

Report to Planning applications committee

Item

26 March 2015

Report of Head of planning services

Subject Application no 1500195F - 414A Dereham Road
Norwich NR5 8QG

Applicant Mr Sean Smith

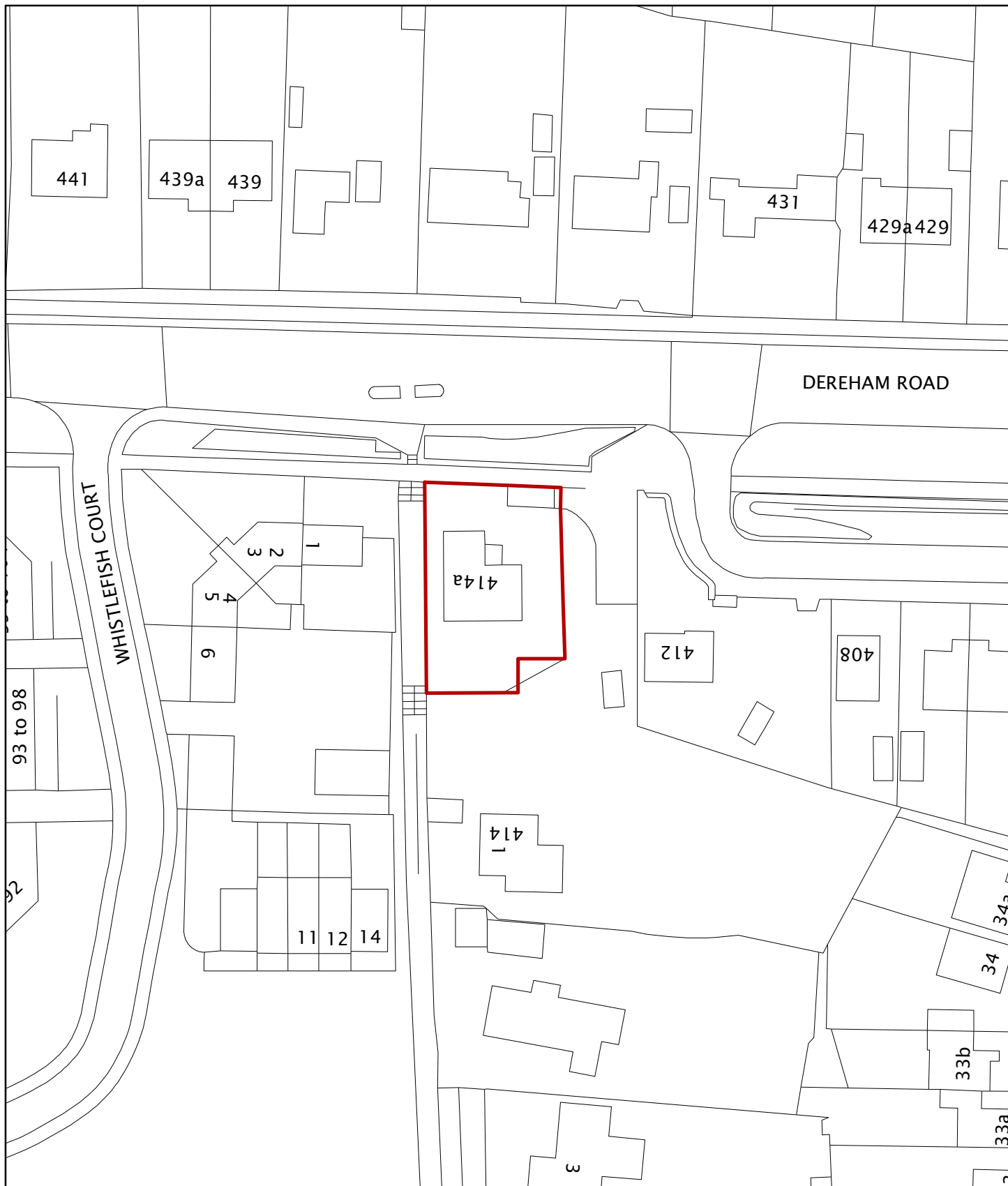
**Reason for
referral** Objection

4(F)

Ward:	Wensum
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Installation of 12 rooflights to front, rear and side elevations, infill of existing window to front elevation, in connection with formation of a 12 bedroom House in Multiple Occupation (HMO).		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Impact upon the appearance of the parent building and surrounding area
2 Amenity	Overlooking and potential noise and disturbance.
3 Transport	Car / cycle parking, and access.
Expiry date	6 April 2015
Recommendation	Approve



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Planning Application No 15/00195/F

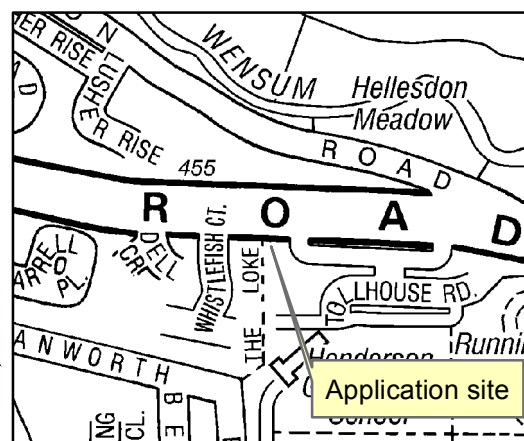
Site Address 414A Dereham Road

Scale 1:707



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the southern side of Dereham Road to the west of the city. The subject property is a large 2 storey dwelling situated on an elevated position set back from Dereham Road. The property is surrounded by a modest garden and is accessed via a steeply sloping shared driveway located to the west of the site. A formal entrance with disabled ramps and rails has been added on the western portion of the garden. The property is bordered by a boundary fence to the east which separates the garden from an alleyway and further housing. To the north the land drops steeply in the form of a terraced garden with a footpath and Dereham Road below. A single garage is also located at road level to the front of the property. To the west of the site and driveway are a row of large mature trees which provide screening from the dwellings located beyond. The site is bordered to the north by mature trees and fencing which separates the site from 414 Dereham Road which sits in a further elevated position, higher than the subject property.
2. The subject property was last used as an HMO by the St Martins Housing Trust as a half-way house for homeless people.

Constraints

3. There are no particular constraints on site.

Relevant planning history

4. There is no relevant planning history.

The proposal

5. The proposal is for the installation of 12 no. rooflights to the front, rear and side elevations and the creation of 3 no. additional rooms in the roof, expanding an existing HMO.

Summary information

Proposal	Key facts
Scale	
Total floorspace	3 additional rooms proposed within existing roofspace.
No. of storeys	3
Appearance	
Materials	External alterations comprise rooflights only.
Transport matters	
Vehicular access	There is a driveway and garage located on site.
No of car parking	1

spaces	
No of cycle parking spaces	Unspecified – potential to use existing garage.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 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
Increasing the number of bedrooms will result in car parking issues	See main issue 3
Letting the rooms to students will result in noise disturbance / anti-social behaviour	See main issue 2
Access to the property is dangerous	See main issue 3
Residents are to be unsupervised / previous owners employed a live in site warden	See main issue 2
Covenants exist which prohibit the use of the building as an HMO	This is not a material planning consideration.
Covenants exist which prohibit the erection of a shed on site	This is not a material planning consideration.
Rooms will be let to the wrong type of student	See main issue 2.
There are too many buy to let properties in the area	The ownership and tenure arrangements of properties in the surrounding area are not material planning consideration.

Consultation responses

7. 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.

Norwich City Council Transportation

8. Comments received 11 March 2015

Overall the proposed development is suitable in transportation terms for its location due to proximity to bus stops and extant vehicle access to the site. Pedestrians can walk to a safe crossing point on the outer ring road by walking uphill towards Guardian Road. No objections on transportation grounds.

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
10. **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
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF9 Protecting Green Belt land

Case Assessment

12. 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

13. The proposals involve the installation of 12 no. rooflights to the existing roof slope of a former 3 storey HMO building. The property is laid on an 'L' shaped footprint and features two dual pitched roof slopes as a result. The front section of the property has roof slopes facing west and east whilst the rear section features roof

slopes facing north and south. 4 no. roof lights are proposed to be installed on the west facing roof slopes, 4 no. roof lights are proposed to be installed on the north facing roof slopes, and 4 no. roof lights are proposed to be installed on the south facing roof slope.

14. 2 no. original windows are already serving the roof space with 1 located on the north front facing gable end and 1 on the east side facing gable end. The proposal also involves the blocking up of the window located on the north elevation.
15. The proposed roof lights will have very little impact on the overall character and appearance of the subject property. 8 of the 12 proposed roof lights will be visible from the highway. The original form of the building will remain and the impact on the character of the surrounding area will be minimal as the surrounding area is characterised by a range of styles and sizes of residential properties built at various times across a 70 year period.

Main issue 2: Amenity

16. The proposed rooflights will allow for a potential increase in the amount of overlooking possible from the new rooms to be created in the roof space. As a result of the lay of the land and the mature trees located to the east of the boundary, no views into residential properties will be possible. The windows located on the southern roof slope will potentially afford the occupiers of 2 bedrooms views across the front garden of 414 Dereham Road. Any overlooking will be of limited consequence as the neighbouring property is a minimum of 35m from the proposed windows. 2 bedrooms facing west will have views across the rear of neighbouring properties located on Whistlefish Court. Such an increase will be limited as the neighbouring properties are located a minimum of 20m away and primarily face onto the gable end of the neighbouring terrace.
17. Particular concern was raised that an increase in the number of bedrooms would result in an increase in the level of disturbance caused by noise. The property was used as an 8 bed HMO by the St Martins Housing Trust. It is considered that an increase of 4 bedrooms will not significantly alter the potential for disturbance to be caused by noise.
18. Similarly concern has been raised that the rooms in the property will be let to students which will result in disturbances associated with other anti-social behaviour. An additional statement has been provided by the applicant dated 11 March 2015 which seeks to address such concerns. In the statement the applicant confirms that he is a locally based student let landlord with over ten years' experience, letting rooms on Assured Shorthold tenancy agreements which contain clauses forbidding excessive noise, litter and disturbance.
19. Concern has been raised that some of the additional rooms are labelled as being 'double rooms' which will result in more than the specified 12 tenants living permanently at the property at any one time. In the applicants additional statement dated 11 March 2015 the applicant confirmed that the Assured Shorthold tenancy agreements will contain clauses which prevent double occupancy occurring.
20. One objector stated that the St Martins Housing trust employed an onsite warden to manage the property preventing disturbances occurring. The additional statement provided by the applicant dated 11 March 2015 confirms that a warden will not be

employed as part of the proposed used as an enlarged HMO. However, regular visits are to be made by a cleaner, the landlord and a maintenance man, helping to ensure that any on site issues causing amenity related issues to neighbours are quickly resolved. A warden is not legally required for this type of development and the proposed management of the site by the landlord is considered to be acceptable.

Main issue 3: Transport

21. Particular concern has been raised that an increase in the number of rooms let to students within the property will result in an increase in car parking related problems in the area surrounding the site. The site currently provides 2 car parking spaces in the form of the existing single garage and the hard standing located immediately in front of the property. The site is located outside of the managed parking zones, allowing for residents and visitors to park on neighbouring streets including the side road section of Dereham Road and Tollhouse Road. As the property is intended to be let to students, it is not expected that all or many of the tenants will have cars and instead will make use of the locally accessible public transport.
22. The site allows for the safe unloading and turning off vehicles via the driveway and hard standing turning area located next to the main entrance. The safe unloading of vehicles close to the main entrance of the property will help to ensure that the main Dereham Road is not obstructed by vehicles using the property. It is therefore considered that the proposal is acceptable in terms of car parking.

Equalities and diversity issues

23. There are no significant equality or diversity issues.

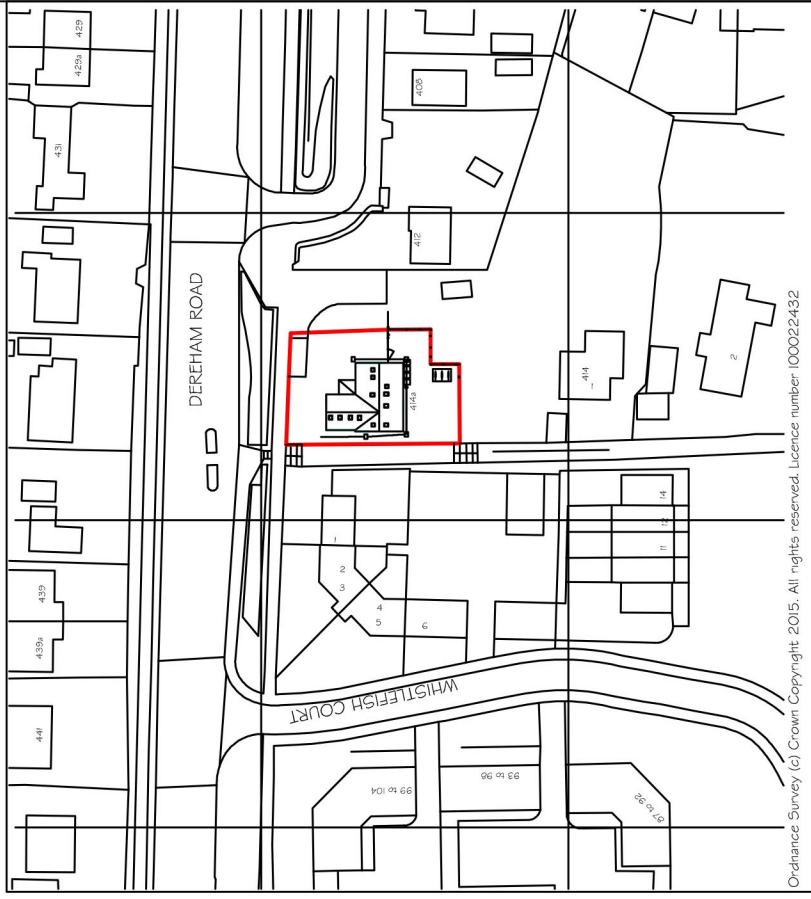
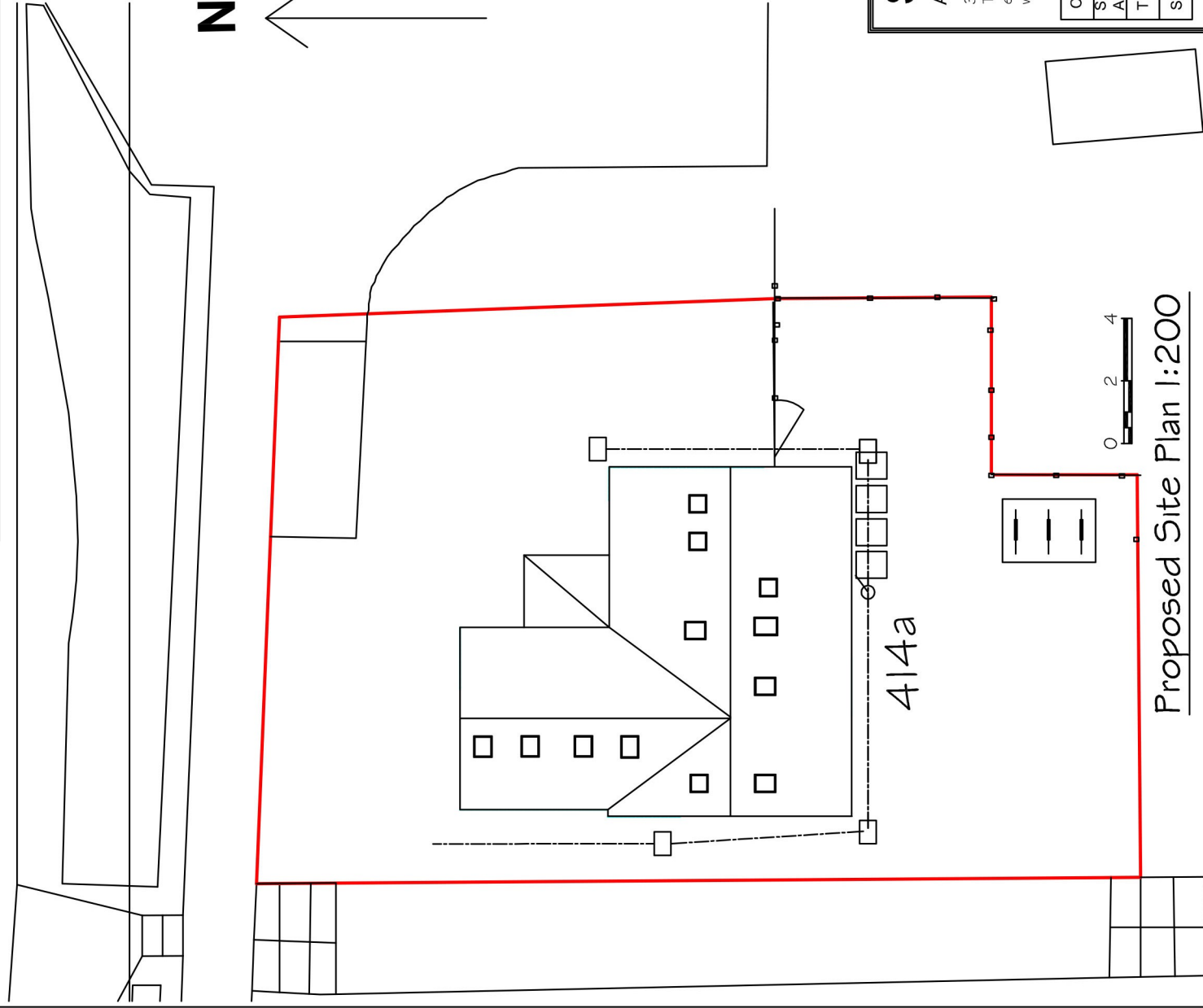
Conclusion

24. The proposals would not detract from the appearance of the parent building and surrounding area, and would not result in undue impacts upon the amenity of nearby occupiers. In addition the proposals would not result in harmful impact upon parking congestion in the surrounding area. 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. 15/00195/F - 414A Dereham Road Norwich NR5 8QG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Condition restricting number of full time occupants

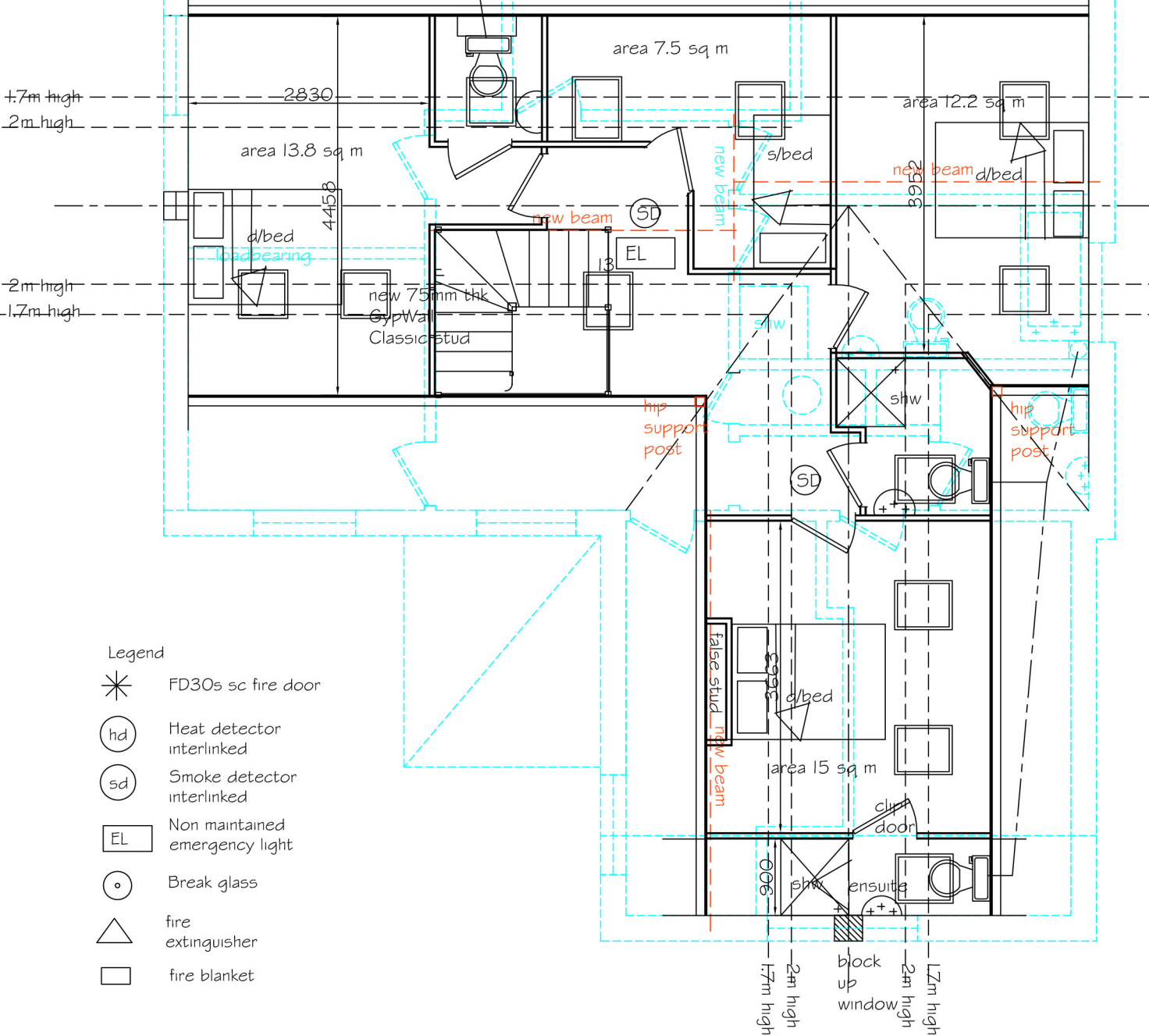


Location Plan 1:1250

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Client:	Mr S Smith	Drawing No:	1412/852/7
Site Address:	414A Dereham Road Norwich NR5 8QG		
Title:	Proposed Elevations		
Scale:	As ntd @ A3	Date:	Jan 2015
Drawn By:	SMM		

Proposed Site Plan 1:200



Proposed Second Floor plan
1:50



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Client:	Mr S Smith	Drawing No:	1412/852/4
Site Address:	414A Dereham Road Norwich NR5 8QG		
Title:	Proposed Second Floor Plan		
Scale:	1:50 uno @A3	Date:	Jan 2015
		Drawn By:	SMM

Drawing prepared only for purposes of planning approvals

Legend

*

FD30s sc fire door

hd

Heat detector
interlinked

sd

Smoke detector
interlinked

EL

Non maintained
emergency light

o

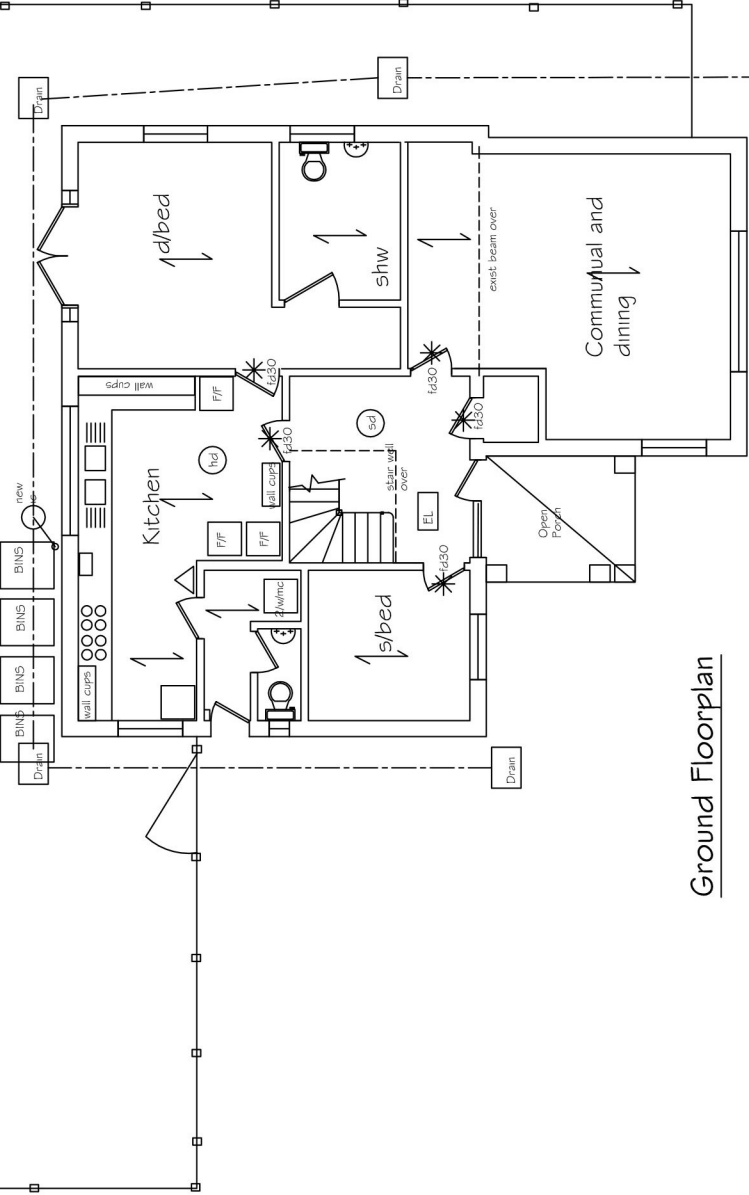
Break glass

△

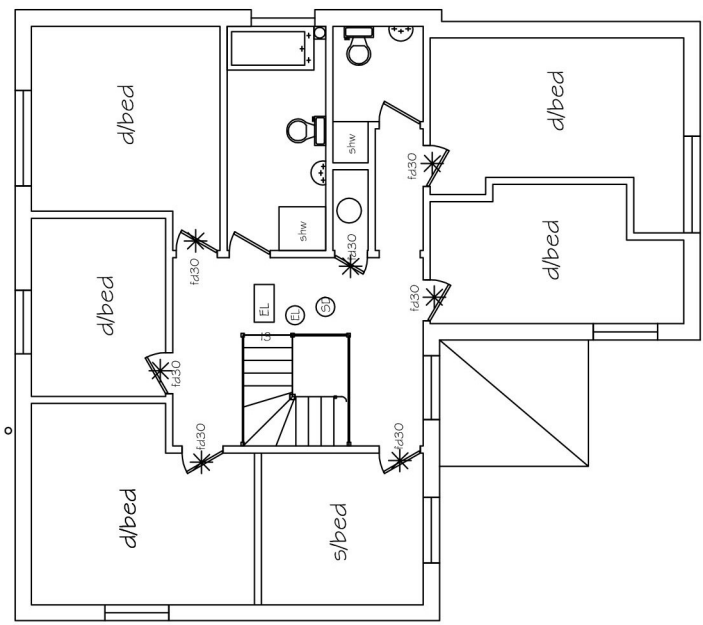
fire
extinguisher

□

fire blanket



Ground Floorplan



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First Floorplan

Client: Mr S Smith

Site: 414A Dereham Road Norwich NR5 8QG

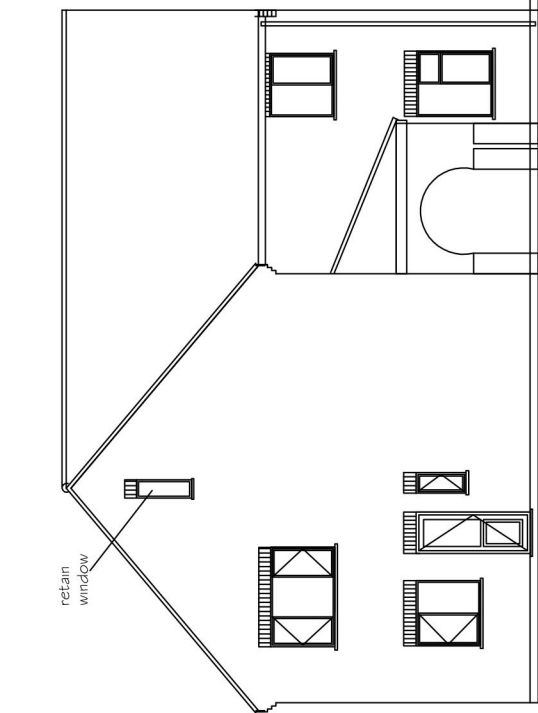
Title: Ground and First Floor Plans

Scale: 1:100 uno @A3

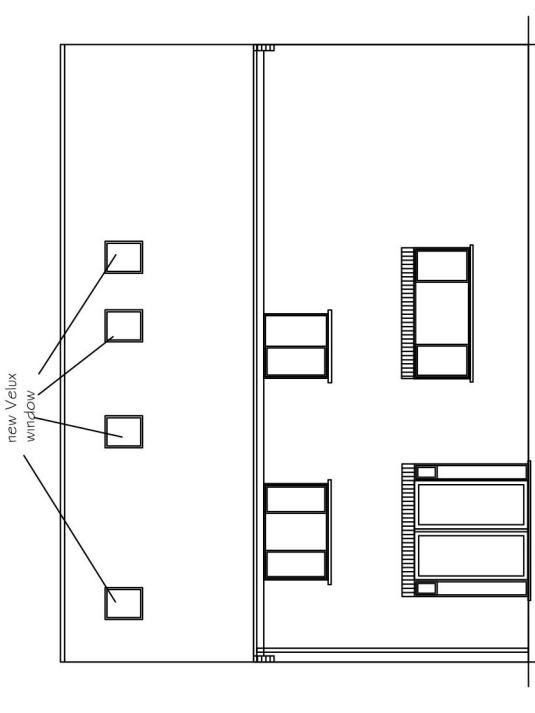
Drawing No: 1412/852/3

Date: Jan 2015

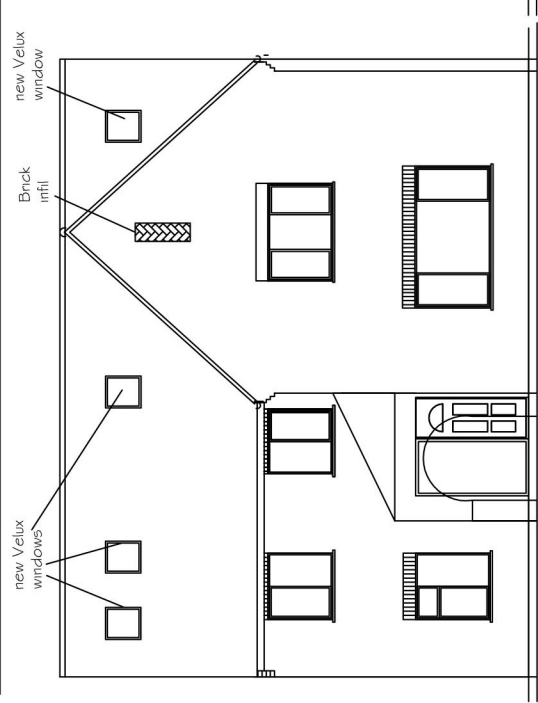
Drawn By: SMM



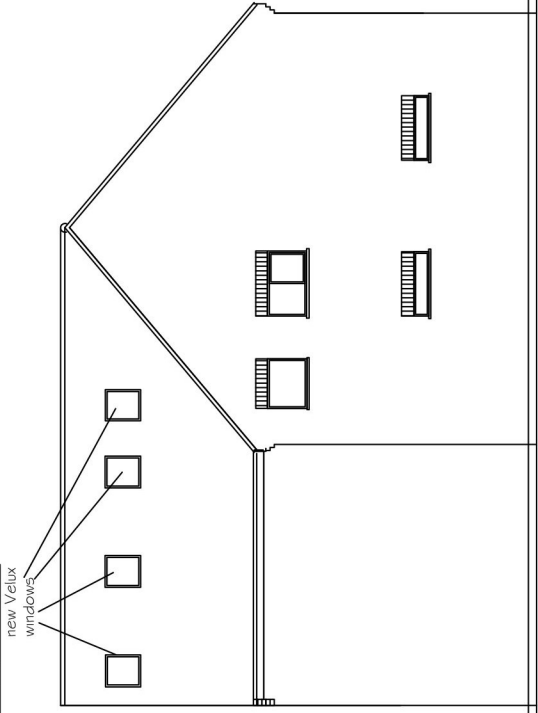
Side (East) Elevation



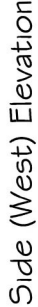
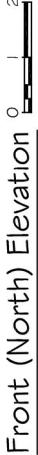
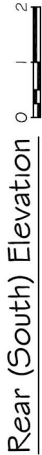
Rear (South) Elevation



Front (North) Elevation



Side (West) Elevation



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		Drawn By:	SMM