

Report to Planning applications committee

Item

13 February 2020

Report of Area development manager

Subject Application no 19/01365/F - 66 Clabon Road, Norwich,
NR3 4HG

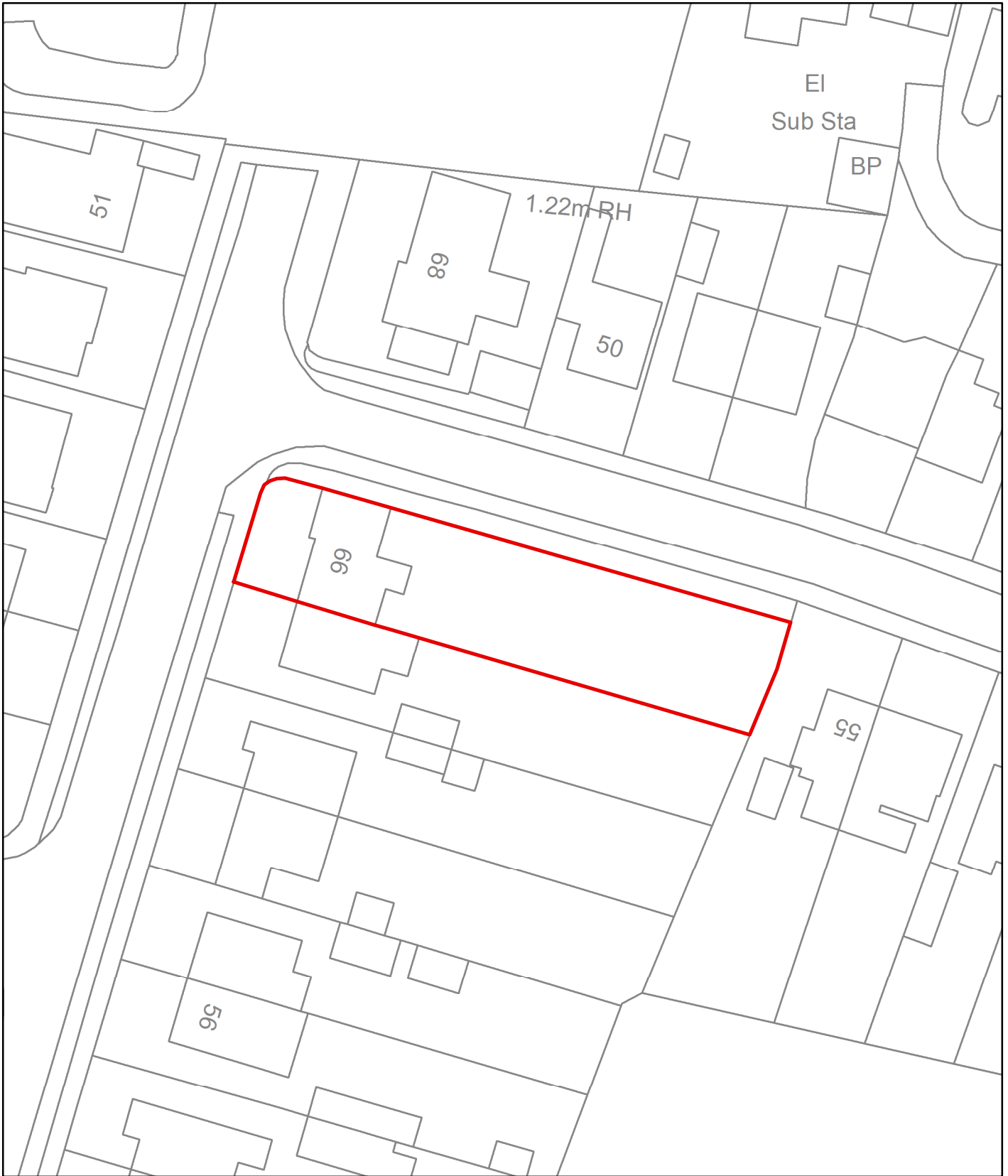
4(c)

**Reason
for referral** Objection

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

Development proposal		
Sub-division of rear garden and construction of two storey dwelling.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1	Principle of development
2	Design
3	Amenity
4	Transport
5	Trees
Expiry date	25 December 2019
Recommendation	Approve



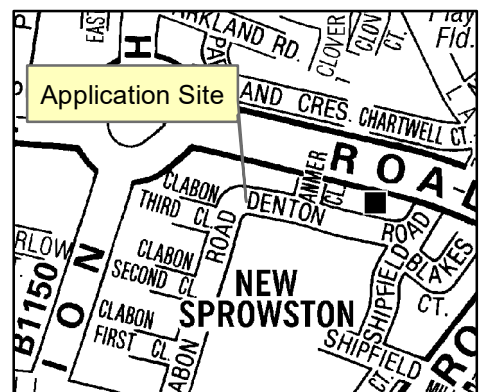
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Planning Application No 19/01365/F
 Site Address 66 Clabon Road

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is formed of a corner plot located at the northern end of Clabon Road, at the junction with Denton Road. The site is a rectangular plot featuring a small front garden / parking area, a two-storey semi-detached dwelling to the front of the plot and a long rear garden. The site boundaries are marked by a mature hedgerow fronting Denton Road, an embankment and mature planting across the rear and close boarded fencing to the side. The rear garden is roughly divided in half between a lawn area adjacent to the house and vegetable plots to the rear.
2. The site is boarded by the adjoining semi-detached dwelling to the south, no. 64 Clabon Road, and a similar two-storey semi-detached dwelling to the rear no. 55 Denton Road. Opposite the site to the north are no. 50 Denton Road, a two-storey detached dwelling and nos. 48 and 46 Denton Road, a pair of two-storey semi-detached dwellings.
3. The prevailing character of the surrounding area is residential. Clabon Road is of a clearly defined area of inter-war housing. The majority of the tree-lined road is flanked by two-storey semi-detached dwellings constructed during the 1930's. Properties, including the parent property, predominantly feature small front gardens (some of which have become parking areas) driveways to the side and larger, narrow rear gardens. There is a more varied character at the junction of Denton Road, with there being a number of individually built dwellings. Denton Road is of a similar layout and scale, however the properties were all constructed in the post-war period.

Constraints

4. Critical Drainage Catchment: Catton Grove and Sewell

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal seeks consent for the sub-division of the original plot to facilitate the construction of a two-storey, two bedroom detached dwelling.
7. The proposal has been revised during the determination of the application. Consent was originally sought for the construction of a larger three bedroom dwelling featuring an integral car port.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	One dwelling
Total floorspace	83.6m²

Proposal	Key facts
No. of storeys	Two storeys
Max. dimensions	9m x 5.4m main footprint over two storeys + 5.35m x 1.2m single storey section to front. 5.1m at eaves, 7.4m maximum height.
Appearance	
Materials	Brick walls Clay pantiles White UPVC windows and doors
Transport matters	
Vehicular access	New access formed from Denton Road, to eastern end of existing plot.
No of car parking spaces	Two car parking spaces, to front and side of proposed dwelling.
No of cycle parking spaces	To be provided by cycle store to rear of proposed dwelling
Servicing arrangements	Bin store to be site adjacent to proposed site entrance

Representations

8. Adjacent and neighbouring properties have been notified in writing by way of two consultation periods for the original and revised plans. Three letters of representation have been received during the first 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
Proposed development is out of character	See main issue 2
Loss of private amenity space / insufficient amenity space	See main issue 3
Loss of outlook / overshadowing of neighbouring properties	See main issue 3
Proposed dwelling too close to junction of Denton and Clabon Roads	See main issue 4

Consultation responses

9. 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)

10. No objection on highway grounds. The proposed means of access to Clabon Road is acceptable. The vehicle access will require a crossover/dropped kerb to be built to adoptable standards

Tree protection officer

11. As long as the recommendations contained within the arb report are implemented (specifically the protective fencing for T3), I have no objections to this application.

Citywide Services

12. Having viewed the plans I do not see a problem with the arrangements for bin provision and collection. Bins can be presented on Denton Road for collection. There is a bin store on the proposed plans within the boundary of the property. The collection crews will not collect from this bin store so bins will need to be pulled to the edge of the property for collection and returned afterwards.

Assessment of planning considerations

Relevant development plan policies

13. **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
 - JCS4 Housing delivery
 - JCS6 Access and transportation
14. **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
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM12 Ensuring well-planned housing development
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

16. 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: Principle of development

17. Key policies and NPPF paragraphs – DM12, NPPF 5 paragraphs 49 and 14.
18. In 2010 the government made amendments to PPS3 (now revoked) to exclude residential gardens from the definition of previously developed land. Paragraph 70 of the NPPF states that local authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.
19. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations detailed below given that:
- The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and
 - It is not in the primary or secondary retail area or in a district or local centre.
20. The proposed development is also not considered to compromise the delivery of wider regeneration proposals, does not have a detrimental impact upon the character and amenity of the surrounding area which cannot be resolved by the imposition of conditions (subject to more detailed assessment below), contributes to achieving a diverse mix of uses within the locality and contributes to providing a mix of dwellings within the area. The proposal would make a small contribution to housing supply in Norwich.

21. The proposed development is therefore considered to accord with the requirements set out in policy DM12 and is acceptable in principle.

Main issue 2: Design

22. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
23. The proposed dwelling is to be constructed within the rear garden of no. 66 Clabon Road, a semi-detached dwelling constructed on a plot largely typical of the street. The prevailing inter-war housing character is evident, although it is noted that the rear garden is longer than the majority of other properties to the south of the site. It is also noted that the property is the last of the inter-war semi-detached dwellings located on Clabon Road, with the junction of Denton Road marking the end of this type of development. The siting of the proposed dwelling to the rear of the site would result in a new property being created facing onto and accessed from Denton Road. The area around the junction of Clabon and Denton Roads is defined by a more varied character represented by a number of individually built dwellings in a variety of designs. A more clearly defined character of post-war semi-detached dwellings begins beyond the rear boundary of the application site.
24. It is acknowledged that the creation of a new dwelling within the rear gardens of nearly all other properties on Clabon Road would result in a significant erosion of the original inter-war character of the street. In this instance however, as the site fronts Denton Road, close to the junction, in an area where the character is more varied, the creation of a new dwelling within the rear garden of 66 Clabon Road can be considered to have far less impact on the clearly defined inter-war character of the street.
25. The proposed dwelling is of a two-storey hipped roof design that features a single-storey mono-pitched roof section to the front elevation. The design is broadly reflective of the neighbouring semi-detached dwellings which also feature hipped roofs. The proposed dwelling is to be sited 2.5m from the eastern boundary shared with no. 55 Denton Road, helping to ensure that a visual gap between dwellings broadly similar to neighbouring properties is created.
26. The proposed sub-division will result in the removal of a 13m section of existing hedging fronting Denton Road. The mature hedge extends along the majority of the northern boundary, contributing to the visual amenity of the street scene. It is acknowledged that the loss of the hedge, and a number of small fruit trees from within the site, will result in an erosion of the existing verdant character. It is not however considered that this will result in significant harm being caused to the character of the area. It is noted that three mature trees and 16m section of hedge is to be retained. A detailed hard and soft landscaping scheme is to be required by way of condition to ensure a suitable appearance of the site.
27. The proposed dwelling at a maximum height of 7.4m is no taller than any of the neighbouring two-storey dwellings. Its siting, layout, scale and appearance are all considered to be appropriate for the location. The proposed dwelling is therefore considered to be acceptable in design terms.

Main issue 3: Amenity

28. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
29. The proposed dwelling provides a total of approximately 83.m² of residential floorspace, which satisfies the nationally described space standard for a two-storey, two-bed dwelling. The first floor layout includes a double and single bedroom, as well as an en-suite and family bathroom. Both bedrooms satisfy the nationally described space standards. Externally, the layout provides approximately 121m² of garden to the side of the proposed dwelling, as well as spaces to the rear, front and opposite side, primarily allocated for storage or parking.
30. The parent property will retain approximately 130m² of external amenity space to the rear provided by the original garden. Although smaller than some of its immediate neighbours, the provision is not considered to be unacceptably low, ensuring that the occupants of the parent property benefit from an acceptable level of residential amenity.
31. The siting, scale and presence of existing screening will assist in ensuring that the proposed dwelling does not result in significant harm being caused to the amenity of neighbouring residential occupiers, by way of overshadowing, loss of outlook or by being overbearing. The design does not include any windows on the first floor side elevations, the rear facing first floor windows are to serve an en-suite bathroom and landing only and will be conditioned to be obscure glazing. The windows to the front elevation face onto Denton Road with the views of the neighbouring properties located opposite typical of the area. The proposed dwelling is therefore not considered to result in a loss of privacy to the parent or other neighbouring properties.

Main issue 4: Transport

32. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
33. The proposed development includes the creation of a new access to the site from Denton Road. The access involves the creation of a new vehicular crossover of the existing footway. The siting of the proposed access is sufficient distance from the junction to ensure that highway safety is not significantly impacted upon. The layout provides space for parking a minimum of three cars, with spaces laid out to the front and side. The proposed layout includes the provision of cycle and bin stores.

Main issue 5: Trees

34. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
35. The proposed development requires the removal of several fruit trees and a hawthorn to facilitate the construction of the proposed dwelling. The proposal also requires the removal of 13m of hedge along the northern boundary. A detailed arboricultural report has been submitted which includes mitigation measures to ensure that the remaining mature trees are not harmed during the construction. The details submitted are considered to be acceptable and the loss of the existing trees can be mitigated by the planting of replacement trees, which can be secured by way of condition.

Compliance with other relevant development plan policies

36. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes, two spaces provided on site
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	The scheme is below the threshold for decentralised renewable or low carbon technologies.
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Equalities and diversity issues

37. There are no significant equality or diversity issues.

Local finance considerations

38. 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.

39. 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.

40. In this case local finance considerations are not considered to be material to the case.

Conclusion

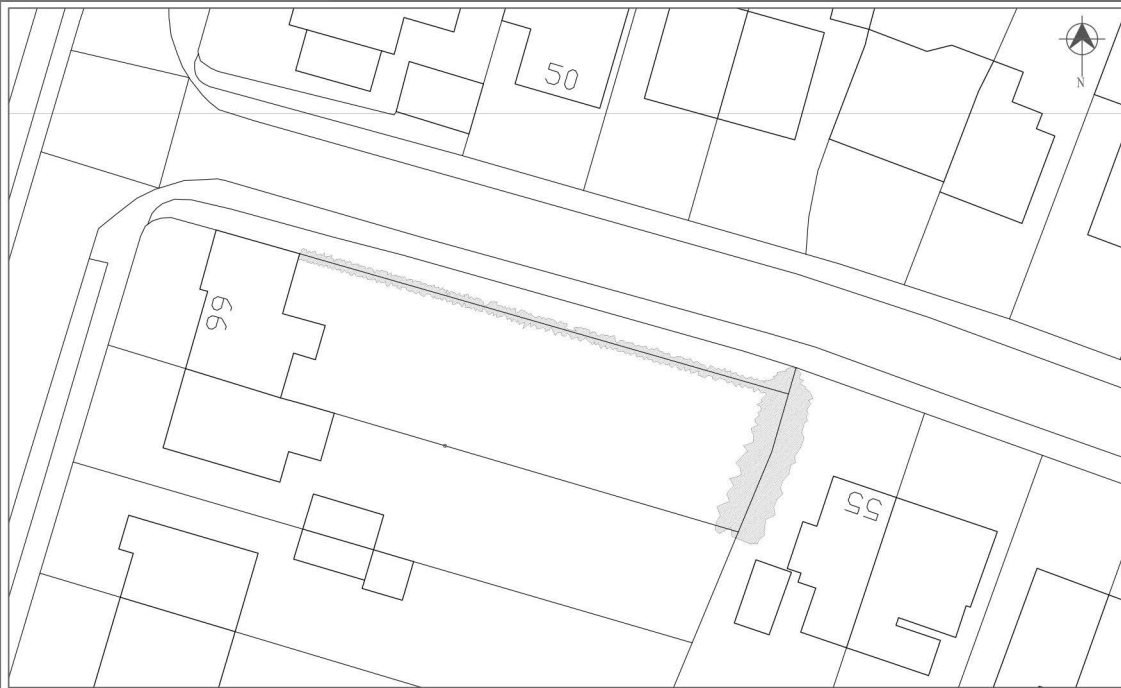
41. The proposal will result in the construction of a new dwelling within an acceptable location without causing significant harm to the residential amenities of the occupiers of neighbouring properties.

42. The design and layout of the dwelling and site is considered to be of an appropriate scale and design which will not cause harm to the character and appearance of the surrounding area.
43. 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.

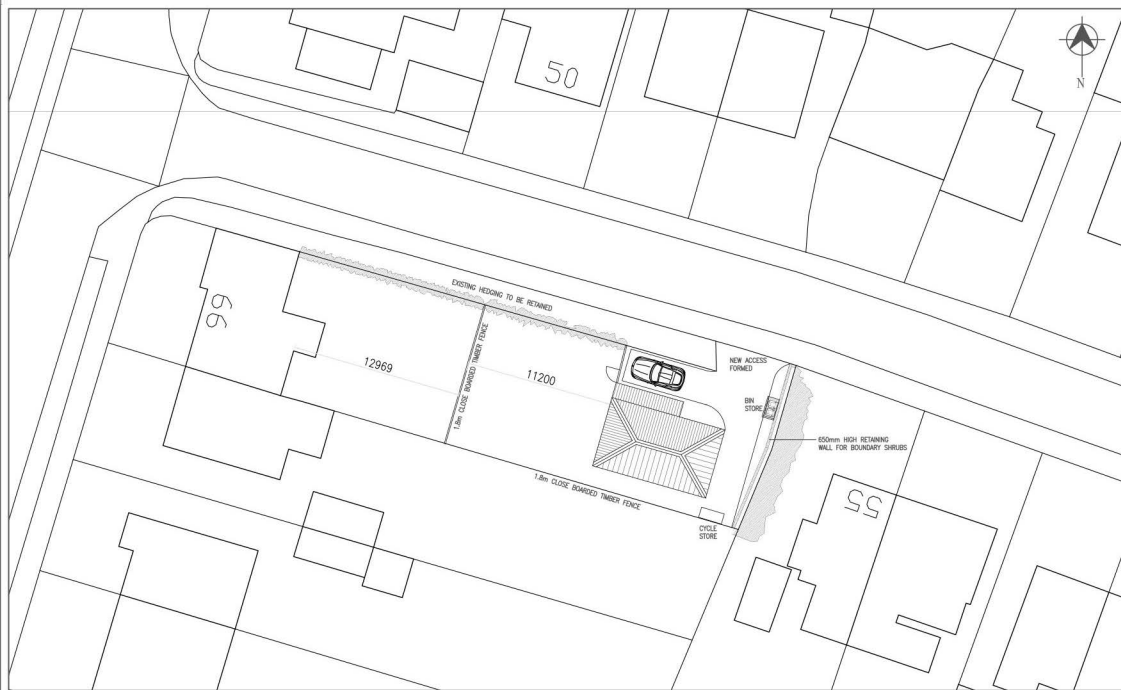
Recommendation

To approve application no. 19/01365/F - 66 Clabon Road, Norwich, NR3 4HG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with arboricultural impact assessment and method statement;
4. Landscaping scheme & replacement planting;
5. Bin/bike store details and provision;
6. Surface water drainage scheme;
7. Water efficiency;
8. Obscure glazing to first floor south landing and bathroom windows.



BLOCK PLAN AS EXISTING @ 1:200

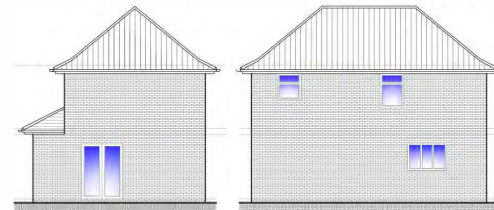


BLOCK PLAN AS PROPOSED @ 1:200



FRONT ELEVATION AS PROPOSED @ 1:100

SIDE ELEVATION AS PROPOSED @ 1:100

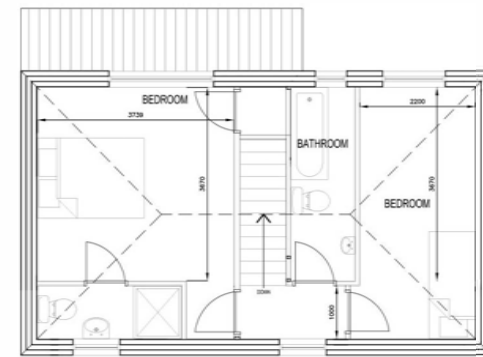


SIDE ELEVATION AS PROPOSED @ 1:100

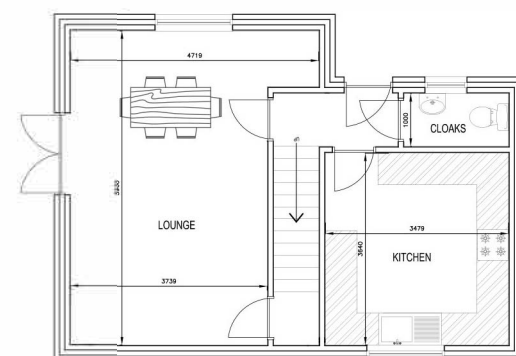
REAR ELEVATION AS PROPOSED @ 1:100



LOCATION PLAN @ 1:1250



FIRST FLOOR PLAN AS PROPOSED @ 1:200



SECOND FLOOR PLAN AS PROPOSED @ 1:200

Rev. C: Proposal reduced from 3 Bedroom house to 2 Bedroom.
 Date revised 18.12.19
 Rev. B: 'GABLE' element removed at Planners request. Date revised 4.12.19
 Rev. A: Cycle Storage added, retaining wall added. En Suite removed and room sizes amended. Date revised 25.11.19

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CLIENT:
 MR. NEIL HARVEY

PROJECT TITLE:
 PROPOSED SUB DIVISION OF PLOT AT 185 CLABURN ROAD NORWICH

DRAWING TITLE:
 PLANS & ELEVATIONS AS EXISTING & PROPOSED

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