

Report to Planning applications committee

Item

11 May 2017

Report of Head of planning services

Subject Application no 17/00158/F - 10 Bland Road, Norwich,
NR5 8SA

**Reason
for referral** Called in by an elected member of the council

4(b)

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

Development proposal		
Single storey side extension.		
Representations		
Object	Comment	Support
0	1	0

Main issues	Key considerations
1	Impact on the character and appearance of the subject property and surrounding area
2	Impact on the neighbouring properties
Expiry date	23 March 2017
Recommendation	Refuse

The site and surroundings

1. The subject property is located on the South side of Bland Road, west of the city centre. The property is located on a prominent open corner plot with a large side garden and looks out onto the Yare Valley. There is also a small area of garden to the rear of the property. The ground slopes away towards the south so that No. 8 Bland Road is located at a higher ground level than No.10. The properties within the surrounding area are generally well ordered in terms of their layout. The property is a semi-detached 1950s dwelling constructed of red brick and concrete roof tiles to match the dwellings in the immediate area.

Constraints

2. The southern edge of the site falls within Floodzone 2.
3. The application site faces onto the area of open space designated as the Yare Valley Character area.

Relevant planning history

- 4.

Ref	Proposal	Decision	Date
14/01872/O	Outline planning permission for erection of additional dwelling in side garden.	REF	27/02/2015

The proposal

5. The proposal is for a single storey side extension to provide a dining/games room and two bedrooms. The provision of these extra rooms is to provide necessary accommodation for the applicant's family.
6. The proposed extension would be 9.55m x 9.13m, 2.70m at the eaves and 4.40m at its maximum height. The proposal would be constructed of materials to match the existing dwelling.
7. The extension would be located within the large side garden of the property and would occupy space within the current open corner of Bland Road.
8. Discussions have taken place with the applicants and have identified potential alternative schemes. However, the applicants have chosen to continue with the current proposal.

Representations

9. Adjacent and neighbouring properties have been notified in writing. One representation has been received and comments from Cllr Sands citing the issues as summarised 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 Norwich Society - This is suspiciously like an HMO and there is no indication of room use.	The applicant has submitted updated floor plans indicating the proposed room uses. The application is for an extension to a residential property only and the applicant has advised that this is to accommodate additional space for their family.

10. **Comments from Cllr Sands:** In principal I see no problem with this side single storey extension designed to meet the needs of a 'large' family. In a drive around the area I can show several near identical side extensions that have been approved in the past and in place for a number of years, several at least. The extension does not project beyond the front of the house, nor is it out of alignment with the next property around the corner. The location is at the far end of a road system, there is no prospect of blocking views of 'traffic' at the corner. The only traffic being local traffic which is minimal given the small number of homes in the area.

Consultation responses

11. No consultations have been undertaken.

Assessment of planning considerations

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
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
 - DM5 Planning effectively for flood resilience

Other material considerations

14. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

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: Design

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The proposed extension would be of a significant scale in order to provide the required internal living accommodation. At present, the property has a large side garden which results in an open corner plot. The construction of this extension would result in the erosion of this open space.
18. Due to its scale and height, the extension is considered to dominate the existing dwelling. When viewed from the street, the extension itself would be of a greater width than the existing dwelling and would result in a large increase in the built form on the plot.
19. Therefore, the proposed extension would represent a disproportionately large addition to the dwelling that would be incongruous with the pattern of surrounding development. The proposal is considered to be detrimental to the character of the dwelling and surrounding area and therefore contrary to policy DM3 from the Local Plan.
20. Regarding the nearby extensions referred to by Cllr Sands, Members should be aware of permission reference 16/00558/F at no. 14 Bland Road. This proposal was for a very similar extension which was also recommended for refusal by officers for similar reasons to those highlighted above. However in that instance the application was approved at planning committee as members felt the applicant's personal circumstances, which involved the care of an elderly family member, outweighed the officer's concerns regarding the design.
21. Officers are not aware of any other examples where permission has been granted for the particular type of extension proposed with this application. It is considered that the requirement for additional space and personal circumstances of the applicant does not outweigh the harm that would be caused to the appearance of the dwelling and the surrounding area.
22. It has been suggested to the applicant that there are potential alternative designs such as combining smaller side and rear extensions, or a two storey side extension of a reduced width, which would be more acceptable and would have a lesser impact on the dwelling and surrounding area. The applicant has chosen not pursue these options.

Main issue 2: Amenity

23. Key policies and NPPF paragraphs – DM2, NPPF paragraphs 9 and 17
24. The proposal would be likely to improve the amenity of the occupiers by providing them with improved and additional living accommodation.
25. The proposal, due to its location and the slope of the ground, is not considered to be detrimental to the amenity of neighbouring properties.

Other matters

26. The Southern edge of the plot falls within Floodzone 2. However, no part of the proposed extension would fall within this zone and therefore the proposal is not considered to significantly increase the vulnerability of the site.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

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

Conclusion

31. Due to the concerns regarding the impact of the proposed design, as identified in the reason for refusal below the development is not considered to be acceptable and is recommended for refusal.

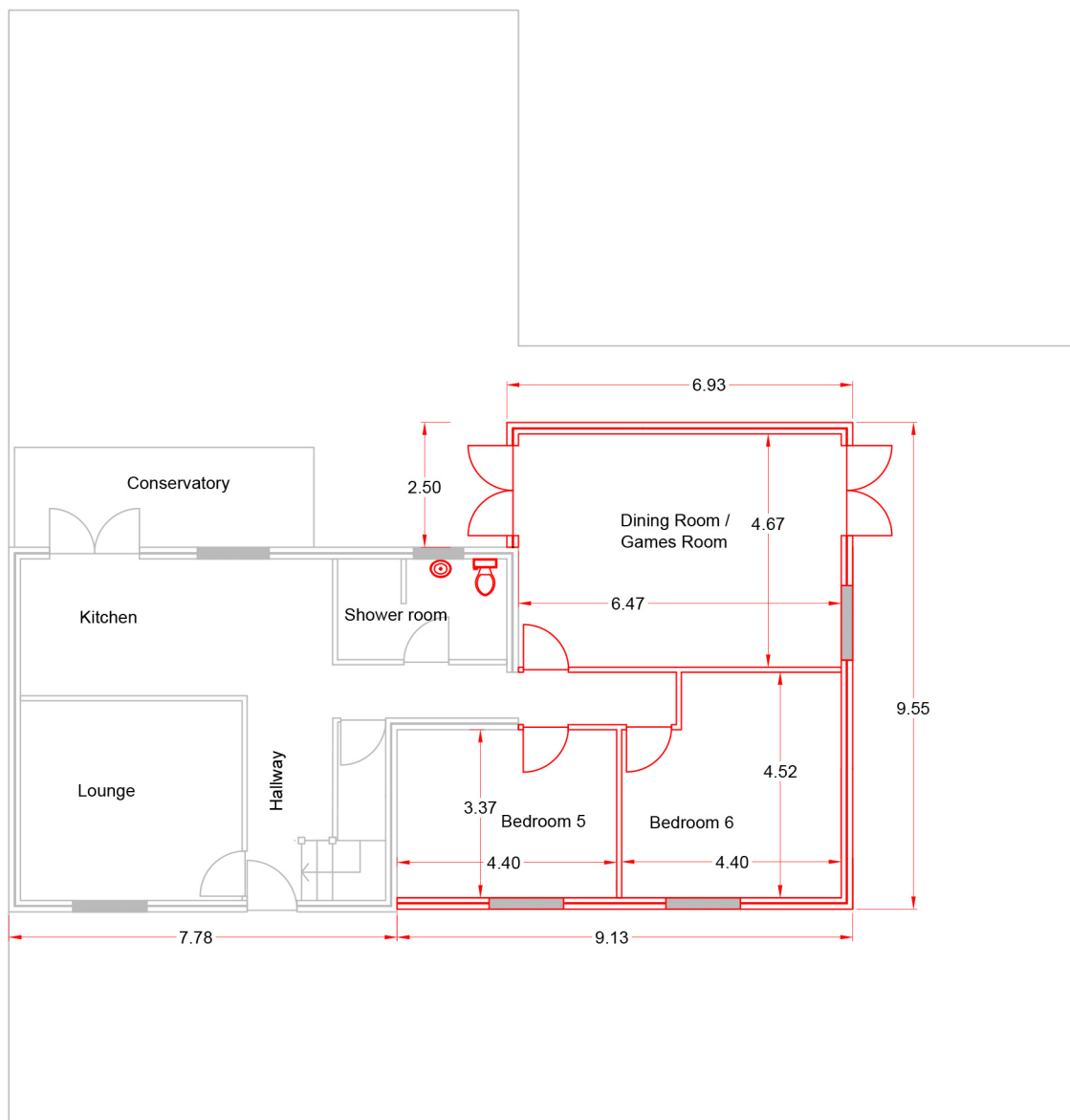
Recommendation

To refuse application no. 17/00158/F - 10 Bland Road Norwich NR5 8SA for the following reason:

1. The proposed extension would result in disproportionately large addition to the property that would dominate the existing dwelling and cause harm to the character of the property and street scene. The development would be incongruous with the pattern of surrounding development and would therefore be contrary to policy DM3 of the Development Management Policies Local Plan (adopted 2014).

Article 35(2) Statement

The local planning authority in making its recommendation 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. The proposal in question is not considered to be acceptable for the reasons outlined above. The local planning authority have advised the applicant of alternatives that may be acceptable.



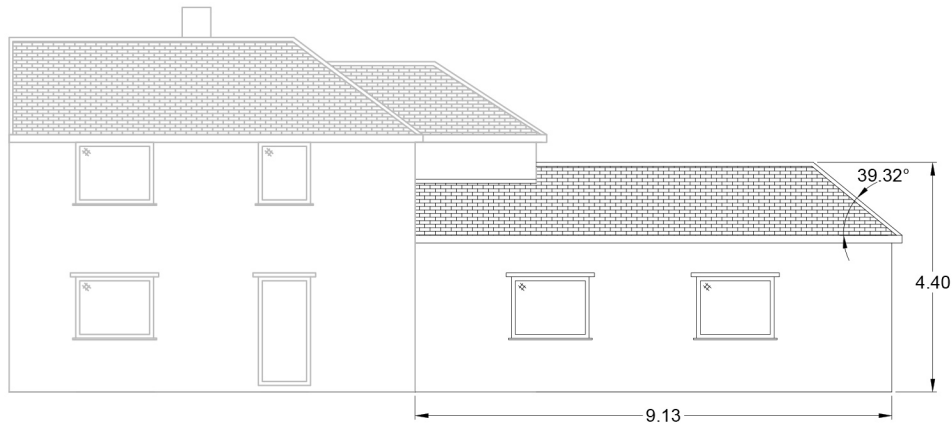
Notes:

1. All dimensions in meters unless otherwise stated.
2. No dimensions to be scaled from this drawing

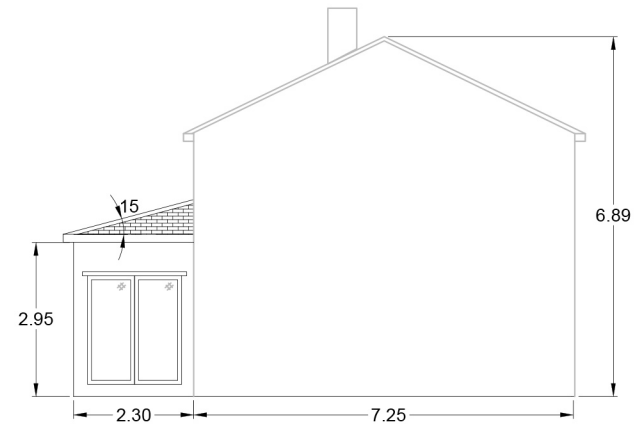
Rev	By	Chd	Appvd	Date	Description

**FOR
CONSULTATION**

Project		10 BLAND ROAD	
Drawing		PROPOSED FLOOR PLAN	
Drawn by: B.Rahmer		Date: 20/03/2017	
Checked by:		Date:	
Approved by:		Date:	
Drawing No.		Revision	
10 BLAND ROAD 003		001	
Drawing Scale: 1:100 at A3			



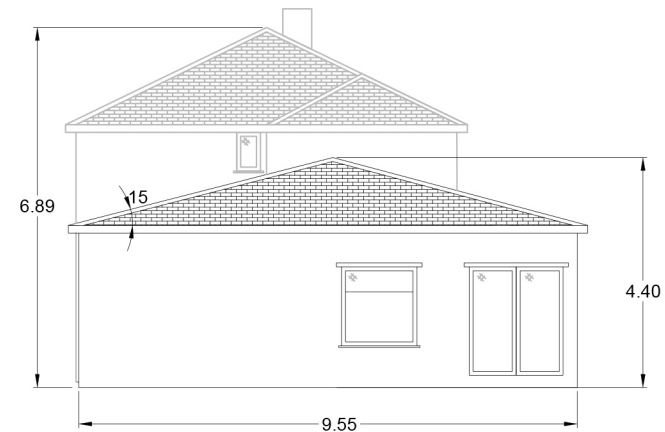
FRONT ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100



BACK ELEVATION
Scale 1:100



SIDE ELEVATION
Scale 1:100

Notes:

1. All dimensions in meters unless otherwise stated.
2. No dimensions to be scaled from this drawing

Rev	By	Chk	Appr	Date	Description

**FOR
CONSULTATION**

Project		10 Bland Road	
Drawing		PROPOSED ELEVATIONS	
Drawn by: B. Rushmer	Date: 21/01/2017		
Checked by:	Date:		
Approved by:	Date:		
Drawing No.	Revision		
10 BLAND ROAD 004	001		
Drawing Scale: As shown at A3			