

Report to Planning applications committee

Item

12 May 2016

Report of Head of planning services

Subject Application no 16/00135/F - 7 Wordsworth Road,
Norwich, NR5 8LN

**Reason
for referral** Objection

4(I)

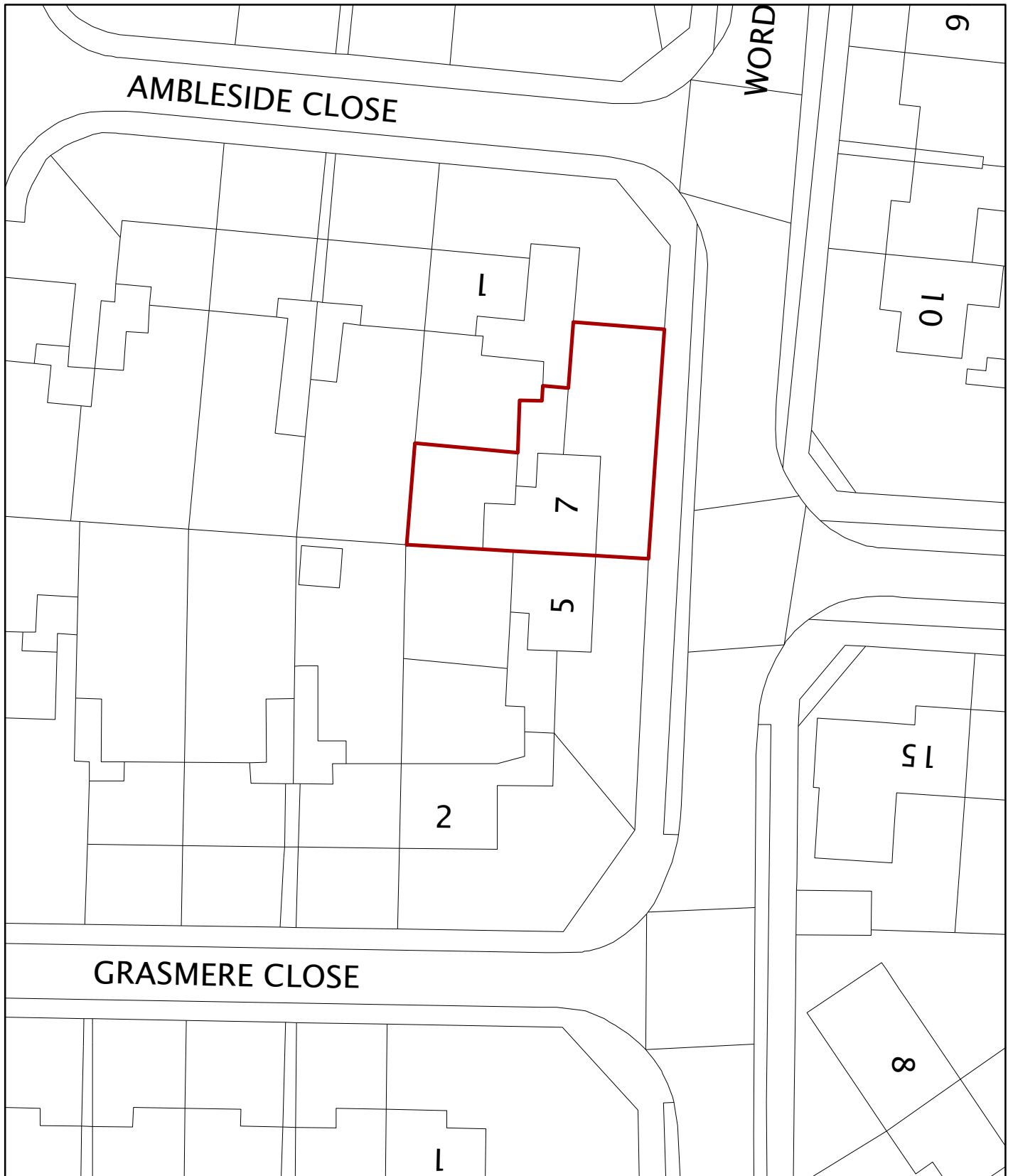
Ward:	Bowthorpe
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Demolition of existing outbuilding and erection of side and rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1	Parking
2	Amenity
3	Design
Expiry date	13 May 2016
Recommendation	Approve

The site and surroundings

1. The site is a corner plot located close to the junction of Wordsworth Road and Ambleside Close, within West Earham to the west of the city. The subject property is a 2 storey semi-detached dwelling constructed circa 1950 as part of a wider council house development. The property was constructed using red bricks, concrete roof tiles and now features white UPVC windows and doors. The property features a small front garden, a dropped kerb leading to a side parking area, and rear garden. As is typical for the area, the property features a single storey flat roof side projection which serves as a second entrance and shed space.
2. The prevailing character of the surrounding area is residential with most properties having been built as part of the same development. The site is located within close proximity of the UEA which has resulted in a number of properties having been extended to cater for the student buy-to-let market.
3. The site is bordered by the adjoining property no. 5 to the south and a similar property to the north no.1 Ambleside Close.



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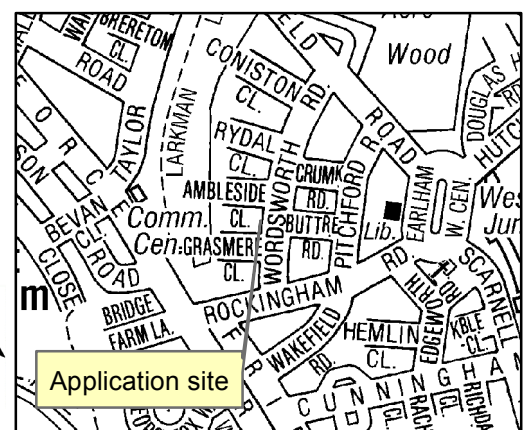
Planning Application No 16_00135_F
Site Address 7 Wordsworth Road

Scale 1:432



NORWICH
City Council

PLANNING SERVICES



Constraints

4. There are no particular constraints.

Relevant planning history

5. 5 Wordsworth Road: A planning application was submitted in February 2016 (ref: 16/00122/F) for change of use to a House in Multiple Occupation (HMO, Sui Generis), demolition of existing outbuilding and erection of a side and rear extension. This application is currently under consideration.

The proposal

6. The proposal is for the construction of a single storey flat roof side and rear extension. It should be noted that the proposal also originally involved a change of use from a C4 house of multiple occupation to a Sui Generis house of multiple occupation with 7 bedrooms. During the course of the determination of the application the scale of the proposal has been reduced to now only feature a total of 6 bedrooms. Planning permission is not required for change of use to a small HMO (6 or less persons, class C4) and as such the application is now only for the proposed side and rear extensions.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey.
Max. dimensions	See attached composite plans
Appearance	
Materials	Red Brick; felt roof; UPVC windows and doors; 1.8m timber fence panels

Representations

7. Adjacent and neighbouring properties have been notified in writing. 3 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 proposals will exacerbate parking problems	See other matters

Issues raised	Response
The proposals will result in a loss of privacy (4 Grasmere Close)	See main issue 1
Water supply / drainage pipes Access for emergency services	See other matters

Consultation responses

8. 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.
9. Norwich City Council – Transportation
No objection.
10. Norfolk Police
No objection.
11. Norwich Society
Unsuitable development

Assessment of planning considerations

Relevant development plan policies

12. **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
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
13. **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
 - DM12 Principles for residential development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

14. 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

15. 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: Amenity

16. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
17. The proposal will have little impact on the amenities of neighbouring properties as a result of its scale and positioning within the site and away from site boundaries. The layout of the properties within the development will also help to ensure that no significant harm is caused. As the proposed extension is only a single storey in scale existing boundary treatments will be sufficient to prevent overlooking.
18. The proposal includes the provision of a bin store and 2 no. rotary clothes dryers to ensure that the amenities of the occupiers of the subject property are sufficiently catered for.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The proposal is only of a single storey and the design has been amended during the course of the application so that original design of the dwelling is clearly legible. The side extension was stepped back from the front gable section so that it appears subservient. As such, the proposed extensions are considered to relate well with design is considered to be acceptable.

Other matters

21. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:

22. Particular concern was raised that the proposal is to be built in an area where water and drainage pipes are currently present. Such issues are not considered as part of the determination of this application and would be considered by a subsequent building regulations application.
23. Particular concern was raised that the proposal was that emergency services would find it difficult to reach the rear of the property. Whilst it is accepted that the proposal will alter the access arrangements currently in place, the proposal is typical for this type of dwelling and as such will not cause a significant obstacle to fire crews in the event of such an incident.
24. Particular concern has been raised that the change of use of the property and subsequent increase in the number of occupants would result in an exacerbation of car parking problems within the neighbourhood. The application has been revised through the reduction in scale of extensions and as such only 6 bedrooms are now proposed. Planning permission is not required for change of use from a dwelling to a small HMO and as such this issue is no longer a material consideration in relation to the application.
25. However the applicant is still proposing the provision of 2 no. off street car parking spaces and provision of new cycle storage facilities which seek to encourage car free living. The site is located within close proximity of a local shopping centre, public transport links and the UEA campus. As such, it is expected that it is probable that most of the occupants will not require a car as their main mode of transport.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

Local finance considerations

27. 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.
28. 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.
29. In this case local finance considerations are not considered to be material to the case.

Conclusion

30. 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. 16/00135/F - 7 Wordsworth Road Norwich NR5 8LN and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Informative advising that occupation by 7 or unrelated individuals will require a separate application for planning permission.

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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



EXISTING FRONT ELEVATION. (1:100)



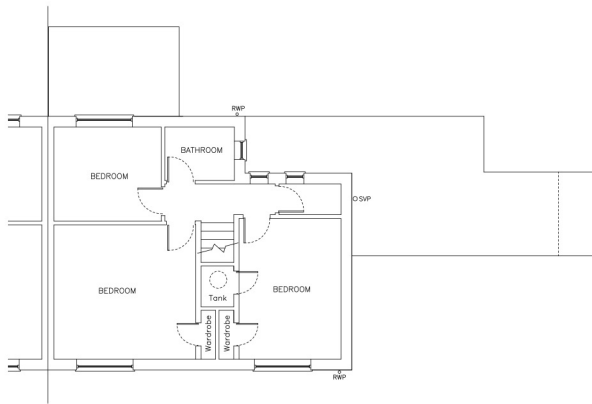
PROPOSED FRONT ELEVATION. (1:50)



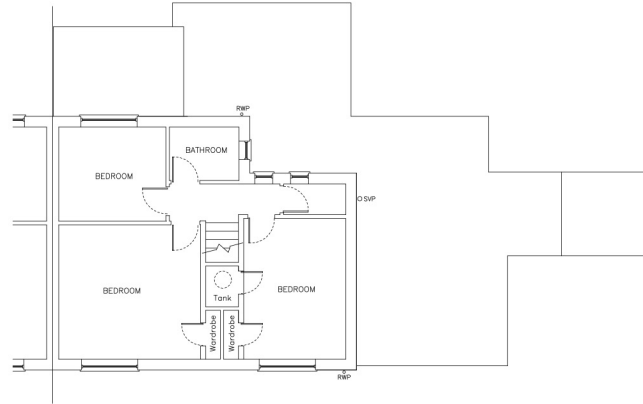
EXISTING REAR ELEVATION. (1:100)



PROPOSED REAR ELEVATION. (1:50)



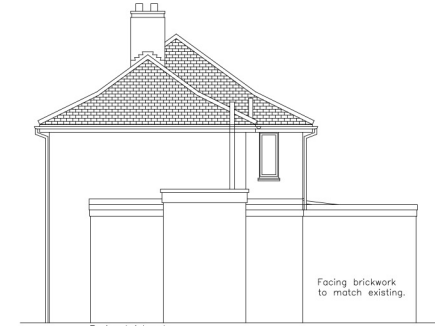
EXISTING FIRST FLOOR PLAN. (1:50)



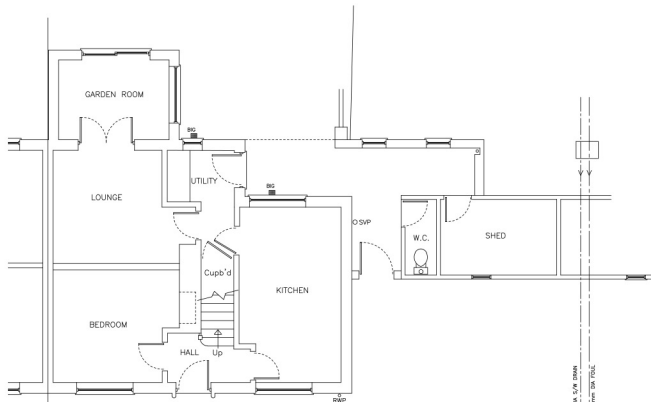
PROPOSED FIRST FLOOR PLAN. (1:50)



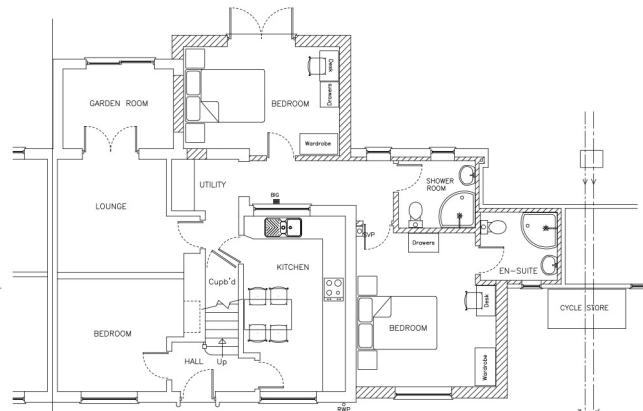
EXISTING END ELEVATION. (1:100)



PROPOSED END ELEVATION. (1:50)



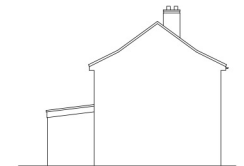
EXISTING GROUND FLOOR PLAN. (1:50)



PROPOSED GROUND FLOOR PLAN. (1:50)

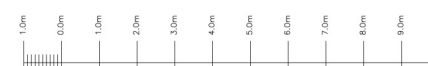


PROPOSED SOUTH ELEVATION. (1:100)



EXISTING SOUTH ELEVATION. (1:100)

A FRONT EXTENSION STEPPED BACK.
CYCLE STORAGE ADDED.



SCALE BAR (metres) © 1:50 scale

B	FRONT EXTENSION BROUGHT FORWARD.	GR	GR	GR	18.04.16
A	FRONT EXTENSION STEPPED BACK. CYCLE STORAGE ADDED. REAR EXTENSION REVISED.	GR	GR	GR	30.03.16

Rev	Description	By	Chk	App	Date
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gs designs 
ARCHITECTURAL AND STRUCTURAL DESIGN

Project:
7 WORDSWORTH ROAD,
WEST EARLHAM,
NORWICH, NR5 8LN.

Drawing Title:
SINGLE STOREY SIDE AND REAR EXTENSION.
PLANS AND ELEVATIONS

Scale of A0	Drawn By	Date	Checked By	Date	Approved By	Date
1:50	OFF	JAN 2016	OFF	15th	OFF	15th
Project No.	Client	Drawn No.	Revision			
TWR	N S	01	A			

APPROVAL ☐ INFORMATION ☐ TENDER ☐ CONTRACT ☐ PLANNING ☐