

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00865/F - 8 Aldryche Road, Norwich,
NR1 4LE

4(c)

**Reason
for referral** Objections

Ward:	Crome
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Construction of single storey annexe.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1	Principle of use
2	Design
3	Amenity
Expiry date	4 August 2017
Recommendation	Approve



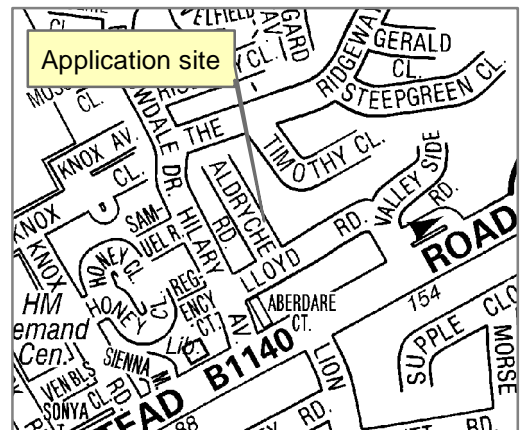
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Planning Application No 17/00865/F
 Site Address 8 Aldryche Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The subject property is located on the East side of Aldryche Road, East of the City Centre. The semi-detached dwelling, built circa 1930, is constructed of red brick and render. At the rear of the property is an existing single storey rear extension. The property has a large garden with an approximately 1.50-1.80m fence and boundary wall to the North and a 1.00m fence to the South. At the front of the property is a small driveway area with access from Aldryche Road and an existing front porch extension. To the North side elevation of the property is an existing lean to garage which provides access through to the garden. The properties in the surrounding area are of the same age and design.

Constraints

2. The property is located within a critical drainage area

Relevant planning history

3. There is no relevant planning history.

The proposal

4. The proposal is for the construction of a single storey building at the bottom of the rear garden to be used as an annex for family members.

Summary information

Proposal	Key facts
Scale	
Total floorspace	31.50m ²
No. of storeys	Single storey
Max. dimensions	4.50m x 7.00m 2.40m at eaves and 3.20m maximum height
Appearance	
Materials	Render, concrete roof tiles, PVC windows and doors
Transport matters	
Vehicular access	Driveway at front of main dwelling to remain as existing.
No of car parking spaces	Parking provision on driveway and on-street parking (non-permit zone) to remain as existing
No of cycle parking spaces	Storage of bicycles within garage to remain as existing

Proposal	Key facts
Servicing arrangements	To remain as existing

Representations

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four 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
New self-contained unit of accommodation with possibility of a separate access	See Main Issue 1
Property is already an HMO and rented	See Main Issue 1
Large building, out of character with the surrounding development	See Main Issue 2
Overlooking of neighbouring gardens and dwellings and loss of light	See Main Issue 3
Additional noise nuisance	See Main Issue 3
Impacts upon trees	See Other Matters
Lack of parking provision	See Other Matters
Emergency services concerns	See Other Matters

Assessment of planning considerations

Relevant development plan policies

6. **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
7. **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
 - DM5 Planning effectively for flood resilience
 - DM7 Trees and development

- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities

Case Assessment

9. 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

10. Key policies and NPPF paragraphs – DM1, DM2, DM3
11. The proposal is for the construction of an annex within the rear garden of the subject property. It is noted from the plans that the annex provides the facilities for a self-contained unit.
12. Concerns were raised that the proposal would result in a rented house of multiple occupation (HMO). Officers understand from the applicant that the existing 3 bedroom property has been rented until recently, however the applicant is planning to move back into the dwelling. Officers also understand that the annex is to be used by members of the applicant's family whilst providing child care for the applicant during the week and that this would not be the primary residence of those family members. The use of the annex in this way is considered ancillary to the main residential use of the dwelling and there is no indication within the application that the annex is to be rented as a separate unit of accommodation. However, a condition should be included on an approval to ensure that the annex remains ancillary to the main dwelling.
13. Concerns were also raised that there is the possibility for creating a separate access to the main dwelling. At present, this is not included within the proposal and therefore is not a matter to consider as part of this application. However, it should be noted that any future erection of boundary treatments associated with the creation of an access would be subject to the restrictions in the General Permitted Development Order 2015 (GPDO) and the annex would be required by condition to remain ancillary to the main house.

Main issue 2: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

15. Concerns were raised that the proposal would result in a large building within the rear garden space that would be out of character with the surrounding development. The building is considered to be of relatively modest dimensions and it should be noted that a very similar size outbuilding structure could be constructed without planning permission. In addition, it appears that many properties in the surrounding area have outbuildings and garages located to the rear of the dwellings.
16. Therefore the proposal is not considered to be of a disproportionate scale, nor is it considered to use inappropriate materials or be out of character with the pattern of surrounding development.

Main issue 3: Amenity

17. Key policies and NPPF paragraphs – DM2, NPPF paragraphs 9 and 17.
18. Concerns were raised that the proposal would result in a loss of privacy and would result in overlooking to adjacent patio areas and rear windows of the neighbouring dwellings. The proposal would be located a sufficient distance from the rear of the dwellings (approximately 18.00m) to ensure that overlooking to rear windows is not of significant concern. In addition, the proposal has been amended to remove the South side elevation window to remove the opportunity for overlooking of the adjacent patio area.
19. Concerns were also raised that the proposal would result in a loss of light to neighbouring gardens. The annex is considered to be relatively small scale development of a modest height and is therefore not considered to significantly impact upon light received to garden spaces.
20. Representations raised issue with additional noise disturbance as a result of the annex. Whilst it is noted that the annex would result in additional activity to the rear of the site, this would be associated with residential activity only, which would not be out of character with the area. In addition, this is not considered to differ significantly from additional activity associated with other ancillary residential uses.
21. Therefore the proposal is not considered to be significantly detrimental to occupier or neighbouring amenity.

Other matters

22. Concerns were raised that the proposal would have an impact upon the trees in the surrounding area. However, during the site visit, it was noted that the oak tree is located a sufficient distance away from the proposal site. In addition, the small trees/shrubs located within neighbouring gardens are also unlikely to be affected and are not considered to add amenity value to the street scene. Therefore any works to these trees are considered to be a civil matter.
23. Concerns were also raised regarding future access to the annex for emergency services. This is not a planning matter in this instance and would likely be considered by Building Control.
24. Neighbours are also concerned that the construction of an annex would result in additional parking pressures in the surrounding area. Due to the proposed use of the annex, additional parking should not be required permanently and is not

considered to differ from residents with regular visitors. In addition, the property is not located within a controlled parking zone and therefore on-street parking is available.

25. The property is located within a critical drainage area. Given that Officers consider the proposal to be of a relatively small scale, it is unlikely to result in a significantly detrimental impact to the drainage situation of the site, however a condition is recommended to agree details of surface water drainage.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

Local finance considerations

27. 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.
28. 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.
29. In this case local finance considerations are not considered to be material to the case.

Conclusion

30. The proposal is considered to be of an appropriate height, scale and form to the dwelling and surrounding area and would not result in any significantly detrimental impacts upon neighbouring amenity. It is noted that a new permanent dwelling in this location would not be considered acceptable and therefore a condition should be included requiring that the annex remain ancillary to the main property.
31. 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

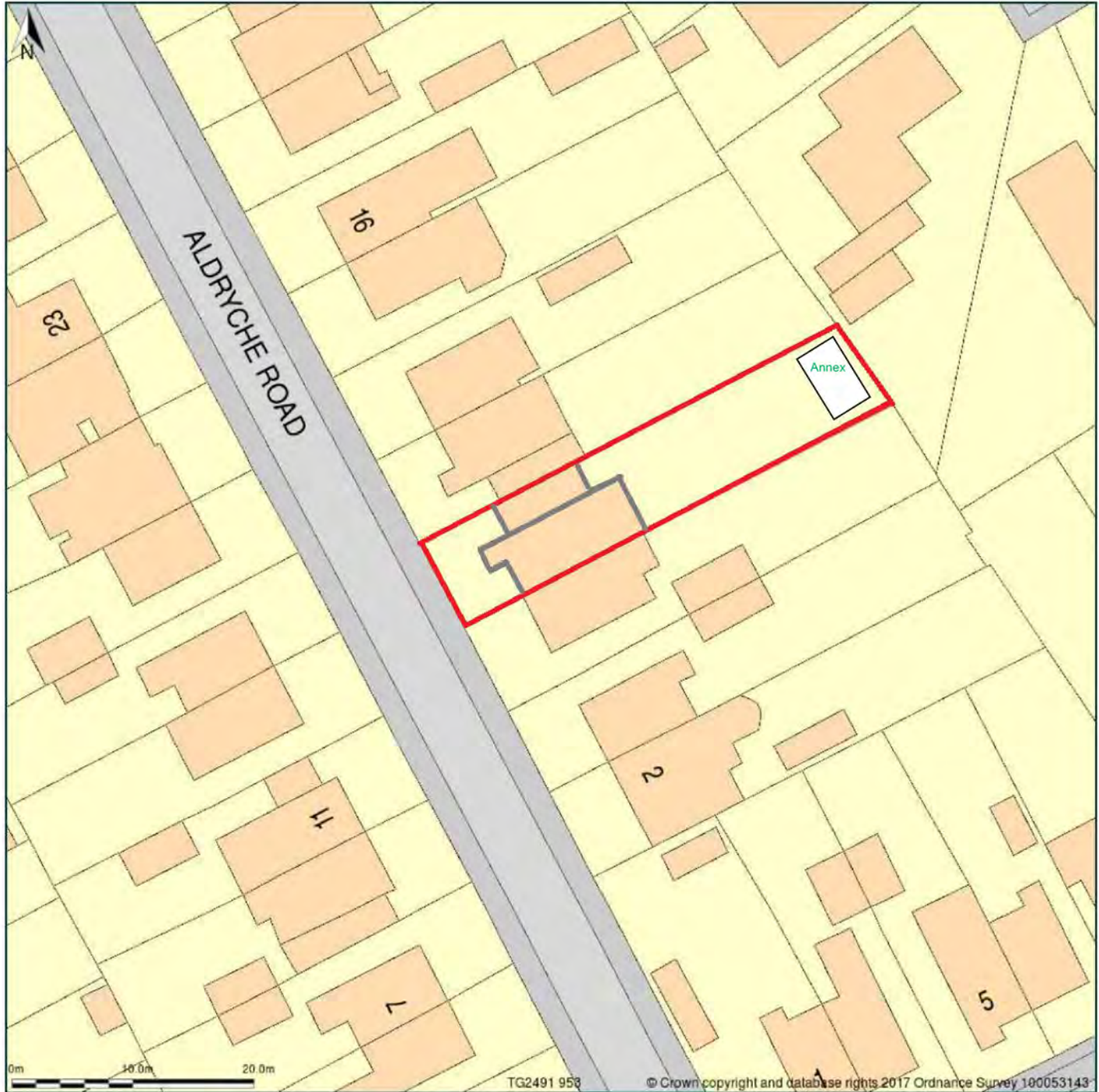
To approve application no. 17/00865/F - 8 Aldryche Road, Norwich, NR1 4LE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The annex should be used as ancillary to the main dwelling only.
4. Details of surface water drainage measures to be provided prior to first occupation

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.

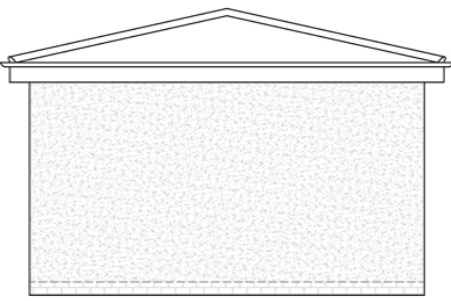
8 Aldryche Road Norwich NR1 4LE



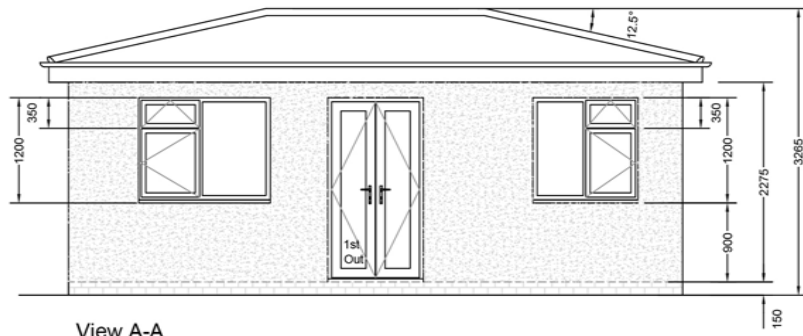
Block Plan shows area bounded by: 624867.0, 309485.0 624957.0, 309575.0 (at a scale of 1:500), OSGridRef: TG2491 953. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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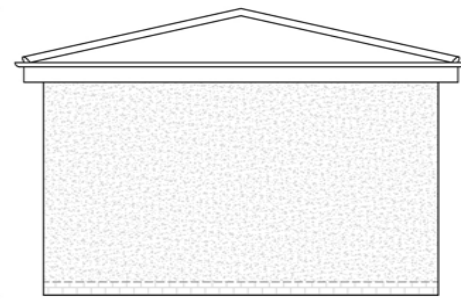
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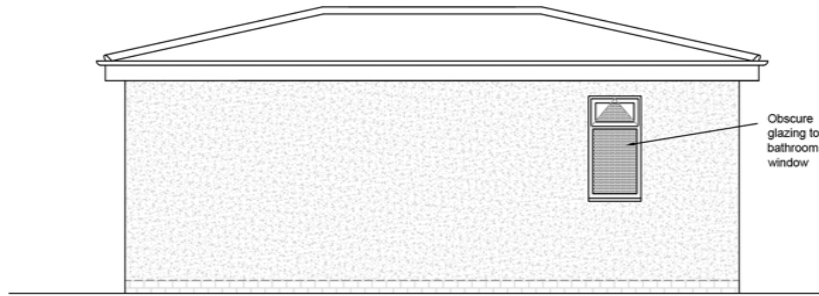
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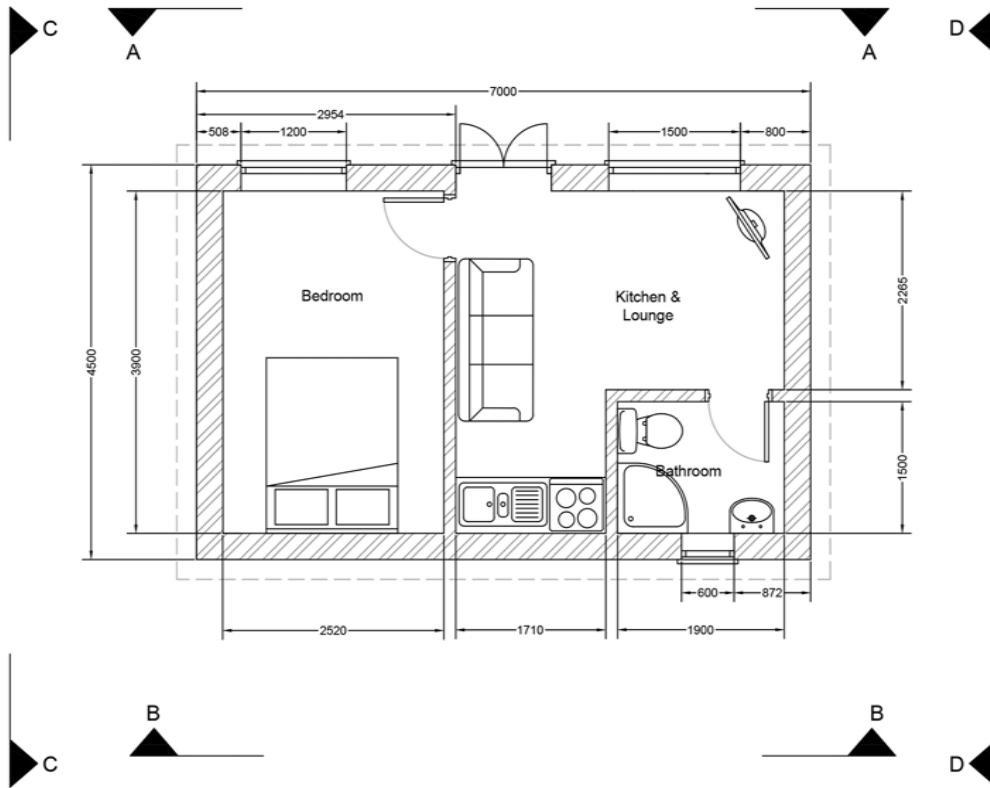
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