

Report to Planning applications committee

Item

13 June 2019

Report of Head of planning services

Subject Application no 19/00624/F- 5 Primula Drive, Norwich,
NR4 7LZ

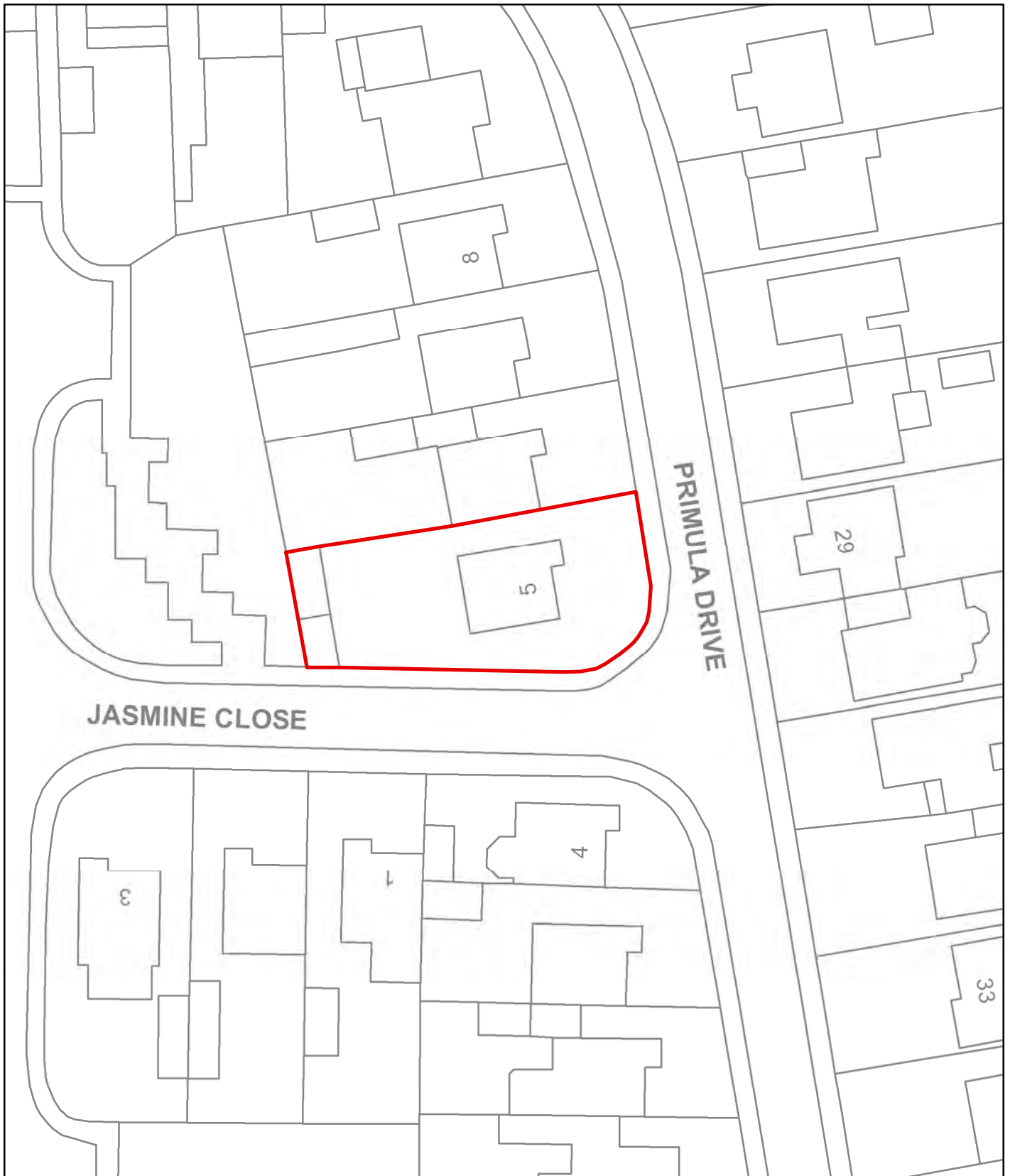
**Reason
for referral** Objections

5(h)

Ward:	University
Case officer	Stephen Little - stephenlittle@norwich.gov.uk

Development proposal		
Single storey side extension		
Representations		
Object	Comment	Support
6	0	0

Main issues	Key considerations
1 Design, scale and form	The visual impact on character of the area
Expiry date	27 June 2019
Recommendation	Approve subject to conditions



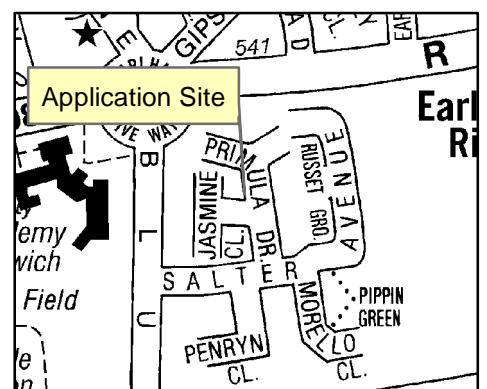
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Planning Application No 19/00624/F
 Site Address 5 Primula Drive
 Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is situated on the northwest corner of the junction of Primula Drive with Jasmine Close.
2. Primula Drive is a residential cul-de-sac southeast of the Earlham Fiveways roundabout. It is characterised by two-storey detached dwellings typical of 60s era construction. The brick-built dwellings are relatively similar in form with tiled gable roofs, though there is some stylistic variation with, for instance, different shades of brick and some front elevations also incorporating render and hanging tiles.
3. The subject property is first in a row of five of similar design, with two-tone light beige/red brick on the front elevation, small single storey front sections and (mostly) with canopies over the front door. The front gardens are largely open, though the subject property has a hedge along most of its front boundary, curving round to enclose the garden where it fronts the junction. To the side/south of the subject property a 1.6m high boundary wall along Jasmine Close borders the garden, with another section at right angles joining the property at the side. The brickwork of the wall matches that of the main property.
4. The garden is 10m long to the front, 4.2m at its widest to the south side, and 15.5m to the rear.
5. To the north is 6 Primula Drive, with 2.5m between the dwellings. 4 Primula Drive is on the opposite side of Jasmine Close to the south.
6. Jasmine Close, to the west and southwest of the property, is a T-shaped cul-de-sac, this section of which only has dwellings on its south on the opposite side to the subject property. To the rear/west of the subject property's garden is a small garage and, behind that, an open/communal area comprising of trees, paving and mown grass. To the west of this are properties on the main section of Jasmine Close.

Relevant planning history

7. No recent planning history

The proposal

8. The proposal is to construct a single storey side extension, infilling the area to the side of the dwelling between it and its south boundary on Jasmine Close. The front and rear walls would be set very slightly in from those of the main property. Due to the angle of the side boundary which the side wall would follow, the extension is wider at the front (4.7m) than at the rear (3.1m).
9. The extension would have a gable roof 2.7m at the eaves rising to 4.1m at the ridge. The gable roof has a ridge at right angles to that of the main dwelling, with front and rear facing pitches reflecting the pitch angle of the main roof. Windows would face front and back with no windows to the side.
10. It is planned to retain the front hedge and to potentially replant, with similar species, any shrubs which would need removal as a result of the works. The brick boundary wall on the south boundary will be shortened to accommodate the

extension.

11. The extension would accommodate a sixth bedroom and a communal lounge area.

Proposal	Key facts
Scale	
Total floorspace	27.5sq.m
No. of storeys	1
Max. dimensions	4.7m wide; 8.3m long; 4.1m high
Appearance	
Materials	Matching brick, interlocking concrete tile, white uPVC windows – all to match existing.

Representations Received

12. Adjacent and neighbouring properties have been notified in writing. Six letters of representation have been received citing the following issues:

13.

Issues Raised	Response
Extension is visually intrusive for those in the vicinity.	See main issue 1
This will add to traffic, noise and other issues associated with several HMOs in the area, the cumulative effect of which is impacting on the character of the community.	See other issues
Insufficient parking – there are already cars associated with the property parked in the street, and general problems of parking in the area due to HMOs. On-street parking can make it difficult for others to access their properties and, being a corner plot, cars parked on the street present a potential hazard.	See other issues
With increasing HMOs in the area, there is more noise and movement of people at night. (Note: some specific noise issues/instances were raised which were non-material to planning)	See other issues
While other HMOs in the area are in	See main issue 1

keeping with neighbouring properties, this proposal, which includes increasing the number of bedrooms to six, would represent a significant deviation from the existing pattern and form of dwellings.	
Changing window, to the right of the front of the existing property, to obscure glass would look inappropriate as houses in the immediate vicinity are of the same design	See main issue 1

Consultation responses

14. No consultation responses.

Assessment of planning considerations

Relevant development plan policies

15. **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
16. **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
 - DM6 Protecting and enhancing the natural environment

Other material considerations

17. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF2 Achieving sustainable development
 - NPPF12 Achieving well-designed places
 - NPPF15 Conserving and enhancing the natural environment

Case Assessment

18. 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, scale and form

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 127-131.
20. Policy asks that developments should respect the local distinctiveness and character of the area. On a corner property, there can be potential for a side extension to be over-dominant on the street scene, disruptive of views along the street and detrimental to the “open” feel of the junction.
21. In this case, there are no further dwellings along this side of Jasmine Close and, with the subject property’s boundary wall extending much of the length of the street, this view of the street isn’t of notable importance. Views of the main part of Jasmine Close to the rear and of its east-facing houses will be largely unaffected, given the extensive vegetation to the rear of no.5 already providing screening.
22. The relative proximity to the road of the two-storey dwelling opposite at 4 Primula Drive, taking it well forward in the street scene of properties to its rear on Jasmine Close, would suggest that there is not a sufficiently open feel to this junction for such a quality to be considered worthy of protection. Given this, though there is some impact on the street scene, it is considered, on balance, to be acceptable.
23. With, for instance, closely matching window design and roof pitch, the form of the proposed extension reflects and works well with that of the main house and is sufficiently subservient in terms of scale. The choice of matching materials also helps to limit any visual impact on the street scene.
24. While there is some uniformity to the design of houses in the area, and particular similarities between this dwelling and its immediate neighbours, the extension doesn’t prevent the original dwelling from being read and, particularly being a corner property, can accommodate some well-considered variation of form without looking out of place.
25. As our consideration of this proposal, along with identified characteristics of the area, are primarily concerned with external appearance the increase in number of bedrooms, in itself, would not be considered a material consideration in the context of design.
26. The alteration of a front window, on the main dwelling, to obscure glass will have little material effect on the appearance of the property.

Other issues

27. With no other properties adjacent to the proposed extension, there will be little or no impact on neighbouring amenity. The addition of a lounge will represent an improvement in amenity for the tenants, bringing the property in line with HMO licensing regulations.
28. Many issues have been raised relating to impacts from this, and other, HMO’s in the area. This application is purely for the extension and, as the number of tenants will not exceed six (which has been confirmed by the agent), it involves no change of use. Matters concerning either wider issues of HMOs in the area, street parking or more specific issues of behaviour, are not material to consideration of the case. However to avoid any uncertainty over the use permitted, a condition is recommended to make clear that the dwelling shall only be used for C3/C4 use.

Equalities and diversity issues

29. There are no significant equality or diversity issues.

Local finance considerations

30. 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.
31. 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.
32. In this case local finance considerations are not considered to be material to the case.

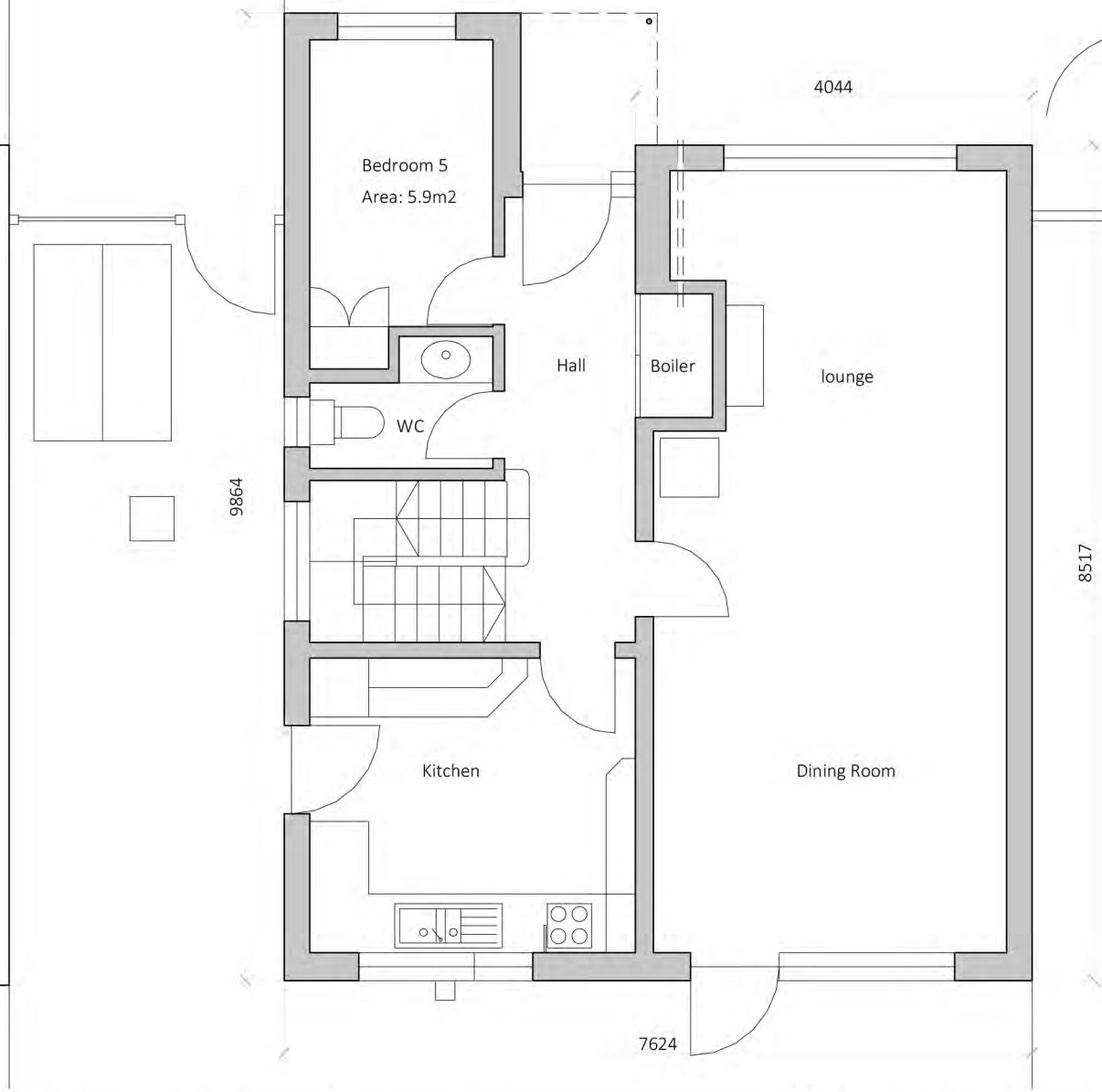
Conclusion

33. With an acceptable level of impact on the street scene, and with no other notable negative impacts, the proposals are considered to be acceptable.
34. 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. 19/00624/F – 5 Primula Drive, Norwich NR4 7LZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Use to be C3 dwelling or C4 small HMO only.



Notes:
All Dimensions and
Areas are approximate
and subject to
Detail Design

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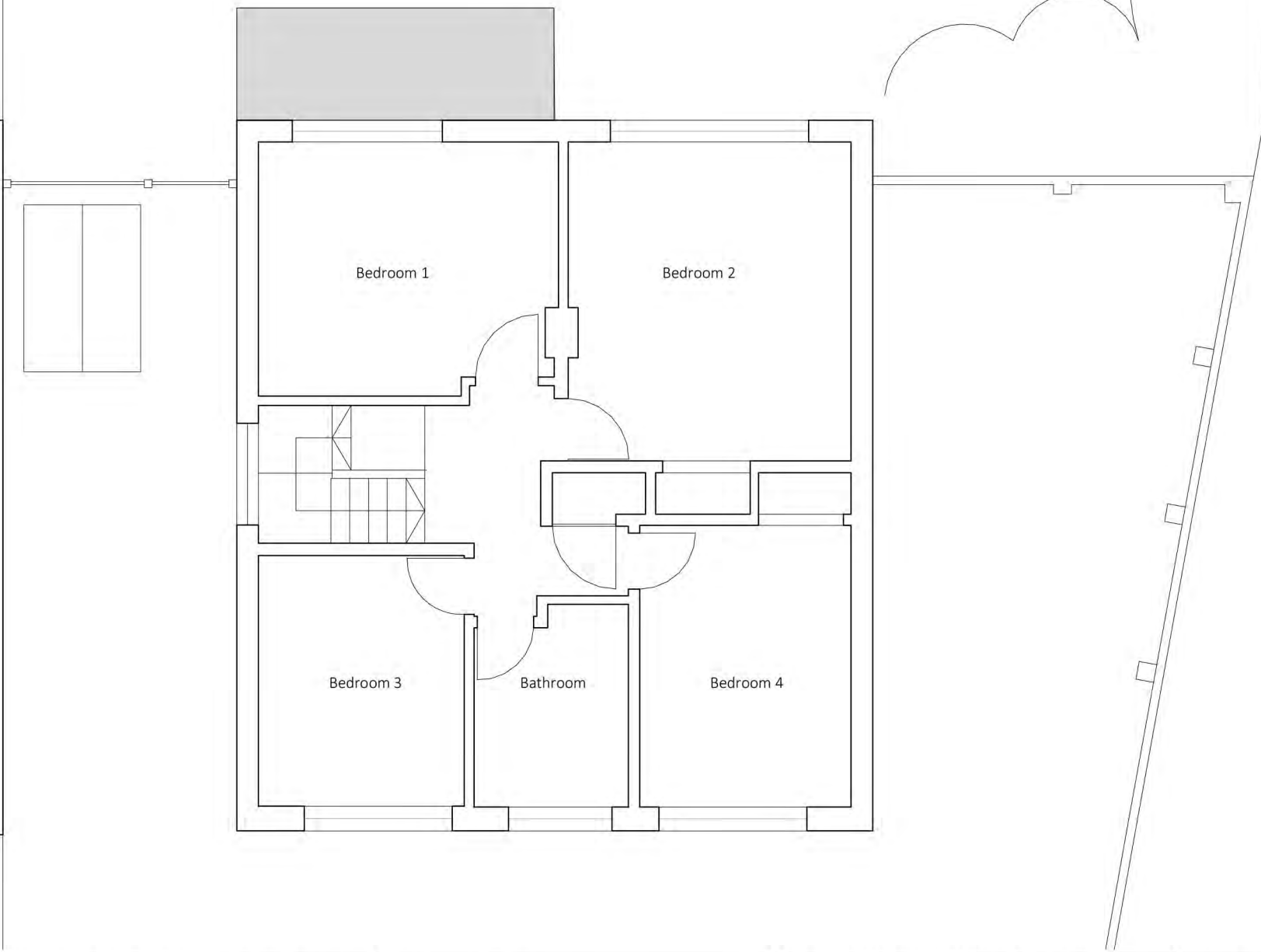
Status	Planning
Checked	KW
Revision	Planning Issue 29-04-2019


Project	Extension to 5 Primula Drive, Norwich
Client	Mr Sorapure
Drawing	Existing Ground Floor Plan
Number	PL002
Scale	1:50 at A3



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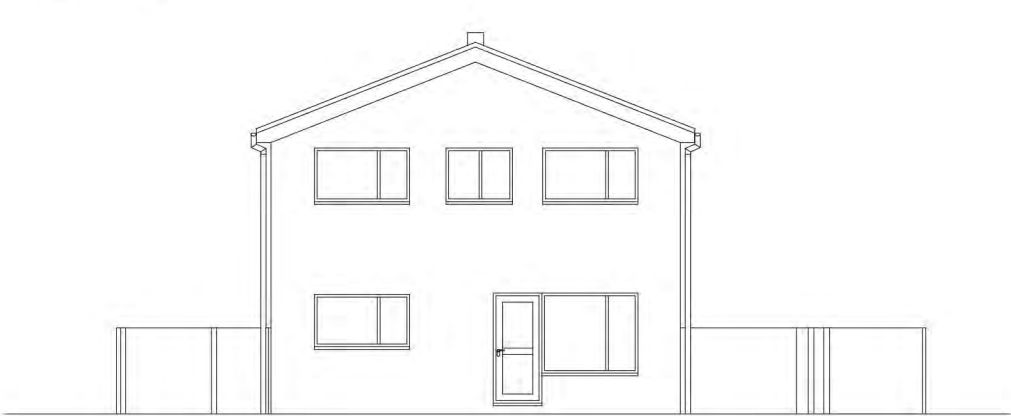
Project	Extension to 5 Primula Drive, Norwich
Client	Mr Sorapure
Drawing	Existing First Floor Plan
Number	PL003
Scale	1:50 at A3

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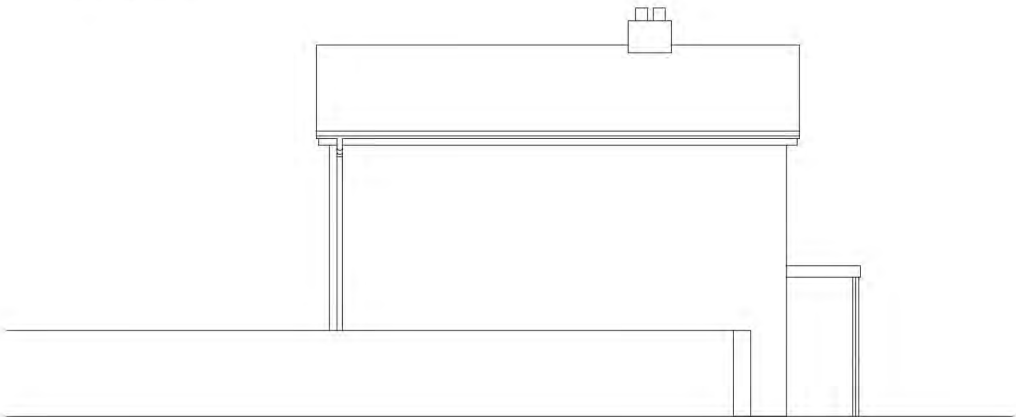
Front Elevation



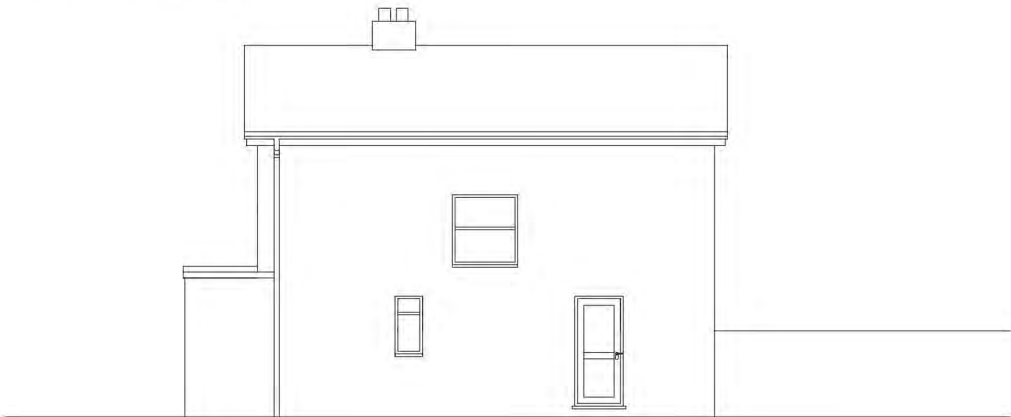
Rear Elevation




Side Elevation South



Side Elevation North

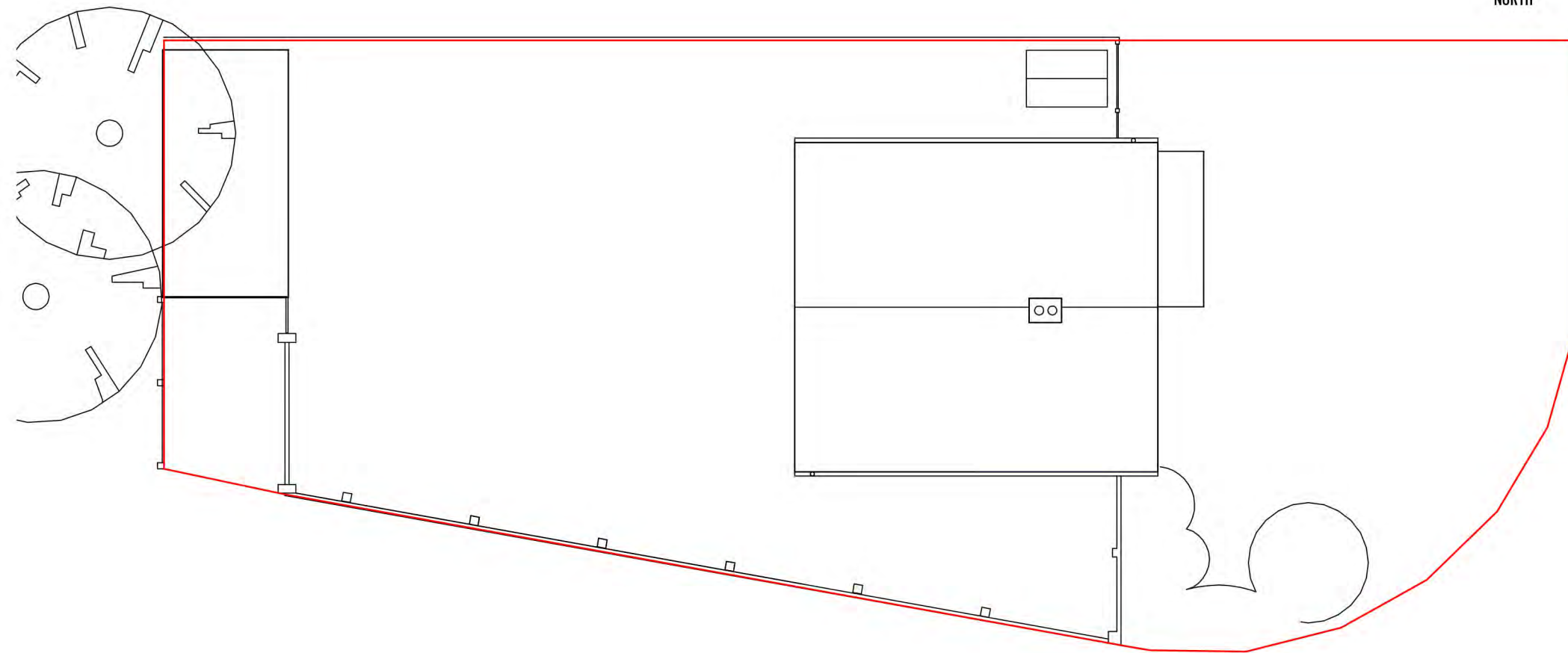


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Status Planning
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Revision Planning Issue 29-04-2019

Project Extension to 5 Primula Drive, Norwich
Client Mr Sorapure
Drawing Existing Elevations
Number PL004
Scale 1:100 at A3

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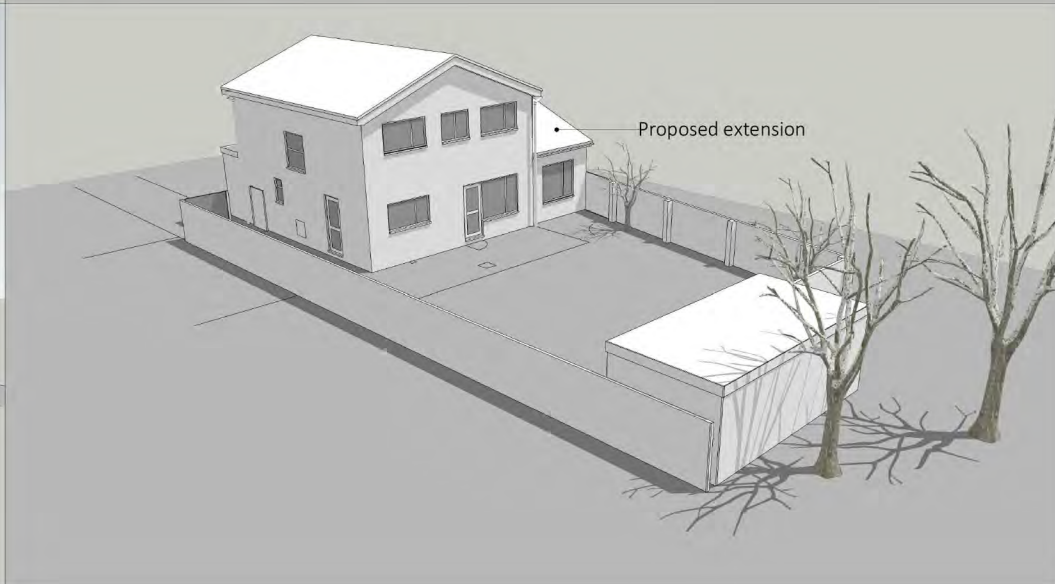
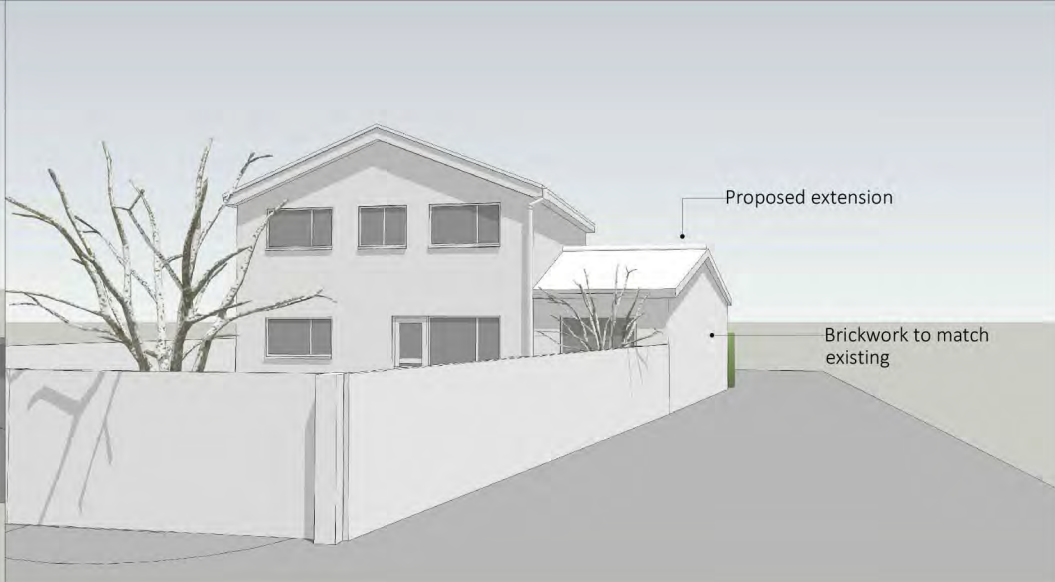
Status	Planning
Checked	KW
Revision	Planning Issue 29-04-2019

Project	Extension to 5 Primula Drive, Norwich
Client	Mr Sorapure
Drawing	Site Plan
Number	PL010
Scale	1:100 at A3

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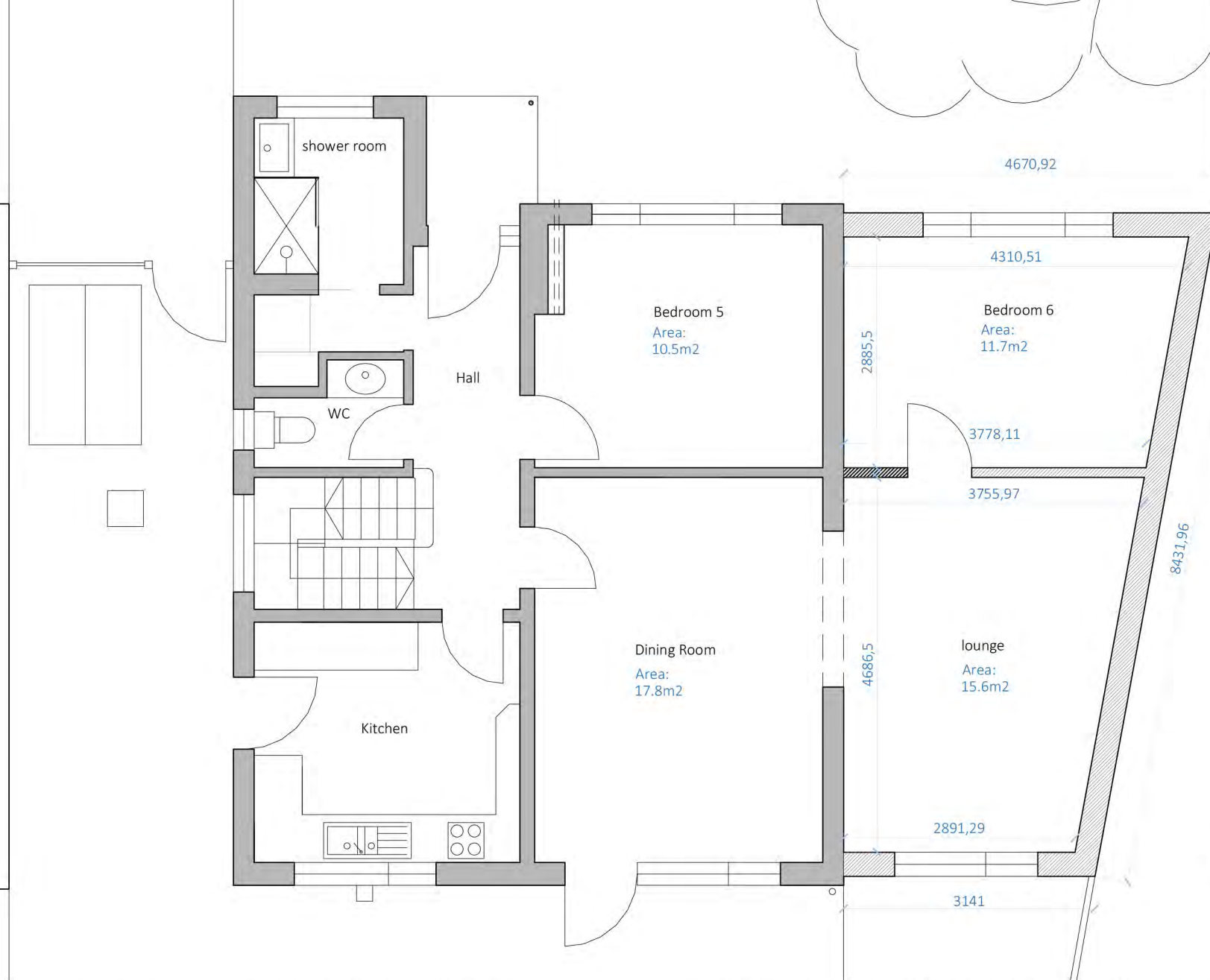
Status	Planning
Checked	KW
Revision	Planning Issue 29-04-2019

Project	Extension to 5 Primula Drive, Norwich
Client	Mr Sorapure
Drawing	Sketch Model Views of Proposed Extension
Number	PL006
Scale	Not to scale

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Status Planning
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Project Extension to 5 Primula Drive, Norwich
Client Mr Sorapure
Drawing Proposed Ground Floor Plan
Number PL005
Scale 1:50 at A3

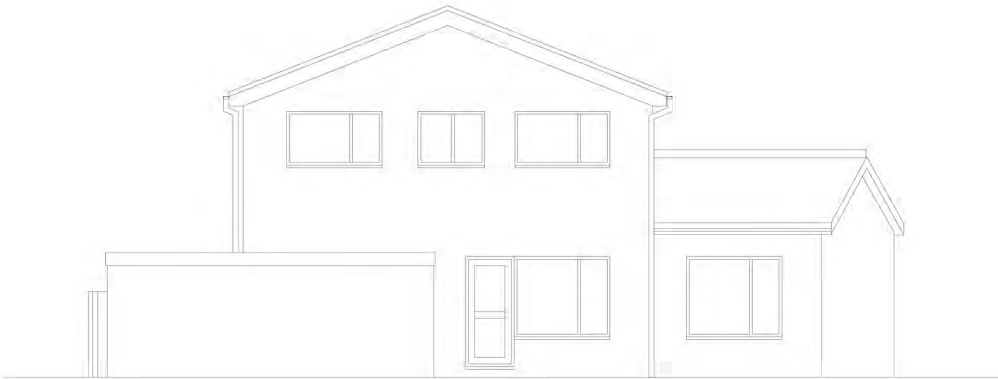
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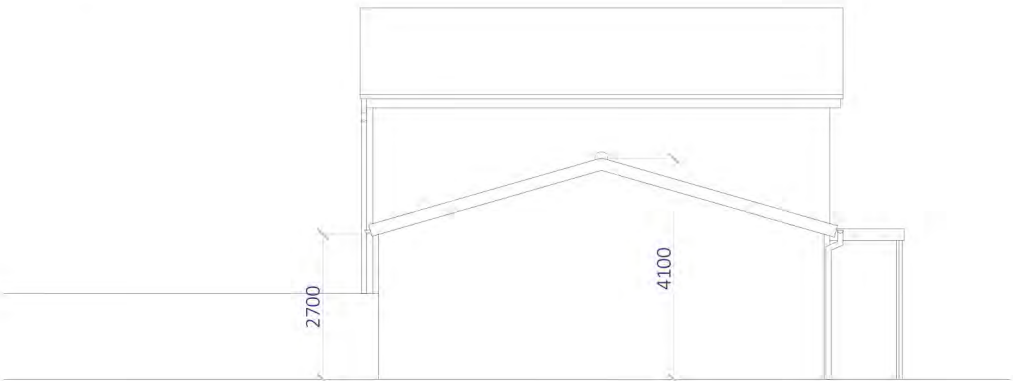
Front Elevation



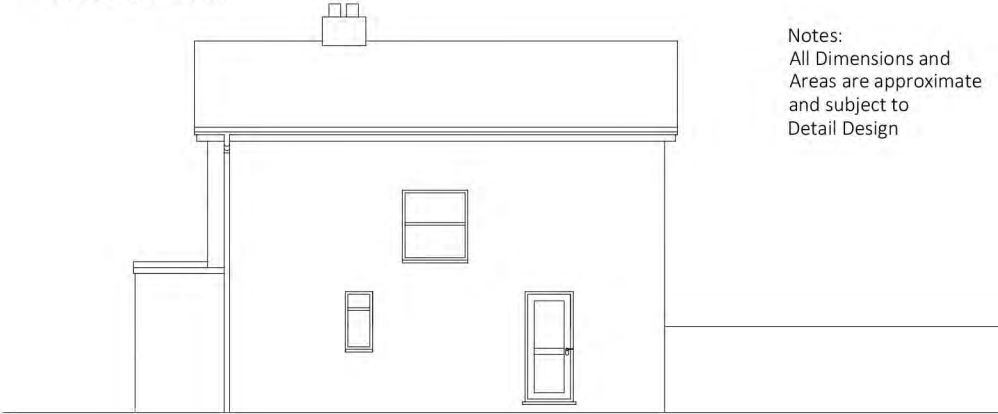
Rear Elevation




Side Elevation South



Side Elevation North



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Project Extension to 5 Primula Drive, Norwich
Client Mr Sorapure
Drawing Proposed Elevations
Number PL007
Scale 1:100 at A3

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