



Planning applications committee

9:30 to 09:55

11 August 2022

Present: Councillors Driver (chair), Sands (M) (vice chair), Carlo (substitute for Councillor Grahame), Lubbock, Peek, Sands (S), Stutely, Thomas (Va) and Thomas (Vi)

Apologies: Councillors Bogelein, Champion, Davis, Grahame and Young

1. Declarations of interests

Councillors Driver, Sands (M), Peek, Sands (S), Stutely, Thomas (Va) and Thomas (Vi) declared an other interest in item 3 (below) Application no 22/00563/F 31 Rockingham Road, Norwich, NR5 8HZ because one of the objectors was the current President of the Norwich Labour Party.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 14 July 2022.

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

(Councillors Driver, Sands (M), Peek, Sands (S), Stutely, Thomas (Va) and Thomas (Vi) had declared an interest in this item.)

The planner (case officer) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports, which was circulated at the meeting and explained that the property was mid-century not Victorian. This was a retrospective planning application for an extension. There had been objections to the application regarding the extension being built over an external drain and causing water damage to the neighbouring property. The issue about noise and antisocial behaviour was not relevant for the assessment of this case.

At the chair's discretion the applicant addressed the committee. There had been a misunderstanding that the extension could be built under permitted development rights. He confirmed that he was working with Building Control, Anglian Water and the council to address the issues regarding the external drainage and surface water drainage on the neighbour's extension and would keep them informed of progress. The application was similar to other extensions in the area and in keeping with the

main dwelling. This was a mixed area of students and families, and his tenants were well behaved.

During discussion, the planner, together with the planning team leader and the area development manager, referred to the report and answered members' questions. This included discussion about the pooling of water on the neighbour's extension as it could not run off into the applicant's garden since the extension had been built and were advised that this was a matter for Building Control and did not affect the decision on the planning application. Members were advised that the council did not have a policy to require a green roof on flat roofs and that a specific planning application would be required. Members also noted that the extension was measured its full length from the house and not from the outbuildings, and at 6.1 metres required planning permission.

The chair moved and the vice chair seconded the recommendations as set out in the report.

Discussion ensued on what stage did Anglian Water and Building Control become involved in cases such as this. Members were advised that issues were raised by neighbours or through the building control process. In this case both authorities were involved before it had come to the attention of the council as a potential planning enforcement matter. Members were also advised that Nutrient Neutrality would be an issue if the proposal had been to increase the capacity of the C3 dwelling to a larger HMO of 6 or more residents.

The committee noted that the application had been called in by Councillor Jones, University Ward.

RESOLVED, unanimously, 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.

CHAIR