

Report to Planning applications committee

Item

13 June 2019

Report of Head of planning services

Subject Application no 19/00119/F - 7 Crummock Road, Norwich,
NR5 8LL

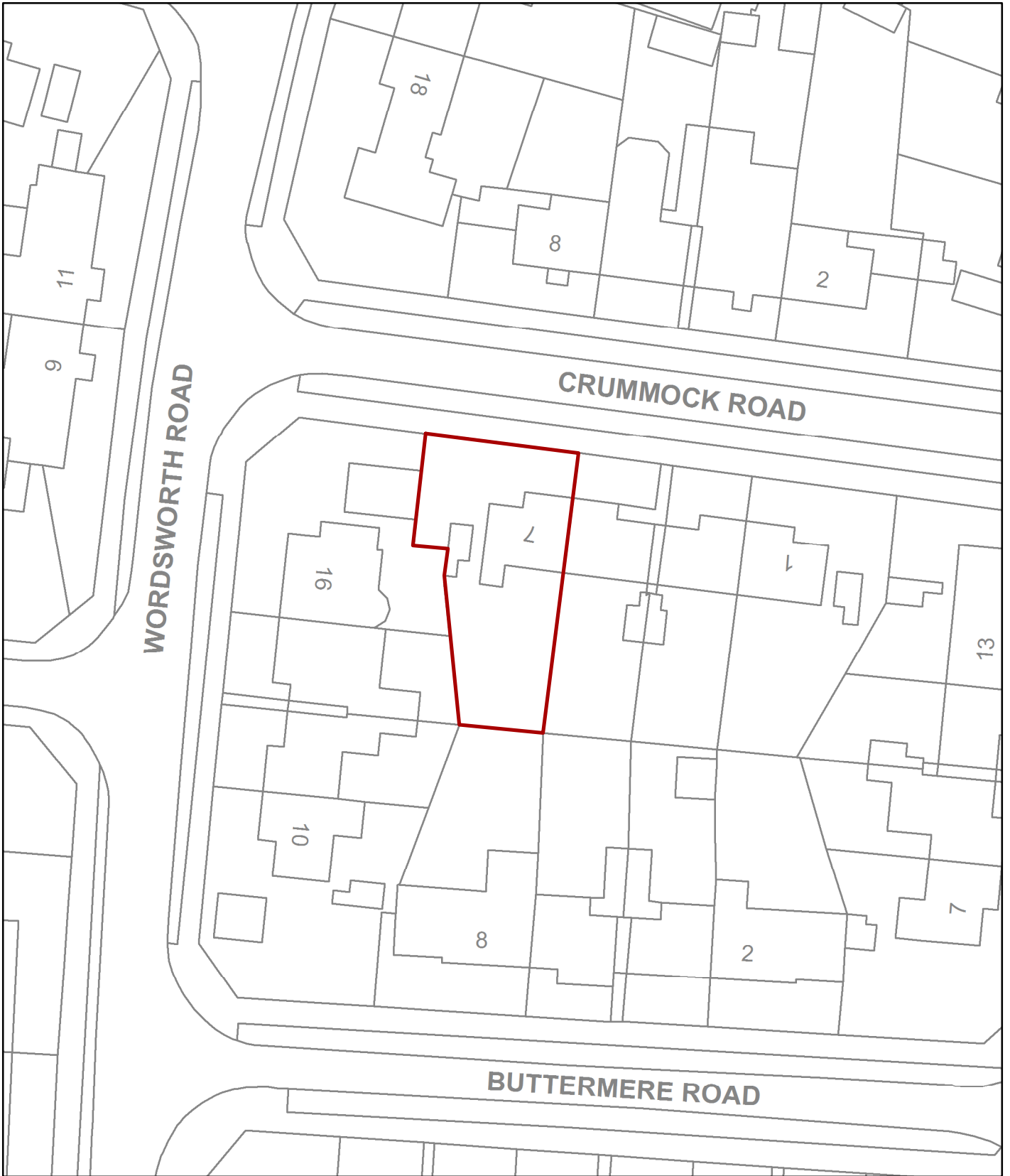
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**Reason
for referral** Objection

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

Development proposal		
Two storey rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy; use of the property as an HMO.
Expiry date	15 March 2019
Recommendation	Approve



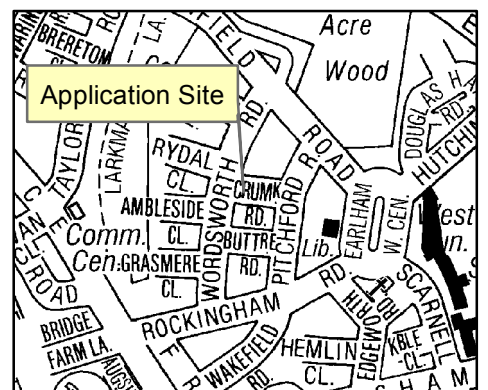
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Planning Application No 19/00119/F
 Site Address 7 Crummock Road
 Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the south side of Crummock Road, within the West Earham area, to the west of the city. The subject property is a two-storey end of terrace dwelling formed of a group of four dwellings in between the longer Pitchford and Wordsworth Roads. The property was constructed circa 1950 using red bricks, dark coloured pin tiles and white coloured windows and doors. The property is arranged over an 'L' shaped footprint resulting in a stepped front elevation and two distinct sections of hipped roof. The site features a front garden area, parking / driveway area to the side, small outbuilding to the side and a larger rear garden. The subject property has previously been extended by way of a small single storey rear extension.
2. The site is bordered by the adjoining terrace dwelling to the east no. 5 Crummock Road, the rear of nos. 14 and 16 Wordsworth Road to the west and the rear of no. 8 Buttermere Road to the south. The site boundaries to the rear are marked by a brick wall and a mixture of low brick walls and mature hedgerow to the front. The prevailing character of the surrounding area is predominantly residential with the majority of properties having been constructed as part of the same council housing development. It is noted that a large number of properties have recently been converted into use as either small or large scale HMO's operating within the student housing market, serving the nearby UEA. It is understood that the property is currently in use as a four bedroom C4 HMO.

Relevant planning history

3.

Ref	Proposal	Decision	Date
18/01204/F	Two storey side and rear extensions and change of use to 8 bedroom HMO (Sui Generis).	REF	30/10/2018

The proposal

4. The proposal is for the construction of a two storey rear extension at 7 Crummock Road. It should be noted that the proposed development has been revised during the course of the determination of the application. Consent was originally sought for the construction of single-storey side and two-storey rear extensions to facilitate the change of use of the site to a 7 bedroom large scale House of Multiple Occupancy (HMO).
5. The scheme has now been revised to a 6 bedroom HMO with the side extension removed from the proposals. The development involves the removal of a small lean-to rear extension to facilitate the construction of a 5.2m x 4.5m two storey extension. The extension has been designed with a hipped roof measuring 5.4m to the eaves and 7.4m to the ridge. The extension has been stepped in from the boundary shared with no. 5 by 2.4m.

Representations

6. Adjacent and neighbouring properties have been notified in writing across two consultation periods covering the initial submission and the revised scheme. 2 letters of representation were received during the initial consultation and 1 additional letter of representation was received during the second consultation period, 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
Loss of light to rear living space (no. 5 Crummock Road)	See main issue 2.
Loss of privacy (no. 8 Buttermere Road)	See main issue 2.
Overdevelopment of site / noise disturbance	See main issue 2.
Lack of parking	See main issue 3.

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.

Highways (local)

8. No objection on highway grounds. Please note that as a HMO in a controlled parking zone it may only have the maximum permit entitlement of 2 residents permits and visitor scheme permits. To enable vehicles to drive over the footway/verge to the parking spaces the dropped kerb will need to be widened; as shown by red outline below. Once planning consent has been granted the applicant will need to submit an application form to start the process.

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

- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF7 Requiring good design

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: Design

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The originally submitted scheme, which included a single-storey side extension, was deemed unacceptable as the side extension would have appeared overly large and would have caused harm to the character of the street-scene which is defined by matching groups of terrace properties still within their original form. The removal of the side extension ensures that the original character and appearance of the subject property and wider street scene is preserved.
15. The revised scheme now only includes the two-storey rear extension. The two-storey rear extension will largely not be visible from the highway and as such will have a limited impact on the character of the wider area. The hipped roof design, matching eaves and ridge heights and matching materials help to ensure that the extension is of an appearance which is consistent with the original design.

Main issue 2: Amenity

16. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
17. The siting of the proposed two-storey rear extension, stepped in 2.4m from the boundary, will ensure that significant harm is not caused to the neighbouring residential amenities of no. 5 to the east by way of being overbearing. Particular concern has been raised that the extension will result in a loss of light to the rear living spaces of no. 5. It is acknowledged that some overshadowing will occur during some hours of the afternoon. The hipped roof design, siting allied with the south-facing aspect of the properties will also help to ensure that significant harm is not caused by way of overshadowing or loss of light with sufficient light still reaching the rear living spaces of the property for a significant period of the day.

18. There is sufficient distance between the proposed extension and neighbouring properties located on Buttermere Road to the south to ensure that significant harm is not caused by way of overshadowing, by being overbearing or by loss of privacy. Particular concern has been raised that the proposed extension would result in a loss of privacy to no. 8 Buttermere Road. The neighbouring property is located a minimum of 25m from the proposed extension which includes only one rear facing window serving a new bedroom. The views possible from the proposed bedroom are considered to be typical of the area and as such, the proposal does not result in a significant change to the current situation where numerous bedroom windows have views across neighbouring gardens.
19. It is acknowledged that the proposed two storey rear extension would result in some overshadowing and loss of light to no. 16 Wordsworth Road to the west, the rear of which is east facing, unlike the south facing properties on Crummock Road. The proposed extension is to be constructed approximately 9m from the rear of no. 16 which will result in loss of direct sunlight between the hours of 0800 and 1100, approximately. The loss of light is acknowledged as causing harm to the amenity of the residential occupiers of no. 16, however on balance it is not considered to be of sufficient significance to refuse the application.
20. Concern has also been raised that the proposed development represents an overdevelopment of the site. Similar concern has been raised that the intensification in the use of the site will result in anti-social behaviour problems such as noise disturbances. It is noted that one of the objections received was in relation the original 7 bedroom scheme which involved a material change in the use of the site, away from a residential use. As such, the creation of a 6 bedroom small scale HMO is considered to be acceptable within this location as the site remains within the residential use class, within which a family could also reside. Issues relating to anti-social behaviour or refuse storage which may occur in the future can be dealt with by the council's Environmental Protection team.
21. In order to protect the residential amenity of both future occupiers and residents, it is considered reasonable to add a condition restricting the use of the site to being only a C3 dwellinghouse or C4 small scale HMO. The condition will ensure that the layout as proposed is maintained, preventing the creation of any additional bedrooms.

Main issue 3: Transport

22. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF Sections 17 and 39.
23. Particular concern has been raised that the proposed development will result in an increase in car parking problems within the cul-de-sac. It is noted that two of the objections received were in relation the original 8 bedroom scheme which involved a material change in the use of the site, away from a residential use. The proposed development now is to remain within the residential use class and as such is considered to meet the required parking standard for a property of this type and location, by way of two car parking spaces to the front. It is also noted that the scheme includes a bin store area to the front and cycle store to the rear.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.
26. 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.
27. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
29. The proposed development will have some impact upon the residential amenities of neighbouring properties with an amount harm being caused by way of overshadowing. However, significant harm is not likely to be caused by overlooking, loss of outlook or noise disturbance.
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. 19/00119/F - 7 Crummock Road Norwich NR5 8LL and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. Section 73 compliance / use as C3 or C4 dwelling only.