

**Report to** Planning applications committee

**Item**

1 October 2015

**Report of** Head of planning services

**Subject** Application no 14/00847/F - Land North Side of Windmill Road, Norwich

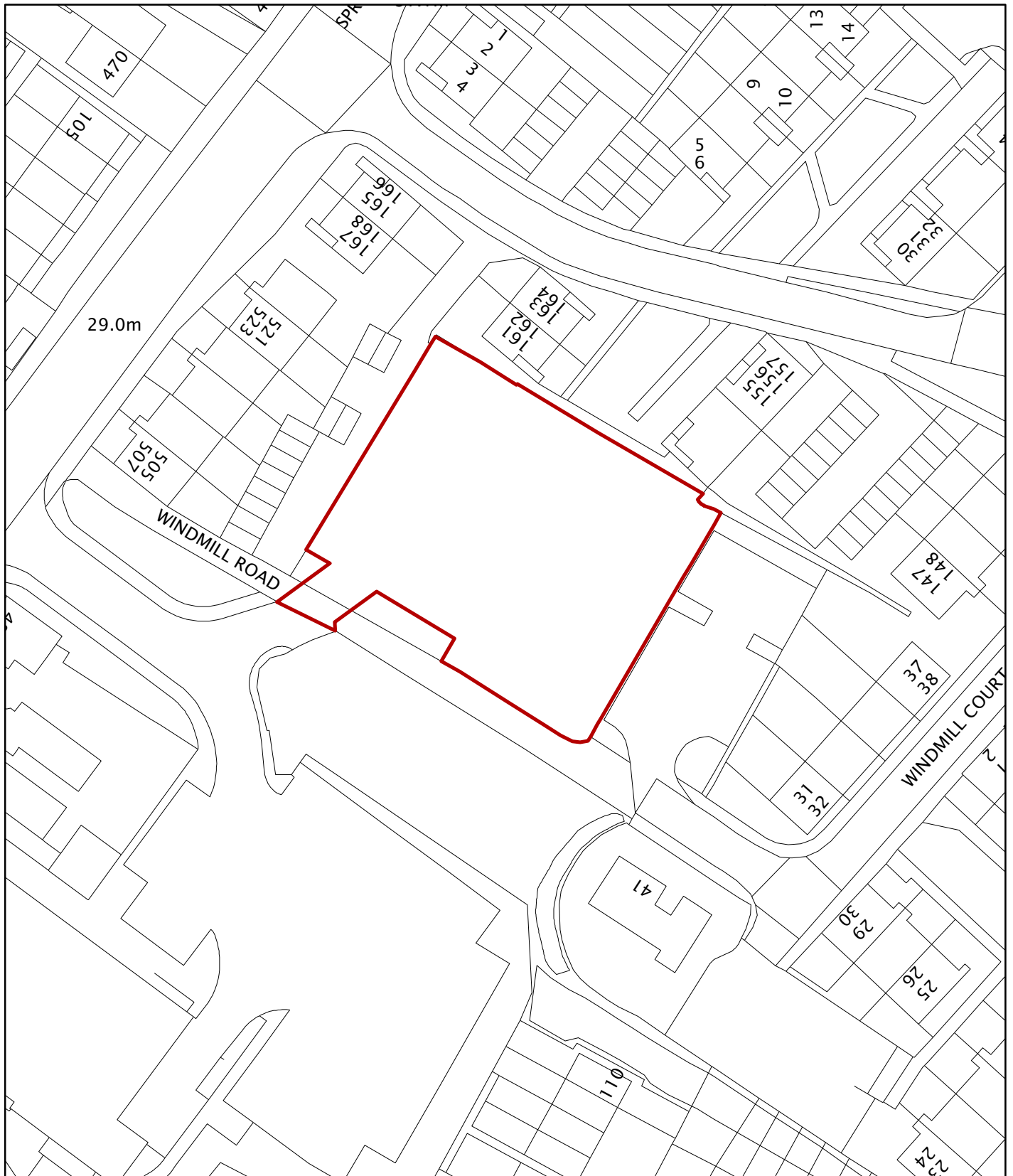
**Reason for referral** Objection

5(C)

<b>Ward:</b>	Catton Grove
<b>Case officer</b>	Lee Cook - <a href="mailto:leecook@norwich.gov.uk">leecook@norwich.gov.uk</a>

Development proposal		
Erection of 17 dwellings.		
Representations		
Initial proposal		
Object	Comment	Support
2	0	0
First revised proposal		
Object	Comment	Support
2	0	0
Second revised proposal		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1 Principle	Provision of housing, link to adjacent development for affordable housing
2 Design	Scale, appearance, layout. Space standards. Amenity space. Character of area.
3 Amenity	Impact on amenities of neighbouring properties (outlook, privacy, building impact).
4 Transportation	Provision of parking and servicing. Suitable access.
5 Trees and landscaping	Protection of viable trees. Streetscape, planting mitigation and appropriate screening.
<b>Expiry date</b>	11 June 2015
<b>Recommendation</b>	Approve



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Planning Application No 14/00847/F

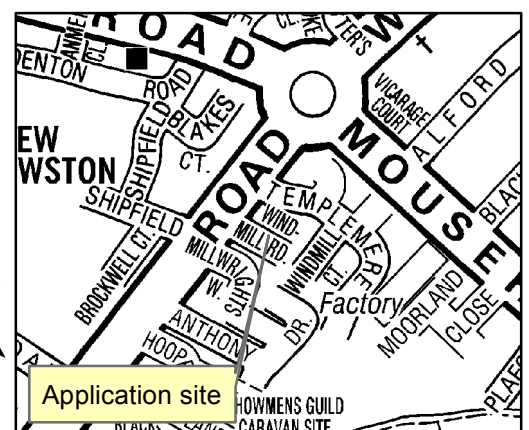
Site Address Land North side of Windmill Road

Scale 1:762



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located on the north of Windmill Road and surrounded by areas of housing on “Templemere” to its east, north and west sides. Windmill Road links housing to the east to Sprowston Road to the west. Sprowston Road is a main arterial route linking to the City centre from the outer ring road. The site had been vacant for a number of years, with previous applications for retail and housing submitted on this and the adjacent site.
2. The Aldi retail store and related access has recently been constructed to the south and the access road serves the function of potentially joining to areas of designated or approved residential development. Residential properties surround the car park to the Aldi store including a proposed area of residential development to the south of the application site. Further residential and retail properties face Sprowston Road to the west.

## Constraints

3. The site is adjacent to the Sprowston Road/Shipfield local centre. The site formed part of housing allocation R12 under the draft Site Allocations Plan. Given the grant of permission and part implementation of the retail store/housing permission to the south the site now is the remaining area of allocation under R19. The site held much earlier commercial buildings and includes a well feature. The site itself is relatively flat but the ground slopes significantly in the surrounding area and is bounded by several ground retaining features/walls. There is potential for the site to be contaminated. The site also falls within the critical drainage catchment within the northern part of the city. The site is likely to hold some archaeological remains. Several trees are close to or overhang parts of the site.

## Relevant planning history

Ref	Proposal	Decision	Date
4/1989/0405	Conversion of existing dwelling to provide 3 flats and development of site to provide one bungalow and 19 flats with associated access and parking.	INSFEE	04/01/1990
4/2002/0742	Conversion of two former semi-detached cottages to form a single dwelling with access from Templemere. Nos 1 _ 3	REF	22/11/2002
08/00172/O	Outline application for residential development, including means of access for 11 dwellings and 4 flats.	FDO	10/12/2009

4. Land to the south of Windmill Road has some historic links to the application site in terms of policy allocation. Initial permission 13/00208/F for mixed use development incorporating a food-store, 9 No. flats and associated access, car parking and

landscaping (revised design) was approved in June 2013. Subsequent variations of condition and material amendment applications have been submitted for this site.

## The proposal

5. Erection of 17 dwellings with access across Windmill Road linking to the new roadway created within the site to the south connecting to Sprowston Road.

### Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	17 dwellings, with a mix of 2 No. one bed flats, 5 No. two bed flats, 2 No. two bed maisonettes and 8 No. four bed houses.
No. of affordable dwellings	The principle of providing for zero on-site affordable dwellings was considered under the Aldi Stores application 13/00208/F
Total floorspace	Gross internal floor area of approximately 1,617m <sup>2</sup>
No. of storeys	2 No. Two storey coach house blocks at entrance; "L" shape block on north and east side of site with three storey houses and four storey corner flats/maisonettes.
Max. dimensions	Coach houses approximately 11.5m wide x 5m deep x 5.9m tall. Houses approximately 5.6m wide (each) x 9.7m deep x 8.8m tall Corner flats/maisonettes approximately 8.4m deep x 17.7m wide x 9.6m x 11.4m tall.
Density	Approximately 89 dwellings per hectare
<b>Appearance</b>	
Materials	Red brick and areas of render for the walls and single ply Dark grey roof membrane to flats, non-intensive green roofs to townhouses.
Construction	Brickwork, cavity and timber frame.
Energy and resource efficiency measures	Sustainability and energy statements included with application which aim to improve thermal efficiency above Building Regulations standards.
<b>Transport matters</b>	
Vehicular access	Newly constructed roadway from Sprowston Road links to the edge of Windmill Road. Applicant has advised that they have rights of access across this Road and will form a link into the site. The end of the roadway will not be adopted.
No of car parking	15 spaces including 6 as undercroft parking.

spaces	
No of cycle parking spaces	Space within entrance lobby for coach houses; agent confirmed that space available for secure storage in private rear gardens.
Servicing arrangements	From Sprowston Road via the new roadway. Service area/bin stores are located close to building entrances and communal standing area on south side of site.

## Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing.
7. 2 letters of representation of resident and Templemere Association received in response to the initial and first revised scheme. 1 letter of representation from the Association has been received in response to the second revised proposals citing the issues as summarised in the table and paragraphs below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues Raised initial proposed scheme	Response
Overlooking of garden space in Templemere from plot 3.	Paragraphs 31 to 37
Overlooking into rooms of adjacent flats in Templemere.	Paragraphs 31 to 37
Buildings will lead to light deprivation.	Paragraph 37
Submitted 2008 letter objecting to application 08/00172/F.	Noted – relates to retaining wall features
Asked to note the presence of a well on site and other remains of previous buildings.	Confirmation of site investigation and well details provided
Lighting should be at a low level to avoid impacts on adjacent properties.	Paragraphs 36
Any requirement for additional parking should not overflow into or impede residential parking in Templemere.	Paragraphs 39, 40
Bank and retaining features along north boundary should be retained and any planting be proposed in native species.	Existing retaining features are not proposed to change. Paragraphs 45
Japanese knotweed exists on site which is being dealt with by the owner. The area should be cordoned off to prevent access into this area whilst the remediation works.	This is an identified/controlled invasive species under the Wildlife and Countryside

<b>Issues Raised initial proposed scheme</b>	<b>Response</b>
	Act 1981. Paragraph 50
The site is subject to fly-tipping and should be secured to prevent this from happening.	Paragraphs 24, 36
Templemere should not be described as a dense area of development.	Noted
There has been no progress with construction of housing on Aldi site.	See Application 15/00515/MA
Building heights is not clear from drawings submitted	Scaled drawings submitted together with site sections to help assess local impacts
Templemere Association needs to undertake repairs to building gables and requested a deferral of any decision until after August to allow access and works to be scheduled.	This is a party wall issue and has been brought to the attention of the applicant and agent
<b>Issues Raised 2<sup>nd</sup> proposed scheme</b>	<b>Response</b>
Overlooking of garden space in Templemere from plot 3.	Paragraphs 31 to 37
Overlooking into rooms of adjacent flats in Templemere.	Paragraphs 31 to 37
Concern that additional fence is added to boundary retaining wall. Any fence on top of wall across central open space to north would be detrimental to visual amenity.	Fence is not proposed for the top of the adjacent boundary wall.
Land owner has not contacted Templemere Association to allow access and works to be scheduled.	As above this is a party wall issue
<b>Issues Raised 3<sup>rd</sup> proposed scheme</b>	<b>Response</b>
Overlooking of garden space in Templemere. Angling of box windows suggests serious issues in loss of privacy to the rears of nos. 101/162 Templemere. No details given of the same issues at nos. 159/160 Templemere.	Paragraphs 31 to 37
No recognition that existing greenery/screening is all on the Templemere site, no evidence of meaningful planting to soften the impact of these proposed dwellings on that site.	Paragraphs 30, 45
Detailed plans of 5/8/15 - no scale - and therefore the boundary treatment doesn't accurately reflect the close	Sketch plan mentioned is not to scale but does give

Issues Raised initial proposed scheme	Response
proximity of these proposed flats to the Templemere ("North East") boundary; therefore does not address the overlooking/loss of privacy issues already raised.	an indication of ground level differences. Topographical survey has taken place and other sections to scale are provided to help compare building impacts.

## Consultation responses

8. 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.

### Design and conservation

9. No objection in principle. Provided building for life assessment with queries on defined streets and spaces and character predominantly in relation to the coach house elements and addressing Windmill Road.

### Environmental protection

10. No objection in principle. Area was previously assessed as part of the development of the Aldi store. The information provided is still relevant and there were no concerns re human health previously. Agree with this conclusion but requested conditions for unknown contamination and imported material. Also suggest informative added to minimise nuisance to local residents during the construction phase.

### Highways (local)

11. No objection in principle. Queried access to plots 15 to 17.

### Housing strategy

12. No written comment, informally discussed at pre-application stage.

### Norfolk county planning and flood & water management team

13. No objection in principle. Standing advice provided.

### Norfolk historic environment service

14. Potential for post-medieval archaeological interest on site. Requested standard condition for Archaeology Written Scheme of Investigation.

### Tree protection officer

15. No written comment, informally discussed at application and pre-application stage.

# Assessment of planning considerations

## Relevant development plan policies

### 16. **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
- JCS6 Access and transportation
- JCS9 Strategy for growth in the Norwich policy area
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS20 Implementation

### 17. **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
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

### 18. **Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**

- R19: land north of windmill Road – housing development

## Other material considerations

### 19. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment



20. Supplementary Planning Documents (SPD)
  - Affordable housing SPD adopted March 2015
  - Trees and landscape SPD draft for consultation, July 2015

### **Case Assessment**

21. 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: Principle of development**

22. [If Residential] Key policies and NPPF paragraphs – DM12, SAXX, NPPF paragraphs 49 and 14.
23. The site forms the area of allocation R19 as set out within the SA Plan (2014) which promotes residential development of the land. The scheme provides 17 dwellings mixed between flats and houses. The density of development is at 89 dwellings per hectare and arranges the accommodation in such a way as to provide an attractive and well-designed scheme which provides linkages to the site from new retail development to the south. Connection to the site maintains links along Windmill Road to the housing area to the north and east.
24. Over a number of years there has been a concern that this area has been left empty and has been subject to anti-social behaviour due to its remote position and lack of access into this area. The potential to enhance the attractiveness of the application area to help reduce some of these issues have been considered within the long term planning of the area which had been identified as being in need of potential improvement. Site layout respects its context and provides adequate standards of amenity and outlook for residents. The proposal is appropriate for its location close to local amenities and transport connections and addresses many key requirements of the Joint Core Strategy in relation to design (Policy 2), housing delivery (Policy 4) and area improvement and regeneration (Policy 12).

### **Main issue 2: Design**

25. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
26. Given the awkward position of the site and requirements for access across Windmill Road and through the site to the south for vehicles, pedestrians and cyclists, various potential issues related to layout and impact on amenity have been assessed over time as part of ongoing discussions with the agent to overcome any local concerns. The proposed layout has been revised following negotiations and shows the main parking and turning area culminating central to the site creating a mews space at the top of the new road spur adjoining to the south. This is designed to take advantage of this space in terms of access and parking, to maintain space

between buildings and to protect existing trees along the east boundary which provide amenity benefits in the area.

27. The general appearance of the scheme succeeds in having a distinctive character which takes its lead from the other housing in the area but unifies this small new estate of housing with that proposed for the land to the south within the Aldi site. The design is not one that will be overbearing on any of the existing developments, and fits in well with the general context which is difficult, as the separate developments around the site are all quite different in character in terms of scale, form and materials. The form and positioning and varying heights created by the new housing blocks creates a good end point to the new access road and will aid legibility when entering the development.
28. The Joint Core Strategy policy 2 requires the design quality of new housing developments to be assessed against the national Building for Life criteria or any successor to Building for Life. Since adoption of the plan, the Building for Life criteria has changed and there is no longer a numerical scoring system. There are now 12 criteria rather than 20 and schemes are awarded green, amber or red against each criterion. This scheme would expect to receive no red indicators and where detail is lacking or is needed to form a complete judgement it is fully expected that following assessment of details requested by condition the scheme would attract a majority of green indicators. The scheme is therefore well supported in design terms and is considered to be acceptable against the Building for Life criteria.
29. The scheme steps up the site and is appropriate in scale and form providing simple two to four storey forms of domestic dwellings using simple flat roofs and a limited range of building materials to the walls, joinery and details. The additional windows to the coach houses facing south towards Windmill Road relates well to this walkway and helps create a “live” frontage along the footpath which enhances surveillance of the area. It is suggested that details of materials form a condition of any consent to ensure they match the adjacent scheme and are suitable for the area. Subject to these details the design is considered to be appropriate.
30. Amenity space is provided at the rear of the buildings with each unit, including the flats, having a secure, private and accessible space. The coach houses have access to balcony spaces which overlook central parts of the site. The building footprints have been designed to give the development a good setting and space. The development also seeks to retain some of the mature trees and hedging on the site which will be enhanced by additional landscaping. Layout of the central courtyard makes a clear distinction between the public and the private gardens/green areas. Enhanced planting within the courtyard will focus on the entrance point of the development and potential planting within garden areas will additionally help soften spaces and assist with amenity impacts. Again details are suggested covering hard and soft landscaping for the site.

### **Main issue 3: Amenity**

31. Key policies and NPPF paragraphs – DM2, DM3, DM11, NPPF paragraphs 9 and 17.
32. The scheme provides a predominantly “L” shape arrangement of the main group of buildings facing into the central mews. The terrace houses back onto properties on

Templemere and Windmill Court. The block of flats is situated in the north-east corner of the site and is the tallest element of the scheme at 4 storeys. The surrounding area rises up higher than the application site with the greatest difference in ground level at the north-east corner. The stepping of the scheme has therefore sought to use the differences in ground level to position buildings where they will create least impact on the surrounding area.

33. The scheme overall creates good separation distances from existing and proposed dwellings to help reduce any amenity impact in the area. Dwellings on Windmill Court are a reasonable distance to the east and separated from the site by a communal parking area at higher ground level. The greatest impact of the development will be between the terrace and Templemere along the north boundary. The existing flats taper away to the north and create a significant public circulation space between the fronts of these buildings.
34. Outlook to the north from the upper floors of the new dwellings will be predominantly towards blank end gables of the flats or this public space. Other windows facing west will be at a sufficient angle to prevent overlooking of private garden spaces. There might be some limited views from bedroom balconies but these are obscured by existing mature trees in the corner of the adjoining site and could be additionally be screened as necessary.
35. Each new house has its own private garden and the proposed buildings are situated sufficiently forward and away from boundaries to avoid any significant overlooking of private areas to adjacent properties. Plot 3 however had the potential to look directly into the rear of 161/162 Templemere and changes to window design, which now angle towards the buildings blank gable end, and introduction of areas of obscure glazing are proposed to overcome this localised issue.
36. The corner edge of the site will fall within the managed space for the block of flats. New boundary fencing will be erected along the north of the application site taking away public access and opportunity for anti-social behaviour in the strip of land within adjacent ownership on Templemere. The presence of new buildings will reduce disturbance within the area and provide improved security within the site and adjoining areas. External lighting can cause nuisance and a condition for details is suggested to ensure any lighting design does not adversely impact on amenity.
37. The proposed layout achieves appropriate distances between new and existing buildings and does not, as a result, create any significant overshadowing or overlooking problems. The scheme provides a reasonable standard of living and garden spaces which would provide an attractive living environment and which would integrate well with the character of the area. The development is of an attractive design with enhancements to planting within the area and overall the scheme should not adversely affect the view from nearby dwellings that at the moment look out over the park.

#### **Main issue 4: Transport**

38. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.

39. The site will gain access from the recently built roadway which was approved under the permission 13/00208/F. Access point will be at the end of this new road where this road meets and crosses Windmill Road. The applicant advises that they have rights of access over this route to gain entry to their site and have been in discussion with other interested parties about the resurfacing of this route to improve pedestrian movement along the track. The impacts of use of such access for the dwellings proposed on the housing allocation land have therefore been assessed with the earlier permission and agreed as being acceptable in principle to serve this scale of development. The central mews and turning space would not form part of an adopted highway given the break across Windmill Road but has been designed in discussion with Highways Officers to provide a suitable access again for the scale of development proposed.
40. The site is located immediately adjacent the extended district retail centre and within close walking distance of bus stops near to the Aldi store on Sprowston Road. The scheme layout provides for 15 car parking spaces which whilst below a 1 for 1 provision does exceed the minimum parking standards of 0.5 spaces per dwelling which is suitable for residential development in accessible areas as considered under policies DM31 and 32. Options are available within the coach house parking areas for electrical charging points for motor cars to be provided.
41. The agent has advised that spaces are available on site to provide for secure bicycle storage for the scheme. Servicing access is possible to the end of the roadway to allow pick up of refuse bins from the site. Space is also available within the central mews space for emergency vehicle access and turning. Subject to conditions related to details of access crossing, surfacing materials, collection points, car charging points and cycle stores as discussed above the scheme is considered to be acceptable.

#### **Main issue 5: Trees and landscaping**

42. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
43. Various areas of the site and adjoining land have been assessed in terms of their value and capacity for improvement. At present areas of planting include tree and planting groups outside of the site along the east side of the site and individual trees to the north of the site. The hedgerow feature along the east boundary is identified as possibly being an outgrown field boundary. Most of the trees and hawthorne hedge are B class trees with the exception of a coppiced hazel and holly which are C class.
44. Discussion has taken place in relation to the impact of the development and retention and protection of all trees which are on boundaries and/or overhang the site. It appears possible not to require removal of any of the trees and hedge and the development would sit within the green edges of the site, thereby retaining potential amenity and ecological value of the landscaping to the east and north of the site.
45. It will be important however to ensure that trees to be retained are protected during construction and appropriate methods undertaken for any works close to trees. Conditions are suggested for compliance with the submitted arboricultural implications assessment and for retention of tree protection/control of operations within protected areas. The central mews space for the development also provides

opportunities for additional tree and shrub planting which would be beneficial to the setting of the development, amenity and for promoting biodiversity value of the area. Other potential options are available for additional planting along the northern boundary. A landscaping condition is therefore also suggested to ensure a reasonable quality of hard and soft landscape spaces.

### **Compliance with other relevant development plan policies**

46. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	Yes subject to condition – private and secure cycle parking stores can be provided within the site to meet development needs.
Car parking provision	DM31	Yes subject to condition – parking on site is available for new residents and the site is positioned within an accessible location for alternative means of travel.
Refuse Storage/servicing	DM31	Yes subject to condition – main collection will be accessed from Sprowston Road. Bin stores and collection are shown to be provided close to the highway for ease of collection.
Archaeology	DM9	HES advised of potential for post-mediaeval remains to be present and requested condition to be imposed for site assessment.
Contamination	DM11	The recommendations by the Council's environmental protection officer in regards to contamination and protecting the amenity of neighbouring properties or safety of site operatives during the construction are considered reasonable and should be conditioned on any approval.
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition – buildings are capable of incorporating energy production technologies to roof areas without detracting from the appearance of the development or impacting on local amenities.
Water efficiency	JCS 1 & 3	Yes subject to condition. Suitable fittings can be incorporated into the scheme to achieve usage limits.
Sustainable urban drainage	DM3/5	Yes subject to condition for submission of full details of drainage scheme – the developed site will cause some change to the permeable area and therefore to surface water runoff.

Requirement	Relevant policy	Compliance
		<p>However, it is proposed that the surface water runoff will be managed by sustainable means in order to maintain, and where possible reduce, the effect of the site on the downstream catchment. Surface water runoff is initially suggested to discharge to a cellular storage type soakaway located in the central mews court space. In addition roofs to houses are shown as green roof to help reduce water run-off. The surface water runoff for all impermeable areas could be collected via RWPs and gullies which discharge to the soakaway. Subject to review of site infiltration and geology attenuation with some soakaway could provide an alternative. Ground contaminants are shown to be low but soakaway methods should be further investigated. Such measures are considered adequate for a development of this scale.</p>

### **Other matters**

47. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:

#### ***Affordable housing***

48. The promotion of the adjoining site has been discussed with Orwell Housing Association who following on from the Aldi permission have committed to developing that site entirely for affordable housing in line with the S106 agreement for application 13/00208/F. In considering that earlier application Aldi offered to provide 9 affordable dwellings on their application site to assist with the viability of developing the site to the north.
49. Number of units proposed has slightly increased from 25 suggested as being provided under the earlier draft site allocation to 26. However; the delivery of 9 units would still represent 33% of the total as required by policy JCS4. It is likely that Orwell will offer the affordable dwellings as affordable rent properties.

#### ***Biodiversity***

50. Ecological appraisal is submitted showing survey results for protected species which might be on site. Survey timing is said to be optimal for detection of ground flora species, birds and reptiles. Trees were also assessed for bat roosts. There is record of invasive species of Japanese Knotweed and Yellow Archangel being present on site which it is understood have been subject to treatment/clearance.
51. The result of the appraisal is mainly that there is low to moderate potential for bats and hedgehogs, and various opportunities for presence of nesting birds and moth

species. Development should not result in any significant harm to protected species. However, the report recommends that impacts could be reduced to neutral if consideration is given to suitable mitigation replanting, provision of bird and bat boxes and access for hedgehogs beneath fencing. A series of ecological enhancements are considered appropriate to incorporate into the development and it is recommended that site enhancements are secured by condition.

### **Equalities and diversity issues**

52. There are no significant equality or diversity issues.

### **S106 Obligations**

53. Given that the delivery of affordable housing is linked to the development of land to the south a specific legal agreement for this site is not considered to be necessary. The timescale for delivery is bound within that S106 agreement and action can be taken against the adjoining landowner for any non-compliance.

### **Local finance considerations**

54. 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.

55. 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.

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

### **Conclusion**

57. The design and layout is considered acceptable with a good relationship between the public and private realms. Access, parking and servicing arrangements are also considered to be appropriate as are the amenity standards for existing and proposed dwellings. The development also responds to site constraints in terms of their implications for trees, ground levels, drainage and contamination. Subject to the conditions listed it is considered that the proposals are acceptable and are supported by the change in policy direction through the Site Allocations Plan. 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. 14/00847/F - Land North Side of Windmill Road Norwich and grant planning permission subject to the following conditions:

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accord with drawings and details;

3. Details of facing and roofing materials and external joinery; external lighting;
4. Details of access road surface, car parking, cycle storage, bin stores provision;
5. Details of landscaping, planting, tree pits, biodiversity enhancements, site treatment works, boundary treatments, gates, walls and fences and landscape implementation and maintenance;
6. Archaeology Written Scheme of Investigation;
7. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
8. Retention of tree protection;
9. Details of provision and maintenance of LZC technologies and renewable energy sources;
10. Details of water efficiency measures;
11. Details of water drainage strategy and drainage management;
12. Cessation of works if unknown contaminants found; and
13. Control on any imported materials.

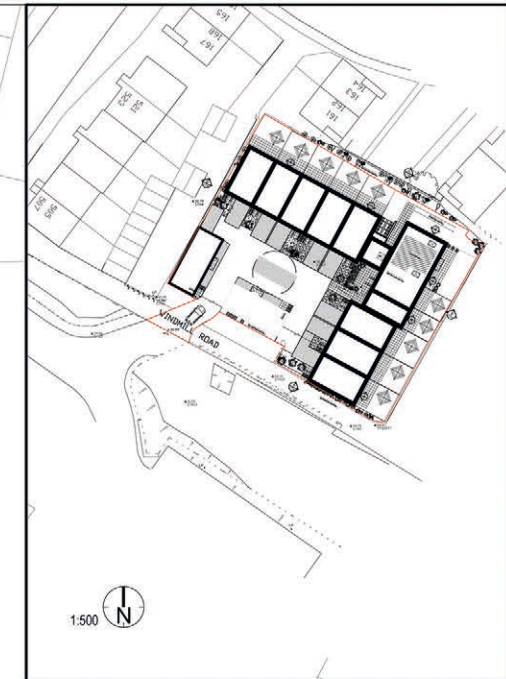
Informatives:

1. Considerate construction and timing to prevent nuisance;
2. Materials removed from site should be classified and disposed of at suitable licensed facilities;
3. Site clearance to have due regard to minimising the impact on wildlife.

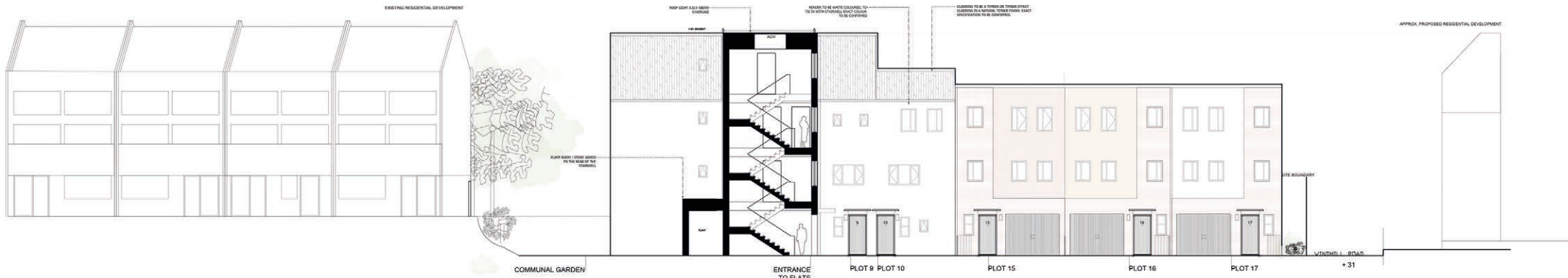
Article 35 (2) statement:

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 at the application stage the application has been approved subject to suitable land management, appropriate conditions and for the reasons outlined within the committee report for the application.



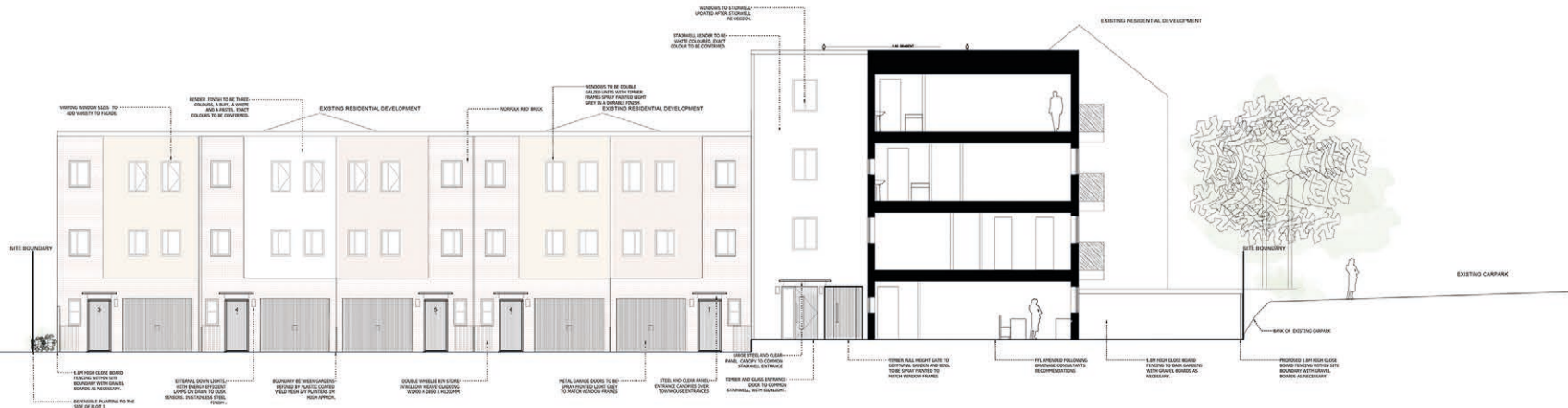


PROJECT		CLIENT	
WINDMILL ROAD SPROWSTON NORWICH			
PROJECT PORTION		SITE PLAN LOCATION PLAN	
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
DRAWN BY:	SCALE 1:100 1:500	REFERENCE TO	DESIGNS REV 2013WIN-005 J



A-A Section A-A North West Elevation

Scale: 1:100



B-B Section B-B South West Elevation

Scale: 1:100



B-B Contextual B-B Section

Scale: 1:200

REV. NO.	DESCRIPTION TO REVISION	REV. BY	DATE
A	NEW LAYOUT AND UPDATED ELEVATIONS	URE	04/14
B	TITLE AMENDED	URE	04/14
C	REVISION FOLLOWING DESIGN OFFICERS COMMENTS: - GARAGE DOORS UPDATE - ENTRANCE CANOPY INCLUDED - STEP OUT BALCONY INCLUDED - CLADDING AND RENDER UPDATED - EXTERNAL LIGHTS SPECIFIED - WINDOWS ALTERED TO ALL FACADES; GENERAL LAYOUT UPDATE	RM	05/15
D	GROUND LEVELS TO PLOTS 9-17 AMENDED FOLLOWING DRAINAGE CONSULTANTS COMMENTS	RM	06/15
E	EXISTING CONTEXT UPDATED	RM	08/15

PROJECT PORTION		CLIENT	
SECTION A-A, B-B, AND CONTEXTUAL			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
DRAWN BY:	SCALE 1:100, 1:200 @A1	REFERENCE TO:	ORG NO 2013WIN-014 REV E





PROJECT		CLIENT	
WINDMILL ROAD SPROWSTON NORWICH			
PROJECT PORTION			
ELEVATIONS C, D, AND TOWNHOUSE			
CHECKED PROPOSAL	APPROVED PROPOSAL	CLIENT APPROVED	ENGINEER APPROVED
DRAWN BY	SCALE	REFERENCE TO	DRG NO. 2013WIN-015 REV. G