



Planning applications committee

Date: Thursday, 11 January 2024

Time: 09:30

Venue: Council chamber, City Hall, St Peters Street, Norwich, NR2 1NH

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

Committee members: The composition and membership of the committee will be confirmed after the extraordinary meeting of the Council on 10 January 2024

Councillors:

Driver (chair)
Sands (M) (vice chair)
Calvert
Haynes
Hoechner
Lubbock
Peek
Price
Prinsley
Sands (S)
Thomas (Va)
Thomas (Vi)
Young
(1 vacancy)

For further information please contact:

Committee officer: Jackie Rodger
t: (01603) 989547
e: jackierodger@norwich.gov.uk

Democratic services
City Hall
Norwich
NR2 1NH

www.norwich.gov.uk

Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

Agenda

Page nos

1 Apologies

To receive apologies for absence

2 Declarations of interest

(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)

3 Minutes

5 - 12

To approve the accuracy of the minutes of the meeting held on 14 December 2023

Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents, wishing to speak at the meeting on the following items, are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website: <http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

4 Application no 23/00479/F – Fieldgate, Town Close Road

13 - 44

Purpose - To determine:

Application no: 23/00479/F

Site Address: Fieldgate Town Close Road Norwich NR2 2NB

Decision due by: 19/01/2024

Proposal: Demolition of existing bungalow and erection of dwelling with detached double carport/single garage.

Key considerations: Design; heritage; amenity; trees; transport; biodiversity; energy & water; flood risk

Ward: Town Close

Case Officer: Maria Hammond

Applicant/agent: Mr Craig Taylor/Mr Tom Nellist, Trundley Design Services

Reason at Committee: Objections

5 Application no 23/13232/F - 72 Britannia Road, Norwich, NR1 4HS

45 - 56

Purpose - To determine:

Application no: 23/01312/F

Site Address: 72 Britannia Road, Norwich. NR1 4HS

Decision due by: 26/01/2024

Proposal: Single storey rear extension and alterations.

Key considerations: Design; amenity

Ward: Thorpe Hamlet

Case Officer: Matthew Hickie

Applicant/agent: Mr Matthew Ecclestone

Reason at Committee: The applicant is an immediate family relation of a member of staff who works in the planning service.

Date of publication: **Wednesday, 03 January 2024**



Planning Applications Committee

09:30 to 12 noon

14 December 2023

Present: Councillors Driver (chair), Sands (M) (vice chair), Calvert, Champion, Hoechner, Lubbock, Peek, Price (from item 3 below), Prinsley, Sands (S) and Young

Apologies: Councillors Thomas (Va) and Thomas (Vi)

1. Declarations of interests

Councillor Peek declared a pecuniary interest in item 3 (below) Application no 23/00843/F – Site Adjacent to 99-105 Netherwood Green, because he was employed by St Martin’s Housing Trust. Councillor Peek left the meeting during the consideration of this item and did not take part in the determination of this item.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 9 November 2023.

(Councillors Ackroyd and Peek left the meeting at this point.)

3. Application no 23/00843/F – Site Adjacent to 99 – 105 Netherwood Green, Norwich

Proposal: Proposed development of garage site into 4 No. self - contained modular flats with associated landscaping.

(Please note that there are a couple of incorrect references in the report. Where the text refers to the site adjacent to 133 Netherwood Green in the purpose and in the recommendation, it should be amended to Site Adjacent to 99-105 Netherwood Green. The plans also have the incorrect reference number on which should be corrected to 23/00843/F.)

(Councillors Peek, having declared an interest, was not present during the consideration of this item.)

(Councillor Price joined the meeting during this item.)

The Senior Planner (case officer) presented the report with plans and slides. The application had been deferred from the previous meeting (9 November 2023) because of members' concerns about the access to the bin stores and that one of the first-floor flats would be overshadowed by the Sycamore trees and required extra light to that property. Officers liaised with the applicants and the plans had been revised accordingly. The applicants had taken into consideration the neighbours' concerns about overlooking and therefore had not requested the addition of obscure glass windows to this first storey flat. During the presentation members were referred to the supplementary report of updates to reports, which was circulated at the meeting and contained confirmation that notification of the date of the committee had been corrected and reissued; and two further letters of objection and had been received relating to the use of bollards, and concerns about crime and antisocial behaviour, together with the officer response.

The owner of Martineau Cottage addressed the committee with his objections to the scheme. This included objections to the bollards as the county council had a right of way over the site and gardens of the cottage to maintain the supporting south wall to Martineau Lane; that the design of the modular buildings was contrary to DM3 and did not enhance the character of the neighbourhood which comprised brick and flint buildings; that the garages formed the boundary back wall of the cottage gardens and that the block should not be knocked down completely; concern about access and the positioning of the yellow lines and that the cottage was at a similar distance from the other adjacent houses and therefore concerns about overlooking also applied.

The Managing Director of St Martin's Housing commented on the 8-bed accommodation approved at the previous meeting, and said that there had been objections to the planning application for the Somewhere Safe to Stay Hub in Recorder Road and that it was now an important part of the infrastructure that had helped to buck the national trend by reducing the numbers of people rough sleeping in the city, through the provision of specific support and accommodation. Around 500 people had received support at the hub, and only three complaints had been received about antisocial behaviour, with no one being charged with drug dealing at the hub or in its vicinity. There was antisocial behaviour because some of the residents had poor mental health and the staff worked closely with the police. She also referred to the national housing crisis and the need to provide more social housing, the circumstances that lead to people sleeping rough and the positive impact that the provision of accommodation made to rough sleepers and that it saved lives.

The Senior Planner referred to the report and commented on issues raised by the speakers. The design of the proposal was considered acceptable as it was a small-scale, low-profile development that created a new identity as a later addition to the surrounding buildings in Netherwood Green and Arnold Miller Road and made little impact. The scheme replaced the existing garage buildings. Members were advised that there was a landscaping condition that would include additional planting and greenery to provide additional privacy along the boundary wall. The county council's right of way to Martineau Cottage was a legal matter for the new landowners to agree with Norfolk County Council, and not a material planning matter for consideration at this meeting.

Discussion ensued in which the Senior Planner, together with the Development Manager, answered members' questions. This included information on the function of sun tunnels to defuse light from a domed glass in the roof and did not generate significant heat gain. Members were advised that the construction of modular buildings was much quicker than that of traditional buildings and that the insulation and energy efficiency was policy compliant for a development of under 10 units but enhanced measures could for a development of this size was not supported by policy. Officers explained the location of the bollards and that it was not possible to enforce parking on yellow lines beyond the extent of the highway. The applicants had confirmed that designated parking on this site was not required as there was parking available at the site adjacent to 133 Netherwood Green and they had parking permits. The Senior Planner confirmed that the Trust could operate the bollards.

The chair moved and the vice chair seconded the recommendations as set out in the report.

A member said that he considered that the revised scheme did not meet the concerns about the lack of natural light in the living room of the first floor flat. The Senior Planner said that the first floor flat had natural light from the north facing windows, but these were overshadowed by the trees. The sun tunnels would provide additional natural light to the living room but had not been recommended for the bedroom as there was no easy way to block the light. During discussion members considered that an additional condition to secure the details of the sun tunnels was not necessary.

A member commented that she welcomed this car free scheme and the increased garden space.

RESOLVED, unanimously, to approve application 23/00843/F Site Adjacent to 99 – 105 Netherwood Green, Norwich, and grant planning permission subject to the completion of a Section 106 legal agreement to secure nutrient neutrality mitigation and GIRAMS contributions and the following conditions and informatives:

1. Standard time limit;
2. In accordance with plans;
3. Materials details
4. Landscaping details including bollards
5. Surface water drainage
6. Ecology measures
7. Cycle storage details
8. Off-site highway works details
9. Contamination – site investigation and remediation
10. Unexpected contamination
11. Imported soil
12. Water efficiency
13. Tree protection

Informatives:

1. Construction working advice
2. Asbestos removal
3. No car parking permits

(Councillor Peek was readmitted to the meeting at this point.)

4. Application no 23/01176/U 7 Bowthorpe Main Centre Wendene, Norwich, NR5 9HA

Proposal: Change of use on the ground floor from a retail unit (Class E) to a hot food takeaway (sui generis) and installation of ventilation and extraction equipment with associated external works.

The Development Management Team Leader presented the report with the aid of plans and slides.

The owner of a food takeaway establishment located in Bowthorpe Main Centre Wendene addressed the committee with his concerns that his business would be at risk because it could not be able to compete with the proposed change of use from retail to a food takeaway operated by a large chain.

The agent addressed the committee on behalf of the applicant. The change of use of the unit from retail to a food takeaway was considered acceptable under policy DM21 and would bring a vacant unit back into use. There was adequate vehicle access and parking available. The unit had previously been used as a newsagent and under this class use, could be used as a café or restaurant without planning permission. The officer recommendation was supported by the Environmental Protection food hygiene team. The extractor duct would be discrete and as most of the food was oven baked there would be minimal impact on residential amenity.

The Development Management Team Leader advised members that business competition was not a material planning matter. In reply to a member's question, she explained that there was no planning policy to address concerns relating to the obesity crisis and proximity of takeaways to each other.

The chair moved and the vice chair seconded the recommendations as set out in the report.

During discussion, Councillors Sands (M) and Sands (S) (ward councillors for Bowthorpe Ward) commented on the application. Competition was not a bad thing. Whilst noting the comments about policies relating to restricting the availability of takeaways to prevent obesity, the proximity of similar businesses increased footfall and provided variation which attracted more customers, particularly in an area with a high student population. The change of use would bring an empty unit into use and add vitality to the centre, and could encourage further businesses to fill other vacant units.

RESOLVED, with 9 members (Councillors Driver, Prinsley, Sands (M), Sands (S), Calvert, Haynes, Peek, Young and Lubbock) and 2 members abstaining from voting (Councillors Hoechner and Price) to approve application 23/01176/U, 7 Bowthorpe Main Centre, Wendene, Norwich NR5 9HA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

3. Opening hours limited to 11:00 till 23:00 daily.
4. Works in accordance with details provided in Annex B document and manufacturers guidance.

Informatives:

1. The applicant is reminded that external signage would require a separate advertisement consent.
2. The applicant is reminded that prior to first use of the site the new food business operating will need to register with the Food Standards Agency to be added to Norwich City Council's food hygiene rating scheme.

(The committee adjourned for a short break at this point and reconvened with all members listed present as above.)

5. Application no. 23/01166/F 1 Fernhill, Norwich, NR1 4AQ

Proposal: External insulation and replacement render (retrospective).

The Conservation and Design Officer (case officer) presented the report with the aid of plans and slides. She also referred members to the supplementary update of report, which was circulated at the meeting, and contained a summary of the reasons that Councillor Kidman had provided with the call in of this application to the committee.

The applicant addressed the committee in support of the application. She did not agree with the officer assessment that the rendering would harm the Thorpe Ridge Conservation Area, and the report did not refer to the local and national planning policies supporting measures to address climate change or the heritage impact assessment that the applicants had submitted to support the application. The houses in Fernhill were not locally listed and it was misleading to state that the house was a "non-designated heritage asset". If refused the rendering and insulation would be removed and end up in landfill. The 1930s house had been updated by the external insulation and replacement render which had future proofed the house and would benefit the tenants from reduced energy bills. There were houses with similar render in Telegraph Lane East. Neighbours supported the improvements that had been made.

(Councillors Price and Haynes, as councillors for Thorpe Hamlet ward, asked that it was recorded that they were not predetermined. The applicants had sent an email to all three of the ward councillors.)

The Development Manager referred to the report and said that he considered that it was not misleading to consider the house, as part of the group of houses in Fernhill, as a non-designated heritage asset. The conclusion was that there were other measures that could achieve the same benefits that were less harmful to the house as a non-designated heritage asset and the character of the conservation area.

During discussion the Conservation and Design Officer and the Development Manager answered members' questions. This included an explanation that the applicants had submitted the retrospective application during the enforcement process that followed a report of a breach of planning control. If refused the

applicants would be required to restore the property to what was deemed acceptable in planning terms. The costs of the choice of insulation or rendering or the removal and restoration were not material planning considerations.

Members commented on the existing alterations to the properties in Fernhill such as extensions and window replacement and the use of similar rendering in Telegraph Lane East, and pointed out that there was a precedent. Members were advised that the authority had been notified of this breach, unauthorised work in a conservation area, and that it was not justification to approve this application. In this case, the change of render was outside permitted development rights and required planning consent, due to the house being part of a group of non-designated heritage assets and in a conservation area. The independent heritage assessment submitted by the applicant was available on the public access planning portal. Officers did not agree with this assessment. Members were also advised that the use of local listing was now considered anachronistic because the process did not include all buildings worthy of protection or decrease the heritage value of buildings that were not locally listed. The National Planning Policy Framework covered a broad range of buildings under “non-designated heritage assets”. The Conservation and Design Officer pointed out that the render of the other houses in Fernhill were either white or off white.

The chair moved and the vice chair seconded the recommendation to refuse the application as set out in the report.

Discussion ensued in which members commented that there was little visual difference from the choice of smooth render to the original, rough surface render, and considered that a less proscriptive solution to removal could be found. Members also considered that the use of different windows and external doors gave the impression of a lack of cohesion between the houses in the groups. A member expressed sympathy for the applicants not being aware of the need for planning permission and considered that the contractor should have made them aware.

Other members spoke in support of the officer recommendation. The colour of the render was very different from the rest of the group of houses. Another member, whilst welcoming the external insulation, said that the images of the render did not do justice to the difference in texture. This situation was less likely to occur if the council could enforce planning breaches more effectively. The council would not have entertained the applicants’ choice of render if an application had been made before carrying out the work, and the contractors were not to be blamed. A member said that he considered that the render of this house stood out from the other houses and that the back of the house was visible.

During discussion, Councillor Young commented on the need to encourage retrofitting of properties to create affordable warm homes moved, and Councillor Peek seconded, a motion to defer the decision on this application to consider the costs and the impact on reducing energy consumption. The Development Manager said that costs were not material to the planning application and Councillor Young withdrew the motion.

Councillor Sands (M) moved, and Councillor Lubbock seconded, a proposition to retrospectively approve the external insulation and render because on balance the benefits of the external insulation and render outweighed the harm to the character

and appearance of the group of houses and the character and appearance of the conservation area.

Discussion ensued in which members also took into consideration that five households out of the eight houses in Fernhill supported the applicants; and that other properties in the conservation area had similar render without planning permission, which demonstrated that the need for planning consent was not widely understood.

RESOLVED, with 8 members voting in favour (Councillors Driver, Prinsley, Sands (M), Haynes, Hoechner, Price, Lubbock, and Young) and 3 members voting against (Councillors Peek, Sands (S) and Calvert) to approve Application no 23/01166/F – 1 Fernhill, Norwich, NR1 4AQ, contrary to officer recommendation, because members considered that the impact to the character and appearance upon the group of four pairs of semi-detached properties of nos. 1-8 Fernhill and harm to the special character and appearance of the Thorpe Ridge Conservation Area is considered to be outweighed by the benefits of providing insulation to the property.

**6. Variation of Condition 3: Opening hours of permission 20/00497/F6
Aylsham Crescent, Norwich, NR3 2RZ**

Proposal: Variation of Condition 3: Opening Hours of permission 20/00497/F

The Conservation and Design Officer (case officer) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which clarified the description of the proposal to a variation of condition 3 (opening hours) and attaching the decision notice that should have been appended to the report.

The Development Management Team Leader read out a statement on behalf of a neighbour who was unable to attend the meeting. In the statement the neighbour referred to the proximity of her home to the premises and issues that they had with the premises owners regarding maintenance of a gate and cooking odour. The neighbours were concerned that extended opening hours would increase the impact of the business on their home, with increased noise disturbance and rubbish in their gardens.

During discussion the Development Manager said that, whilst there had been no formal action taken, there had been long standing issues with the operating hours for this premises. This application set out clear expectations to the current operators of what was acceptable and subject to enforcement. Environmental Protection did not object to the proposed hours of operation.

A member objected to the use of “cumulative impact” as it had a different connotation under licensing regulations. In response to a question, the Conservation and Design Officer explained that members were being asked to agree the opening hours and that the “cumulative impact” referred to the noise and rubbish impact of the business operating for an additional hour a day.

The chair moved and the vice chair seconded the recommendations as set out in the report.

During discussion a member said that he supported the officers recommended hours and considered that there was no requirement to purchase dessert to 1am. Another member considered that the suggested hours were a positive recommendation.

RESOLVED, with 10 members voting in favour (Councillors Driver, Calvert, Hoechner, Sands (M), Haynes, Price, Peek, Sands (S), Prinsley and Lubbock) and 1 member voting against (Councillor Young) to approve Application 23/01074/VC, 6 Aylsham Crescent, Norwich, NR3 2RZ, subject to the following conditions:

1. In accordance with plans.
2. That opening hours will be restricted to 8am until 11pm on Monday-Saturdays and from 8am until 10pm on Sundays and Bank Holidays.
3. No air conditioning units to be installed without prior consent.
4. Extract ventilation to be agreed within 3 months of the date of this consent.

CHAIR



Committee name: Planning applications

Committee date: 11/01/2024

Report title: Application no 23/00479/F – Fieldgate, Town Close Road

Report from: Head of planning and regulatory services

OPEN PUBLIC ITEM

Purpose:

To determine:

Application no: 23/00479/F

Site Address: Fieldgate Town Close Road Norwich NR2 2NB

Decision due by: 19/01/2024

Proposal: Demolition of existing bungalow and erection of dwelling with detached double carport/single garage.

Key considerations: Design; heritage; amenity; trees; transport; biodiversity; energy & water; flood risk

Ward: Town Close

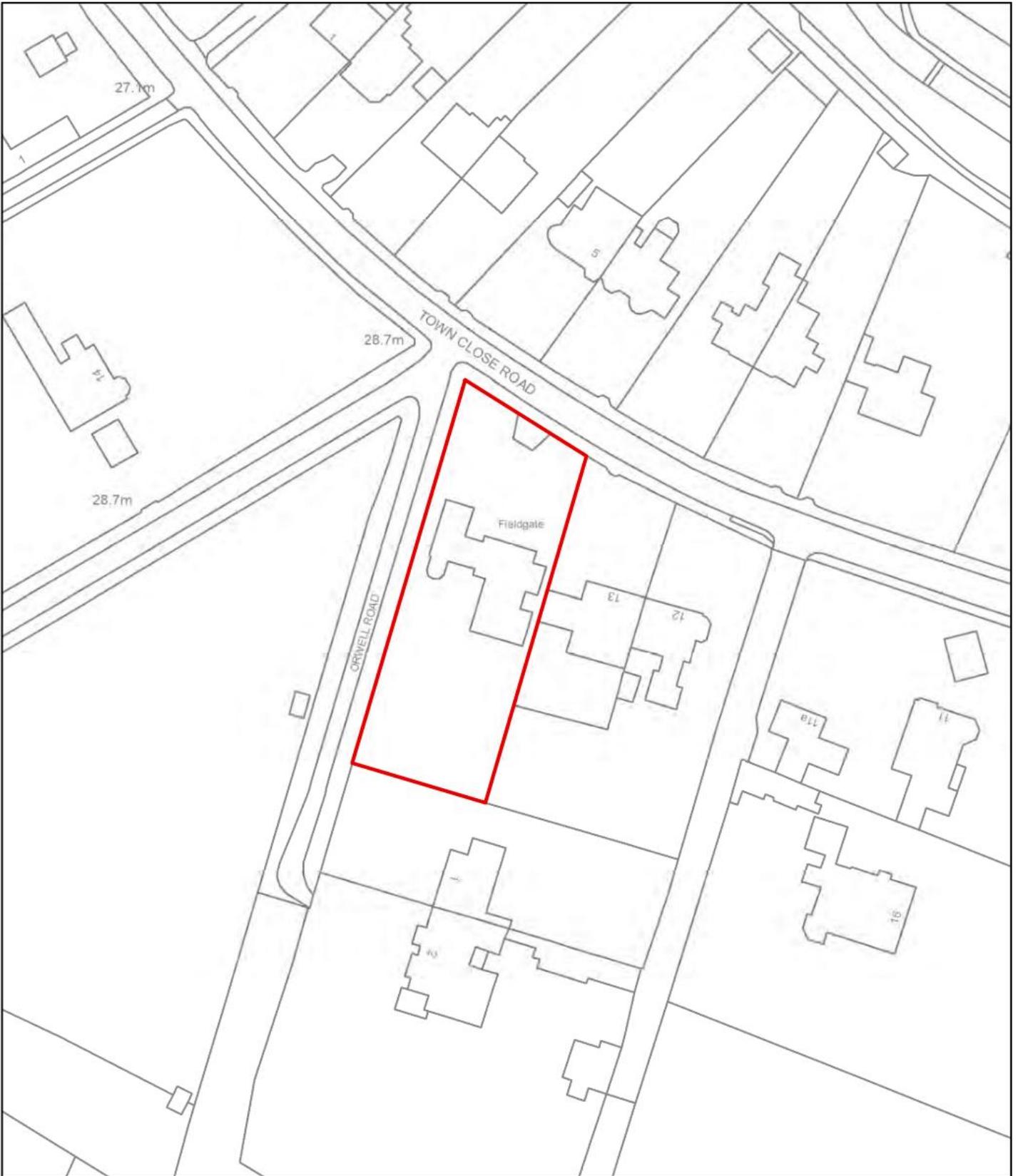
Case Officer: Maria Hammond

Applicant/agent: Mr Craig Taylor/Mr Tom Nellist, Trundley Design Services

Reason at Committee: Objections

Recommendation:

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 161 of this report, and grant planning permission.



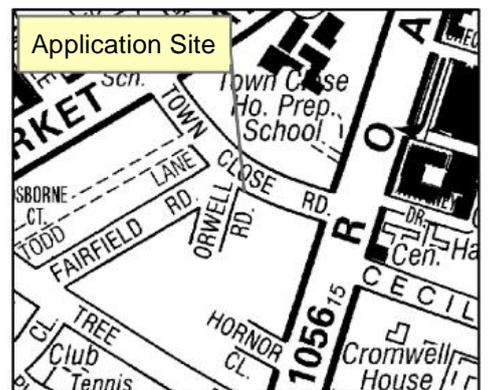
© Crown Copyright and database right 2023. Ordnance Survey 100019747.

Planning Application No 23/00479/F
 Site Address Fieldgate Town Close Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located on Town Close Road, a residential street that links Ipswich and Newmarket Roads. The street is typically defined by large detached and semi-detached dwellings, set back from the street. Many of the properties are well screened or partially obscured at street level by hedges and shrubs along the roadside and within front gardens. Mature trees also contribute to a verdant character and sense of enclosure along the road.
2. The north side of the road is defined by a stretch of mid-nineteenth century grade II listed townhouses, notable for their consistency. These two and three storey properties tend to be highly symmetrical, with principal elevations positively addressing the road frontage, punctuated with large sash windows. Typically, these are constructed of a buff brick weathered to a pale grey colour and feature slate coverings to pitched roofs with ridges that run parallel to the road. There is more variety towards each end of the road, particularly on the south side.
3. Theis southern side of the road is less densely developed, but still features several designated and non-designated heritage assets, including the neighbouring property to the east of the application site at 12-13 Town Close Road; a grade II listed Georgian property of the same style to those located on the opposite side of the road.
4. Directly to the west of the application property are the private Orwell and Fairfield Roads which provide access to a number of properties to the south of Town Close Road. Immediately south of the application site, there is a pair of grade II listed houses similar in scale and materials to those along Town Close Road. These front Orwell Road to the west, at 90 degrees to the application site.
5. This application relates to a detached mid-twentieth century red brick bungalow with black framing to white rendered gables over a porch and attached double garage. The property is located in the historic garden to the neighbouring properties at 12-13 Town Close Road, which appears to have been sub-divided in the 1950s. The property itself is of no particular architectural merit and is distinct from the surrounding nineteenth century two and three storey dwellings.
6. The property features a pitched roof that runs east to west. Another section of pitched roof runs north to south, adjacent to the neighbouring property. There is a white UPVC conservatory to the rear. The ridge height is approximately 5.9m at the highest point, with the eaves at 2.3m. The footprint of the property is around 260 square metres. There are sizeable garden spaces to the front and rear.
7. There is one other single storey dwelling on Town Close Road further west on the north side. This also dates from the mid-twentieth century but has been remodelled in a more contemporary style with a flat roof and metal and timber cladding in the last decade.
8. Two previous applications to demolish and replace the application dwelling have been refused (20/00185/F and 20/00496/F). These refusals did not object to the principle of replacing the existing dwelling, but due to the scale,

massing and poor design and failure to preserve and enhance the character of the Conservation Area and setting of surrounding listed buildings.

9. A subsequent application to remodel and extend the dwelling was approved following consideration by the Planning Applications Committee in November 2021 (21/00646/F). This development provided first floor accommodation within an extended roof and new storey and a half section. It also provided a detached double garage to the front. This permission is extant and forms a material consideration in the determination of this application.

Constraints

10. The site is within the Newmarket Road Conservation Area. Numbers 12 and 13 to the immediate east are grade II listed. All other dwellings on the south side of the road are locally listed and all but one dwelling on the northern side are grade II listed.
11. Three trees along the western boundary of the site are protected by TPO: a wild cherry, sycamore and hawthorn. This TPO was served on 22nd November 2023 in response to this planning application.
12. Other trees along the road to the west and within other neighbouring properties are protected by TPO.
13. There is a risk of surface water flooding on the roads to north and west and within an isolated area in the southern part of the site. The site is also in a critical drainage catchment.

Relevant Planning History

14. The records held by the city council show the following planning history for the site.

Case no	Proposal	Decision	Date
12/02375/F	Erection of double garage in front garden	Approved	05/04/2013
14/00030/F	External alterations including raising main ridge of bungalow to form first floor with dormer and roof windows; removal of conservatory and widen rear of west end; erection of detached double garage.	Approved	19/05/2014
19/00291/F	Two storey front, side and rear extension, roof alteration and double garage.	Withdrawn	14/08/2019
20/00185/F	Demolition of bungalow and construction of 2 storey dwelling and garage.	Refused	25/03/2020
20/00496/F	Demolition of bungalow and construction of dwelling and garage.	Refused	24/06/2020

Case no	Proposal	Decision	Date
21/00646/F	Remodelling of existing bungalow to provide rooms in the roof space, one and half storey section and erection of detached garage.	Approved	18/11/2021

The Proposal

15. The application proposes demolishing the existing four bedroomed dwelling and erecting a new dwelling, also with four bedrooms.
16. The flat roofed dwelling would be single storey on the eastern side, rising to two storey to the west. A monopitched roof would link the two sections over a set back entrance on the front elevation. The rear elevation is also staggered, with the single storey eastern section extending further back into the site.
17. This would cover a footprint of 320 square metres, 60 square metres larger than the existing. This footprint would sit 18.7 metres from the road on the eastern side of the front elevation (3.5 metres closer than the existing) and 22 metres on the western side (0.9 metres further back than the existing). At 4 metres from the eastern site boundary, it would also be 2.5 metres further away than the existing and the western alignment would be similar to the existing.
18. As well as four bedrooms and living accommodation, the dwelling includes a swimming pool to the rear of the ground floor.
19. A 30sqm basement would house plant and services for the swimming pool, heating equipment and solar panels. An external staircase on the eastern side would provide the only access to this.
20. Externally, the dwelling would take a contemporary form with a monopitch roof covered in standing seam cladding over the entrance spanning the space between the single storey section to the east and two storey section to the west. This two storey section has a staggered arrangement with the ground floor projecting slightly to the front and the first floor projecting slightly to the side.
21. The principal elevation to the road would largely be faced in buff brickwork, with natural, vertical timber cladding across the front and sides of the single storey section. A green wall would cover the rear elevation of this single storey section. Timber cladding would also cover a section of the ground floor on the west elevation, with buff brick across the remainder of the dwelling.
22. Windows across the front elevation and first floor of the west elevation would have a vertical emphasis, with other windows being higher level, narrow, horizontal openings. On the rear elevation, the ground floor would have a larger four section door opening and the bedroom above this would have a Juliet balcony with a large door opening.
23. The flat roof would be concealed behind a parapet wall around it. Across the roof there would be solar panels and roof lights.

24. Erection of a detached double open-fronted carport with single enclosed garage bay is also proposed. This would be sited in the northwest corner of the site. The walls would be clad in vertical timbers and the roof would have a shallow pitch and solar panels concealed behind a parapet upstand.
25. Vehicular access would remain as existing, with a new gate to the opening and fence behind the existing hedge. All trees would be retained and some pruning is proposed. New planting is proposed in the form of two holm oak trees either side of the vehicular access, pleached trees and a hedge along the eastern boundary south of the dwelling and mixed tree and shrub planting to the southeast corner.

Summary of Proposal – Key facts:

26. The key facts of the proposal is summarised in the tables below:

Scale	Key Facts
Total floorspace	460 square metres
No. of storeys	Two storeys, plus basement.
Max. dimensions	Dwelling: 18m wide, 24.5m deep and 6.4m above ground to top of parapet around roof. Carport/garage: 10.55m wide, 6m deep and 3.5m to top of parapet around roof.

Appearance	Key Facts
Materials	Buff facing brick, timber cladding, green wall, standing seam paneling, dark grey/black aluminum windows and doors.
Energy and resource efficiency measures	Solar PV panels proposed to roof and air source heat pump

Transport Matters	Key Facts
Vehicular access	As existing.
No of car parking spaces	Two car spaces in carport, motorbike space in garage. EV charging.
No of cycle parking spaces	Within carport/garage.
Servicing arrangements	Bin store within curtilage.

Consultation responses

27. 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.

Representations

28. Adjacent and neighbouring properties have been notified in writing. 17 letters of representation were received in response to the consultation. The proposal was revised and three further representations were received from existing contributors.

29. If the application had not met the criteria for consideration by the Planning Applications Committee, Councillors Davis and Oliver wished to call it in. Councillor Stutely also considered that the high level of local interest/objections and Conservation Area setting made it prudent to pay the maximum level of scrutiny to any recommendation for approval.

30. The representations cite the issues as summarised in the table below:

Issues raised	Response
Current property offers no architectural value.	See main issues 1 and 3
Size is out of keeping, too large and dominant. Higher than facades of adjoining properties, higher than eaves. Footprint massive in scale, adds to visual mass across whole width of site	See main issues 2 and 3
There should be consistency with single storey building at 1A Town Close Road. Only other new build road can hardly be seen from road.	See main issues 2 and 3
Direct impact on views from neighbouring properties	See main issue 4
Pushing boundaries of what was previously accepted	See main issues 2 and 3
Buildings would not enhance surroundings or protect neighbouring listed buildings, fails to either preserve or enhance character of Conservation Area. Visual impact on surrounding listed buildings has been minimised in documentation. Closer to adjoining listed building to south.	See main issues 2 and 3
Proposals ignore character of Georgian properties, alien to character.	See main issues 2 and 3
New build should be subordinate, this will dwarf surrounding heritage properties.	See main issues 2 and 3
Solar panels will look out of place in heritage setting.	See main issues 2 and 3
Garage has potential to be significantly visible.	See main issues 2 and 3
Revisions do little to address concerns.	See main issues 2 and 3
Concerns about basement undermining and destabilising trees, boundaries and neighbouring property. Questions about certainty of protection.	See main issue 5
Trees and hedges characteristic, these must be preserved.	See main issue 5. Proposal amended to retain trees. TPO served.
Future hedge trimming and tree removal would expose dwelling more.	See main issue 5
No front garden unlike other properties on road, inadequate screening proposed.	See main issue 5

Issues raised	Response
Proposed gate is out of character, insufficient detail on boundary treatments to assess impact.	See main issues 2 and 3
Hawthorn may be veteran tree, trees shared or partly owned by third parties.	Neither the tree schedule nor Ecological Impact Assessment classify the hawthorn as a veteran tree. Evidence of land ownership has been provided but this is a private matter to be resolved outside the planning process.
Difficult to see how biodiversity net gain can be satisfied if either mature tree removed.	The proposal has been amended to retain the mature trees.
Condition no further development on plot.	This application, and any future proposals, must be assessed on their own merits. Submission of future applications cannot be prohibited.
Stipulate no commercial use of pool, gym and cinema allowed.	See main issue 4. Gym and cinema no longer proposed.
Support demolition and rebuild, wider area has mix of styles and ages, scale fits plot and neighbours, style is considerate.	Support noted.

Statutory and non-statutory consultees

Design and Conservation (Norwich City Council)

31. The existing dwelling on site has been assessed to have no particular architectural merit so its loss is not resisted, thereby there exists an opportunity to replace it with something of greater aesthetic and material quality that will make a more positive contribution to the Conservation Area and the setting of the adjacent Grade II listed buildings. The plot was formed from the sub-division of part of the curtilage of the adjacent Grade II listed 13 Town Close Road in the 1950s or 60s and the existing detached bungalow is not characteristic of the other development along the road, which is represented by detached and semi-detached mid-nineteenth properties, two to three storeys in height, executed in buff brick below dual-pitched slate roofs. Symmetrical principal elevations, sash windows and generous soft landscapes setback from the road are also distinct characteristics which positively contribute to the character and streetscape of the area. There is a distinct rhythm and harmony along the road and although the existing dwelling is at some odds with the prevailing scale, form and architecture of the surrounding original properties; the existing dwelling's set back position and the commensurate screening from the road in combination with its subordinate scale, provides some mitigation for the harm it affords to the local character of the area.
32. The proposed development has the potential to directly impact the adjacent No's. 12 & 13 Town Close Road as Grade II Listed Buildings, in its occupation of a plot that was previously encompassed by No's. 12 & 13.

There is additionally the potential to directly impact the manner in which No's. 12 & 13 are viewed within the street-scene, representing as they do the closest neighbouring property having the same orientation. The impact of the proposed development on other Listed Buildings within the wider setting is less direct and therefore has been considered alongside the proposals impact on the wider Conservation Area. The potential for impact upon the setting of No's. 12 & 13 has been considered in two ways, the appreciation of the architectural character of No's. 12 & 13's front elevation, considered to be the predominant factor contributing to their special character, and any increase in the sense of enclosure to the rear of No. 13.

33. This latest design iteration has gone some way to addressing the Conservation and Design issues raised previously in respect of the proposals impact on the adjacent buildings and the wider Conservation Area. The proposed changes in the design and material palette for the development are broadly acceptable in principle, representing as it does a fundamentally contemporary design and execution of the proposed dwelling and the associated detached double carport/single garage. The response to previous consultations in respect of the proposed dwellings scale form and massing, has resulted in a broad acceptance of the proposal, the visualisations for the proposal supplied in the intervening period, have served to address the concerns over the acceptability of these elements.
34. Changes in the design of the proposal have been made that lower the profile of the proposed dwelling and shifts its centre of gravity in relation to the adjacent listed buildings at the front element of the proposed dwelling. The visualisations supplied illustrate that the lower profile at the front of the proposed dwelling, is continued at the rear, mitigating against an increase in the sense of enclosure to the rear of No. 13 Town Close Road. The mass and form of the proposed dwelling, as presented in the visualisations, is considered to illustrate a building sufficiently subordinate to the adjacent Grade II Listed buildings.
35. The design presented in the visualisations is considered to adequately respect the scale and mass of the adjacent listed buildings, and adequately reflects, within the setting of the proposed new dwelling and its associated outbuildings, the symmetry and hierarchy of the predominant building type in the area. However, the form and arrangement of the fenestration of the development remains slightly incongruous, the strong vertical orientation and narrow profile presenting a utilitarian and 'defensive' aesthetic.
36. Conclusion: As noted previously, this current proposal is the result of several iterations in the design process. The current proposal addresses most of the issues raised previously in respect of the new dwelling, and its associated outbuildings.
37. The development proposal, whilst executed in a bold, contemporary style and materiality, is considered to be reflective of the setback position and commensurate screening from the road of the existing dwelling; and therefore, does not overly compromise the appreciation of the architectural character of No's. 12 & 13's front elevation. In moving the principal mass and 'centre of gravity' of the development away from the rear of No. 13 Town Close Road mitigation is provided against the sense of 'enclosure' at the rear of No.13. and contributes to the maintenance of a sufficient sense of

subordination in the proposed dwelling. However, the fenestration of the proposed dwelling remains slightly incongruous.

38. The improvements in the development proposal are considered to result in less than substantial harm to the affected designated heritage assets. This less than substantial harm will need to be weighed against the benefit of seeing a vacant plot on Town Close Road brought back into a viable use. Therefore, for the reasons cited, the proposal is not objected to on Conservation & Design grounds.

Ecology (Norwich City Council)

39. I have reviewed the revised Ecological Impact Assessment (EclA). Generally the findings are accepted and recommendations are supported. The recommendations for mitigation and enhancement would make a reasonable basis for Conditions.
40. I understand that the existing roof was partially stripped earlier this year but am unclear about the extent and current situation. Although it is accepted that further surveys are probably not needed, it would be prudent to attach an informative to encourage careful demolition.
41. The results of this assessment remain valid for 12 months i.e., until August 2024. If works have not yet commenced by this time it would be advisable to update the assessment and repeat a bat survey.
42. If any existing trees are to be removed which have potential for bat roosting, the EclA recommends that precautionary soft felling techniques are used. This is supported.
43. Mitigation: I suggest the following Conditions: Mitigation Programme - to include details of soft felling techniques for any tree removals, Bird Nesting Season, Small mammal access and External lighting.
44. Enhancement: A Biodiversity Enhancement Strategy has been submitted. This is helpful and the proposals are acceptable. It is probably worth asking for locations of bat boxes to be shown on proposed building elevations to reduce the risk of them being forgotten at the construction stage.

Highways (local highways authority) (Norfolk County Council)

45. Given that there is no increase in traffic movements and that access and turning provision is extant, I would have no objection to the proposed development.
46. NCC parking guidance indicates 3 parking spaces are required, this appears to be met.
47. It is noted that the extant vehicle crossover is a brick weave construction within the Highway. This does not meet current standards and poses a maintenance liability should these blocks be damaged. For this reason, it would be appreciated if it can be replaced within the highway extent by a standard asphalt construction with a drainage feature at the site/highway boundary to prevent run off to the highway. A condition is recommended should your authority wish to grant consent.

Landscape (Norwich City Council)

48. Landscape effects: The amount of the site which would be taken up by built forms and hard surfacing is somewhat greater than existing. Consequently there would be a net loss of soft garden areas. Although I understand that no existing trees are to be removed, construction of buildings and surfacing could adversely affect tree health and require pruning of roots and canopies.
49. The proposals for soft landscaping would provide some compensatory planting although it is questionable as to whether this would fully compensate for adverse effects. It would be beneficial if the extent of hard surfacing for the driveway could be reduced. (Site plan amended accordingly).
50. Visual effects: As the proposed buildings could be largely screened from the street by existing and proposed planting, the effect on streetscape could be acceptable.
51. Hard Landscaping: It would be useful to have further detail of types of permeable surfacing proposed. Resin bound aggregate could be acceptable. Site plan now shows 1.8m high close board fence in place of wall. I still don't see the need for this given the substantial existing hedge along the frontage. However I wouldn't object providing that the post holes are hand-dug within the tree root protection area, and that small mammal access is provided in the fence. Also, can we ensure that the hedge is retained to avoid possible removal leaving the fence visible in the streetscape? The proposed electric sliding gate and supporting piers would be visible from the street. Information about materials and colours could be conditioned.
52. Soft landscaping: The 2 proposed trees in the front garden would provide the most benefits in terms of mitigation and streetscape. I have concerns about the use of Hornbeam because sadly it seems poorly adapted for climate change. I suggest replacing with *Quercus ilex* (Evergreen oak) at a minimum 14-16cm girth size, containerised or root-balled, and planted with stake and ties. Key on site plan subsequently amended accordingly.
53. The planting proposed in the south of the site is rather unstructured and some species (e.g. *Quercus ilex*) are unlikely to thrive under the canopies of the large existing trees here. Excavating planting holes could damage tree roots so should be carried out with care. I suggest that a simpler approach would be to use shade tolerant native evergreens such as *Ilex* (Holly), Yew and/or Box to provide a screen/backdrop in front of the southern and eastern boundaries. The existing front hedge could be thickened with additional evergreen planting such as Holly to provide more security and screening during winter months.
54. No objection subject to further clarifications and amendments. Suggested conditions: Landscaping Details and Materials/appearance of electric sliding gate and supporting piers.

Norfolk Historic Environment Service (Norfolk County Council)

55. No comments, low potential.

Tree Protection Officer (Norwich City Council)

56. No objections from an arboricultural perspective, but it would be prudent to apply conditions: Arb works to facilitate development (for the crown reductions and potential root pruning) and works on site in accordance with AIA/AMS/TPP.
57. It would also be useful to see a brief report, with photographs, detailing the process/outcome, of the air-spading/hand-digging (required to determine the presence of/potential pruning of any roots for trees T2 and T3).

Assessment of Planning Considerations

Relevant Development Plan Policies

58. **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
- JCS3 Energy and water
- JCS4 Housing delivery

59. **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
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM15 Safeguarding the city's housing stock
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

60. **Relevant sections of the National Planning Policy Framework December 2023 (NPPF):**

- NPPF2 Achieving sustainable development
- NPPF4 Decision-making
- NPPF5 Delivering a sufficient supply of homes
- NPPF12 Achieving well-designed places and beautiful places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment
- NPPF16 Conserving and enhancing the historic environment

61. **Supplementary Planning Documents (SPD)**

- Landscape and trees SPD adopted June 2016

62. **Advice Notes and Guidance**

- Water efficiency advice note October 2015
- Internal space standards information note March 2015

Case Assessment

63. 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 Policy Framework (NPPF), the council's 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

64. Key policies and NPPF paragraphs – JCS4, DM12, DM15, NPPF section 5.
65. The proposal would demolish and replace an existing dwelling with a new build and the principle does not raise any policy conflicts. The detailed matters below require careful consideration.

Main Issue 2. Design

66. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 131-141.
67. In terms of siting, the front of the proposed dwelling is no closer to the road than the closest point of the existing on the west side, but does extend out closer on the east (single storey) side. It therefore sits forward of the building line of 12-13 Town Close Road to the east, but so does the existing. This position would preserve the characteristic of dwellings being set back generously from the road with driveways and gardens to the front.
68. The east elevation is set further from the boundary with number 13 than existing. This position would therefore maintain and increase the gap between the dwellings, which is another characteristic feature that contributes to the rhythm of the streetscene.
69. In terms of footprint, this would be larger than the existing (and the previously approved scheme did not increase this). In relation to the plot size, this retains a generous private garden to the rear. Town Close Road is characterised by substantial dwellings in spacious garden plots. Although the footprint of this dwelling would be larger than most, the building itself would be lower in height so would have a smaller mass, especially when perceived from the road. In this respect, it is considered that the proposal reflects the context of being a later addition to the area within the sub-divided curtilage of an historic dwelling.

70. The layout positions the higher two storey section with greatest mass to the west side of the plot. This assists with the perception of gaps between dwellings along the road and concentrates the largest scale furthest away from the neighbouring listed dwellings. It also echoes the form of the previous approval.
71. In terms of height and mass, the application includes two drawings (appended to this report) showing the scale of the existing dwelling and previous approval overlaid (in red) on the proposal. These demonstrate that the 6.4 metre high two storey section would be only marginally taller than the existing highest ridge and how the single storey would be significantly lower. In comparison to the previous approval for upward extensions to the bungalow, the highest part would be 1.25 metres lower than that which in itself is approximately 1 metre below the ridge of the neighbouring listed dwellings at 12 and 13 Town Close Road.
72. The impacts of the siting, scale and mass on this adjacent listed building, the Conservation Area and other heritage assets are considered further in the Heritage section below. However, in terms of the acceptability of these aspects of the proposal in design terms with regard to Policy DM3, the proposal is considered to respect and respond to local character, including the street pattern.
73. The flat roofed form with different height blocks that to some extent appear stacked on each other is a contemporary design approach that is reinforced by the fenestration pattern and use of materials. The monopitch roof over the entrance visually links the single and two storey blocks across the front elevation.
74. The brick finish and deep vertical windows on the front elevation also wrap around to the west elevation where the dwelling would be seen on the prominent corner at the road junction. Further to the rear and on the east side the design approach varies with windows instead taking a long, horizontal emphasis at a high level and the materials vary to include timber and a green wall.
75. The fenestration (window) pattern has been the subject of negotiations throughout the pre-application process and since this application was first submitted. Revisions to include windows which have a similar proportion to the locally characteristic sash windows on the most prominent elevations are considered an improvement and a positive response to the context of the site, albeit interpreted in a more contemporary style. The high level, horizontal windows to the side elevations, concentration of the largest openings to the rear elevation, absence of ground floor openings to the west side of the front elevation and indicated gate design create something of a defensive appearance with the dwelling effectively turning away from the road. This is out of character for Town Close Road where the nineteenth century dwellings present a more open and welcoming façade to the road, but it is much improved from earlier iterations of the scheme and not unacceptable.
76. Paragraph 135(c) of the NPPF advises new development should be sympathetic to local character and history while not preventing or discouraging appropriate innovation or change. There is one existing example of contemporary design on Town Close Road, at number 1a. Here a

mid-twentieth century bungalow was remodelled to replace the pitched roof with a flat roof and clad the original rendered walls in a mix of zinc, timber and smooth render.

77. Representations have noted that this can hardly be seen from the road and consider that there should be consistency between the two contemporary developments by requiring the proposal at Fieldgate to also be single storey. Although the two sites were developed a similar time as sub-divisions from existing larger plots, they are materially different, especially in their relationship with the road. 1A has a wall to the road with dense hedge above and the vehicular access is located to the eastern corner meaning only a small section of the dwelling directly in front of this opening can be seen from the road. Fieldgate also has a high hedge to the road boundary but the vehicular access is centrally located and gives a much more open view of the principal elevation and frontage. There is no policy by which we could insist that any new development, contemporary in design or not, here remains single storey. Indeed, permission has been granted for upward extensions to provide first floor accommodation. This application must therefore be considered on its own merits and in the particular context of this site.
78. Buff coloured bricks are proposed for the most prominent elevations to reflect those which are characteristic of the area. These would be complemented by vertical timber cladding and metal cladding (which are similar to the materials at 1A). A green wall at the rear would soften the mass of the dwelling in any views of this elevation. This palette of materials is considered to be appropriate and the bricks to the front would appear as a positive response within the streetscene.
79. The extant approval includes a detached double garage in the northwest corner of the site. This would have a dual-pitched roof and be constructed of brick and tile. There have also been two other permissions which included double garages in this area of the site.
80. Whilst the proposed two bay carport and enclosed garage is larger in footprint than these previous garages, it would be lower in height and the timber cladding and largely open fronted design would help it appear as a lightweight ancillary building which complements the dwelling.
81. The proposal originally included a wall with railings behind the front hedge. The visibility of this in the streetscene and potential impact on the adjacent cherry tree were unclear. The proposal has been amended to propose a close boarded fence but the visual impact and appropriateness of this in design and materials to the dwelling and its setting are still unclear. Full details should be agreed by condition, notwithstanding what is indicated in the submission.
82. The replacement gate to the vehicular access would be clearly visible in the streetscene. The existing metal gate has an open design which allows views into the site from the road. It is, however, uncharacteristic for properties along Town Close Road to have any form of gate to vehicular entrances and the absence of built forms of enclosure along the road contributes to the feeling of dwellings openly and positively fronting the road, rather than being hidden away from it. In principle there is no objection to replacing the existing gate and there is an opportunity to secure a design which maintains an openness to the frontage in a style sympathetic to the setting. The horizontal, largely

solid and defensive design illustrated in the application is not considered appropriate, but an alternative design with suitable materials can be agreed by condition.

83. The plans show some detail of hard and soft landscaping. A permeable surfaced driveway would lead to pathways around the dwelling and a large patio at the rear. The extent of this hardsurfacing to the front of the dwelling has been reduced in response to Landscape comments and it covers a similar extent to the existing situation and the overall area is also similar to that previously approved. To ensure that this is a permeable surface of a high quality material, full details should be agreed by condition.
84. Soft landscape proposals include two holm oak trees either side of the vehicular access and other hedge, tree and shrub planting to the rear. The species and layout broadly follow proposals which were indicated on the previous approval and representations have expressed a desire to maintain this planting within the new proposal. That permission was subject to a condition requiring agreement of the details of the landscaping and was not bound to the details shown on the plan. The Landscape Officer has recommended some changes to the hedge and shrub species to improve their suitability to the site conditions and, as with the previous permission, a fully detailed landscape scheme can be agreed by condition and the applicant is advised to incorporate these recommendations when applying to discharge this condition.
85. It is also considered appropriate for that landscape scheme to include provisions for the retention and maintenance of the hedge boundaries around the site to ensure these continue to make a positive contribution to the character and appearance of the Conservation Area and setting and screening of the dwelling.
86. Subject to conditions to agree high quality materials and finishes for the buildings and hard landscaping and a detailed soft landscape scheme, the proposal is considered to be acceptable in design terms.

Main Issue 3. Heritage

87. Key policies and NPPF paragraphs – JCS2, DM9, NPPF paragraphs 195-214.

Loss of existing dwelling

88. The existing mid-twentieth century is not considered to be of any particular architectural merit. It is uncharacteristic of its setting but the single storey height and extent of screening from boundary hedges and trees mitigate the harm to the streetscene to some extent. Although it should be noted that any lack of public visibility does not justify harmful development in Conservation Areas.
89. There is an opportunity to replace this bungalow with a new build that is more sympathetic and responsive to the distinct character of Town Close Road and makes a positive contribution to the wider Conservation Area.
90. Two previous applications which proposed demolition and rebuild were considered acceptable in principle, but refused due to the particular designs

proposed that did not respect the context of the site and its setting and would cause harm to the Conservation Area and setting of listed buildings.

Policy and legislative context

91. In respect of the design of all new development, Policy DM3 requires it to respect, enhance and respond to the character and local distinctiveness of the area. Where heritage assets are affected, Policy DM9 requires new development to have regard to the historic environment and contribution heritage assets make to the character of an area and its sense of place.
92. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.

Site history

93. The consistency across the nineteenth century dwellings creates a distinct style and character along Town Close Road, extending to the pair of dwellings south of the application site on Orwell Road too. The assessments of the previous proposals have highlighted the rhythm and harmony of buildings which characterise the area. This rhythm is derived from the regular gaps between buildings and also the fenestration pattern of sash windows across principal elevations. Much of the harmony comes from the material palette and vegetation.
94. The assessments of previous proposals have established the importance of any development here recognising the context of the site as a sub-division of the curtilage of an historic dwelling, being respectful of and deferential to 12 and 13 Town Close Road and not becoming dominant in views from Town Close and Orwell Roads.
95. The two refused applications both proposed substantial two storey houses in a Georgian villa style to the front elevation. The scale and design was assessed to be neither submissive to or respectful of the historic context, especially of 12 and 13 Town Close Road, and would be dominant in views on this prominent corner site. Furthermore, the Georgian style was considered an inappropriate pastiche of classical design and too grand for the setting.
96. Whilst these decisions recognised the sensitivity of the site to new development, they did conclude that it would be possible to achieve a new build that reflects and harmonises with the setting and that this was not restrictive of a radically different design approach.
97. The alterations and extensions approved in 2021 to remodel the property increased the height but to a level that remained subservient to 12 and 13

and the larger scale and mass across the principal elevation was considered comparable to these neighbouring semi-detached dwellings when viewed as a pair. The combination of a more cohesive design aesthetic and high quality materials that respond to the setting were considered to enhance the overall quality of the Conservation Area.

98. These three prior applications were considered under the current development plan and there has been no substantial change in the context of the site or other material considerations. The decisions, and in particular the approved scheme, are therefore material considerations in the determination of this application that attract substantial weight.

Proposal

99. The siting of the dwelling maintains and increases a gap to the neighbouring dwelling in response to the characteristic rhythm along the road. The sense of separation from this listed building is also enhanced by concentrating the mass of the building to the opposite side of the site. As well as shifting the 'centre of gravity' of the dwelling to this side in views from the road, it also mitigates against any increased sense of enclosure to the setting of number 13 at the rear. Furthermore, the two storey roof would be at approximately the same height as the eaves of numbers 12 and 13, creating a subservient appearance which would preserve the dominance of this pair in views within the streetscene.
100. Overall it is considered that the siting, scale and mass result in a dwelling that is satisfactorily subordinate to 12 and 13 Town Close Road and does not unacceptably harm their setting. It would also remain largely screened along the roads by the retained hedges and trees so, although larger than existing, would not dominate these views.
101. The design and form of the proposed dwelling is bold and contemporary. It does reference some features which are distinct to the area such as the buff brickwork to the most visible elevations and windows on the principal elevation which give a nod to the size, proportions and rhythm of sash windows, albeit in a more contemporary single pane style. The horizontal windows to the side and rear are less successful, but not unacceptably harmful.
102. Although the contemporary design is a departure from the consistent features of the nineteenth century dwellings along the road, it is considered that the design positively responds to its setting in a way which achieves the sensitivity and harmony sought on previous schemes. There would be some harm to the setting of listed buildings and the wider Conservation Area, however this is less than substantial in its magnitude. The existing dwelling makes no positive contribution to the Conservation Area and there is some modest public benefit in replacing this with a new home built to modern standards and to bring the site back into occupation. This benefit is considered sufficient to outweigh the harm to heritage assets and the proposal is acceptable in accordance with Policy DM3 and NPPF paragraph 208.

Archaeology

103. There is considered to be low potential for archaeological interest on the site so no investigation is necessary.

Main Issue 4. Amenity

104. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraph 135.

Future occupiers

105. The dwelling would exceed minimum space standards and all habitable rooms would have adequate natural light and outlook. It is considered the replacement dwelling would offer a high standard of amenity and living conditions for future occupiers.

Neighbouring occupiers

106. On the east side, there are no first floor windows, only a roof light over the stairs, and the ground floor windows are proposed to be high level (cills at 1.65 metre above floor level) openings that would not offer any direct or intrusive views to the neighbours.
107. The distances to neighbouring dwellings, combined with screening from mature trees and oblique angles to gardens, mitigate any unacceptable overlooking or loss of privacy from other windows.
108. By concentrating the two storey height on the western side of the plot and reducing the height on the eastern side in comparison to the existing bungalow, it is not considered the scale and mass of the dwelling would result in any over-dominant or overshadowing impacts on neighbouring occupiers.
109. The swimming pool is an integral part of the dwelling and proposed for personal use only, but a condition ensuring there is no commercial use is recommended in the interests of protecting amenity.
110. The proposal is therefore considered acceptable in amenity terms.

Main Issue 5. Trees

111. Key policies and NPPF paragraphs – JCS1, DM7, NPPF paragraph 180.
112. As noted above, Town Close Road, as well as the wider Conservation Area, is characterised by extensive tree cover which positively contributes to the verdant character along the road, screening between properties and sense of enclosure.
113. Mature, mixed hedges form the site boundaries to Town Close Road and Orwell Road and there are also three mature trees within the western boundary: a wild cherry at the northwest corner, a sycamore adjacent to the existing bungalow and a hawthorn to the south of the dwelling. These are 12-16 metres high and the cherry and sycamore in particular occupy prominent positions in views of the site from Town Close Road.

114. The submitted tree survey classifies all three to be category C, however the Council's Arboricultural Officer considers the sycamore to be of moderate, rather than low, quality and notes that it displays a full, well-shaped crown in good health, with an estimated remaining life expectancy of at least 20 years. It is therefore considered to be in category B.
115. The application originally proposed removing both the sycamore and hawthorn and the submitted Arboricultural Implications Assessment asserted this was in order to 'accommodate the construction'.
116. Policy DM7 requires that trees and significant hedge and shrub masses should be retained as an integral part of the design, other than in exceptional circumstances. Following objections from the Council's Arboricultural Officer and in many local representations, the proposal has been amended to retain the hawthorn and sycamore.
117. It is noted that the application also originally proposed removing a mixed group in the northwest corner behind the cherry. These have since been removed without a Conservation Area notification having been made. However, there was no objection from the Arboricultural Officer to the removal of this small, low quality group and the previous approved scheme included a landscape scheme indicating their removal.
118. Representations on the amended proposal have raised concern about the feasibility of retaining the sycamore and hawthorn in close proximity to the proposed dwelling, especially considering the initial statement that they were proposed to be removed to accommodate the construction. The dwelling is also partly within the root protection area of a 24 metre high mature tulip tree within the front garden of the neighbouring dwelling.
119. A revised Arboricultural Implications Assessment sets out measures to protect the trees on and around the site during demolition and construction. As the foundations would be within the root protection areas of the sycamore and tulip trees, precautionary root pruning is proposed prior to excavation to eliminate any potential ripping of tree roots. New services shall either need to avoid root areas or, if connections are made to the existing, these should be hand dug.
120. Overhanging branches are also proposed to be pruned back on the sycamore and tulip trees to allow access for construction. Protective fencing is also proposed and the existing areas of hardstanding are said to provide suitable ground protection during construction. The Assessment concludes that if the above measures are carried out, the proposal would have no material effect on the health and/or value of the retained trees.
121. Having considered this revised Assessment, there are no objections from an arboricultural point of view and it is considered that these trees can be retained alongside the proposed development. It will, however, be necessary to ensure that all the tree works are carried out by a suitably qualified arborist and the extent of root pruning is suitably determined. Subject to these matters and the protection measures being secured by condition, it is considered that the proposal can be carried out and secure the healthy retention of the trees long term. It is appreciated that there representations have raised concern if this is feasible, but in the opinion of the Council's

Arboricultural Officer it is and it is not necessary to remove nor cause any harm to the trees to accommodate the development.

122. The important positive contribution that the cherry, sycamore and hawthorn trees make to the character and appearance of the site and wider Conservation Area has been appreciated through the consideration of this application. The representations which objected to any tree loss showed how they are valued locally. In light of this and the potential threat that any development which is not carried out in full accordance with the recommended protection measures could cause, it has been considered necessary to serve a tree protection order on the cherry, sycamore and hawthorn. This was served on 22nd November 2023 and representations can be made until 21st December 2023.

Main Issue 6. Transport

123. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 114-117.
124. The existing vehicular access would be retained as existing. The Highway Authority have no objection to this but would welcome replacement of the surface and provision of drainage to maintain run-off within the site. Any new hardsurfacing and drainage can be agreed by condition but it is not considered reasonable to insist that the existing access surface is replaced.
125. A carport/garage with space for two cars and additional motorcycle and cycle storage is proposed. The parking provision exceeds the maximum standard for new dwellings in this area (1.33 per dwelling), however it is appreciated this is a replacement, not new, dwelling. The existing dwelling has an integral double garage and large driveway and the approved scheme included a double garage and large hard surfaced area to the frontage.
126. In this context, it is not reasonable to restrict parking to only one or two vehicles, however the application has been amended to reduce the extent of hard surfacing that could be used for external parking. Drawings have demonstrated this area is just enough to manoeuvre cars in and out of the two carport spaces to enter and leave the site in a forward gear. This external space is therefore unlikely to be used for additional parking.
127. A dedicated and adequate area for bin storage is proposed within the site.

Main Issue 7. Biodiversity

128. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 8, 180, 1785-188.
129. A preliminary survey of the site found that the south facing bungalow roof had potential bat roosting features so a nocturnal survey was undertaken and found no bats emerging from the building. The site is likely to be used occasionally by foraging bats and the report recommends measures to mitigate the effect of lighting.
130. Mitigation measures to protect nesting birds and other species are also proposed.

131. A biodiversity enhancement strategy has subsequently been submitted which includes three bird boxes, two integrated bat boxes, an insect block and hedgehog holes in new and existing fences.
132. The implementation and future retention of these enhancements should be secured by conditions.

Main Issue 8. Energy and water efficiency

133. Key policies and NPPF paragraphs –DM1, JCS3, NPPF paragraphs 8, 1157, 164.
134. Policy JCS3 requires all new housing to meet water efficiency standards of 110 litres/person/day. This is based on the optional higher standard in Building Regulations.
135. The application has demonstrated that this is achievable for all the sanitary ware and white goods in the dwelling. It excludes the swimming pool which does not need to be included in the calculations for Building Regulations as the water is replaced over a greater time interval. The policy requirement for daily water consumption efficiency can therefore be achieved.
136. The inclusion of solar PV panels and air source heat pumps in the proposal is welcomed. These would heat the dwelling and also the pool. A cover over the indoor pool is also proposed to retain heat and prevent condensation to improve energy and water efficiency.
137. Full details of the siting and appearance of the solar panels and air source heat pump(s) should be agreed by condition, as should the noise impacts of the heat pumps.

Main Issue 9. Flood risk

138. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 165-175
139. The site is in a critical drainage catchment with areas at risk of surface water flooding on the surrounding roads and also within the site to the southern end.
140. The proposed extent of hardstanding to provide parking/turning space, paths around all sides of the dwelling and a patio to the rear is similar to that previously approved and would be in a permeable material that can be agreed by condition.
141. A soakaway is proposed to provide surface water drainage and it shall need to be demonstrated by condition that the infiltration is feasible here and the proposed system would be appropriately designed. Subject to this, the proposal would not increase the risk on or off site.
142. Green roofs have been considered and discounted due to the amount of rooflights and solar panels proposed, but an area of green wall is proposed at the rear and this is welcomed.
143. As the proposal is for a replacement dwelling, the vulnerability of the site to flooding would not increase and the basement would not provide any

habitable accommodation. Subject to the conditions concerning permeable hardsurfaces and surface water drainage, the proposal is acceptable in the critical drainage catchment in accordance with Policy DM5.

Main Issue 10. Nutrient Neutrality

144. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar

(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

145. The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

146. The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

147. (a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is to replace an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

148. Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

149. (b) River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is to replace an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

150. Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

151. There are no equality or diversity issues.

Local finance considerations

152. 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. 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.

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

Human Rights Act 1998

154. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

Section 17 of the Crime and Disorder Act 1998.

155. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Planning Balance and Conclusion

156. There is no objection to the loss of the existing dwelling and the proposal offers an opportunity to replace it with a new build that is more sympathetic and responsive to the distinct character of Town Close Road to make a positive contribution to the wider Conservation Area.

157. The bold, contemporary dwelling is a departure from the mass, form, design and materials of the most characteristic dwellings. However it is considered that the siting of the dwelling, the concentration of mass furthest from the neighbouring listed building and the incorporation of some locally distinct design and material features results in a development that is sufficiently sympathetic and responsive. High quality, complementary materials and landscaping can be secured by condition to ensure the character of the Conservation Area is preserved.
158. Amendments and proposed protection measures ensure that the significant trees can be retained so these continue to make a positive contribution to the Conservation Area alongside the new dwelling.
159. It is not considered there would be any unacceptable impacts or harm that cannot be mitigated through the compliance with the conditions listed below.
160. 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

161. To approve application 23/00479/F Fieldgate Town Close Road, Norwich, NR2 2NB and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. Arboricultural works to be carried out by a suitably qualified arborist;
 4. Works on site in accordance with arboricultural impact assessment, method statement and tree protection plan;
 5. Compliance with ecological mitigation measures;
 6. External materials to be agreed;
 7. Hard and soft landscape scheme to be agreed, notwithstanding any details shown in application (to include gate design, boundary treatments and external lighting);
 8. Surface water drainage scheme to be agreed;
 9. Details of solar PV and air source heat pump, including noise, to be agreed;
 10. Parking, access, turning space, cycle storage, bin storage and EV charging completed prior to first occupation;
 11. Implementation of biodiversity enhancement strategy;
 12. Swimming pool to be used incidental to use of dwelling only;
 13. Water efficiency.

Appendices: None

Contact officer: Planner

Name: Maria Hammond

Telephone number: 01603 989396

Email address: mariahammond@norwich.gov.uk



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

Notes:

The document is the property of David Trundle Design Services Ltd and may not be reproduced, stored or transmitted in any form or by any means without written permission © 2022

All dimensions are in millimetres unless stated otherwise

It is recommended that information is not copied off this drawing

This drawing should be read in conjunction with all other relevant information, specifications & schedules

If there is any discrepancy between the drawings, the drawings shall prevail

All dimensions to be checked on site prior to commencing work and are also subject to be subject to on-site

CONSTRUCTION (Design & Management) REGULATIONS 2016: David Trundle Design Services Ltd as a contractor or "Designer" will provide information to those responsible for the "Principal Designer" and to the client

David Trundle Design Services Ltd are responsible for the "Technical" part of the drawings included on this drawing only

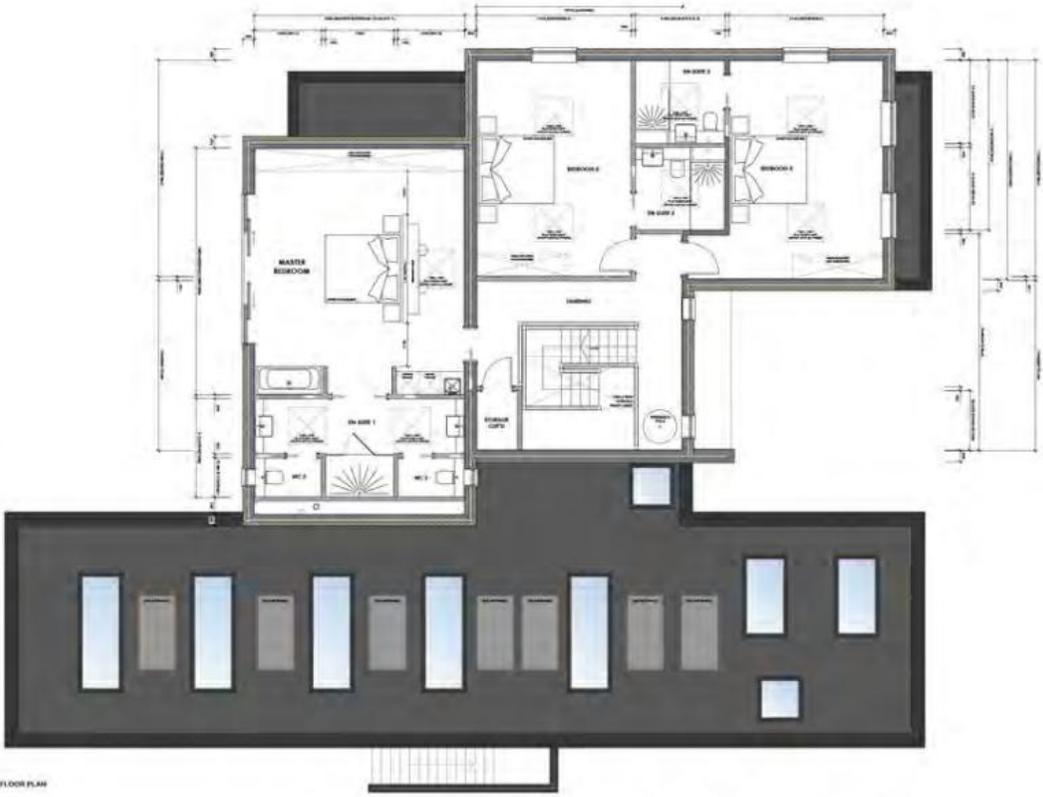
Architectural design has been carried out with due consideration for the safety during construction, occupation and maintenance of the proposed structure

The areas contain no asbestos or lead or other materials that would be present during building construction operations that would not likely be exposed to a completed structure

This information should be included as part or confirmation of the health and safety file for the project



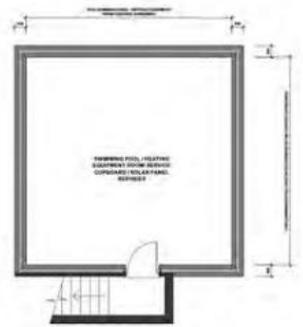
* ALL PROPOSED SITE AND FLOOR LEVELS TO MATCH EXISTING LEVELS, HEIGHTS AND LEVELS ABOVE GROUND LEVEL WILL MATCH EXISTING



PROPOSED FIRST FLOOR PLAN
SCALE: 1:50



PROPOSED GROUND FLOOR PLAN
SCALE: 1:50



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1:50

1	10/04/2022	ARCHITECTURAL DESIGN SERVICES
2	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
3	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
4	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
5	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
6	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
7	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
8	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
9	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016
10	10/04/2022	CONSTRUCTION (Design & Management) REGULATIONS 2016

PLANNING

trundle
DESIGN SERVICES

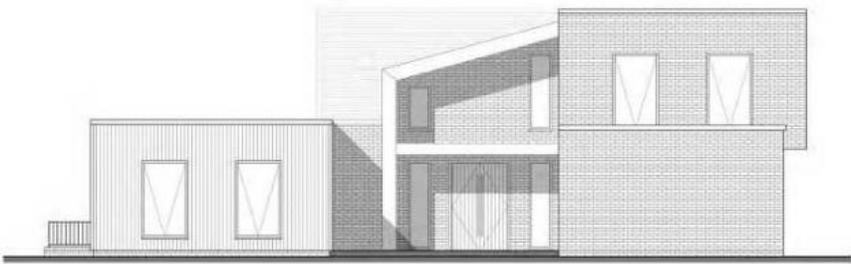
www.trundle.com

MRS C TAYLOR & MS O SIDNEY
FIELD GATE
TOWN CLERE ROAD
MORNINGTON
M20 2NR

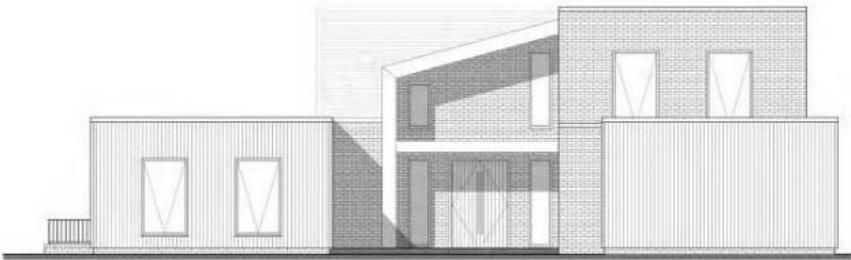
PROPOSED REPLACEMENT DWELLING:
PROPOSED FLOOR PLANS

AS STATED @ 40 APRIL 2022 10

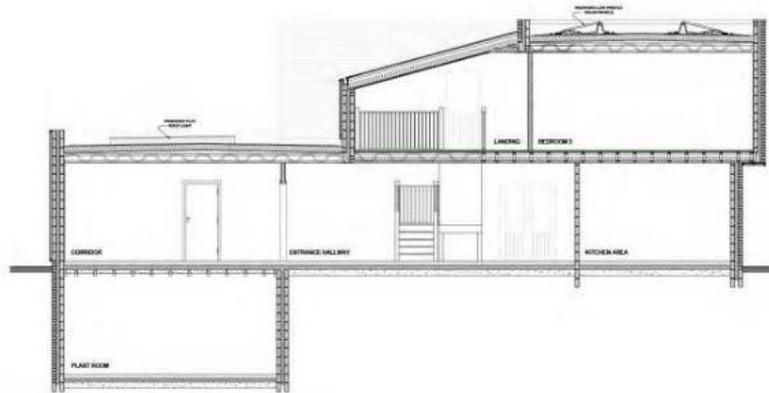
22-L18-PL202E



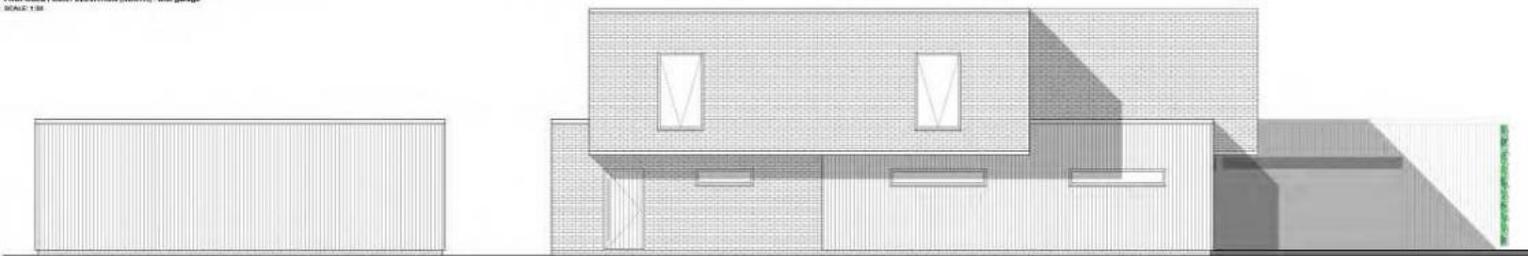
PROPOSED FRONT ELEVATION (NORTH) - without garage
SCALE: 1/50



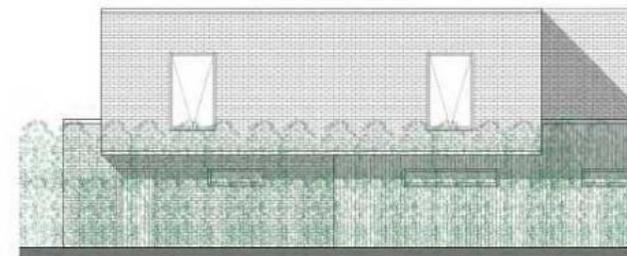
PROPOSED FRONT ELEVATION (NORTH) - with garage
SCALE: 1/50



PROPOSED TYPICAL SECTION
SCALE: 1/50



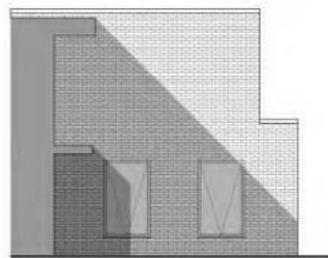
PROPOSED SIDE ELEVATION (WEST)
SCALE: 1/50



PROPOSED PART SIDE ELEVATION WITH EXISTING HEDGE (WEST)
SCALE: 1/50



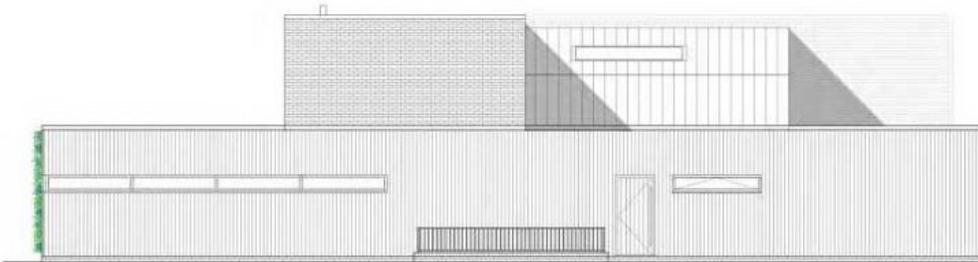
PROPOSED REAR ELEVATION (SOUTH)
SCALE: 1/50



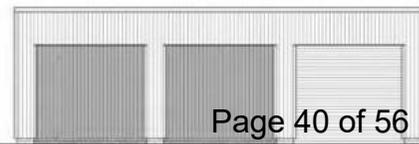
PROPOSED SIDE ELEVATION (EAST)
SCALE: 1/50



PROPOSED SIDE ELEVATION (EAST)
SCALE: 1/50



PROPOSED SIDE ELEVATION (EAST)
SCALE: 1/50



Notes

This document is the property of Trundley Design Services Ltd and shall not be copied, loaned, copied in part or in whole without written permission © 2022.

All dimensions are in millimetres unless stated otherwise.

It is recommended that information is not copied off this drawing.

This drawing should be read in conjunction with all other relevant information, specifications & schedules.

When drawing is received electronically it is the recipient's responsibility to print the document at the correct scale.

All dimensions to be checked on site prior to commencing work and any discrepancies to be advised immediately.

CONTRACTOR (Design & Management) MUST ATTEND SITE. Trundley Design Services Ltd are employed as 'Designer' and will provide information to those responsible for the 'Physical Design' and to the client.

Trundley Design Services Ltd are responsible for the 'Architectural Design' of the elements outlined on this drawing only.

Architectural design has been prepared without consideration for the safety during construction, occupation and maintenance of the finished structure.

The works contain no anti-seismic, lateral or other loads not provided for by routine construction operations that work will not readily be approved as a complete structure.

This information should be included as part or annexure of the health and safety file for the project.



*SEE ALL PROPOSED SITE AND FLOOR LEVELS TO MATCH EXISTING LEVEL HEIGHTS. ALL LEVELS ABOVE GRADING LEVEL WILL MATCH EXISTING.

FINISH SCHEDULE

[Symbol]	BRICKWORK (SEE DIMENSIONS AND NOTES)
[Symbol]	WALLS TO MATCH EXISTING (SEE DT)
[Symbol]	WALLS TO MATCH EXISTING (SEE DT)
[Symbol]	WALLS TO MATCH EXISTING (SEE DT)
[Symbol]	WALLS TO MATCH EXISTING (SEE DT)
[Symbol]	WALLS TO MATCH EXISTING (SEE DT)
[Symbol]	WALLS TO MATCH EXISTING (SEE DT)

NO.	DATE	DESCRIPTION	BY
1	10/01/2022	ISSUED FOR PERMIT	MR C TAYLOR
2	15/01/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
3	20/01/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
4	25/01/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
5	30/01/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
6	05/02/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
7	10/02/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
8	15/02/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
9	20/02/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR
10	25/02/2022	REVISED PERMIT CONDITIONS	MR C TAYLOR

PLANNING

trundley
DESIGN SERVICES
www.trundley.com

Project No: 22-18-PL203D

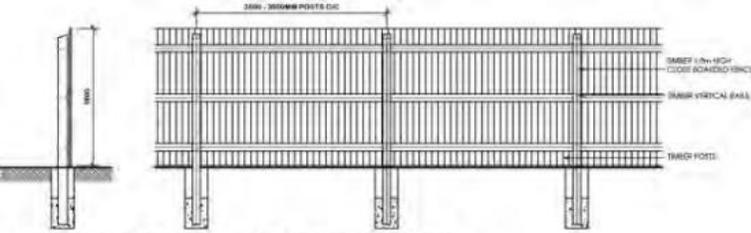
MR C TAYLOR & MS D SIDNEY
FIELD-GATE
TOWN-CLOSE-ROAD
BORWICH
NG2 2NS

PROPOSED REPLACEMENT DWELLING

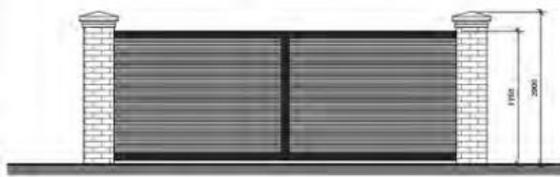
PROPOSED ELEVATIONS

DATE: AS STATED @ A1 APRIL 2022

PROJECT: 22-18-PL203D



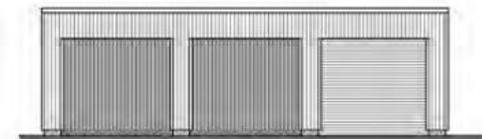
PROPOSED 1.8m CLOSE BOARDED FENCE ELEVATION & SECTION
SCALE: 1:50



PROPOSED GATE ENTRANCE ELEVATION
SCALE: 1:50



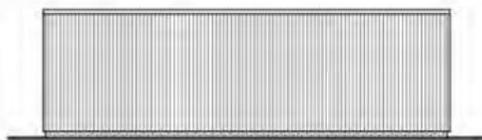
PROPOSED STYLE OF GATES



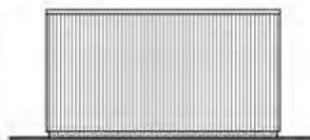
PROPOSED FRONT ELEVATION (EAST)
SCALE: 1:100



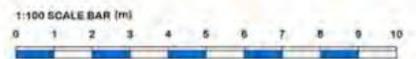
PROPOSED SIDE ELEVATION (SOUTH)
SCALE: 1:100



PROPOSED REAR ELEVATION (WEST)
SCALE: 1:100



PROPOSED SIDE ELEVATION (NORTH)
SCALE: 1:100

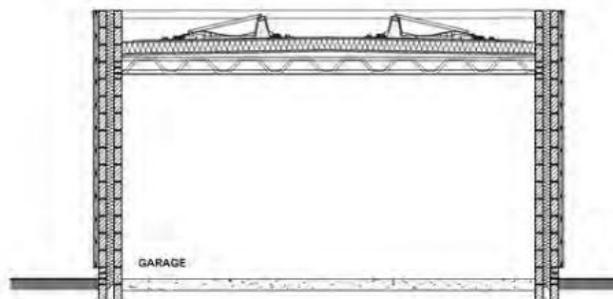


* NB: ALL PROPOSED SITE AND FLOOR LEVELS TO MATCH EXISTING LEVEL HEIGHTS. ALL LEVELS ABOVE GROUND LEVEL WILL MATCH EXISTING.

FINISHES SCHEDULE	
	ANNIQUATE GREY ALUMINIUM FLASHING CORNER
	VERTICAL TIMBER CLADDING - TYP. TIC
	SHARPEY TACKING BROWN



PROPOSED ROOF PLAN
SCALE: 1:100



PROPOSED GARAGE / CARPORT TYPICAL SECTION
SCALE: 1:50

Rev	Date	Description
F	13.12.2022	DOUBLE EYE CHAMBERING PAPER ADDED
E	21.11.2022	E FRONT BOUNDARY WALL REMOVED AND REPLACED WITH 1.8m HIGH CLOSE BOARDED FENCE AND DETAIL ADDED
D	28.07.2023	TYPICAL SECTION UPDATED
C	25.07.2023	HEIGHT OF GARAGE UPDATED
B	15.08.2022	PROPOSED GATE UPDATED & IMAGE ADDED
A	19.06.2022	UPDATED TO SAY CLIENTS COMMENTS

Revisions

Drawing Status: **PLANNING**



www.trundley.com

Email: enquiries@trundley.com

Salgate Barn
Islington Road
Tilney All Saints
King's Lynn
Norfolk
PE34 4RY

Tel: 01553 617700
Fax: 01553 617874

Project Title:
**MR C TAYLOR & MS D SIDNEY
FIELD GATE
TOWN CLOSE ROAD
NORWICH
NR2 2NB**

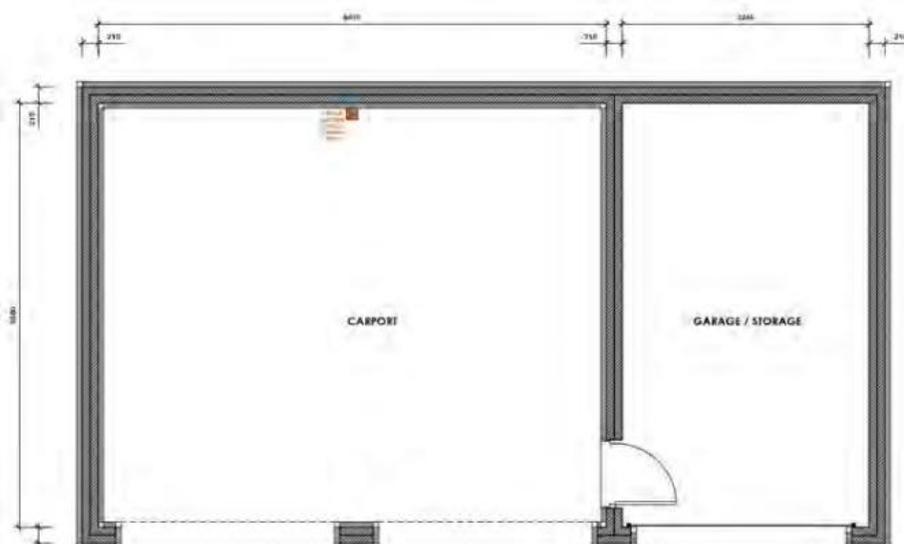
PROPOSED REPLACEMENT DWELLING

Drawing Title:
**PROPOSED GARAGE / CARPORT PLANS,
ELEVATIONS AND PROPOSED ENTRANCE GATE
ELEVATION AND TYPICAL SECTION**

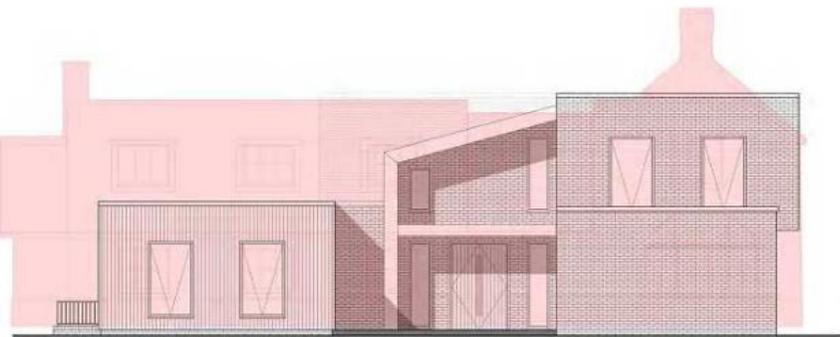
Scale: AS STATED @ A2 Date: APRIL 2023 Drawn: TN

Drawing Number: 22-L18-PL204F

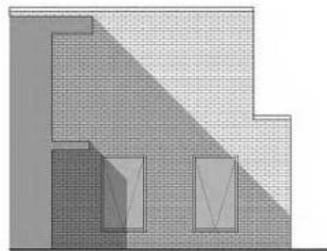
Checked By: Date:



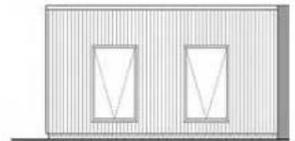
PROPOSED GARAGE / CARPORT FLOOR PLAN
SCALE: 1:50



PROPOSED FRONT ELEVATION (NORTH) - without garage
SCALE: 1:50



PROPOSED SIDE ELEVATION (EAST)
SCALE: 1:50



PROPOSED SIDE ELEVATION (EAST)
SCALE: 1:50

1:50 SCALE BAR

0 0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0

*** MR. ALL PROPOSED SITE AND FLOOR LEVELS TO MATCH EXISTING LEVEL HEIGHTS. ALL LEVELS ABOVE GROUND LEVEL WILL MATCH EXISTING.**

FINISHES SCHEDULE

[Symbol]	BRICKWORK (EXTERIOR)
[Symbol]	BRICKWORK (INTERIOR)
[Symbol]	CONCRETE (EXTERIOR)
[Symbol]	CONCRETE (INTERIOR)
[Symbol]	GLASS
[Symbol]	WOOD (EXTERIOR)
[Symbol]	WOOD (INTERIOR)
[Symbol]	PLASTER (EXTERIOR)
[Symbol]	PLASTER (INTERIOR)
[Symbol]	PAINT (EXTERIOR)
[Symbol]	PAINT (INTERIOR)

Notes:

This document is the property of David Trundley Design Services Ltd and may not be disclosed, copied or printed in part or in whole without the prior permission of David Trundley Design Services Ltd.

All dimensions are in millimetres unless otherwise stated.

It is recommended that all dimensions are taken from this drawing.

This drawing should be used in conjunction with all other drawings and specifications. It is the responsibility of the client to ensure that all dimensions are taken from the correct drawings.

All dimensions for elements to be constructed shall be taken from the finished face of the element unless otherwise stated.

CONSTRUCTION (Design & Manufacture) SHALL BE THE RESPONSIBILITY OF THE CLIENT. David Trundley Design Services Ltd are responsible for the design of the elements included in this drawing only.

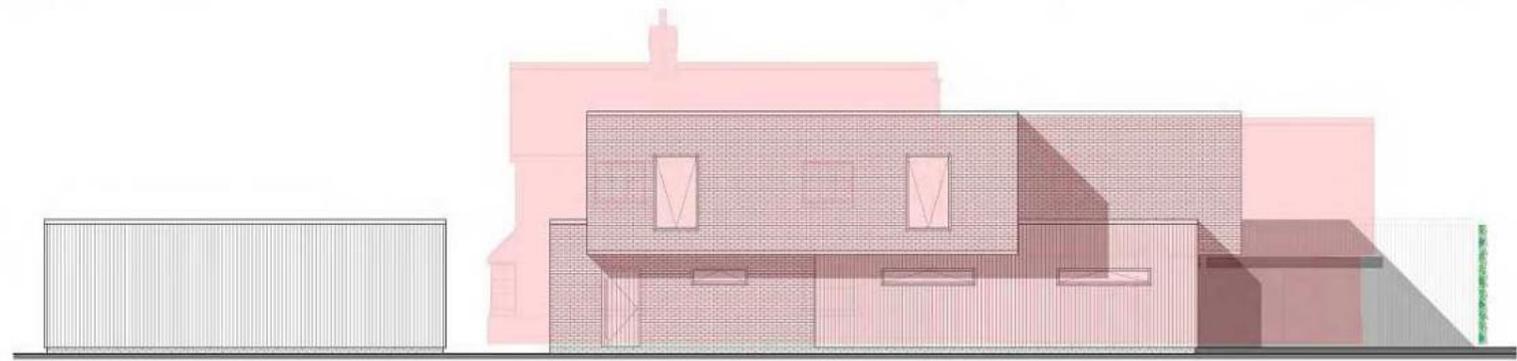
David Trundley Design Services Ltd are responsible for the design of the elements included in this drawing only.

All work shall be done in accordance with the relevant building regulations and standards. It is the responsibility of the client to ensure that all work is done in accordance with the relevant building regulations and standards.

The information provided in this drawing is for information only and does not constitute an offer of any services or products.

PREVIOUSLY APPROVED FOOTPRINT = 261m² (+ 39m² GARAGE)
PROPOSED FOOTPRINT = 316m² (+ 63m² GARAGE)
DIFFERENCE = 55m² (exc GARAGE)

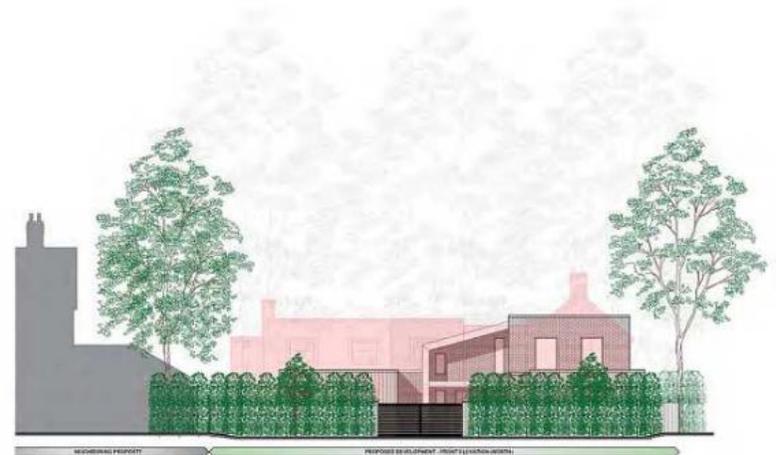
PREVIOUSLY APPROVED OVERALL FLOOR AREA = 361m² (+ 32m² GARAGE)
PROPOSED OVERALL FLOOR AREA = 467m² (+ 56m² GARAGE)
DIFFERENCE = 106m² (exc GARAGE)



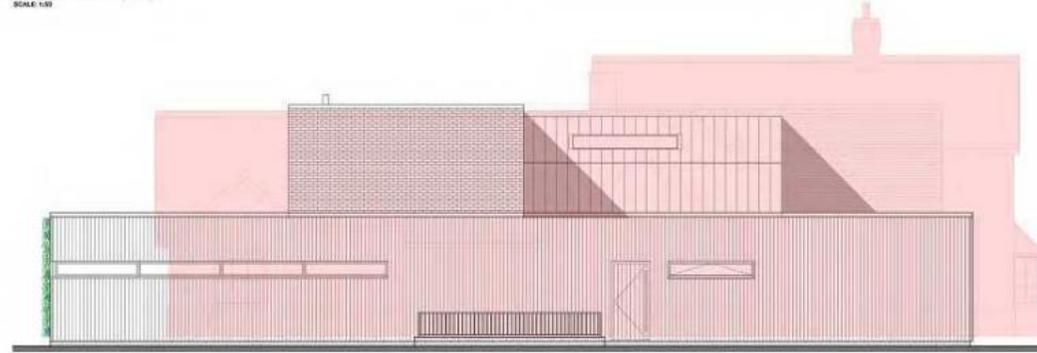
PROPOSED SIDE ELEVATION (WEST)
SCALE: 1:50



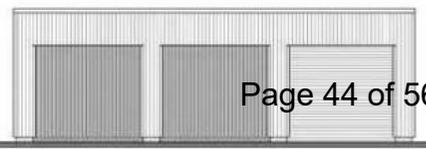
PROPOSED REAR ELEVATION (SOUTH)
SCALE: 1:50



PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 1:50



PROPOSED SIDE ELEVATION (EAST)
SCALE: 1:50



NO.	DATE	DESCRIPTION
1	15/07/2023	ISSUED FOR PERMIT APPLICATION
2	15/07/2023	ISSUED FOR PERMIT APPLICATION
3	15/07/2023	ISSUED FOR PERMIT APPLICATION
4	15/07/2023	ISSUED FOR PERMIT APPLICATION

PLANNING

trundley
DESIGN SERVICES

www.trundley.com

MR C TAYLOR & MS D SIGNEY
FIELD GATE
TOWN CLOSE ROAD
KORNICH
NE2 2ND

PROPOSED REPLACEMENT DWELLING

PROPOSED ELEVATIONS WITH PREVIOUSLY APPROVED PROJECT OVERLAYS

AS STATED @ 01 JULY 2023

22-P18-PL211C

Committee name: Planning applications

Committee date: 11/01/2024

Report title: Application no 23/13232/F 72 Britannia Road, Norwich, NR1 4HS

Report from: Head of planning and regulatory services

OPEN PUBLIC ITEM

Purpose:

To determine:

Application no: 23/01312/F
Site Address: 72 Britannia Road, Norwich. NR1 4HS
Decision due by: 26/01/2024
Proposal: Single storey rear extension and alterations.
Key considerations: Design; amenity
Ward: Thorpe Hamlet
Case Officer: Matthew Hickie
Applicant/agent: Mr Matthew Ecclestone

Reason at Committee: The applicant is an immediate family relation of a member of staff who works in the planning service.

Recommendation:

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 35 of this report, and grant planning permission.



© Crown Copyright and database right 2023. Ordnance Survey 100019747.

Planning Application No 23/01312/F
 Site Address 72 Britannia Road

Scale 1:750



NORWICH
City Council
 PLANNING SERVICES



The site and surroundings

1. Britannia Road is situated to both the north and south of Kett's Hill. The part of road in question connects to a cross road and directly across to Montcalm Road, which is a cul de sac.
2. The property is a two storey terrace house, of Victorian era design, in a primarily residential neighbourhood, located on the south side of Kett's Hill.
3. Within the vicinity there is Lionwood Junior school, of which car parking is located around the corner from the proposed site on Wolfe Road. There are some other local businesses distributed around adjacent streets, but the area is primarily characterised by residential properties.
4. Houses on this street do not have off street parking, however parking is available on both sides of the road.
5. Properties have small front paths and a small area of front garden or yard space; the uses of which vary from house to house between garden planting and bin storage.
6. The design of the property has a red brick front elevation on the ground floor, with a clay pantile pitched roof on the main building and front bay window. The first floor elevation is finished with a pebble render.
Building materials vary across properties and include red brick, coloured render pebble render and clay pantile roof.
7. The properties share a rear garden boundary with the gardens of houses on Quebec Road. A small number of trees of varied age and size are located within the enclosed areas of these back to back gardens.

Constraints

8. No constraints

Relevant Planning History

9. No relevant planning history

The Proposal

10. The proposal is to extend and convert the rear ground floor bathroom into a new open plan kitchen and dining room.
11. This proposal will involve demolition of the rear bathroom and erection of a larger new extension which extends beyond both the rear and side elevations of the property, covering most of the existing patio within the garden, but leaving the green space unaffected. There will still be access to the property from the side walkway between the side elevation and the boundary fence. The proposal will change the access point from the side to the rear elevation, where the existing dining room window is located. The existing kitchen door will be removed, and a new window installed.
12. Other works noted on the plans include the installation of rooflights. These are permitted development and therefore do not form part of the assessment below.

Summary of Proposal – Key facts:

13. The key facts of the proposal is summarised in the tables below:

Scale	Key Facts
No. of storeys	1
Max. dimensions	Existing bathroom to be demolished: 1.8m x 2.6m Proposed extension: 3.7m x 3.5m

Appearance	Key Facts
Materials	Red brick for making good and black brick for extension. Flat rubber EPDM roof for extension. Painted timber or PPC aluminum for windows and doors.

Representations

14. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

No consultations have been undertaken.

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)

- JCS2 Promoting good design

16. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design

17. Relevant sections of the National Planning Policy Framework 2023 (NPPF):

- NPPF8 Promoting healthy and safe communities
- NPPF12 Achieving well-designed and beautiful places

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 Policy Framework (NPPF), the council's 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

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 131-141.

20. Design assessment

- The design of the extension will use black brick walls with a flat, rubber EPDM roof. This will replace the rear room made from red brick with a clay pantile roof. This is not an ideal design change from the original pitched design, and is less common on this street, however immediate neighbours at number 70 do have flat roof on a rear two storey section of the house, which would share the boundary with the proposed extension.
- Rear flat roofs are more common at the houses on Quebec Road that share rear garden boundaries with Britannia Road.
- This development will not be visible from the public realm, so the impact of its design change is minimal. Further to this it is shielded from rear view from houses of Quebec Road by large trees at the boundary of the gardens.

Main Issue 2. Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraph 135.

- No amenity issues regarding overlooking, outlook or overshadowing would be caused by the rear extension.
- New points of overlooking may be caused by the rear and front roof lights. As the loft floor is at the height of the eaves this allows the pitched roof lights to be closer to the floor, and therefore closer to eye-level. The direct views would be toward the gardens of houses on Wolfe Road both to the east and west of the property. However, these additional elements of the plans would be considered permitted development and are therefore considered acceptable.

Main Issue 3. Nutrient Neutrality

Site Affected:	(a)	Broads SAC/Broadland Ramsar
	(b)	River Wensum SAC
Potential effect:	(a)	Increased nitrogen and phosphorus loading
	(b)	Increased phosphorous loading

22. The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

23. The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

24. (a) Broads SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (eg. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

25. Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

26. (b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

27. Conclusion: It is not necessary to carry out an assessment under the Habitats regs

Equalities and diversity issues

28. No equality or diversity issues.

S106 Obligations

29. No S106 Obligations

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. 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.

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

Human Rights Act 1998

32. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

Section 17 of the Crime and Disorder Act 1998.

33. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Planning Balance and Conclusion

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

35. To approve application 23/01312/F - 72 Britannia Road, Norwich, NR1 4HS and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

Contact officer: Planner

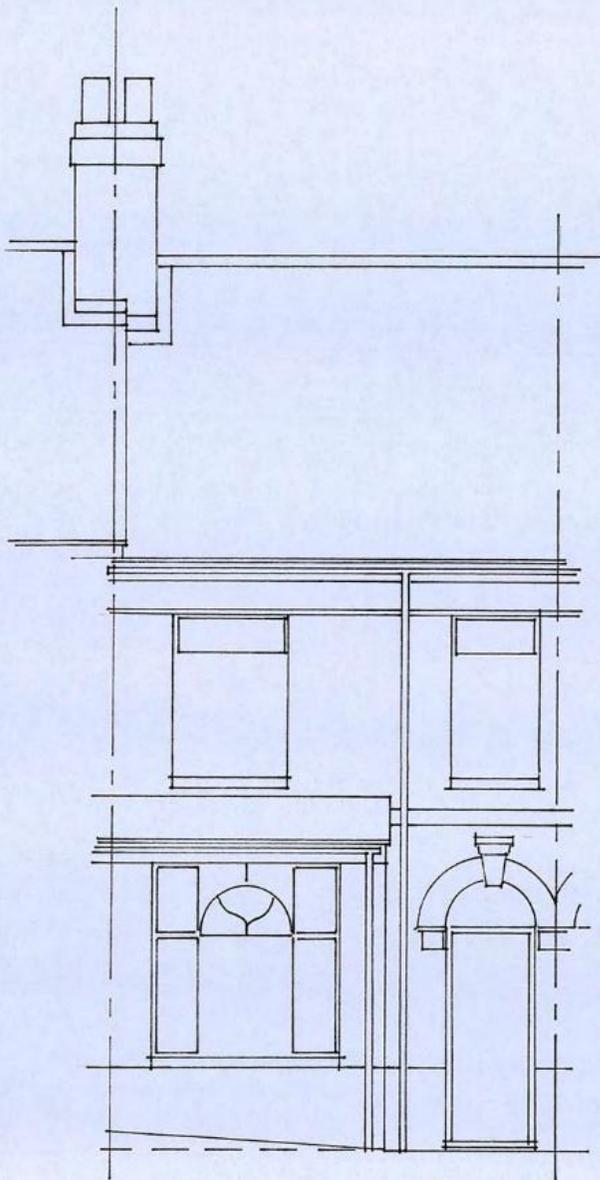
Name: Matthew Hickie

Telephone number: 01603 989640

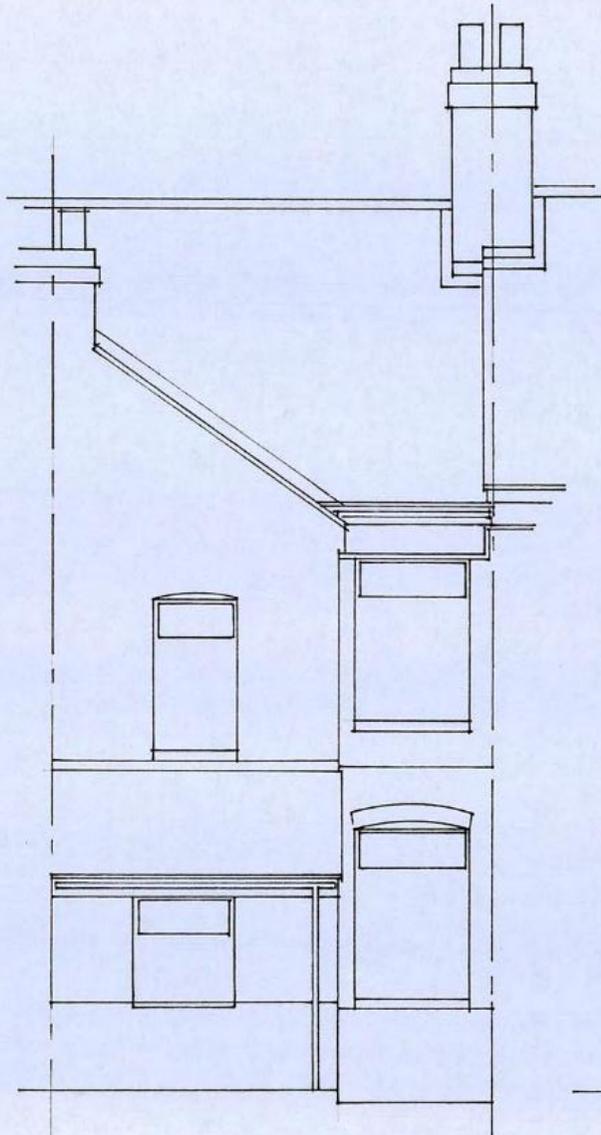
Email address: matthewhickie@norwich.gov.uk



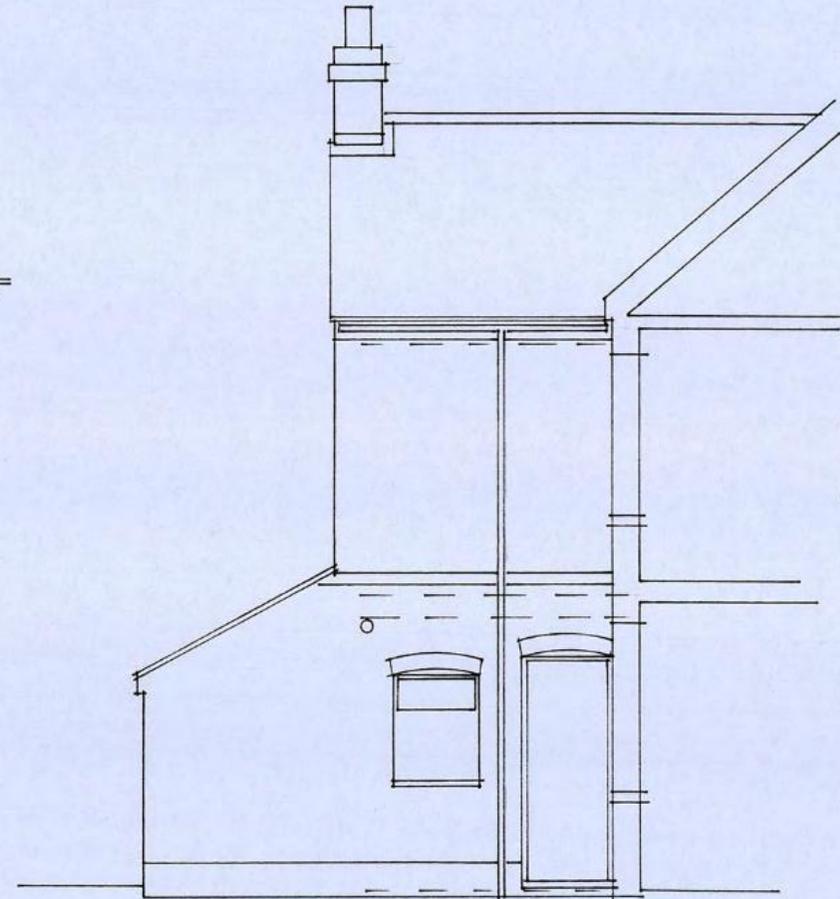
If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.



EXISTING FRONT

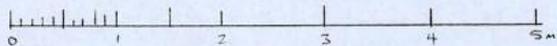


EXISTING REAR



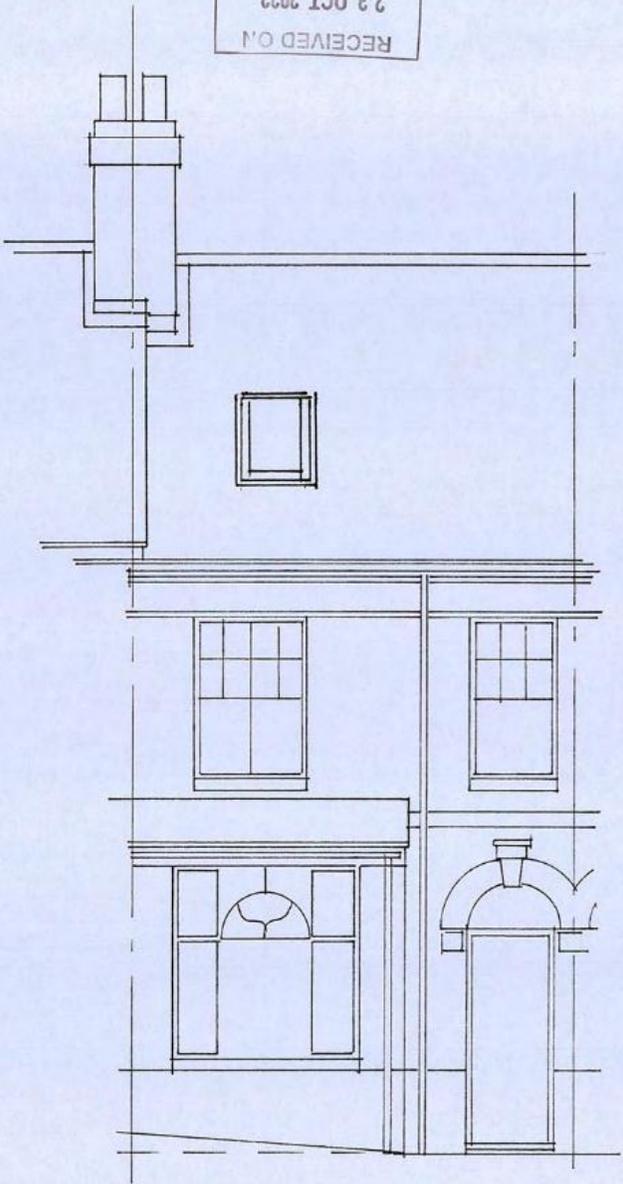
EXISTING SIDE

1:50 (A) A3

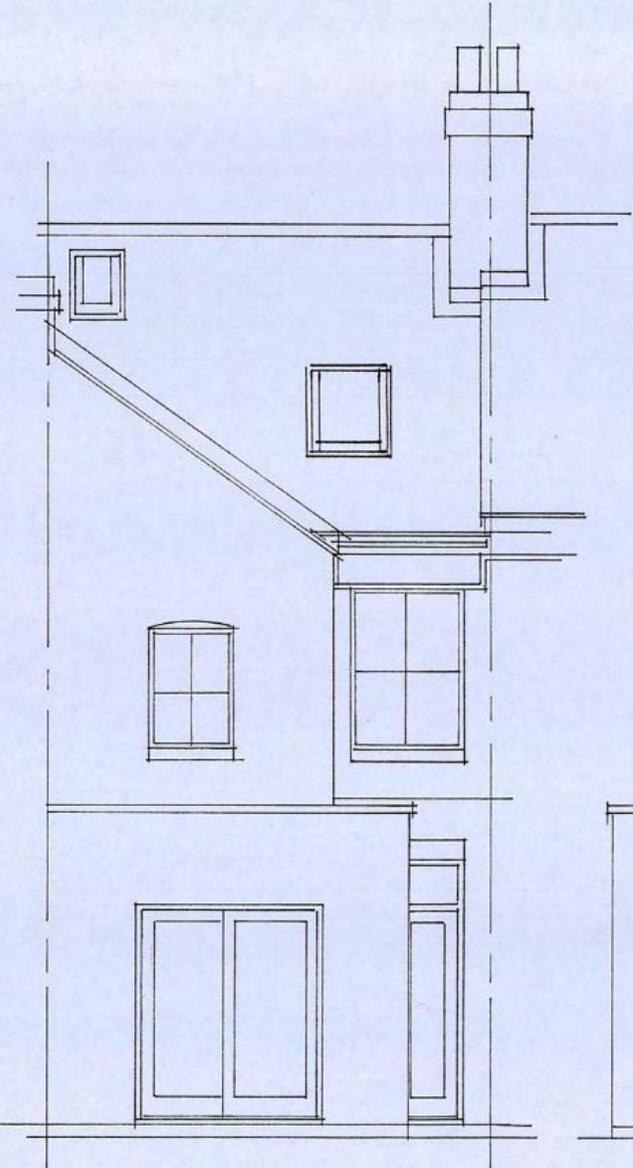


RECEIVED ON
23 OCT 2023
BST 08

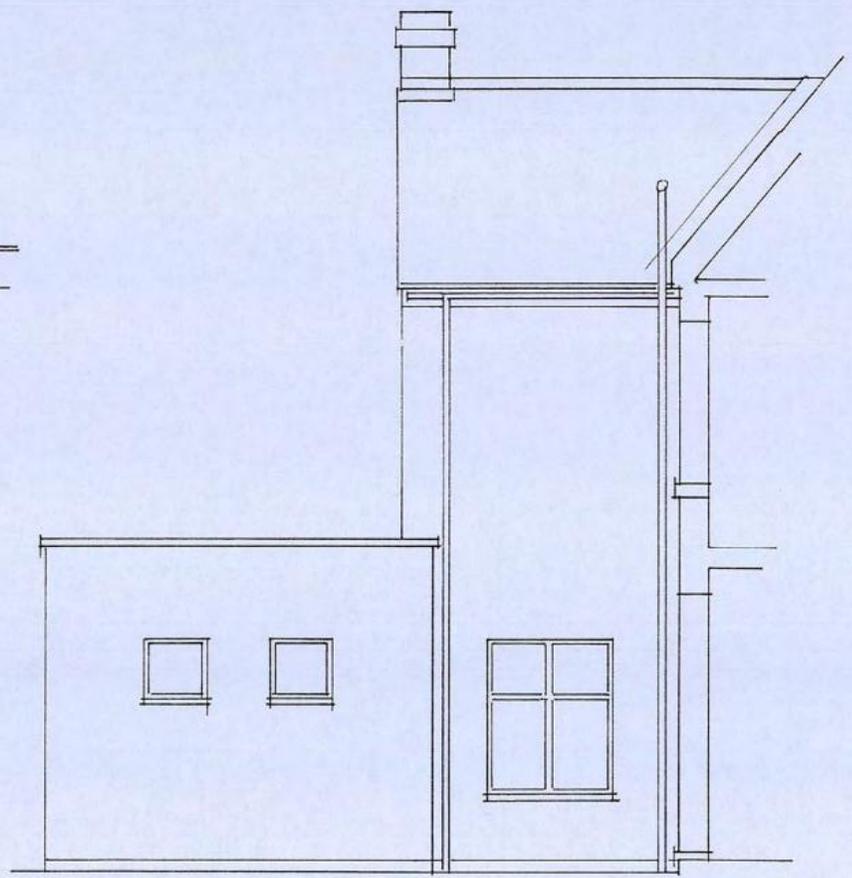
RECEIVED ON
23 OCT 2023
BST 08



PROPOSED FRONT

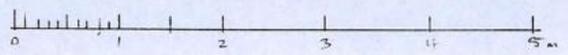


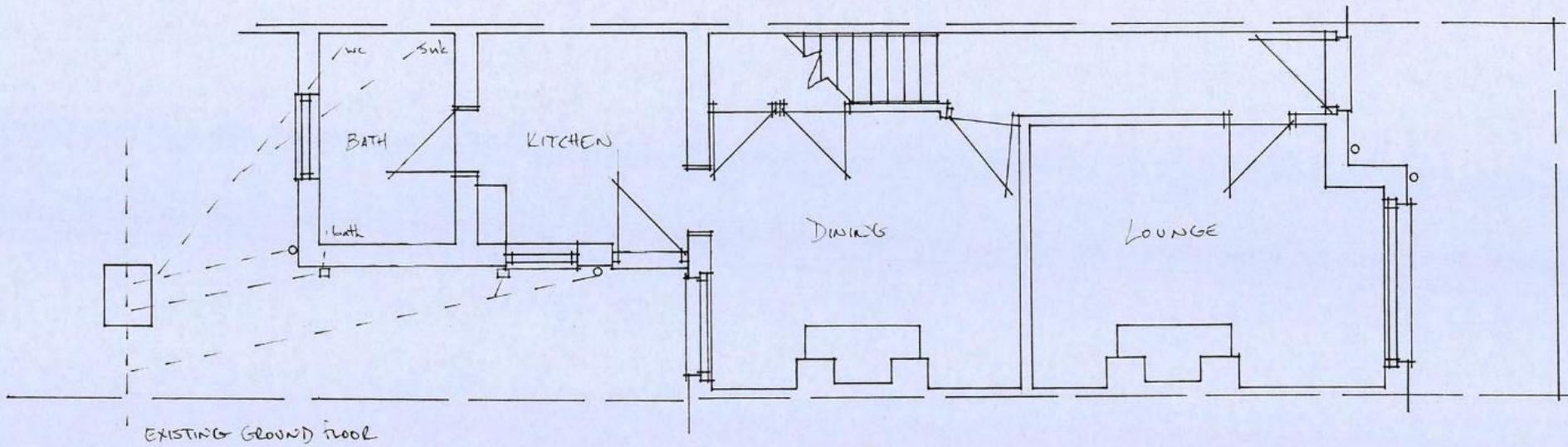
PROPOSED REAR



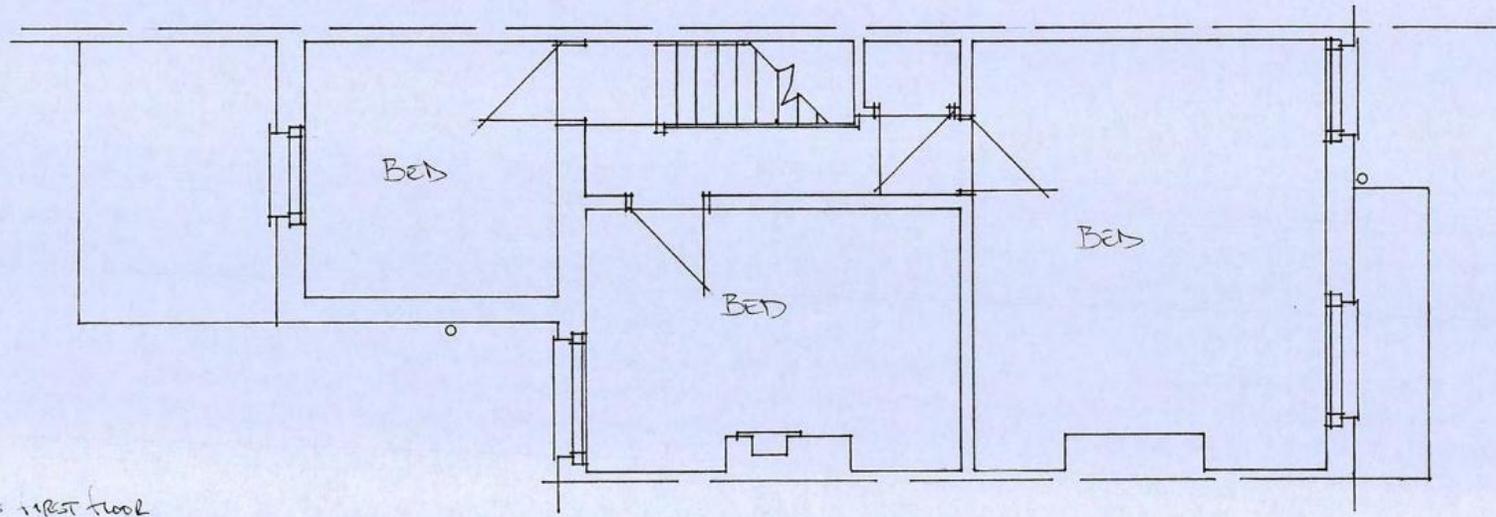
PROPOSED SIDE

1:50 @ A3





EXISTING Ground floor



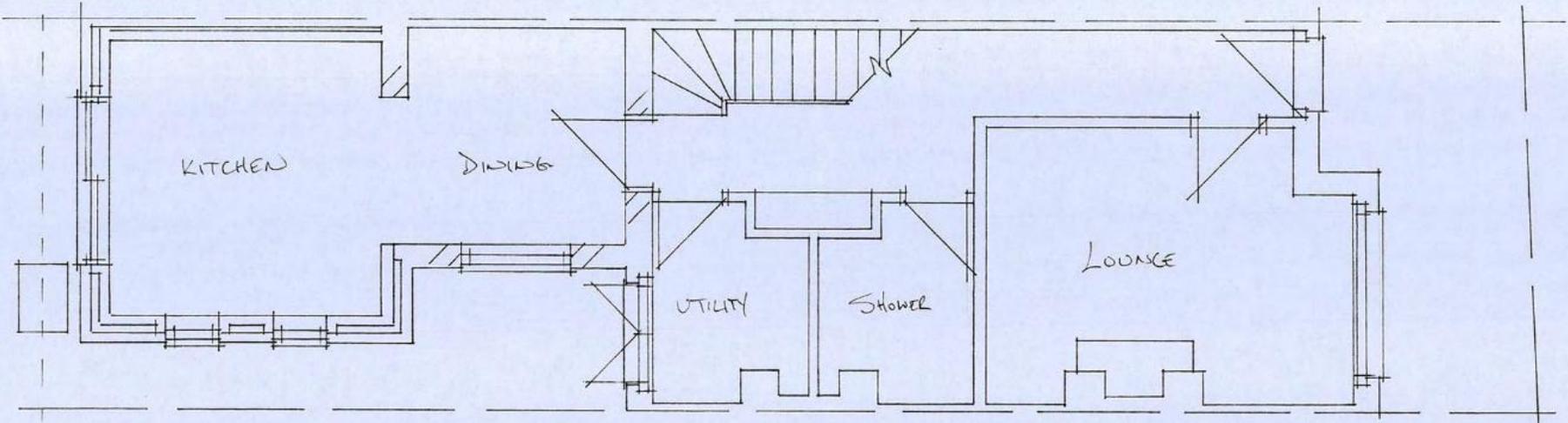
EXISTING 1st floor

RECEIVED ON
23 OCT 2023
BST 08

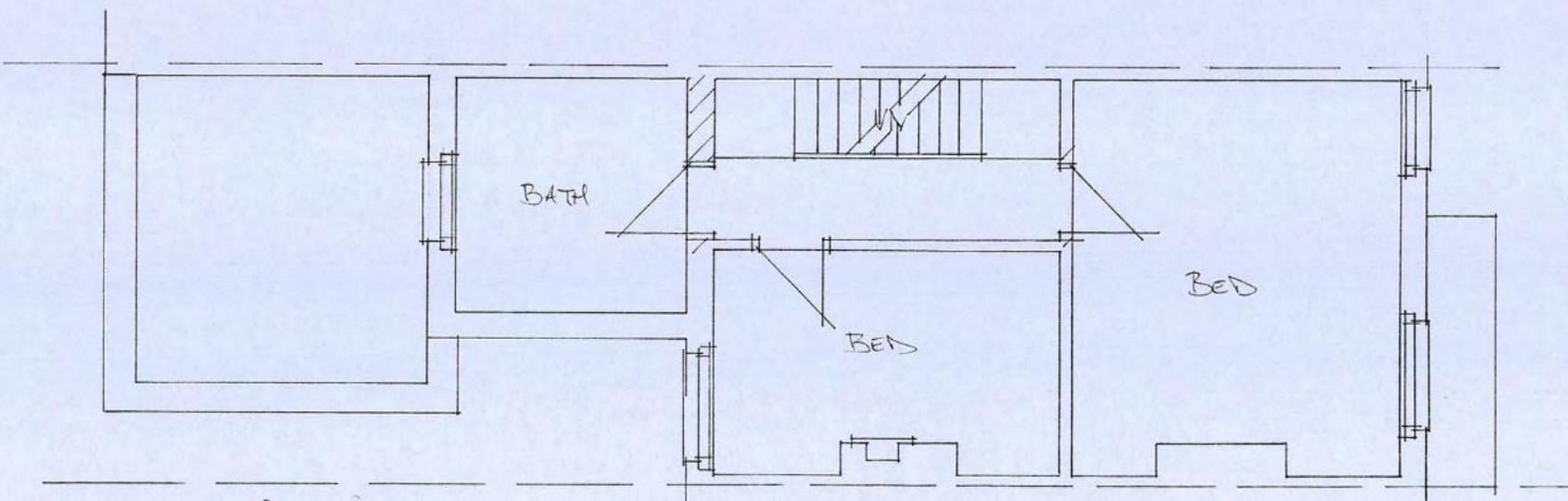
1:50 @ A3



RECEIVED ON
23 OCT 2023
BST 08



Proposed Ground floor



Proposed first floor

1:50 @ A3

