

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00497/F - 3 Lusher Rise, Norwich, NR6 5ED

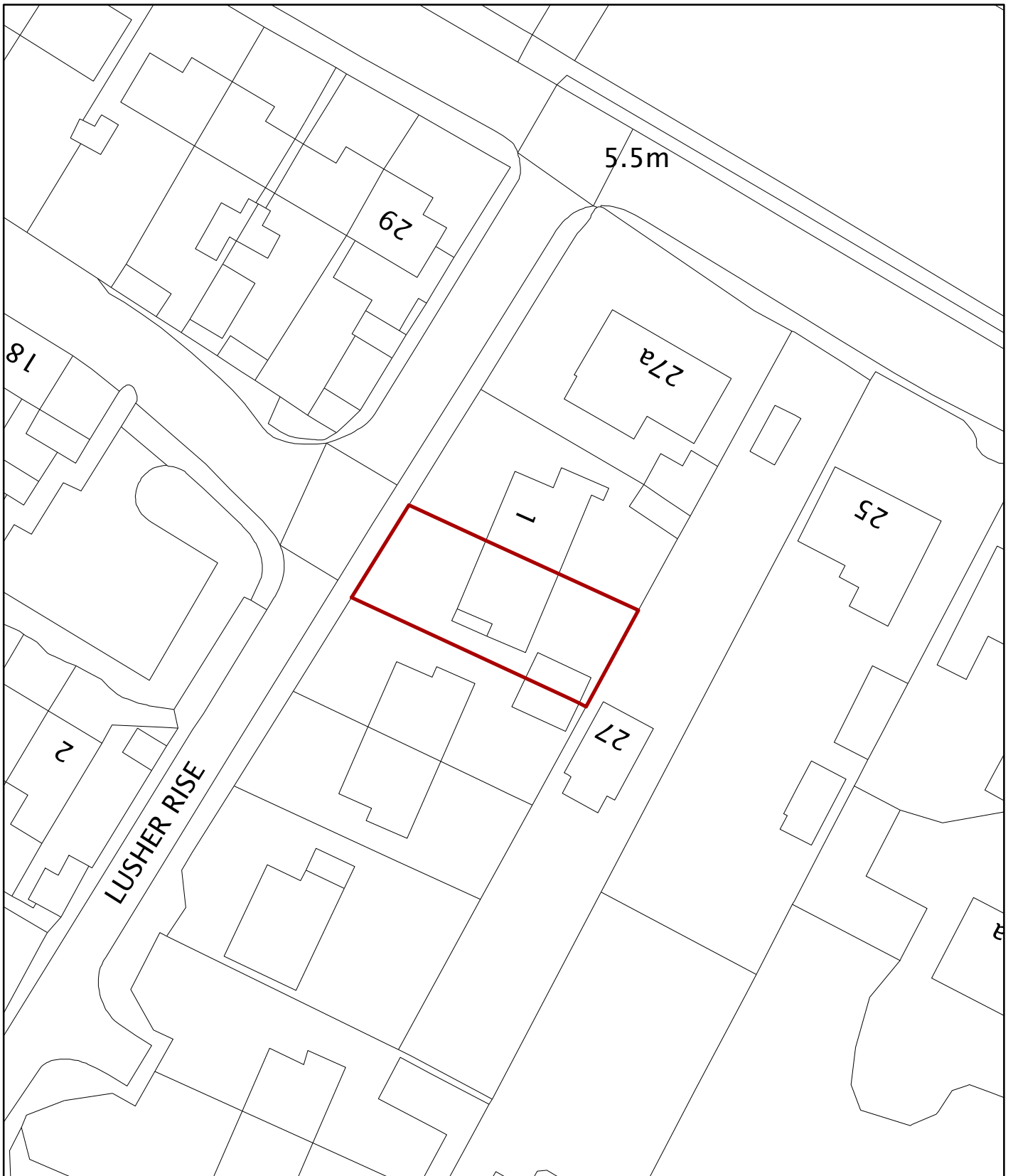
Reason for referral Objection

5(f)

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

| Development proposal | | |
|------------------------------------------------------------------------------------|---------|---------|
| Single storey side and rear extension and conversion of garage to habitable space. | | |
| Representations | | |
| Object | Comment | Support |
| 2 | 0 | 0 |

| Main issues | Key considerations |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Scale and Design | The impact of the development within the context of the original design / surrounding area |
| 2 Residential Amenity | The impact of the development on the adjoining property (No.1 Lusher Rise) and the neighbouring properties (No.5 Lusher Rise, No. 27 Hellesdon Road) daylight, sunlight, outlook, overlooking / privacy, noise |
| 3 Access and Parking | The impact of the development on the current parking situation in the area |
| Expiry date | 1 June 2017 |
| Recommendation | Approve |



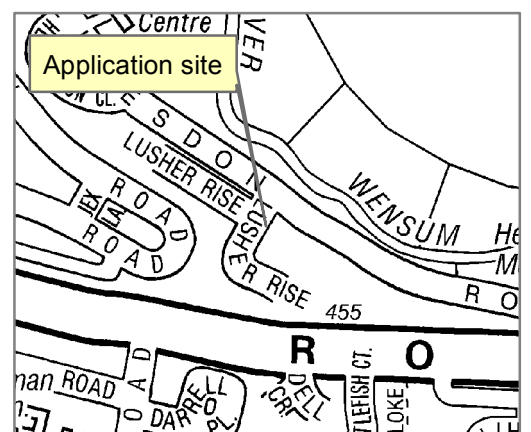
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Planning Application No 17/00497/F
 Site Address 3 Lusher Rise

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located on the east side of Lusher Rise to the west of the city. The predominant character of the area is residential, primarily comprising two storey semi-detached and terrace dwellings built as part of a wider estate development constructed during the post war period. Properties have typically been built on rectangular plots comprising small front gardens, driveways located to the side and larger rear gardens with freestanding garages. Properties to the east of the site have been constructed individually or as small groups in a variety of styles. In recent years a number of properties have been converted for use as small scale HMO's as a result of their relatively close proximity to the UEA.
2. The subject property is a two storey semi-detached dwelling constructed circa 1950 finished with red facing bricks and concrete roof tiles. The design features a simple hipped roof and has been extended previously by way of a single storey side extension. The site features a front garden, gravel driveway to the side which leads to a flat roof garage located within the rear garden.
3. The site is bordered by the adjoining semi-detached property to the north, no. 1 Lusher Rise; no. 5 Lusher Rise to the south, a similar semi-detached property; and no. 27 Helledon Road to the east, a detached two storey dwelling. It should be noted that Lusher Rise slopes upwards away from the river valley which is located to the north of the site, resulting in no. 5 being in an elevated position. The site boundaries are marked by a retaining wall and tall mature hedge to the south and a 2m tall close boarded fence to the east.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the construction of single storey side extension to incorporate and enlarge the existing garage. The extension is to be set back from the front elevation by 3m and is to be built on top of the existing side driveway, projecting out from the existing single storey side extension. The new front elevation will include a new entrance door which leads to an enlarge kitchen /communal room. The rear section of the extension is to create an additional bedroom and bathroom taking the total no. of bedrooms to five. The new north elevation facing onto the rear garden includes a door providing access to the rear garden, a window serving the bedroom and an obscure glazed window serving the bathroom.

Summary information

| Proposal | Key facts |
|-------------------|----------------------------------------------------------------------------------------|
| Scale | |
| Total floorspace | 23m ² approx |
| No. of storeys | Single storey |
| Max. dimensions | 2.1m x 11m x 3m |
| Appearance | |
| Materials | Smooth render finish to walls White UPVC windows, doors soffits GRP roof |

Representations

7. 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 |
|--------------------------------------------------------------------------------------------|--------------------|
| The impact of the development of the adjoining property (no.1) caused by noise disturbance | See main issue 3. |
| The impact of the development on the current parking / access situation | See main issue 4. |
| Access for construction / site plan not accurate Construction hours | See other matters. |

Consultation responses

8. No consultations were undertaken.

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)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
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
 - DM31 Car parking and servicing

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

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: Principle of Development

13. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
14. The proposal is to provide an enlarged small scale HMO (use class C4) by providing one additional bedroom. Statement 6 of the NPPF requires that local authorities deliver a wide choice of high quality homes. Houses in Multiple Occupation (HMO) are considered to form part of the mix of residential accommodation, contributing to the City housing stock. The site is considered to be an accessible location, there being nearby bus stops providing access to the city centre, university and a local retail centre.

15. The use of the property as a small scale HMO has been established for a number of years and the enlargement by one bedroom is considered to be acceptable. The overall acceptability of the scheme and other policy considerations are considered in more detail below.

Main issue 2: Design

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The proposal is considered to be of an appropriate scale and design, fitting in with the character and appearance of the subject property and surrounding area. When viewed from the front, the side extension appears subservient as is set back from the front elevation and features a simple flat roof which is similar to the original garage. As such, the overall appearance of the subject property when viewed from the highway will not significantly be altered.
18. The use of matching bricks and fenestration will help to ensure that the proposed extension blends in with the appearance of the original dwelling and wider street scene.

Main issue 3: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
20. The proposal will have a limited impact on the residential amenities of neighbouring properties as a result of the scale of the extension and the sloping land on which the street was constructed. The elevated position on which no. 5 to the south sits and the mature hedge along the boundary will ensure that no significant harm by way of overshadowing, overlooking or loss of outlook will occur.
21. The enlarged rear section will result in an increase of 0.9m in height as the garage is built up. The rear wall of the development is located within close proximity of the boundary shared with no. 27 Hellesdon Road to the east. There is sufficient distance between the side elevation of the neighbouring property and the proposed development to ensure that significant harm does not occur by way of overshadowing, overlooking or loss of outlook.
22. The proposed development is located sufficiently far from the adjoining property to ensure that significant harm by way of overshadowing, overlooking or loss of outlook will occur. Particular concern was raised that the proposal would result in an increase in noise disturbance caused by the occupants of the subject property shutting doors loudly. It is not expected that the proposal will have any impact on the current situation as the proposed rooms are to be created away from the party wall, ensuring that noise is not transmitted to the neighbouring property. In the event that noise disturbance becomes an issue, environmental protection can be contacted to mitigate the situation which is considered to be a civil matter.
23. The proposed development will provide for a good standard of accommodation for the occupiers of the subject property. The property is to be arranged as a small scale HMO to provide accommodation for the student housing market. The proposal will result in five double bedrooms, a bathroom, two shower rooms, an en-

suite bathroom and a good sized kitchen / communal room. The development will not result in the significant loss of external amenity space.

Main issue 4: Transport

24. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
25. Particular concern was raised that the proposal would result in an increase in the volume of cars parking at the subject property which would in turn lead to parking and access issues on the highway outside. The increase in one bedroom to a total of five is not expected to result in a significant number in the volume of cars using the site. The proposal will not alter the current parking arrangements whereby it is possible for two to three cars to be parked off street in front of the dwelling.

Other matters

26. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
27. Concern was raised that the drawings submitted do not accurately reflect the true position of the boundary shared with no. 27 Hellesdon Road and that it is not possible to access the rear of the garage for construction purposes as a result. Having carried out a site assessment it can be concluded that the proposed plans do accurately reflect the distance between the boundary and the rear wall of the garage, which measures approximately 0.4m in both plan form and on the ground. The necessary access arrangements required to construct the proposed development are considered to be a civil matter and as such do not form the basis of the determination of the planning application.
28. The occupiers of the adjoining property have expressed concern regarding the hours during which construction of the proposed development is to take place and have requested that work only occurs between the hours of 0900 and 1700. It is advised that the developers carry out construction works at acceptable hours however it is unreasonable to impose a condition requiring specific working hours. Should construction on site result in disturbance then Environmental Protection can be contacted.

Equalities and diversity issues

29. There are no significant equality or diversity issues.

Local finance considerations

30. 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.
31. 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.

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

Conclusion

33. The principle of an extended small scale HMO is considered to be acceptable, with the enlarged property providing a good standard of accommodation.
34. The proposal will result in an extended dwelling which is of an appropriate scale and design, which appears subservient to the original dwelling and does not cause significant harm to the character of the surrounding area.
35. The proposed development will limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
36. The proposed development is unlikely to alter the current situation with regard to parking arrangements and access.
37. 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. 17/00497/F - 3 Lusher Rise Norwich NR6 5ED and grant planning permission subject to the following conditions:

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

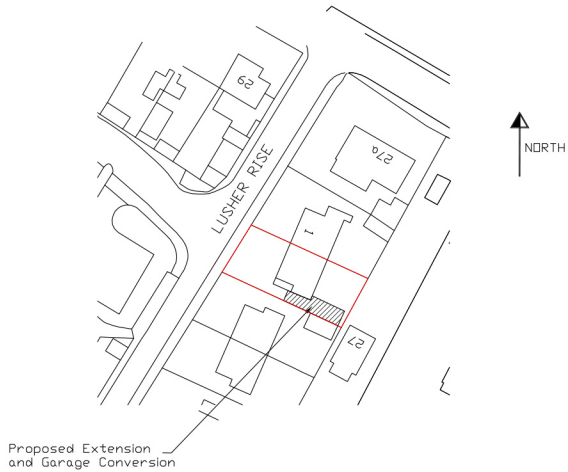
Article 32(5) Statement

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 above.



Produced on 21 February 2017 From the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 619873,309475 619873,309675 620073,309675 620073,309475
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Data licenced for 1 year, expiring 21 February 2018. Unique plan reference: v4b/142839/196296

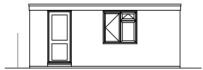
LOCATION PLAN
SCALE 1:1250



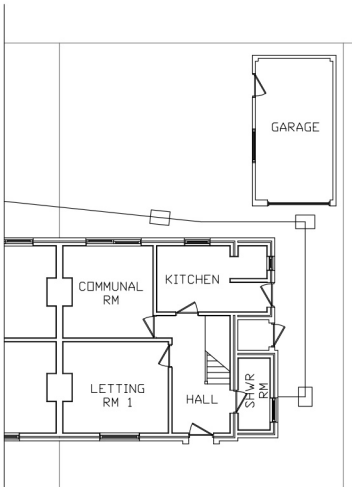
SITE PLAN
SCALE 1:500



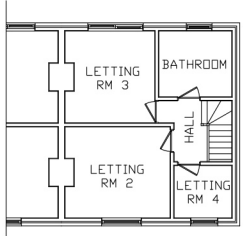
SOUTH ELEVATION



NORTH ELEVATION



GROUND FLOOR LAYOUT



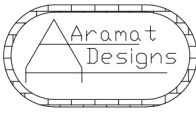
FIRST FLOOR LAYOUT

EXISTING ARRANGEMENTS

| REV | DESCRIPTION | DATE | BY |
|-----|-------------------------------------------------------|----------|-----|
| E | Re-Issued for planning as Householder Application | 03.04.17 | NWB |
| D | Issued to the LPA for Lawful development confirmation | 15.03.17 | NWB |
| C | Revised to clients comments | 10.03.17 | NWB |
| B | Revised to clients comments | 03.03.17 | NWB |
| A | Issued for Approval | 28.02.17 | NWB |

DO NOT SCALE

ALL DIMENSIONS ARE APPROXIMATE
TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION OR
FABRICATION OF COMPONENT
PARTS



| Drn | Date | Drn |
|--------|----------|-----|
| Chk | 28.02.17 | NWB |
| Appv'd | | |

Part of Aramat Ltd
32 Grayson Avenue,
Lowestoft, Suffolk.
NR33 7BB
Tel: 01502 516513

Scale 1:100 @ A1 UNO

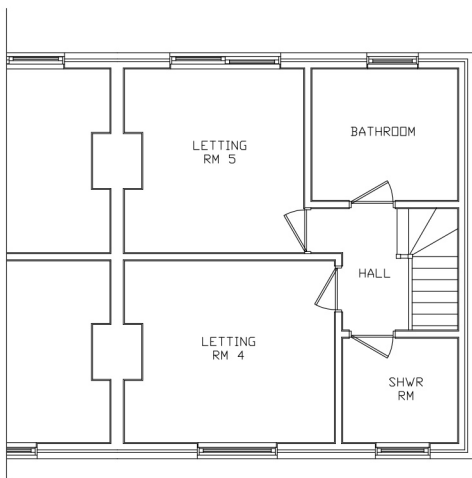
Client :-
Mr. Key
3 Plovers Way,
Lowestoft
NR33 8PW

Drng No. A0-17-1119

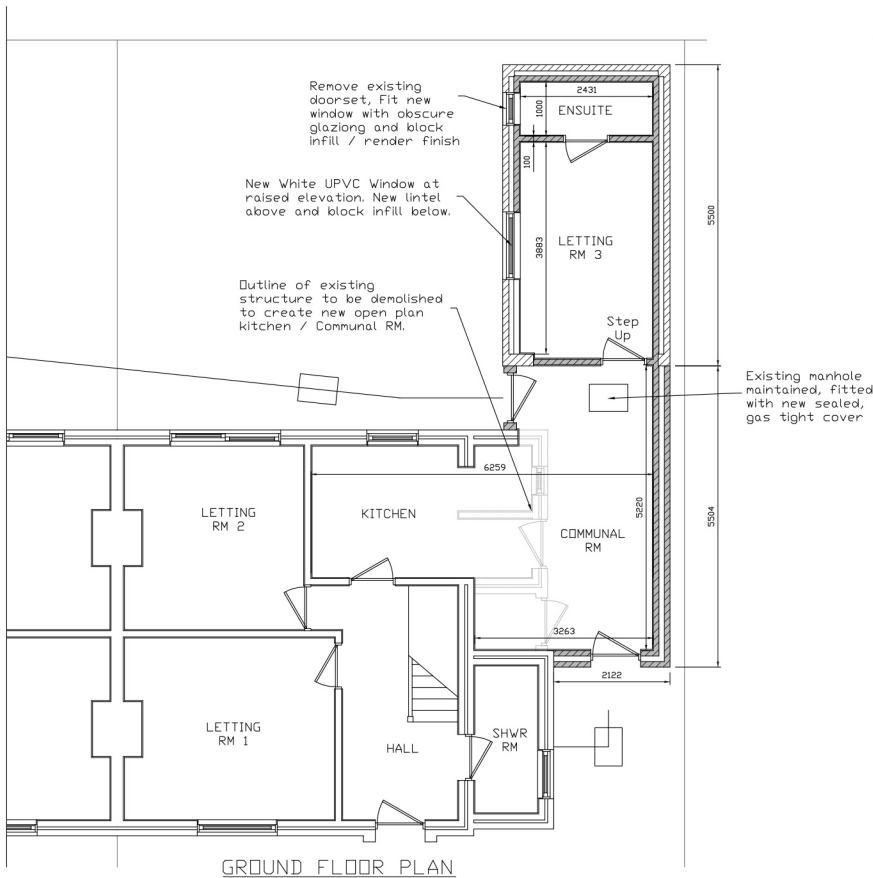
Title :-
No. 3 Lusher Rise, Norwich
Proposed Single Storey
Ext'n & Garage Conversion
Location & Site Plans

Shit No. 1 of 2

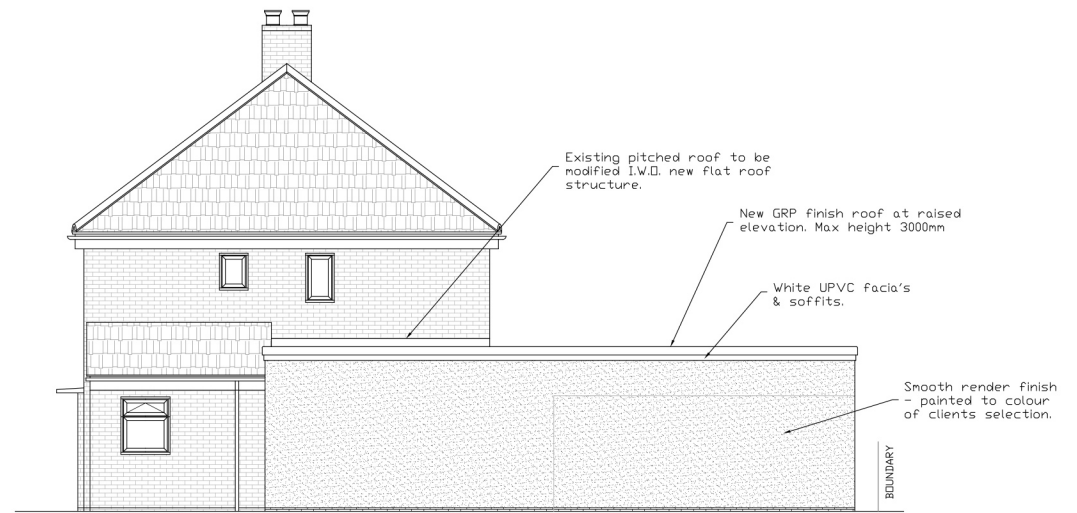
Rev E



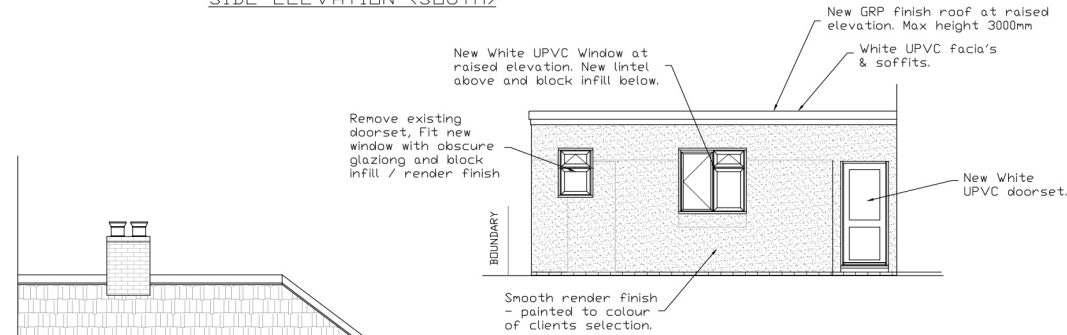
FIRST FLOOR PLAN



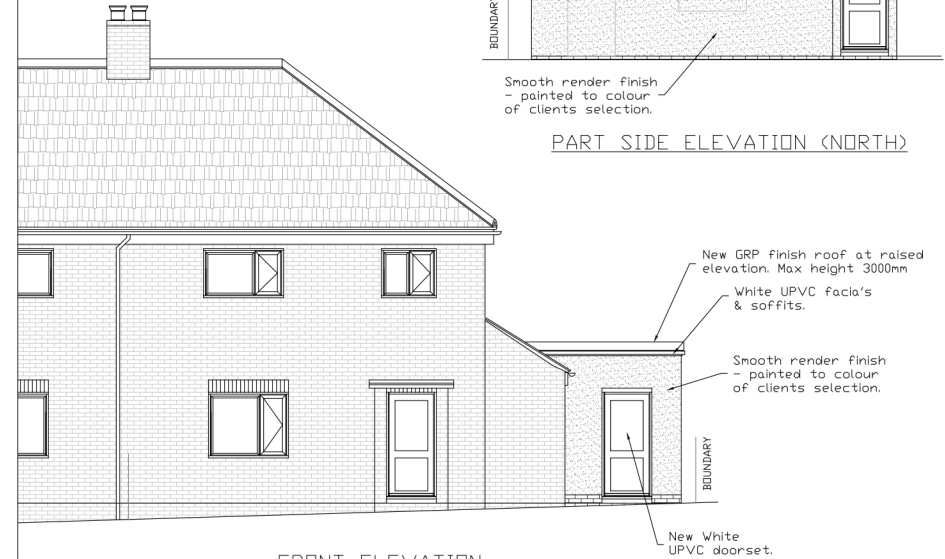
GROUND FLOOR PLAN



SIDE ELEVATION (SOUTH)



PART SIDE ELEVATION (NORTH)

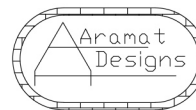


FRONT ELEVATION

| REV | DESCRIPTION | DATE | BY |
|-----|-------------------------------------------------------|----------|-----|
| E | Re-Issued for planning as Householder Application | 03.04.17 | NWB |
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| Drn | Date | Drn |
|--------|----------|-----|
| Chk | 28.02.17 | NWB |
| Appv'd | | |

Client :-
Mr. Key
3 Plovers Way,
Lowestoft,
NR33 8PW

Title :-
No. 3 Lusher Rise, Norwich
Proposed Single Storey
Ext'n & Garage Conversion
Proposed Arrangements

Scale 1:50 @ A1 UNO.

Drng No. AD-17-1119

Sht No. 2 of 2

Rev E