

Report to Planning applications committee

Item

6 August 2015

Report of Head of planning services

Subject Application no 15/00559/F – 3 Helena Road, Norwich,
NR2 3BY

4(F)

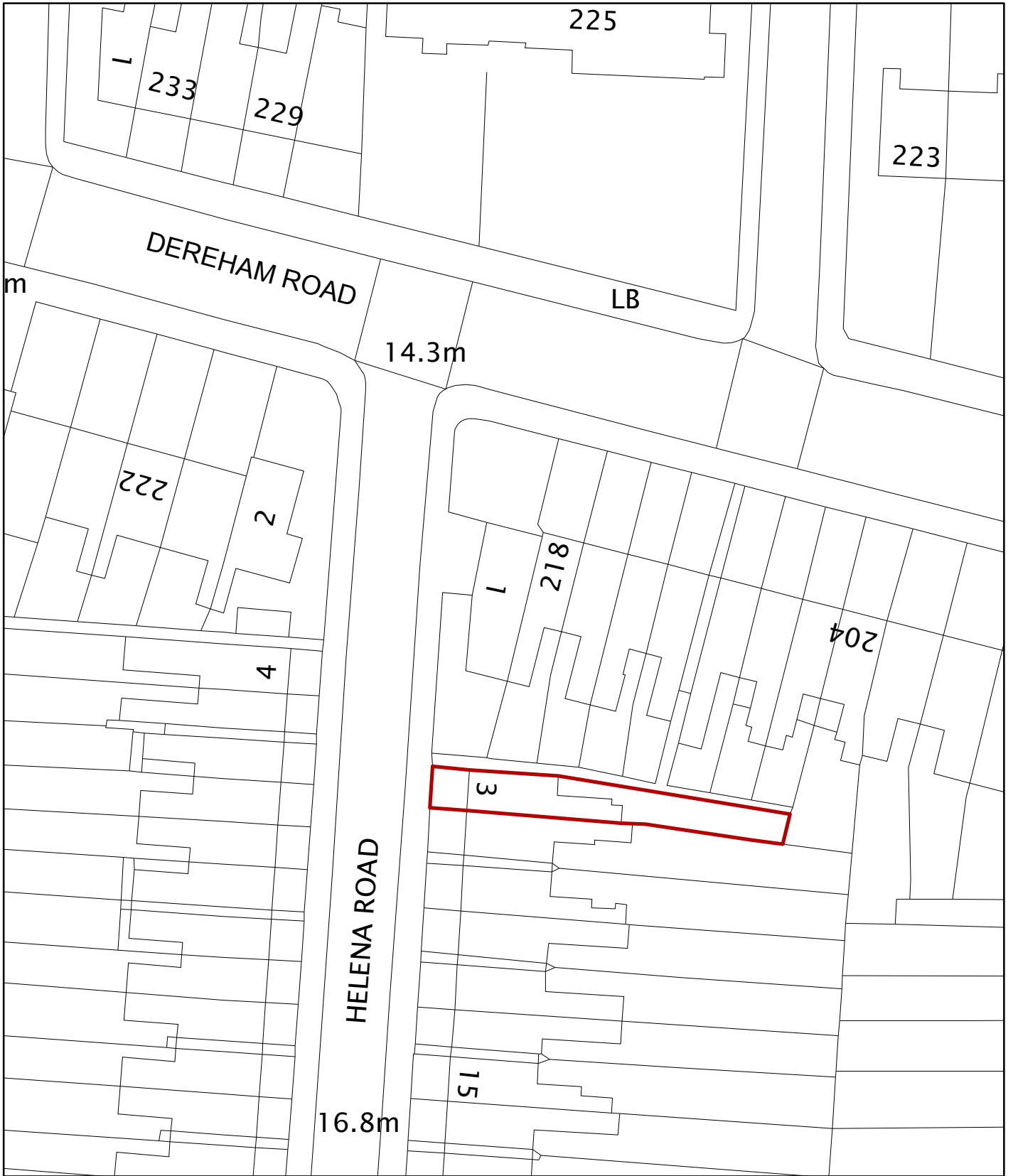
Reason for referral Objection

Applicant Mr Giles Conneely

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

Development proposal		
External wall insulation to gable end.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Residential amenity	The potential impact of the proposal on the residential amenities of neighbouring properties.
2 Scale, design and heritage	The potential impact of the proposal on the character and appearance of the subject property and the surrounding area.
Expiry date	13 August 2015
Recommendation	Approve



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Planning Application No 15/00559/F

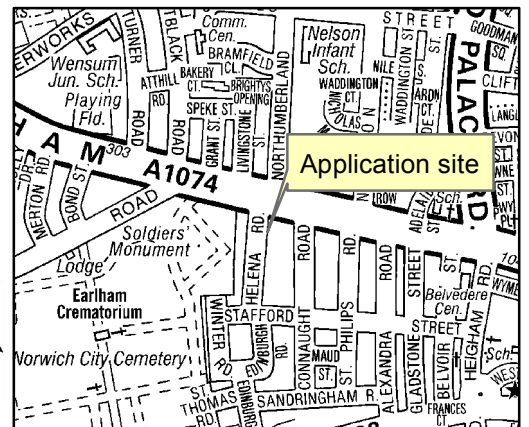
Site Address 3 Helena Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the east side of Helena Road to the west of the city. The predominant character of the area is residential, comprising 2-storey terrace dwellings built on a large scale circa 1900. The area suffered from bomb damage resulting in a scattering of more modern replacement dwellings having been built. Properties in the area feature small front gardens and larger rear gardens. Some properties make use of shared alleyways which provide access to the rear of properties.
2. The subject property is a 2-storey end of terrace dwelling built using red and buff coloured bricks, located close to where Helena Road meets Dereham Road. An alleyway shared with properties on Dereham Road runs immediately along the northern boundary of the site which is accessed via Helena Road. The site is then bordered by the adjoining property no.5 to the south and the shared alleyway to the north with rear gardens of properties located on Dereham Road to the north beyond.
3. - There are no particular constraints on site.

Relevant planning history

4. None.

The proposal

5. The proposal is for the installation of 90mm thick external wall insulation to the side (north) wall of the subject property. The external wall insulation blocks are to be finished with a cream coloured render. It should be noted that the applicant has responded to initial concerns of neighbours and reduced the depth of the insulation at a lower level. The overall depth of the external wall insulation is to be 60mm up to a height of 2.4m and 100mm thereafter.

Summary information

Proposal	Key facts
Scale	
No. of storeys	2 storey
Max. dimensions	See attached composite plans
Appearance	
Materials	Weber Therm XM PM223 external wall insulation

Representations

6. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table

below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Reduction in access to rear of neighbouring properties via shared alleyway as a result of the installation of the external wall insulation.	<p>Objections to the proposal were raised by occupiers of neighbouring properties which share the alleyway located to the north of the subject property. Neighbours were concerned that the installation of the external wall insulation would harm the ease of access to the rear of the properties.</p> <p>It should be noted that access to the rear of nearby properties would still be maintained, although the width of the passageway would be reduced slightly. Issues relating to access and the ownership of land are considered to be not material to the assessment of an application for Planning Permission.</p>

Consultation responses

7. 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.

Assessment of planning considerations

Relevant development plan policies

8. **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
9. **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

Other material considerations

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 -

- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF93 Managing the challenge of climate change, flooding and coastal change
- NPPF94 Managing the challenge of climate change, flooding and coastal change
-
- NPPF95 Managing the challenge of climate change, flooding and coastal change

Case Assessment

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Amenity

12. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

The proposal will have no impact upon the residential amenities of neighbouring properties. It will not result in any overshadowing, loss of light, loss of privacy or increase in noise pollution as a result of its very small scale. The proposal will improve the energy efficiency of the subject property, enhance the residential amenity of the occupiers of the subject property. The proposal is therefore considered to be acceptable in terms of amenity.

Main issue 2: Design

13. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.

14. The proposed external wall insulation is to be applied to only the north elevation of the original dwelling from ground level up to the eaves. 90mm thick thermal polystyrene insulation boards are to be attached to the external walls and finished with a reinforced white render. In order to ensure access via the shared alleyway is maintained, the external wall insulation is to only be 60mm deep up to a height of 2.4m and will be 100mm deep thereafter. The applicant has confirmed that the existing gate serving the alleyway will not be affected as the external wall insulation is to be installed around it.
15. The proposal will result in changing the overall appearance of the subject property as the original red-brick side wall is replaced with a cream coloured render. The change in appearance will only slightly alter the overall character of the surrounding area as a number of nearby properties have similar cream coloured render finishes.
16. The interaction of the insulation and the corner of the property will potentially result in some harm to the appearance of the subject property, however the proposal is to be detailed in a way in which the original form of the subject property is persevered by way a finish which matches the form of the original when viewed from the front and side. The front elevation facing the main road is to remain untouched, preserving the buff brick frontage. The proposal is therefore considered to be acceptable in terms of design.

Other issue 3: Sustainable Development

17. The proposed external wall insulation will reduce the amount of energy required to heat the property. The proposal therefore has the potential to assist in reducing the impacts of climate change by reducing the amount of carbon emissions produced at the subject property

Equalities and diversity issues

18. There are no significant equality or diversity issues.

Local finance considerations

19. 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.
20. 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.
21. In this case local finance considerations are not considered to be material to the case.

Conclusion

22. The proposal will have no impact on the residential amenities of neighbouring properties as a result of the siting and small scale of the proposal.

23. The proposal will have only a minor impact on the character and appearance of the subject property and that of the surrounding area as a result of the design and proposed materials.
24. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 15/00559/F – 3 Helena Road Norwich NR2 3BY and grant planning permission subject to the following conditions:

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

Article 35(2) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.

BLOCK PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 621550, 309081





Side elevation



Elevation showing eaves, flashing and capping



Elevation showing detail of eaves, flashing and capping at front of property