

Report to Planning applications committee

Item

11 July 2019

Report of Head of planning services

Subject Application no 19/00491/F - 65 Cunningham Road,
Norwich, NR5 8HH

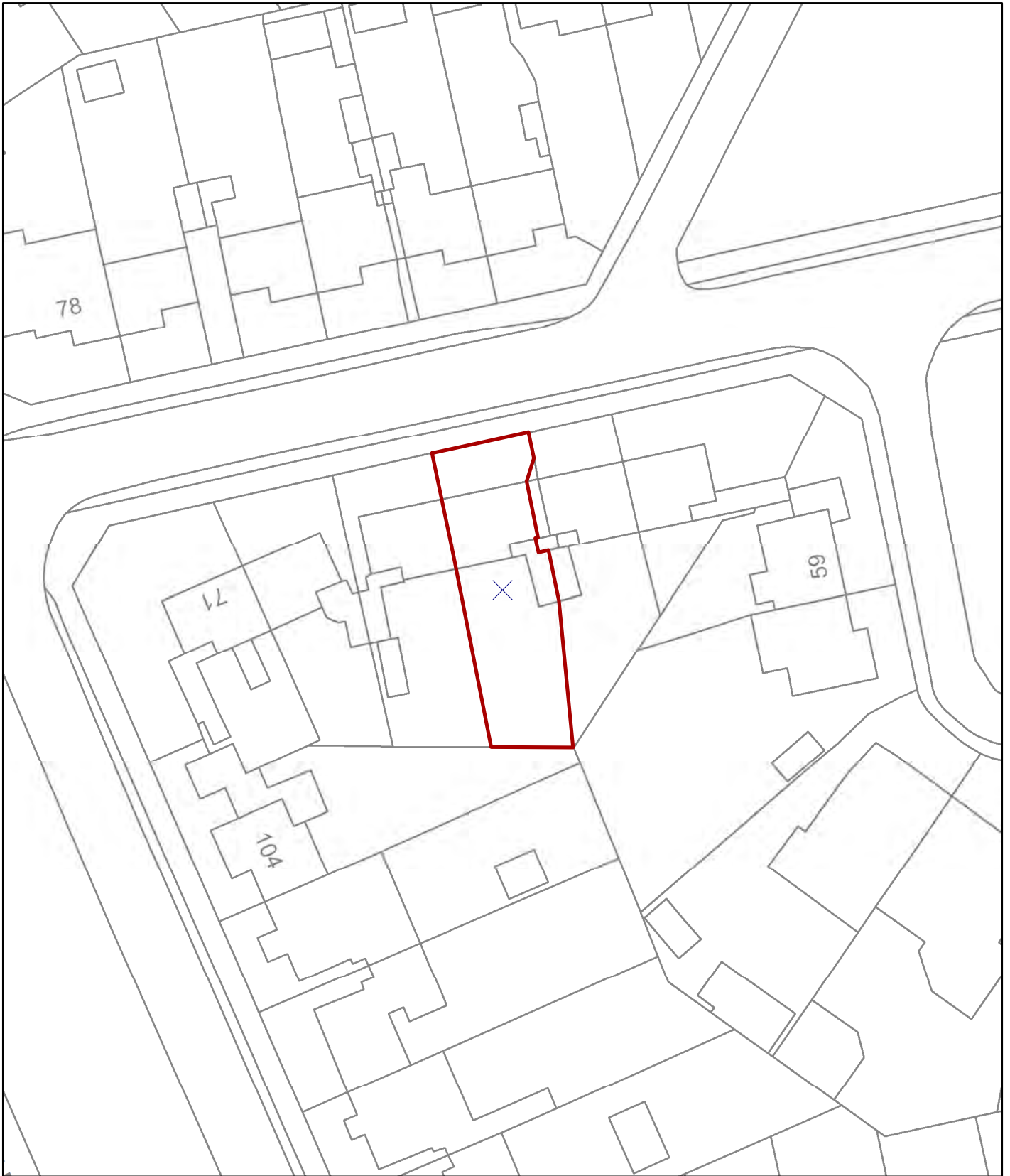
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**Reason
for referral** Objection

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

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy; use of the property as an HMO.
Expiry date	14 June 2019
Recommendation	Approve



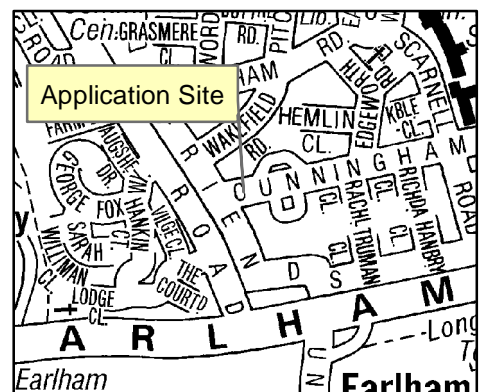
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Planning Application No 19/00491/F
Site Address 65 Cunningham Road
Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the south side of Cunningham Road, a residential street located within the West Earlham area, to the west of the city. The prevailing character of the area is residential predominantly comprising a mixture of two-storey semi-detached and terraced dwellings constructed as part of a wider local authority post war housing development. Properties have typically been arranged on plots with front garden / parking areas, outbuildings to the side and larger mature rear gardens.
2. The subject property is a two-storey mid-terrace dwelling constructed circa 1950 using red bricks and concrete roof tiles. The property has a stepped rear elevation. The site features a small front garden / driveway, access to the rear via a shared covered passageway which leads to a single storey link-attached outbuilding which includes a roof over the passageway, and a larger rear garden.
3. The site is bordered by the adjoining terrace properties to the east and west, nos. 63 and 67 Cunningham Road respectively. Beyond the site to the rear is the rear gardens of properties located on Friends Road. The site boundaries to the rear are marked by low close boarded fencing.

The proposal

4. The proposal is for the construction of a 5.3m x 4.5m single storey extension designed with a hipped roof measuring 2.4m to the eaves and 3.6m to the ridge. The extension creates an additional bedroom accessed via the original lounge, with two rear facing windows and a single window facing onto the covered passageway to the side. The design includes a step within the proposed east elevation to allow for access to an inspection chamber to be maintained.
5. It should be noted that the application originally sought consent for a larger 6.5m long rear extension, facilitating the creation of two additional bedrooms. The original plans were considered to be overly large and provide a poor standard of amenity for the occupier of the second bedroom.

Representations

6. Advertised on site and in the press. 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. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Loss of light to living room (no. 65)	See main issue 2.
Noise disturbance / littering / loss of privacy as a result of being used as a student HMO	See main issue 2.
Loss of parking spaces locally caused by use of property as a student HMO	See other matters.

Consultation responses

7. No consultations undertaken.

Assessment of planning considerations

Relevant development plan policies

8. **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
9. **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

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF7 Requiring good design

Case Assessment

11. 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

12. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
13. The proposed single-storey extension by virtue of its scale, design and form will have a limited impact on the character and appearance of the subject property. The use of matching materials and a hipped roof design, which is consistent with that of the original terrace will ensure that the extension blends well with the existing dwelling.
14. The single-storey rear extension will largely not be visible from the highway and as such will have a limited impact on the character of the wider area. The proposed development is therefore considered to be acceptable in design terms.

Main issue 2: Amenity

15. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
16. The scale, siting and design of the proposed extension will ensure that the proposed development has a limited impact on the residential amenities of neighbouring occupiers. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case due to the south facing orientation of the site and the scale of the proposed development, the extension would only result in a limited amount of overshadowing of no. 67 to the west.
17. The proposed development does not extend beyond the original outbuilding which is sited along the boundary shared with no. 63 to the east. The siting of the proposed extension in relation to the existing outbuilding ensures that there is a sufficient gap maintained between the rear of the neighbouring property and the proposed extension to prevent significant harm being caused by way of overshadowing, loss of privacy or loss of outlook.
18. With regard to noise and other disturbances caused by odour, littering as a result of the use of the property as an HMO occupied by students, the increase in the number of bedrooms from three to four is not expected to result in a significant change from the current situation, whereby the house is arranged as a three bed C3 dwellinghouse. The change from a C3 dwellinghouse to a C4 small scale HMO is a permitted change, not requiring planning permission.
19. In order to protect the residential amenity of both future occupiers and residents, it is considered reasonable to add a condition restricting the use of the site to being only a C3 dwellinghouse or C4 small scale HMO. The condition will ensure that the layout as proposed is maintained, preventing the creation of any additional bedrooms.

Other matters

20. The provision of car parking within the area is not considered as part of this application as the application seeks consent for a household planning permission only, and not a change of use to a large scale HMO.

Equalities and diversity issues

21. There are significant/There are no significant equality or diversity issues.

Local finance considerations

22. 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.
23. 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.

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

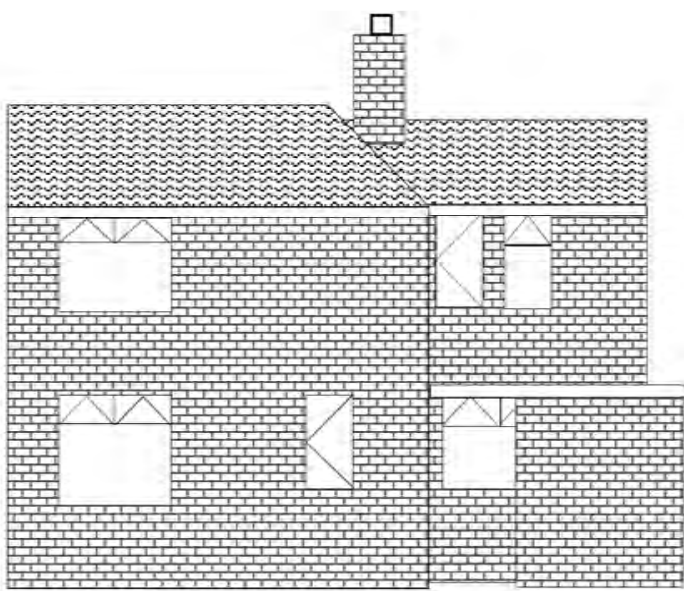
Conclusion

25. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
26. The proposed development will have a limited impact upon the residential amenities of neighbouring properties, with significant harm not occurring by way of overshadowing, overlooking or loss of outlook.
27. 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.

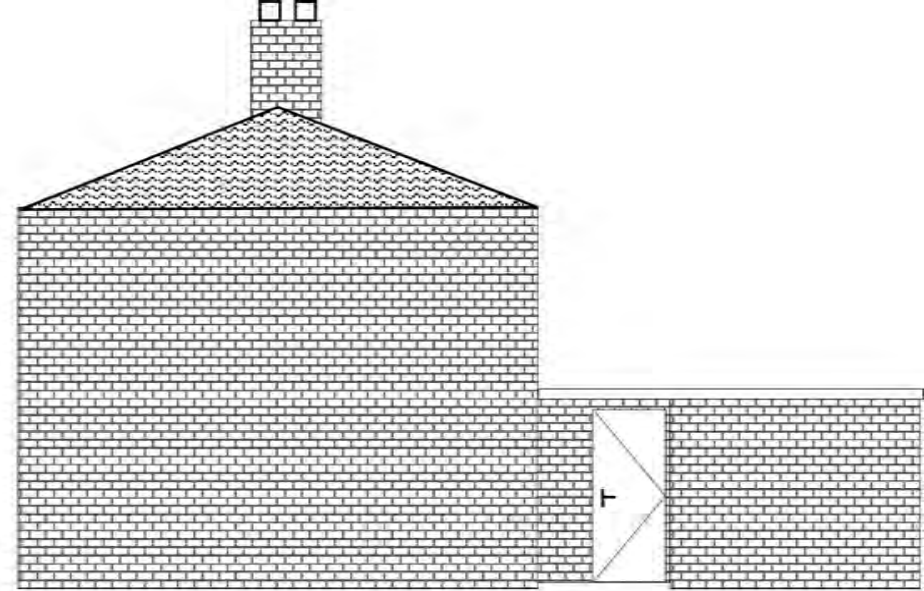
Recommendation

To approve application no. 19/00491/F - 65 Cunningham Road Norwich NR5 8HH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Section 75 compliance / use as a C3 dwellinghouse or C4 small scale HMO only



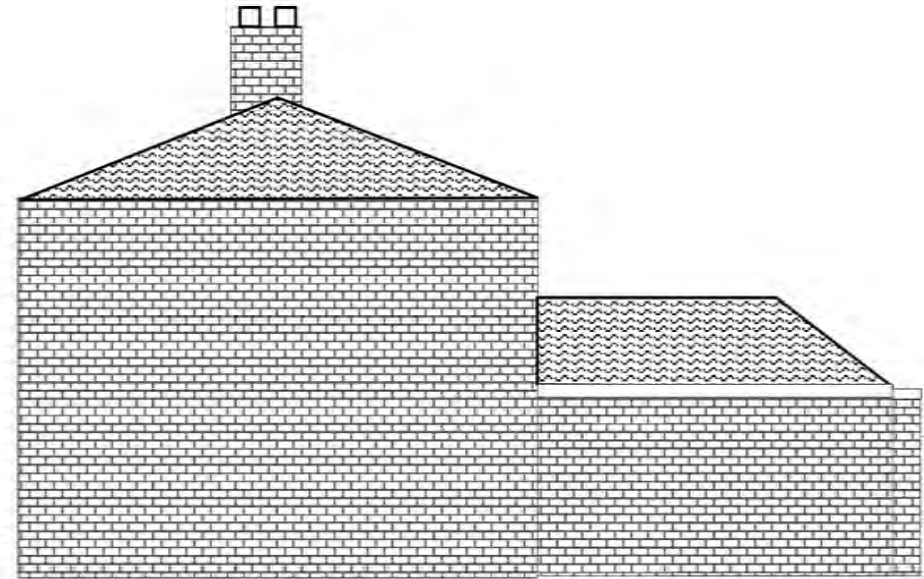
Existing South elevation
Scale : 1 : 100



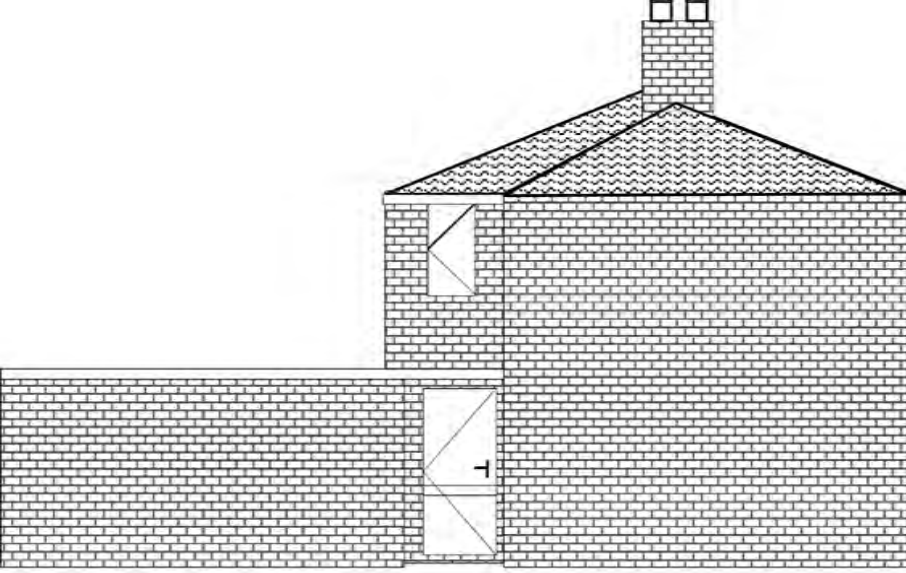
Existing West elevation
Scale : 1 : 100



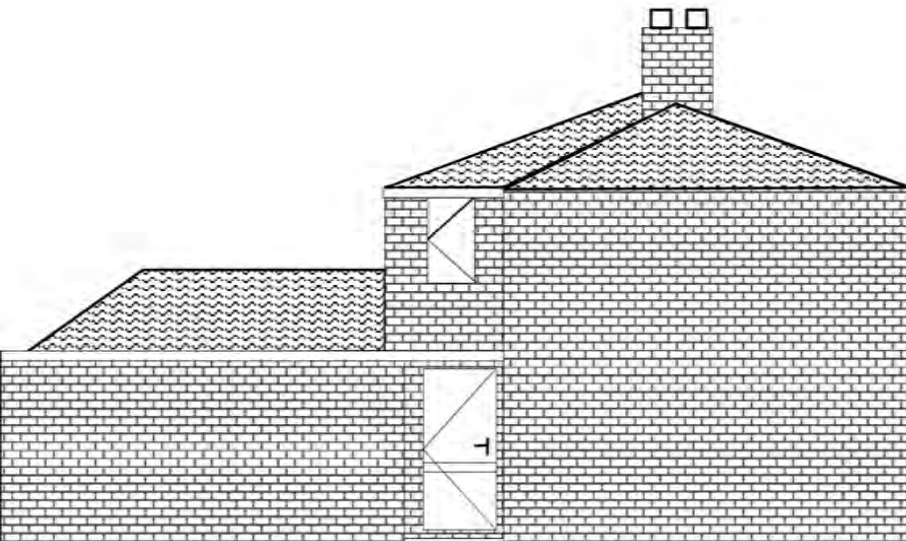
Proposed South Elevation
Scale : 1 : 100



Proposed West Elevation
Scale : 1 : 100



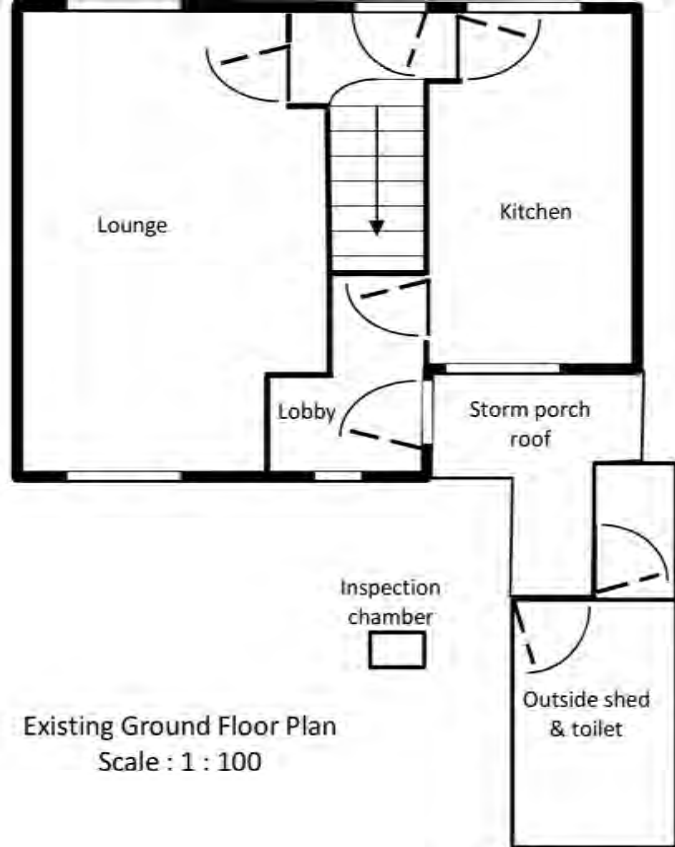
Existing East Elevation
Scale : 1 : 100



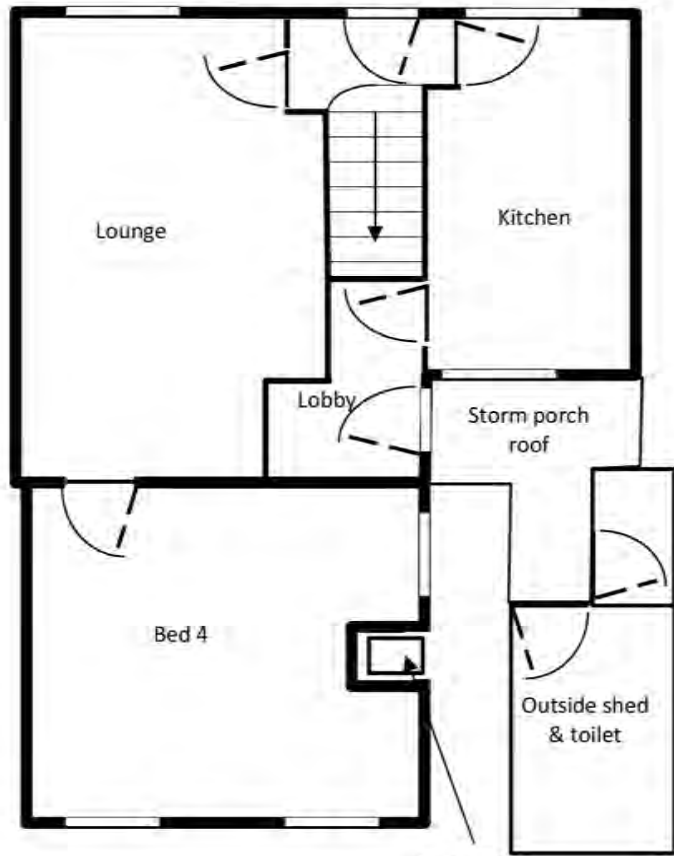
Proposed East Elevation
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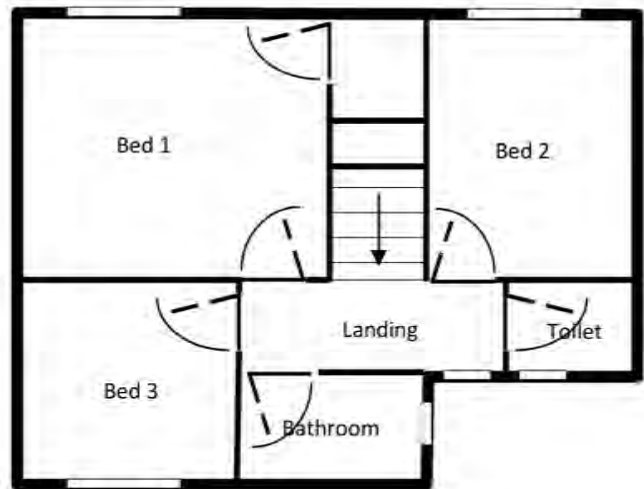
Application Number : 19/00491/F
Proposed Rear Extension
65 Cunningham Road, Norwich, NR5 8HH



Existing Ground Floor Plan
Scale : 1 : 100



Proposed Ground Floor Plan
Scale : 1 : 100



Existing First Floor Plan
Scale : 1 : 100



Application Number : 19/00491/F
Proposed Rear Extension
65 Cunningham Road, Norwich, NR5 8HH