

**Report to** Planning applications committee

**Item**

13 February 2020

**Report of** Area development manager

**Subject** Application no 19/01597/F - 73 College Road, Norwich,  
NR2 3JP

**4(d)**

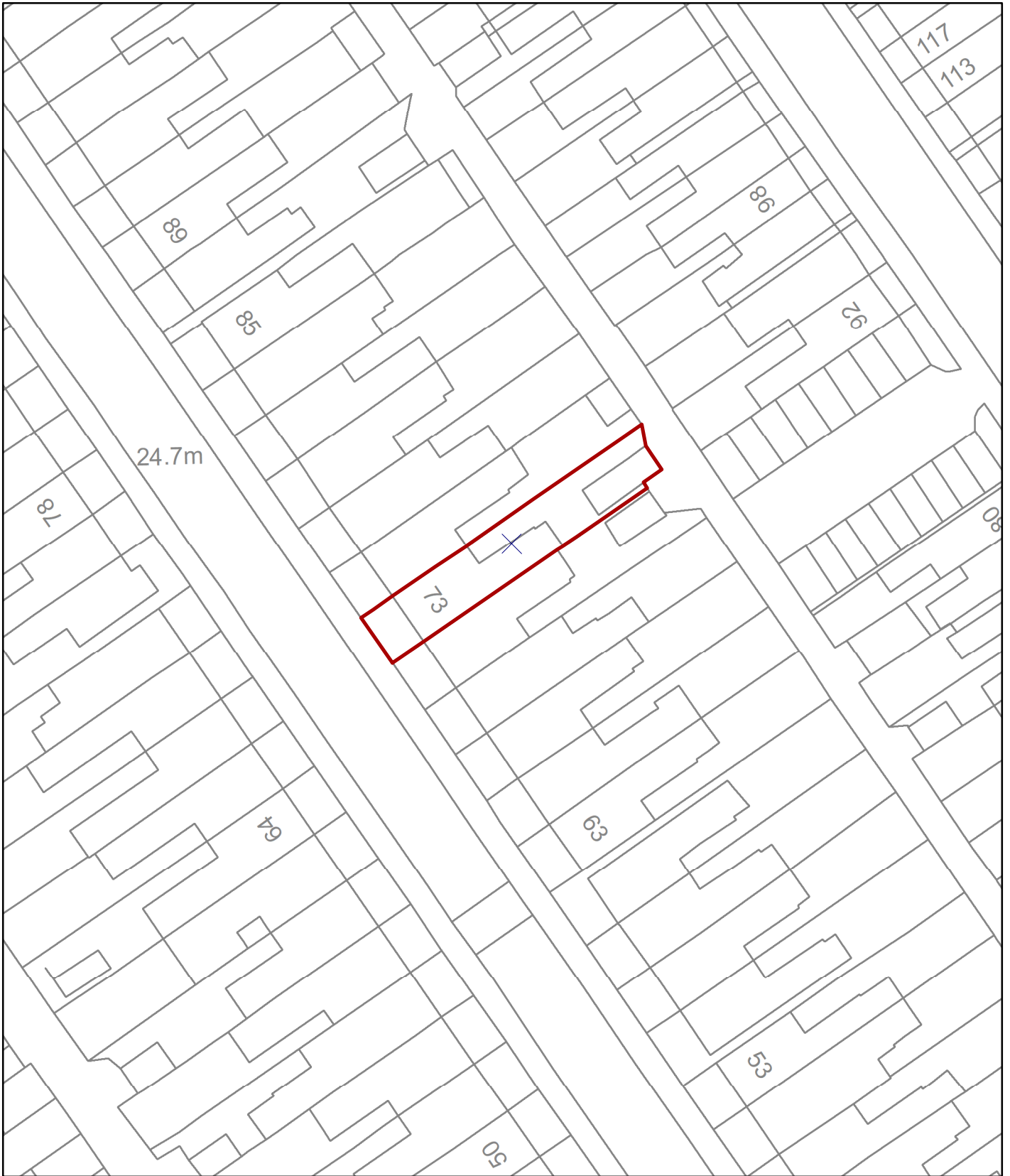
**Reason  
for referral** Objection

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<b>Ward:</b>	Nelson
<b>Case officer</b>	Stephen Polley - stephenpolley@norwich.gov.uk

<b>Development proposal</b>		
First floor rear extension.		
<b>Representations</b>		
Object	Comment	Support
7	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Scale and Design	The impact of the development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the development on the neighbouring properties nos. 71 and 75 College Road; outlook, loss of light
<b>Expiry date</b>	7 January 2020
<b>Recommendation</b>	Approve



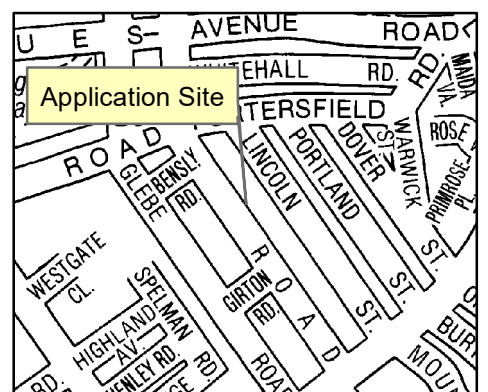
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Planning Application No 19/01597/F  
 Site Address 73 College Road

Scale 1:500



**NORWICH**  
 City Council  
 PLANNING SERVICES



## The site and surroundings

1. The site is located to the east side of College Road to the southwest of the city. The predominant character of the area is residential, primarily consisting of two-storey terrace dwellings constructed circa 1900. Properties have typically been constructed on rectangular plots with small front and larger rear gardens.
2. The subject property is two-storey mid-terrace dwelling constructed circa 1900 using red coloured bricks, clay coloured pantiles and white coloured windows. The property is arranged over an 'L' shaped footprint with a two-storey projecting gable to the rear, shared with the adjoining property to the north. The footprints of the terrace properties results in the creation of a series of shared side returns to the rear. The site features a small front garden area and a larger rear garden, within which a shed and garage have been added, facing directly onto an alleyway to the rear.
3. The site is bordered by the adjoining terrace dwellings to the north and south, nos. 75 and 71 respectively. The rear projecting gable is shared with no. 75, and the side return with no. 71. The site boundaries are marked by a brick wall and timber panelling.

## Constraints

4. There are no particular constraints.

## Relevant planning history

5. There is no relevant planning history.

## The proposal

6. The proposal is for the construction of a first floor extension to the rear of 75 College Road. The 3.1m x 1.5m extension is to be constructed above an existing single-storey flat roof extension and has been designed with a mono-pitched roof 4.95m at the eaves and 5.5m at the highest part. The proposed extension provides an enlarged bedroom and a new en-suite WC.

## Representations

7. Adjacent and neighbouring properties have been notified in writing. Seven 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 is out of character with the area.	See main issue 1

<b>Issues raised</b>	<b>Response</b>
The proposed extension will result in a loss of outlook from the rear of no. 71	See main issue 2
The proposal will result in a overshadowing of the rear rooms of no. 75	See main issue 2
The use of the property as an House of Multiple Occupancy (HMO)	See other matters
The proposal will result in an increase in parking problems within the area	See other matters

## **Consultation responses**

8. No consultations have been undertaken.

## **Assessment of planning considerations**

### **Relevant development plan policies**

9. **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
10. **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**

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF7 Requiring good design

### **Case Assessment**

12. 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 polices 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**

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The proposed extension is to be constructed over the same footprint as the existing single-storey flat roof extension. The mono-pitched roof features a shallow pitch from the top of the proposed window to the level of the eaves behind. The size and style of the proposed window is close to the size and style of the existing and neighbouring window.
15. The siting of the extension to the rear ensures that it has a limited impact on the character and appearance of the subject property. It is however noted that it will be visible from the alleyway to the rear. The character and appearance of the rear of the terrace properties is more varied when viewed from the alleyway, with there having numerous extension and modifications carried out over the years, including a number of first floor extensions. The extension is to be constructed using matching materials including red bricks, clay coloured pantiles and a white window, helping the extension to blend with the existing. The overall impact of the proposed extension on the appearance of the subject property and character of the wider area is therefore considered to be limited. The proposed extension is therefore considered to be of an acceptable scale, form and design.

## **Main issue 2: Amenity**

16. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
17. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case the proposed extension will have only a limited impact on the amenity of neighboring residential occupiers. The orientation of the site and the scale of the proposed extension will ensure that significant harm is not caused to the residential amenity of no. 71. It is however acknowledged that the flank wall of the extension will be visible from the adjacent rear facing window belonging to no. 71. The impact on the outlook from this room will however be very limited with the majority of the current view remaining.
18. The proposed extension will have only a limited impact on the residential amenity of no. 75. The extension will be visible from the neighbouring side and rear facing windows of no. 75, however there will only be a slight amount of overshadowing occurring during a limited part of the day caused by the extension. A daylight / shadow assessment of the proposed extension has been submitted which indicates that a small amount of overshadowing of the neighbouring property will occur for a brief period during the middle part of the day. It is therefore considered that the proposed extension will not result in a significant change to the current situation in terms of overshadowing.

## **Other matters**

19. Use of the property: It is understood that the property is currently in use as a small scale HMO, operating within the student housing market. The proposed development creates an enlarged bedroom and an en-suite WC only. The proposal does not involve any change of use of the property, neither does it intensify the use of the property.
20. The use of the property is to remain the same, as the level of use. It is therefore unlikely that the proposal will have any impact on the provision of car parking spaces within the area.

## **Equalities and diversity issues**

21. There are no significant equality or diversity issues.

## **Local finance considerations**

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

## **Conclusion**

25. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design, which does not cause significant harm to the character and appearance of the subject property, or surrounding area.
26. The proposed development will have a limited impact upon the amenity of neighbouring residential occupiers, with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
27. 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.

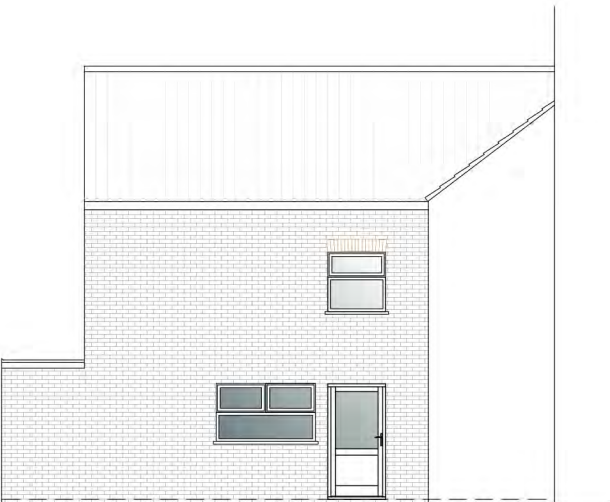
## **Recommendation**

To approve application no. 19/01597/F - 73 College Road Norwich NR2 3JP and grant planning permission subject to the following conditions:

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



FIRST FLOOR PLAN  
SCALE 1:50

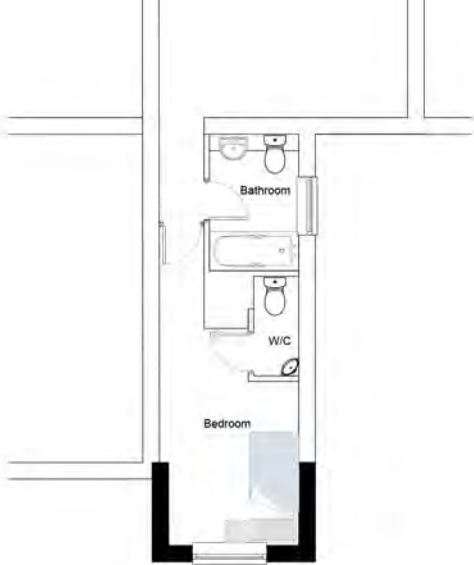


SIDE ELEVATION  
SCALE 1:50



REAR ELEVATION  
SCALE 1:50

LISA ALLARD MCIAAT CHARTERED ARCHITECTURAL TECHNOLOGIST 27 Dereham Road, Easton, Norwich, NR9 5EH t: 07504678013 e: lisaallard838@gmail.com	
<b>Project Details</b> 73 College Road, Norwich First Floor Rear Extension	
<b>Client</b> Mrs A Richardson	
<b>Drawing</b> Existing Plans & Elevations	
<b>Date</b> Oct 2019	
<b>Scales</b> 1/50@ A1	<b>Drawn LA</b> Checked
<b>Drawing No.</b> 064-19-01	<b>Issue</b> PLANNING
All dimensions must be site checked and not scaled from this drawing	



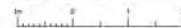
FIRST FLOOR PLAN  
SCALE 1:50



SIDE ELEVATION  
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REAR ELEVATION  
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LISA ALLARD MCTAT  
CHARTERED ARCHITECTURAL TECHNOLOGIST  
27 Dereham Road, Easton, Norwich, NR9 5EH  
t: 07504678013  
e: lisaallard83@gmail.com

Project Details  
73 College Road, Norwich  
First Floor Rear Extension

Client  
Mrs A Richardson

Drawing  
Proposed Plans & Elevations

Date  
Oct 2019

Scales  
1/50@ A1

Drawn LA  
Checked

Drawing No.  
064-19-02

Issue  
PLANNING

All dimensions must be site checked  
and not scaled from this drawing