

Report to Planning applications committee

Item

14 June 2018

Report of Head of planning services

Subject Application no 17/01862/F - 2 Jordan Close, Norwich,
NR5 8NH

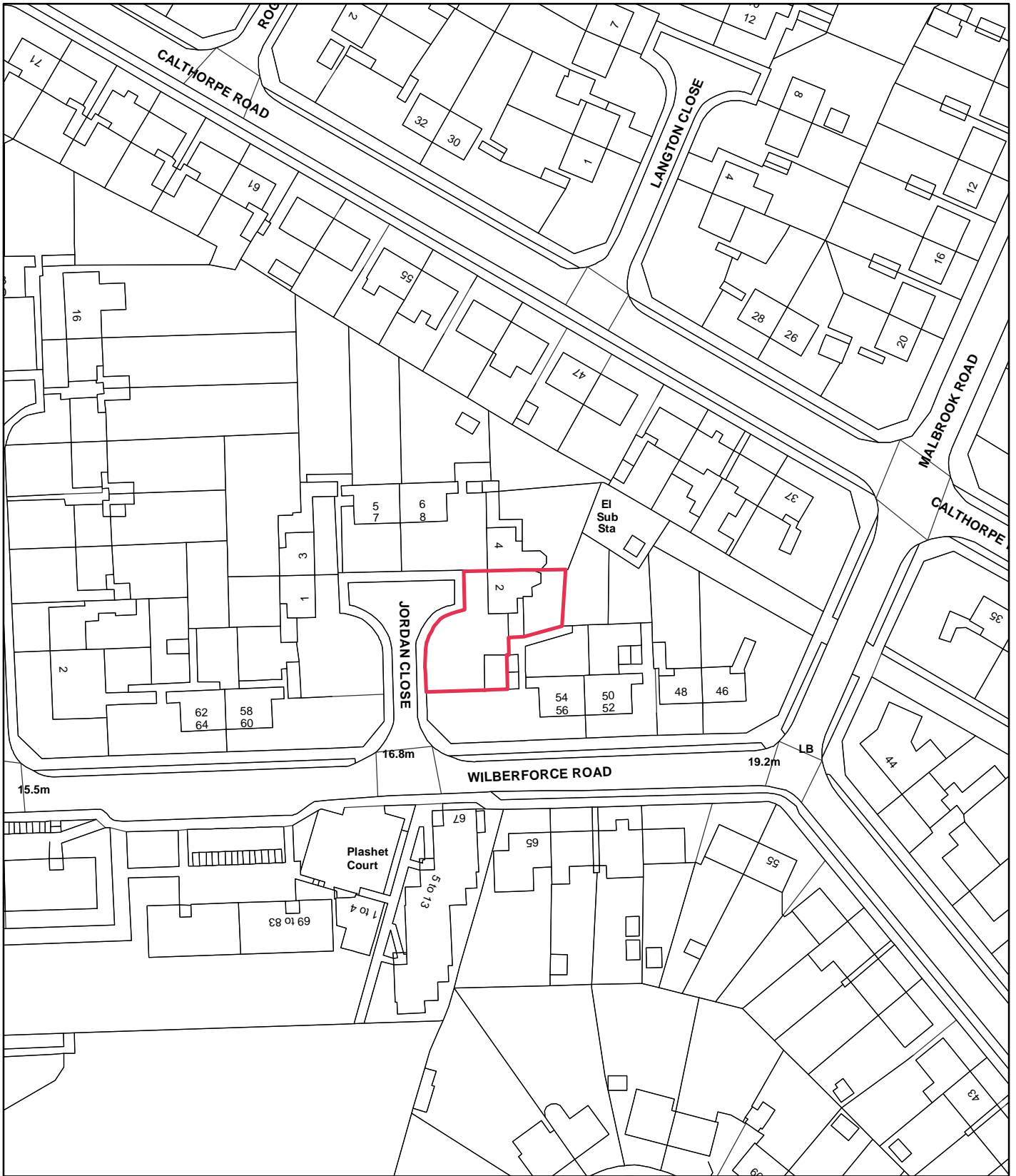
5(c)

**Reason
for referral** Objections

Ward:	Bowthorpe
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Erection of a two-storey extension to side/rear of dwelling. Change of use from dwellinghouse (Class C3) to 8-bedroom HMO (sui generis).		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Principle	Acceptability of HMO
2 Design	Appropriateness to the dwelling and surrounding area
3 Amenity	Potential impacts upon neighbours in terms of loss of light and privacy
Expiry date	17 January 2018
Recommendation	Approve

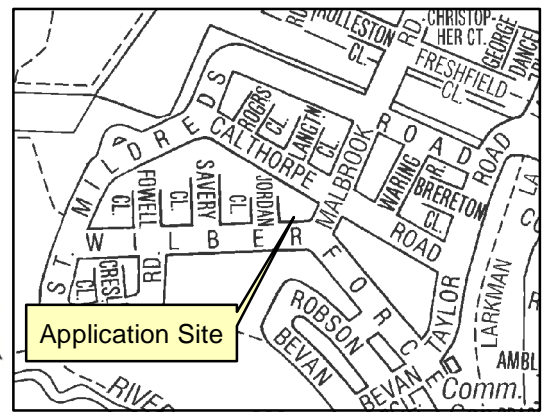


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Planning application no: 17/01862/F
 Site Address: 2 Jordan Close
 Scale: 1:1,000



NORWICH
 City Council



The site and surroundings

1. The subject property is located on the Eastern side of Jordan Close, West of the City Centre. The semi-detached property is constructed of red brick and clay plain tiles. There is an existing single storey side/rear extension and a rear conservatory. The property is located on a slope so that the dwellings along Wilberforce Road are located at a lower ground level. The neighbouring property also has a conservatory at the rear. The gardens for the properties along Wilberforce Road are divided between the flats and the subject dwelling shares a boundary with the rear gardens of both the adjacent flats. The properties in the surrounding area are of the same age and design.

Relevant planning history

2. There is no relevant planning history.

The proposal

3. The proposal is for a two storey side extension and single storey rear extension to facilitate a change of use to an 8 bedroom large HMO.

Summary information

Proposal	Key facts
Scale	
Total floorspace	148 sq. m
No. of storeys	2
Max. dimensions	Single storey: 12.40 x 4.40, 3.30m max height Two storey: 4.20m x 4.60m, 5.50m at the eaves and 7.20m max height
Appearance	
Materials	Red brick and clay plain tiles to match existing uPVC fittings

Representations

4. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received over the course of two consultation periods 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
Overdevelopment of the site	See Main Issues 1 and 2
Not in keeping with the character of the area and no other examples of similar development in surrounding area	See Main Issue 2
Loss of privacy	See Main Issue 3
Loss of light and outlook	See Main Issue 3
Lack of parking provision	See Main Issue 5
Level of noise from cumulative student properties	See other matters

Consultation responses

5. 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)

6. No objection on highway grounds. The property is outside of the Controlled Parking Zone; on street parking is unrestricted.

Norwich Society

7. Original comments: This is overdevelopment of the site with the boundary right up to that of the adjoining property.
8. Revised comments: No comments received.

Citywide Services

9. As this is a dwelling house that will stay residential we don't really need to comment. They will still be on AWC collections and will require wheelie bins. I would recommend they purchase 2 x 360l and 2 x 360l recycling bins.

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)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS4 Housing delivery

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
- DM7 Trees and development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

12. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities

Case Assessment

13. 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

14. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
15. As well as the physical alterations to the building (discussed below) the proposal involves a change of use from a residential dwelling to a large HMO. It should be noted that several other similar applications have recently been granted in the surrounding area.
16. In accordance with policy DM13, proposals for houses of multiple occupation are required to achieve a high standard of amenity in accordance with DM2 which is assessed below.
17. Proposals are also required to satisfy criteria a, b and c set out in policy DM12. The proposal would not compromise the delivery of wider regeneration proposals and contributes to the provision of a wide mix of uses within the surrounding area. Impacts upon the character and amenity of the area are discussed below.
18. Proposals should demonstrate satisfactory standards of servicing, parking and amenity space for all residents which is subject to further assessment below.

19. It is noted that there will be an increase in the intensity of the use of the site as the property would accommodate three additional students as a result of the proposal.
20. Subject to more detailed assessment of amenity and servicing arrangements (outlined below) the principle of multiple occupation at this site is considered acceptable.

Main issue 2: Design

21. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
22. Concerns were raised that the proposal would result in overdevelopment of the site and would not be in keeping with the character of the surrounding area.
23. The proposed extensions are considered to be appropriate in height, scale and form to the main dwelling. The two storey side extension is approximately half the width of the original dwelling, is stepped back from the front elevation and stepped down in height from the main roof. The roof form is in keeping with the style of the existing dwelling and the overall design of the extension would match that of the main dwelling. The single storey rear extension would occupy a slightly larger footprint than the existing conservatory and extension.
24. The proposed extensions would be constructed of materials to match the main dwelling.
25. Therefore the alterations are not considered to be detrimental to the character of the main dwelling or the surrounding area.

Main issue 3: Amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
27. Concerns were raised that the proposal would result in additional opportunity for overlooking. It should be noted that the rear outdoor space for the adjacent flats on Wilberforce Road has been divided so that the ground floor flat has garden space directly behind the building, and the first floor flat has the garden space further to the North.
28. The additional bedroom at first floor level would result in additional overlooking of the rear gardens of the adjacent flats. However, this window would only have oblique views of the garden for the ground floor flat and the level of overlooking of the garden for the first floor flat is not considered to be significantly different to the existing situation.
29. Concerns were also raised regarding loss of light to neighbouring gardens and the neighbouring conservatory. The proposed single storey extension would be approximately 3.00m in height. The neighbour's conservatory at No. 4 Jordans Close has an unusual relationship with the application site in that both of the conservatories have glazing along the boundary, allowing occupants to look directly into neighbouring habitable spaces. The proposed extension is in a similar location and similar size to the existing conservatory on site but stepped away from the boundary by approx. 0.50m. Whilst this proposal would result in an unusual relationship with the conservatory to the north, this is not considered to be

significantly different from the existing relationship. The proposed extension includes a blank wall on its northern elevation which would likely result in additional loss of light, however would reduce the level of overlooking between the two properties.

30. The two storey extension may result in some loss of light to the garden/rear living spaces of the adjacent ground floor flat. In addition, due to the ground level change, it has the potential to be overbearing. However, the extension would be located to the North of the flats and therefore overshadowing would likely be minimal. The proposed two storey extension would be constructed above the existing side extension and would not project past the rear elevation of the house thereby reducing its impact. A distance of approximately 7.00m will be maintained between the two buildings.
31. The proposal would result in 8 occupants residing at the property. The site has ample garden space to the rear which provides enough room for amenity uses and rotary driers etc. It should be noted that one of the ground floor bedrooms is below national space standards for a single bedroom, however it does meet the licensing standard for a single bedroom. The proposal has been revised after concerns were raised regarding the amount of communal living space provided. The revised proposal includes living space of a similar size to other HMO proposals which have recently been approved. Therefore, whilst there will be some negative impacts upon the amenity of future occupiers, on balance the occupiers will benefit from a good standard of amenity overall.
32. Concerns were also raised regarding the cumulative noise impacts from houses of multiple occupation in the surrounding area. Additional impacts upon neighbours are likely to arise from additional residents at the property. 8 unrelated occupants would have increased comings and goings via car journeys, separate social events and visitors which would likely have an impact as a result of increased noise and disturbance.
33. It should however be noted that a change of use from a residential dwelling (Class C3) to a small HMO with up to 6 people (Class C4) does not require consent and the property is already being advertised to let as a 6 bed HMO. It is acknowledged, however, that 8 residents is likely to result in some additional impact in terms of noise and disturbance compared with a potential 6 residents.

Main issue 4: Trees

34. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
35. There is a large tree located to the North East of the subject site. Both the single storey and two storey extensions are considered to be a sufficient distance from the tree so as not to cause damage. In addition, as there is already hard surfacing located within the rear garden, ground compaction would likely be negligible.

Main issue 5: Transport

36. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
37. The subject site includes a large gravel driveway which would provide at least two, and likely three, off-road parking spaces. This is in accordance with the standards

set out with appendix 3 of the Local Plan. Although the driveway does not allow access and egress in a forward gear, as is common to the driveways found in the surrounding area, the driveway and access to the highway are extant. It should be noted that the property is not within a controlled parking zone and therefore on street parking is unrestricted. It is acknowledged that there may be an increase in additional pressures on on-street parking as a result of the proposal, however the proposal can provide a policy compliant level of on-site parking.

38. The property can provide sufficient cycle storage within the retained garage/outbuilding as well as the provision of a bin store within the driveway area. The property is also located within a relatively sustainable location and along a bus route. The proposal includes the retention of the existing shed/storage building to the Southern part of the site which would provide ample cycle storage space and would also encourage more sustainable modes of transport.
39. As there is a minimal increase in the footprint of built form on site and the already comprises hard surfacing, the proposal is unlikely to result in a significant increase in surface water flooding and therefore not sustainable drainage measures have been requested.

Equalities and diversity issues

40. There are no significant equality or diversity issues.

Local finance considerations

41. 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.
42. 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.
43. In this case local finance considerations are not considered to be material to the case.

Conclusion

44. Concerns were raised regarding the amenity of future occupiers relating to bedroom sizes and the provision of internal communal space. In addition, the relationship between the proposed rear extension and the neighbouring conservatory is awkward and unusual. However, the proposal has been revised in an attempt to address concerns. Furthermore, the occupiers will benefit from a good standard of amenity overall and the relationship between the rear extensions is not considered to be significantly different from the current situation.
45. The proposal would result in an increase in the intensity of use of the site which is likely to lead to an increase in vehicular movements and disturbance, however in the context of the existing use and on balance this is not considered to be unacceptable.

46. On balance 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.

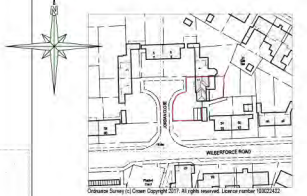
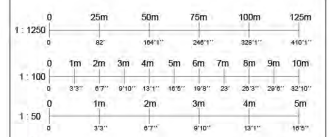
Recommendation

To approve application no. 17/01862/F - 2 Jordan Close Norwich NR5 8NH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Bin and bike stores to be provided prior to occupation;
4. No more than 8 residents;
5. Rooms to be laid out in accordance with floorplans and retained as such;
6. Materials to match existing.

General Notes

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing to be checked and read in conjunction with all Engineers, Architects, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, reduced, or joined unless shown on the Engineers details. Unless otherwise noted all connections of structural members including laps & end-connections of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All load connections to have a minimum of 2 bolts.
- The Foundations have been designed on the basis of ground pressure of 100 kN/m² & shall meet but not be confined on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the foundations shall be cast from concrete.
- Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two months' notice must be given. Note: If foundations are deeper than works on either side then there to be given & agreement received. Note: If foundations, soffits, gutters, etc approach across the boundary a written agreement from the owner of the adjoining land buildings must be obtained & the boundary agreed before building works commence.
- The Construction Design & Management Regulations 2015.
- The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.
- The construction work can be carried out for as reasonably practicable without risks to the health and safety of any person affected by the project.
- Clearer suitable written facilities are provided.
- These arrangements must be reviewed and maintained throughout the project.
- The client must provide pre-construction information to the designer and contractor.
- The client must ensure that a construction phase plan is in place before the construction phase starts.
- The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
- The client must take reasonable steps to ensure that the principal designer and contractor cooperate with their duties.
- The client must pass the health and safety file to any new owner(s) and ensure that the new owner(s) accept(s) it in accordance of the rules and purposes of the file.
- This drawing is Copyright to Building Plans Ltd.



LOCATION PLAN 1:1250

Rev	Date	Amendment	PB	Dwn
A	16/11/17	Reduction in size and height of extensions following comments from NCC Planning		

**Architectural Design,
Building Surveys and
Planning Services**
Building Plans Ltd
 11 The Street, Honingham, Norwich, NR9 5BL
 Telephone: 01603 868377

Client:	Building Plans Ltd
Project:	Extensions & Conversion to HMO
Site address:	2 Jordan Close Norwich NR9 5NH
Contents:	Existing Elevations Existing Floor Plans Location Plan

Scale @ A1:	1:50, 1:100, 1:1250,	Date:	November 2017
Signchecked:	PB/JLN	Revision:	A
Project No:	3233.0817N	Sheet No:	1



WEST EXISTING ELEVATIONS 1:100



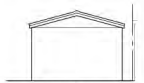
SOUTH



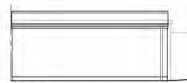
EAST



NORTH



SOUTH

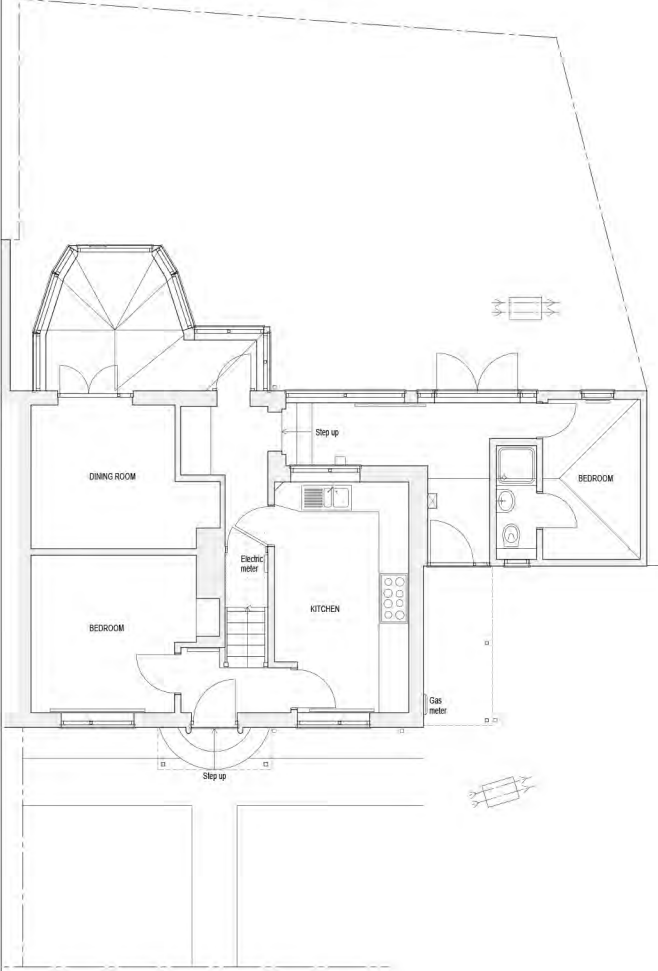


EAST

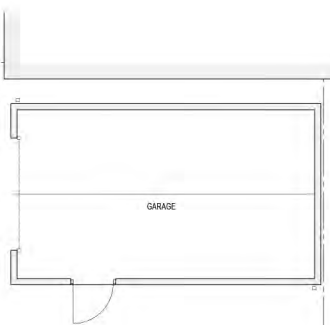


NORTH

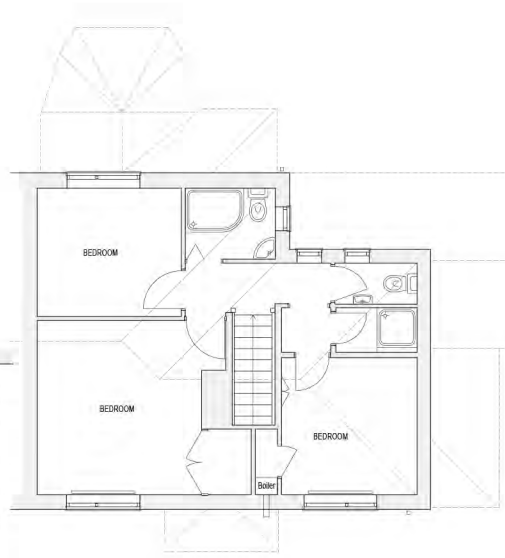
EXISTING GARAGE ELEVATIONS 1:100



EXISTING GROUND FLOOR 1:50



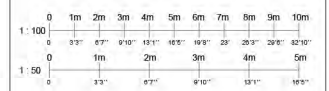
GARAGE



EXISTING FIRST FLOOR 1:50

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- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, reduced, or joined unless shown on the Engineers details. Unless otherwise noted all connections of structural members including laps & end-connections of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All load connections to have a minimum of 2 bolts.
- The foundations have been designed on allowable ground pressure of 100 kN/m² & shall meet all confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is a clay soil that has been classified by Tests & Vegetation & that there is no possibility of heave or shrinkage.
- Under the provisions of the Party Wall Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two month's notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, soffits, gutters, etc approach across the boundary a written agreement from the owner of the adjoining land/buildings must be obtained & the boundary agreed before building works commence.
- The Construction Design & Management Regulations 2015. The client must make suitable arrangements for managing the project, including the allocation of additional time and resources.
 - The construction work can be carried out for as a reasonably practicable) without risks to the health and safety of any person affected by the project.
 - Under suitable written facilities are provided. These arrangements must be reviewed and maintained throughout the project. The client must provide pre-construction information to the designer and contractor. The client must ensure that a construction phase plan is in place before the construction phase starts. The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection. The client must take reasonable steps to ensure that the principal designer and contractor comply with their duties. The client must pass the health and safety file to any new owner(s)/occupier(s) and ensure that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.
- This drawing is Copyright to Building Plans Ltd.



Rev	Date	Amendment	Dwn
E	10/04/18	Part rear extension moved to the south.	PB
D	01/03/18	Rear extension decreased in depth.	PB
C	22/02/18	Rear extension increased in depth to increase dining/living room following comments from NCC Planning.	PB
B	05/01/18	Rear extension increased in depth to increase dining/living room following comments from NCC Planning.	PB
A	16/11/17	Reduction in size and height of extensions following comments from NCC Planning.	PB

**Architectural Design,
Building Surveys and
Planning Services**

Building Plans Ltd
 11 The Street, Honington, Norwich, NR9 5BL
 Telephone: 01603 868377

Client: Building Plans Ltd

Project: Extensions & Conversion to HMO

Site address: 2 Jordan Close
Norwich
NR9 5BH

Contents: Proposed Elevations
Proposed Floor Plans

Scale @ A1: 1:50, 1:100,	Date: February 2018
Signs/checked: P B / J N	Revision: E
Project No: 3233.0817N	Sheet No: 2



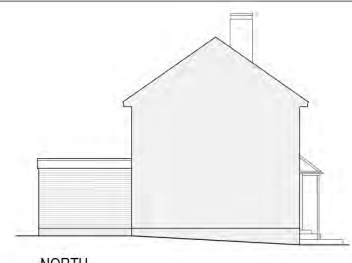
WEST
PROPOSED ELEVATIONS 1:100



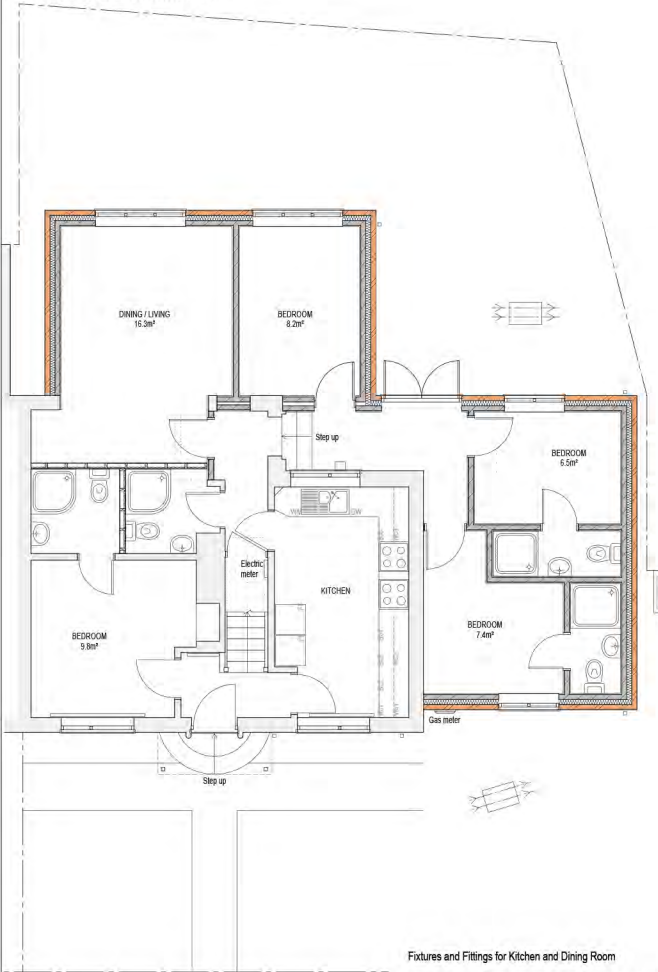
SOUTH



EAST

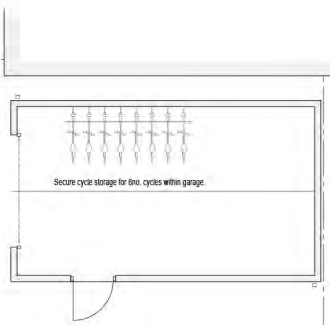


NORTH



PROPOSED GROUND FLOOR 1:50

- Fixtures and Fittings for Kitchen and Dining Room**
- Sink: Stainless steel sink with draining board plus standard sized dishwasher
 - Cooker & Hob: Free standing electric cooker with oven and overlight (under hob). Extractor canopy over. Provide two cookers or one cooker plus microwave ovens with grill on worktop.
 - Electrical Sockets: 30amp supply for electric cooker(s). Dedicated sockets for all appliances underworktops with switched fused signs above work top level. Dedicated sockets for fridge freezers and microwave. 4 double sockets above work top.
 - Food Storage Cupboards: One base unit (min. 500mm wide x 600mm deep) or one wall unit (1000mm wide x 500mm deep) per person for individual food storage and personal crockery and utensils.
 - Work Top: Min. 2m length of worktop for food preparation.
 - Fridge Freezers: 2 free standing fridge freezers.
 - Washing Machine: 1 under worktop washing machine. Provide 1 rotary clothes dryer in rear garden.



PROPOSED FIRST FLOOR 1:50