



**Planning applications committee**

**9:30 to 9:45**

**11 April 2019**

Present: Councillors Driver (chair), Maxwell (vice chair), Bradford, Button, Peek, Raby, Sands (M), Stutely, Trevor and Wright

Apologies: Councillors Henderson and Ryan

**1. Declarations of Interest**

**2. Minutes**

**RESOLVED** to approve the accuracy of the minutes of the meetings held on 14 March 2019.

**3. Application no 19/00293/F - 26 Tillett Road, Norwich, NR3 4BJ**

The planner presented the report with the aid of plans and slides.

During discussion, the planner and the senior planner referred to the report and the presentation slides and answered members' questions. The main area of concern was that the two storey extension might lead to some loss of light from the neighbour's rear back bedroom window but this was considered acceptable on balance because of the southern aspect and general design of the extension. Members noted that there would be potentially five bedrooms (including the garden room) and that there were three bathroom/shower rooms. In response to a question from a member as to whether a condition should be added preventing the use of the property as an house in multiple occupation (HMO), the senior planner said that under planning regulations a dwelling house could be used as a small HMO and it would therefore be unreasonable to impose such a condition. Most HMOs with over six residents had at least six bedrooms, and planning permission would be required to operate as a large HMO. Members also sought confirmation that the two storey extension would not look out of place and noted that there were terraced houses with two storey extensions in the vicinity. Members also noted that the plans had been amended to swap the location of the bedroom and bathroom in the existing rear bedrooms, to ensure that the bedroom had access to a window and means of escape in order to comply with building regulations. The bathroom would therefore have the roof light.

**RESOLVED**, unanimously, to approve application no. 19/00293/F - 26 Tillett Road, Norwich, NR3 4BJ and grant planning permission subject to the following conditions:

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

(The chair took the opportunity to thank all the members of the committee for their contribution to the work of the committee during the civic year. Members joined with the chair in thanking Councillors Bradford, Henderson, Raby, and Trevor, who were standing down in the elections in May and in wishing them well. It was noted that the last meeting of the civic year would be held on 9 May 2019 and would comprise members of the current committee who had been re-elected.)

CHAIR