

Report to Planning applications committee

Item

19 December 2019

Report of Area development manager

Subject Application no 19/01474/F - 337A Dereham Road, Norwich, NR2 3UT

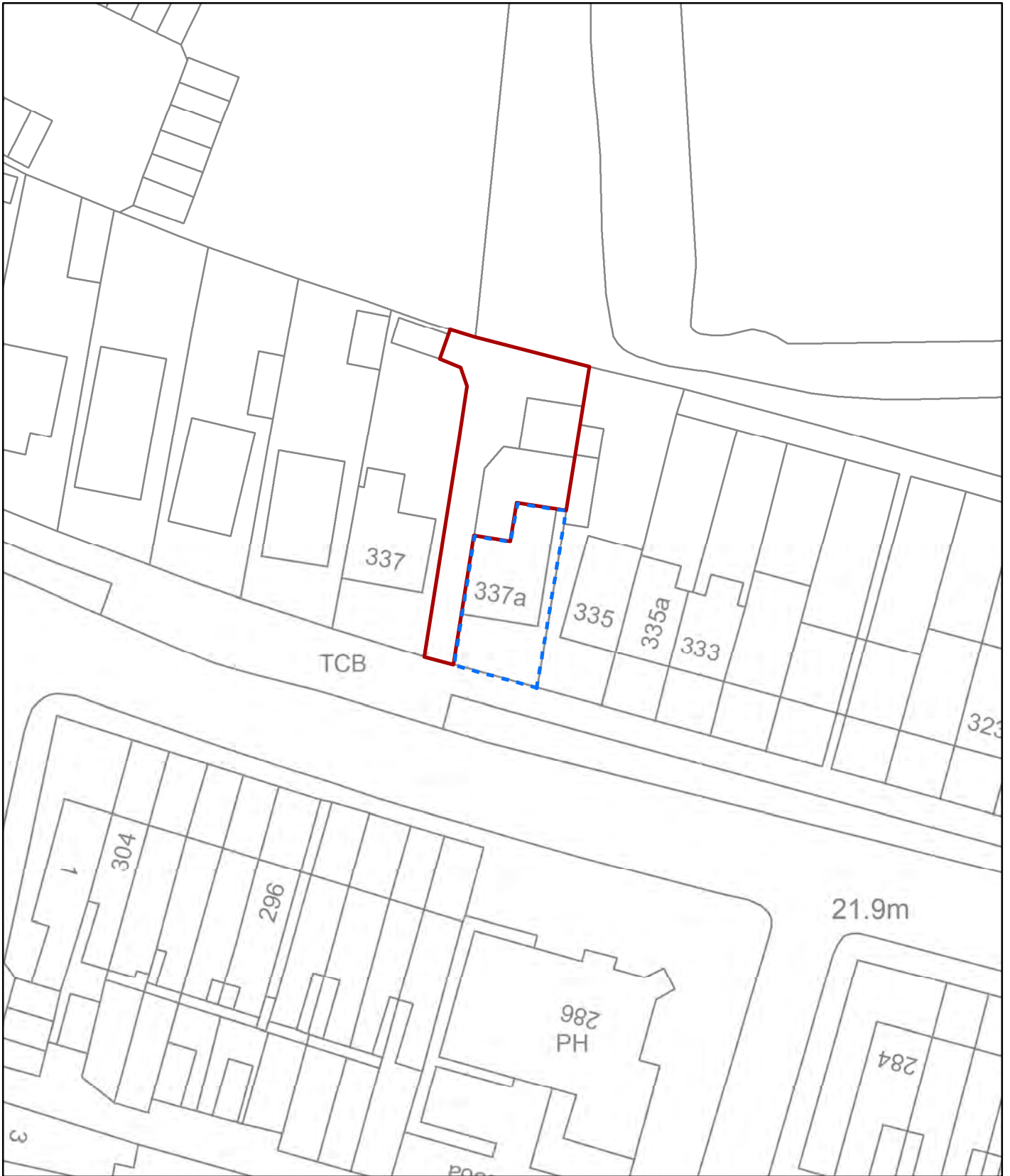
4(c)

Reason for referral Member application

Ward:	Wensum
Case officer	Stephen Little - stephenlittle@norwich.gov.uk

Development proposal		
Single storey side and two storey rear extensions.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Design, scale and form	No notable issues
2 Residential amenity	No notable issues
Expiry date	1 January 2020
Recommendation	Approve subject to conditions



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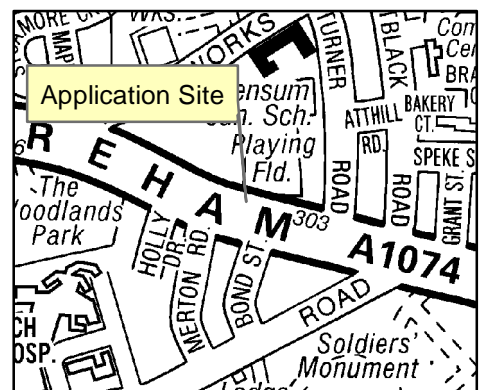
Planning Application No 19/01474/F
 Site Address 337A Dereham Road

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The subject site is situated on the north side of Dereham Road, approx 200m west of its junction with Bowthorpe Road. The site, 30m from front to back and 13.5m at its widest, includes only the driveway and parking area, alongside and to the rear of the house at 337A. The house, in the same ownership and situated to the east of the site, has been recently constructed on land formerly let to no.337. Nos.337 and 335 retain access rights over part of the land to access their properties to the rear.
2. There is currently a car port on the land situated to the rear of the garden of no.337A. Access to no.335 is provided further to the rear of the car port, while access to no.337 is on the opposite (northwest) corner of the site.
3. No.337, a mid-C20 detached property, is to the west of the site. To the east of 337A is no.335, the first in a line of mid-C20 terraces. The plots of both properties roughly match the length of the subject site.
4. The playground and sports field of Wensum Junior School are located to the rear of the site to the north.
5. The existing garden of no.337A is bounded by a 1.8m fence.

Constraints

6. None notable.

Relevant planning history

Ref	Proposal	Decision	Date
14/00613/O	Outline application for the erection of 1 No. three bedroom dwelling.	APPR	09/07/2014
15/00429/RM	Details of condition 1: appearance, landscaping, layout and scale of previous permission 14/00613/O.	APPR	10/06/2015
15/00941/D	Submission of details pursuant to condition 3(materials) 4(landscaping) of permission 15/00429/RM.	APPR	21/08/2015

The proposal

7. It is proposed to demolish the car port, retaining one parking space and extending the garden area of no.337A. The 1.8m fence will be extended round the expanded garden to include the retained parking space, to which a new gated access will be provided. No existing rights of way will be affected.
8. The proposals are a divergence from the landscaping proposals as agreed, and

implemented, as part of application 15/00941/D.

Proposal	Key facts
Scale	
Max. dimensions	Car port to be demolished is 4.6m x 4.6m in area and 2.4m in height. Garden area to be extended by is 4.3m x 8m.
Appearance	
Materials	Close boarded wood fence as existing; retained gravel parking space.

Representations received

9. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

10. None.

Assessment of planning considerations

Relevant development plan policies

11. **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
12. **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

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF12 Achieving well-designed places

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 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, scale and form

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 127-131.
16. The car port makes no visual contribution to the area and its demolition, along with the extension of the garden area and fence, will represent an overall visual improvement for the rear of these properties.

Main issue 2: Residential Amenity

17. Key policies and NPPF paragraphs – DM2, NPPF paragraph 127.
18. Most significantly, for current and future occupants of 337A, the extension of the garden will represent a significant amenity improvement. With no material impacts on neighbouring properties, and rights of access for those properties being retained, there are no amenity concerns relating to this application.

Equalities and diversity issues

19. There are no significant equality or diversity issues.

Local finance considerations

20. 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.
21. 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.
22. In this case local finance considerations are not considered to be material to the case.

Conclusion

23. With no concerns relating to design or amenity, and with the plans representing an overall improvement for the rear of these properties, the proposal is acceptable.
24. The development is sufficiently 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. 19/01474/F – 337A Dereham Road, Norwich NR2 3UT and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

Total site area:
92.30 Sqm

Extension to garden, while
retaining parking space within
the garden

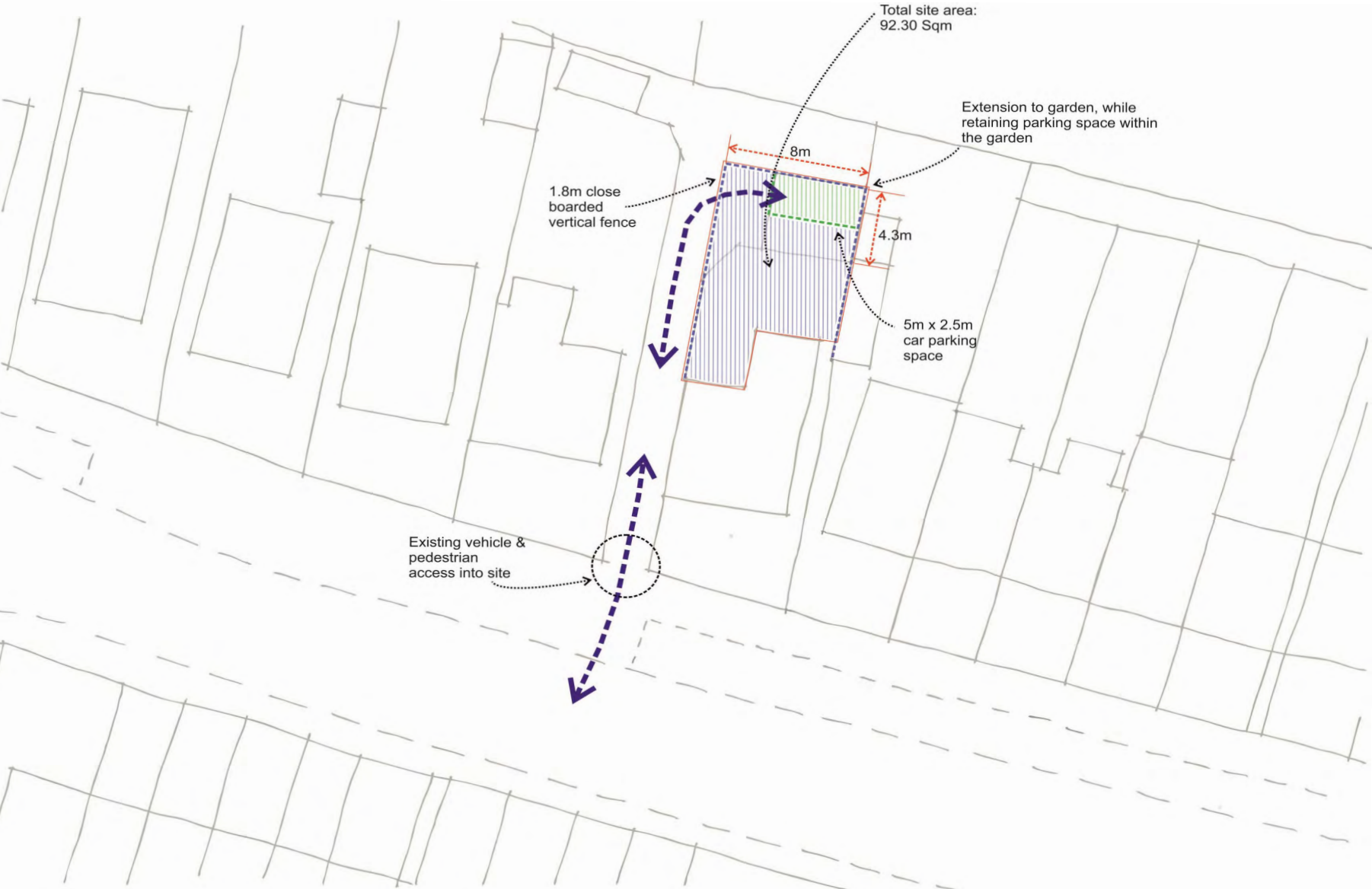
1.8m close
boarded
vertical fence

8m

4.3m

5m x 2.5m
car parking
space

Existing vehicle &
pedestrian
access into site



4. PROPOSED DEVELOPMENT

4.1 The applicant is proposing the demolition of a carport for 1 covered parking space to extend the property's garden. 1 parking space will be retained for future amenity. It must be noted that right of way for the adjoining properties won't be impeded.



Figure 2– Proposed alteration to property (Source: Paul Clarke)