

Report to Planning Applications Committee

Item

11 August 2022

Report of Head of Planning & Regulatory Services

Subject Application no 22/00563/F 31 Rockingham Road,
Norwich, NR5 8HZ

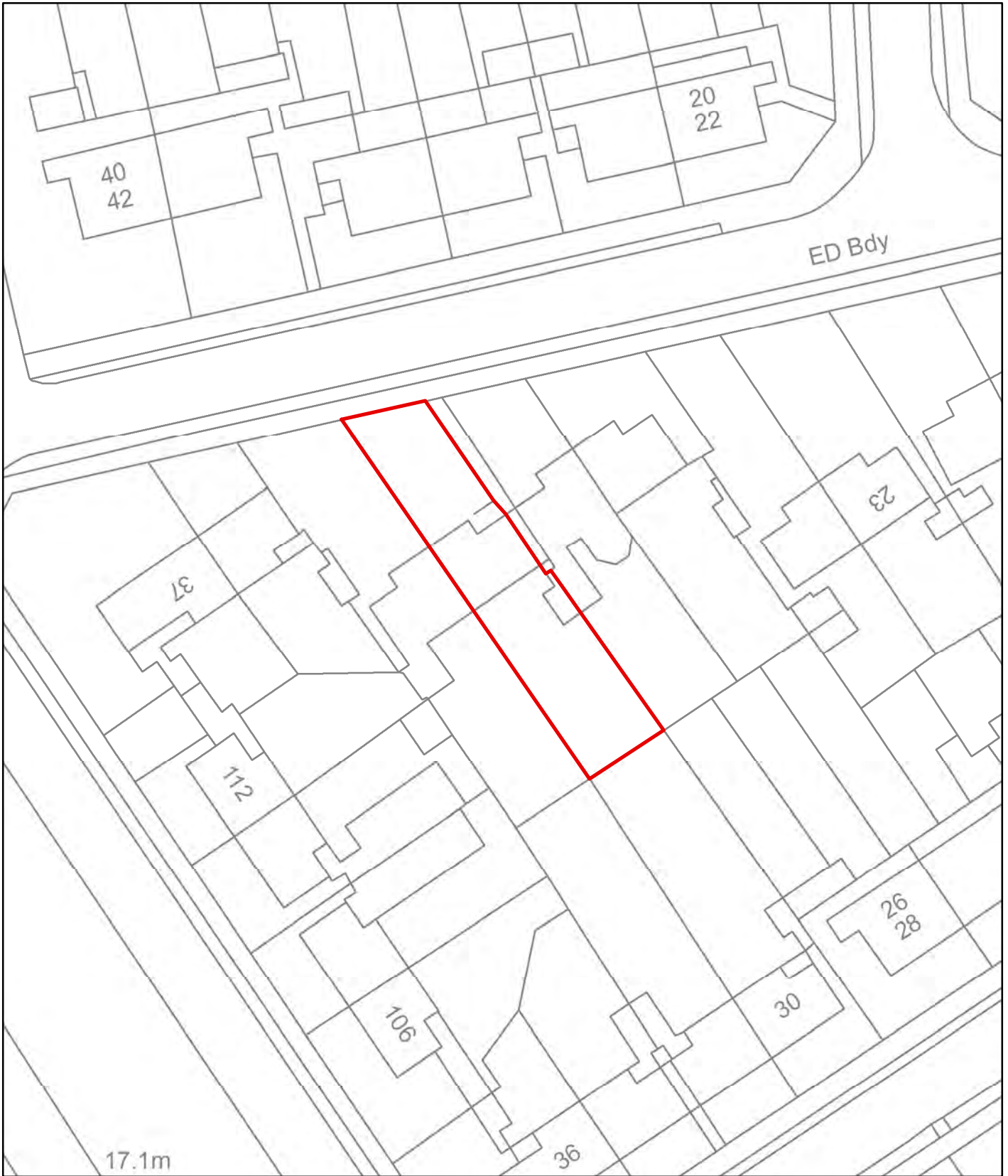
Reason for referral Called in by Cllr Jones

4a

Ward	University
Case officer	Nyasha Dzwowa 01603 987998 nyashadzwowa@norwich.gov.uk
Applicant	Mr Minns

Development proposal		
Single storey rear extension (retrospective)		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Design
2	Amenity
Expiry date	15 September 2022
Recommendation	Approve



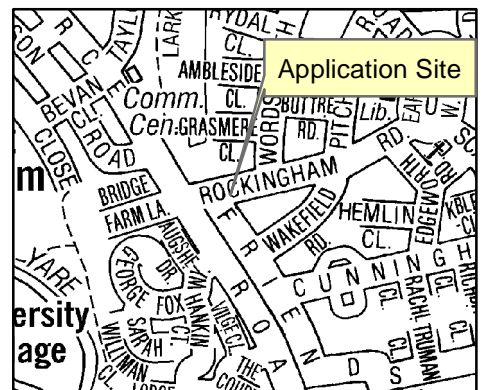
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Planning Application No 22/00563/F
 Site Address 31 Rockingham Road

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The subject property is a two-storey, semi-detached dwellinghouse located on the southwest side of Rockingham Road, a typical suburban street, west of the city. The street is predominantly residential, characterised by identically sized Victorian semi-detached and terraced blocks featuring UPVC windows, red brick and clay pantiles, with largely unaltered frontages set back from the highway by sizeable front gardens and parking. The property is currently in use as a small HMO (house in multiple occupation.)
2. The rear of the site had two single storey outbuildings constructed to form an 'L' shape, there is a passage on the southern boundary of the property, this provides access to the rear of the property. The subject property and surrounding neighbours within the terrace have reasonably long rear gardens which are generally levelled out.
3. The site is bordered on the northeast side by 29 Rockingham Road and on the northwest side by no. 33. The rear of the site is bordered by terraced properties on Wakefield Road to the south.

Constraints

4. There are no additional site constraints.

Relevant planning history

5. The records held by the city council show no relevant history for the site.

The proposal

6. Retrospective application for a single storey rear extension that converts the outbuildings to additional living space and adjoins them to the main dwelling creating an 'L' shaped extension with a flat roof. The dimensions of the extension are Height = 2.6m, Width = 5.2m, Depth = 6.1m. The proposed extension is finished with off white rendering with white UPVC doors and windows as well as a flat felt roof.
7. The extension adjoins the neighbouring property's extension, and the roof is slightly raised above the adjoining roof.

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. The application is being considered at planning applications committee as it has been called in by Cllr Beth Jones.

Issues raised	Response
The proposed extension is built over a main external drain.	This is not a material planning consideration. Building Control has been dealing with the regulation certificate application in relation to this issue and Anglian Water is involved in solving the issue. The regularisation certificate is

Issues raised	Response
	still awaiting a decision and it will only be granted once Anglian Water are satisfied with the solution. The decision on the planning application will not affect this separate matter.
The extension causes water damage for the neighbouring property due to the standing water on the roof.	It appears that surface water from the neighbour's extension used to run off into the subject property's garden, and the erection of this extension a few centimetres above the height of the adjoining extension has prevented that from continuing. Building Control is in the process of resolving this issue alongside the drainage issue above. The decision on the planning application will not affect this separate matter.
Noise and antisocial behaviour by student occupiers cause disturbance to adjoining neighbours. Any increase in the number of bedrooms would increase the number of students which has a knock-on effect on noise and antisocial behaviour. Concerns about increased car parking requirements.	The application is for the extensions only. It is understood that the property has been in use as a small HMO for a number of years, and in any case the change of use from a C3 single dwellinghouse to a C4 small HMO does not require planning consent.

Consultation responses

9. No consultations have been undertaken as part of this application.

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)**
 - 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 2021 (NPPF):**
 - NPPF12 Achieving well-designed places
13. **Advice Notes and Guidance**
 - Extensions to houses advice note September 2012

Case Assessment

14. 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 Policy Framework (NPPF), the Council's 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

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 126-136.
16. The extension is adjoined to the existing dwelling and has been built in place of the existing outbuildings. The development will create an 'L' shape at the rear and will take up a small portion of the garden.
17. The development will use materials that are not a direct match to the materials on the main dwelling. However, the proposed off white rendering finish will complement the red facing brick on the main dwelling. Although this material is not a direct match and is not a prevailing material in the area it does not disrupt the character of the area, especially given its location at the rear of the site. At the rear properties on the road have used varied materials for the extensions and the proposed off-white rendering is consistent with the materials used within other rear extensions within the area. The proposed felt flat roof is in keeping with the roof style at the rear of properties within the area. The proposed roof is appropriate for a rear extension of this scale, and it is sympathetic to the prevailing character of the area. The rear extension will not be visible from the front of the property therefore the materials will not impact the visual character of the surrounding area.
18. The proposed single storey extension will measure the following: Height = 2.6m, Width = 5.2m, Depth = 6.1m. The extension is positioned at the boundary with number 29 and the roof adjoins the neighbouring extension. The extension is a similar scale to the extension at the neighbouring property as they both extend the same distance into the garden and are of a very similar height with a few centimetre differences between the roof heights. The scale of the extension allows it to sit in well in relation to its surrounding and not be dominant or intrusive on the host property or the neighbouring properties.

Main issue 2: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 129.
20. The proposal does not result in amenity issues for the occupiers of neighbouring properties. The extension is single storey with a window on the rear southeast elevation. The window overlooks the garden of the subject property therefore does not result in overlooking neighbouring properties. The extension is positioned along the northwest boundary and is aligned with the extension of the neighbouring property at number 29. There are no neighbouring properties affected by overshadowing as a result of the extension.
21. The extension leaves sufficient outdoor amenity space for the subject property.

22. Overall, the proposal is acceptable in terms of impact upon the amenity of neighbouring and future occupiers.

Other matters

23. The proposal is for a single storey rear extension only. The comments raised a number of other matters including noise, parking and anti-social behaviour, these are not relevant to the assessment of the case. Car parking concerns have not been considered as the application is for the extension only. Any historic or future change of use from C3 single dwellinghouse to C4 small HMO does not require consent.

24. **Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)**

Site Affected: (a) Broads SAC/Broadland Ramsar

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

25. There are no equality or diversity issues.

Local finance considerations

26. 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. 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. In this case local finance considerations are not considered to be material to the case.

Conclusion

27. The proposal does not cause a negative impact on the character of the surrounding area and the design does not harm the character of the property, additionally the proposal will not cause an impact on amenity. 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 22/00563/F 31 Rockingham Road, Norwich, NR5 8HZ and grant planning permission subject to the following condition:

1. In accordance with plans.



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client:
BMA Specialist Coatings Ltd

location:
**31 Rockingham Road,
Norwich, Norfolk, NR5 8HZ**

title:
Site Location Plan

scale @ A4:
1:1250

date:
April 2022

project no:
8430

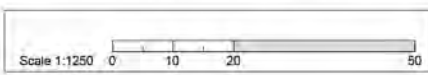
drawn by:

approved:

dwg no:
P.01

revision:
#

rev:	date:	description:	by:





Existing Site Block Plan
Scale 1:500



Proposed Site Block Plan
Scale 1:500

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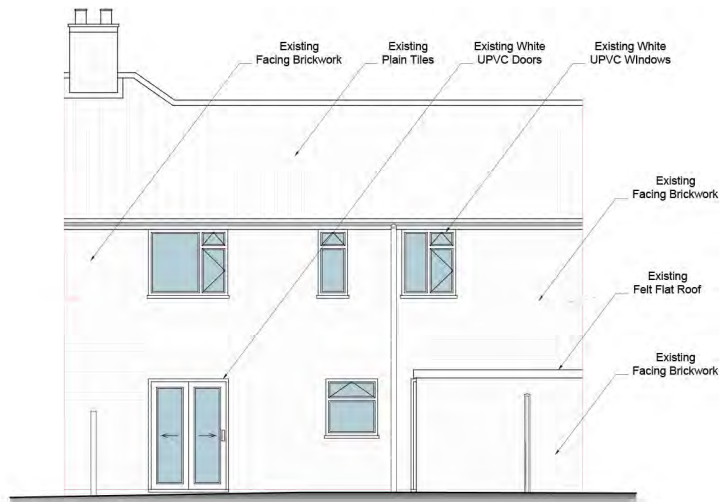
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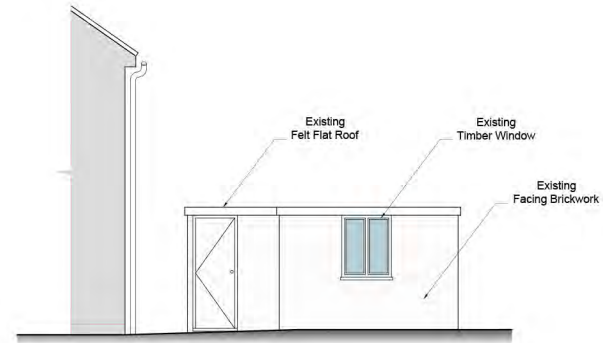
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Norwich, Norfolk, NR5 8HZ
title:
Existing & Proposed
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date: April 2022	approved: CL	
project no: 8430	dwg no: P.02	

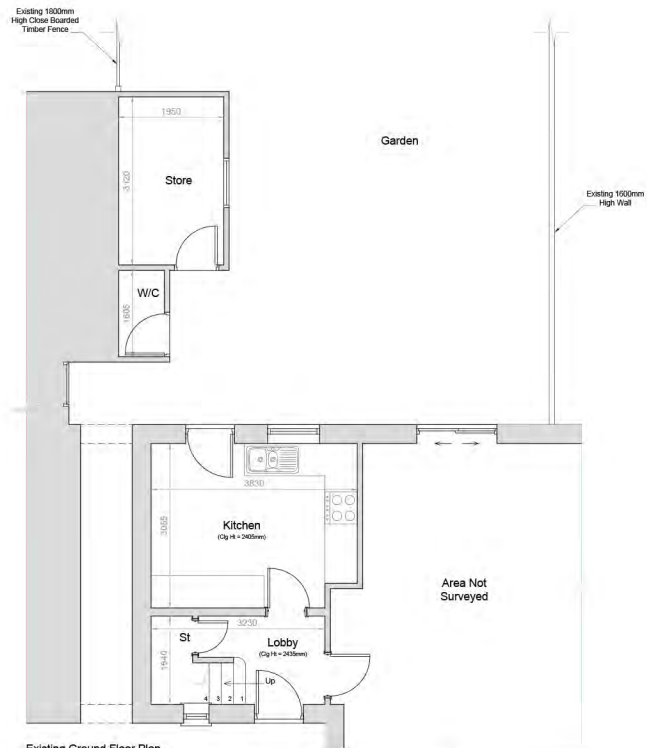
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Existing South / East Elevation
Scale 1:50



Existing South / West Elevation
Scale 1:50



Existing Ground Floor Plan
Scale 1:50

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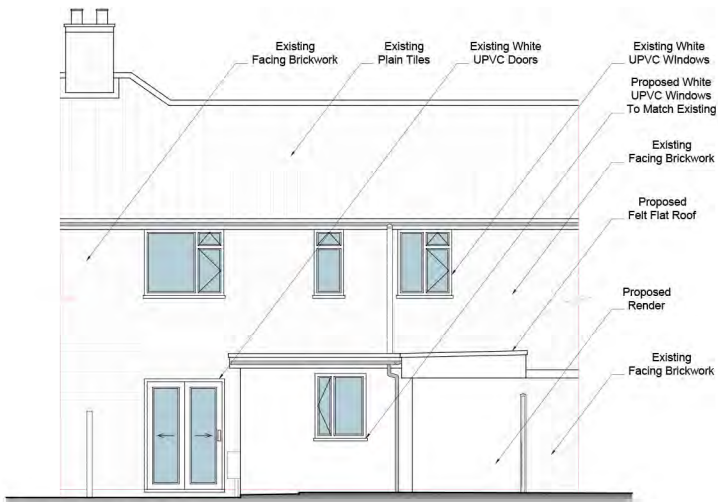
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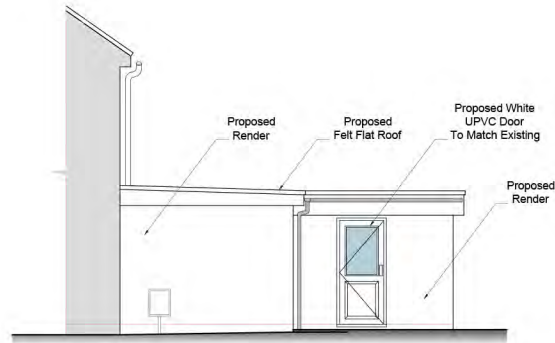
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**31 Rockingham Road,
Norwich, Norfolk, NR5 8HZ**
title:
**Existing
Plans & Elevations**

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date: April 2022	approved: CL
project no: 8430	draw no: P.03
	revision: #

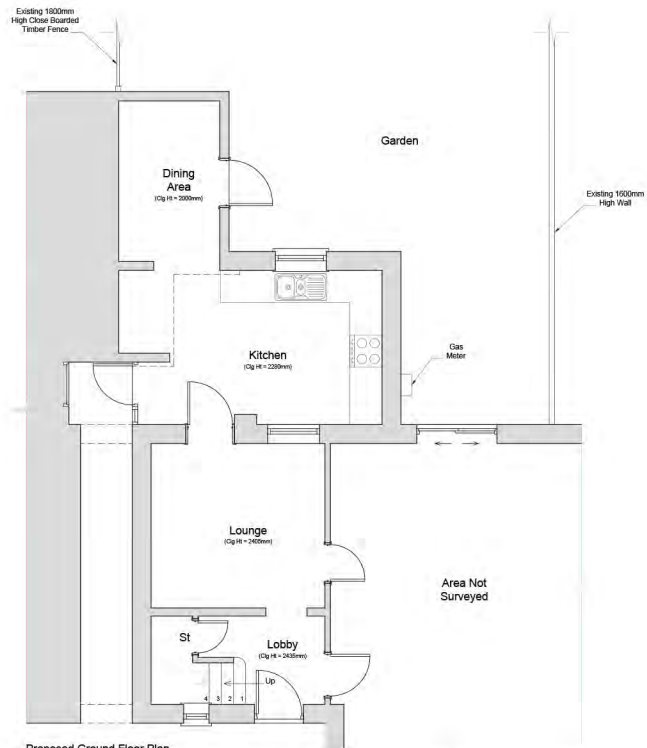
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Proposed South / East Elevation
Scale 1:50



Proposed South / West Elevation
Scale 1:50



Proposed Ground Floor Plan
Scale 1:50

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location:
**31 Rockingham Road,
Norwich, Norfolk, NR5 8HZ**

title:
**Proposed
Plans & Elevations**

scale @ A1:
1:50

date:
April 2022

project no:
8430

drawn by:
MA

approved:
CL

draw no:
P.04

revision:

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