

Report to Planning applications committee

Item

12 October 2017

Report of Head of Planning Services

Subject Application no 17/01184/F - 2 Brereton Close, Norwich,
NR5 8LX

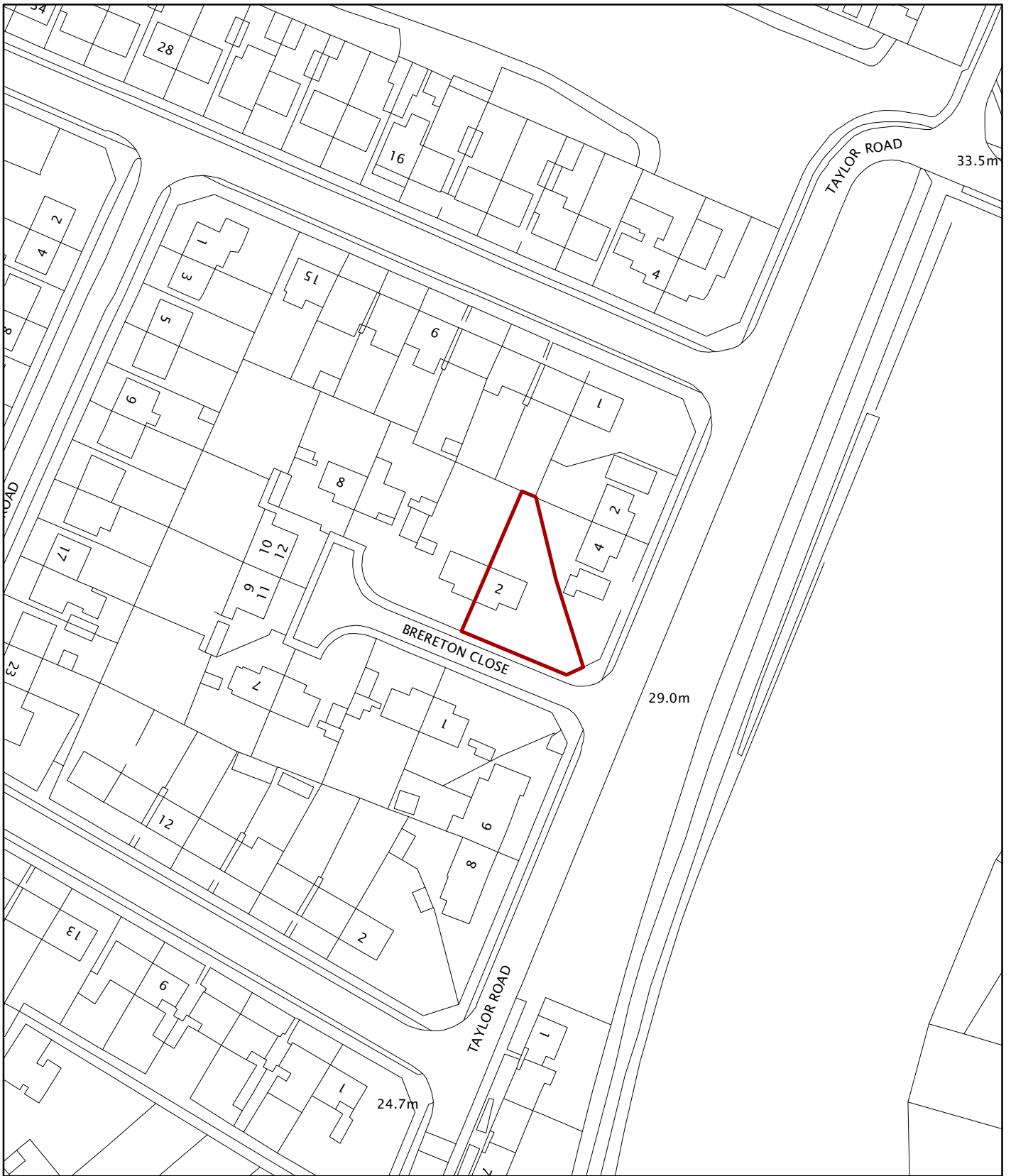
4(a)

**Reason
for referral** Objections

| | |
|---------------------|---|
| Ward | Bowthorpe |
| Case officer | Lara Emerson - laraemerson@norwich.gov.uk |

| Development proposal | | |
|---|---------|---------|
| Two storey rear extension, single storey side extension and change of use to 7 bedroom HMO (Sui Generis). | | |
| Representations | | |
| Object | Comment | Support |
| 2 | 0 | 0 |

| Main issues | Key considerations |
|-----------------------------|---|
| 1. Principle of development | Use of property as house in multiple occupation. |
| 2. Design | Impact on property, impact on character of area. |
| 3. Amenity | Amenity of future occupants, impact on surrounding occupants. |
| 4. Transport | Car parking, refuse storage, cycle storage. |
| Expiry date | 16 October 2017 (extended from 9 October 2017) |
| Recommendation | Approve |



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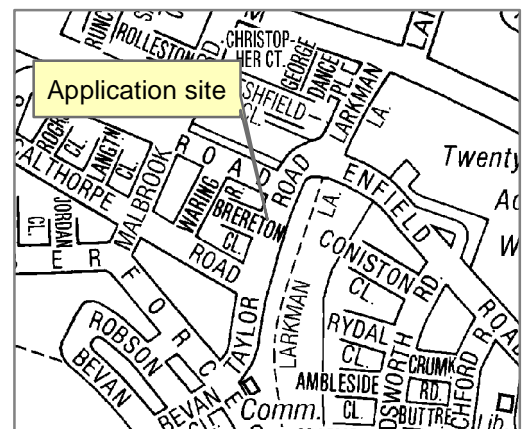
Planning Application No 17/01184/F
 Site Address 2 Brereton Close

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site, surroundings & constraints

1. The site is located within a residential area. Brereton Close consists of 5 pairs of semi-detached dwellings, all of which are of the same design. Some dwellings have been altered, to include single storey side extensions.
2. The existing property is in use as a 5 bedroom HMO. The dwelling is on a corner triangular plot with a driveway to the front and side. A flat roof detached outbuilding is situated to the side of the dwelling. The roof is hipped, and the dwelling is designed so it steps in at the side on both floors, which is mirrored in the attached dwelling. Materials include red bricks, white uPVC and dark grey tiles.
3. The land rises to the north so that the properties behind the site on Taylor Road are on higher ground. Within the rear garden of 4 Taylor Road there is a mature Weeping Willow which sits close to the subject property's boundary.
4. The Twenty Acre Wood County Wildlife Site (CWS) sits 30m to the east of the site.

Relevant planning history

| Ref | Proposal | Decision | Date |
|-------------|---|-----------------------------------|------------|
| 4/2003/0692 | Erection of two storey and single storey extension to provide annexe. | Approved | 19/08/2003 |
| 16/01321/F | Subdivision of plot and erection of 1 No. two bed dwelling. | Refused | 12/12/2016 |
| 17/00033/F | 2 storey residential annex to side of existing dwelling. | Refused (and appeal dismissed) | 01/03/2017 |

The proposal

5. Erection of a two storey rear extension, a single storey side extension and a porch to provide two extra bedrooms. The property appears to currently be used as a 5 bedroom HMO and the proposals would result in a change of use to a large HMO with 7 bedrooms (sui generis).

Summary information

| Proposal | Key facts |
|-------------------------------|---|
| Scale & appearance | |
| Total floorspace | Existing: 83m ² Proposed: 153m ² |
| No. of storeys | 1 to the side, 2 to the rear |
| Max. dimensions | 2 storey rear extension 7.4m to ridge and 5m to eaves |
| Materials | Red brick walls, clay pantiles & white UPVC windows to match existing |
| Transport matters | |
| Vehicular access | From existing access off Brereton Close |
| No of car parking spaces | 1 |

| Proposal | Key facts |
|----------------------------|--|
| No of cycle parking spaces | Details to be agreed via condition 7 covered and secure spaces required |
| Servicing arrangements | Bin storage area shown to side of property Further details to be agreed via condition |

Representations

6. Adjacent and neighbouring properties have been notified in writing. 2 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 |
|--|---|
| Harm to the character and appearance of the original dwelling and the surrounding area | See main issue 2 relating to design. |
| Overdevelopment of the site | See main issues 2 & 3 relating to design and amenity. |
| Parking | See main issue 4 relating to transport. |
| Anti-social behaviour from students | See main issue 3 relating to amenity. |
| Loss of privacy & light to 4 Taylor Road | See main issue 3 relating to amenity. |

Consultation responses

7. 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.

Tree protection officer

8. I have reviewed the application and have no comments to make.

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)**
- JCS2 Promoting good design
 - JCS4 Housing delivery
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
 - DM7 Trees and development
 - DM12 Ensuring well-planned housing 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

11. Relevant sections of the National Planning Policy Framework March 2012 (NPPF)

- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment

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 Policy Framework (NPPF), the council's 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, DM13 NPPF paragraphs 49 and 14.
14. Subject to the conditions recommended below, the proposal is considered to adhere to the relevant requirements set out within Policies DM12 and DM13.

Main issue 2: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The previous applications (16/01321/F & 17/00033/F) were refused partly on the grounds of impact on the character and appearance of the area. These applications both included two storey side extensions which were over dominant on the street scene and upset the symmetry of this pair of semi-detached dwellings.
17. The current proposal has reduced this side extension to single storey with a wraparound porch. This design respects the symmetry of the main dwelling and provides an extension which appears subservient when viewed from the street. A few other properties in the vicinity can be seen to have undergone similar extensions. Materials are to match those used on the original dwelling.

Main issue 3: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. The previous applications (16/01321/F & 17/00033/F) were refused partly on the grounds of impact on the neighbouring properties, with particular reference to privacy. Both of these schemes had a two storey side extension which had first floor windows close to 4 Taylor Road.

20. The revised scheme has a two storey rear extension whose first floor windows are set further away from the property at 4 Taylor Road than in the schemes that were refused. Owing to the land level changes, these windows are not considered to have any significant impact on the privacy of neighbouring occupants. Equally, no significant loss of light or outlook can be expected to result from the works.
21. The scheme seeks to add an additional 2 bedrooms to the property. Each bedroom has an en-suite bathroom and the property is afforded with generous living and kitchen spaces. The site is sufficient in size to offer occupants adequate outdoor space to the front and rear. It is considered necessary to limit the number of occupants to 7 to prevent the over intensive use of the site and to prevent erosion of living conditions. This will also serve to protect neighbouring occupants from excessive noise etc from a large number of residents using the site.

Main issue 4: Transport

22. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
23. The site provides 1 parking space to the front of the property which is considered appropriate for the number of occupants and the type of users (typically low car ownership). Unrestricted on-street parking is also available in the area. By limiting the number of occupants to 7, the impacts on parking in the area are considered to be sufficiently controlled.
24. The site is also of a sufficient size to provide secure and covered cycle parking and refuse storage. Further details are requested via condition.

Other matters

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

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. 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

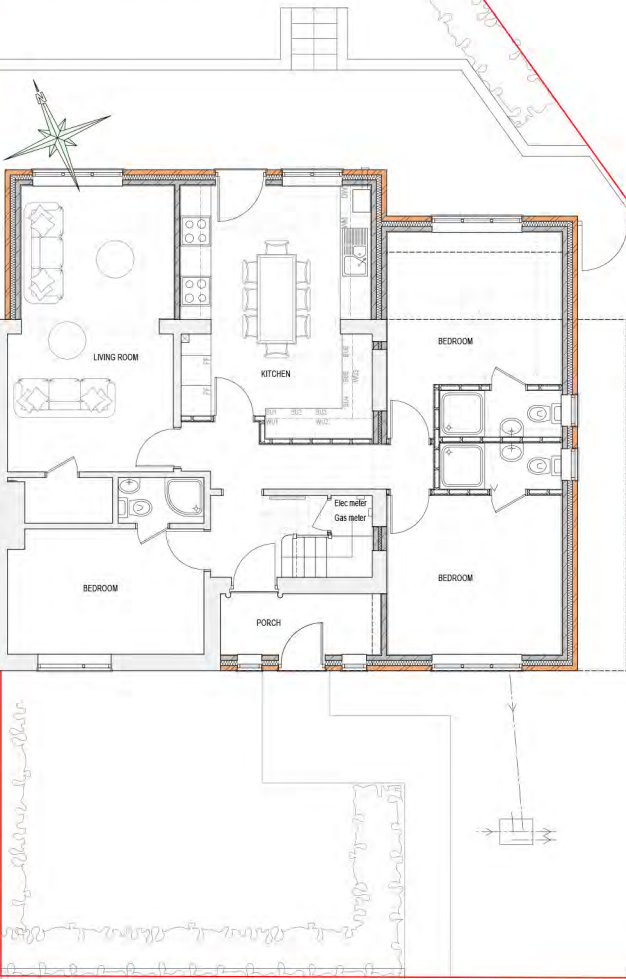
28. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01184/F - 2 Brereton Close, Norwich, NR5 8LX and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Bin & bike storage details to be agreed and provided prior to occupation;
4. Bat boxes to be erected;
5. Materials to match;
6. No more than 7 occupants.

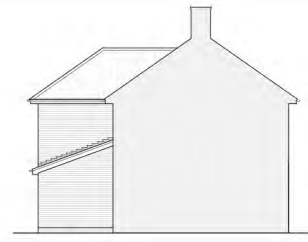
| Ref | Species | Shm dia | Spread | Canopy | Height |
|-----|----------------|---------|--------|--------|--------|
| T1 | Weeping Willow | 400mm | 4.6m | 1.7m | 5.5m |



PROPOSED GROUND FLOOR / SITE PLAN 1: 50



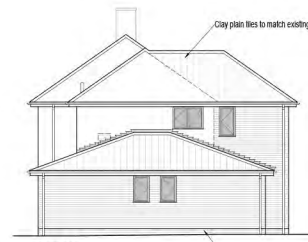
SOUTH PROPOSED ELEVATIONS 1:100



WEST



NORTH PROPOSED ELEVATIONS 1:100



EAST



PROPOSED FIRST FLOOR 1:50

General Notes

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing to be checked and used in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, notched, or potted unless shown on the Engineers details. Unless otherwise noted all connections of structural members including laps & anchorage of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All foot connections to have a minimum of 100kg/m² & shall meet or be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is a clay soil that has been consolidated by trees & vegetation & that there is no possibility of heave or shrinkage.
- Under the provisions of the Party Wall etc Act 1996 if the circumstances are within 7m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two month's notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, soffits, gutters, etc approach across the boundary a written agreement from the owner of the adjoining land/buildings must be obtained & the boundary agreed before building works commence.
- The Construction Design & Management Regulations 2015. The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.
 - The construction work can be carried out for as reasonably practicable without risks to the health and safety of any person affected by the project.
 - Under suitable written facilities are provided. The client must ensure that a construction phase plan is in place before the construction phase starts.
- The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection. The client must provide pre-construction information to the designer and contractor. The client must ensure that the principal designer and contractor cooperate with their duties. The client must pass the health and safety file to any new owner(s) occupier(s) and ensure that the new owner(s) occupier(s) is aware of the nature and purpose of the file.
- This drawing is Copyright to Building Plans Ltd.

| | | | | | | | | | | | |
|-------|---|------|------|-------|--------|-------|-------|-----|-------|-------|--------|
| 1:100 | 0 | 1m | 2m | 3m | 4m | 5m | 6m | 7m | 8m | 9m | 10m |
| | 0 | 3'3" | 6'7" | 9'10" | 13'11" | 16'9" | 19'8" | 23' | 26'3" | 29'6" | 32'10" |
| 1:50 | 0 | 1m | 2m | 3m | 4m | 5m | 6m | 7m | 8m | 9m | 10m |
| | 0 | 3'3" | 6'7" | 9'10" | 13'11" | 16'9" | 19'8" | 23' | 26'3" | 29'6" | 32'10" |

| Rev | Date | Amendment | Dwn |
|-----|------------|----------------------------|-----|
| C | 20/09/2017 | Porch & living room added. | PB |
| B | 19/07/2017 | Revised design. | PB |
| A | 24/01/2017 | Floor plans updated. | PB |

**Architectural Design,
Building Surveys and
Planning Services**
Building Plans Ltd
 11 The Street, Honingham, Norwich, NR9 5BL
 Telephone: 01603 868377

| | |
|--------------------------------|---|
| Client: | DT Norfolk Property |
| Project: | Extensions & Alterations |
| Site address: | 2 Breton Close Norwich Norfolk NR9 8LX |
| Contents | Proposed Elevations Proposed Floor Plans |
| Scale @ A1: 1:50, 1:100 | Date: July 2017 |
| Signchecked: P B / J N | Revision: C |
| Project No: 3146.0816N | Sheet No: 2 |