

Report to Planning applications committee

Item

12 July 2018

Report of Head of planning services

Subject Application no 18/00713/F - 144 North Park Avenue,
Norwich, NR4 7EQ

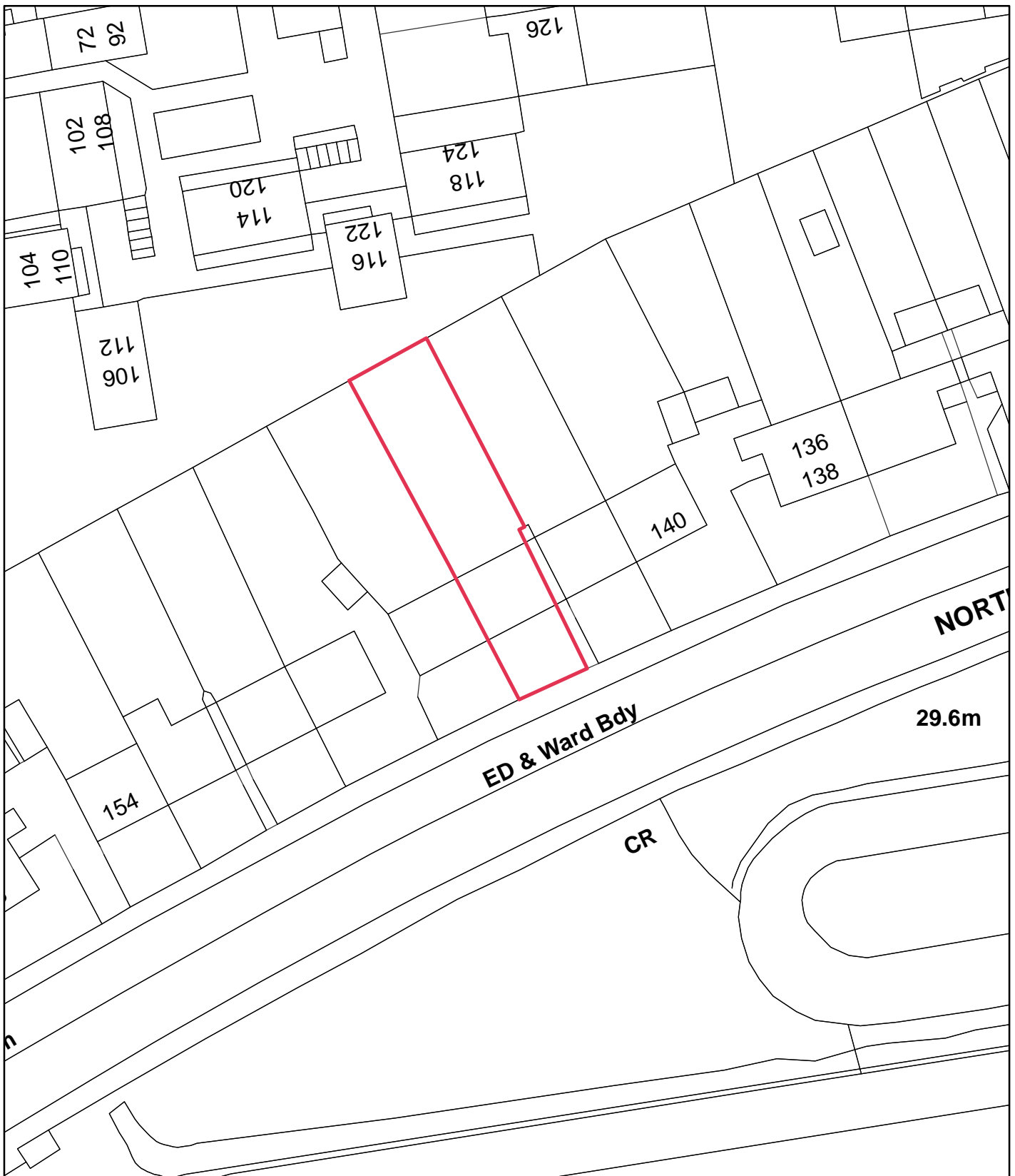
**Reason
for referral** Objection

4(f)

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 development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties, nos. 142 and 146; privacy, noise, smell.
Expiry date	6 July 2018
Recommendation	Approve



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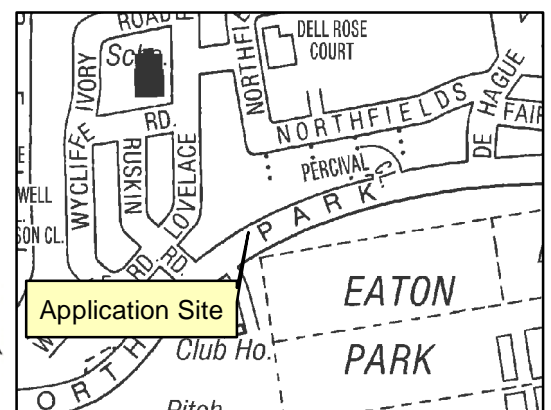
Planning application no: 18/00713/F

Site Address: 144 North Park Avenue

Scale 1:500



NORWICH
City Council



The site and surroundings

1. The site is located to the north side of North Park Avenue to the west of the city. The predominant character of the area is predominantly residential, primarily consisting of two storey semi-detached and terraced dwellings constructed circa 1950 as part of a wider housing development, bordering Eaton Park. Properties have typically constructed on plots with small front gardens and larger rectangular rear gardens.
2. The subject property is a two storey mid-terrace dwelling constructed circa 1950 using buff coloured bricks and concrete pantiles. The site features a parking area to the front, covered passageway which leads to a larger garden to the rear. The site boundaries are marked by a 1.5m close boarded fencing to the rear and some mature planting.
3. The site is bordered by the adjoining terrace properties to the west and east, nos. 146 and 142 respectively. A small block of flats is located approximately 25m to the rear and Eaton Park is opposite the site to the front. The property has most recently been used as a small scale 4 bedroom HMO let to students studying at the UEA which is a short distance from the site. The proposal allows for the conversion of the original living room to be used as an additional bedroom with the extension serving as a new communal living space.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal involves the construction of a 3.9m x 3.6m single storey extension to the rear of the property. The extension is of a simple sloping roof design with an eaves height of 2.6m and a maximum height of 3.6m.
7. The design has been revised during the course of the application so that the extension is slightly smaller in scale now being 2.5m from the boundary shared with no. 146 and 0.8m from the passageway. The design has also been revised so that the proposal now includes high level casement windows on each of the side elevations, approximately 2m above ground floor level and a set of rear facing patio doors.
8. The extension is to be constructed using matching materials including buff coloured bricks, concrete pantiles and white coloured UPVC windows and doors.

Representations

9. 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
Proposal will result in a loss of privacy to the neighbouring property to both adjoining properties.	See main issue 2.
Proposal will result in noise disturbance to both neighbouring properties.	See main issue 2.
The proposal will result in smell from the boiler entering the neighbouring property (no. 142).	See main issue 2.
The design of the windows does not match the existing.	See main issue 1.
The property could become a larger HMO if communal room is converted to a bedroom.	See other matters.

Consultation responses

10. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

11. **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
12. **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

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design

Case Assessment

14. 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

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposal will have a limited impact on the overall appearance of the subject property as the extension will not be visible from the highway. The extension is of a relatively modest scale, only occupying approximately half of the rear elevation of the ground floor. It should also be noted that a number of neighbouring properties already have constructed extensions of a similar scale, albeit typically in the form of conservatories. The proposed extension is to be constructed using matching materials and as such will blend well with the original design. The proposal is therefore considered to be of an appropriate scale and design.
17. Concern has been raised that the proposed windows do not match the existing windows, in particular that top vents are missing. The proposal has been revised from having two large facing windows one each side elevation to now being only narrow high level casements. As discussed in more detail below, the proposed windows are considered to represent an appropriate design choice, not impacting significant upon the character and appearance of the subject property or surrounding area. The proposal is therefore considered to be acceptable in design terms.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. The proposal will result in an enlarged living space without significant loss of the external amenity space. Access to the rear via the covered passageway remains unaltered. As such, the proposal is considered to provide an acceptable standard of amenity for the occupants of the subject property.
20. Concern has been raised that the proposal will result in a loss of privacy to both properties adjoining the site, nos. 146 and 142 North Park Avenue. The concern primarily relates to the inclusion of large windows on both side elevations, and a door on the east elevation which have since been removed from the plans. The proposal now includes high level windows only on each side elevation and set of rear facing patio doors. As such, the revised design will ensure that privacy of the neighbouring properties is not significantly impacted upon.
21. Particular concern has also been raised that the increase in occupants and use as a student house will result in problems pertaining to noise disturbances. Whilst it is accepted that the proposal may facilitate an increase in the number of occupants

living at the property, the proposal would remain a small C4 HMO and therefore the proposed use of the property is not within the scope of this application. The revised design with significantly smaller windows to the side elevations will also assist in reducing the transmission of noise to neighbouring properties. It is also relevant to note that the extension could have been proposed via the prior approval process which only allows for a consideration of neighbour amenity. Whilst the applicant has submitted a full householder application this route is still open to them.

22. Particular concern has also been raised that the proposal will result in smells from the boiler transferring to the neighbouring property to the east, no. 142 as the existing boiler vent is expected to be relocated. The proposal does not involve the relocation of the boiler vent on the original rear elevation and as such does not change the current situation.
23. The scale, siting and design of the extension ensures that significant harm will not be caused to neighbouring properties by way of overshadowing, loss of light or loss of outlook. As such, the proposal is considered to be acceptable in terms of amenity.

Other matters

24. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
25. Concern has been raised that the communal living room could be converted into a further bedroom, resulting in an over-intensification of the use of the site. It is considered reasonable to add a condition limiting the number of occupants and requiring the property to remain in use as a C3 or C4 dwelling.

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

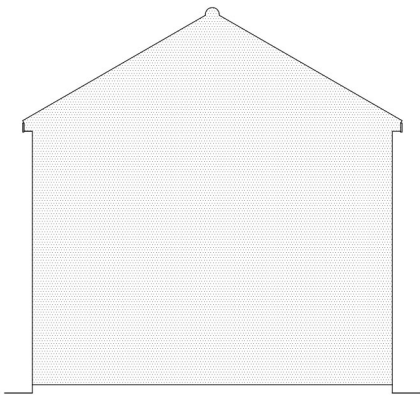
30. The proposal will result in an extended dwelling which is of an appropriate scale and design and does not cause significant harm to the character of the surrounding area.

31. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of loss of privacy, noise, odour, overshadowing, overlooking or loss of outlook.
32. 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. 18/00713/F - 144 North Park Avenue Norwich NR4 7EQ and grant planning permission subject to the following conditions:

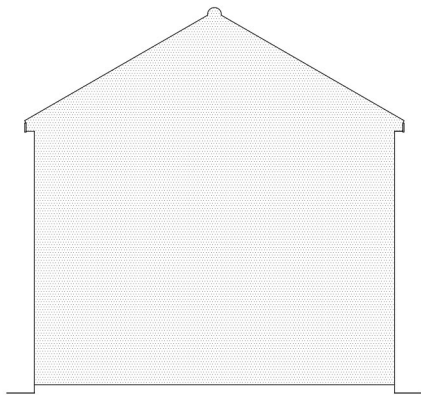
1. Standard time limit;
2. In accordance with plans;
3. Limit on number of occupants and property to remain in C3/C4 use.



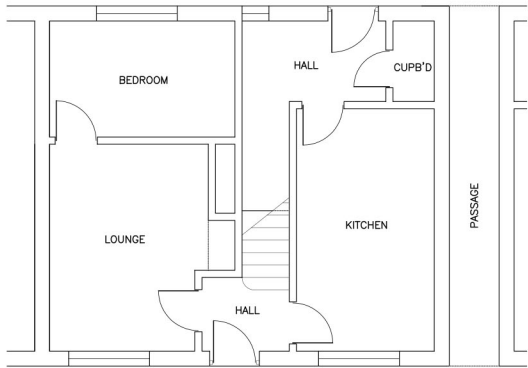
EXISTING EAST ELEVATION



EXISTING REAR ELEVATION



EXISTING WEST ELEVATION



EXISTING GROUND FLOOR PLAN

NOTES

This drawing to be read in conjunction with JSCE drawing no. 462/02.

JSCE

3 Old Forge Close, Woodton, Bungay, NR35 2LJ
Tel: 07717 842131

Job

144 NORTH PARK AVENUE
NORWICH NR4 7EQ

Title

EXISTING PLAN AND ELEVATIONS

Client

Mr J Bond

Scales 1:50 @ A1

Drawn JS

Date April 2018

REVISIONS

REV	DATE	DESCRIPTION
—	10.05.18	PLANNING APPLICATION ISSUE

Drawing No.

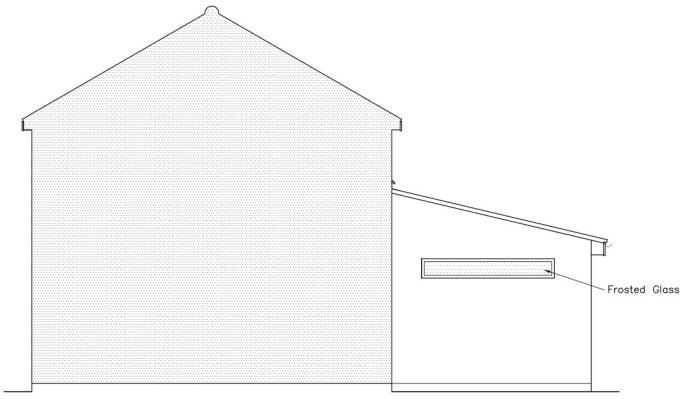
JSCE 462/01

Rev

1



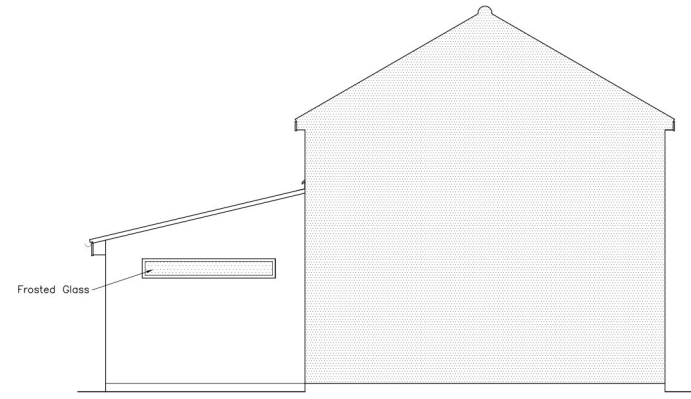
NOTES	
This drawing to be read in conjunction with JSCE drawing no. 462/01.	
All materials to match existing.	



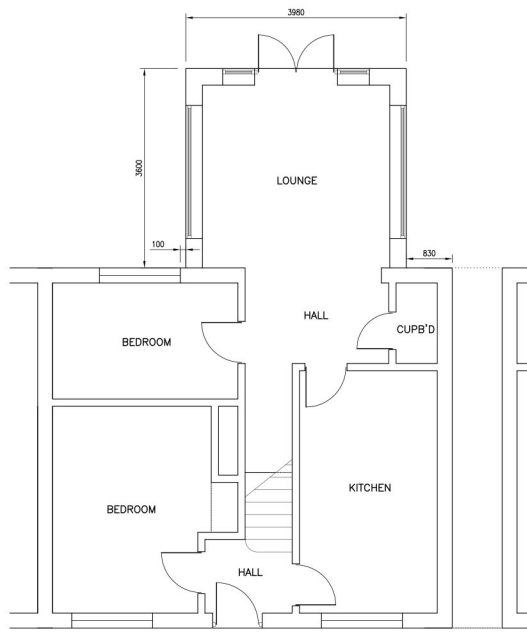
PROPOSED EAST ELEVATION



PROPOSED REAR ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN

© JSCE		3 Old Forge Close, Woodton, Bungay, NR35 2LJ Tel: 07717 842131	
Job			
144 NORTH PARK AVENUE NORWICH NR4 7EQ			
Title			
PROPOSED PLAN AND ELEVATIONS			
Client			
Mr J Bond			
Scales 1:50 @ A1		Drawn JS	Date April 2018
REVISIONS			
REV	DATE	DESCRIPTION	
—	10.05.18	PLANNING APPLICATION ISSUE	
A	15.06.18	PLAN & ELEVATIONS REVISED	
Drawing No.		JSCE 462/02	
		Rev	
		A	