

Item
4(2)

SUMMARY

Description:	Demolition of the existing shop, outbuildings, retention of the former workshop building and erection of a new building containing a shop (A1) and café (A3) on the ground floor and 1 no. dwelling above. The proposal also includes an external sales area to the rear and front forecourt.
Reason for consideration at Committee:	Objection
Recommendation:	Approval
Ward:	Nelson
Contact Officer:	Mr John Dougan Planner 01603 212504
Valid Date:	19 March 2014
Applicant:	Mr Mark Webster
Agent:	Lucas Hickman Smith

INTRODUCTION

The Site

Location and Context

1. The application site is located between the Heigham Grove conservation area and the Newmarket Road conservation area. The character of the surrounding locality consists of a mix of residential 19th century villas and houses, shops, estate agents, takeaways and some cafes.
2. The adjoining properties to the rear boundary of the site (west) are residential and command a significantly higher elevation to that of the application site. The properties on opposite side of Unthank Road are predominantly residential.
3. The site is currently vacant and with elements being in varying degrees of disrepair. It is understood that the extant use of the site is retail (A1) and a workshop (B1) which was operated for years by Burrell and Sons an Ironmongers and DIY store. The existing A1 retail presence occupied a net tradable area of 158 sqm.
4. 137 Unthank Road dates from the mid to late 19th century and is not statutorily of locally listed. It is a two-storey detached building at 6.8 metres high in rendered brick with a dual pitched roof, with its ridge being approximately 0.5 metre lower than the adjoining properties to the north and south and commands a distinctive presence with the parade of shops along this stretch of Unthank Road.
5. The main building has been adapted and extended over the years, but its profile,

form and detailing remains with the more modern single storey additions being to the rear. The building retains some of its original detailing including its pilasters and mouldings to the shop front.

6. The north gable shows evidence of rebuilding with steel ties inserted at roof level. The rear slope has been altered and a section of glass blockwork installed into the gable elevation. The rear elevation displays some significant structural cracking within the block brickwork.
7. Its curtilage comprises a covered side access to the north, an access to the south side and a rear yard area comprising single storey flat roof extension, a detached flat roof outbuilding and a large single storey workshop.
8. The site has parking for approximately 2 cars, although there is no formal access arrangement due frontage being blocked by a pedestrian guard rail and crossing. The premises are within a controlled parking zone.
9. There is currently no boundary treatment to the residential property to the south.
10. The site is within a critical drainage area as defined in the emerging development management policies document (DM5).

Planning History

08/01062/U - Change of use from ironmongers/DIY store (A1) to residential letting and estate agency (A2). (REF - 23/12/2008)

13/00900/F - Demolition of existing shop, outbuildings and erection of 1 No. shop with 2 No. dwellings above. (WITHDN - 22/08/2013)

11. The previous application was withdrawn by the applicant in response to concerns by officers regarding the loss of the original building and the proposal being at odds with the streetscape.

Equality and Diversity Issues

There are some equality and diversity issues; these are discussed further at paragraphs 76 and 78.

The Proposal

12. The demolition of the existing shop, outbuildings and retention of the former workshop to the rear
13. Erection of a new building of the same width as the existing, at a height of 8.9 metres with the eaves matching that of the neighbouring properties. The increase in ridge height is to accommodate residential accommodation on the first and second floors being served by a roof deck area to be used for external amenity space and a first floor balcony to the street frontage. The materials to be used include lime render walls including horizontal areas of larch cladding and natural red clay slate roofing. The former workshop building will be laid to powder coated metal roof cladding.
14. The main building will also have a single storey extension to the rear which links

into the retained workshop with a staircase and lift to accommodate the change in level.

15. The entire ground floor will be occupied by a mixture of café (A3) and (A1) elements including a landscaped external seating, sales area and customer cycle parking to the road frontage, an external sales area, bin storage and staff cycle storage to the rear. The upper floors provide for a single residential flat.
16. The roof of the former workshop will have a couple of flues serving the new kitchen area, although no detailed specification has been submitted.
17. Like most of the other frontages along this stretch of Unthank Road, the site could still theoretically accommodate some off road parking for approximately 2 cars and servicing, although the layout is not clear.

Representations Received

18. Adjacent and neighbouring properties have been notified in writing. 1 letters of representation has been received citing the issues as summarised in the table below.

Issues Raised	Response
Scale and design not appropriate in the street scene and area	Paragraphs 42 – 46 and 63 - 68
Over dominant building	Paragraphs 42 – 46 and 63 - 68
Adverse impact on residential amenity- specifically noise	Paragraphs 47-53
Loss of an historic building. Why can it not be retained and renovated	Paragraphs 38-40
The building should be listed.	The property is not a statutory listed building, the conservation and design officers do not consider the building is of sufficient merit to warrant consideration for statutory listing.

19. We have also received comments from Cllr Carlo advising that she is pleased to see that the building is smaller than the previous application. However, commenting that a two storey building would be preferable with a lower roof line consistent with other shops and that timber sash windows would be preferred to the proposed aluminium frames. She has also advised that a resident has raised concerns about possible noise in the evening from the restaurant.

Consultation Responses

20. Transportation – No objection on transportation grounds. Although consideration should be given to the bollarding and repaving the forecourt area to help reduce the chances of conflict between pedestrians and vehicles.
21. County archaeologist – No archaeological implications
22. Natural Areas officer – If demolition is proposed between (April – September

inclusive) I feel that a prior inspection by a qualified bat specialist would be advisable. If demolition was to take place outside this period, the chances of any bats being encountered would be negligible. Regarding nesting birds if demolition works are proposed during the main bird breeding season (roughly March – August inclusive), the area should be checked by a qualified ecologist before works commence.

23. Private sector housing – Observations relating to fire safety in that escape routes cannot go through risk rooms. The other elements of the proposal are deemed to be acceptable.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

- Statement 1 – Building a strong and competitive economy
- Statement 2 – Ensuring the vitality of town centres
- Statement 6 – Delivering a wide choice of quality homes
- Statement 7 – Requiring good design
- Statement 12 – Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

- Policy 2 – Promoting good design
- Policy 3 – Energy and water
- Policy 4 – Housing delivery

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

- HBE12 – High quality of design, with special attention to height, scale, massing and form of development
- EMP3 – Loss of small business units
- EP10 – Noise protection between different uses
- EP16 – Water resource conservation
- EP20 – Use of materials
- EP22 – Protection of residential amenity
- SHO3 – Criteria for assessment of retail proposals
- SHO12 – Development in or adjacent to district or local centres
- SHO15- Changes of use within district and local centres.
- HOU13 – Criteria for other housing site proposals
- TRA5 – Sustainable design to reduce car use to a minimum
- TRA6 – Parking standards (maxima)
- TRA7 – Cycle parking
- TRA8 – Provision in development for servicing

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Development Management Policies Development Plan Document – Pre-submission policies (April 2013).

DM2 - Ensuring satisfactory living and working conditions

DM3 - Delivering high quality design

DM5 – Planning effectively for flood resilience

DM9 – Safeguarding Norwich's heritage

DM12 – Ensuring well planned housing development

DM21 – Protecting and supporting district and local centres

DM28 – Encouraging sustainable travel

DM30 – Access and highway safety

DM31 – Car parking and servicing

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. The 2011 JCS policies are considered compliant, but some of the 2004 RLP policies are considered to be only partially compliant with the NPPF, and as such those particular policies are given lesser weight in the assessment of this application. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF.

Policy DM2 is subject to a single objection raising concern over the protection of noise generating uses from new noise sensitive uses, this is not relevant here and therefore significant weight can be given to policy DM2.

Policy DM3 has several objections so only limited weight can be applied. However, paragraph 216 of the NPPF does state that where there are unresolved objections, the less significant the unresolved objections, the greater the weight that may be given. With this in mind, no objection has made to local distinctiveness. Therefore significant weight can be applied to this element of the policy.

DM5 – This policy has been subject to a number of objections from the Environment Agency and Norfolk County Council so only limited weight can be applied. However, paragraph 216 of the NPPF does state that where there are unresolved objections, the less significant the unresolved objections, the greater the weight that may be given. With this in mind, it is understood that no objection has been made to matters relating to surface water flooding so significant weight can be applied to this element.

Policy DM9 has no objections so significant weight can be applied.

Policy DM12 has several objections so only limited weight can be applied. However, paragraph 216 of the NPPF does state that where there are unresolved objections, the less significant the unresolved objections, the greater the weight that may be given. With this in mind, no objection has made to matters relating to character and amenity of the area so significant weight can be applied to these elements.

DM21 is subject to objections so can only be given limited weight. However,

paragraph 216 of the NPPF does state that where there are unresolved objections, the less significant the unresolved objections, the greater the weight that may be given. With this in mind, no objection has made to the reduced retail threshold so some weight can be given in this respect.

Policy DM28 has one objection so only limited weight can be applied. However, paragraph 216 of the NPPF does state that where there are unresolved objections, the less significant the unresolved objections, the greater the weight that may be given. With this in mind, no objection has made to matters relating to use of sustainable modes of transport such as walking, cycling and public transport so significant weight can be applied to these elements.

Policy DM30 is subject to an objection relating to the provision of accesses, it is considered that limited weight be given to this policy.

Policy DM31 is also subject to objections relating to car parking provision and existing baseline provision of car parking in considering applications it is considered that limited weight should be given to the car parking standards of this policy at the present time with substantive weight to the other matters.

Housing supply

A recent appeal decision has identified that the council does not have a five-year housing land supply for the greater Norwich area. Under paragraph 49 of the NPPF, housing policies within a local plan should be considered not up-to-date if there is no demonstrable five year housing land supply. In this instance sui-generis HMO's are considered to contribute to the 5 year housing land supply and this means that policy HOU18 of the local plan can be given no weight in determining this planning application.

The NPPF states that where a 5 year land supply cannot be demonstrated, applications for housing should be considered in the context of the presumption in favour of sustainable development and those relevant policies for the supply of housing should not be considered up-to-date.

Since the Norwich Policy Area does not currently have a 5 year land supply, Local Plan policies for housing supply are not up-to-date. As a result the NPPF requires planning permission to be granted unless:

- "Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits ... or
- Specific policies in the NPPF indicate development should be restricted"

Principle of Development

Retail

24. The NPPF requires that the planning system does everything it can to support sustainable economic growth including ensuring the competitiveness of town centres. The NPPF also recognises town centres as the heart of communities so policies should support their viability and vitality. It is acknowledged that the retail and B1 use on the site has been vacant for some time. Therefore bringing the unit back into use could contribute in some way in maintaining the centres vitality and viability. It is also considered to be a use which is of a scale appropriate to the local centre.

25. Nevertheless, a key determining factor in the acceptability of the change of use is the requirements of policy SH015 which states that proposals for a change of use from A1 to other uses will only be permitted where the proportions of A1 uses in the defined retail centre would not fall below 60% as a result; or the proposed use provides a service appropriate to the centre's position in the hierarchy, which is unrepresented in that centre or is a community use and there are no other units available in or adjacent to the centre which could be accommodated.
26. The Council's retail shop monitor indicates that the retail presence in the local centre currently stands at 52.5% retail.
27. Emerging development management policy DM21 has not sought to amend the boundaries of the above centre, but wishes to reduce the retail presence from 60% to 50%.
28. There will still be an A1 presence within the unit meaning that the overall number of retail premises within the local retail centre will remain unchanged. It is acknowledged that the development will reduce the amount of internal A1 floor space from 158sqm to 86sqm. However, this loss is mitigated by the fact the development also provides external areas of approximately 77sqm to the front and rear being allocated for A1 retail display purposes. Such an arrangement means that the proposal delivers a retail premises which is broadly comparable to the scale of the existing retail unit, ensuring that the local retail centre does not suffer from any loss of viability.
29. In addition to the standard condition that the development is completed in accordance with the approved plans, it is recommended that a further condition require that extent of the café and retail operations be in accordance with areas illustrated in drawing ref 1180.52 rev B. This will ensure that the local retail centre will not lose the A1 retail presence within the premises.
30. Another key factor is whether or not the café element would harm vitality, viability, diversity of services and retail function. It is noted that there are already two lawful A3 uses in the local centre, which would indicate that another A3 is not under-represented in the centre.
31. That being said, the introduction of the café element within the premises is also considered to result in a positive contribution to the retail centre by delivering some vitality to the front of the premises and associated passing trade which will contribute to the local retail centres vitality and viability.

Loss of the B1 use

32. It is unclear when the B1 activities ceased to operate. The former workshop does still provide a unit which can theoretically accommodate a B1 use, with access to the public highway via side entry.
33. Policy EMP3 is in place to protect small business premises unless in this instance retaining such a use would be significantly detrimental to the amenities of adjoining occupiers.
34. It is acknowledged the workshop is a use which has been associated with the premises for many years, meaning that surrounding sensitive uses such as residential dwellings would be familiar with the noise and activities associated with

it. However, B1 light industrial uses can encompass a wide range of operations which could potentially result in significant nuisance to nearby residential properties either side of the site. Furthermore, the fact that the extant use does not have any conditions relating to the noise mitigation or hours of operation, could mean that those activities could operate without control to the detriment of the amenities of neighbouring properties.

35. Therefore, it is considered that in this instance, the loss of a B1 use would result in a positive improvement to the amenities of the area, with the new café use being subject to planning conditions to ensure that no loss of amenity would result. These matters are discussed later in the report.

Residential

36. Statement 6 of the NPPF requires that local authorities deliver a wide choice of high quality homes. The proposed dwelling will also form part of the mix of residential accommodation, contributing to the City housing stock.
37. The site is considered to be an accessible location, there being nearby bus stops providing access to the city centre and university, a cycle route, services within the local retail centre.

Loss of the existing building

38. The loss of a building which has historical value and presence in the street scene is of course regrettable. The applicant has submitted supporting evidence of their view that the building is in a state of disrepair which would make it uneconomical to retain it.
39. Whilst officers are not in agreement that the whole building needs to be demolished, the demolition of buildings which are not statutorily listed is permitted development subject to the prior notification process to determine if there are any issues relating to the method of demolition and restoration.
40. Nevertheless, the loss of a building of such historical value is still a material planning consideration, meaning that the new building should be of scale and design which is sympathetic to the former building and the role it plays in the street scene. This matter is discussed further in the report.

Summary

41. The principle of a mixed use (A1, A3 and C3) within the local retail centre is considered to be acceptable subject to the criteria as set out in adopted policies SHO3, SHO12, SHO15, HOU13, EMP3 and all relevant emerging policies including

- Responding to the character and local distinctiveness of the area
- Protecting the amenities of the area and adjoining residential properties
- Being of an appropriate layout and design
- Appropriate access and parking
- Safeguarding protected species
- Water conservation
- Surface water management

Character

42. The character of the area is defined by a mixture of uses including shops, cafes,

takeaways and residential properties. The west side of the Unthank Road, is a stretch which contains the majority of the retail and café activities including the associated parking and pedestrian movements along the frontages of the above uses, resulting in a stretch of road which is considered to be quite vibrant, contributing to the areas local distinctiveness.

43. Whilst the site and its immediate surroundings are not within a conservation area, the west side of the road does contain a series of two-storey terraced blocks of properties with a relatively consistent ridge/eaves line and roof profile. Nevertheless, it has to be acknowledged that the roof styles, ridge heights and frontages do vary in places.
44. With the above in mind, the creation of a mixed use development which includes A1, A3 and C3 elements is considered to be consistent with the other uses in the area, contributing to the areas local distinctiveness. The café and retail elements of the proposal continuing to contribute to the areas vitality, something which is currently missing due to the current unit being in a state of disrepair and being vacant for some time.
45. It is acknowledged that original building was quite distinctive in the context of the wider street scene as it was a standalone building with a ridge line lower than the adjoining properties and having distinctive detailing to the road frontage including pilasters and mouldings to the shop front.
46. The new building is slightly higher than the existing building and has a balcony to its road frontage. However, it is considered to be of a similar scale to the existing building, replicating the eaves line of adjoining properties and also retaining the detailing of the original shop frontage. All of these measures will ensure that the new building will not have a detrimental impact on the character and local distinctiveness of the area. In fact, the development, in the context of its current vacant state, is considered to result in an enhancement of the visual amenities of the street scene.

Impact on Living Conditions

47. The key receptors are the adjoining residential properties to the rear and each side of the site. Whilst the removal of the B1 use is considered to be appropriate, the new uses, particularly the A3 element and external sales areas will introduce new activities over what was previously experienced by the surrounding properties.
48. These considerations are also relevant for the occupant of the new dwelling on the first and second floors.
49. Examples include cooking processes associated with the café, a greater concentration of customers to the rear yard area, a concentration of customers in the forecourt area and new windows from the new dwelling.

Noise and odours

50. The positioning of the extraction flue or air handling units are in close proximity to the rear amenity area of the adjoining property to the south, potentially causing nuisance to users of that area. Whilst no details of the extraction system or air handling units have been provided it is considered that adequate noise and odour mitigation is achievable and securable by condition.

51. The provision of a 2 metre high close boarded fence will no doubt help reduce the level of noise transfer to the adjoining properties rear amenity area. However, given the close proximity of the sales area to the rear amenity area of the adjoining property, it is reasonable to impose a condition requiring further details of the proposed fencing including its noise suppression qualities.
52. It is also recommended that the hours of operation for the café and shop be conditioned. The most sensitive area is the use of the rear external sales area which is adjacent to residential properties to the south. It is therefore recommended that the rear external sales area is conditioned to the hours of 0800 and 1900 seven days a week with the remainder of the unit to hours of 06:30 and 23:00 seven days per week.
53. Consideration also has to be given to the impact of the use on the new dwelling on the first and second floors. Whilst no details have been submitted relating to protecting the occupants from any noise generated below it is considered that compliance with building regulations should be sufficient in this case.

Loss of Privacy

54. The key areas for consideration are the new side windows on the first and second floors of the main building, all of which serve habitable rooms as well as the new the new roof deck area.
55. It is noted that the first floor window to the north elevation that serves the dining room will be in close proximity to a first floor window on the opposing elevation of no. 135. No significant overlooking will result as this opposing window does not serve a habitable room.
56. The new second floor window serving the second bedroom will not result in any significant overlooking of sensitive habitable rooms or amenity areas of no. 139. This is due to the proposed window not directly overlooking any habitable windows or amenity areas.
57. There are no significant rear windows except for the window serving the second bedroom. This window does not directly overlooking any sensitive amenity areas so no significant loss of privacy will result.
58. The new roof deck area will have a 1.8 metre high timber screen to its south elevation, a 1.1 metre high screen to the west and a 1.1 metre screen to the north. These measures will ensure that the adjoining properties will not experience any significant loss of privacy. Equally, these measures will also ensure that the occupants of the new dwelling will have a reasonable level of privacy.
59. The proposed 2 metre high close boarded fence along the south boundary will ensure that users of the rear amenity space will not experience significant loss of privacy. However, in light of this area in question being a sales area, it is important that the fence be of an appropriate quality. This matter can be secured by condition.

Overshadowing

60. The development is considered to be of a scale which is similar to the scale of the existing arrangement. There are also no primary habitable windows at ground floor

level on the south elevation of no.135.

61. The new first floor component to the rear may result in some overshadowing of the two south facing first floor windows on of no.135. The level of overshadowing is reduced by the fact that the addition is set back at a distance of 4.6 metres and the roof is of a relatively shallow pitch.

62. No significant additional overshadowing of adjoining properties will result.

Overbearing Nature of Development

63. It is acknowledged that the ridge line of the main building is higher than those of the adjoining properties. However, the building is still considered to be of a similar footprint and scale to that of the existing, meaning it cannot be considered to be significantly overbearing from the perspective of the adjoining properties.

64. The two-storey element to rear will not be significantly overbearing if viewed from the first floor windows of no .135. This is due to this element of the building being 4.6 metres from the windows in question and having a relatively shallow roof pitch.

Scale and design

65. It is important that the new main building be sympathetic to the original building and the visual amenities of the street scene.

66. The new building is slightly higher than the existing building and has a balcony to its road frontage. However, it is considered to be of a similar scale to the existing building, replicating the eaves line and facade of adjoining properties and also retaining the detailing of the original shop frontage. All of these measures will ensure that the new building respects the form and design of the original building and the visual amenities of the street scene.

67. Although the introduction of the balcony to the front of the building is not considered to be typical of the wider street scene, its acceptability should be considered in the context of the other features evident in the streetscene.

68. The west side of the road has varied styles of shop frontage and associated signage, some of which having bay window frontages. Therefore, whilst not ideal, the introduction of a relatively small-scale balcony cannot be considered to have a significant detrimental impact on the appearance of the new building or the visual amenities of the street scene.

69. It is however important that the detailing and materials used for the external render, roof, balcony, shop frontage and rainwater goods be of an appropriate quality. It is therefore recommended that this matter be secured by condition. The window materials proposed are aluminium and given the more contemporary styling of the proposals this is considered acceptable in this case.

70. The alterations and additions to the rear will not be visible from the street scene. The use of contemporary materials such as larch cladding and powder coated metal roofing on the former workshop, is considered to be appropriate, resulting in a modern enhancement to the rear of the property.

71. Overall, the proposal is considered to result in a development which would have a

positive impact on the visual amenities of the street scene.

Layout

72. It is important that the internal and external layout of the site be appropriate for the use and its users.
73. The main building, additional elements and former workshop area to the rear are all inter-connected enabling the A1 and C3 uses to complement one another, providing a single space for customers to either shop or make use of the café. The addition of the external sales/café areas to the front and the rear will only enhance the shopping / leisure experience for the customers, also delivering an element of vitality to the street scene.
74. However, as the forecourt area is being changed from parking to an area in which customers would congregate; there could potentially be conflict between those customers, parking cars and those using the pedestrian crossing. It is therefore important that the proposed landscaping be properly laid out and legible for those sensitive road users.
75. Therefore, in addition to a condition requiring further details of the layout of the forecourt (including surfacing and landscaping), it is recommended that appropriate landscaping or bollards be placed to the remainder of the forecourt area to minimise any potential for such conflict in that area. Whilst it is deemed necessary to delete the parking area on the forecourt, any revised arrangement should also leave sufficient access and parking for vehicles loading and off loading at the site.
76. There is a change in level between the main building and the main café area however a small lift platform has been provided to allow for disabled access to the whole of the ground floor commercial areas.
77. The new dwelling can only be accessed by the external staircase, however given that this will be a private residential dwelling this is considered acceptable. The proposal is not for a larger block of flats where a lift may be appropriate.
78. The erection of a 2 metre high close boarded fence along the south boundary will help delineate the site from the adjoining residential property, protecting the amenities of each use.
79. The placement of the dwelling on the first and second floors will ensure that there is sufficient separation between the occupants and the C3 / A1 uses, being accessed via a side gate running along the south side of the site via a set of stairs which lead to the rear of the dwelling. The size and layout are also considered appropriate for a dwelling of this scale.
80. Private sector housing has expressed some concern that the escape routes within the proposed dwelling cannot go through risk rooms. It is considered that these matters can be satisfactorily covered by building regulations.
81. The dwelling will have access to adequate levels of private screen external amenity area at first floor level and a balcony to the street, providing sufficient space for drying clothes and relaxation. The occupants of the dwelling would also have access to secure and covered cycle / bin storage to the southern elevation of the

main building.

82. Staff would also benefit from the use of a new locker room and cycle storage area to the rear of the workshop as well as a screened bin storage area for the café / shop.

83. Customers and visitors will be able to use the cycle stands in the new forecourt area.

Transport and Access

84. No formal parking is proposed. The transportation team have confirmed that the business premises would be entitled to parking permits but the residential property would not.

85. Whilst the site has the capacity to accommodate two informal parking spaces to the forecourt area, there is no formalised access in place. Given that the use of the forecourt area is going to accommodate increased customer activity in close proximity to the complicated parking area and pedestrian crossing, it is recommended that the forecourt area be simplified to ensure that there is no conflict between pedestrians and cars. This can be secured via a condition requiring additional landscape or bollards.

86. In light of each use being located in a location which is accessible by various modes of sustainable transport, no car parking is considered to be necessary. That being said, it is recommended that the site still retain the capacity to accommodate the on-site vehicle servicing area to the northern extent of the forecourt area enabling safe loading.

87. The transportation team have advised that dropped kerb and pavement strengthening will be required, being subject to a separate application to the local highway authority.

88. The cycle storage/parking facilities for staff, customers and occupants of the residential property are considered to be adequate for this mixed use development in this location.

89. The applicant has stated that they are willing to commit to produce a travel information plan, which will help encourage walking, cycling and public transport. The detail of such a document can be secured by condition.

Environmental Issues

Site Contamination and Remediation

90. Given the sites previous use as an Ironmongers consideration has to be given to the fact that the land may be contaminated.

91. The applicant has submitted supporting documentation indicating that the property is not designated as contaminated land. It is however recommended that a condition is added advising that if contamination is found during construction, that works should cease until a remediation strategy is agreed.

Drainage

92. It is acknowledged that emerging policy DM5 identifies the site as being within a

critical drainage area. Under this emerging policy, applications such as this new building would normally need to be accompanied by a flood risk assessment (FRA) which gives adequate and appropriate consideration to surface water flooding.

93. In this instance an FRA has not been submitted but the applicant has considered the matter within their design and access statement stating that they were appropriate new paving materials to the rear external areas will be permeable and free draining.
94. It should also be acknowledged that the external surfacing to the front and rear of the site is predominantly of impermeable surfacing such as concrete. Furthermore the proposed footprint and associated roof coverage is very similar to that of the existing buildings and roof scape. This means that the level of surface water run off on the site is considered neutral and would therefore not result in any significant additional surface water flooding in the area.
95. That being said, it is considered that some simple improvements could be reduce the levels of surface water run-off from the site by introducing water butts to collect water from the roofs and also introducing some permeable surfaces to the rear yard and landscaped front forecourt.
96. These measures are considered to be appropriate and proportionate to the scale of the development in the context of the existing environment, having the added benefit of enhancing the proposed external landscaping measures proposed by the applicant.
97. These details can be secured by condition.

Energy Efficiency and water conservation

98. The applicant has confirmed that the buildings will be designed to high energy efficiency standards with performance of the fabric and heating systems equivalent to code for sustainable homes level 4. They also propose to erect solar panels to the south elevation roof of the café.
99. No water efficiency calculations have been submitted. However, such matters are considered achievable and securable by condition.

Biodiversity

100. The Council's Natural areas officer has stated that an ecology survey for the site is not justified, there is however a low chance of bats and nesting birds using the buildings during summer months and therefore it is recommended that a condition be added advising that the buildings are surveyed if demolition is to take place between March – September inclusive.

Local finance considerations

101. Under Section 143 of the Localism Act the council is required to consider the impact on local finances, through the potential generation of grant money from the New Homes Bonus system from central government. The completion of new dwellings would lead to grant income for the council. This must be balanced however with the other key consideration of residential amenity as outlined above.

102. The proposal will be liable for community infrastructure levy payments

Equality and Diversity Issues

103. None

Conclusions

104. The introduction of a mixed use development comprising a shop, café and dwelling in an accessible location with access to local services will contribute to the viability and vitality of the local retail centre.

105. The scale, design and materials are considered to be sympathetic to the character and local distinctiveness of the area and the visual amenities of the street scene. The quality of the materials can be secured by condition.

106. The internal and external layout is considered to be sufficient to cater for the needs of a shop, café and dwelling. Outstanding matters relating to landscaping, cycle storage provision and disabled access can be secured by condition.

107. The development will not result in any significant loss of amenity of neighbouring properties. Matters relating to the control of noise and disturbance can be secured by condition.

108. The safeguarding of protected species is considered to be achievable subject to the works being undertaken during certain months of the year.

109. The development will not result in any significant additional surface water run-off. Further enhancements can be secured by condition.

110. Water conservation measures can be secured by condition.

RECOMMENDATIONS

To approve Application No 14/00388/F at 137 Unthank Road) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. In accordance with the approved plans;
3. The layout of the retail and café elements shall be in strict accordance with drawing 1180.52 rev B;
4. The rear external sales area to be conditioned to the hours of 0800 and 1900 seven days a week with the remainder of the unit to hours of 06:30 and 23:00 seven days per week;
5. Details of landscaping to the forecourt area, including cycle storage and parking as well as surface water drainage measures;
6. Details of boundary treatment to the south boundary including noise suppression qualities;
7. Details and samples of external materials including render colour, colour of the shop, window colour, roof material, rainwater goods, solar panels and the

- balcony material and colour;
- 8. Details of mechanical extraction and air handling units;
- 9. No demolition during March to September (inclusive);
- 10. Works to cease if contamination found during construction, until a remediation strategy is agreed;
- 11. Water efficiency measures to meet code level 4.



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Planning Application No 14/00388/F

Site Address 137 Unthank Road

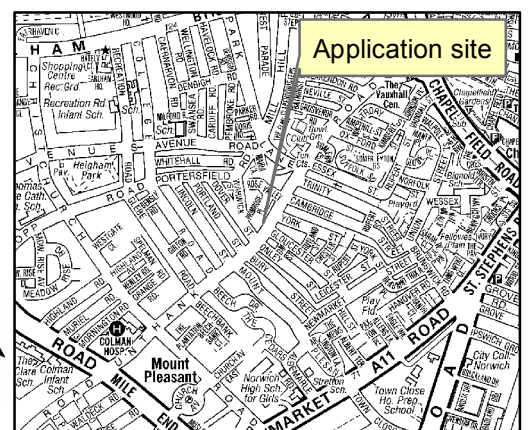
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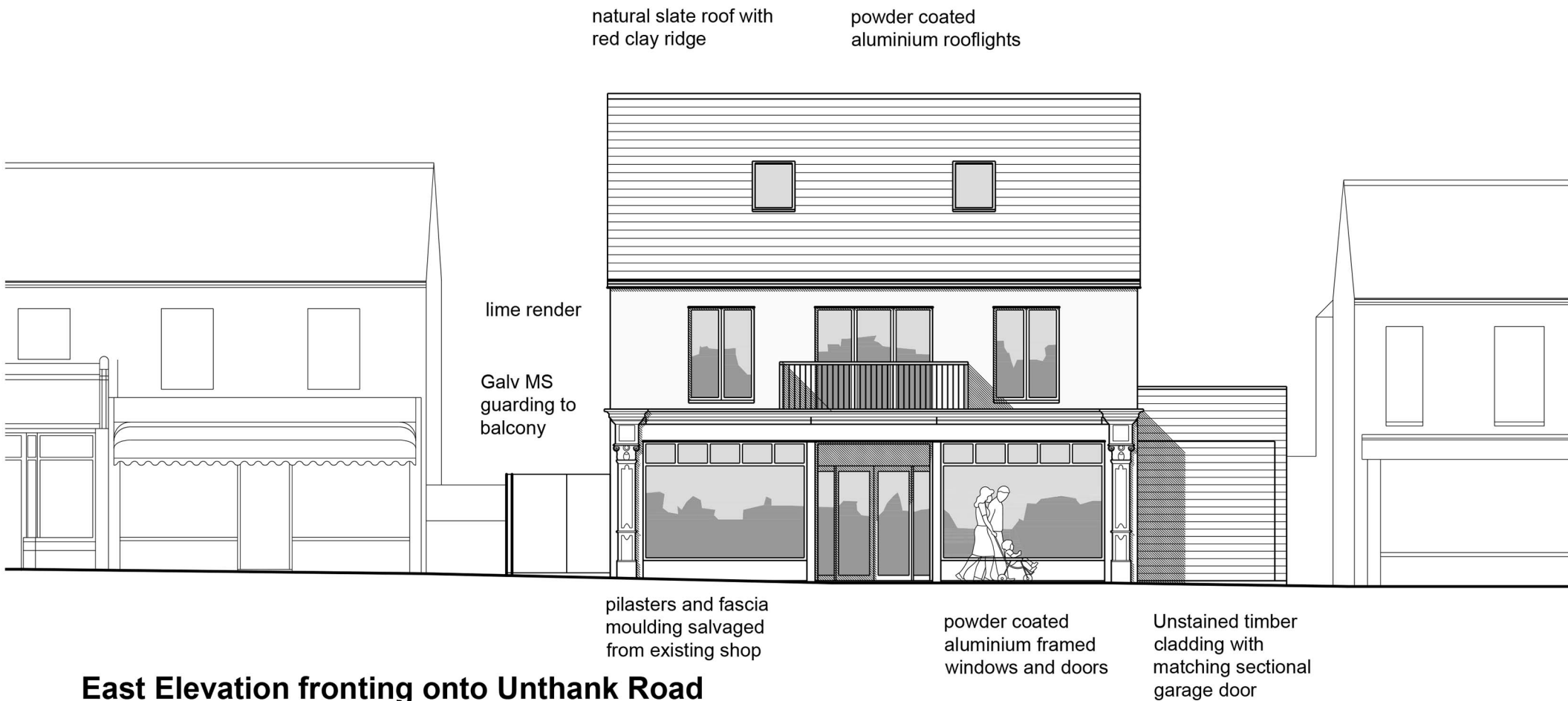
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NORWICH
City Council

PLANNING SERVICES





Ground Floor Plan

Scale 1:100

