

**Report to** Planning applications committee

**Item**

10 August 2017

**Report of** Head of planning services

**Subject** Application no 17/00587/F - 5 Nutfield Close, Norwich,  
NR4 6PF

**4(g)**

**Reason for referral** Objection / Called in by an elected member

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<b>Ward:</b>	Eaton
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

<b>Development proposal</b>		
Single storey extension (retrospective).		
<b>Representations</b>		
Object	Comment	Support
4	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Design	The impact of the development within the context of the original design / surrounding area.
2 Amenity	The impact of the development on the neighbouring properties and occupiers of the subject property.
<b>Expiry date</b>	20 July 2017
<b>Recommendation</b>	Approve



## **The site and surroundings**

1. The site is located at the western end of Nutfield Close, a residential cul-de-sac within Eaton to the south-west of the city. The predominant character of the area is residential, primarily consisting of a mixture of single and two storey detached dwellings built on good sized plots constructed as part of a wider post war housing development circa 1960. Nutfield Close consists of twelve single storey bungalow type dwellings constructed around a cul-de-sac which slopes gently upwards from east to west. The subject property has been constructed on a wedge shaped plot at the western end of the cul-de-sac with the rear gardens of properties located on Nutfield Close to the rear.
2. The property was originally constructed to a simple hipped roof design on a rectangular footprint with front and rear gardens. Many of the properties in the close have been extended or altered from their original form including the subject property which was extended previously during the 1960's by way of single storey rear flat roof extension and extensions to the side including a car port to the front. It should be noted that at the time of assessing the application the majority of the proposed building works had been completed with only the internal finishing remaining outstanding.
3. The site is bordered by the neighbouring properties located within Nutfield Close with no. 4 being located to the south and no. 6 to the north. Both neighbouring properties are bungalows which have been altered. To the rear of the site is the rear gardens of properties located on Chestnut Close. The site boundaries are marked by close bordered fencing and mature planting at the rear and mature hedgerows to the front.

## **Constraints**

4. There are no particular constraints.

## **Relevant planning history**

5. There is no relevant planning history.

## **The proposal**

6. The proposal seeks retrospective planning consent for the construction of a single storey rear extension, single storey front extension and replacement roof. The proposal also involves the demolition and rebuilding of part of the property approximately 1m away from the southern boundary. The enlarged and rebuilt southern end of the house includes the creation of two ancillary units of accommodation, both with en-suite bathrooms and one with a small kitchen. Both units are accessed independently from main house via the newly created side access. Improved insulation and replacement materials have resulted in an entirely new roof being added which is slightly raised when compared to the original. The original covered front porch created by the overhang of the roof has been infilled to create an enlarged internal living space.
7. The proposal also includes the construction of a timber shed within the rear garden. The shed has been re-positioned within the western corner of the site, adjacent to the boundary shared with no. 20 Chestnut Hill.

## Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 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 proposal includes the creation of bedsits	See other matters.
The creation of bedsits will result in parking problems	See other matters.
Part 7 of the form incorrectly completed	See other matters.
There has been little point in providing comments as decisions have already been made	See other matters.

## Consultation responses

9. No consultations were undertaken.

## Assessment of planning considerations

### Relevant development plan policies

10. **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
11. **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

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

## **Case Assessment**

13. 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**

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The alterations to the subject property have resulted in only minor changes to the footprint of the building from its previous form. This includes the 12m side wall located adjacent to the boundary shared with no. 4 Nutfield Close being moved away from the boundary, creating a new 1m wide side access. Previously the side wall abutted the shared boundary.
16. To the front, the previous garage has been extended forwards by a small amount, effectively squaring off the front, so that it matches the orientation of the main front elevation. The rebuilt and enlarged section also includes a new dual-pitched roof with a matching eaves height of 2.5m and a ridge height of 3.6m.
17. Also to the front of the property, an original covered porch formed from the overhang of the main roof has been infilled. The 3.3m x 1.8m infill extension creates a new en-suite bathroom whilst the main entrance has been re-sited behind.
18. At the rear the rebuilt section now extends beyond the previous rear elevation to match the building line of the original dwelling, effectively infilling a previously undeveloped corner of the site. The enlarged corner projects approximately 3.5m to the rear.
19. The entire roof has been replaced in a design closely matching the original with there now being three distinct sections. The original dwelling features a dual pitched roof, the rebuilt and extended section features a hipped roof and the new front section a dual pitched roof. The replacement roof appears to have been slightly raised in comparison with the original as a result of the insertion of enhanced insulating materials. The overall appearance of the roof remains largely unchanged however with the change in height not impacting significantly.
20. Overall, the alterations do not significantly alter the character and appearance of the subject property. Only the raising of the roof and the minor extension to the front of the property require planning permission with all other alterations being classed as forms of permitted development. As such, the alterations and additions are considered to be acceptable in design terms.

### **Main issue 2: Amenity**

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

22. The alterations do not result in any significant harm being caused by way of overshadowing, loss of privacy or loss of outlook as the enlarged parts of the building area located far from neighbouring properties. Only the enlarged rear section is noticeable from the rear garden of no. 4, however the enlarged 2.5m tall side wall represents only a slight alteration from the previous situation.
23. Concern has been raised regarding the construction of the timber shed within the rear garden and its proximity to the neighbouring fence. The shed measures 4m x 6m in plan form and is less than 2.5m in height. As such, the shed itself does not require planning permission and is not considered to cause significant harm to neighbouring residential amenities.
24. The alterations have created an enlarged and enhanced living space for the occupants of the subject property as the internal space have been improved without significant loss of the external spaces.

### **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:
26. Particular concern was raised regarding the creation of the two ancillary bedrooms which are accessed exclusively from the newly created side passage. Some concern related to the potential creation of an HMO / bedsits and other concerns related more specifically to the appropriateness of them being used for the care of a dementia sufferer. The applicant has stated within the application and during the course of the site visit that the two ancillary bedrooms have been created with the aim of caring for the applicant's elderly mother who suffers from dementia. It is planned that the rear room will be occupied by the applicant's mother and the front by a live-in carer who has the ability to prepare meals independently of the main house. There are no other indicators to suggest at this stage that the rooms are to be used for any other purposes. As such, the rooms are considered to provide accommodation which remains ancillary to the main dwelling, not requiring a change of use, nor are they forming an HMO.
27. Particular concern was also raised that the proposal would result in car parking and access problems within the cul-de-sac as a result of the creation of the bedsits. It has already been established that the proposal includes the creation of two ancillary bedrooms only. The site also includes a large parking / turning area to the front of the property. As such, the proposal is not considered to have any significant impact of the current situation within the property or cul-de sac.
28. Concern was raised that section 7 of the application form was incorrectly completed as there are in fact trees within falling distance of the site. It is accepted that this particular section of the form should have been completed differently, however it is not considered that this has resulted in the application being incorrectly assessed. The trees within or near the site are not considered to have been close enough to the works to have been in significant harm and as such have not required additional assessment.
29. A number of representations were made in which the correspondents expressed that they felt that decisions have already been made given the history of the site

and with regard to comments made by the planning enforcement officer. The planning enforcement officer has previously assessed the works and provided the opinion that the works were not likely to have needed planning permission, however an application for full planning permission was recommended in order to formalise the situation. The assessment of the planning enforcement officer has not prejudiced or influenced the decision making process as part of the current application which has been viewed on an individual basis on its planning merits. As such, the comments submitted have been considered in full as part of the assessment against the planning policies referred to within the report.

### **Equalities and diversity issues**

30. There are no significant equality or diversity issues.

### **Local finance considerations**

31. 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.
32. 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.
33. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

34. The proposal will result in an extended dwelling which is of an appropriate scale and design, resulting in little change to the overall appearance of the subject property and does not cause significant harm to the character of the surrounding area.
35. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
36. The proposal result in an enlarged living space including the creation of two en-suite bedrooms which are considered to be ancillary forms of accommodation only.
37. 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.

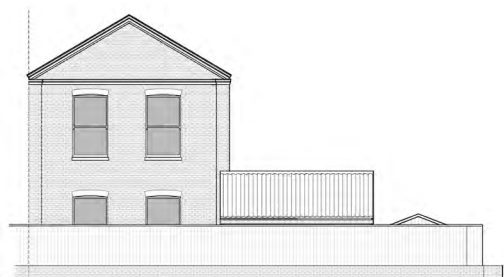
### **Recommendation**

To approve application no. 17/00587/F - 5 Nutfield Close, Norwich, NR4 6PF and grant planning permission subject to the following conditions:

1. In accordance with plans



- Notes**
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- | No. | Revisions   | By  | Date     |
|-----|---|-----|----------|
| A   | Tree positions shown on plans. Garage footprint on site plan adjusted. For clarity, tree removed from elevations. Roof heights indicated on site plans. Elevations clarified. | mja | 08.06.17 |



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



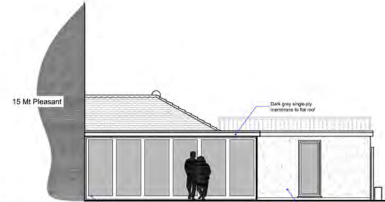
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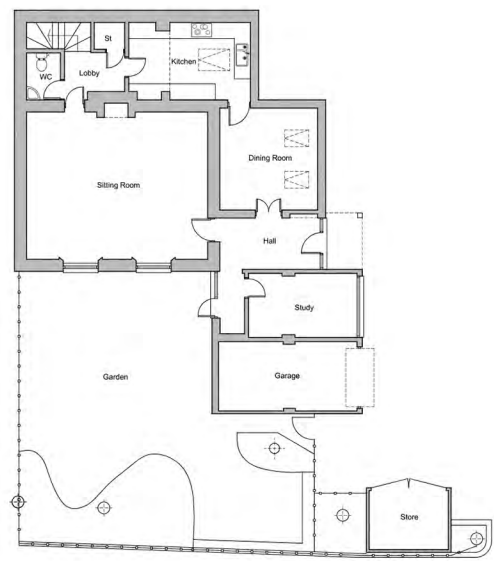
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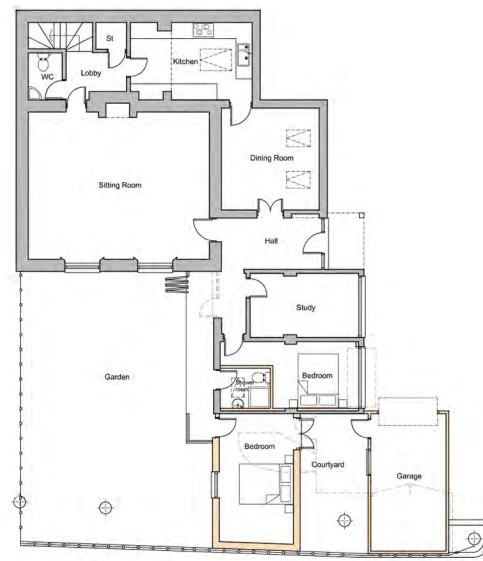
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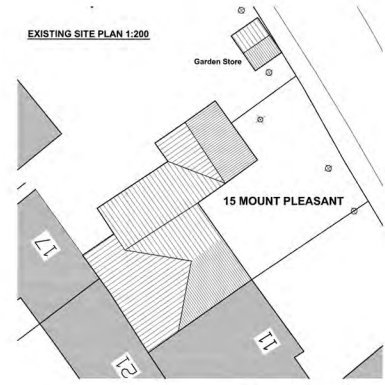
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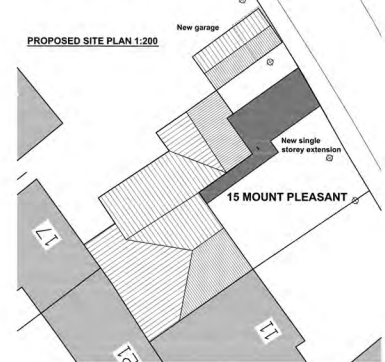
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250

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Client  
**Mr N Gordon**

Job  
**Alterations & extensions to  
15 Mt Pleasant  
Norwich**

Drawing Title  
**Existing and Proposed plans**

Scale  
**1:100/200/1250@A1**

Date  
**Nov 2016**

Drawn By  
**mja**

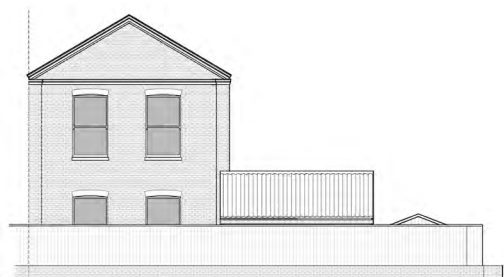
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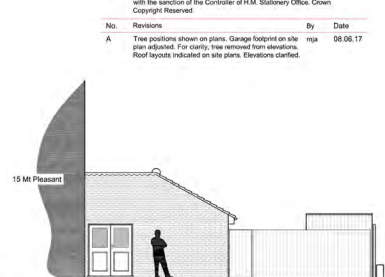
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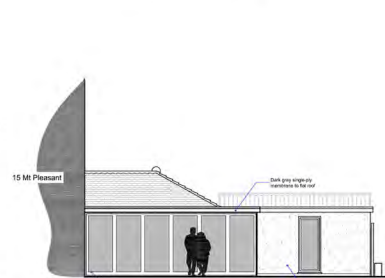
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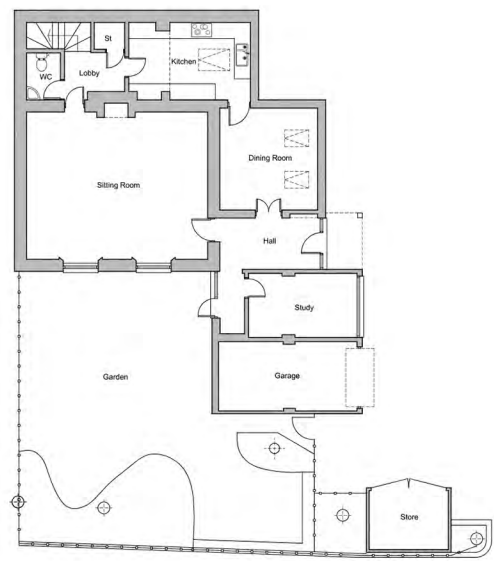
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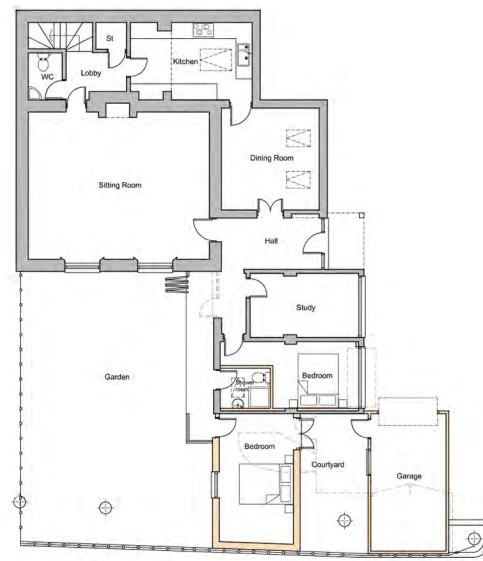
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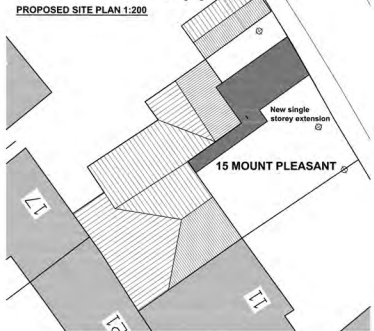
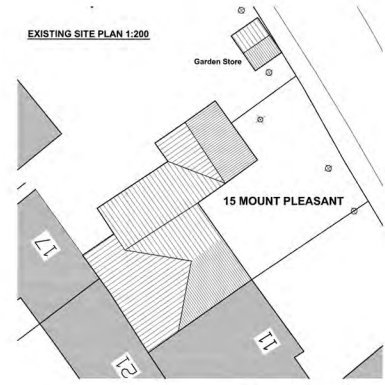
PROPOSED SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



LOCATION PLAN 1:1250

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