

Report to Planning applications committee

Item

9 August 2018

Report of Head of planning services

Subject Application no 18/00835/F - 4 Nasmith Road, Norwich,
NR4 7BJ

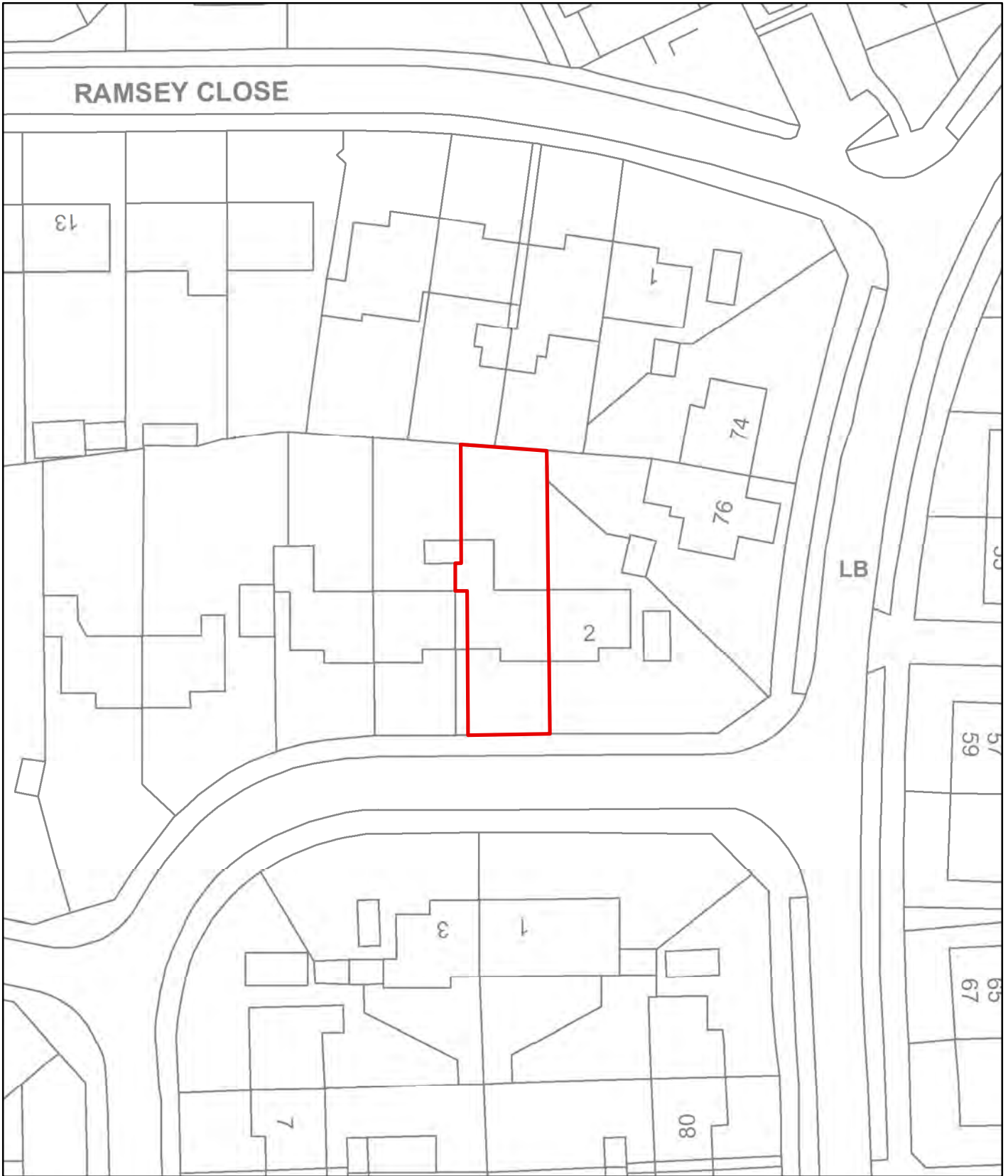
4(e)

**Reason
for referral** Objections

Ward:	Eaton
Case officer	Stephen Little - stephenlittle@norwich.gov.uk

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale, form and design	The visual impact on the character of the area
2 Residential amenity	Impact on amenity of neighbouring properties
Expiry date	13 August 2018
Recommendation	APPROVE



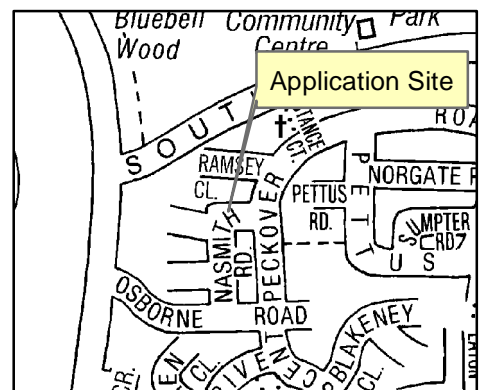
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Planning Application No 18/00835/F
 Site Address 4 Nasmith Road
 Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is situated on the north side of Nasmith Road, a suburban street 3km west of the city centre. The street is characterised by semi-detached and terraced local authority/ex-local authority two-storey dwellings of mid-20th century construction.
2. The subject property is a red brick, grey-tiled dwelling, second in a terrace of four and typical of the area, with a garden 12m long at the rear and 6m at the front.
3. There is a 3.5x1.9m outbuilding 2m from the north-west corner of the dwelling which appears to have been constructed at the same time as the house and adjoins a similar outbuilding next door at no.6. It is currently joined to the main dwelling by a temporary corrugated structure with two doors, one facing into the garden and one into a 0.9m wide covered alleyway between the respective ground floors of nos. 4 & 6.

Constraints

4. None notable.

Relevant planning history

5. None recent.

The proposal

6. The proposal is to create a new extension by demolishing the temporary structure linking the outbuilding with the dwelling, and replacing it with a permanent flat-roofed structure, the design and materials of which will match the existing dwelling. A section of the outbuilding wall, which currently forms an internal wall facing into the temporary structure, will be demolished to create a single dining area.
7. The outbuilding currently has a small window facing north into the garden which will be replaced by a larger standard sized window. As at present, doors will open into the garden and side alley.

Summary information

Proposal	Key facts
Scale	
Total floorspace	The rebuilt section covers 4m². The total area of the new extension (which includes the current outbuilding) will be 8.1m²
No. of storeys	1 (to the extension)
Max. dimensions	The total length of the outbuilding and rebuilt section, which will form the new extension, is 4m. It is 3.5m wide at its widest, with the rebuilt section 2m wide and a flat roof 2.65m in height.
Appearance	
Materials	White uPVC doors and windows; red brick walls and flat roof to match existing.

Representations

8. 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
The “proposed extension will be an eyesore and further exacerbate the already declining character and quality of the area.”	See issue 1
Increasing number of Houses of Multiple Occupation (HMOs) in the area causing noise, access and road safety concerns including increased pressure on parking and anti-social behaviour	See other issues

Consultation responses

9. None requested.

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
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

Other material considerations

12. **Relevant sections of the National Planning Policy Framework July 2018 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF12 Achieving well-designed places

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: Scale, Form and Design

14. Key policies – JCS2, DM3, NPPF2 and 12.
15. This is a very modest proposal which substantially improves on the current temporary structure and matches the design of the main dwelling. Its scale, form and design are acceptable.

Main issue 2: Amenity

16. Key policies – DM2, NPPF12.
17. The proposals keep to the existing footprint of the building. The eaves height is relatively low at 2.65m. There are no overshadowing implications and no overlooking issues from the small increase in glazing.
18. Although the reconstructed section will almost certainly be used more, there are unlikely to be significant noise implications for the rear of the neighbouring property as the alley provides separation and the improved structure is likely to compensate for any extra noise relating to increased activity.

Other matters

19. The two objections largely relate to implications resulting from the use of the house as an HMO. Change of use from C3 dwelling house to a C4 HMO, which covers up to a maximum of six unrelated individuals, is permitted development and is not the subject of this application. The implications of the use of the house as an HMO are therefore not material to this application's determination.

Equalities and diversity issues

20. There are no significant equality or diversity issues.

Local finance considerations

21. 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.
22. 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.
23. In this case local finance considerations are not considered to be material to the case.

Conclusion

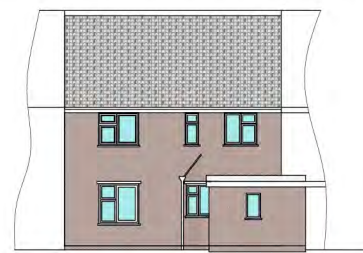
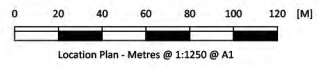
24. The proposals represent a clear improvement on the existing structure, are in keeping with the existing dwelling and will help to create a more usable living space. With no notable material implications for neighbouring amenity, the proposals are acceptable.
25. The development is in accordance with 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

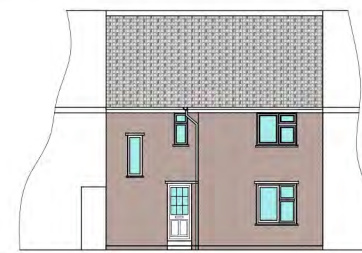
To approve application no. 18/00835/F - 4 Nasmith Road Norwich NR4 7BJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

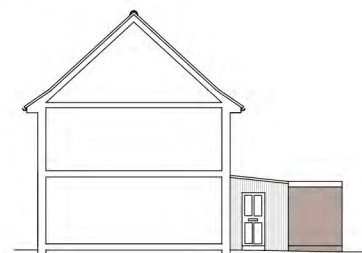
EXISTING 4 NASMITH ROAD, NORWICH, NORFOLK, NR4 7BJ



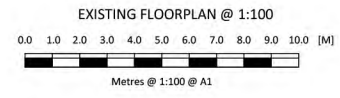
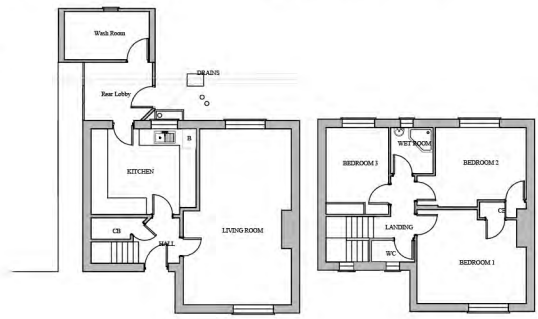
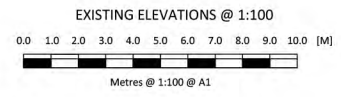
EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



INDICATIVE SECTION



Material Schedule - Extension

Walls - Brickwork to be of a colour and texture to match that of the existing dwelling as closely as possible in size, colour, style and texture
 Flat roof - Roofing to be to match the existing as closely as possible in size, colour, style and texture, with 120mm PIR insulation bonded over in-fill and existing.
 Windows - Windows to be White UPVC in a style as indicated.
 Doors - Doors to be White UPVC in a style as indicated.
 Fascias, Soffits and Bargeboards - Fascias, Soffits and Bargeboards to be white UPVC in a style as indicated.
 Rainwater Goods - Guttering and Downpipes to be black UPVC, guttering to be 115mm deep flow with U section with 68mm down pipe.

SEWER NOTES:-

Since 1st October 2011 any drain serving two or more properties has become the responsibility of Anglian Water and therefore certain standards have been introduced to make sure the sewers operate in a safe and efficient manner.

Should contractors discover any drains which may be effected by the proposed development they should seek advice from the Local Authority Building Control Officer as how to comply with current standards as set out by Anglian Water and The Building Regulations.

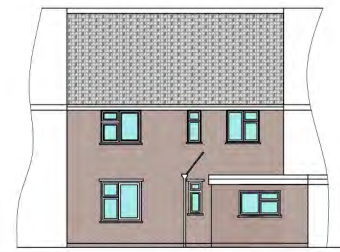
Anglian Water follow a standard criteria to assess all build over/near proposals within 3 metres of a public sewer. The criteria has been made available and is as follows.

- 1 Sewer less than 3 metres deep
- 2 Sewer 150mm diameter or less
- 3 Length of sewer under a building must not exceed 6 meters
- 4 No manholes or access point permitted under/in a building
- 5 Gravity sewer and not pumped
- 6 Suitable foundation design to ensure that no loads are imposed on the public sewer.

To comply with all of the above criteria there is a requirement to make an application to build over or near to the public sewer, to Anglian Water.

Should any drains be discovered which fall within Anglian Waters responsibility, work should be stopped until clarification has been obtained from all relevant parties (ie Local Authority Building Control, Anglian Water and the Designer).

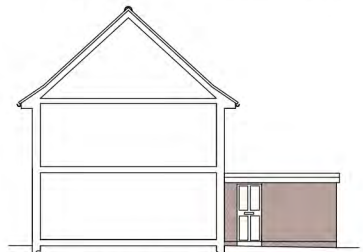
PROPOSED ALTERATIONS TO 4 NASMITH ROAD, NORWICH, NORFOLK, NR4 7BJ



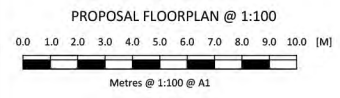
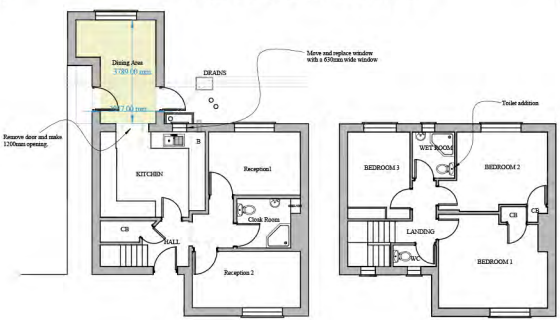
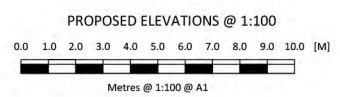
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



INDICATIVE SECTION



EXISTING AND PROPOSED

K GARNHAM DESIGN

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Project - 4 NASMITH RD, NORWICH, NORFOLK, NR4 7BJ	Client - Mr Liam Betts	Scale - as dwg	Drawing Number - 1486
		Drawn By - ALBERT	Sheet Number - 1
		Date - 22.05.2018	Revision Number - A

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