

Report to Planning applications committee

Item

8 April 2021

Report of Area development manager

Subject Application No 21/00195/F - 115 Unthank Road, Norwich,
NR2 2PE

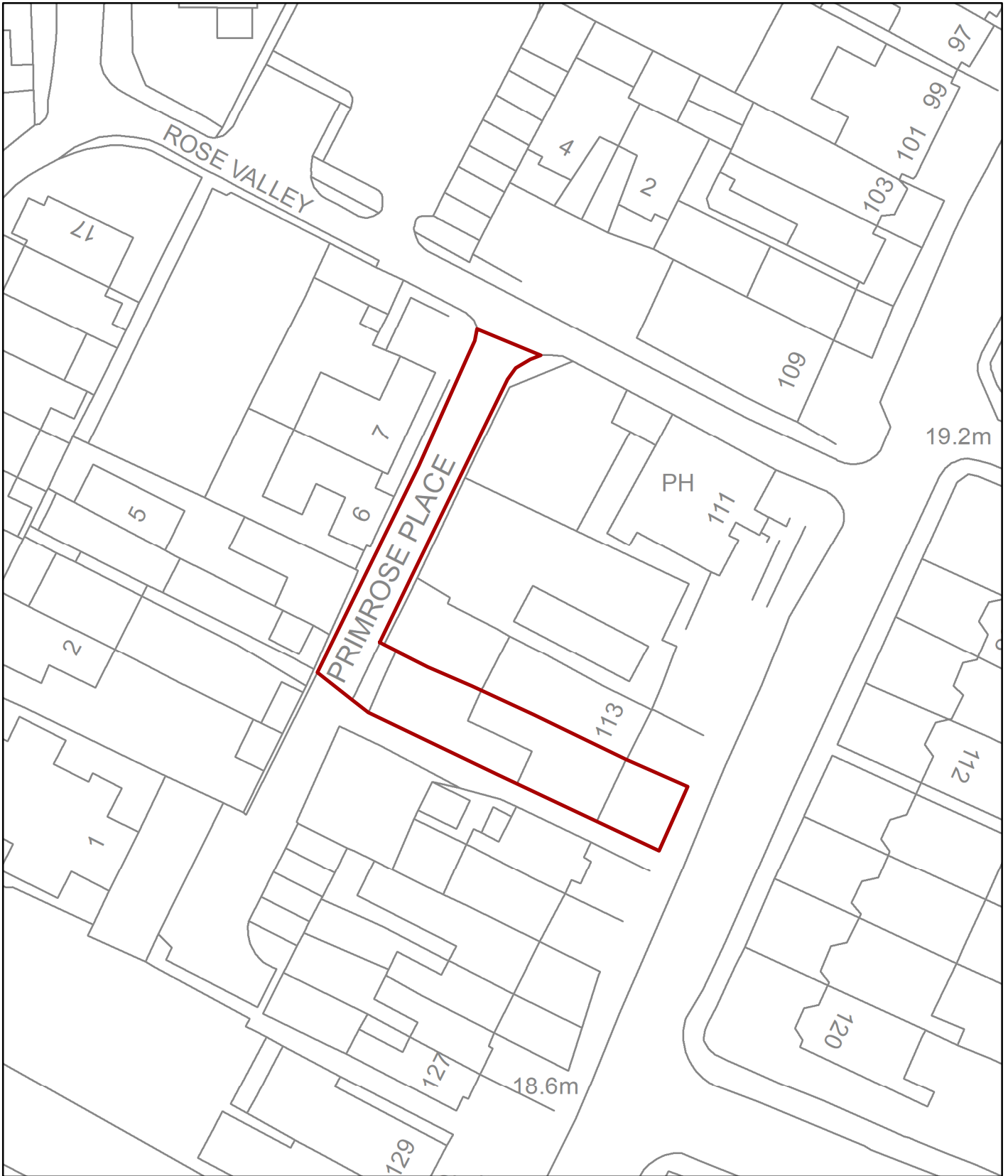
4(b)

**Reason
for referral** Objections

Ward:	Nelson
Case officer	Maria Hammond - 07717 451417 - mariahammond@norwich.gov.uk

Development proposal		
Subdivision of 1 No. house to create 1 No. one bed flat and 1 No. two bed flat.		
Representations		
Object	Comment	Support
3	1	0

Main issues	Key considerations
1	Principle of sub-division to create new dwelling
2	Amenity
3	Design
4	Transportation
Expiry date	13 April 2021
Recommendation	Approve



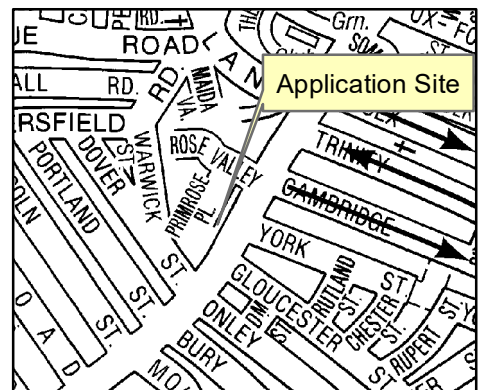
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Planning Application No 21/00195/F
 Site Address 115 Unthank Road

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The application dwelling is one half of a semi on a sloping site which presents two storeys to Unthank Road with an additional lower ground level to Primrose Place at the rear.
2. It is constructed of red bricks, black pantiles and UPVC imitation sash windows. To the rear there is a single storey lean-to extension under a pantile roof, with a white UPVC conservatory attached. These extensions are within a small garden area and a parking space accessed off Primrose Place is separated from the garden by a brick wall. The garden space to the front is laid to gravel within low walls.
3. The attached property has a retail use on the ground floor, with two storeys of residential above.
4. A pedestrian path to Primrose Place separates the site from a neighbouring café and development along this side of Unthank Road is predominantly commercial at ground floor and forms the local centre.
5. Across Primrose Place, which is an unadopted road, there are residential dwellings, some with off-street parking and also a block of garages and covered parking. On-street parking here is permit controlled.

Constraints

6. The site is within a local centre and critical drainage catchment.

Relevant planning history

7.

Ref	Proposal	Decision	Date
4841017/CU	Change of use from dwelling to offices	Refused	06/12/1984

The proposal

8. It is proposed to sub-divide the existing four-bedroom semi-detached dwelling to create two flats with one and two bedrooms each.
9. The only external alteration proposed to the building is the addition of one small window to a bathroom on the rear elevation. An existing section of brick wall and a garden shed would be removed to provide one additional parking space at the rear off Primrose Place and cycle and bin stores would be provided within the rear amenity space.

Representations

10. Adjacent and neighbouring properties have been notified in writing. Three 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
Two separate parking spaces should be provided as car parking in Primrose Place is at a premium.	See main issue 4
Concerned that another parking space would take away an on-street parking spot and cause further congestion issues, including in combination with other current development. Unfair for existing users to lose on-street space as a result of providing new dwelling with an off-street space.	See main issue 4
Desperately short of parking.	See main issue 4

Consultation responses

11. 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)

12. It is understood from the submitted plans that the dwelling would be subdivided into two units of residential accommodation and that two parking spaces would be provided to the rear with cycle parking.
13. According to local policy, new dwellings in controlled parking zones are not entitled to on-street parking permits. There are extensive waiting restrictions around the site that operate Mon to Sat 8am to 6.30pm that would offer suitable control of parking most of the time, although residents or visitors could park nearby outside of those hours.
14. However overall, there are not likely to be any highway matters or any significance to justify an objection on highway grounds.
15. It is recommended that the applicant is required to drop the kerb onto Primrose Place to ensure the parking spaces are accessible.

Assessment of planning considerations

Relevant development plan policies

16. **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
 - JCS6 Access and transportation

17. **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
 - DM6 Protecting and enhancing the natural environment
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM21 Protecting and supporting district and local centres
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

18. **Relevant sections of the National Planning Policy Framework February 2019 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF5 Delivering a sufficient supply of homes
 - NPPF6 Building a strong, competitive economy
 - NPPF9 Promoting sustainable transport
 - NPPF11 Making effective use of land
 - NPPF12 Achieving well-designed places
 - NPPF14 Meeting the challenge of climate change, flooding and coastal change
 - NPPF11 Conserving and enhancing the natural environment

Case Assessment

19. 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

20. Key policies and NPPF paragraphs – DM12, DM13, DM21, NPPF section 5
21. The site is within a local centre and is one of few properties here with an existing residential use on the ground floor. As there would be no loss of non-residential floorspace and none of the other exceptions to Policy DM12 apply to the site, the principle of sub-dividing the single dwellinghouse to create two flats here is acceptable with regards DM12 and DM13.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, DM13, NPPF paragraphs 127 and 180-182.
23. The one bedroom flat proposed on the first floor would have sufficient floorspace for single occupancy and the two bedroom flat on the lower floors would be suitable for three people in accordance with space standards. Each room would have adequate natural light and outlook so the internal standard of amenity is acceptable for future occupiers.
24. The small garden space at the rear would not be directly accessible by the first floor flat and is constrained in area for two flats to use. Given that other upper floor dwellings in this area often don't have any external space and that the site has reasonable access to parks and green spaces, the provision of this constrained, shared space is not unacceptable.
25. Unthank Road is a busy route and nearby commercial premises are open late into the evening, however this property is already in residential use and it is not considered the occupiers of the proposed two flats would be affected by noise and disturbance to any greater extent than those of the existing single dwellinghouse.
26. It is not considered the proposed sub-division would create such additional activity or intensity of use that any neighbouring occupiers would be unacceptably affected and there would be no additional overlooking or loss of privacy from the proposed new bathroom window which should be obscure glazed.

Main issue 3: Design

27. Key policies and NPPF paragraphs – JCS2, DM3, DM12, NPPF section 12
28. One small additional window is proposed in the rear elevation and would match the appearance of an adjacent window so is acceptable in design terms.
29. The alterations to facilitate the provision of an additional parking space would involve the removal of a small section of modern wall and loss of a garden shed. Visually, these changes are not unacceptable in the immediate context and bin and cycle stores and provision of a permeable surface to the parking area are appropriate.

Main issue 4: Transport

30. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF section 9

31. One existing car parking space would be retained and a second would be provided adjacent to it so each flat would have one space in accordance with standards. A dropped kerb would be provided to access the new space.
32. Representations have raised concerns about existing parking congestion along Primrose Place. Parking is managed by permits and areas of double yellow lines. It is also a very narrow road with limited space for cars to park along one side while retaining sufficient space for other vehicles to pass alongside. This space is further constrained outside the site by a kerb and bollards which protrude into the carriageway protecting a footpath entrance. This pinch point means it is not possible to park either side of the road at this point without unacceptably blocking the route of other vehicles. The concern that providing a new off-street parking place, and thus needing to retain clear access on the road outside, would remove an on-street parking space is therefore not founded.
33. As a result of the proposal, the existing dwelling would forfeit any existing permit and the additional dwelling not be eligible for a permit either. Therefore the development would not contribute to any existing on-street congestion in the controlled times (Monday to Saturday 08:00 to 18:30).
34. It is noted that this is an area, being within a local centre and on a frequent bus route, where car-free housing would be acceptable. The applicant has considered this and chosen to retain the proposal for a parking space. It is appreciated that there is local concern about the proposal exacerbating existing parking congestion in Primrose Place, however the provision of a new off-street space and existing measures to manage on-street parking are considered adequate to mitigate this.
35. The proposal can provide for sufficient bin and cycle storage which can be secured via condition.

Compliance with other relevant development plan policies

36. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Biodiversity	DM6	To provide the additional parking space, a shed and some hardsurfacing would be removed. It is not considered any existing biodiversity interest would be harmed.
Water efficiency	JCS 1 & 3	Yes subject to condition

Equalities and diversity issues

37. There are no significant equality or diversity issues.

Local finance considerations

38. 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.
39. 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.
40. In this case local finance considerations are not considered to be material to the case.

Conclusion

41. The proposal would create an additional dwelling by sub-dividing the internal accommodation of an existing single dwellinghouse. It is considered that this would provide an acceptable standard of amenity for future occupiers and not result in any detriment to the amenity of neighbouring occupiers, parking congestion, highway safety or the appearance of the area.
42. 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. 21/00195/F - 115 Unthank Road, Norwich, NR2 2PE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glazing to new bathroom window;
4. Cycle and bin storage to be provided prior to first occupation;
5. Water efficiency.

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has recommended approval of the application subject to appropriate conditions and for the reasons outlined above.

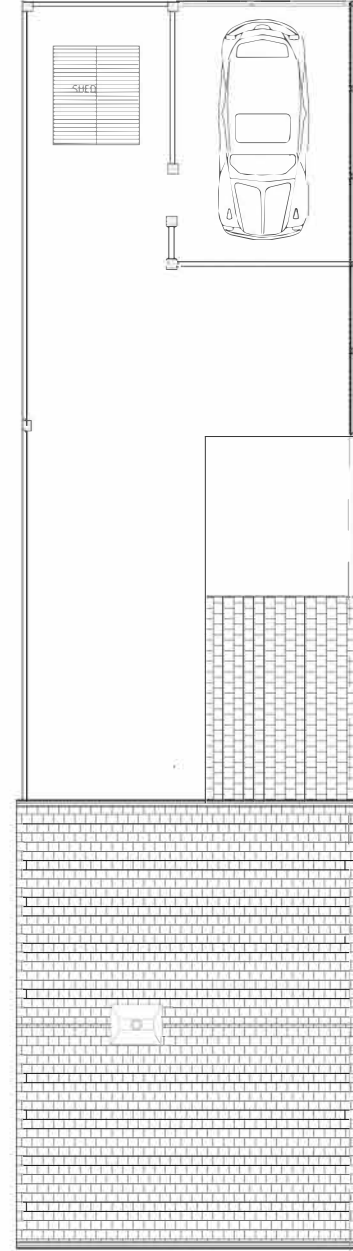
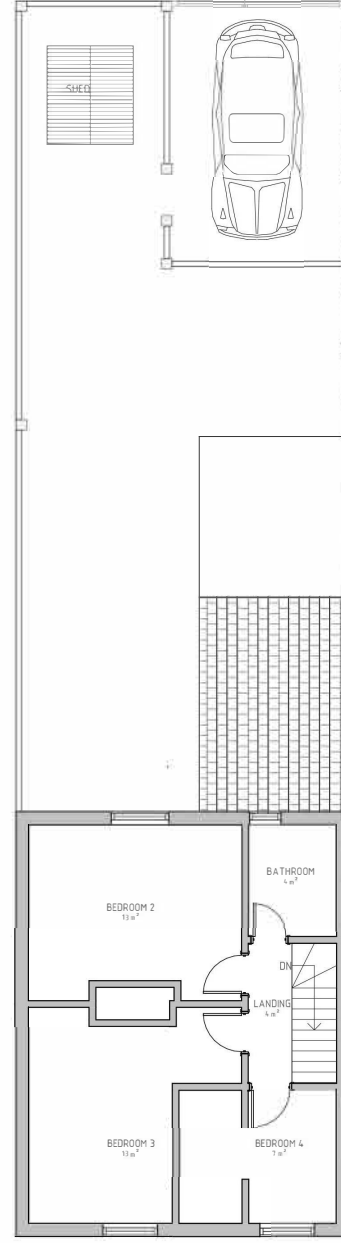
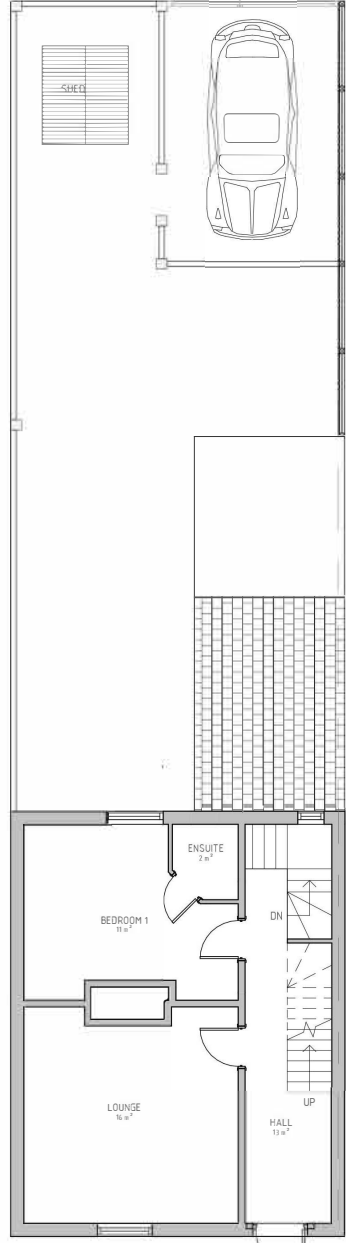
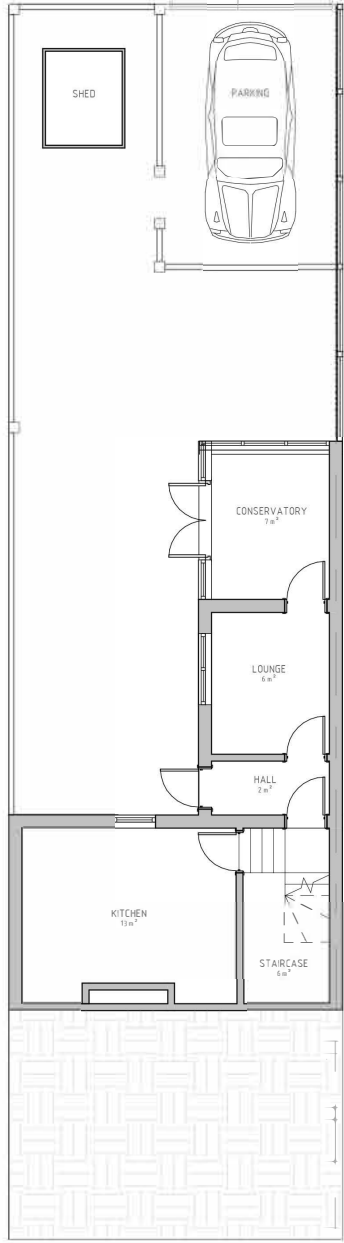
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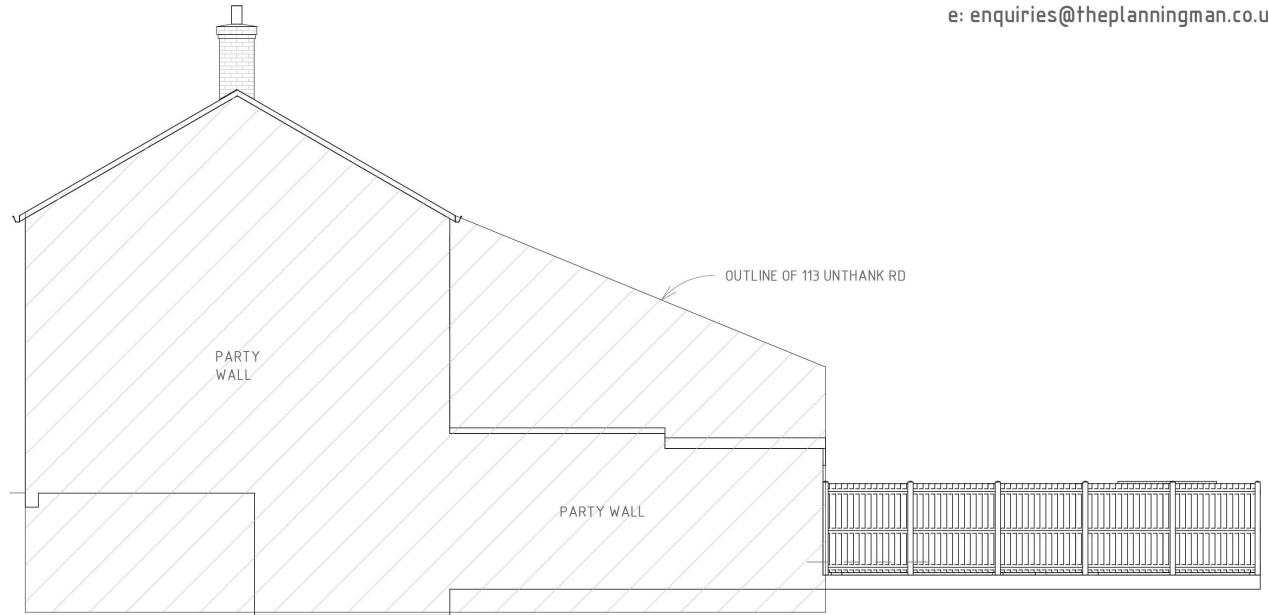


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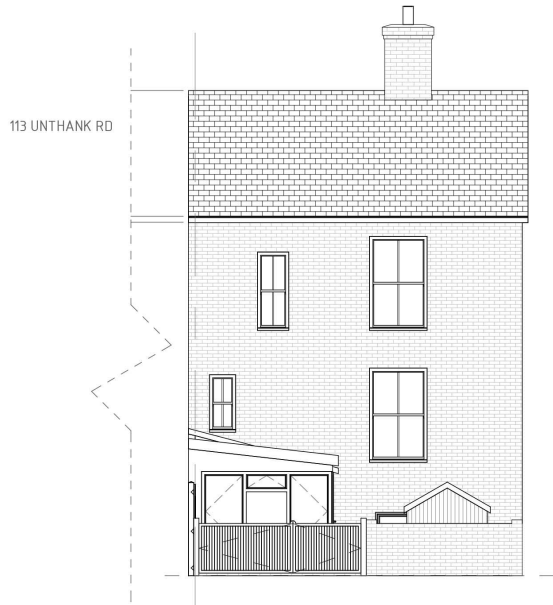
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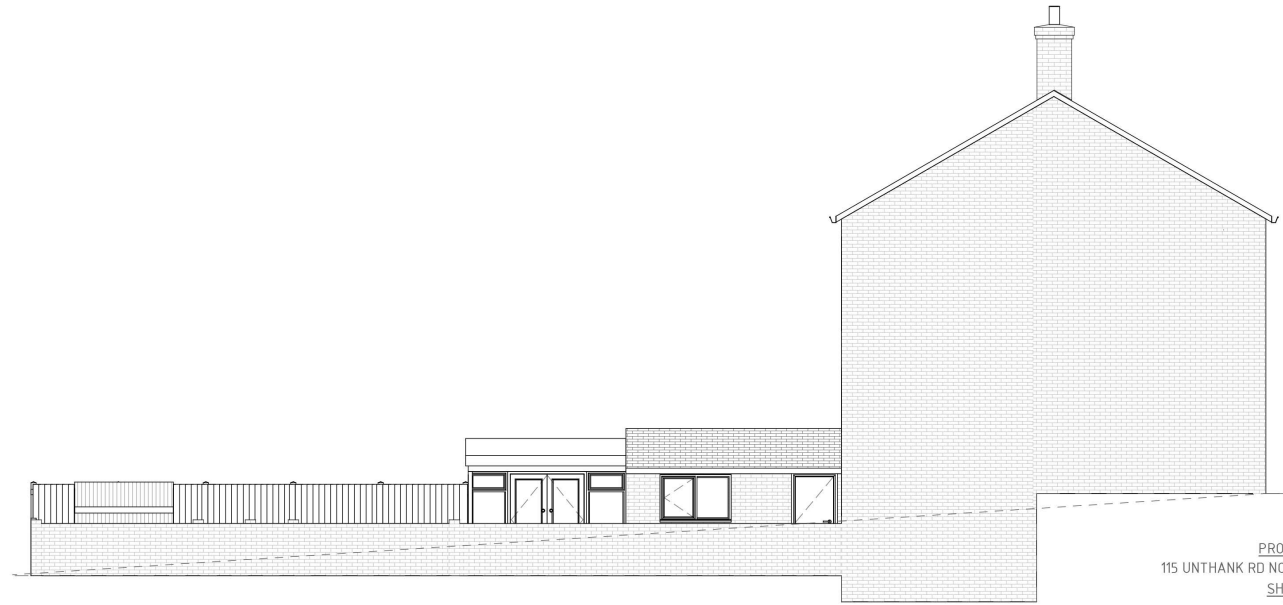
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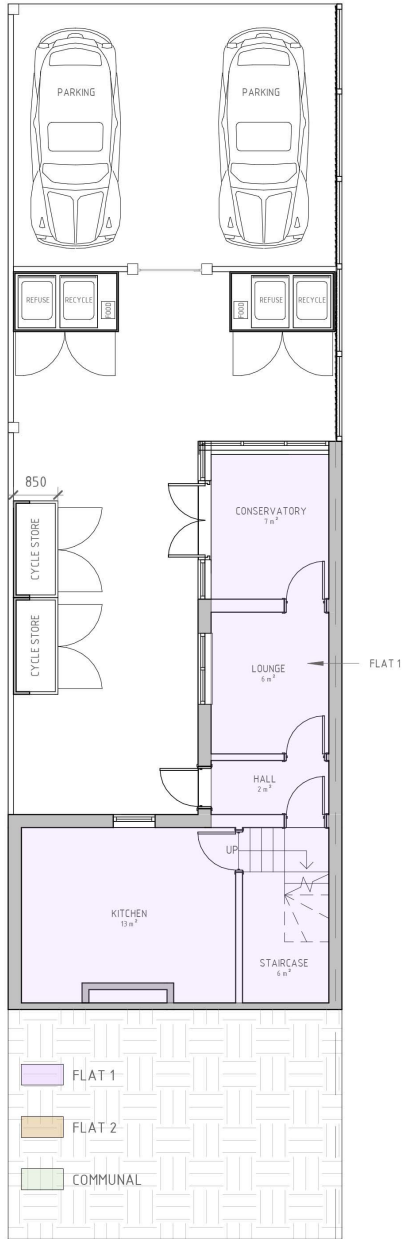
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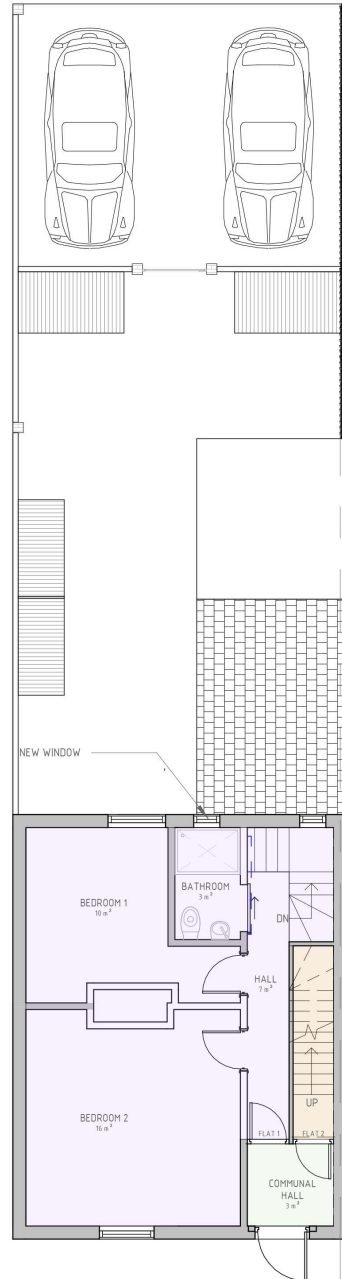
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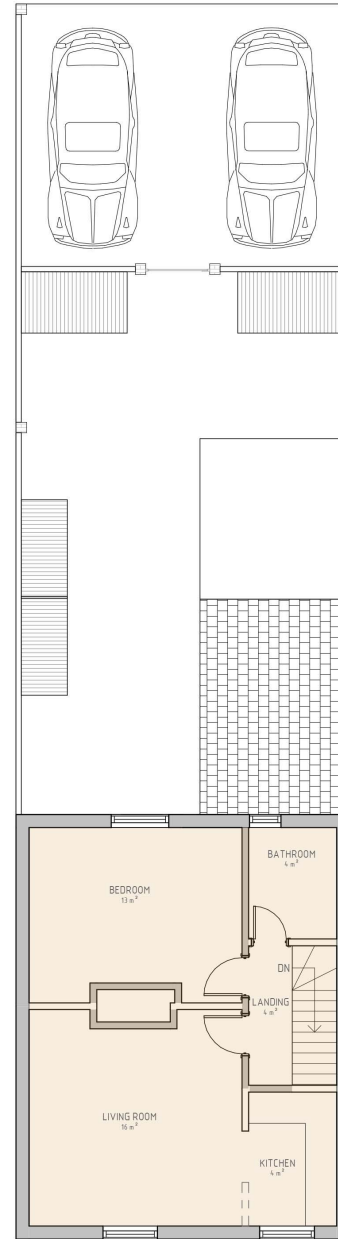
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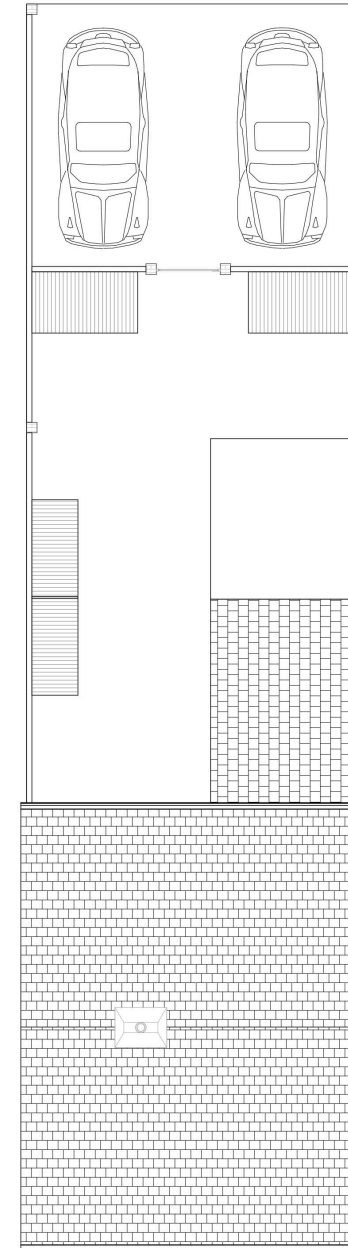
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06/305 – PROPOSED ROOF PLAN
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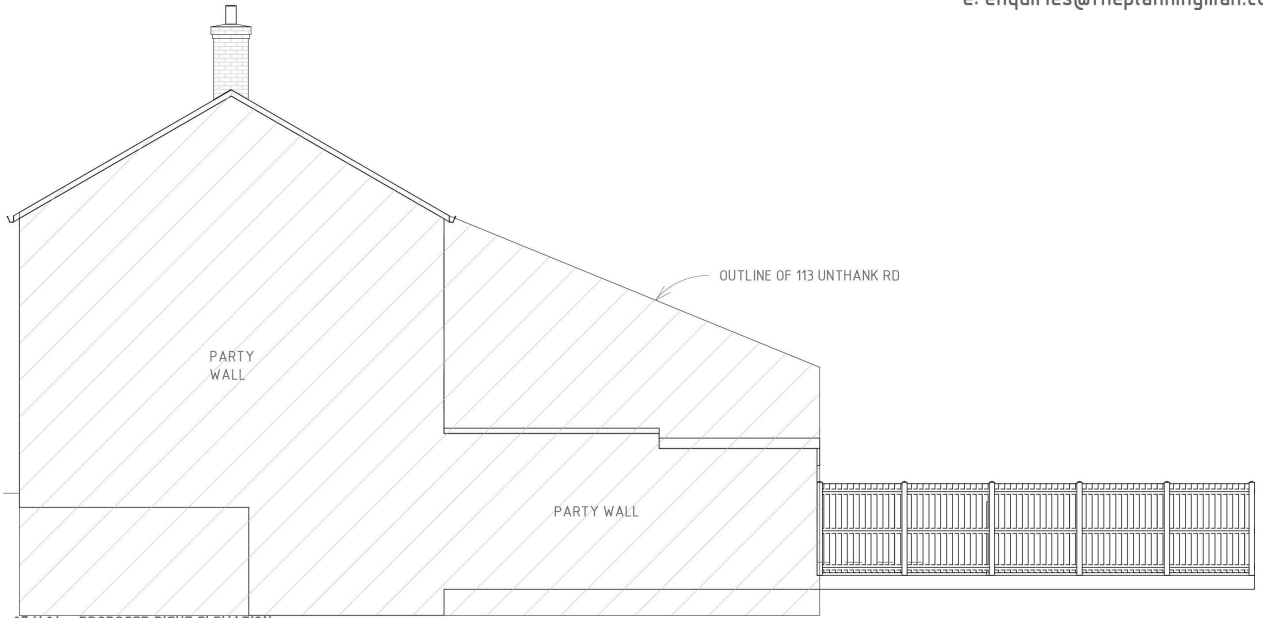
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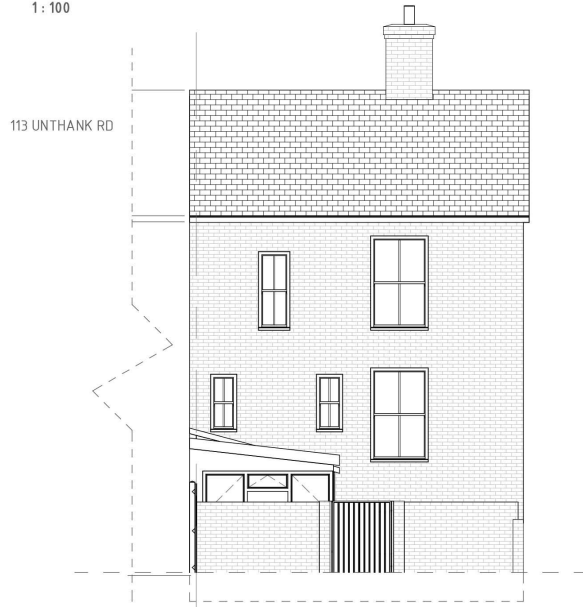
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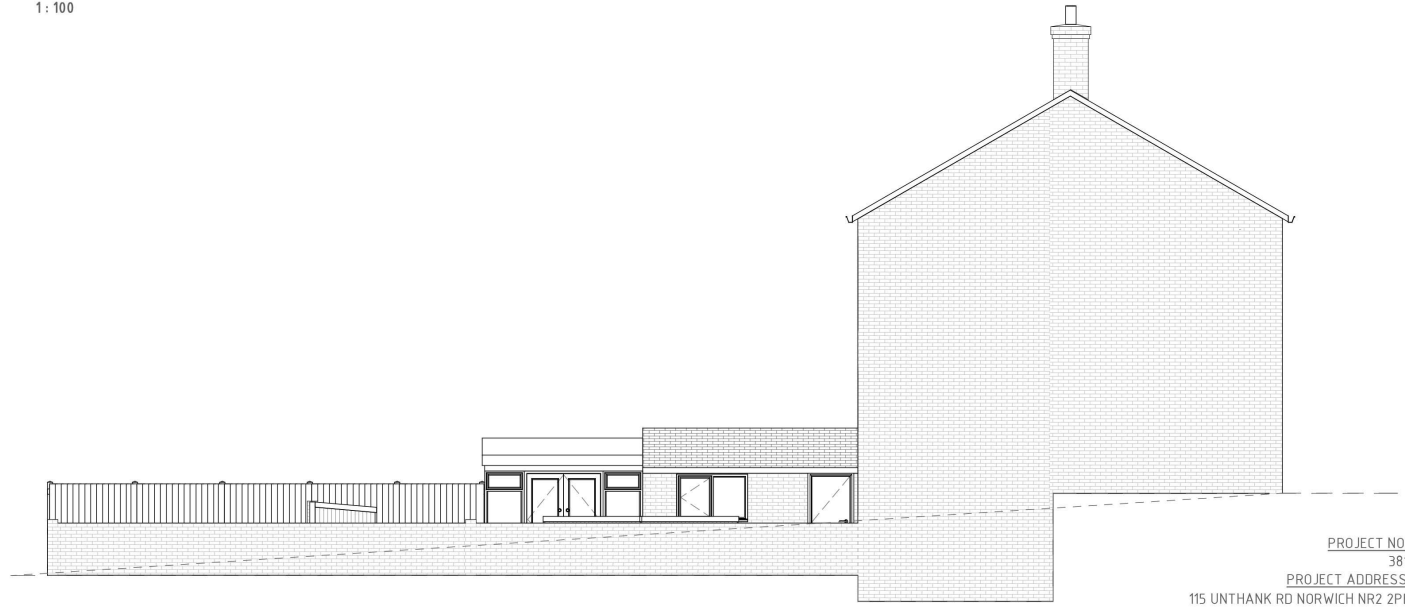
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