

Report to Planning applications committee
14 September 2017

Report of Head of planning services

Subject Application no 17/00836/F - 20 Catton Grove Road,
Norwich, NR3 3NH

**Reason
for referral** Objections

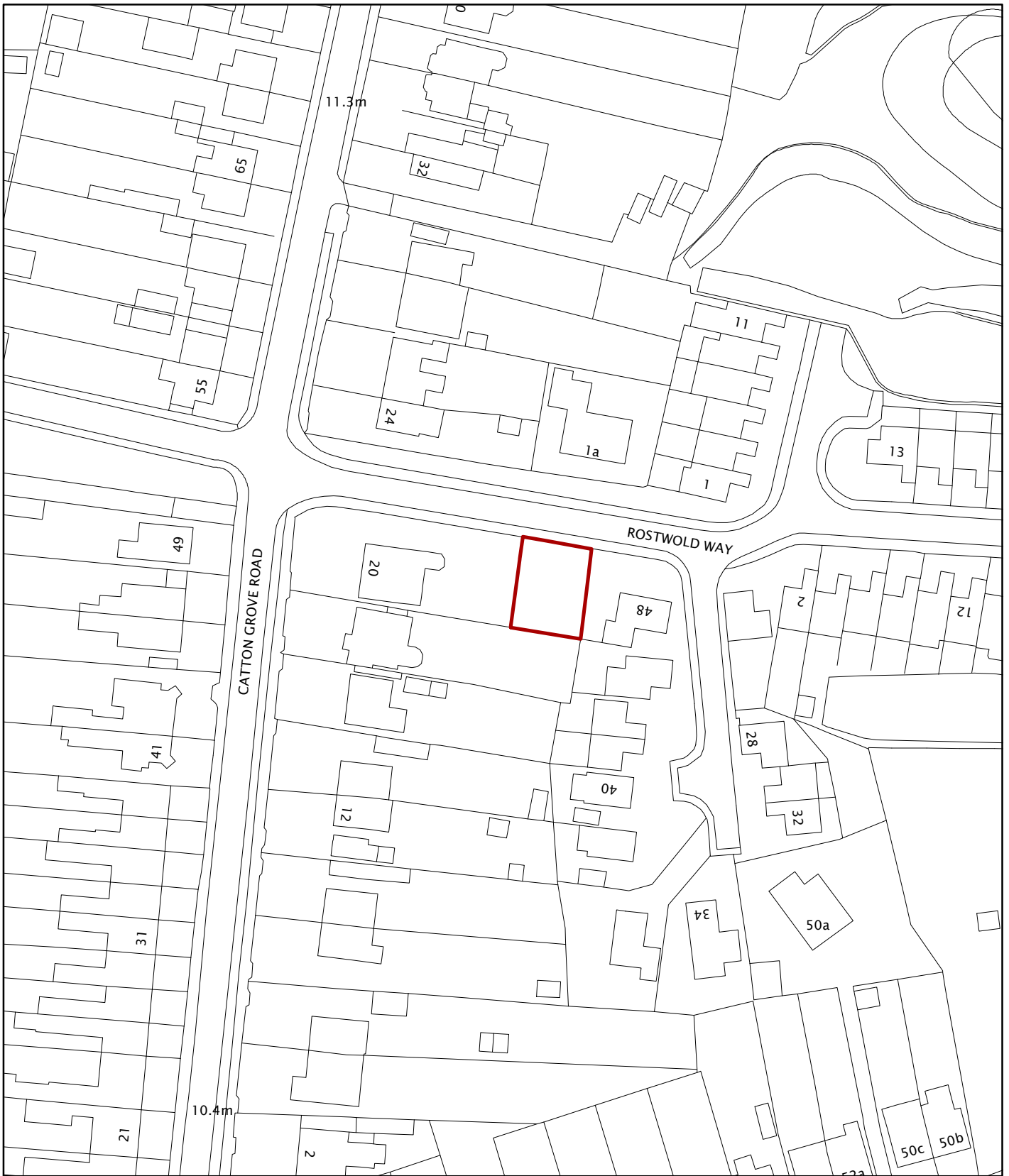
Item

4(e)

Ward:	Catton Grove
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Construction of 1 no. bungalow.		
Representations		
Object	Comment	Support
16	0	0

Main issues	Key considerations
1. Principle of development	Residential development within rear garden.
2. Amenity	Loss of light, outlook & privacy to surrounding properties. Amenity of future occupants.
3. Design	Form, scale & appearance of new dwelling.
4. Transport	Highway access, level of car parking, cycle & refuse storage.
5. Trees	Loss of trees, protection of trees to be retained.
Expiry date	15 September 2017 (extended from 15 August 2017)
Recommendation	Approve with conditions



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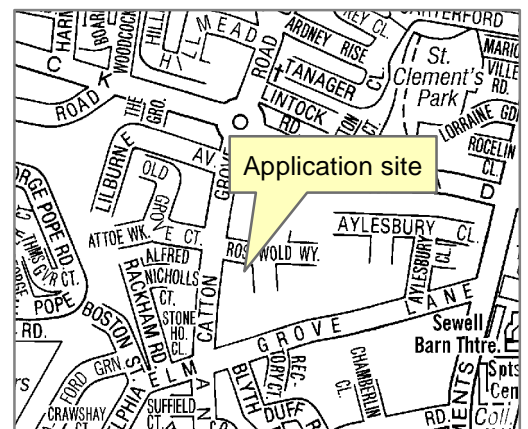
Planning Application No 17/00836/F
 Site Address 20 Catton Grove Road

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site, surroundings & constraints

1. 20 Catton Grove Road is a detached 1½ storey dwelling sitting on the corner of Rostwold Way within the Catton Grove ward to the north of the city. The property has a reasonably large garden, the rear of which is the land relevant to the proposed development.
2. The area is predominantly residential in character and dwellings are relatively mixed in terms of design with single storey, 1½ storey and 2 storey dwellings evident. There are detached, semi-detached and terraced properties of a variety of ages and styles and on a variety of plot sizes.
3. There are a number of shrubs, hedges and small fruit trees on the site.
4. The whole site falls within an area identified as a Critical Drainage Area. The front of 20 Catton Grove Road is within an area identified at risk from surface water flooding (0.1% annual probability of flooding). The part of the land proposed to be used for the construction of a new dwelling has not been identified as being at risk from surface water flooding.

Relevant planning history

5. The host property has undergone a number of alterations and extensions. In 2003, planning permission was refused (and appeal dismissed) for the erection of a detached 2 storey dwelling and garage within the rear garden. The reasons for refusal related to the amenity of future and neighbouring occupants.

Ref	Proposal	Decision	Date
4/2000/0324	Erection of single storey rear and side extension and dormer to front of bungalow.	Approved	02/02/2001
4/2003/0322	Sub-division of curtilage and erection of dwelling and garage.	Refused (appeal dismissed)	16/05/2003
04/00811/F	Erection of a conservatory to the rear of the property.	Approved	17/02/2005
05/00381/F	Alterations to roof to form two gables and installation of dormer window.	Approved	30/06/2005
05/00946/F	Erection of conservatory to rear of property.	Approved	10/11/2005
07/00592/F	Alteration to existing garage roof and new front dormer window.	Approved	29/06/2007

The proposal

6. Subdivision of plot and erection of a single storey residential property providing 2 bedrooms, front and rear amenity spaces, cycle and refuse parking and 1 car parking space.
7. Access to the site would be from Rostwold Way to the north.
8. Two small fruit trees would be required to be removed to facilitate this development.

Summary information

Proposal	Key facts
Scale & appearance	
Total no. of dwellings	1
No. of affordable dwellings	0
Total floorspace	61m ²
No. of storeys	1
Max. dimensions	6.7m deep x 10.6m wide Eaves 2.55m Ridge 4.2m
Materials	To be agreed
Transport matters	
Vehicular access	From Rostwold Way
No of car parking spaces	1
No of cycle parking spaces	Full details to be agreed

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received with signatures from 16 individuals 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 trees	See main issue 5.
Design	See main issue 3.
Lack of clarity regarding access	Access is from Rostwold Way. See main issue 4.
Highway safety & parking issues on Rostwold Way	See main issue 4.

Consultation responses

10. 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)

11. No objection.
12. It appears that 20 Catton Grove Road has encroached upon the highway verge.
13. *NB: This matter is being discussed between the applicant and the Highways Boundary team.*

Tree protection officer

14. No objection.
15. The value of the trees on site is very limited, in terms of their significance within the landscape, and classifying them as 'Category C', in accordance with BS 5837 is appropriate. As such, they cannot be considered worthy of being a material constraint on the proposed development.

Assessment of planning considerations

Relevant development plan policies

16. **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
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
17. **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
 - DM5 Planning effectively for flood resilience
 - DM7 Trees and development
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

18. **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

19. 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

20. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
21. Paragraph 53 of the NPPF states that local authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.
22. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations detailed in the table below given that:
 - The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and
 - It is not in the primary or secondary retail area or in a district or local centre.
23. The NPPF states that where a 5 year land supply cannot be demonstrated, applications for housing should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date. The Norwich Policy Area does not currently have a 5 year land supply and therefore Local Plan policies for housing supply cannot be considered up-to-date. As a result the NPPF requires planning permission to be granted for sustainable development unless:
 - a) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
 - b) Specific policies in the NPPF indicate development should be restricted.
24. The site is brownfield land and located in an established residential area within walking distance of the Catton Grove local retail centre. Future residents would benefit from access to an abundance of local facilities and services as well as frequent bus routes serving the wider area. The location of the site is therefore considered to be sustainable and appropriate for residential development and the proposed dwelling will contribute positively towards the city housing stock.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
26. The previous application (4/2003/0322) for the erection of a dwelling within the rear garden was refused (and appeal dismissed) because of 1) the impact of the development on the amenities of neighbouring occupiers; and 2) insufficient amenity for future occupiers. However, the new proposal is for a single storey dwelling, whereas the 2003 application was for a 2 storey dwelling.

27. While it is acknowledged that a 2 storey dwelling on this plot (as refused in 2003) would cause significant detriment to the amenities of surrounding occupants, the reduced height of the new proposal is considered to have alleviated this issue. 1.8m high fences are proposed along all boundaries, protected the privacy of surrounding occupants, as well as creating a well-screened private amenity space for the future occupants. Owing to its size and location, a single storey dwelling on this plot is unlikely to cause any significant loss of light, outlook or privacy to surrounding occupiers.
28. 20 Catton Grove Road would lose the rearmost 14m of its rear garden as a result of this subdivision. In recent years, the property has been extended but nevertheless the remaining gardens to the front and rear are considered perfectly adequate, and would still be larger than most of the gardens in the area.
29. The proposed dwelling provides 61m² of internal floorspace, which accords with the national space standards for a 2 bedroom single storey property with a single and a double bedroom.
30. There is limited private external amenity space to the front and rear, but this is considered adequate given the size of the proposed dwelling. The property's rear garden would measure 6m by 14m.

Main issue 3: Design

31. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
32. The area is very mixed in terms of styles of properties and as such there are no particular local characteristics for the proposed development to fit in with.
33. The proposed bungalow is set back from Rostwold Way by 4m from the edge of the footpath, which is similar to the distance that other properties are set back in the area. The property is of a basic design, with a rectangular plan form and a pitched roof. Materials have not been specified within this application and are proposed to be agreed by condition.

Main issue 4: Transport

34. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
35. The proposed bungalow would have a new vehicular access from Rostwold Way. Rostwold Way is a quiet road which is considered to be able to accommodate a new access.
36. The property would have 1 car parking space and there is sufficient space on the site to provide cycle and refuse storage. Further details of cycle and refuse storage are requested by condition.

Main issue 5: Trees

37. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.

38. The site contains a number of small fruit trees, two of which would need to be removed to facilitate this development. The tree officer has agreed with the submitted arboricultural report which categorises these trees as Category C and therefore not worthy of retention.
39. There are two trees on the edge of the site against Rostwold Way which are intended to be retained and are required to be protected during development in accordance with the submitted tree protection plan.

Compliance with other relevant development plan policies

40. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Water efficiency	JCS1 & JCS3	Yes subject to condition
Sustainable urban drainage	DM5	Yes subject to condition
Biodiversity	DM6	Yes subject to condition

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

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

Conclusion

43. 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. 17/00836/F - 20 Catton Grove Road Norwich NR3 3NH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be agreed;
4. Cycle & refuse details to be submitted;
5. Scheme to deal with surface water drainage;

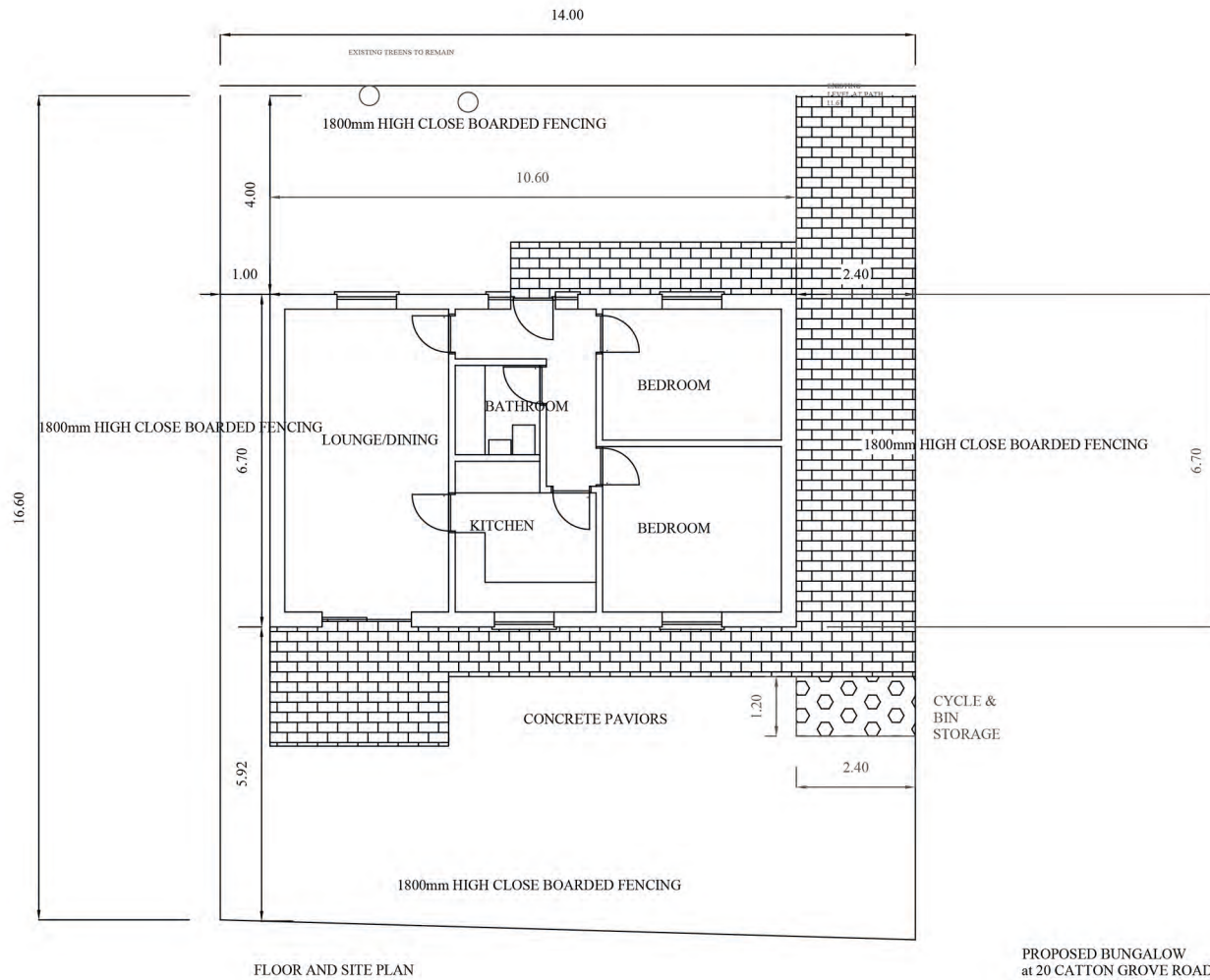
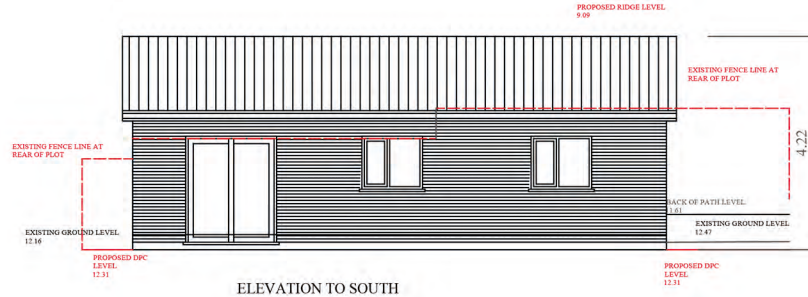
6. All boundary treatments to have hedgehog gaps;
7. In accordance with tree protection plan;
8. Site clearance only outside of bird nesting season;
9. Water efficiency.

Informatives:

1. Property naming & numbering
2. Works to the highway require highways consent
3. Tree protection barriers to be appropriately constructed

Article 35(2) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



PROPOSED BUNGALOW
 at 20 CATTON GROVE ROAD NORWICH
 for Mrs. A. BLOOMFIELD
 DRAWING FLOOR/SITE PLAN & SITE SECTION
 SCALE 1:100
 I F BOND SURVEYOR
 3 RAYMOND CLOSE HELESDON NR6 6PG
 01603 423554
 DO NOT SCALE FROM THIS DRAWING
 ALL WORK CARRIED OUT TO MY USUAL CONDITIONS OF CONTRACT