

Report to Planning applications committee
Date 8 November 2012
Report of Head of planning services
Subject 11/01074/F Site of Former 18 Penn Grove Norwich

Item
5(5)

SUMMARY

Description:	Erection of new residential building to incorporate 9 flats (all 2 bedroom) with off-street parking.
Reason for consideration at Committee:	Objection and support
Recommendation:	Approve subject to s106 agreement
Ward:	Mile Cross
Contact Officer:	Mrs Joy Brown 01603 212542
Valid Date:	9th August 2011
Applicant:	Mr Ben Pickard
Agent:	Crispin Lambert

INTRODUCTION

The Site

Location and Context

1. The application site is situated on the south east side of Penn Grove which is a predominately residential street off Aylsham Road in the Mile Cross Ward. The site is currently vacant having previously been occupied by the White Cottage Public House. The public house has been demolished and the site is now overgrown. The land drops down to the east and also to the south.
2. Directly to the south west of the site there are 2 storey terrace properties which face the street and to the north east there are also two storey properties which are at a right angle to Penn Grove. The rear gardens of the houses are separated from the site by an access footpath. A block of garages face onto Penn Grove to the north east of the application site. The site backs onto Waterloo Park Close which mainly consists of two storey semi detached properties. On the opposite side of Penn Grove and slightly to the north west there is a 3 storey block of flats. In the main the dwellings on Penn Grove are local authority owned except for those which have been bought by residents.

Constraints

3. None.

Planning History

08/00213/F - 8 no. two bedroom flats, 2 no. one bedroom flats, 1 no. two bedroom detached house. (REF - 11/06/2008)

09/00448/F - Proposed residential development to incorporate 9 flats (8 no. two-bedroom flats and 1 no. one-bedroom flat) with off-street parking. (REF - 28/08/2009)

Application 09/00448/F was refused for three reasons which are summarised as follows:

- 1) The proposal would create overlooking to the dwellings to the side and rear due to the provision of walkways on the first and second floors and due to opening panels on the side windows
- 2) The positioning of the cycle store is not satisfactory and the provision and location of the bin store is not adequate.
- 3) The amenity areas to the front of the building do not have an adequate relationship with the residential flats which would result in a lack of use and poor maintenance.

Equality and Diversity Issues

4. There are no significant equality or diversity issues.

The Proposal

5. This application is for full planning permission for the redevelopment of the site with 9 no. flats, new vehicle access, parking for 9 vehicles and landscaping comprising of hedging, walls, fences, paths, cycle storage and bin stores.
6. The proposed flats are to be arranged in a single block with the south west section being three storeys in height and the north east section being two storeys in height. The block will be set back from the highway by around 4m which is in line with the two storey terrace properties to the south west. Access to the individual flats would be via two staircases to the rear, one of which serves the three storey element with the other serving the two storey element. The two staircases are to be enclosed with high level glazing.
7. A new vehicular access is to be created via the three storey element and a single car parking space is to be provided for each flat to the rear. Within the car parking area it is proposed to have a covered and secure cycle store which will accommodate ten cycles. An area is to be provided within the undercroft for the storage of bins.
8. An area of communal space for the first and second floor flats is to be provided to the rear of the building and private rear garden area is to be provided for the ground floor flats. In addition the ground floor flats will have a garden area to the front of the premises, access of which will be via the main bedroom and the two flats on the second floor will have balconies on the front elevation, access to which will be via the living rooms.

9. The building is of contemporary design with a light grey aluminium curved roof and cream coloured render on the walls. It is proposed that the joinery will be stained timber and the rainwater goods will be black upvc. The height to the eaves of the two storey element is around 5.1m with the height to the three storey element being 7.7m. At the highest point, the proposed building will be around 9.5m. Photovoltaic panels are to be fixed to the curved roof on the rear elevation.
10. The proposal has been amended from the previously refused scheme. The amendments include the following:
- (i) The external walkways to the rear have been omitted and access to the flats is via staircases and internal corridors.
 - (ii) The windows on the side elevations are now shown as being obscure glazed and fixed shut.
 - (iii) The cycle store has been repositioned from the rear to adjacent to the rear staircase of the building.
 - (iv) The positioning of the bin stores have been relocated to the undercroft.
 - (v) The amenity area to the front of the properties is being retained however access is now provided through the main bedroom.
11. The submitted plans have been amended slightly during the process of assessing the application, due to concerns raised by the case officer. It was considered that the size of the shared amenity space was not sufficient and that the front gardens could become unkempt and have a detrimental impact on the visual amenities of the area. Sufficient details were also not provided of the PV panels. Following advice from the case officer the applicant submitted further details and amended the following:
- (i) the size of the shared amenity space has been increased by reducing the length of the corridor to the stairwell for the two-storey element and by reducing the depth of the rear garden to flat 3.
 - (ii) The PV panels have been relocated to the southern most staircase corridor.
 - (iii) The landscaping to the front gardens has been changed so it is predominately paved with a low wall and hedging rather than grass.
12. A further consultation period took place on the amendments.

Representations Received

13. Adjacent and neighbouring properties have been notified in writing. Four neighbouring residents have objected to the application, a petition has been submitted to the Council in support of the application which has been signed by 18 households on Penn Grove and a letter of representation has been received from the Norwich Society. The issues raised are summarised in the table below.

14.

Issues Raised	Response
Objections	
The plans have changed little since the previous design. In particular part of the building is still 3 storeys and still has a stairwell to the rear.	See paragraphs 10 and 11 for details of the changes.
Due to the height of the building, it will overshadow the properties surrounding it. The proposed buildings are still too close and too high to properties on Waterloo Park Close. They are overpowering, will lead to overlooking and are an infringement upon the privacy of residents.	See paragraphs 30 and 32
The design of the properties is not in keeping with others in the area and the staircases do not enhance the building. It is higher than the previous public house and there are no other three storey properties on this site of Penn Grove or on Waterloo Park Close. The height will have a detrimental impact upon the visual amenity of the skyline.	See paragraphs 33-37
A two storey building running parallel with Penn Grove which did not encroach past the original foot print of the main storey part of the pub would be more acceptable.	See paragraphs 33-37
The proposal will decrease the value of properties on Waterloo Park Close.	Not a material planning consideration.
Support	
The design is acceptable.	See paragraphs 33-37
The site is currently an eyesore and used to illegally fly tip rubbish which has had a detrimental effect on the local area and residents closest to the site. We wish to see the site developed and support the application.	Comment noted and see paragraphs 52

Consultation Responses

15. Local Highway Officer – No objection on transportation grounds subject to confirmation of the following:

- 1) Choice of material for car parking area to be considered
- 2) Porous materials for any hardstanding
- 3) Vehicle cross over required and white T bar across access
- 4) Bollards to prevent flyparking
- 5) Bin store design to be considered
- 6) Cycle store to have 5 Sheffield stands

- 7) Consideration given to provision of street trees
- 8) Parking spaces to be numbered or have lockable bollards.

16. Norfolk Constabulary – The design and access statement does not adequately demonstrate how crime prevention measures have been considered. There is no information about what the boundary treatment will be on either side, to the rear and to the front. The undercroft entry from Penn Grove has little natural surveillance. The location of the refuse bins is a fire hazard and bins should be secured. The cycle store and car parking space 1 and 3 are not overlooked by any of the properties. The communal drying area should be enclosed and have a secure access.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENG1 – Carbon Dioxide Emissions and Energy Performance

ENV7 - Quality in the Built Environment

WAT1 – Water Efficiency

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

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 12 – Remainder of Norwich area

Policy 20 - Implementation

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

NE9 - Comprehensive landscaping scheme and tree planting

HBE12 - High quality of design in new developments

EP22 - High standard of amenity for residential occupiers

HOU13 – Proposals for new housing development on other sites

HOU18 – Conversion of properties to houses of multiple occupation and building flats

TRA6 - Parking standards - maxima

TRA7 - Cycle parking standards

TRA8 - Servicing provision

Other Material considerations

Written Ministerial Statement: Planning for Growth March 2011

Interim statement on the off-site provision of affordable housing December 2011

The Localism Act 2011 – s143 Local Finance Considerations

Principle of Development

Policy Considerations

17. The principle of a residential development is acceptable on this site and none of the previous reasons for refusal related to the acceptability of housing on this site in principle. In accordance with the National Planning Policy Framework and local planning policies, the proposal promotes the redevelopment of previously developed land in an accessible location with good access to local shops and bus routes which serve the city centre. The site is not allocated for development and as such policy HOU13 and HOU18 of the City of Norwich Replacement Local Plan are of particular relevance as is policy 4 of the Joint Core Strategy.
18. Nine new residential units are proposed which will all be two bedroomed flats. This form of development is considered to be acceptable in principle and although it does not provide a mix in terms of the size of property, due to the size and constraints of the site, this is considered acceptable and fits in with the character and density of the immediate. Issues in relation to the provision of affordable housing are discussed below.

Affordable Housing

19. The Joint Core Strategy for Broadland, Norwich and South Norfolk has been introduced since the consideration of the previous application and policy 4 requires the provision of 20% affordable housing on all sites of 5 or more dwellings. In this case this would equate to two units. The applicant has contacted Registered Providers within the area and evidence has been provided to the council that none of the Registered Providers are interested in taken on the units. The Interim statement on the off-site provision of affordable housing December 2011 sets out that where it can be demonstrated that RPs are reluctant to take on the management of a small number of affordable units on relatively small sites proposed for flatted developments, the provision of a contribution to allow affordable housing to be provided off site may be acceptable.
20. Appendix 1 of the interim statement sets out a schedule of level of payments that will be acceptable in lieu of on site provision which is set at a level that will enable the city council to typically deliver a unit equivalent in type to those being provided for the development. In this case the contribution would equate to £120,902.25.
21. The interim statement also recognises that in the current housing market providing the full level of contribution may make the development unviable in the current housing market, the level of contribution may be reduced if an open-book viability assessment demonstrates that the full level of provision would render the development unviable.
22. In this case, the applicant has made a case that the affordable housing contribution which would normally be sought would render the development unviable and has subsequently submitted a viability assessment to support this. In this instance the viability assessment shows that the development makes a loss (even with a £nil commuted sum for affordable housing). A senior colleague in Strategic Housing has verified the study and has suggested that it would be difficult for the council to justify at this time requesting a commuted sum given the current economic climate.
23. However the council needs to be mindful that the economic situation could change

and therefore it is recommended that any approval on this basis include provisions within the s106 agreement for an overage clause which seeks to claw back lost planning obligations where reality is better than predicted in the viability assessment. This would operate so to claw back 50% of any profit in excess of 17.5% of the gross development value up to a cap set via the total commuted sum. The cap in this instance would be £120,902.25 (index linked).

24. In coming to a decision on the acceptability of the scheme with no on site affordable housing or off site contribution it is important that a balanced decision is made with due regard to policy, local finance and other material considerations.
25. In this case the site is a brownfield site which has been vacant for a considerable period of time and it is considered that the redevelopment of the site is desirable. On the basis of the scheme proposed it is not considered that there are any other reasons for recommending the refusal of consent. In addition the following considerations are relevant:
- (i) The general need for market housing as identified by JCS policy 4;
 - (ii) The emphasis on the promotion of economic activity and bringing forward housing provision within the National Planning Policy Framework;
 - (iii) The local financial considerations outlined above.
26. The above needs to be weighed against the need to provide affordable housing a key piece of infrastructure for which there is significant demand and the desire to provide balanced communities as required by JCS policy 4. However, in the context of the viability appraisals undertaken for the scheme the alternative to allowing a scheme with no affordable housing would be to leave the site undeveloped for potentially a considerable period of time until the market changes. In the current economic climate and with the likely introduction of the Community Infrastructure Levy this is unlikely to happen in the near future.
27. On balance and given the wording of JCS policy 4 which allows for lesser provision of affordable housing where the scheme is found to be unviable, the viability evidence submitted and the above material considerations summarised above, it is considered that the proposals are acceptable subject to an overage clause within the s106 agreement.
28. No other financial contributions are required in connection with the development as the site is for less than 10 units and does not provide 10 or more child bedspaces.

Impact on Living Conditions of neighbouring residents

29. The previous application was refused as it was considered that the proposed development would create overlooking to the dwellings to the side and rear of the site by virtue of the walkways to the first and second floor flats and the opening panels of the side windows. This revised application has been amended so the staircases and corridors to the rear are fully enclosed with high level windows and all upper floor windows within the side elevations of the main building will be obscure glazed and fixed shut. These changes have addressed the previous reasons for refusal.
30. Concern is raised by the neighbouring residents to the rear that the proposal will overshadow the surrounding properties and due to the building's position and height it will be overpowering, lead to overlooking and infringe upon the privacy of

the neighbouring residents. However the back to back distance of the flats to the houses to the rear is between 29m and 31m (24m and 25.5m taking into consideration the staircases) which is acceptable, even though the building is three storeys in parts and the houses to the rear are at a lower level.

31. In relation to the properties to the south west, the end of terrace property has no windows within the side elevation and as such it is not considered that the balconies will result in a significant amount of overlooking and the building itself will not result in overshadowing or loss of light or be overbearing. In relation to the properties to the north east, due to the distances involved between the proposed building and the neighbouring properties themselves (14m) it is not considered that the proposal will result in overshadowing, loss of light or overlooking.
32. In summary the impact upon the living conditions of the neighbouring properties is acceptable and is not unusual in such an urban location. It is not considered that the main building or the staircases will have a significant detrimental impact upon the amenity of neighbouring residents taking into consideration loss of light, overshadowing and overlooking.

Layout, Design and Appearance

33. The principle of a development of this nature is acceptable and no concerns were raised by the case officer as part of the previous application in relation to the general layout, design and appearance. Where concerns did relate to the layout this was in connection to the positioning of windows in the side elevation, the proposed walkway on the rear elevation, the positioning of the cycle and bin stores and the layout of the front amenity area. These issues have broadly been addressed and will be discussed in further sections of the report.
34. Overall, it is considered that the proposed contemporary design relates well to the neighbouring properties and is not of detriment to the existing character of the area. Rather than trying to replicate all design aspects of the surrounding buildings, it is considered appropriate in this instance to achieve a scheme that is of a more contemporary form. Concern has been raised by neighbouring residents in relation to the scale and height of the building. It is acknowledged that there are no other three storey buildings on the south east side of Penn Grove or on Waterloo Park Close; however the property is opposite a block of three storey flats and the shallow curved roof helps reduce the overall mass of the block to an acceptable level.
35. The previously proposed single central stair tower with 'catwalk' type pathways has been amended to two enclosed staircases with high level windows. These have curved roof to match the main building and are lower in height. One of the staircases has been reduced in depth during the process of assessing the application. It is considered that the staircases relate relatively well to the main building and are acceptable in design particularly bearing in mind that they are situated to the rear of the building.
36. One of the reasons for refusal of the previous application related to the amenity areas to the front of the garden. Access has now been provided to these areas via the main bedroom of the ground floor flats. Concern was still raised with the applicant regarding the indicative landscaping of this area and that grass would not be appropriate as it would be difficult to take a lawnmower through the flat and therefore it may not be well maintained which could be of detrimental to the

appearance of the streetscene. This has now been amended to paving which is considered more acceptable. Details of the landscaping can be conditioned to ensure that it is of good design.

37. In summary it is considered that the design satisfies the requirements as set out in policies HBE12, HOU13 and HOU18 of the City of Norwich Replacement Local Plan, policy 2 of the Joint Core Strategy and the objective of the National Planning Policy Framework.

Vehicular Access, Traffic Generation and Car Parking

38. No concern was raised in relation to vehicular access, traffic generation and car parking by the case officer during the assessment of the previous application and very little has changed in relation to these issues.
39. The new vehicular access is of sufficient distance from the junction with Penn Grove but in order to sustain vehicle movement, a satisfactory vehicle crossover should be provided and a white T bar should be installed across the site entrance to help ensure that parking does not impinge on this access. Nine car parking spaces are to be provided to the rear of the site which accords with the standards set out within the Local Plan. The spaces should be numbered and details of the surface will need to be conditioned. In design terms it is considered that the courtyard area does not dominate the development and with each residential unit having its own marked parking bay this should cater for the parking requirements that the development are likely to demand.
40. The development does not trigger the requirement for a transport contribution to offset the impact of the additional peak hour traffic movements that would be expected to be generated by the proposal as it is for less than 10 dwellings.

Cycling Parking and bin storage

41. An area of covered and secure cycle parking is to be provided which will be of sufficient size to accommodate ten cycles. This accords with the requirements of policy TRA7 of the City of Norwich Replacement Local Plan. One of the previous reasons for refusal related to the positioning of the cycle store as it was to be positioned to the rear of the site. Advice was given that this should be located nearer to the building. The applicant has amended the proposal to take into consideration the case officer's suggestion. Details have not been provided of the cycle store so this will need to be conditioned to ensure that it is of good design and is suitably laid out internally to accommodate ten cycles.
42. It is proposed to store the bins within a designated area within the undercroft. It is not located within the normally required 5 metres distance of the highway, but it is reasonably close in light of the layout of the site. The positioning is acceptable however details of the bin storage arrangements should be conditioned as it would be appropriate to enclose the bins with doors from a design and security point of view.

Energy and water efficiency

43. Policy 3 of the Joint Core Strategy has been introduced since the consideration of the previous application. As the site is for less than ten dwellings there is no requirement for at least 10% of the scheme's expected energy requirement to be

provided through renewable energy. The scheme does however include the provision of photovoltaic panels on the rear elevation and although it is not clear what proportion of the schemes energy will be provided through the panels, this will help reduce the need for energy to be provided through non renewable sources. The visual impact of the panels is acceptable.

44. In relation to water efficiency, policy 3 of the Joint Core Strategy sets out that new housing development must reach Code for Sustainable Homes level 4 for water. The calculations submitted with the application indicate that the total water consumption will be 104.45 litres per person per day which is within the requirements. A condition should be attached to any permission to ensure that the development is constructed in accordance with these details.

Internal and external living conditions for future residents

45. The proposal is for nine small two bedroom flats. Minimal internal space standards are not set out within the local plan and each application should be assessed on its own merits and should provide sufficient internal amenity space for future residents. Policy DM2 of the draft Development management policies development plan document (Regulation 19 pre-submission draft plan August 2012) sets out that residential dwellings should be designed to meet the demands of everyday life and sufficient internal space must be provided to enable residents to live comfortably and conveniently. The supplementary text contains guidelines for internal space standards and for 2 bedroom, 3 person properties the recommended essential minimum gross internal area is 61 sq m. Although this plan has not yet been adopted and has little weight, it shows the direction in which the Council is moving.
46. The gross internal floorspace of the nine flats averages around 57 sqm and although this falls just under the guidelines it is considered that the level is just about satisfactory to meet the needs of future residents. Furthermore it would appear that all of the proposed flats will have satisfactory light and ventilation and although some of the kitchens will have obscure glazing (to protect the amenity of neighbouring residents) given that the kitchen and living areas are open plan there are other windows within the room which provide adequate outlook.
47. An area of communal space is to be provided for the first and second floor flats. Although it was considered that the quality of the shared amenity space was satisfactory, concern was raised with the applicant regarding the size particularly given that four of the units have no other outdoor space. During the process of assessing the application, the applicant has amended the proposal and by reducing the length of the corridor to the stairwell for the two storey element and by reducing the depth of the rear garden to flat 3, the size of the communal external amenity space has been increased. Although the size is not ideal it is considered to be sufficient to satisfy the requirement of the Local Plan.
48. Private amenity space is provided for five of the flats. The ground floor flats have a private garden area to the rear and additional space to the front of the premises. The previous application was refused due to the poor layout of the amenity space to the front of the building; however this has been resolved with the addition of an access via the main bedroom and due to a change in landscaping which now proposes paving instead of grass. The second floor flats have a balcony which is to be located on the front of the premises.

Landscaping

49. Throughout the application process the scheme has been amended which has resulted in improvements in landscaping; however to ensure that the proposal is of good design it will be necessary to condition details of the hard and soft landscaping and the boundary treatments.

Conclusions

50. Having considered relevant policy and other material considerations it is considered that the proposal meets development plan policy objectives. The principle of residential is acceptable and promotes the redevelopment of previously development land in a highly accessible location. The scheme has been amended from the previously refused application and it is considered that the revised scheme addresses the previous reasons for refusal.

51. The number and type of units is appropriate for the location and the layout makes good use of the site. The proposed contemporary design is considered to be acceptable as it relates well to the neighbouring properties and the shallow curved roof helps reduce the overall mass of the block to an acceptable level. Furthermore the amenity area to the front elevation has been amended so it is no longer considered that it has a poor relationship to the flats and as such the previous concerns regarding its lack of use and poor maintenance have been overcome. It is not considered that the development will have a significantly detrimental impact upon the living conditions of neighbouring residents taking into consideration loss of light, overshadowing and overlooking due to the distances involved, the provision of obscure glazing and high level windows and due to the positioning of windows at neighbouring properties. Furthermore it is considered that the proposal creates an acceptable living environment for future occupants at the site. The proposed vehicular access, traffic generation and car parking arrangements are also considered acceptable as is the provision of the cycle parking and bin storage.

52. One of the key considerations in this case has been the viability of the proposal and the ability of the scheme to provide for affordable housing. The applicant has supplied evidence which shows that none of the Registered Providers are interested in taken on the units and has made a case that the affordable housing contribution which would normally be sought would render the development unviable. On balance, given in particular:

- the wording of JCS policy 4 which allows for lesser provision of affordable housing where the scheme is found to be unviable;
- the desirability of redeveloping this brownfield site which has been vacant for a considerable period of time;
- the acceptability of the proposals in all other respects;
- the need for market housing as identified by JCS policy 4; and
- the emphasis on bringing forward housing development within the draft National Planning Policy Framework.

it is considered that the proposals are acceptable subject to the completion of a satisfactory S106 agreement for an overage clause which seeks to claw back lost planning obligations where reality is better than predicted.

53. Therefore the scheme is considered to be acceptable subject to the conditions listed below and the signing of a s106 agreement.

RECOMMENDATIONS

To approve application no11/01074/F Site of Former 18 Penn Grove, Norwich and grant planning permission, subject to the completion of a satisfactory S106 agreement to include the provision of an overage provision to claw back 50% of any profit in excess of 17.5% of the gross development value up to a cap set via the total commuted sum (£120,902.25) and subject to the following conditions:

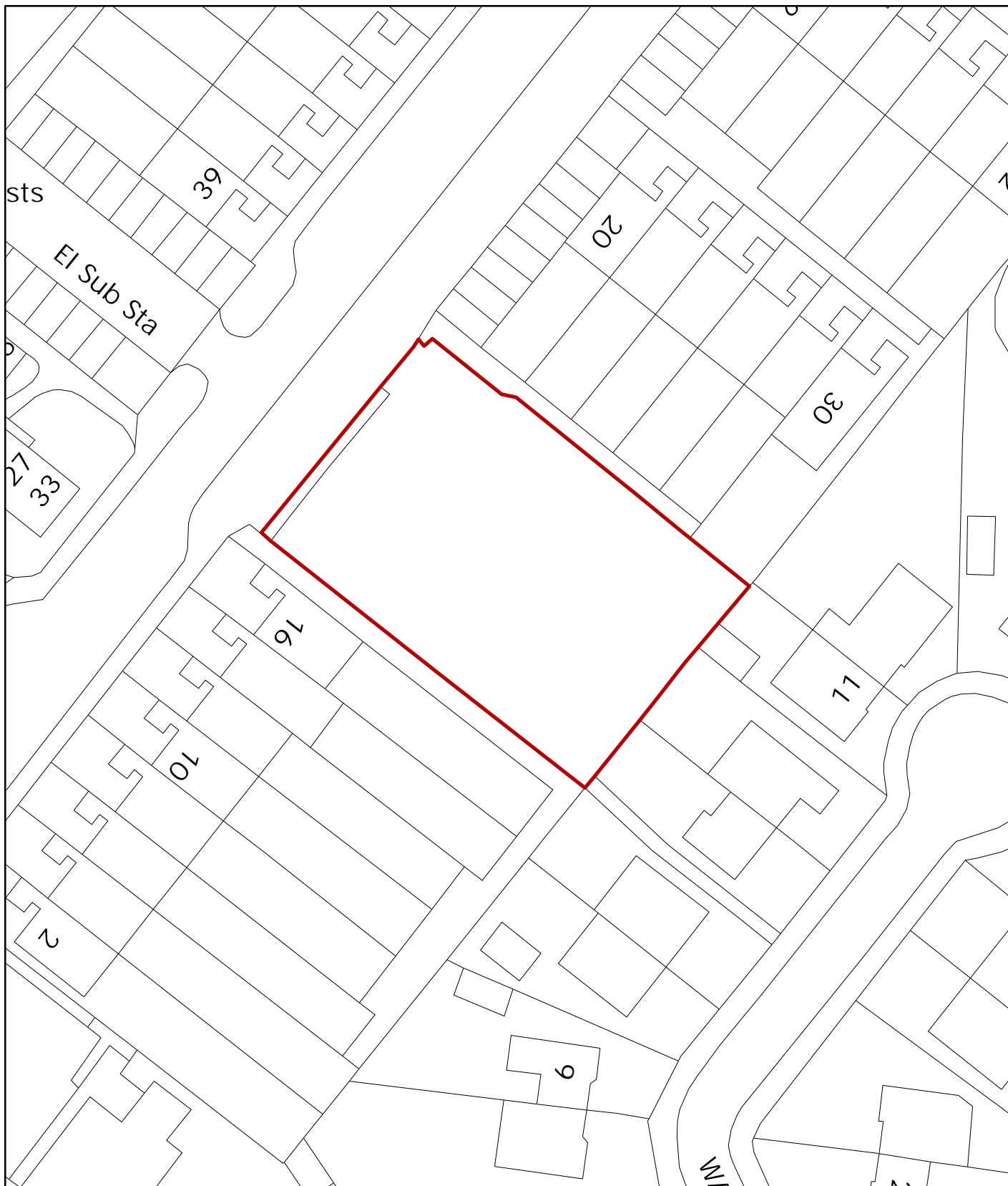
1. Standard 3 year time limit;
2. Development to be carried out in accordance with the approved plans;
3. Details of all external materials including samples and large scale section drawings of render, roofing materials, windows, doors, balconies and rainwater goods
4. Hard and soft landscaping details, boundary works and landscape management plan
5. Details for the provision of photovoltaic panels;
6. Details and provision of refuse storage;
7. Details and provision of cycle storage;
8. Car parking areas prior to the first occupation.
9. No occupation until the approved boundary treatments have been erected.
10. Details of the proposed finished floor levels of the building and the existing site ground levels.
11. Full details of design, location, orientation and level of illuminance (in Lux) of external lighting.
12. Water efficiency
13. Obscure and fixed windows to remain so in perpetuity
14. Detailed scheme for site access, dropped kerb and finish of the public footpath on Penn Grove in the area of the vehicle crossover.

(Reasons for approval: The decision has been made with particular regard to the National Planning Policy Framework, policies ENV7, ENG1, WAT1 of the adopted East of England Plan Regional Spatial Strategy May 2008, policies 2, 3, 4, 12 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk March 2011, saved policies NE9, HBE12, EP22, HOU13, HOU18, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan November 2004, local finance considerations and other material considerations.

The proposal provides for the residential redevelopment of a vacant brownfield site in an accessible location. The contemporary design relates well to the neighbouring properties and the shallow curved roof helps reduce the overall mass of the block to an acceptable level. It is not considered that the development will have a significantly detrimental impact upon the living conditions of neighbouring residents taking into consideration loss of light, overshadowing and overlooking and it is considered that the proposal creates an acceptable living environment for future occupants at the site. The vehicular access, car parking, cycle parking and bin storage arrangements are acceptable.

One of the main considerations in this case has been the viability of the proposals and ability of the scheme to provide for affordable housing. Viability appraisals of the scheme have been undertaken which have demonstrated that the affordable housing contribution which would normally be sought would render the development unviable.

On balance, given in particular the wording of Joint Core Strategy policy 4 which allows for lesser provision of affordable housing where the scheme is found to be unviable, the desirability of redeveloping this brownfield site which has been vacant for a considerable period of time, the acceptability of the proposals in all other respects, the need for market housing as identified by Joint Core Strategy 4 and the emphasis on bringing forward housing development within the National Planning Policy Framework, it is considered that the proposals are acceptable in this case. The proposals are therefore considered acceptable subject to the provisions secured via S106 agreement and the conditions imposed.)



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Planning Application No 11/01074/F

Site Address Site of former 18 Penn Grove

Scale 1:500



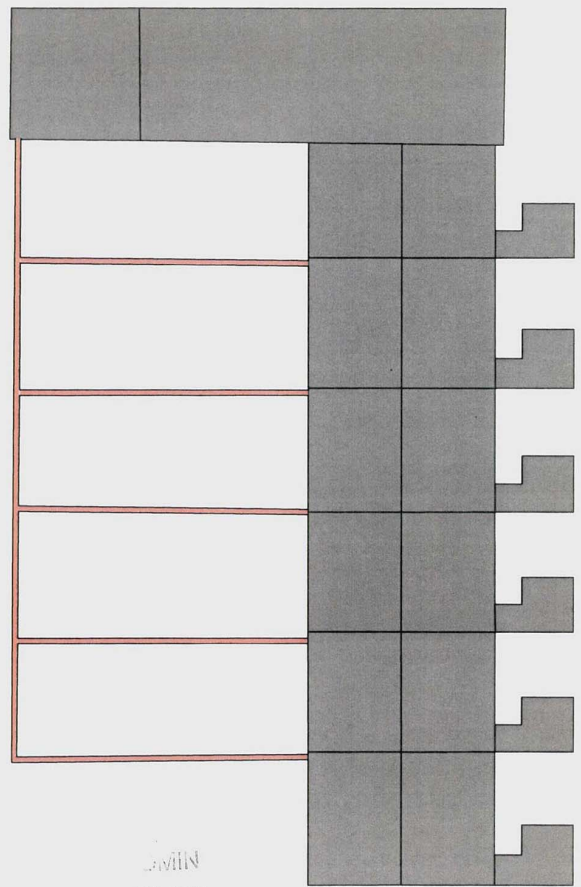
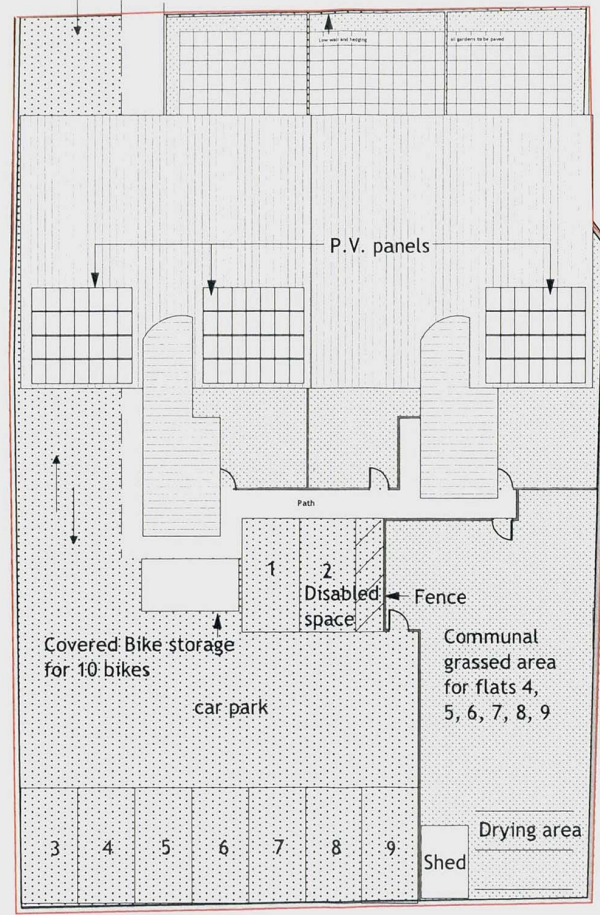
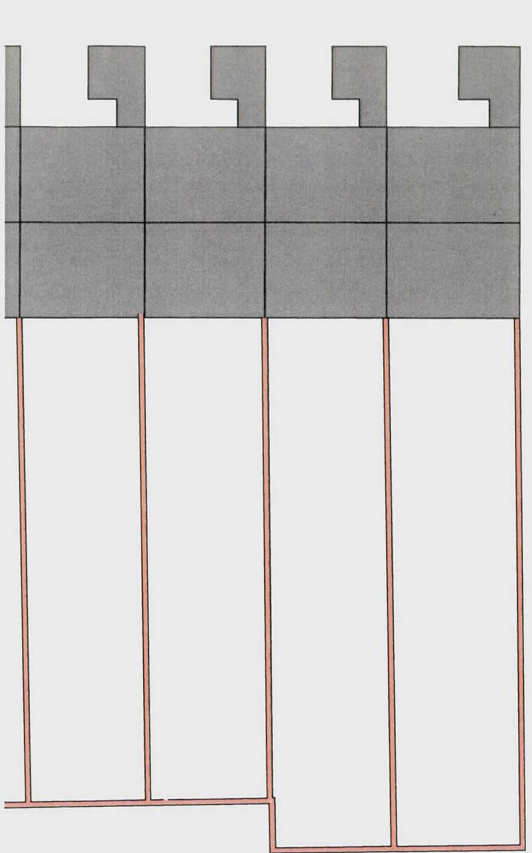
NORWICH
City Council

PLANNING SERVICES



Organisational Development
19 SEP 2011
Post Room

Vehicle entrance



15 SEP 2011

11/1074F

REVISED

		COPYRIGHT		Orientation:		L A M B E R T B A R D S L E Y R E E V E		Job No: 6.152		Client & Site Address		Ben Pickard Former White Cottage Pub 18 Penn Grove Norwich Norfolk NR3 3JL					
		This drawing is the copyright of Lambert Bardsley Reeve. All rights described in chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted. All errors, omissions and discrepancies should be reported immediately to Lambert Bardsley Reeve. All dimensions are to be checked before any site work, construction or fabrication of any kind is undertaken is by the contractor, his sub-contractor or suppliers. Do not scale from the plans, use only labelled or grid dimensions. Any deviation from the drawing is to be reported to Lambert Bardsley Reeve immediately.				 RIBA Registered Practice 1 HIGH BUNGAY ROAD LODDON NORFOLK NR14 6JT TELEPHONE 01508 522952 FACSIMILE 01508 522951 design@lambertbardsleyreeve.co.uk		Title: Roof Plan									
A No.		15.09.11 Date		Position and extent of PV Panels amended Revisions				Dwg No: (PRE) 006		(d063)							
								Scale: 1:200				Date: 15.09.11		Revision: A		Initial: EK	

Schedule of Materials

Walls: Cream coloured render

Roof: Light grey aluminium

Windows & doors: Stained timber

Rainwater goods: Black UPVC



North west elevation



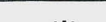
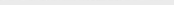
South east elevation

REVISED

DO ADMIN
15 SEP 2011

11/1074F

PV solar panels fixed to curved roof slope

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							Scale: 1:100		Date: 15.09.11	
									Revision: A	
									Initial: EK	

Schedule of Materials

Walls: Cream coloured render

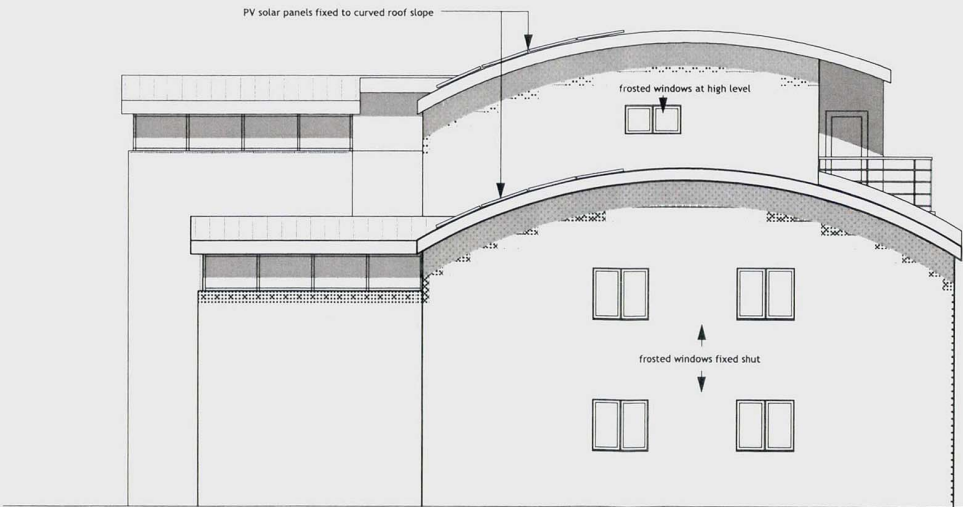
Roof: Light grey aluminium

Windows & doors: Stained timber

Rainwater goods: Black UPVC



South west elevation




North east elevation

NEW SET

15 SEP 2011

11/1074F

A No.	15.09.11 Date	Position and extent of PV Panels amended Revisions	COPYRIGHT This drawing is the copyright of Lambert Bardsley Reeve. All rights described in chapter IV of the Copyright, Designs and Patents Act 1988 have been generally asserted. All errors, omissions and discrepancies should be reported immediately to Lambert Bardsley Reeve. All dimensions are to be checked before any site work, construction or fabrication of any kind is undertaken is by the contractor, his sub-contractor or suppliers. Do not scale from the plans, use only labelled or grid dimensions. Any deviation from the drawing is to be reported to Lambert Bardsley Reeve immediately.	Orientation:	<div>LAMBERT BARDSLEY REEVE</div> <div></div> <div>1 HIGH BUNGAY ROAD LODDON NORFOLK NR14 6JT TELEPHONE 01508 522952 FACSIMILE 01508 522951</div> <div>design@lambertbardsleyreeve.co.uk</div>	Job No: 6.152	Client & Site Address: Ben Pickard Former White Cottage Pub 18 Penn Grove Norwich Norfolk NR3 3JL		
						Title: Elevations			
						Dwg No: (PRE) 007	(d063)		
						Scale: 1:100	0 1 2 M		Date: 15.09.11