behaviour of future occupants is not a material planning consideration.
Impact on privacy at 20 Rockingham Road	See main issue 4 relating to amenity.
Proposed building will be an eyesore	See main issue 2 relating to design.
Negative impact on the value of surrounding properties	This is not a material planning consideration.

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.

Highways (local)

10. No objection.
This area may become part of a Controlled Parking Zones. The street tree would need to be protected as part of the widening of the vehicle crossover. A property of this size, in an area that may become a CPZ, should be provided with 2-3 parking spaces. Cycle storage and bin storage should be secured by condition.
11. *Further verbal comments:* vehicular access should be moved away from the street tree.

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
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS9 Strategy for growth in the Norwich policy area
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
 - DM6 Protecting and enhancing the natural environment
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - 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)
 - NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - 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: Principle of development

16. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
17. The principle of residential development is acceptable on this site under policy DM12 given that:
 - The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and

- It is not in the primary or secondary retail area or in a district or local centre.

18. The proposals also accord with criteria (a) to (f) of policy DM12.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. 1 Grasmere Close sits in a generous corner plot with a wide area of garden to its east. This is a relatively uniform housing estate with a distinctive character but this house sits on an unusual plot within the estate because on the end of all of the other closes there is a pair of semi-detached dwellings fronting Wordsworth Road. An open view across these corner plots is therefore not a feature of the estate and it is therefore accepted that the development of this site could be acceptable, dependant on an appropriate design approach.
21. The dwellings within the estate are all terraced or semi-detached and have a distinctive appearance. The proposed dwelling has been designed to extend from the existing terrace and to replicate the appearance of the other properties by having a matching plan form, roof pitch, fenestration and materials. This design approach is considered appropriate in the context.
22. The design has been revised during the course of the application following officer advice.

Main issue 3: Transport

23. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
24. The proposed property is to be served by 2 parking spaces with vehicular access being gained from Wordsworth Road. This number of parking spaces is considered to be appropriate in this case considering the size of the dwelling, the out of centre location and the on-street parking issues experienced in this area. A number of neighbours have raised concerns relating to the proposed dwelling exacerbating the on-street parking problems in the area. The provision of 2 parking spaces accords with policy DM31 and is considered adequate for a 3 bedroom dwelling in this location.
25. The proposed new vehicular access from Wordsworth Road is not likely to lead to any pedestrian safety concerns.
26. The proposed plans show space for refuse bins and two cycle stands. There are also front and rear gardens should the occupants wish to erect a shed for secure cycle storage.
27. The existing vehicular access and parking spaces are proposed to be retained for 1 Grasmere Close along with sufficient external space for the storage of refuse bins and cycles.

Main issue 4: Amenity

28. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
29. The proposals adequately protect the amenity of surrounding properties in terms of light, outlook and privacy. There will be no significant loss of outlook or increase in overshadowing or overlooking due to the positioning of the dwelling and its windows. Due to the topography of the area, the rear windows of the proposed property may overlook the gardens and rear windows of the properties on Rockingham Road to the south but no more than the existing properties on Grasmere Close do. These properties are also situated a considerable distance of 35m from the proposed dwelling.
30. The size of the dwelling has been revised during the course of the application following officer advice, so that the dwelling now accords with space standards, providing 87m² of internal floor space.
31. The subdivision of the plot is arranged such that the existing property and the proposed property both have sufficient external amenity space.

Other issues to consider

Biodiversity

32. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
33. The site sits close to Twenty Acre Wood which is a County Wildlife Site in which there have been sightings of various species of bats. As such, there is an opportunity for biodiversity enhancement through the use of bat boxes. A condition is recommended which requires the erection of 2 bat boxes under the eaves on different elevations of the building.

Energy and water

34. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
35. A condition will be attached to any permission requiring the dwelling to be built in accordance with JCS Policy 2 (110 litres/person/day).

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

Conclusion

38. Following amendments, the proposed development is considered to provide a high quality home in a sustainable location and to be in accordance with the requirements of the National Planning Policy Framework and the Development Plan. It has been concluded that there are no material considerations that indicate it should be determined otherwise.

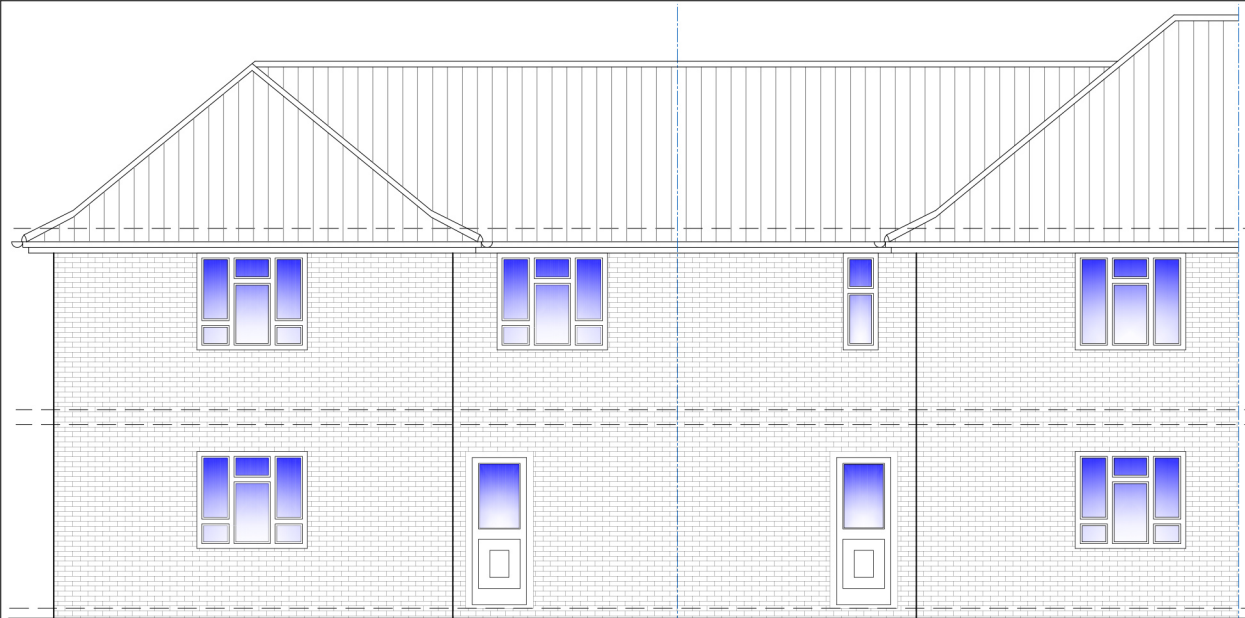
Recommendation

To approve application no. 17/00570/F - 1 Grasmere Close Norwich NR5 8LR and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Water - 110 litres/person/day;
4. Bat boxes required.

Informatives:

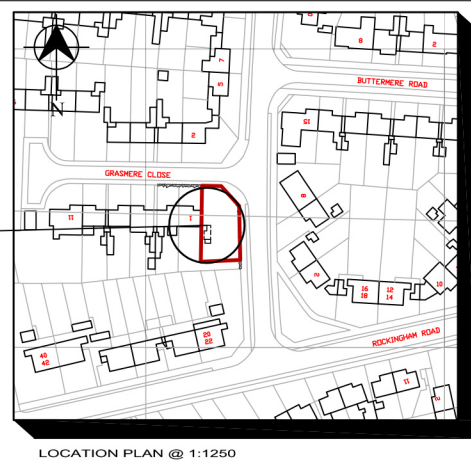
1. Property will not be entitled to on-street parking permits if it is registered for council tax after a Controlled parking zone is introduced.
2. Considerate construction
3. Street naming and numbering



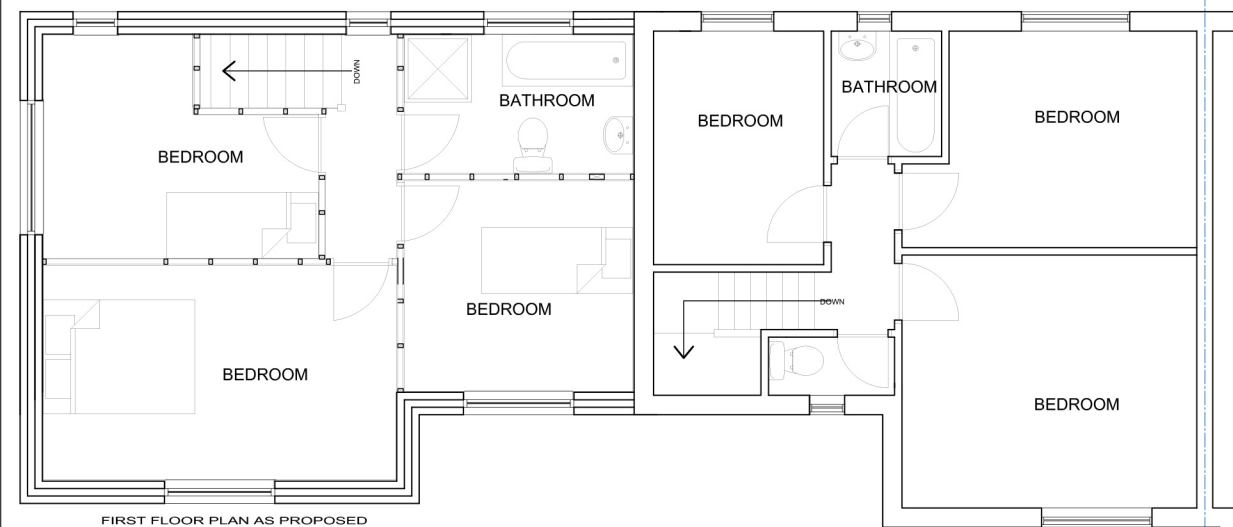
FRONT ELEVATION AS PROPOSED
@ 1:50



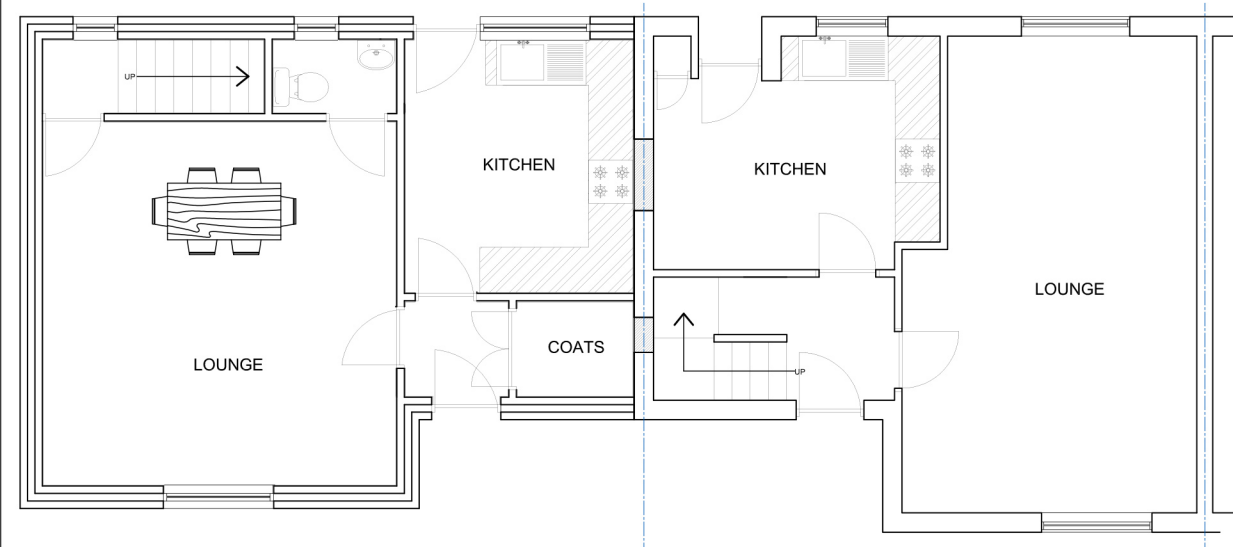
REAR ELEVATION AS PROPOSED
@ 1:50



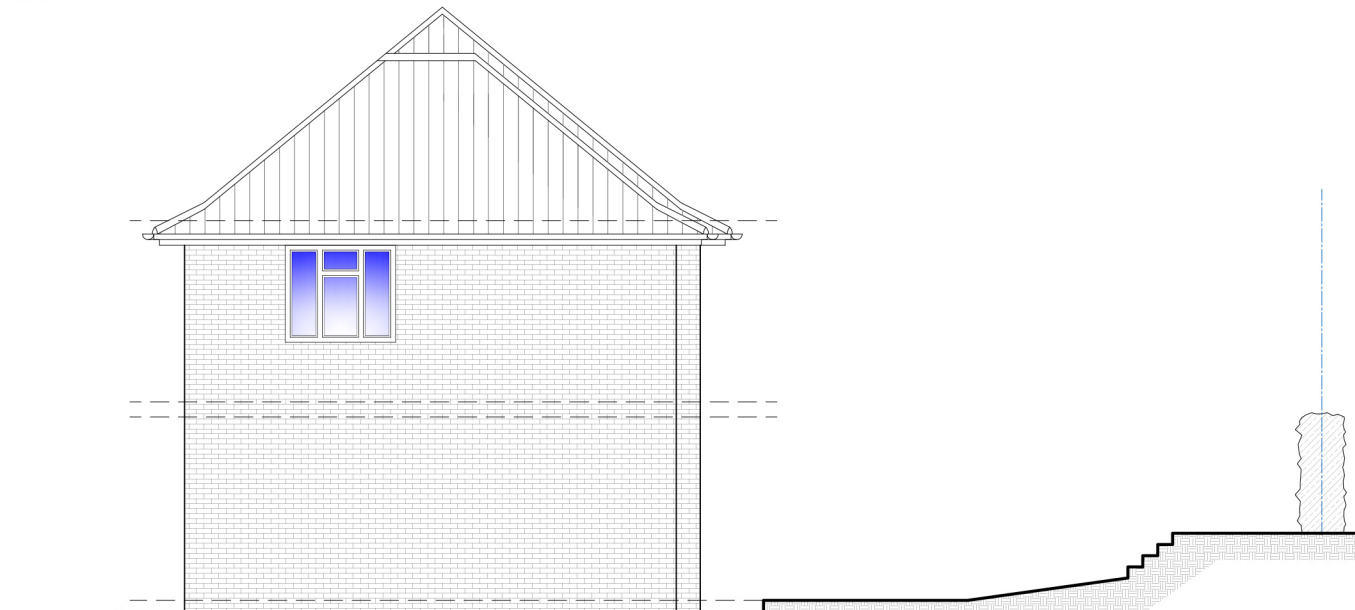
LOCATION PLAN @ 1:1250



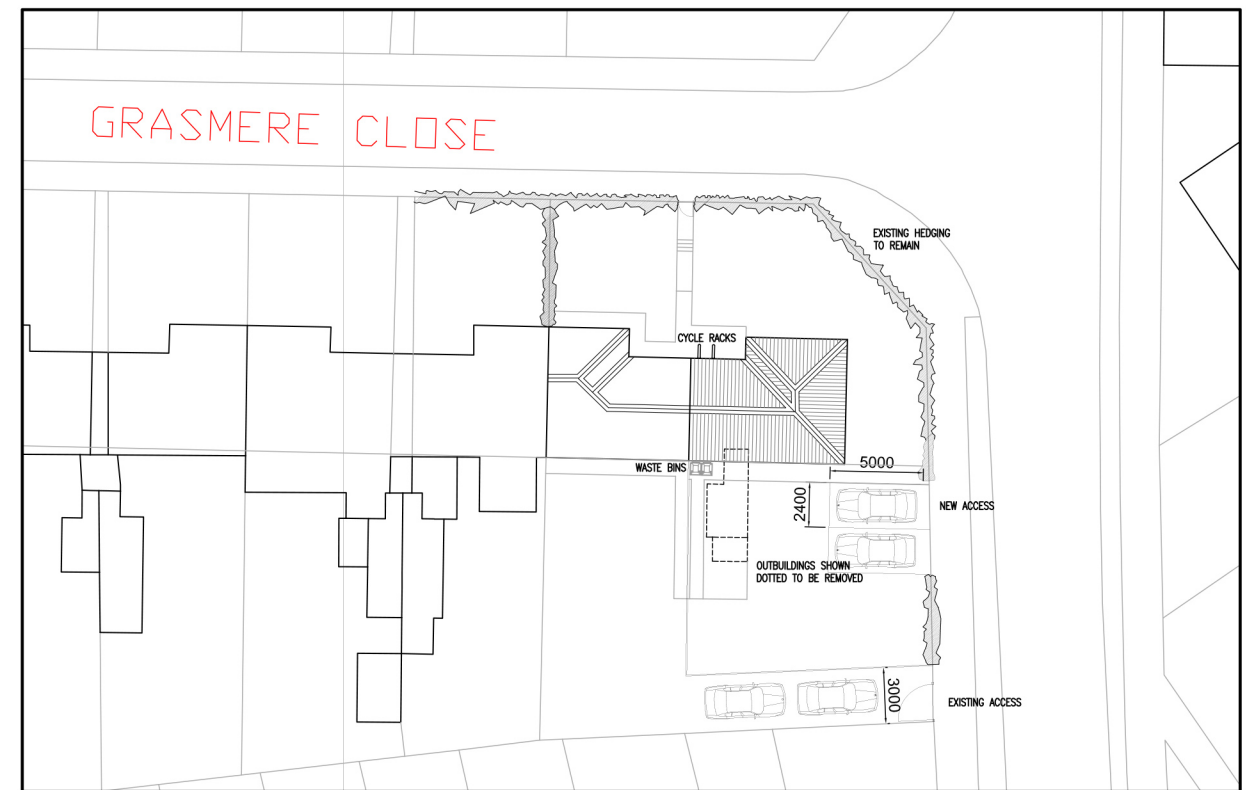
FIRST FLOOR PLAN AS PROPOSED
@ 1:50



GROUND FLOOR PLAN AS PROPOSED
@ 1:50



SIDE ELEVATION AS PROPOSED
@ 1:50



BLOCK PLAN AS PROPOSED
1:50

Rev. C. General amendments at N.C.C. request. Date revised 23.5.17
Rev. B. Cycle storage added. Date revised 11.5.17
Rev. A. Proposed car parking arrangements amended. Date revised 2.5.17

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CLIENT :
Mr. D. SUGRUE

JOB TITLE :
PROPOSED 2 STOREY SIDE/REAR
EXTENSION AT
144 NORTH WALSHAM ROAD
SPROWSTON
NORWICH

DRAWING TITLE :
PLANS AS EXISTING & PROPOSED

SCALE :
AS SHOWN
JOB NO :
NOR 363

DRAWN BY :
BH
DRO NO :
01

DATE :
NOV 16
REVISION :
C

THE CONTRACTOR SHOULD ENSURE HE IS WORKING TO PLANS MARKED 'APPROVED'