

Planning applications committee

Date: Thursday, 10 August 2017

Time: 09:30

Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH

Committee members:

Councillors:

Driver (chair)
Maxwell (vice chair)
Bradford
Button
Carlo
Henderson
Jackson
Malik
Peek
Sands (M)
Woollard
Wright

For further information please contact:

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Agenda

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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 13 July 2017

4 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 for item 4 above 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.

Summary of applications for consideration

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Standing duties

15 - 16

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4(b)	Application no 17/00754/VC – McDonalds. Delft Way Norwich, NR6 6BB	29 - 38
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Date of publication: **Wednesday, 02 August 2017**

Planning applications committee**09:30 to 13:05****13 July 2017**

Present: Councillors Driver (chair), Maxwell (vice chair), Button, Carlo, Bradford, Henderson, Jackson, Malik, Peek, Woollard and Wright

Apologies: Councillor Sands (M)

1. Declarations of interest

Councillor Wright declared a pecuniary interest in item 4 (below), Application no 17/00737/F - Norwich High School for Girls 95 Newmarket Road, Norwich, NR2 2HU as director of a company providing a service to the school.

Councillor Jackson said that he had spoken to residents as ward councillor for Mancroft ward about application no 6 (below), Enforcement Case 17/00026/ENF – 21-23 St Benedicts Street, Norwich, NR2 4PF but he did not have a pre-determined view.

It was noted that all councillors had received communications from residents opposing application no 15/01928/F – St Peters Methodist Church, Park Lane. Councillor Malik, Nelson ward councillor, confirmed that he did not have a pre-determined interest but had spoken to residents about the proposal.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 15 June 2017.

3. Application no 15/01928/F - St Peters Methodist Church, Park Lane, Norwich, NR2 3EQ

The planner (development) gave a detailed presentation of the report with the aid of plans and slides. He also referred to the addendum to the report, which had been circulated to members in advance of the meeting at the request of the planning solicitor, and the supplementary report of updates to reports which was circulated at the meeting. This included further objections to the scheme because of flood risk, an explanation on the calculation of the affordable housing element and a revised reason for refusal to include reference to policy DM33 of the Local Plan

The committee was addressed by 13 speakers comprising: local residents; a representative of West Parade Residents' Association; a former county councillor, Andrew Boswell; and, Councillor Schmierer, substituting for Councillor Tim Jones, Nelson ward councillor, who was unable to attend the meeting to speak on behalf local residents. The issues raised included: a suggestion that the viability

assessment should be applied more robustly and that £624,000 contribution to affordable housing could be achieved; concern that unit CH9 would cause loss of light and amenity to the residents of Doris Road and the overbearing nature of the development would cause loss of light to habitable rooms in 77 and 79 Park Lane, and that loss of light and amenity should be a reason for refusal; the church and its extensions were not of architectural merit, local listing should be revoked and the buildings should be demolished which would open up the site for a better solution for housing, including some social housing; that the site was overdeveloped and blocked light within it and had no outdoor amenity space which would affect the amenity of future residents; concern about increased traffic and highway safety at the junction outside the church; that there would be increased demand for parking and an impact on residents in the area; and, concern about drainage issues and flash flooding.

The applicant spoke in support of the application. The applicant had engaged with community consultation and the scheme was designed by an architect experienced in church conversions. The site was on a sustainable location with good transport links and access to car clubs. The development would reverse the building's decline and provide good quality homes. She also referred to the viability assessment.

In reply to a member's question, the senior planner referred to the reports and explained that the viability assessment was based on current market values.

During discussion, in which the senior planner and the planning solicitor answered members' questions, the committee considered whether the issues of overlooking and loss of amenity to the neighbouring residents had been addressed sufficiently. The use of obscure glass as mitigation of overlooking would impact on future occupiers of the flats. The senior planner referred to the report and said that there would be no significant loss of light or outlook resulting from this development and that he did not consider that this was a reason for refusal. Councillor Jackson moved and Councillor Carlo seconded an amendment for an additional reason for refusal to be on the grounds of loss of light, outlook and amenity to the residents of 77 and 79 Park Lane and Doris Road contrary to policy DM2. On being put to the vote with 5 members voting in favour (Councillors Jackson, Carlo, Henderson, Wright and Woollard) and 6 members voting against (Councillors Driver, Maxwell, Bradford, Malik, Peek and Button) the amendment was lost.

A member said that she was concerned that three of the units in the scheme would be below the national space standard.

The chair then moved the recommendation as amended in the supplementary report, and it was:

RESOLVED, unanimously, to refuse application no 15/01928/F - St Peters Methodist Church, Park Lane, Norwich, NR2 3EQ for the reason as follows:

"The proposal fails to meet the requirement for affordable housing either through on-site provision or through the provision of a commuted sum towards off-site provision of a level which has been independently assessed to be viable for the proposed scheme. Notwithstanding the fact that a five year land supply for housing cannot currently be demonstrated within the Norwich Policy Area, the shortfall in affordable housing provision associated with the

proposal represents an adverse impact that would significantly and demonstrably outweigh the benefits of the proposal when assessed against the NPPF as a whole. The proposal therefore fails to represent sustainable development in the context of paragraph 14 of the National Planning Policy Framework and conflicts with the requirements of policy 4 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amendments adopted 2014), policy DM33 of the Development Management Policies Local Plan 2014 and guidance within paragraph 50 of the National Planning Policy Framework."

4. Application no 17/00737/F - Norwich High School for Girls 95 Newmarket Road, Norwich, NR2 2HU

(Councillor Wright having declared a pecuniary interest left the room at this point.)

The senior planner (development) presented the report with the aid of slides and plans and referred to the supplementary report of updates to reports which was circulated at the meeting, which included a correction to the report and a summary of additional information received from the applicant. The summary information table in the main report was incorrect and should reflect that under the proposal there will be an increase in cycle parking provision by four. The applicant had submitted additional landscaping details, an arboricultural method statement and tree protection plans. The proposed conditions 8 and 10 should be amended accordingly.

Councillor Lubbock on behalf of local residents, together with a representative of the neighbourhood watch, addressed the committee and outlined their objections as follows: disappointment at the timing of the application because of pending proposals to remove the traffic lights on Christchurch Road: the impact the proposal would have on the highways and traffic safety; that the proposal required a breach of an historic flint wall, the removal of the four mature trees; and that the school could manage its travel arrangements without causing an adverse effect on the Grade II listed building and the conservation area and environment.

The applicant and agent, sharing the time allocated to them, addressed the committee and spoke in support of the application outlining the benefits of the scheme which would improve student safety which outweighed the impact to the conservation area. Parents would be discouraged from using the new egress at peak times. The applicant would provide significant planting and other environmental measures, such as bat boxes.

The senior planner, together with the planning team leader (outer area), referred to the report and answered members' questions. Members were advised that the applicant was collating information about its travel needs but a travel plan was not a condition of planning consent. The applicant was looking at using park and ride and encouraging cycling to the school. Officers were satisfied that the school could manage traffic movements on the site and was looking at other travel measures as part of its travel plan review. The traffic regulation order would need to be carried out prior to the commencement of the works. The works to the wall would be by hand to minimise damage.

Councillor Carlo said she could not support the application for the reasons given by Councillor Lubbock. The school needed to have a proper travel plan in place and should explore other options that did not require a breach of the wall and the loss of mature trees.

RESOLVED, with 5 members voting in favour (Councillors Peek, Malik, Maxwell, Driver and Bradford), 3 members voting against (Councillors Jackson, Henderson and Carlo) and 2 members abstaining (Councillors Button and Woollard) to approve application no. 17/00737/F - Norwich High School for Girls, 95 Newmarket Road, Norwich, NR2 2HU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Bricks, mortar, design of brick piers, specification/design of access gates in accordance with submitted details.
4. Demolition of wall to be carried out by hand.
5. Any damage caused to the building or curtilage listed wall shall be made good;
6. Stop work if unidentified features revealed;
7. Traffic Regulation Order;
8. Landscaping details in accordance with the submitted plans;
9. External lighting not to be used after 22:00 hours and before 06:00 hours on any day.
10. Tree protection measures shall be in accordance with the approved arboricultural method statement and tree protection plans.
11. No-dig methods.
12. Mitigatory replacement tree planting.
13. Bat boxes to be installed in accordance with details submitted
14. Mitigation measures set out within section 9.3 of the ecology report and enhancement measures set out within section 9.4 of the ecology report shall be adhered to.

Suggested Informatives

1. Listed building consent is required for works to the boundary wall.

Article 35(2) statement

The local planning authority in making its recommendation 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 pre-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report

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

5. Application No 17/00357/F - St Stephens Tower, St Stephens Street, Norwich

The planning team leader (inner area) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which contained summaries of consultation responses to the amended plans and the

officer response. The recommendation had been amended because the applicant had submitted an acceptable unilateral undertaking to provide just over £80,000 prior to commencement of development and two conditions relating to construction management and the provision of a fire hydrant had been added.

During discussion the planning team leader referred to the report and answered members' questions. The materials used would need to comply with building regulations. Members were advised that there were good cycle and bus links to the University of East Anglia. However the development could meet the demand for student accommodation from other higher educational establishments in the city. Residential use of the building would mean that the lights were more prominent at night but this would not be particularly intrusive.

Discussion ensued in which members welcomed the proposal which added to the creation of a "village approach" in the city centre providing a mix of residential and businesses. A member said there was a caveat to this approach and that members would need to ensure that development had sufficient infrastructure to support this growth in future years.

RESOLVED, unanimously, to approve application no. 17/00357/F – St Stephen's Tower, St Stephen's Street, Norwich and grant planning permission subject to the terms of the submitted unilateral undertaking and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials;
4. Details of hard and soft landscaping and management thereof;
5. Provision of cycle parking;
6. Further details of surface water drainage;
7. Arrangements for managing arrivals and departures at beginning and end of academic terms;
8. Details of a scheme to mitigate impacts of air quality on bus station side of the development upon residents;
9. Details of a scheme to mitigate the impacts upon residents of noise from the service yard;
10. Water efficiency;
11. Energy efficiency.
12. Details of and management of access through to bus station;
13. Details of and management arrangements for streetscape improvements to from building access to Surrey Street.
14. The scheme shall be carried out in accordance with the submitted construction management plan;
15. A fire hydrant shall be provided in accordance with the submitted details.

Article 35(2) statement

The local planning authority in making its recommendation 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 pre-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

6. Enforcement Case 17/00026/ENF – 21-23 St Benedicts Street, Norwich, NR2 4PF

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports and explained that Broadland Housing had confirmed that the courtyard was not used by residents other than as a fire escape. It had been closed off because of antisocial behaviour.

The applicant attended the meeting and explained the circumstances for the breach of planning permission.

Discussion ensued in which the planner and the planning team leader (inner area) referred to the report and answered members' questions. The purpose of the report was to seek authority to take enforcement action. The council had received a complaint from a member of the public which needed to be resolved. Officers would liaise with the applicant to resolve the issue and only resort to enforcement action if this was not successful. Members noted that whilst the courtyard was not used for amenity purposes there was an adjacent roof garden to the premises.

RESOLVED, unanimously, to authorise enforcement action to secure the removal of the unauthorised Mechanical extraction and ventilation plant and associated flue; including the taking of direct action may result in referring the matter for prosecution if necessary.

7. Enforcement Case 1700078ENF 10 Ruskin Road, Norwich

The planning team leader (outer area) presented the report with the aid of plans and slides.

During discussion the planning team leader referred to the report and answered members' questions. He explained that enforcement action would require the owner to remove the extension and restore the building to its original state. A member expressed concern that students would be without accommodation. The committee was advised that this was not a planning matter but that officers did liaise with colleagues in the private sector housing. The building works would be carried out in the summer vacation.

Members considered that the extension was over prominent and had been built on to an existing extension.

RESOLVED, unanimously, to authorise enforcement action to secure the removal of the unauthorised extension, and authorise enforcement action to secure the conversion of the garage back to its authorised use as incidental / ancillary storage space to the main dwelling; including the taking of direct action which may result in referring the matter for prosecution if necessary.

8. Enforcement Case 17/00028/ENF – 2 Field View, Norwich, NR5 8AQ

The planning team leader (outer area) presented the report with the aid of plans and slides.

RESOLVED, unanimously, to authorise enforcement action to secure the cessation of the unauthorised change of use of the former garage to an office and return it back to its authorised use as incidental / ancillary to the dwelling known as no. 2 Fieldview, and to secure the cessation of the unauthorised use of the dwelling known as no. 2 Fieldview as a sui generis HMO including the taking of direct action which may result in referring the matter for prosecution if necessary.

9. Enforcement Case ref. 17/00112/ENF – 2B Lower Goat Lane, Norwich, NR2 1EL

The planning team leader (outer area) presented the report with the aid of plans and slides.

RESOLVED, unanimously, to authorise enforcement action to require the applicant to either carry out alterations to ensure the HMO is laid out in accordance with the permission granted under application reference 16/00695/U, or to return the property to its condition before the works were carried out, including the taking of direct action may result in referring the matter for prosecution if necessary.

CHAIR

Summary of planning applications for consideration

ITEM 4

10 August 2017

Item No.	Case Number	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(a)	16/01052/F	4-6 Mason Road, NR6 6RF	Robert Webb	Continued use as a place of worship (Class D1) with education and training and associated office and cafe.	Objections	Approve
4(b)	17/00754/VC	McDonalds, Delft Way, NR6 6BB	Lara Emerson	Removal of Condition 2 to allow 24 hour trading.	Objections	Approve
4(c)	17/00865/F	8 Aldryche Road, NR1 4LE	Charlotte Hounsell	Construction of single storey annexe.	Objections	Approve
4(d)	17/00850/F	54 Gertrude Road, NR3 4SF	Charlotte Hounsell	Demolition of existing garage. Subdivision of garden and erection of 1 No. two bed detached dwelling.	Objections	Approve
4(e)	17/00590/F	65 Elm Grove Lane, NR3 3LF	Charlotte Hounsell	Single storey side extension and two-storey rear extension. Roof dormer windows in east and west elevations. New doors and windows in south elevation.	Objections	Approve
4(f)	17/00734/F	15 Mount Pleasant, NR2 2DH	Lydia Tabbron	Single storey front extension, conversion of existing garage and construction of detached single garage.	Objections	Approve
4(g)	17/00587/F	5 Nutfield Close, NR4 6PF	Steve Polley	Single storey extension (retrospective).	Objections	Approve

Item No.	Case Number	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(h)	17/00341/F	441 Unthank Road, NR4 7QN	Steve Polley	Demolition of existing detached garage and removal of existing first floor and roof and replacement with new first floor and roof with side and rear extension.	Objections	Approve
4(i)	17/00903/F	463 Sprowston Road Norwich NR3 4EB	Joy Brown	Extension of Plant Enclosure on South West Elevation.	Objections	Approve
4(j)	17/00988/F	George Hotel, 10 Arlington Lane, NR2 2DB	Sam Walker	Retrospective application for timber fence surround to new water tank	Objections	Approve
4(k)	17/00076/ENF	1A Midland Street, NR2 4QL	Sam Walker	Construction of new buildings. Highway safety issues due to scale of activity and scale of vehicles accessing the site. Noise and hours of operation issues.	To request approval for enforcement action to be taken	Authorise enforcement action

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 16/01052/F - 4 - 6 Mason Road, Norwich,
NR6 6RF

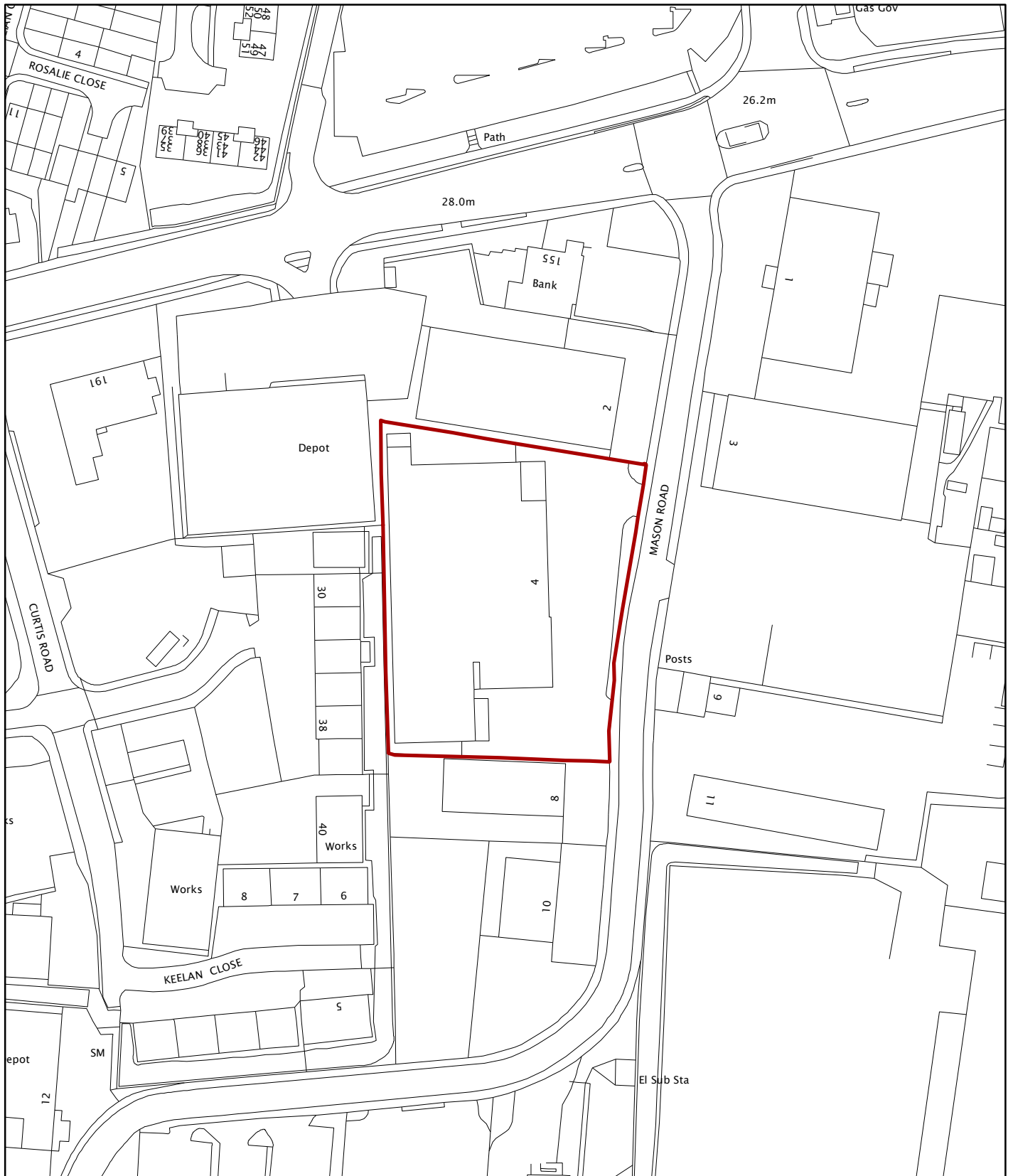
**Reason
for referral** Objection

4(a)

Ward:	Catton Grove
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal		
Continued use as a place of worship (Class D1) with education and training and associated office and cafe.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Principle	Employment area, transport links, location
2 Design	Layout, appearance
3 Transport	Parking provision, sustainable transport options
4 Amenity	Noise impacts, external lighting
5 Flood risk	Critical drainage area
Expiry date	8 September 2016
Recommendation	Approval



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Planning Application No 16/01052/F
Site Address 4-6 Mason Road

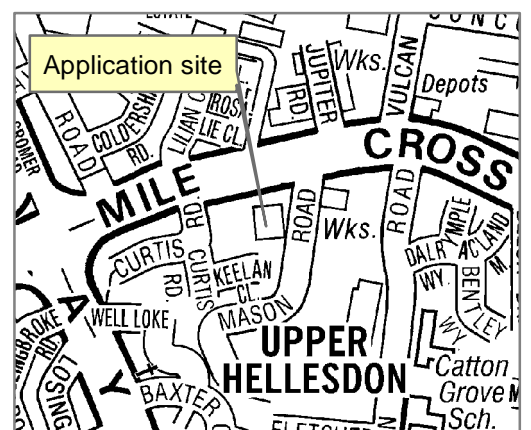
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NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. The site is within an industrial estate close and is served by Mason Road which is off Mile Cross Road on the outer ring road. The site is surrounded by industrial/commercial development on all sides, with a Hughes retail store to the north and premises operated by Jewson's and Page Bros to the east. There are further industrial units immediately to the west of the site. The nearest residential properties are to the west in Curtis Road and to the east in Weston Road.
2. There is a large warehouse style building with a floorspace of approximately 2200 square metres which accommodates Soul Church and ancillary facilities including a café and offices and the site also includes a surface level car park. There are 55 parking spaces at the front of the premises.

Constraints

3. The site is a designated employment area and within a critical drainage area as designated by the Norwich Development Management Policies document.

Relevant planning history

4.

Ref	Proposal	Decision	Date
10/01081/U	Change of use from general industrial (Class B2) to place of worship (Class D1), non-residential education centre (Class D1) and associated office space (Class B1).	Approved	07/09/2010

The proposal

5. The Soul Church was formed in 2014 following the re-naming of the Norwich Family Life Church which was founded some 40 years ago. The church offers a number of programmes catering for the needs of people of all ages. The church used to operate from the Heartsease area until its original building was destroyed in a fire in 2006. Alternative premises were identified in the former MFI unit on Barker Street and a temporary 3 year planning permission was granted, however the landlord decided to sell the property so the church were not able to proceed with that option. Following this, permission was obtained in 2010 for the change of use of the current building in Mason Road with permission being granted for a temporary period up until the 28 February 2012. Following this the church purchased the Mason Road building, with the idea being to relocate to Heartsease once sufficient funds had been raised.
6. In November 2012 an application for a replacement church building on the Heartsease Lane site was submitted and this was approved in September 2013 under application reference 12/01444/F. The applicant states that the acquisition,

conversion and maintenance of the Mason Road premises has been a considerable drain on funds making the earlier planned relocation impossible. However the church remains committed to relocating back to the Heartsease Lane site or to a suitable alternative location once sufficient funds are available.

7. Permission is sought for the continued use of the building as a place of worship, education and training with an ancillary café and offices. The church has a congregation of approximately 1000 people, employs 4 full time and 13 part time members of staff. In addition it has approximately 150 volunteers which organise a number of activities and groups for children, young people, homeless, elderly people, prisoners, and other members of the community.
8. The church is open between 9am and 4pm Tuesday to Friday. The auditorium is open on Sundays with services held at 9.30am, 11am and 4pm, serving the congregation of approximately 1000 people. The youth facilities are open on Friday evenings between 7pm – 9pm. There are usually around 20 staff and 90 young people in attendance at these sessions.

Representations

9. Adjacent and neighbouring properties have been notified in writing. Three 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
Concerns regarding noise coming from the building including amplified music and from gatherings of people outside the premises.	See main issue 3
Concern regarding the brightness of illuminated signage on the front of the building.	See main issue 3

Consultation responses

10. 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.

Environmental protection

11. No objection following the receipt of a noise assessment and management plan providing the measures within it are implemented. A condition is recommended to restrict the use of the external areas to minimise impacts on surrounding occupiers.

Highways (local)

12. No objection in principle on highway/transportation grounds. In my view a large faith centre should be located in the city centre or near a large district centre to benefit from proximity to bus services and car parks. In the interim I would not object to further temporary use of this site.

Assessment of planning considerations

Relevant development plan policies

13. **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
 - JCS6 Access and transportation
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
14. **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
 - DM22 Planning for and safeguarding community facilities
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF2 Ensuring the vitality of town centres
 - NPPF4 Promoting sustainable transport
 - NPPF7 Requiring good design

Case Assessment

16. 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

17. Key policies and NPPF paragraphs –DM22, JCS7, NPPF paragraph 70.
18. Policy 7 of the Joint Core Strategy for Broadland, Norwich and South Norfolk supports access to new and improved facilities for faith groups and promotes the wellbeing of communities. Policy DM22 of the Norwich Development Management Policies Local Plan supports the development of new and enhanced community facilities where they would contribute to the wellbeing and social cohesion of local communities. The policy states a preference for city centre or district centre locations and proposals for development outside these areas must be fully justified. Paragraph 70 of the National Planning Policy Framework (NPPF) states planning authorities should plan positively for the provision and use of community facilities, including places of worship, to enhance the sustainability of communities and residential environments.
19. In this instance the particular circumstances of the applicant, as set out in paragraph 5 above are considered to represent a significant material consideration in the determination of the application. The church requires a temporary home whilst it raises funds to relocate either back to Heartsease Lane or to a more suitable site. Financial information has been provided which demonstrates a five-year plan to generate sufficient funding to allow relocation.
20. It is recognised that the site is not located in the most accessible part of the city, being outside of the city or a district centre. It is close to the outer ring road and this may lead to a greater number of car-borne journeys. This matter is further considered under main issue 3: Transport.
21. In addition the site is located within a designated employment area. Concerns were raised with the original application about the loss of a business premises, and this was one of the reasons why a temporary permission was granted. It should be noted that the church does employ a number of people and therefore the use does not wholly conflict with the aims of the designation. However there is also a need to safeguard business premises in the longer term. As a result a condition is recommended which would ensure the use of the building reverts to B1 use upon the expiry of the temporary permission.
22. Due to the out-of-centre location of the application, the employment designation of the site and the aspirations of the applicant to relocate in the future, a temporary permission rather than a permanent permission is considered to be appropriate, subject to full consideration of the impacts of the proposal as set out in the following paragraphs.

Main issue 2: Design

23. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
24. Apart from the sealing up of large door to improve sound insulation, no external changes are proposed to the building. The design is one of an industrial unit with signage relating to the Soul Church and is considered to be acceptable.

Main issue 3: Transport

25. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
26. The application states that the site can accommodate 55 vehicles and 80 bicycles. A pick up and drop off service is provided by two 17 seater minibuses from the old site on Mousehold Lane, and it is understood free bus services are also provided from further afield. The peak times in terms of visitors are Friday evenings and Sundays, when the youth group and services are held. This coincides with the majority of the surrounding business premises being closed, which helps to manage traffic and parking impacts.
27. In considering the first application back in 2010, officers were concerned that the location was not a sustainable one and did not offer easy access to sustainable modes of transport. However members had regard to the circumstances of the applicant and a temporary permission was granted. The site is still not ideally located in terms of accessibility, however the Church does promote the use of public transport, runs a number of bus pick-up services, and is committed to improving cycle parking at the site. In addition regard is had to the circumstances of the church which is seeking alternative premises in the longer term.
28. Conditions are recommended seeking the provision of improved cycle storage outside the building and the implementation of a travel information plan to encourage people to use sustainable methods of transport to access the premises. No objection is raised by the Transportation Officer to further temporary occupation of the site.

Main issue 4: Amenities

29. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
30. Concerns have been raised regarding noise from the premises from residents within Weston Road to the east and also from the occupiers of a business premise immediately to the west on Curtis Road. Further investigation has established that the main cause of this noise appears to have been from external speakers that were on the front of the building and being used for 'welcoming' music and from amplified music during church services, as well as noise from outdoor activities associated with the youth group.
31. Following negotiations with the applicant, the outside speakers have now been removed and a full acoustic report has been carried out by a qualified consultant to assess the noise impacts and recommend improvements to the sound insulation and noise management.
32. The report recommended the following measures:
 - (a) Boxing in the folding door to the Youth Space externally with a dry-lined partition set within the brickwork opening (this has already been done);
 - (b) Keeping within maximum recommended noise levels as set out in the acoustic report for both the Sanctuary (main auditorium) and the Youth Space;

- (c) It is proposed to implement a noise management strategy, assisted by a permanently-installed noise monitoring device. This will include a responsible person who is trained in noise monitoring to ensure noise levels are kept within acceptable levels. They will have the following responsibilities:
 - (i) Making in-house and visiting performers aware of music noise limits;
 - (ii) Liaising with the sound technician and other production staff during events to control noise levels if necessary;
 - (iii) Ensuring that external doors are closed when events are in progress;
 - (iv) Receiving and logging any complaints regarding noise levels in accordance with the noise complaint investigation procedure, and taking appropriate action.
 - (v) The report further recommends no external sound system or speakers are used.
- 33. It is recognised that outside activities can also cause noise and disturbance however it is considered beneficial that some provision is made for outside play, particularly for the youth group who meet on a Friday night. A condition is therefore recommended restricting outside activities to take place between the hours of 18.00-21.00 on Fridays only.
- 34. The council's environmental protection officer has reviewed the measures proposed and raises no objection on the basis they are fully implemented. It is considered the measures will improve the situation for surrounding occupiers significantly. Conditions are recommended to ensure compliance with the recommendations of the noise report, that no external speakers are used at any time, and the restriction of outside play to between the hours 18.00-21.00. Subject to the imposition of these conditions, the noise impacts are considered to be acceptable.
- 35. Concern has also been raised about the brightness of the lighting associated with the external signage. Discussions have taken place with the Church and it has been agreed a separate application will be made for the signage, and the Church has agreed to lower the brightness of the signage if required. This matter will therefore be dealt with separately from this application for the use of the premises.

Main issue 5: Flood risk

- 36. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
- 37. The site is located within a critical drainage area however there has been no change to the footprint of the building or surfacing of external areas that would increase the risk of surface water flooding.

Equalities and diversity issues

- 38. There are no significant equality or diversity issues.

Local finance considerations

39. 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.
40. 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.
41. In this case local finance considerations are not considered to be material to the case.

Conclusion

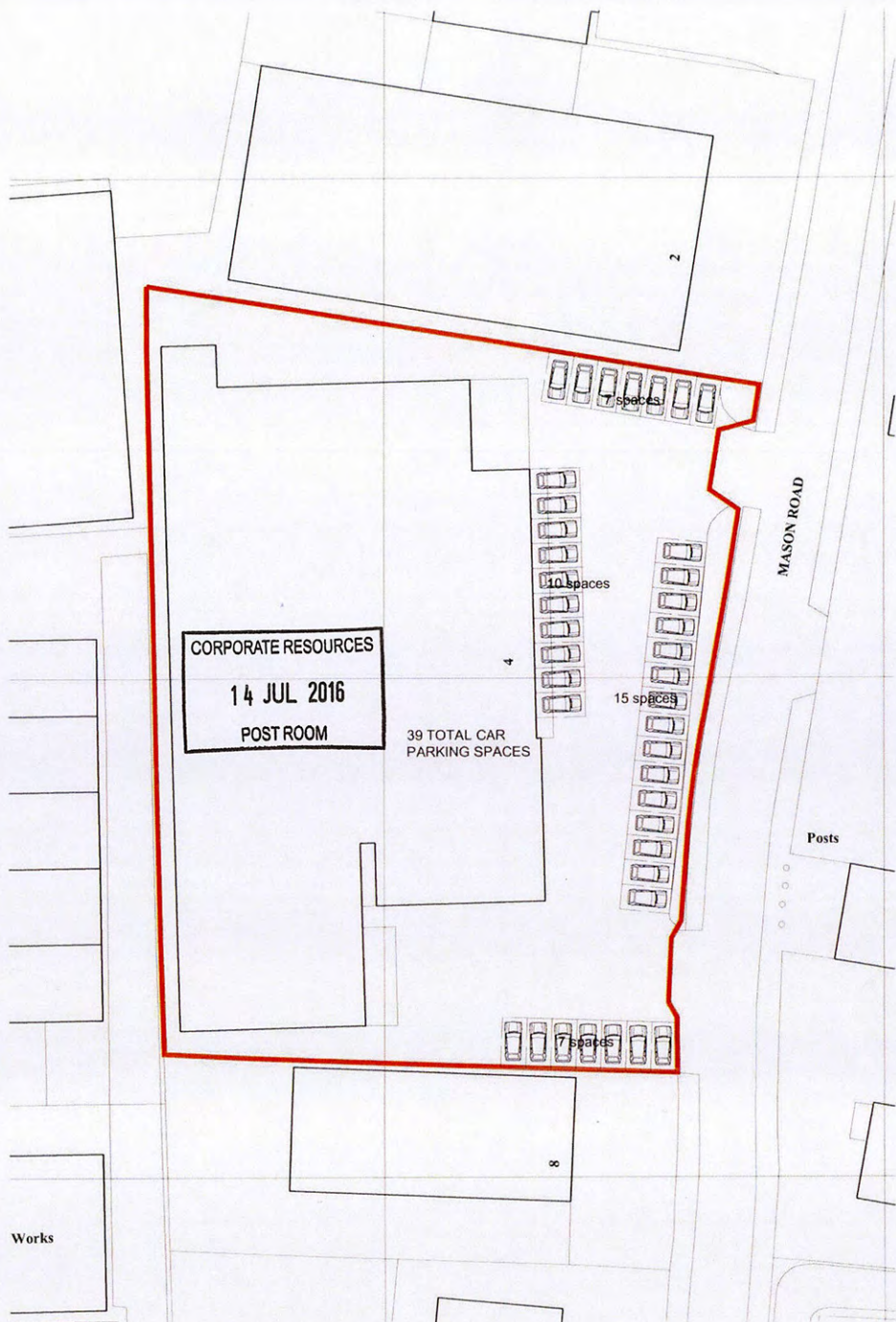
42. Whilst the site is not considered ideal in terms of transport sustainability and is located within an area designated for employment purposes, regard is had to the circumstances of the church which requires temporary accommodation for a further period of time whilst funds are raised for permanent relocation to more suitable premises in the future. Although a small number of objections have been received on the grounds of noise disturbance the church has committed to fully implementing recommendations within the noise report and carrying out ongoing noise management to ensure impacts on neighbouring occupiers are minimised. On this basis, and when weighed against the community benefits provided by the church, the impacts are considered acceptable. A number of conditions are recommended to ensure the impacts of the development are minimised.
43. Given that the location would not be supported on a permanent basis without strong justification in terms of a sequential site test, it is recommended that a temporary permission of five years is granted to allow the church further time to continue its services and community activities whilst securing funding either to enable a relocation back to the Heartsease site or to an alternative suitable location.

Recommendation

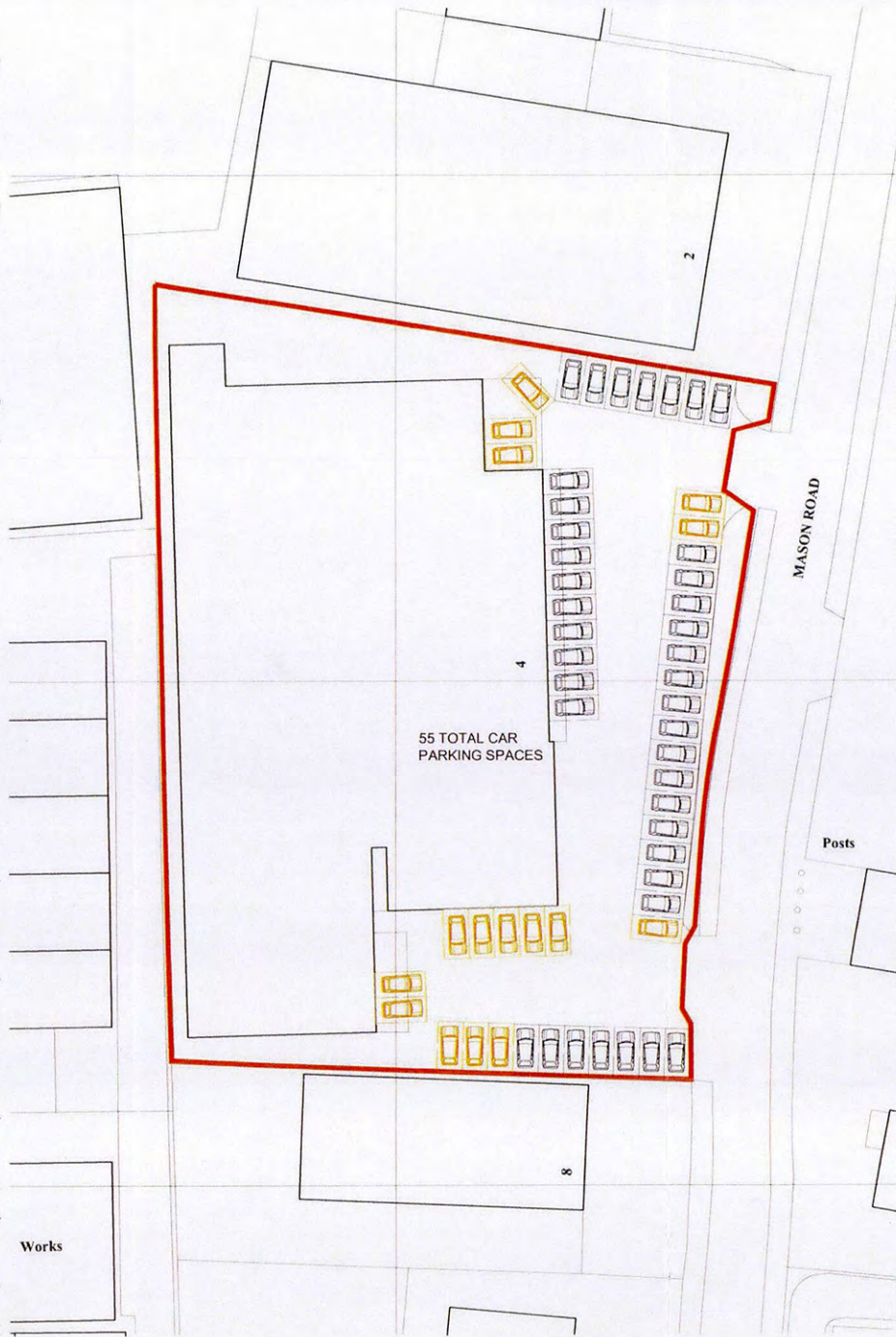
To approve application no. 16/01052/F - 4 - 6 Mason Road Norwich NR6 6RF and grant planning permission subject to the following conditions:

1. Temporary permission for 5 years and use to revert to B1 at this time or upon cessation of use.
2. Development to take place in accordance with plans;
3. No use of the premises outside of the hours of 08.00-22.00 Monday to Saturday or outside of the hours 08.00-20.00 on Sundays
4. Within one month of the date of this permission details of covered and secure cycle parking to be submitted for approval and installed within one month of date of approval and retained for the duration of the use.
5. Travel information plan to be submitted for approval and made available and updated for the duration of the use
6. No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building

7. Amplified music and sound within the premises to be managed in accordance with the approved Music Break-out assessment and Management Plan.
8. No activities or events to take place outside the building except between the hours of 18.00-21.00 on Fridays



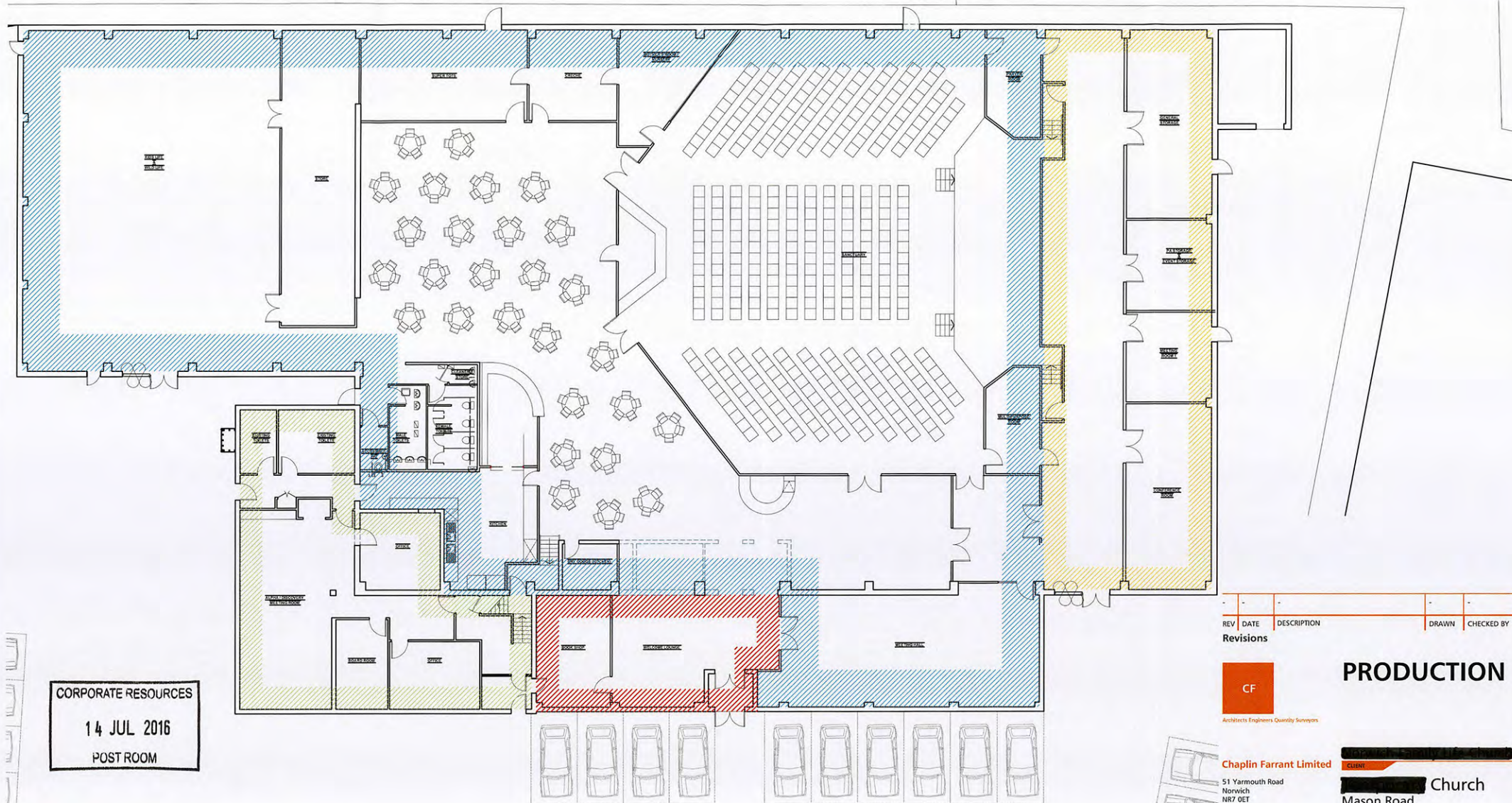
SITE PLAN - EXISTING 1:500



SITE PLAN - PROPOSED 1:500
Page 27 of 142

0 50m
Scale 1:500

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
1	14 JUL 2016	planning		
Revisions				
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Site Plan Existing and Proposed				
4038				
50				
May 10				
pb				



CORPORATE RESOURCES
14 JUL 2016
POST ROOM

- INFREQUENT USE**
These spaces generally used for services on Sunday only. Possible infrequent non Sunday occupation, allowing for say one evening per week to accommodate rehearsals and or other services etc.
- Admin, General Office and Meeting use**
Existing office spaces re-used. No change to existing functions or occupancy rates.
- Book Shop and Welcome area**
Spaces open to members of the congregation during and following services.
- Storage area (area use subject to confirmation)**
Storage area requires minimal heating and lighting. Other uses within this space to be considered for upgrading when final use is determined.

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				



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Client
Church
Mason Road
Norwich
Project

Occupancy/ Frequency Plan

4038
PROJECT REF.

100
DRAWING NO.

18-10-10 **1:200 @ A3**
DATE SCALE

bw
DRAWN BY CHECKED BY



Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00754/VC – McDonalds. Delft Way
Norwich, NR6 6BB

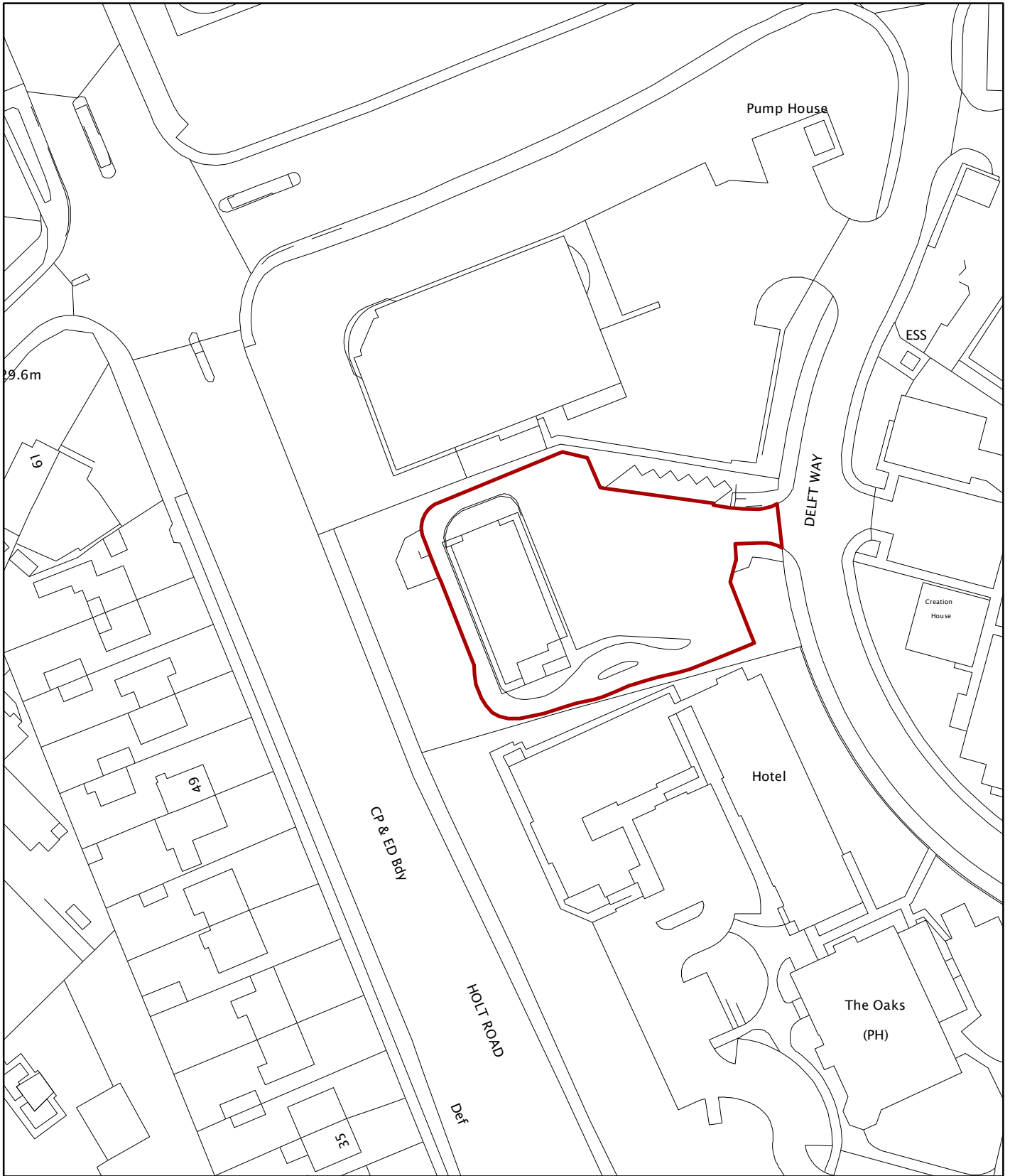
**Reason
for referral** Objections

4(b)

Ward:	Catton Grove
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Removal of Condition 2 of previous permission 13/01759/VC to allow 24 hour trading.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1. Amenity	Noise & disturbance.
Expiry date	11 th August 2017
Recommendation	Approve



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Planning Application No 17/00754/VC
 Site Address McDonalds, Delft Way

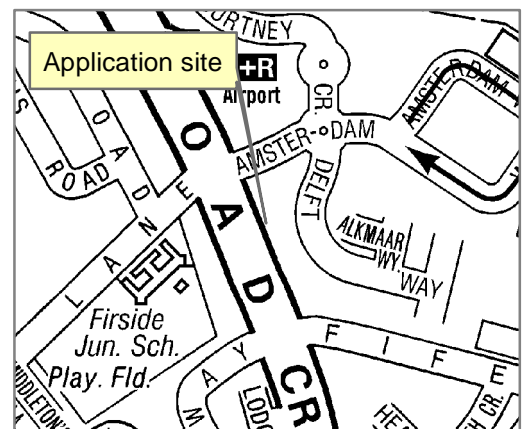
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NORWICH
 City Council

PLANNING SERVICES

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The site, surroundings & constraints

1. Existing McDonalds restaurant located off Delft Way and located alongside Holt Road (A140). Located between a kitchen shop (north) and a hotel (south) with an area of landscaping between the site and Holt Road. The site is stepped back and partially screened from Holt Road. Delft Way provides vehicular access to these properties along Holt Road, and this part of the industrial area is located immediately adjacent to Norwich Airport. There are semi-detached residential properties running along the other side of Holt Road.
2. There is an oak tree protected by a TPO located to the east of the site, close to the access onto Delft Way.

Relevant planning history

3.

Ref	Proposal	Decision	Date
4/2002/0108	Display of non-illuminated and illuminated low level and traffic signs.	Approved	14/03/2002
4/2002/0109	Display of three internally illuminated roof name signs, one internally illuminated "M Arch " sign and one non illuminated "Golden Arch" wall logo.	Approved	14/03/2002
4/2002/0110	Display of free standing internally illuminated sign mounted on 6 metre high pole.	Refused	14/03/2002
4/2002/0816	Display of free - standing 5.2 m high illuminated road side sign.	Refused	04/09/2002
10/01848/A	Display of replacement signage: 1) 2 No. internally illuminated directional signs; 2) 1 No. internally illuminated rotating sign; 3) 3 No. internally illuminated totem signs; 4) 1 No. internally illuminated gateway sign. (Revised description)	Approved	17/03/2011
10/01849/A	Display of: 1) 1 No. internally illuminated 'Golden Arch' totem sign.	Refused	03/12/2010
10/01850/F	Refurbishment of restaurant and patio area. Changes to elevations including the removal of booth one and additional cladding to the booths plus installation of a customer order display with canopy, reconfiguration of car park, 5 new spaces, relocation of bike rack, new crossing arrangements and fencing.	Approved	22/03/2011

Ref	Proposal	Decision	Date
10/01851/A	Display of: 1) 5 No. internally illuminated roof mounted signs; 2) 1 No. non illuminated wall mounted banner sign; 3) 1 No. non illuminated customer order display.	Approved	16/03/2011
11/00649/D	Details of Condition 3: details of cycle parking of previous planning permission 10/01850/F 'Refurbishment of restaurant and patio area. Changes to elevations including the removal of booth one and additional cladding to the booths plus installation of a customer order display with canopy, reconfiguration of car park, 5 new spaces, relocation of bike rack, new crossing arrangements and fencing.' Refurbishment of restaurant and patio area. Changes to elevations including the removal of booth one and additional cladding to the booths plus installation of a customer order display with canopy, reconfiguration of car park, 5 new spaces, relocation of bike rack, new crossing arrangements and fencing.	Approved	24/06/2011
11/01652/VC	Variation of Condition 11 of previous planning permission 4/2001/0618/F 'Erection of freestanding restaurant with drive through facility and associated car parking and landscaping.' from 'The restaurant with drive- through facility hereby permitted shall not be open to customers outside the hours of 07:00 to 23:30 on any day of the week.' to 'The restaurant drive-through facility hereby permitted to open 24 hours a day every day of the week, with no pedestrian access. The in store restaurant facility shall not be open to customers outside the hours of 06:00 to 23:00'.	Refused	21/11/2011

Ref	Proposal	Decision	Date
13/01759/VC	Variation of condition 11 of previous planning permission (4/2001/0618/F) 'Erection of freestanding restaurant with drive through facility and associated car parking and landscaping' from 'The restaurant with drive-through facility hereby permitted shall not be open to customers outside the hours of 07:00 to 23:30 on any day of the week' to 'The in-store restaurant and drive-through facility shall not be open to customers outside the hours of 06:00 to 00:00 from Sunday to Wednesday and 06:00 to 03:00 from Thursday to Saturday'.	Approved	13/12/2013
15/00097/F	Reconfiguration of the drive thru lane and car park to provide an additional order point, installation of 2 no. Customer Order Display structures with associated canopies, provision of an additional car parking space and alterations to hard and soft landscaping.	Approved	31/03/2015
15/00098/A	Display of 1) 1 no. internally illuminated gateway sign; 2) 6 no. internally illuminated totem signs; 3) 3 no. non illuminated directional signs; 4) 1 no. internally illuminated panel sign; 5) 2 no. non illuminated banner units.	Approved	23/03/2015
15/00111/A	Display of 1 No. internally-illuminated totem sign.	Refused	20/03/2015
16/01741/F	Extensions and associated external alterations, alterations to landscaping including enlargement of outdoor seating area and new play space.	Approved	23/02/2017
17/00457/F	The provision of 2 no. electric vehicle charging points.	Cancelled	23/03/2017
17/00654/NMA	Amendment to patio area approved under planning permission 16/01741/F.	Approved	05/05/2017

The proposal

4. Removal of condition 2 of 13/01759/VC to allow 24 hour trading 7 days a week.
5. The permitted hours are currently:
 - 6am - midnight from Sunday to Wednesday; and
 - 6am to 3am from Thursday to Saturday.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 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
Noise to residential properties	See Main Issue 1 relating to amenity.
Noise to adjacent hotel	See Main Issue 1 relating to amenity.
Light disturbance from car headlights	See Main Issue 1 relating to amenity.
More trees should be planted along western boundary	See Main Issue 1 relating to amenity.

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.

Environmental protection

8. No objection.
9. The report appears accurate in its calculations. The expected level of vehicle movements appears to be low for this type of use.
10. The adjacent hotel is not a residential use and therefore not offered the same protection from noise under environmental law. The legislation quoted by the adjacent hotel operator is only appropriate for long term noise issues (i.e. those relating to residential occupants) and the noise expected here would not meet statutory nuisance levels.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS6 Access and transportation
12. **Norwich Development Management Policies Local Plan adopted December 2014 (DM Plan)**
- DM2 Ensuring satisfactory living and working conditions
 - DM24 Managing the impacts of hot food takeaways
 - DM27 Development at Norwich airport
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF)**
- NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy
 - NPPF2 Ensuring the vitality of town centres
 - NPPF4 Promoting sustainable transport
 - NPPF8 Promoting healthy communities

Case Assessment

14. 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

15. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
16. 24 hour opening will lead to additional noise during the night from vehicle movements, customers coming and going, and the communication system for the drive-through. There are a number of noise receptors within the site's vicinity including residential properties on the other side of Holt Road and a hotel immediately to the south. To the north of the site is a retail unit which is not expected to be impacted by the proposals.
17. It is worth noting that the area experiences relatively high levels of noise at night time due to the main road. The junction between Holt Road and Amsterdam Way (located 45m from the site) is the main entrance to the airport. As such, this road can be expected to experience higher than usual numbers of night time vehicular movements.

Impact on residential properties
18. The site is separated from the residential properties by a 20m strip of landscaping (including trees and hedging) and 5 lanes of traffic on Holt Road. The closest residential properties, 51 & 53 Holt Road, sit at a distance of 45m from the site. The landscaped bank includes trees and hedging which offer some protection from noise.
19. The application is supported by a Noise Impact Assessment (NIA) which has been corroborated by the council's Environmental Protection team. The NIA assesses the impact of the extended opening hours on the residential properties opposite the site (the noise measurements were taken outside number 51 Holt Road, which is closest to the site).
20. The NIA concludes that the extended opening hours will lead to "No Observable Effect Level", or in other words the residential properties will not be adversely affected when taking into account the area's existing night time noise levels. The NIA recommends some mitigation measures to manage any noise from vehicles, people or the communication system for the drive-through. A condition is recommended to require compliance with the NIA.
21. One neighbour objected to the proposals on the basis of light disturbance. It is recognised that the proposals would lead to an increase in the number of vehicle movements on the site and therefore the headlights of cars (especially those using the drive-through lane) may shine into the front windows of the houses opposite.

Any such impacts would be easily reduced through the installation of thick curtains or black-out blinds.

22. In order to control the site's operations and to protect surrounding occupants from noise, a condition is recommended requiring the implementation of the recommendations within the applicant's Noise Impact Assessment. These include limiting the level of noise from the drive-through microphone, erecting signs to encourage considerate behaviour from customers and training staff to tackle anti-social behaviour.

Impact on adjacent hotel

23. The hotel does not benefit from any separation as its northern elevation abuts the site. Therefore any increase in noise on the application site will have a greater effect on the hotel than it would on the residential properties across the road.
24. The submitted NIA does not assess the impact of the extended opening hours on the hotel next door, since hotel guests cannot expect the same level of noise protection as residential occupants owing to the temporary and elective status of hotel guests. Hotel guests are temporary and free to leave the hotel or change rooms, and are therefore not afforded the same protection under environmental legislation.
25. Policy DM2 seeks to protect the amenity of both living and working conditions. The policy states that "Development will be permitted where it would not result in an unacceptable impact on the ... working conditions or operations of neighbouring occupants.". The policy's supplementary text goes on to state that "development should not ... compromise the continued operation of uses and activities which are already established in the locality."
26. The adjacent hotel has commissioned a review of the applicant's NIA and objects on the basis that the additional noise will impact negatively on the operations of their business. However, our Environmental Protection colleagues comment that the methodology used within this review is only appropriate for residential premises and while the resultant noise levels may be unacceptable if the hotel site were occupied by a residential building, they are not so high as to cause a statutory nuisance to the hotel. The World Health Organisation (WHO) does not set any standards for the protection of hotels from noise. It is not considered that the extended opening hours will cause such a significant increase in noise so as to jeopardise the operations of the hotel.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

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

Conclusion

29. Whilst there may be some increase in noise as a result of the extended opening hours, the applicant has clearly demonstrated that noise would not increase to unacceptable levels. As such, the amenity of nearby occupiers is well protected and the development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan. It has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/00754/VC - McDonalds Delft Way, Norwich, NR6 6BB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. The operation of the site shall be in accordance with Noise Assessment ref LA/1347/01R/ML 14-0167-43 R01 received on 3rd May 2017 and retained thereafter.

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00865/F - 8 Aldryche Road, Norwich,
NR1 4LE

**Reason
for referral** Objections

4(c)

Ward:	Crome
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Construction of single storey annexe.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1	Principle of use
2	Design
3	Amenity
Expiry date	4 August 2017
Recommendation	Approve



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Planning Application No 17/00865/F
Site Address 8 Aldryche Road

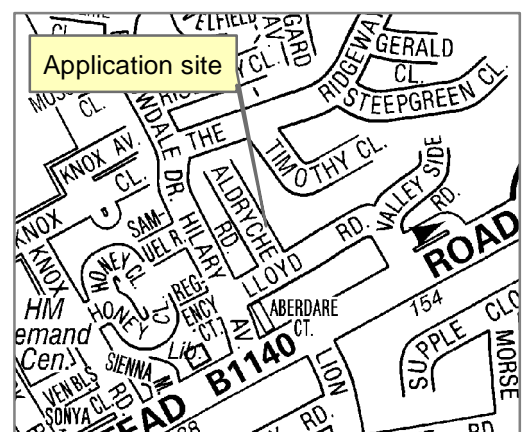
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NORWICH
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PLANNING SERVICES

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The site and surroundings

1. The subject property is located on the East side of Aldryche Road, East of the City Centre. The semi-detached dwelling, built circa 1930, is constructed of red brick and render. At the rear of the property is an existing single storey rear extension. The property has a large garden with an approximately 1.50-1.80m fence and boundary wall to the North and a 1.00m fence to the South. At the front of the property is a small driveway area with access from Aldryche Road and an existing front porch extension. To the North side elevation of the property is an existing lean to garage which provides access through to the garden. The properties in the surrounding area are of the same age and design.

Constraints

2. The property is located within a critical drainage area

Relevant planning history

3. There is no relevant planning history.

The proposal

4. The proposal is for the construction of a single storey building at the bottom of the rear garden to be used as an annex for family members.

Summary information

Proposal	Key facts
Scale	
Total floorspace	31.50m ²
No. of storeys	Single storey
Max. dimensions	4.50m x 7.00m 2.40m at eaves and 3.20m maximum height
Appearance	
Materials	Render, concrete roof tiles, PVC windows and doors
Transport matters	
Vehicular access	Driveway at front of main dwelling to remain as existing.
No of car parking spaces	Parking provision on driveway and on-street parking (non-permit zone) to remain as existing
No of cycle parking spaces	Storage of bicycles within garage to remain as existing

Proposal	Key facts
Servicing arrangements	To remain as existing

Representations

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four 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
New self-contained unit of accommodation with possibility of a separate access	See Main Issue 1
Property is already an HMO and rented	See Main Issue 1
Large building, out of character with the surrounding development	See Main Issue 2
Overlooking of neighbouring gardens and dwellings and loss of light	See Main Issue 3
Additional noise nuisance	See Main Issue 3
Impacts upon trees	See Other Matters
Lack of parking provision	See Other Matters
Emergency services concerns	See Other Matters

Assessment of planning considerations

Relevant development plan policies

6. **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
7. **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
 - DM7 Trees and development

- DM31 Car parking and servicing

Other material considerations

8. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities

Case Assessment

9. 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

10. Key policies and NPPF paragraphs – DM1, DM2, DM3
11. The proposal is for the construction of an annex within the rear garden of the subject property. It is noted from the plans that the annex provides the facilities for a self-contained unit.
12. Concerns were raised that the proposal would result in a rented house of multiple occupation (HMO). Officers understand from the applicant that the existing 3 bedroom property has been rented until recently, however the applicant is planning to move back into the dwelling. Officers also understand that the annex is to be used by members of the applicant's family whilst providing child care for the applicant during the week and that this would not be the primary residence of those family members. The use of the annex in this way is considered ancillary to the main residential use of the dwelling and there is no indication within the application that the annex is to be rented as a separate unit of accommodation. However, a condition should be included on an approval to ensure that the annex remains ancillary to the main dwelling.
13. Concerns were also raised that there is the possibility for creating a separate access to the main dwelling. At present, this is not included within the proposal and therefore is not a matter to consider as part of this application. However, it should be noted that any future erection of boundary treatments associated with the creation of an access would be subject to the restrictions in the General Permitted Development Order 2015 (GPDO) and the annex would be required by condition to remain ancillary to the main house.

Main issue 2: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

15. Concerns were raised that the proposal would result in a large building within the rear garden space that would be out of character with the surrounding development. The building is considered to be of relatively modest dimensions and it should be noted that a very similar size outbuilding structure could be constructed without planning permission. In addition, it appears that many properties in the surrounding area have outbuildings and garages located to the rear of the dwellings.
16. Therefore the proposal is not considered to be of a disproportionate scale, nor is it considered to use inappropriate materials or be out of character with the pattern of surrounding development.

Main issue 3: Amenity

17. Key policies and NPPF paragraphs – DM2, NPPF paragraphs 9 and 17.
18. Concerns were raised that the proposal would result in a loss of privacy and would result in overlooking to adjacent patio areas and rear windows of the neighbouring dwellings. The proposal would be located a sufficient distance from the rear of the dwellings (approximately 18.00m) to ensure that overlooking to rear windows is not of significant concern. In addition, the proposal has been amended to remove the South side elevation window to remove the opportunity for overlooking of the adjacent patio area.
19. Concerns were also raised that the proposal would result in a loss of light to neighbouring gardens. The annex is considered to be relatively small scale development of a modest height and is therefore not considered to significantly impact upon light received to garden spaces.
20. Representations raised issue with additional noise disturbance as a result of the annex. Whilst it is noted that the annex would result in additional activity to the rear of the site, this would be associated with residential activity only, which would not be out of character with the area. In addition, this is not considered to differ significantly from additional activity associated with other ancillary residential uses.
21. Therefore the proposal is not considered to be significantly detrimental to occupier or neighbouring amenity.

Other matters

22. Concerns were raised that the proposal would have an impact upon the trees in the surrounding area. However, during the site visit, it was noted that the oak tree is located a sufficient distance away from the proposal site. In addition, the small trees/shrubs located within neighbouring gardens are also unlikely to be affected and are not considered to add amenity value to the street scene. Therefore any works to these trees are considered to be a civil matter.
23. Concerns were also raised regarding future access to the annex for emergency services. This is not a planning matter in this instance and would likely be considered by Building Control.
24. Neighbours are also concerned that the construction of an annex would result in additional parking pressures in the surrounding area. Due to the proposed use of the annex, additional parking should not be required permanently and is not

considered to differ from residents with regular visitors. In addition, the property is not located within a controlled parking zone and therefore on-street parking is available.

25. The property is located within a critical drainage area. Given that Officers consider the proposal to be of a relatively small scale, it is unlikely to result in a significantly detrimental impact to the drainage situation of the site, however a condition is recommended to agree details of surface water drainage.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

Local finance considerations

27. 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.
28. 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.
29. In this case local finance considerations are not considered to be material to the case.

Conclusion

30. The proposal is considered to be of an appropriate height, scale and form to the dwelling and surrounding area and would not result in any significantly detrimental impacts upon neighbouring amenity. It is noted that a new permanent dwelling in this location would not be considered acceptable and therefore a condition should be included requiring that the annex remain ancillary to the main property.
31. 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

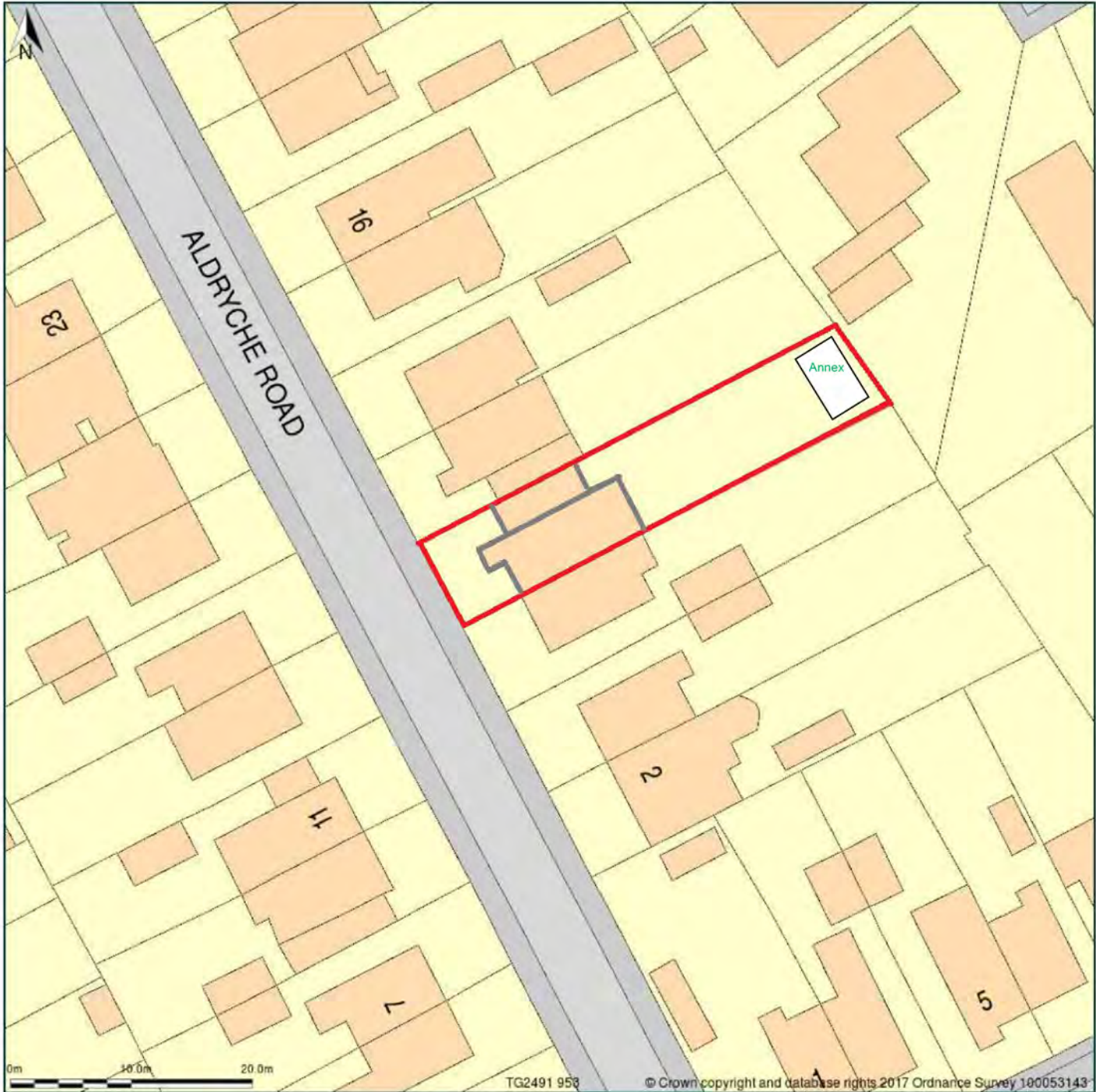
To approve application no. 17/00865/F - 8 Aldryche Road, Norwich, NR1 4LE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The annex should be used as ancillary to the main dwelling only.
4. Details of surface water drainage measures to be provided prior to first occupation

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 in the officer report.

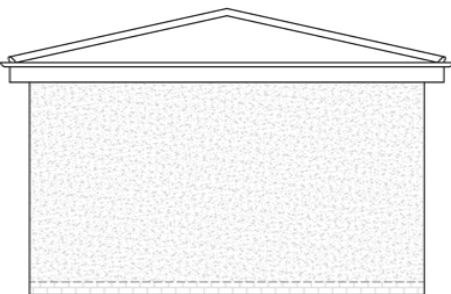
8 Aldryche Road Norwich NR1 4LE



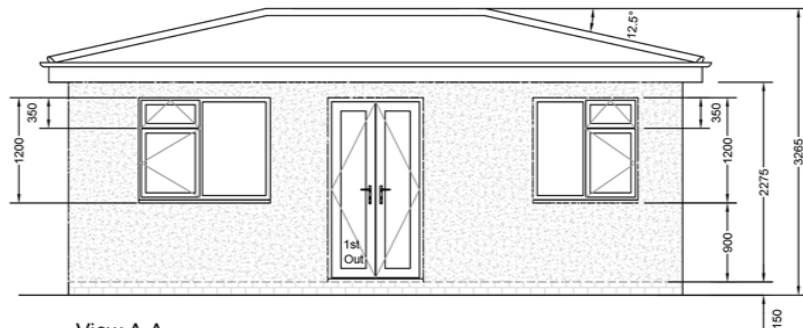
Block Plan shows area bounded by: 624867.0, 309485.0 624957.0, 309575.0 (at a scale of 1:500), OSGridRef: TG2491 953. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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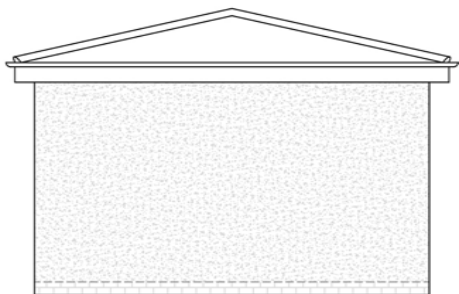
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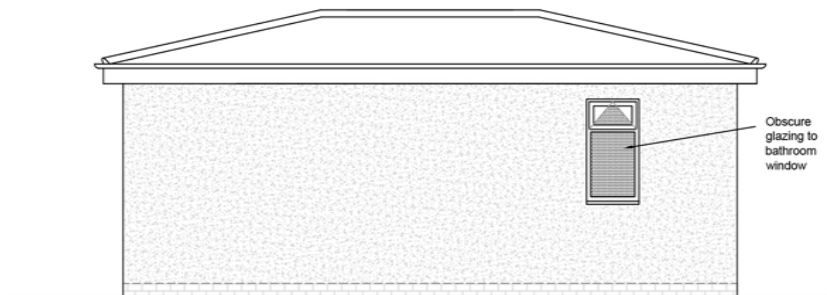
View C-C
SOUTH



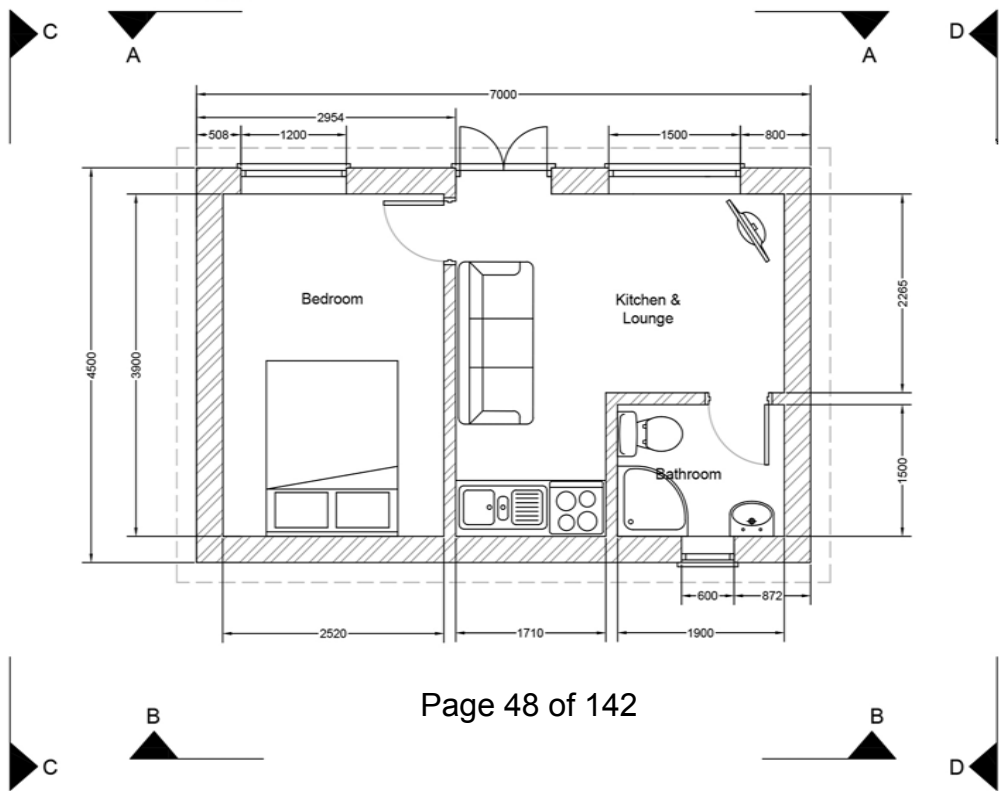
View A-A
WEST



View D-D
NORTH



View B-B
EAST



Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00850/F - 54 Gertrude Road,
Norwich, NR3 4SF

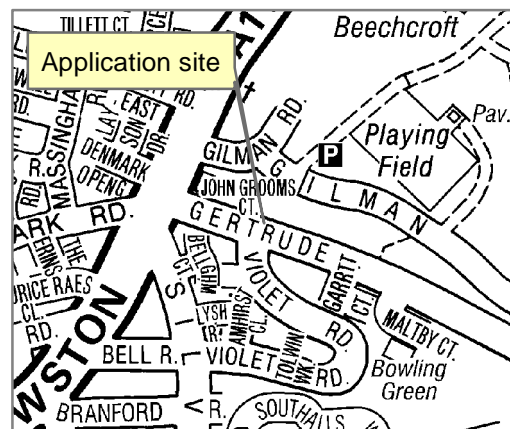
4(d)

**Reason
for referral** Objections

Ward:	Sewell
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Demolition of existing garage. Subdivision of garden and erection of 1 No. two bed detached dwelling.		
Representations		
Object	Comment	Support
2	0	1

Main issues	Key considerations
1	Principle of a new dwelling in rear garden
2	Scale, layout and design of new dwelling
3	Impact upon overlooking and loss of light
4	Biodiversity impacts from garage removal
Expiry date	19 July 2017
Recommendation	Approve



The site and surroundings

1. The subject property is located on the North side of Gertrude Road, North of the City Centre. The mid-terrace dwelling, built circa 1900, is constructed of red brick and pantiles. The property has a long narrow garden which slopes and steps upwards towards Gilman Road. Several properties along this road have access to the gardens/garages via Gilman Road. The property has minimal existing boundary treatments. There is an existing dwelling that has been constructed within the rear garden of No. 48 Gertrude Road of a very similar design to this proposal. The property is located near to Mousehold Heath which can be accessed via a footway from Gilman Road. The properties along Gertrude Road are of the same age and design. The properties along Gilman Road are of varied designs, and comprise both two storey dwellings and blocks of flats.

Constraints

2. There are no constraints on this site.

Relevant planning history

3. There is no relevant planning history

The proposal

4. The proposal is for the construction of a new dwelling within the rear garden of number 54 Gertrude Road, with access to be provided from Gilman Road.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of affordable dwellings	None – affordable housing contribution not required
Total floorspace	Approx. 72m ²
No. of storeys	Part two storey, part single storey
Max. dimensions	13.80m x 3.00m 5.10m at the eaves and 5.90m at maximum height
Appearance	
Materials	White render Grey timber and aluminium doors and windows

Proposal	Key facts
	Grey fibreglass or membrane roof
Transport matters	
Vehicular access	New access proposed from Gilman Road
No of car parking spaces	1 space provided with Gilman Road access
No of cycle parking spaces	1-2 spaces
Servicing arrangements	Wheelie bin collection from Gilman Road

Representations

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation have been received, one in support and two objections, 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
Provision of low cost housing	See Main Issue 1
Over-dominant, out of scale building too close to existing properties	See Main Issue 2 and 3
Building would contribute positively to the façade	See Main Issue 2
Loss of light to adjacent gardens	See Main Issue 3
Living roof would contribute positively to biodiversity	See Main Issue 4
Financial impact on surrounding housing	See Other Matters
Limits options for future development	See Other Matters

Consultation responses

6. 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.

Highways (local)

7. No objection on highway/transportation grounds. This appears to be a successful infill development that provides for an off street parking space, refuse and cycle parking. Please ensure that a car can fit within the plot and not overhang the highway.

Tree protection officer

8. The trees in the surrounding area are of no pa

Assessment of planning considerations

Relevant development plan policies

9. **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
10. **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
 - DM12 Ensuring well-planned housing development
 - DM29 Managing car parking demand in the city centre
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change
 - NPPF11 Conserving and enhancing the natural environment

Case Assessment

12. 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

13. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
14. In 2010 the government made amendments to PPS3 (now revoked) to exclude residential gardens from the definition of previously developed land. Paragraph 53 of the NPPF states that local authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens.
15. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations which are discussed in the following sections.
16. Therefore, the proposal is considered to constitute sustainable development in the context of paragraph 14 of the National Planning Policy Framework.
17. Members should be aware of the dwelling that has already been constructed within the rear garden of No. 48 Gertrude Road which was granted consent under 14/00142/F. This is a very similar development which is a material consideration in the determination of this application.

Main issue 2: Design

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
19. The proposed dwelling would be located within the rear garden of 54 Gertrude Road. The properties along this part of Gertrude Road have long and narrow gardens which slope up towards Gilman Road. Many of the properties do not appear to use the upper parts of the garden. The construction of a new dwelling would result in a loss of garden space to the main property. However, the properties further along Gertrude Road to the East generally have shorter gardens where they back onto Mousehold Heath. The size of garden that would result is therefore not considered to be out of character with the surrounding area.
20. The proposed dwelling is considered to be of an appropriate size and scale when compared to the character of the surrounding area. Whilst the dwelling is of an unusual design, the property has a relatively low maximum height in comparison to an average dwelling and steps down to single storey to the rear to minimise the impact on the existing residential gardens.
21. In addition, the top ends of the gardens do not appear to be frequently used and some can be seen to store rubbish and garden waste. As highlighted within a letter

of representation the proposal could be argued to improve the façade along Gilman Road.

22. The dwelling is proposed to be constructed of materials that are considered to be contemporary and appropriate to the surrounding area, and the design is very similar to the dwelling that was approved under application reference 14/00142/F. Overall, whilst the design is somewhat unconventional, it provides a small dwelling which would not cause harm to the character of the surrounding area.

Main issue 6: Amenity

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
24. The proposed dwelling is considered to comply with the nationally prescribed space standards and would provide sufficient internal and external amenity space.
25. The proposal has the potential to result in a loss of privacy for both current and future occupiers. However, the first floor windows within the proposed dwelling would be approximately 32.00m from the rear of the dwellings along Gertrude Road. This is considered to be a sufficient distance to minimise the risk of overlooking.
26. Concerns were raised that the proposal would result in a loss of light to neighbouring gardens. It is acknowledged that the proposal would result in a noticeable change in light received to the rear of the gardens. In addition the proposal would result in a new structure along the boundaries which could appear overbearing. However, given the length of the gardens, there will remain a significant proportion of these gardens that would be unaffected by the proposal in terms of loss of light and outlook.
27. Therefore whilst there will be a change in light and outlook to the far ends of the gardens, on balance, this is not considered to be significantly detrimental to neighbouring amenity to warrant refusal of the application.

Main issue 9: Biodiversity

28. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
29. Officers were aware that the garage, which is proposed for demolition, may house or have the potential to house bats given the proximity of the site to Mousehold Heath. A bat survey was completed by a qualified ecologist and identified that there were no bats currently using the building and that it had negligible potential for these species. The report has identified biodiversity enhancing measures for the site which should be secured by condition.
30. A letter of representation identified that a living roof would positively contribute to biodiversity in the area. This has currently not been included as part of the proposal and although such a feature would be welcomed, the lack of this element would not justify refusal of the application.

Main issue 4: Trees

31. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.

32. During the site visit, the Officer noted that there were several small trees along the boundary with No. 52. The Tree Officer concluded that these are not high value trees. These trees are not considered to be of significant amenity value within the street scene and therefore their management is considered a civil matter.

Main issue 5: Transport

33. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
34. No objection has been raised by the Council's Transportation Officer. The proposal can provide for one parking space to the front of the dwelling which would be compliant with current policy. Access can easily be obtained from Gilman Road. The driveway and parking space would be constructed using permeable Gridforce gravel grids.
35. The plans show that adequate bin and cycle storage can be accommodated within the site and details should be secured by condition.

Compliance with other relevant development plan policies

36. 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.

Requirement	Relevant policy	Compliance
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

37. Concerns were raised that the proposal would impact upon house prices in the surrounding area, however this is not a planning consideration.
38. Concerns were also raised that the proposal would limit opportunities for future development in neighbouring gardens. There is no reason to believe that this application would preclude other developments coming forward in the future, and in any event this application must be considered on its own merits.

Equalities and diversity issues

39. There are no significant equality or diversity issues.

S106 Obligations and Community Infrastructure Levy

40. The proposal will be liable for a Community Infrastructure Levy charge.

Local finance considerations

41. 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.
42. 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.
43. In this case local finance considerations are not considered to be material to the case.

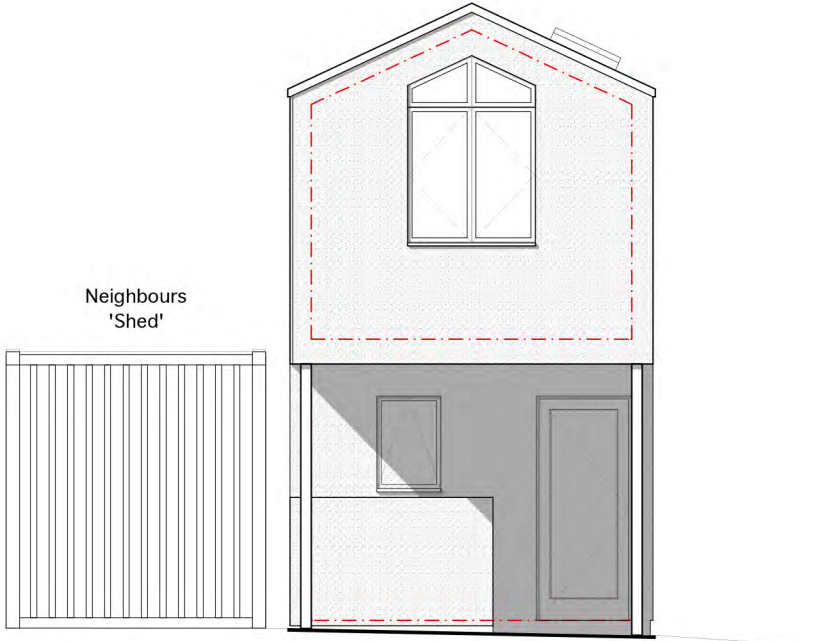
Conclusion

44. Whilst the proposal is somewhat unconventional in terms of its design and appearance, it is not considered to materially conflict with the character of the surrounding area given the residential layout further along Gertrude Road and the existing new dwelling at the rear of No.48 which is of very similar design. The proposal would be constructed to an appropriate scale and of appropriate materials to this dwelling. The property would be located a sufficient distance from existing properties along Gertrude Road so as not to result in a significant loss of privacy and adequate external amenity space would remain unaffected by the proposal.
45. Therefore 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.

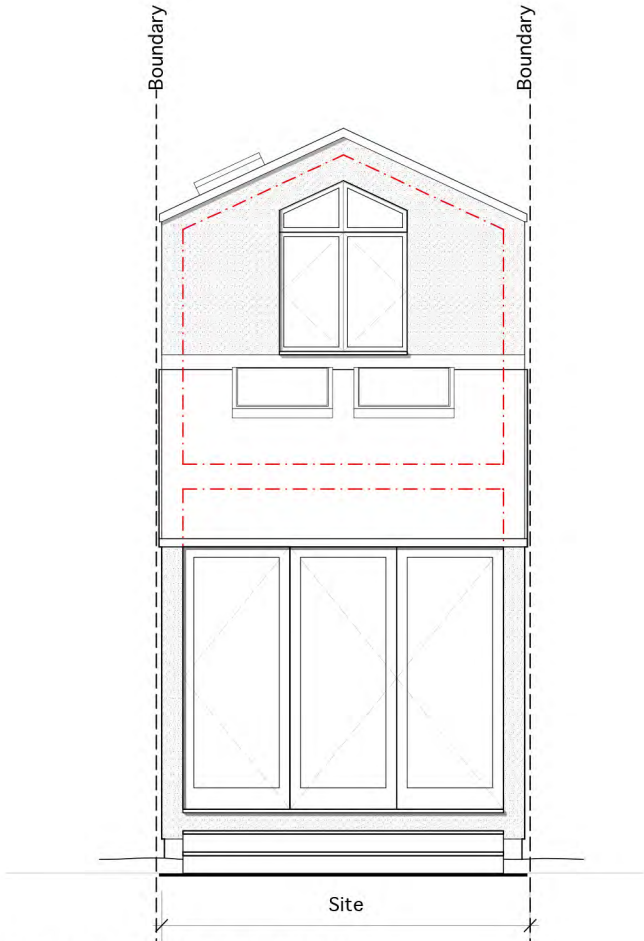
Recommendation

To approve application no. 17/00850/F - 54 Gertrude Road Norwich NR3 4SF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Water efficiency;
4. Energy efficiency;
5. Sustainable drainage;
6. Bin/bike stores;
7. Landscaping scheme;
8. Biodiversity enhancing measures.



NORTH ELEVATION
As Proposed
AT 1:50



Page 58 of 142
SOUTH ELEVATION
As Proposed
AT 1:50

0 1 2 M

Scale Bar 1:50

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Planning	A	26/07/17: External finish changed to render.
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The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client:
Henry Baker

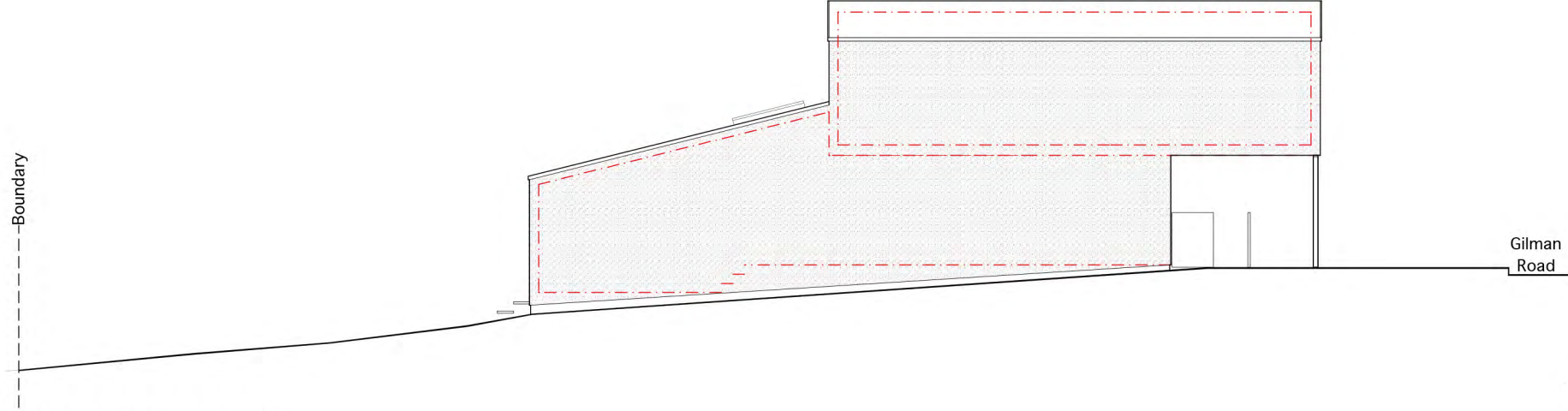
Project Address
54 Gertrude Road
Norwich
NR3 4SF

Drawing Title
Planning

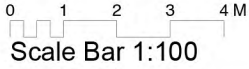
North & South Elevations as Proposed

Date 18.05.17	Scale 1:50 @ A3	Drawing Ref. AKL
Job No. 033	Drawing Number PLO3	Revision A

Boundary



EAST ELEVATION
As Proposed
AT 1:100



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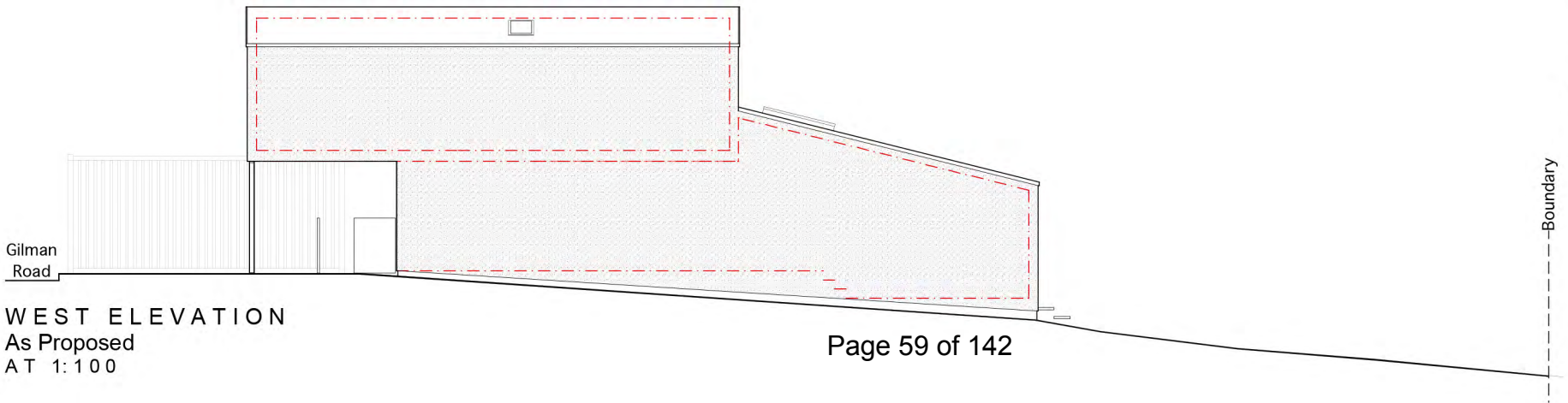
Planning	
A	26/07/17: External finish changed to render.

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The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107238
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Client: Henry Baker		
Project Address 54 Gertrude Road Norwich NR3 4SF		
Drawing Title Planning		
West & East Elevations as Proposed		
Date 18.05.17	Scale 1:100 @ A3	Drawing Ref. RKL
Job No. 033	Drawing Number PL04	Revision A

Gilman Road



WEST ELEVATION
As Proposed
AT 1:100

Boundary



GILMAN ROAD

Bradstone Stonemaster Paving
Light, Mid & Dark Grey

For Materials images
see 033 - PL06

Closed board fencing
1.2m high

Gravel retained in
concrete gravel beds
1.2m high

1.8m high
Closed board fencing
1.8m high

2.1m high
2.1m high

1.8m high
1.8m high

1.8m high

0 5 10 M

Scale Bar 1:200

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Planning

P&P Design

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Tel: 01603 107220
pandpdesign@btopenworld.com

Client
Henry Baker

Project Address:
**54 Gertrude Road
Norwich
NR3 4SF**

Drawing Title
Planning

Site Layout / Block Plan as Proposed

Date 18.05.17	Scale 1:200 @ A3	Drawing Ref. RKL
Job No. 033	Drawing Number PL05	Revision -

SITE LAYOUT / BLOCK PLAN

**As Proposed
AT 1:200**

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00590/F - 65 Elm Grove Lane,
Norwich, NR3 3LF

**Reason
for referral** Objections

4(e)

Ward:	Sewell
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Single storey side extension and two-storey rear extension. Roof dormer windows in east and west elevations. New doors and windows in south elevation.		
Representations		
Object	Comment	Support
3	1	0

Main issues	Key considerations
1	Design – scale and materials
2	Amenity – overlooking and overshadowing
3	Impacts upon trees
Expiry date	29 June 2017
Recommendation	Approve

The site and surroundings

1. The subject property is located on the South side of Elm Grove Lane, North of the City Centre. The detached dwelling is constructed of red brick and clay pantiles. The property is located on a hill so that it is at a higher level than the properties located along Blyth Road. The property has a relatively blank elevation facing onto Elm Grove Lane. There is a single storey front extension which forms the entrance hall. There is an existing brick wall and metal fencing to the front of the property. A garage is located to the East of the dwelling and is accessed from Rectory Court. The garden to the rear and sides of the dwelling contains a number of trees which are subject to Tree Preservation Orders. Properties along Rectory Court and their gardens can be seen from the rear of the property. The properties in the surrounding area are of mixed age and design.

Constraints

2. The property is located within a Tree Preservation Order site.
3. The property is located within a critical drainage area.

Relevant planning history

- 4.

Ref	Proposal	Decision	Date
14/01483/TPO	T1 - T5 Lime: re-pollard; T6 Sycamore sapling: remove.	Approved	18/11/2014

The proposal

5. The proposal is as follows:
 - (a) Single storey side extension
 - (b) Two storey rear extension
 - (c) Dormer windows to roof
 - (d) New external materials, windows and doors
6. A revised proposal was submitted omitting the balcony to the rear of the site replacing it with a Juliet balcony. The assessment below is based upon the revised proposal only.

Summary information

Proposal	Key facts
Appearance	
Materials	White render, slate roof tiles and grey aluminium windows and doors
Transport matters	
Vehicular access	As existing
No of car parking spaces	As existing

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four 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
Proposal (particularly materials) out of keeping with character of area and existing dwelling	See Main Issue 1
Proposal would result in a cramped form of development	See Main Issue 1
Overlooking from rear upper floor windows, dormers and balcony	See Main Issue 2
Loss of light to neighbouring properties	See Main Issue 2
Concerns about conversion to flats or bedsits	See Other Matters
Additional parking pressures	See Other Matters

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.

Tree protection officer

9. The illustrated ground protection around the Mulberry (T1) will provide adequate protection during the build and the amended tree protection fence location encompasses all retained trees on site. Works on site must be carried out in accordance with the submitted AIA, AMS and TPP. Please condition a pre-construction site meeting. As mentioned previously the proposed extension and dormer windows will be in close proximity of TPO trees' canopies, T16 and T2, and will require ongoing management to reduce back from the building. Separate consent will be required for works to these trees. Applications to maintain and enhance the amenity provided by these protected trees is likely to be approved, requests to remove these trees because of leaf fall, shade, sap or bird excrement is likely to be refused.

Assessment of planning considerations

Relevant development plan policies

10. **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
11. **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
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

13. 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: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The proposed single storey and two storey extensions are considered to be appropriate additions in terms of their scale and design. The property is located within a large plot with ample garden space that is well vegetated. This proposal would retain a large proportion of the garden and would not encroach upon the existing boundaries. Therefore the proposal is considered to be of an appropriate scale and density and would not result in a cramped form of development.
16. The dormer windows would be located on the East and West roof slopes. The dormers would be set well within the roof slopes and retain the eaves of the main house. Whilst these would be noticeable additions to the roof slopes, they have been designed so that they will appear subservient to the main dwelling and are not considered to be overly dominant within the streetscene.
17. It is proposed to use render, timber cladding, slate and aluminium fittings for the alterations. Concerns were raised that the choice of materials would be out of keeping with the surrounding area and would not relate well to the existing dwelling. The proposed materials are now considered to be of good quality. Slate roofs are seen within Rectory Court, and render is commonly seen within the surrounding area. The properties along Elm Grove Lane, Rectory Court and Blyth Road are all of differing ages and designs. Therefore, whilst it is acknowledged that the materials would significantly alter the appearance of the dwelling, this is not considered to be detrimental to the character of the surrounding area.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. Concerns were raised that the proposal would result in a loss of light to properties on Rectory Court. Whilst there is an increase in the built form at the site, there would be approximately 12.00m distance to the boundary with the closest property. In addition, there is no increase to the maximum ridge height as the property is currently three storeys. Therefore, the proposal is not considered to result in a loss of light to neighbouring dwellings.
20. Concerns were raised that the increase in the proportion of glazing and installation of a covered balcony to the rear elevation would impact upon the amenity of dwellings on Rectory Court. The Officer noted during the site visit that the garden of No. 1 Rectory Court is already somewhat overlooked, however the provision of a balcony would have resulted in an unacceptable level of overlooking and increased activity at the upper floor of the dwelling. The revised proposal removes this balcony which is replaced by a Juliet balcony. Whilst this would still result in some overlooking, the revised proposal is considered to be an improvement upon the original scheme. It should be noted that the installation of Juliet balconies can be undertaken under permitted development rights. It is considered that material harm through overlooking would not arise from the Juliet balcony.
21. Concerns were raised that the proposal would also increase opportunity for overlooking from the new dormer windows. The East facing window is not

considered to result in a loss of privacy as it would face directly onto the canopy of trees and is well screened. Officers were concerned that the East facing dormer window would impact upon the privacy of dwellings along Blyth Road. The applicant has agreed to install obscured glazing to this window, which should be secured by condition, and this is considered sufficient to allay concerns.

Main issue 3: Trees

22. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
23. The property is located within a TPO site and a number of the trees are protected. Officers were concerned that the alterations to the roof had the potential to conflict with the canopies of the protected trees. The tree protection officer is satisfied that the development could be achieved without long term damage to the trees. They highlighted that, as a separate application for works to TPO trees would need to be submitted and approved prior to any ongoing maintenance works, the Council would be able to refuse an application for works that would harm the trees. The tree officer also noted that the tree protection works would be sufficient and should be conditioned along with a pre-construction meeting to ensure they are undertaken correctly.
24. Therefore, the proposal is not considered to result in significant harm to the protected trees and Officers are satisfied that the requirement to apply for tree works for ongoing maintenance would further insure against the loss of or damage to these trees.

Compliance with other relevant development plan policies

25. Whilst the alterations at the property are extensive, the increase in the footprint of the building is moderate. Given this and the remaining permeable garden space on site, the proposal is not considered to have a significant impact upon the drainage situation of the site.

Other matters

26. Concerns were raised that the proposal relates to the creation of flats or bedsits within the already large property. The application is for alterations to a residential dwelling only and has therefore been assessed as such. A change of use application would be required for the sub-division of the dwelling.
27. Concerns were also raised that the proposal would result in increased parking pressures within the area due to a possible increase in the number of residents. Officers understand that the property would be used as a family home. It is also not located within a controlled parking zone and provides parking space in the garage on Rectory Court. Therefore the proposal is not considered to result in additional parking pressures within the surrounding area.

Equalities and diversity issues

28. There are no significant equality or diversity issues.

Local finance considerations

29. 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.
30. 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 not considered to be material to the case.

Conclusion

32. The revised scheme is considered to be of an appropriate scale and would use high quality materials which are seen in the surrounding area. The proposal would not represent overly dominant additions and is not considered to result in a loss of light to neighbouring dwellings. Amendments were made to reduce the impact of the proposal in terms of overlooking. The proposal is considered to be achievable in the context of the tree constraints of the site and Officers are satisfied that the extra measures in place as part of works to TPO trees applications are sufficient to ensure the survival of the protected trees.
33. Therefore, 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. 17/00590/F - 65 Elm Grove Lane Norwich NR3 3LF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with AIA/AMS;
4. Pre-construction site meeting;
5. Obscure glazing to West facing dormer.

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 in the officer report.

Informative

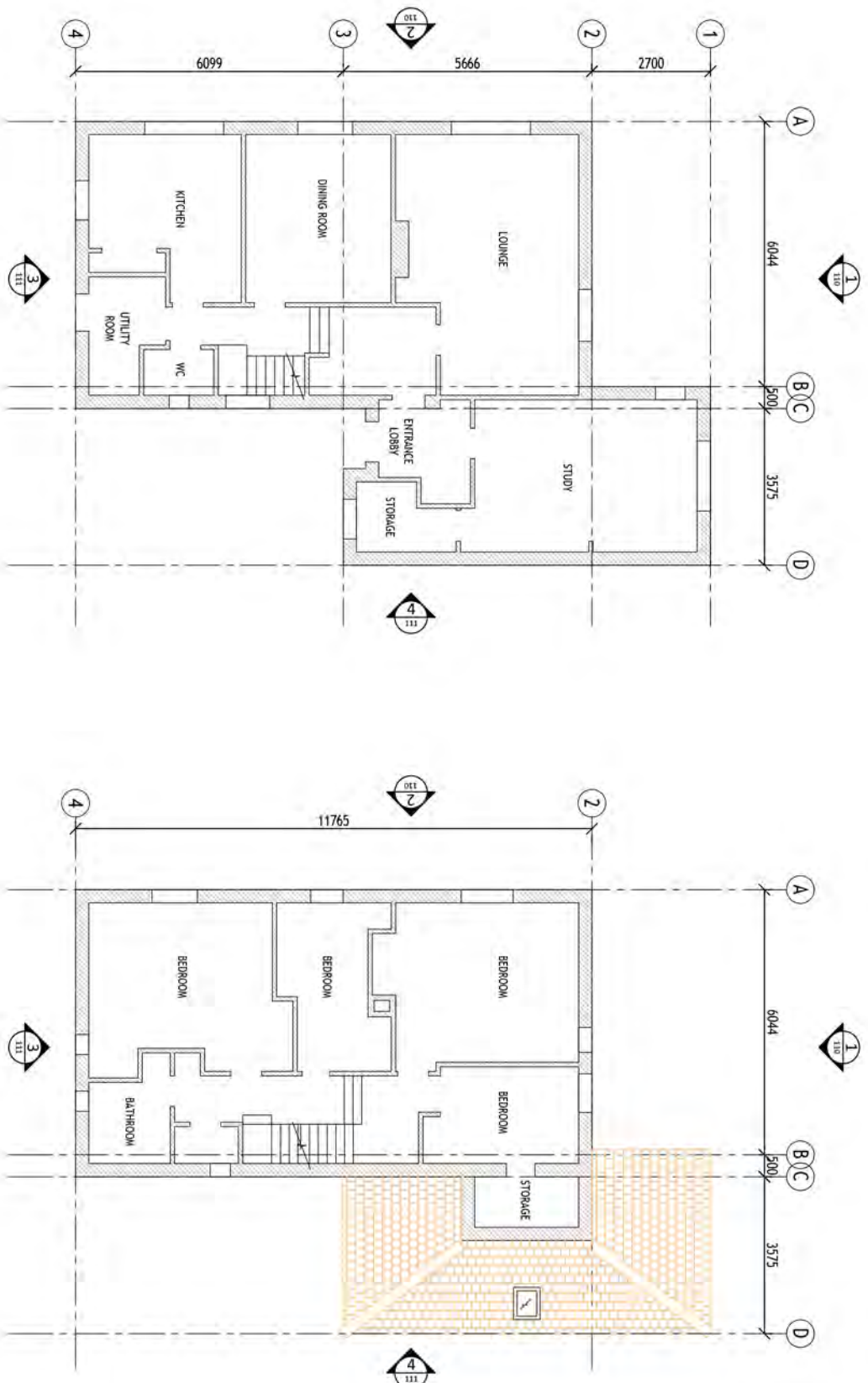
- Works to trees applications should be submitted for maintenance works
- Applicant should be aware of relevant protection of biodiversity legislation

Notes:

Read in conjunction with drawings:

- 001 : SITE LOCATION PLAN
- 002 : SITE PLANS & TREE SURVEY
- 020 : PROPOSED FOUNDATION SKETCHES
- 100+ : EXISTING PLANS
- 110+ : EXISTING ELEVATIONS
- 200+ : PROPOSED PLANS
- 210+ : PROPOSED ELEVATIONS

This is a colour drawing.
All dimensions given are in millimeters
unless noted otherwise.
Do not scale from this drawing.



Notes:

Read in conjunction with drawings:

- 001 : SITE LOCATION PLAN
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Do not scale from this drawing.

- B 19-07-17 EXISTING ROOF LIGHTS SHOWN.
- A 28-03-17 EXISTING WINDOW SHOWN - 2nd FLR; GRID C.
- A 28-03-17 ISSUED FOR PLANNING APPLICATION.

Rev Date Comments/Changes

Status:

FOR PLANNING

Client:

SENTINEL PROPERTY

Project Title:

65 ELM GROVE LANE
NORWICH, NR3 3LF

Drawing Title:

PLANNING APPLICATION DRAWING
EXISTING FLOOR PLANS
SHEET 2

Drawn By:

PCB

Current Revision:

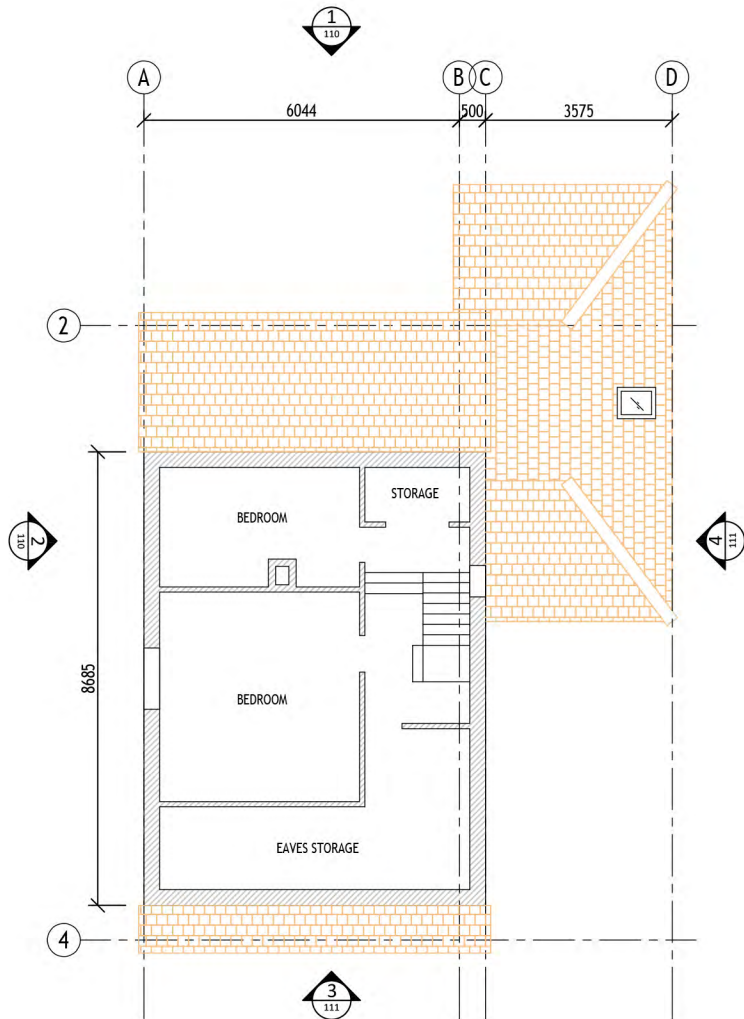
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Date Drawn:

2nd March 2017

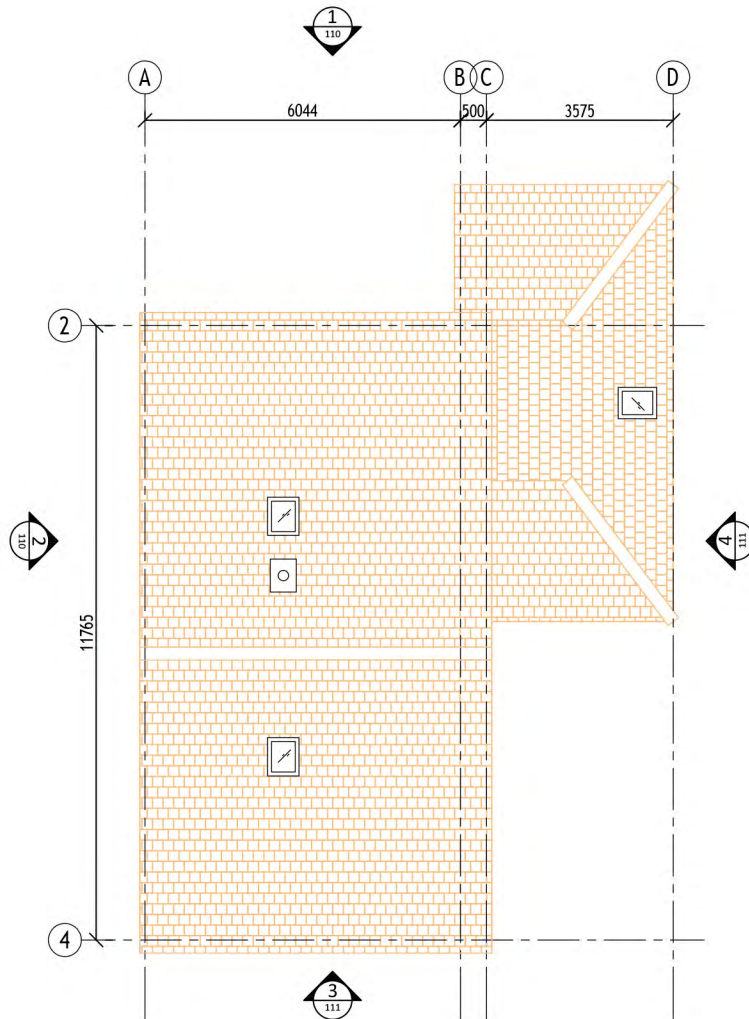
Drawing Number:

PBCS_101



EXISTING
SECOND FLOOR PLAN

SCALE 1:100 @ A3



EXISTING
ROOF PLAN

SCALE 1:100 @ A3



Notes:

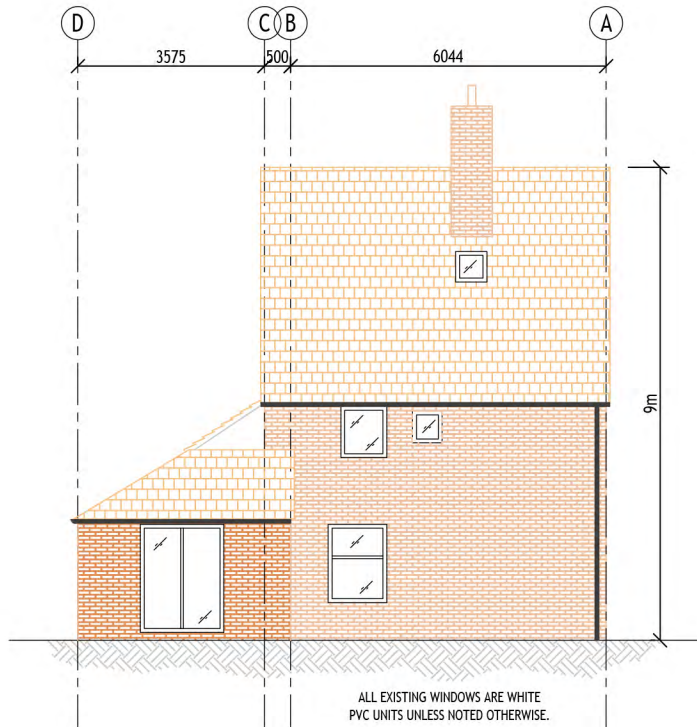
Read in conjunction with drawings:

001 : SITE LOCATION PLAN
002 : SITE PLANS & TREE SURVEY
020 : PROPOSED FOUNDATION SKETCHES
100+ : EXISTING PLANS
110+ : EXISTING ELEV
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210+ : PROPOSED ELEV

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All dimensions given are in millimeters
unless noted otherwise.

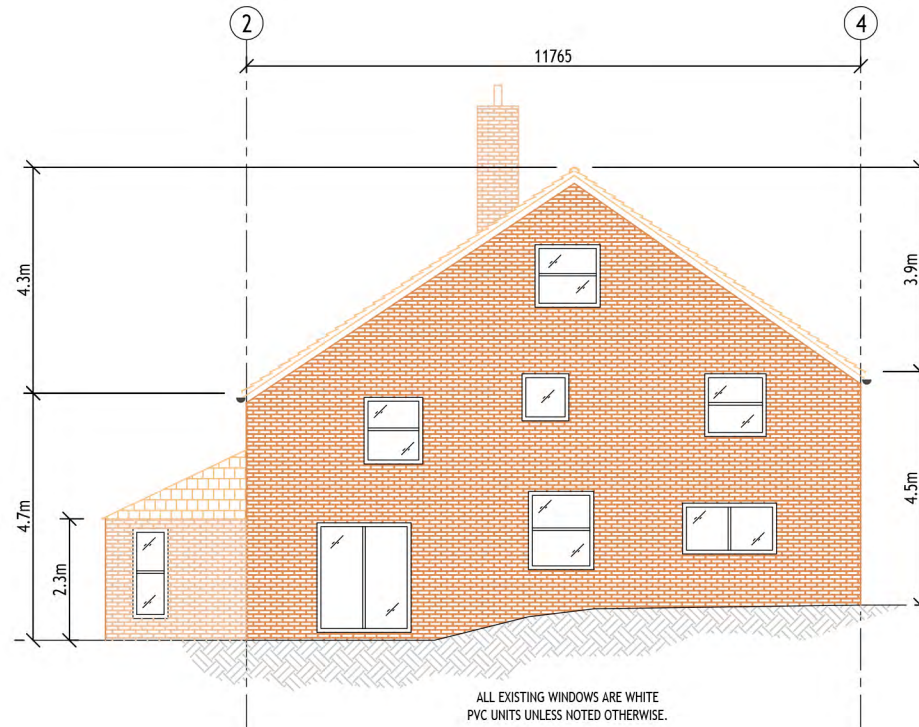
Do not scale from this drawing.



EXISTING ELEVATION

SCALE 1:100 @ A3

1



EXISTING ELEVATION

SCALE 1:100 @ A3

2

B 19-07-17 EXISTING ROOF LIGHT SHOWN (ELEV 1).
A 28-03-17 ISSUED FOR PLANNING APPLICATION.

Rev	Date	Comments/Changes

Status: FOR PLANNING

Client: SENTINEL PROPERTY

Project Title:
65 ELM GROVE LANE
NORWICH, NR3 3LF

Drawing Title:
PLANNING APPLICATION DRAWING
EXISTING ELEVATIONS
SHEET 1

Drawn By: PCB	Current Revision: B
Date Drawn: 2nd March 2017	Drawing Number: PBCS_110

Notes:

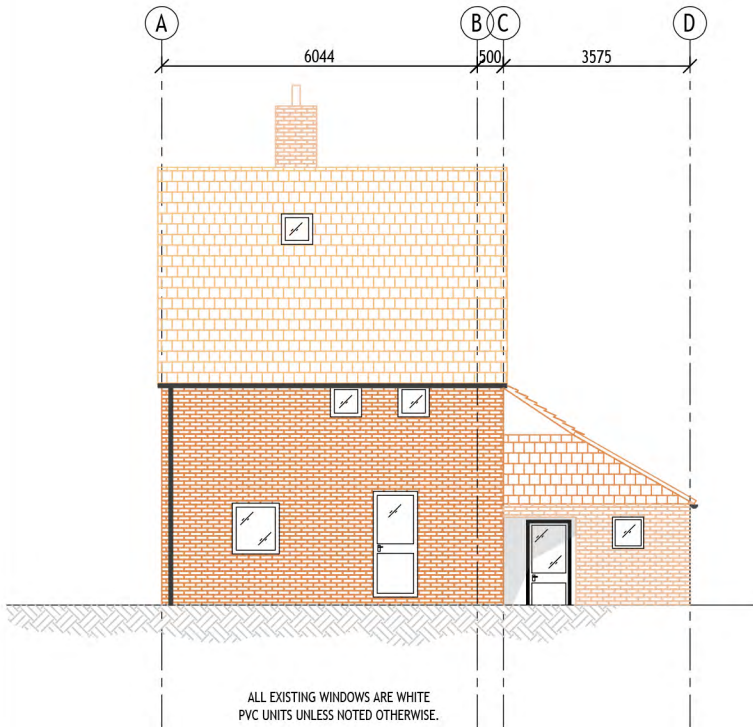
Read in conjunction with drawings:

001 : SITE LOCATION PLAN
002 : SITE PLANS & TREE SURVEY
020 : PROPOSED FOUNDATION SKETCHES
100+ : EXISTING PLANS
110+ : EXISTING ELEVS
200+ : PROPOSED PLANS
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This is a colour drawing.

All dimensions given are in millimeters
unless noted otherwise.

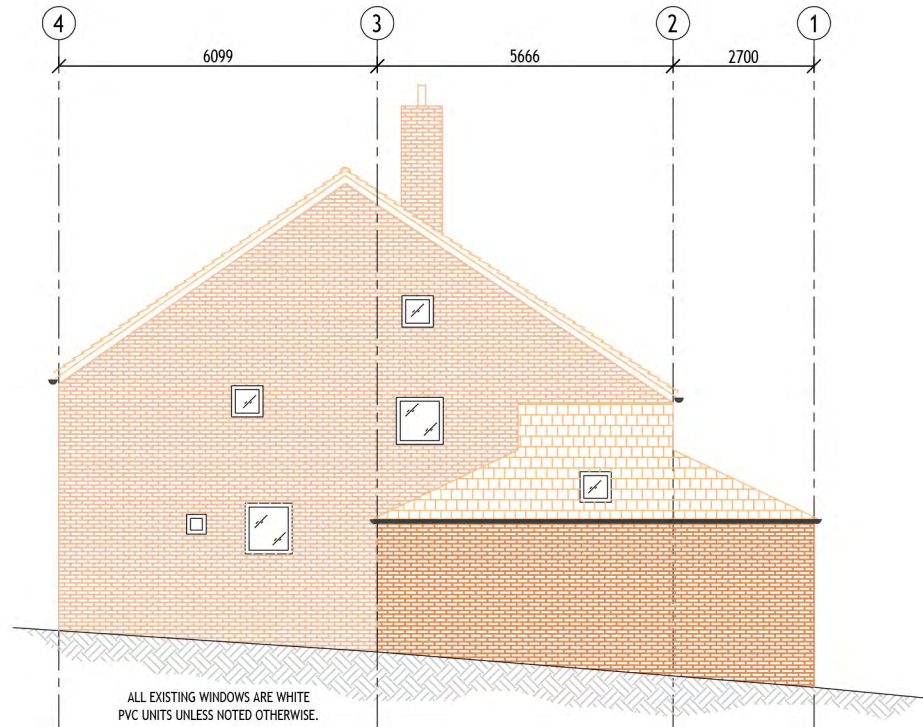
Do not scale from this drawing.



EXISTING ELEVATION

SCALE 1:100 @ A3

3



EXISTING ELEVATION

SCALE 1:100 @ A3

4

B 19-07-17 EXISTING ROOF LIGHT SHOWN (ELEV 1).
A 28-03-17 ISSUED FOR PLANNING APPLICATION.

Rev	Date	Comments/Changes

Status:

FOR PLANNING

Client:

SENTINEL PROPERTY

Project Title:

65 ELM GROVE LANE
NORWICH, NR3 3LF

Drawing Title:

PLANNING APPLICATION DRAWING
EXISTING ELEVATIONS
SHEET 2

Drawn By:

PCB

Current Revision:

B

Date Drawn:

2nd March 2017

Drawing Number:

PBCS_111

Notes:

Read in conjunction with drawings:

- 001 : SITE LOCATION PLAN
- 002 : SITE PLANS & TREE SURVEY
- 020 : PROPOSED FOUNDATION SKETCHES
- 100+ : EXISTING PLANS
- 110+ : EXISTING ELEV
- 200+ : PROPOSED PLANS
- 210+ : PROPOSED ELEV

This is a colour drawing.

All dimensions given are in millimeters unless noted otherwise.

Do not scale from this drawing.

B	19-07-17	GF WINDOWS ON GRID A UPDATED.
A	28-03-17	ISSUED FOR PLANNING APPLICATION.

Rev	Date	Comments/Changes

Status: **FOR PLANNING**

Client: **SENTINEL PROPERTY**

Project Title:
**65 ELM GROVE LANE
NORWICH, NR3 3LF**

Drawing Title:
**PLANNING APPLICATION DRAWING
PROPOSED FLOOR PLANS
SHEET 1**

Drawn By: PCB	Current Revision: B
Date Drawn: 2nd March 2017	Drawing Number: PBCS_200

**PROPOSED
GROUND FLOOR PLAN**

SCALE 1:100 @ A3

1

**PROPOSED
FIRST FLOOR PLAN**

SCALE 1:100 @ A3

2

Notes:

Read in conjunction with drawings:
001 : SITE LOCATION PLAN
002 : SITE PLANS & TREE SURVEY
020 : PROPOSED FOUNDATION SKETCHES
100+ : EXISTING PLANS
110+ : EXISTING ELEV
200+ : PROPOSED PLANS
210+ : PROPOSED ELEV

This is a colour drawing.

All dimensions given are in millimeters unless noted otherwise.

Do not scale from this drawing.

B 30-07-17 COVERED BALCONY IS NOW INTERNAL SPACE.
A 28-03-17 ISSUED FOR PLANNING APPLICATION.

Rev Date Comments/Changes

Status:

FOR PLANNING

Client:

SENTINEL PROPERTY

Project Title:

65 ELM GROVE LANE
NORWICH, NR3 3LF

Drawing Title:

PLANNING APPLICATION DRAWING
PROPOSED FLOOR PLANS
SHEET 2

Drawn By:

PCB

Current Revision:

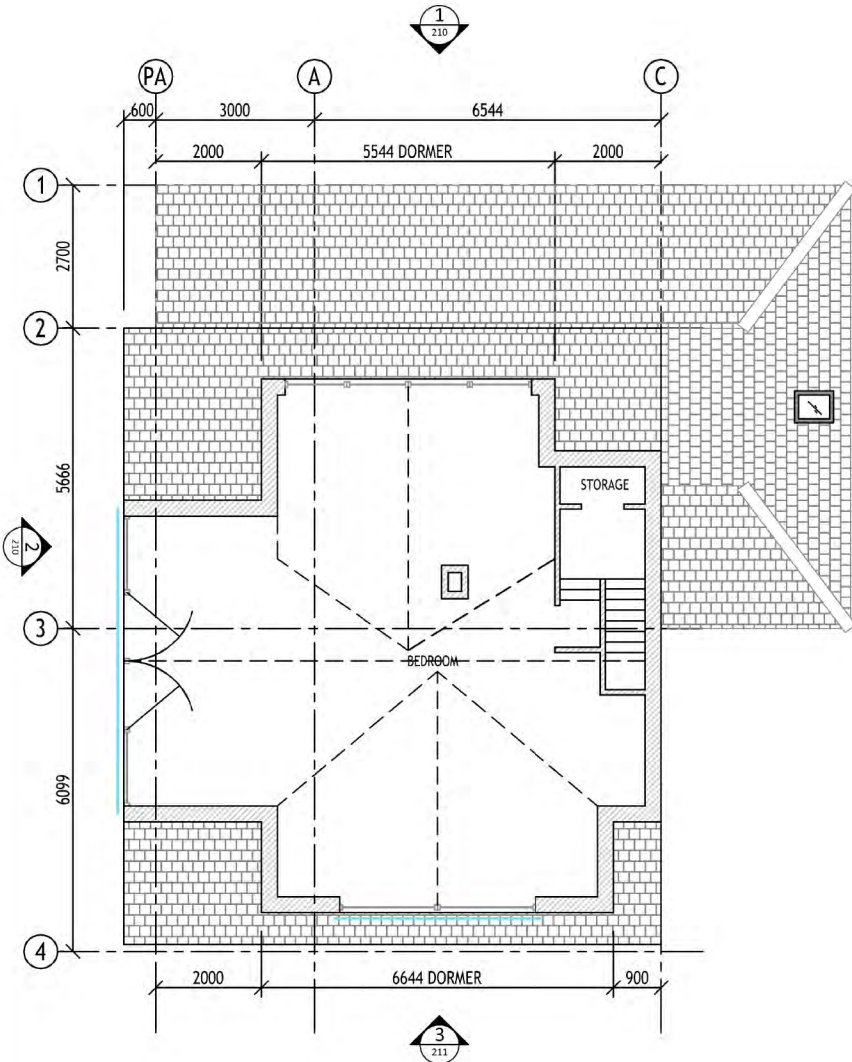
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Date Drawn:

2nd March 2017

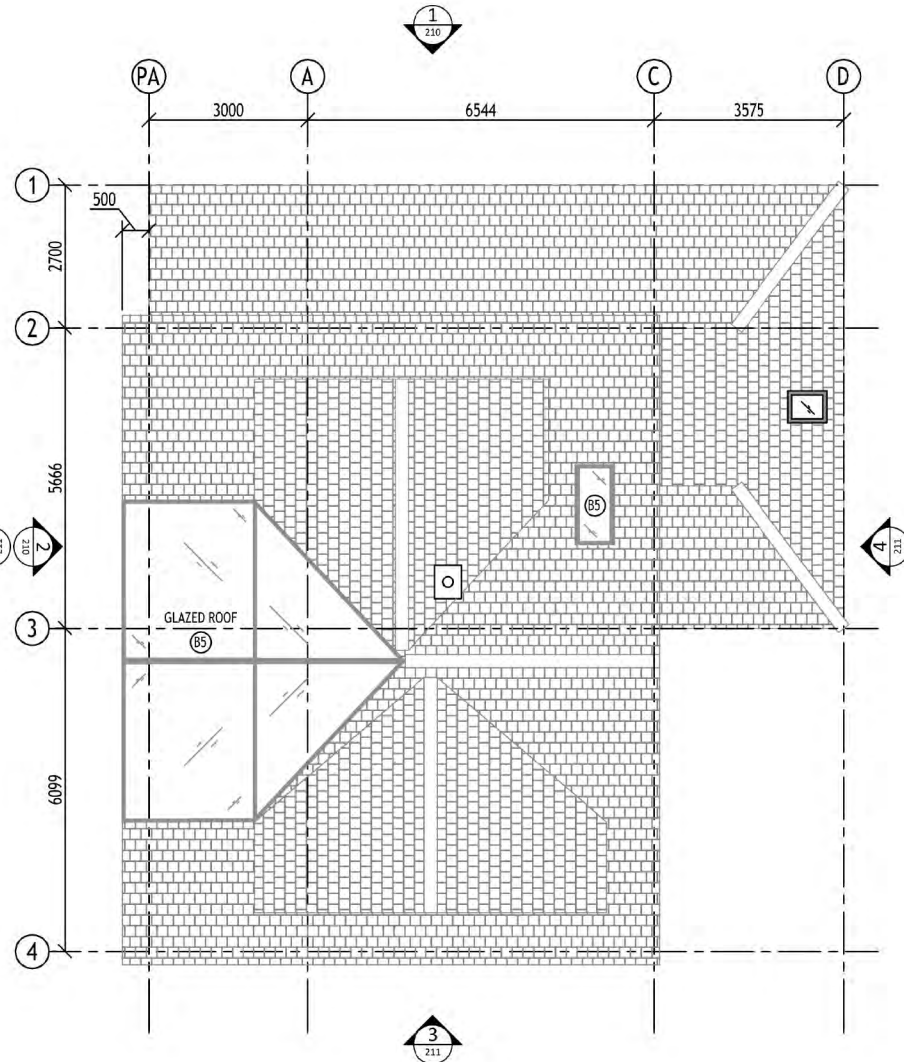
Drawing Number:

PBCS_201



PROPOSED
SECOND FLOOR PLAN

SCALE 1:100 @ A3



PROPOSED
ROOF PLAN

SCALE 1:100 @ A3



Notes:

Read in conjunction with drawings:

001 : SITE LOCATION PLAN
002 : SITE PLANS & TREE SURVEY
020 : PROPOSED FOUNDATION SKETCHES
100+ : EXISTING PLANS
110+ : EXISTING ELEVS
200+ : PROPOSED PLANS
210+ : PROPOSED ELEVS

This is a colour drawing.

All dimensions given are in millimeters unless noted otherwise.

Do not scale from this drawing.

Key:

FINISHES

- A1 WHITE RENDERED WALL FINISH.
A2 FEATHER EDGE TIMBER CLADDING.
A3 SLATE TILES.
A4 DARK GREY PPC ALUMINIUM CLADDING TO PROPOSED STEEL POST.
A5 PAINTED TIMBER SOFFIT / FASCIA BOARDS.

FITTINGS etc

- B1 DARK GREY ALUMINIUM FRAMED DOUBLED GLAZED WINDOW.
B2 DARK GREY ALUMINIUM FRAMED DOUBLED GLAZED DOOR.
B3 DARK GREY ALUMINIUM DOUBLED GLAZED SLIDING / FOLDING DOOR.
B4 DARK GREY PPC GUTTERING / DOWNPIPES.
B5 DARK GREY ALUMINIUM FRAMED ROOF LIGHT.
B6 GLASS JULIET BALCONY.
~~B7 GLASS BALUSTRADE TO COVERED GABLE BALCONY.~~

B 30-07-17 COVERED BALCONY IS NOW INTERNAL SPACE.
FINISHES A3 - REVISED TO SLATE TILES.

A 28-03-17 ISSUED FOR PLANNING APPLICATION.

Rev Date Comments/Changes

Status:

FOR PLANNING

Client:

SENTINEL PROPERTY

Project Title:

65 ELM GROVE LANE
NORWICH, NR3 3LF

Drawing Title:

PLANNING APPLICATION DRAWING
PROPOSED ELEVATIONS
SHEET 1

Drawn By:

PCB

Current Revision:

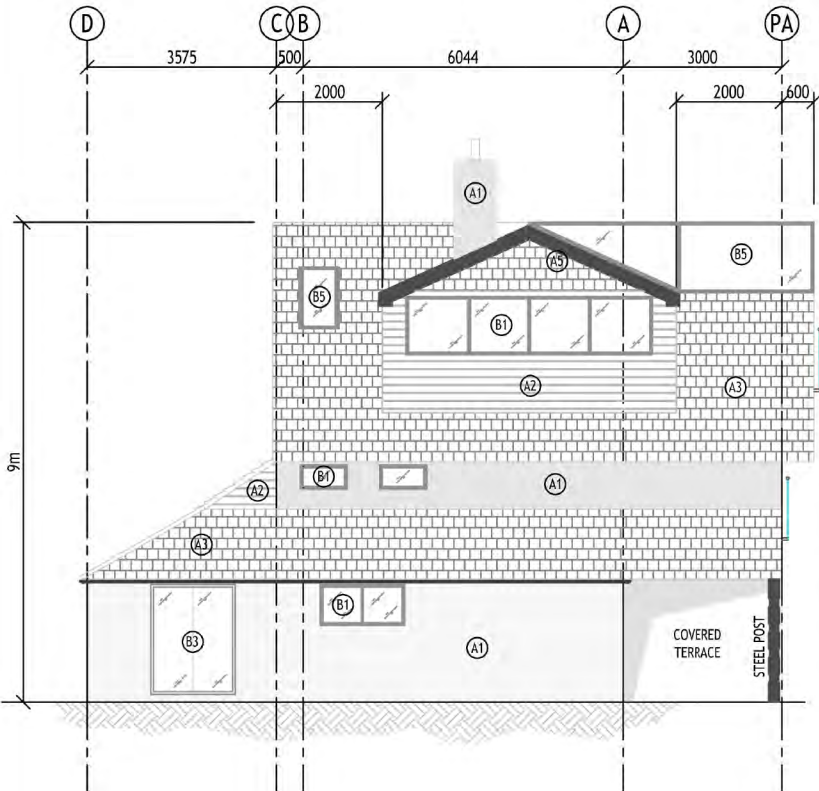
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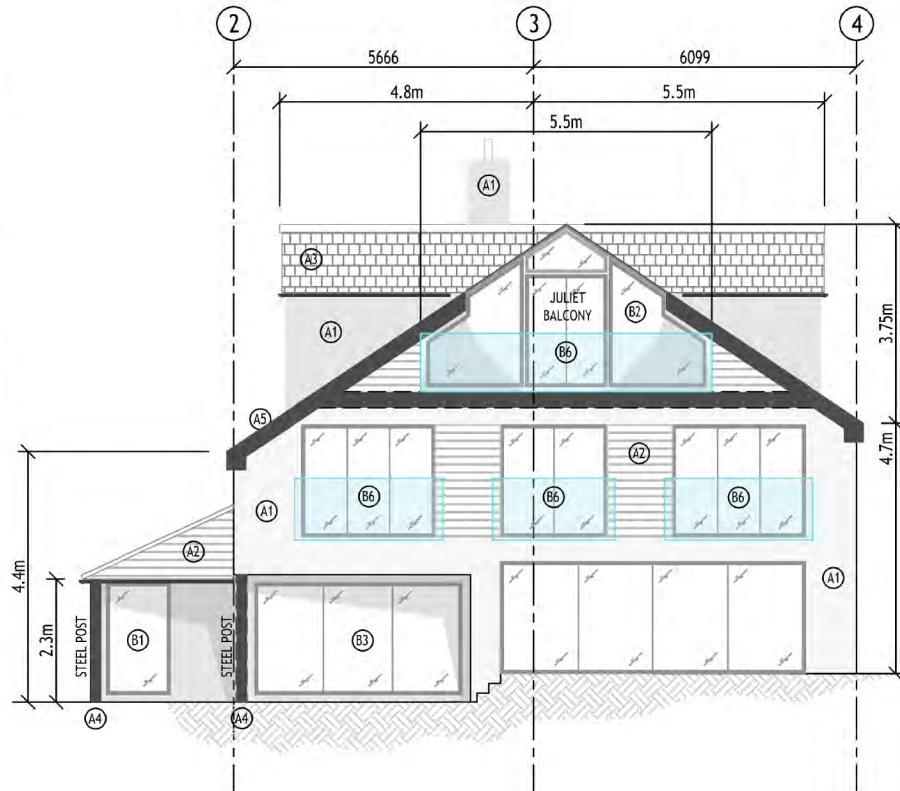
2nd March 2017

Drawing Number:

PBCS_210



PROPOSED ELEVATION 1
SCALE 1:100 @ A3



PROPOSED ELEVATION 2
SCALE 1:100 @ A3

Notes:

Read in conjunction with drawings:

- 001 : SITE LOCATION PLAN
- 002 : SITE PLANS & TREE SURVEY
- 020 : PROPOSED FOUNDATION SKETCHES
- 100+ : EXISTING PLANS
- 110+ : EXISTING ELEV
- 200+ : PROPOSED PLANS
- 210+ : PROPOSED ELEV

This is a colour drawing.

All dimensions given are in millimeters unless noted otherwise.

Do not scale from this drawing.

Key:

FINISHES

- A1 WHITE RENDERED WALL FINISH.
- A2 FEATHER EDGE TIMBER CLADDING.
- A3 SLATE-EFFECT CEMENT FIBRE TILES.
- A4 DARK GREY PPC ALUMINIUM CLADDING TO PROPOSED STEEL POST.
- A5 PAINTED TIMBER SOFFIT / FASCIA BOARDS.

FITTINGS etc

- B1 DARK GREY ALUMINIUM FRAMED DOUBLED GLAZED WINDOW.
- B2 DARK GREY ALUMINIUM FRAMED DOUBLED GLAZED DOOR.
- B3 DARK GREY ALUMINIUM DOUBLED GLAZED SLIDING / FOLDING DOOR.
- B4 DARK GREY PPC GUTTERING / DOWNPIPES.
- B5 DARK GREY ALUMINIUM FRAMED ROOF LIGHT.
- B6 GLASS JULIET BALCONY.
- B7 GLASS BALUSTRADE TO COVERED GABLE BALCONY.

- B 19-07-17 GABLE END WINDOWS REMOVED (ELEV 4).
NEW LARGER WINDOW ADDED (ELEV 4).
WINDOW REMOVED TO SUIT PLAN (ELEV 3).

- A 28-03-17 ISSUED FOR PLANNING APPLICATION.

Rev Date Comments/Changes

Status:

FOR PLANNING

Client:

SENTINEL PROPERTY

Project Title:

65 ELM GROVE LANE
NORWICH, NR3 3LF

Drawing Title:

PLANNING APPLICATION DRAWING
PROPOSED ELEVATIONS
SHEET 2

Drawn By:

PCB

Current Revision:

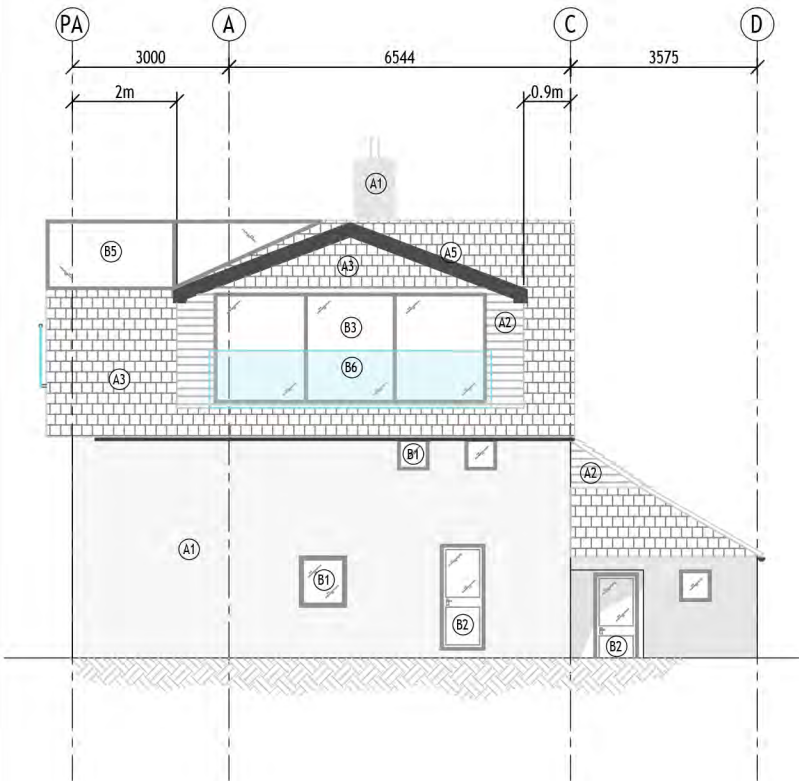
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Date Drawn:

2nd March 2017

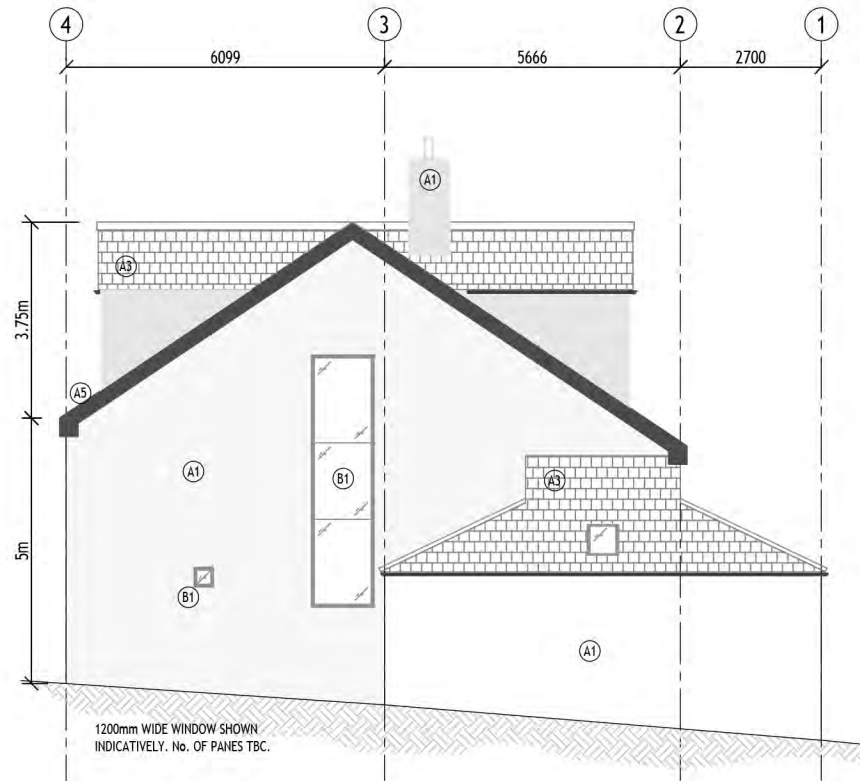
Drawing Number:

PBCS_211



PROPOSED ELEVATION 3

SCALE 1:100 @ A3



PROPOSED ELEVATION 4

SCALE 1:100 @ A3

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00734/F 15 Mount Pleasant, Norwich,
NR2 2DH

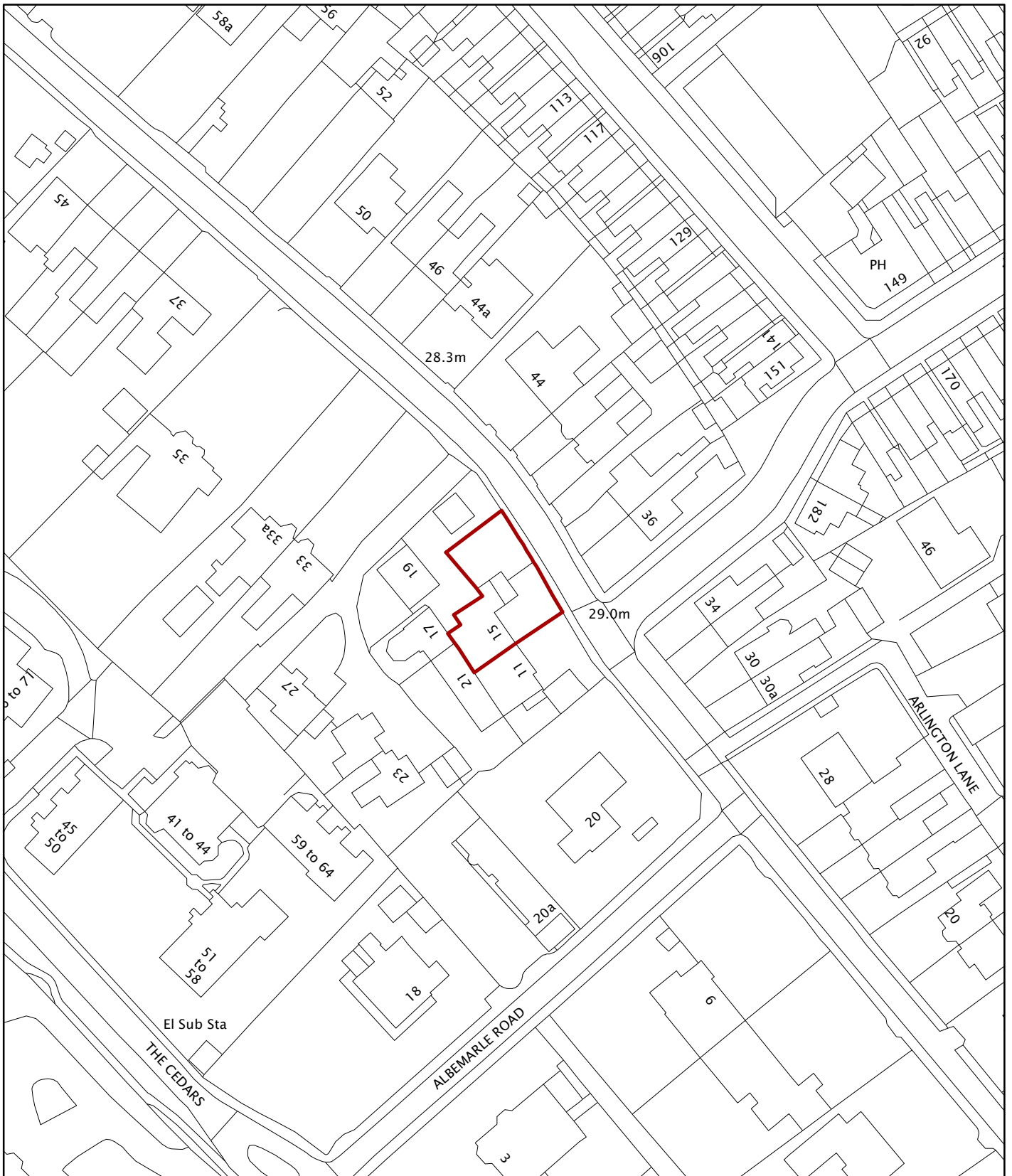
4(f)

**Reason
for referral** Objections

Ward:	Town Close
Case officer	Lydia Tabbbron - lydiatabbron@norwich.gov.uk

Development proposal		
Single storey front extension, conversion of existing garage and construction of detached single garage.		
Representations		
Object	Comment	Support
3	3	

Main issues	Key considerations
1 Loss of trees	Loss of/damage to trees which make up a significant part of the street scene.
2 Out of scale development/over dominant building	The development is out of character/keeping with the area and out of scale with the neighbouring properties.
Expiry date	18 August 2017
Recommendation	Approve



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Planning Application No 17/00734/F
Site Address 15 Mount Pleasant

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

Page 80 of 142



The site and surroundings

1. The property is situated on the south west side of Mount Pleasant near the junction with Newmarket Street, accessed via a shared driveway with no.17 and 19. The property is a large period, semi-detached dwelling constructed of an off-white/cream painted brick, white uPVC windows and doors and a dark tiled gable roof.
2. The main dwelling has been previously extended at ground floor to the side to provide additional living accommodation and a garage. This has led to the enclosure of the small garden on the front elevation, which is paved and screened by existing fence and trees, giving it a private courtyard feeling which is not easily visible from the highway. An existing small green metal store sits along the boundary with the highway, adjacent to one of the main street scene trees.
3. The area is characterised by having large detached properties which are well set back from the highway. A number of the properties in the area, including the application site, are well screened from the road by boundary fences and mature trees and planting. This site includes five category B trees (trees of moderate quality and value), comprising of three yews and two sycamores which are located linearly along the front boundary of the property.

Constraints

4. Locally Listed Building
5. Newmarket Road Conservation Area
6. Within a Critical Drainage Area

Relevant planning history

7.

Ref	Proposal	Decision	Date
17/00734/F	Single storey front extension, conversion of existing garage and construction of detached single garage.	PCO	

The proposal

8. The proposal is for the construction of a single storey front extension and replacement of an existing store with a single storey garage. The existing garage is to be converted into living space accessible from the main dwelling. The materials of the proposed garage will match the existing (facing brickwork and clay pantiles). The off-white render on the proposed extension will also blend in with the off-white/cream painted brick on the main dwelling. However, there will be modern additions from dark grey aluminium bi-fold windows and doors on the side of the

front extension, overlooking the courtyard garden. The roof of the front extension is to be a dark grey single-ply membrane flat roof, whilst the pitched gable roof of the proposed garage will match that on the existing store and main dwelling.

Summary information

Proposal	Key facts
Scale	
No. of storeys	A single storey garage extension and single storey front extension.
Max. dimensions	<p>Garage: 3.1m in height to the ridge, 2m to the eaves, 3.1m wide and 5.5m long.</p> <p>Front extension: Overall height 2.6m (flat roof), 3.2m wide and 5m long.</p>
Appearance	
Materials	<p>Garage: Clay pantiles Facing brickwork to match existing</p> <p>Front extension: Off-white render Dark grey single-ply membrane flat roof Dark grey aluminium windows and doors Painted timber windows/doors</p>

Representations

9. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues and comments 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
There will be damage to or loss of trees which are prominent to the area and street scene.	See Main Issue 1: Trees
The proposal is out of keeping/character with the area	See Main Issue 2: Scale of development
The proposal is out of scale with neighbouring dwellings	See Main Issue 2: Scale of development

The proposed elevation against the boundary with the highway is overbearing	See Main Issue 2: Scale of development
Other comments	Response
A planting scheme should be conditioned to soften the appearance of the side elevation of the proposed garage.	This is not considered necessary or appropriate to implement.

Consultation responses

10. The following consultations have been undertaken:

Consultee: Tree Protection Officer

Comments: I have reviewed the application. The loss of T3 would be acceptable. However, construction/demolition activity would be taking place within the root protection areas of the retained trees. It is essential that the design of the proposal takes this into account. It would need to demonstrate, in detail, how the development can be achieved without causing damage to the retained trees.

Consultee: Urban Design and Conservation

Comments: This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Assessment of planning considerations

Relevant development plan policies

11. **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
12. **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
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes

- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF 11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

14. 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: Trees

15. Key policies and NPPF paragraphs – DM7 and NPPF 11
16. Neighbours have expressed concern about the impact on the trees, particularly the loss of T3, a Yew located in the courtyard between the property and the highway/front boundary. The Arboricultural Impact Assessment states “T3 is of low quality and its removal would not detract from the amenity value the sites trees currently give and should therefore not be considered a constraint.” The Tree Officer has reviewed this information and agrees the loss of T3 would be acceptable.
17. Other trees potentially affected by this development are T4 and T5, both sycamores. The Tree Officer is satisfied that information in the Method Statement and accompanying diagram (received 13 July) sufficiently demonstrates how the trees will be retained and damage to the roots prevented. A number of conditions will also be attached to ensure trees works are monitored and carried out in accordance with plans.
18. The removal of T3 is not considered to have a detrimental impact upon the street scene as it is set back from the highway and dominated by larger and more prominent street scene trees which are to be retained.

Main issue 2: Design and impact upon Conservation Area

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The height of the boundary fence facing the highway on the front elevation is 2m tall. Given the proposed extensions are single storey (front extension max. height 2.6m and garage max. height 3.1m) the majority of the development will be screened along the front elevation. The side elevation of the garage will be partially visible from the opening of the shared driveway off Mount Pleasant, but will be screened by foliage.

21. The proposed garage on the front elevation is considered out of keeping and overbearing within the area by objectors. However, in 2013 a single storey extension coming up to the front boundary at no.11 Mount Pleasant (next door to the site) was approved and has since been built. Therefore, development coming up to the front boundary is not uncommon in the vicinity. The height of the development is also considered respectful in scale to the subject dwelling and surrounding properties. The proposed flat roof helps to mitigate the appearance along the front boundary and the garage gable end roof corresponds to the main dwelling and neighbouring properties. Overall, the design ensures the development is not overbearing and out of keeping with the surrounding area by corresponding to existing styles and designs within the area and on the main dwelling.
22. The proposed materials for the garage (clay pantiles and facing brick) will match those on the main dwelling. The off-white render on the front elevation will also match the subject property in colour, but the dark grey single-ply membrane flat roof and dark grey aluminium windows and (bi-fold) doors will be a modern addition to the property and area. However, given that the majority of the front extension is not visible from the public realm and the materials which will be most visible (on the garage) match the existing property, the character of the dwelling and surrounding conservation area is considered to be maintained.
23. Neighbours have requested a planting scheme to screen the garage and soften the impact of the side elevation from the highway/shared driveway entrance. As the design is considered acceptable it is not felt necessary to screen the development. Overall, the screening, matching materials, harmonious design and retention of key street scene trees helps to mitigate against the impact of the development on the street scene and conservation area, allowing the proposal to maintain the character of the area.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.
26. 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.
27. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The proposed front single storey extension and replacement of existing store with a single storey garage is considered to be of good design, in keeping with the local area and respectful of the scale of the existing dwelling. Any impact upon nearby

trees and the street scene has been shown to be acceptable. 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

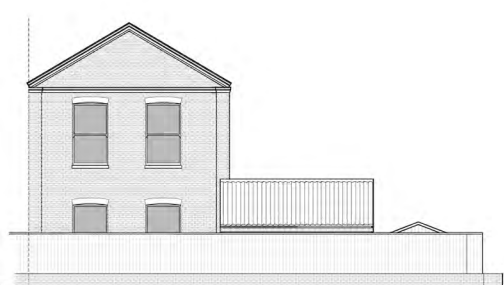
To approve application no. 17/00734/F 15 Mount Pleasant Norwich NR2 2DH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be submitted before construction begins
4. Pre-construction site meeting and submission of further details
5. Provision of site monitoring
6. Arboricultural works to facilitate development
7. Works on site in accordance with AIA, AMS and TPP

Article 35(2)

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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

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- | No. | Revisions | By | Date |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
| A | Tree positions shown on plans. Garage footprint on site plan adjusted. For clarity, tree removed from elevations. Roof layout indicated on site plans. Elevations clarified. | mja | 08.06.17 |



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



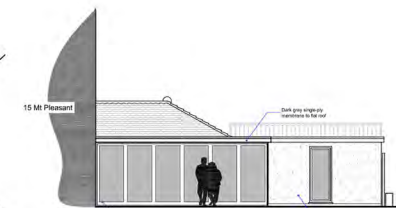
PROPOSED STREET ELEVATION



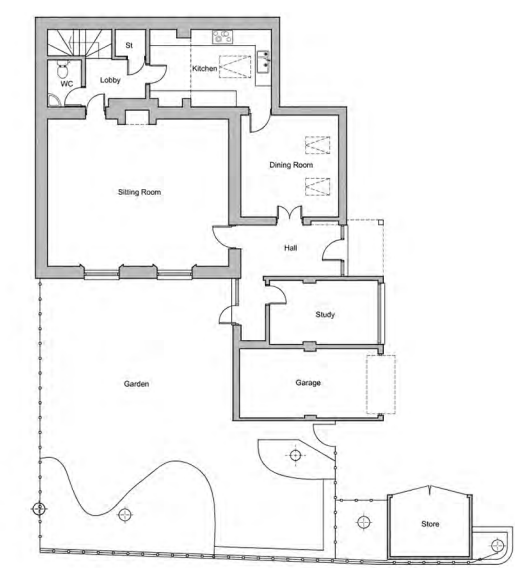
PROPOSED FRONT ELEVATION



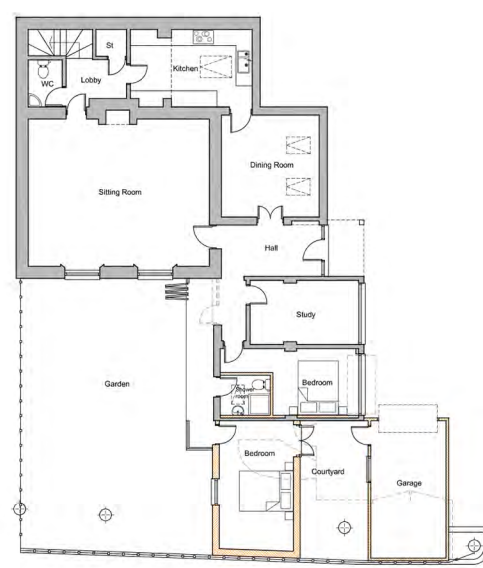
PROPOSED SIDE ELEVATION



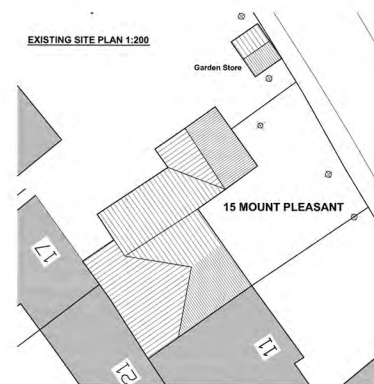
PROPOSED SIDE ELEVATION



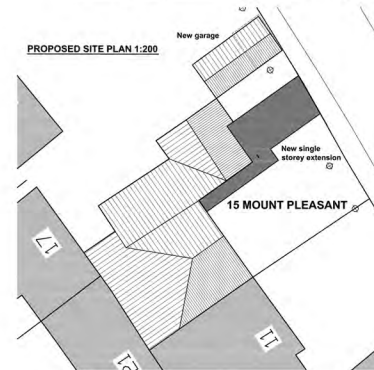
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250

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Client

Mr N Gordon

Job
Alterations & extensions to
15 Mt Pleasant
Norwich

Drawing Title
Existing and Proposed plans

Scale
1:100/200/1250@A1

Date
Nov 2016

Drawn By
mja

Checked By

Drawing No
16 83 01 A

Rev
Job No.

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00587/F - 5 Nutfield Close, Norwich,
NR4 6PF

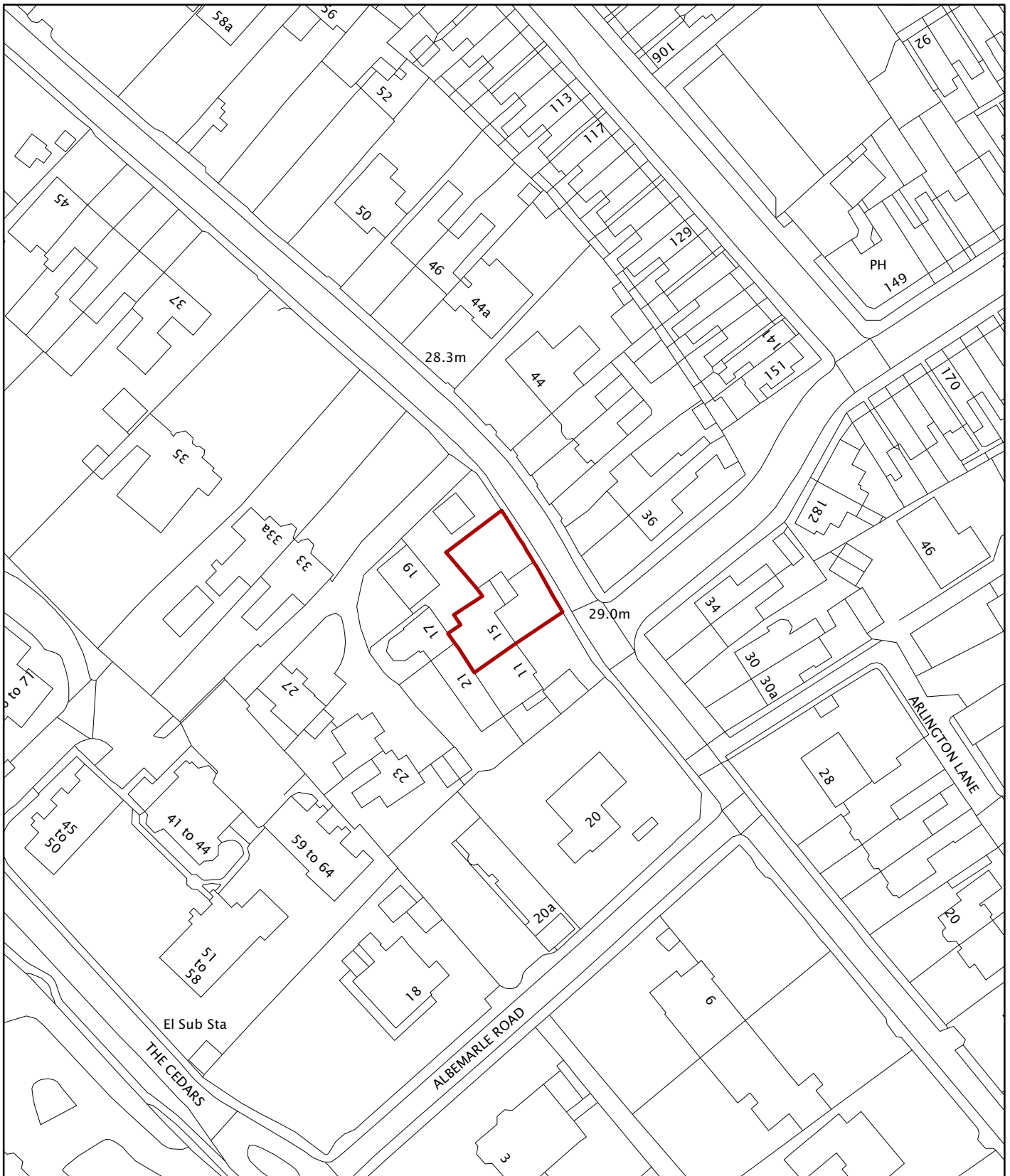
4(g)

**Reason
for referral** Objection / Called in by an elected member

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

Development proposal		
Single storey extension (retrospective).		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Design	The impact of the development within the context of the original design / surrounding area.
2 Amenity	The impact of the development on the neighbouring properties and occupiers of the subject property.
Expiry date	20 July 2017
Recommendation	Approve



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Planning Application No 17/00734/F
Site Address 15 Mount Pleasant

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

Page 90 of 142



The site and surroundings

1. The site is located at the western end of Nutfield Close, a residential cul-de-sac within Eaton to the south-west of the city. The predominant character of the area is residential, primarily consisting of a mixture of single and two storey detached dwellings built on good sized plots constructed as part of a wider post war housing development circa 1960. Nutfield Close consists of twelve single storey bungalow type dwellings constructed around a cul-de-sac which slopes gently upwards from east to west. The subject property has been constructed on a wedge shaped plot at the western end of the cul-de-sac with the rear gardens of properties located on Nutfield Close to the rear.
2. The property was originally constructed to a simple hipped roof design on a rectangular footprint with front and rear gardens. Many of the properties in the close have been extended or altered from their original form including the subject property which was extended previously during the 1960's by way of single storey rear flat roof extension and extensions to the side including a car port to the front. It should be noted that at the time of assessing the application the majority of the proposed building works had been completed with only the internal finishing remaining outstanding.
3. The site is bordered by the neighbouring properties located within Nutfield Close with no. 4 being located to the south and no. 6 to the north. Both neighbouring properties are bungalows which have been altered. To the rear of the site is the rear gardens of properties located on Chestnut Close. The site boundaries are marked by close bordered fencing and mature planting at the rear and mature hedgerows to the front.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal seeks retrospective planning consent for the construction of a single storey rear extension, single storey front extension and replacement roof. The proposal also involves the demolition and rebuilding of part of the property approximately 1m away from the southern boundary. The enlarged and rebuilt southern end of the house includes the creation of two ancillary units of accommodation, both with en-suite bathrooms and one with a small kitchen. Both units are accessed independently from main house via the newly created side access. Improved insulation and replacement materials have resulted in an entirely new roof being added which is slightly raised when compared to the original. The original covered front porch created by the overhang of the roof has been infilled to create an enlarged internal living space.
7. The proposal also includes the construction of a timber shed within the rear garden. The shed has been re-positioned within the western corner of the site, adjacent to the boundary shared with no. 20 Chestnut Hill.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 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
The proposal includes the creation of bedsits	See other matters.
The creation of bedsits will result in parking problems	See other matters.
Part 7 of the form incorrectly completed	See other matters.
There has been little point in providing comments as decisions have already been made	See other matters.

Consultation responses

9. No consultations were undertaken.

Assessment of planning considerations

Relevant development plan policies

10. **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
11. **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

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design

Case Assessment

13. 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: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The alterations to the subject property have resulted in only minor changes to the footprint of the building from its previous form. This includes the 12m side wall located adjacent to the boundary shared with no. 4 Nutfield Close being moved away from the boundary, creating a new 1m wide side access. Previously the side wall abutted the shared boundary.
16. To the front, the previous garage has been extended forwards by a small amount, effectively squaring off the front, so that it matches the orientation of the main front elevation. The rebuilt and enlarged section also includes a new dual-pitched roof with a matching eaves height of 2.5m and a ridge height of 3.6m.
17. Also to the front of the property, an original covered porch formed from the overhang of the main roof has been infilled. The 3.3m x 1.8m infill extension creates a new en-suite bathroom whilst the main entrance has been re-sited behind.
18. At the rear the rebuilt section now extends beyond the previous rear elevation to match the building line of the original dwelling, effectively infilling a previously undeveloped corner of the site. The enlarged corner projects approximately 3.5m to the rear.
19. The entire roof has been replaced in a design closely matching the original with there now being three distinct sections. The original dwelling features a dual pitched roof, the rebuilt and extended section features a hipped roof and the new front section a dual pitched roof. The replacement roof appears to have been slightly raised in comparison with the original as a result of the insertion of enhanced insulating materials. The overall appearance of the roof remains largely unchanged however with the change in height not impacting significantly.
20. Overall, the alterations do not significantly alter the character and appearance of the subject property. Only the raising of the roof and the minor extension to the front of the property require planning permission with all other alterations being classed as forms of permitted development. As such, the alterations and additions are considered to be acceptable in design terms.

Main issue 2: Amenity

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

22. The alterations do not result in any significant harm being caused by way of overshadowing, loss of privacy or loss of outlook as the enlarged parts of the building area located far from neighbouring properties. Only the enlarged rear section is noticeable from the rear garden of no. 4, however the enlarged 2.5m tall side wall represents only a slight alteration from the previous situation.
23. Concern has been raised regarding the construction of the timber shed within the rear garden and its proximity to the neighbouring fence. The shed measures 4m x 6m in plan form and is less than 2.5m in height. As such, the shed itself does not require planning permission and is not considered to cause significant harm to neighbouring residential amenities.
24. The alterations have created an enlarged and enhanced living space for the occupants of the subject property as the internal space have been improved without significant loss of the external spaces.

Other matters

25. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
26. Particular concern was raised regarding the creation of the two ancillary bedrooms which are accessed exclusively from the newly created side passage. Some concern related to the potential creation of an HMO / bedsits and other concerns related more specifically to the appropriateness of them being used for the care of a dementia sufferer. The applicant has stated within the application and during the course of the site visit that the two ancillary bedrooms have been created with the aim of caring for the applicant's elderly mother who suffers from dementia. It is planned that the rear room will be occupied by the applicant's mother and the front by a live-in carer who has the ability to prepare meals independently of the main house. There are no other indicators to suggest at this stage that the rooms are to be used for any other purposes. As such, the rooms are considered to provide accommodation which remains ancillary to the main dwelling, not requiring a change of use, nor are they forming an HMO.
27. Particular concern was also raised that the proposal would result in car parking and access problems within the cul-de-sac as a result of the creation of the bedsits. It has already been established that the proposal includes the creation of two ancillary bedrooms only. The site also includes a large parking / turning area to the front of the property. As such, the proposal is not considered to have any significant impact of the current situation within the property or cul-de sac.
28. Concern was raised that section 7 of the application form was incorrectly completed as there are in fact trees within falling distance of the site. It is accepted that this particular section of the form should have been completed differently, however it is not considered that this has resulted in the application being incorrectly assessed. The trees within or near the site are not considered to have been close enough to the works to have been in significant harm and as such have not required additional assessment.
29. A number of representations were made in which the correspondents expressed that they felt that decisions have already been made given the history of the site

and with regard to comments made by the planning enforcement officer. The planning enforcement officer has previously assessed the works and provided the opinion that the works were not likely to have needed planning permission, however an application for full planning permission was recommended in order to formalise the situation. The assessment of the planning enforcement officer has not prejudiced or influenced the decision making process as part of the current application which has been viewed on an individual basis on its planning merits. As such, the comments submitted have been considered in full as part of the assessment against the planning policies referred to within the report.

Equalities and diversity issues

30. There are no significant equality or diversity issues.

Local finance considerations

31. 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.
32. 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.
33. In this case local finance considerations are not considered to be material to the case.

Conclusion

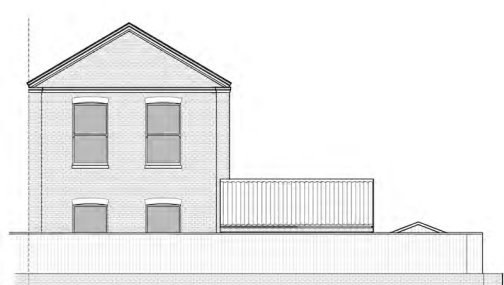
34. The proposal will result in an extended dwelling which is of an appropriate scale and design, resulting in little change to the overall appearance of the subject property and does not cause significant harm to the character of the surrounding area.
35. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
36. The proposal result in an enlarged living space including the creation of two en-suite bedrooms which are considered to be ancillary forms of accommodation only.
37. 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. 17/00587/F - 5 Nutfield Close, Norwich, NR4 6PF and grant planning permission subject to the following conditions:

1. In accordance with plans

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- | No. | Revisions | By | Date |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
| A | Tree positions shown on plans. Garage footprint on site plan adjusted. For clarity, tree removed from elevations. Roof layout indicated on site plans. Elevations clarified. | mja | 08.06.17 |



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



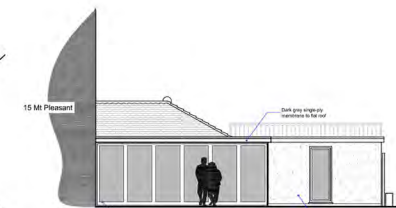
PROPOSED STREET ELEVATION



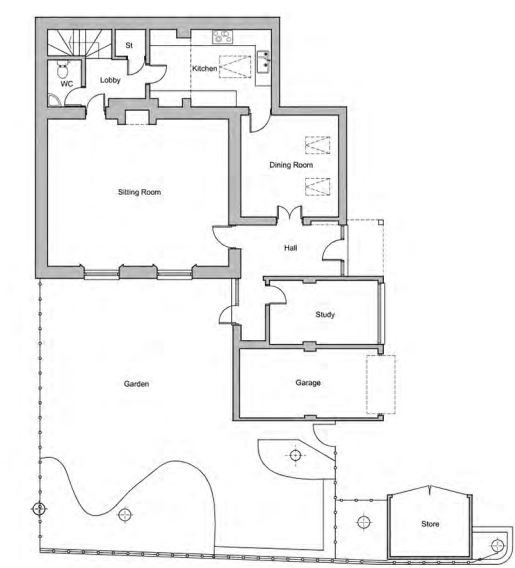
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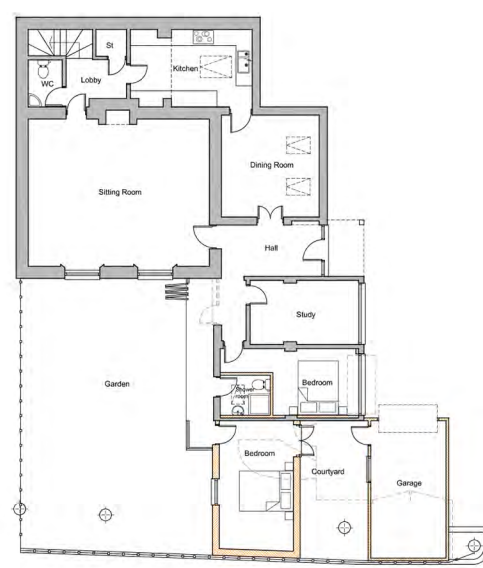
PROPOSED SIDE ELEVATION



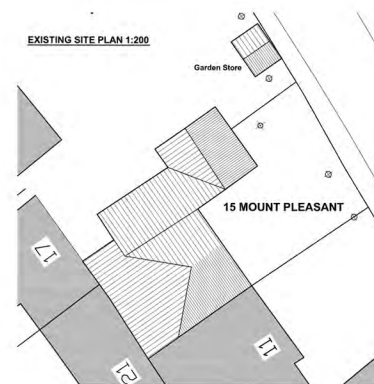
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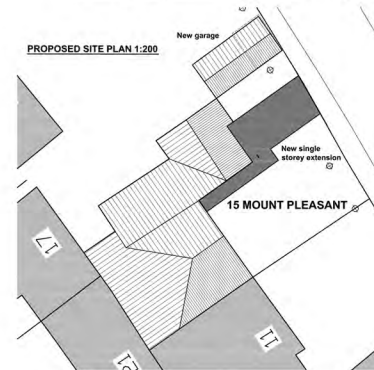
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250

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Client
Mr N Gordon

Job
Alterations & extensions to
15 Mt Pleasant
Norwich

Drawing Title
Existing and Proposed plans

Scale
1:100/200/1250@A1 Date
Nov 2016

Drawn By
mja Checked By

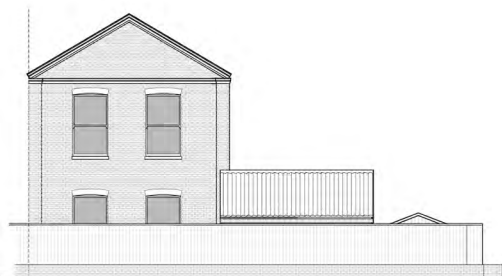
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No.	Revisions	By	Date
A	Tree positions shown on plans. Garage footprint on site plan adjusted. For clarity, tree removed from elevations. Roof layout indicated on site plans. Elevations clarified.	mja	08.06.17



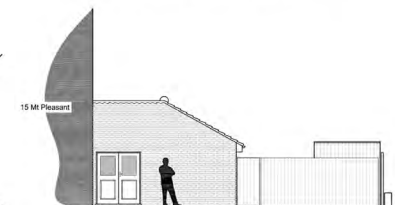
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EXISTING FRONT ELEVATION



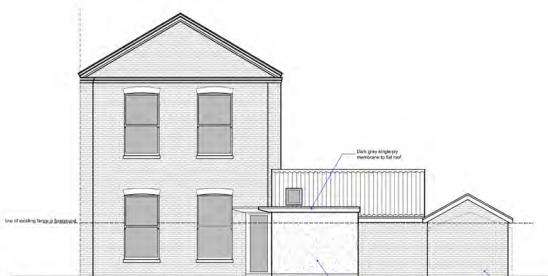
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EXISTING SIDE ELEVATION



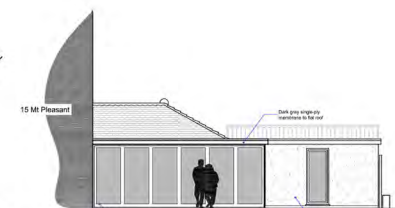
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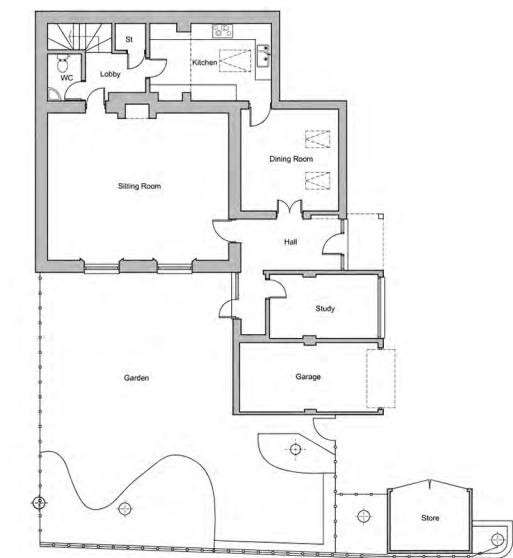
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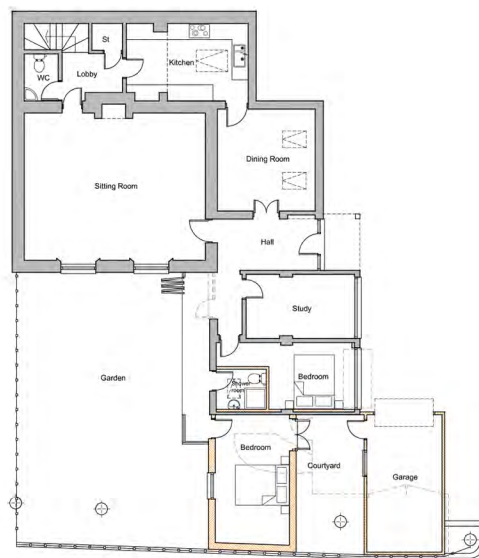
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

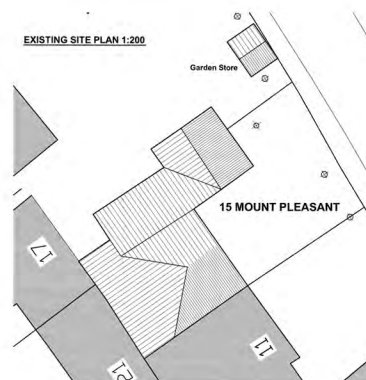


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

EXISTING SITE PLAN 1:200



PROPOSED SITE PLAN 1:200



LOCATION PLAN 1:1250

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Client

Mr N Gordon

Job
Alterations & extensions to
15 Mt Pleasant
Norwich

Drawing Title
Existing and Proposed plans

Scale 1:100/200/1250@A1 Date Nov 2016

Drawn By mja Checked By

Drawing No Rev Job No.

16 83 01 A

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00341/F - 441 Unthank Road, Norwich,
NR4 7QN

**Reason
for referral** Objection

4(h)

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

Development proposal		
Demolition of existing detached garage and removal of existing first floor and roof and replacement with new first floor and roof with side and rear extension.		
Representations		
Object	Comment	Support
4 (+ 8 signatures on one letter)	0	0

Main issues	Key considerations
1 Design	The impact of the development within the context of the site / surrounding conservation area. The choice of materials.
2 Amenity	The impact of the development on the neighbouring properties and occupiers of the subject property.
Expiry date	20 April 2017
Recommendation	Approve



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Planning Application No 17/00341/F
Site Address 441 Unthank Road

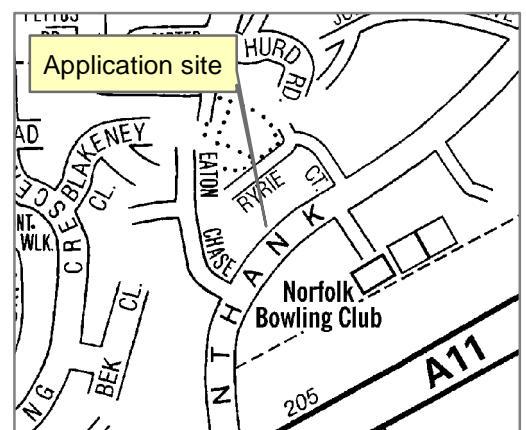
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NORWICH
City Council

PLANNING SERVICES

Page 100 of 142



The site and surroundings

1. The site is located on the west side of Unthank Road, within Eaton to the south-west of the city. The predominant character of the area is residential, primarily consisting of a mixture of large detached dwelling constructed on substantial plots in a variety of styles. The area displays a range of styles however a significant number were constructed at a similar time during the first half of the twentieth from a similar pallet of materials including red clay pantiles, render finishes, red bricks and fenestration. The area is also defined by the large gardens which contains mature trees and planting, creating a verdant character.
2. The subject property was constructed in 1959 and is of a simple hipped roof bungalow design by Edward Skipper. The property has since been extended by way of a rear extension, conversion of the roof space, dormer windows, front extension and hard landscaping around an outdoor swimming pool. The property has been finished in a cream coloured render, white windows and dark colour roof tiles. The site features a front garden and parking area, side access to a detached garage and a large rear garden which includes a swimming pool.
3. The site is bordered by no. 439 Unthank Road to the east, a large detached character property, and no. 437 Unthank Road to the south/west, a similar large detached dwelling. The front boundary is marked by a mature hedge and several large mature trees. The site boundary to the east is marked by a 2m tall fence and adjacent to the house and hedgerows to the rear.

Constraints

4. Conservation Area: Unthank and Christchurch

Relevant planning history

5.

Ref	Proposal	Decision	Date
04/00073/F	Conservatory at rear of dwelling.	APPR	01/03/2004
12/02418/TCA	T1 Pine: Remove; T2 Leylandii: Remove.	NTPOS	22/01/2013

The proposal

6. The proposal involves the partial demolition of the existing building and for the construction of a first floor extension as part of an extensive remodelling of the property.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Two storeys.
Max. dimensions	See plans for full details.
Appearance	
Materials	Reclaimed Bexhill red bricks Welsh slate roof tiles White render Powder coated aluminium windows

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues as summarised in the table below. One letter was undersigned by eight persons. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The design is not appropriate for the conservation area	See main issue 1
The choice of materials / windows are not appropriate	See main issue 1
Overbearing / loss of light on boundary	See main issue 2
Too close to boundary	See main issue 2
Construction already started	See other matters
Concern for trees to front of site	See other matters

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 comments submitted.

Assessment of planning considerations

Relevant development plan policies

10. **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
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **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
 - DM9 Safeguarding Norwich's heritage

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

13. 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: Design & Heritage

14. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
15. The proposal first involves the demolition of significant sections of the current building, resulting in the core elements of the original structure remaining. This includes the later additions to the rear and garage. The subject property is then to be extended at ground floor level towards the rear and the side (east). The rear extension is to be staggered into three sections which project a deeper amount towards the rear from the west to east side of the rear elevation, reflecting the

current footprint which has been extended towards the eastern side. The depth of the rear extension ranges from 3.8m to 5m.

16. A 3.8m side extension is to be stepped back from the front elevation creating a new integral garage. Beyond to the rear the extension projects further at 5.5m creating a new corner section which joins the rear extensions, effectively wrapping around the property. The footprint to the front and western side remains relatively unchanged.
17. The most dramatic changes to the property are to take place at first floor level where the original roof is to be removed in its entirety allowing for a first floor extension to be built up from the enlarged footprint. The design is of a hipped roof with two large gables located either side of the centre of the enlarged design.
18. The eaves of the main part of the roof are 3m high, the corner of the hipped section 5.1m high and the ridge line 7.6m tall. The two projecting gables differ in size with the eastern of the pair being slightly larger at 8.8m tall, compared with 8.2m tall. The height of the current building is a maximum of 6.5m tall. The rear includes a single storey flat roof section which measures 3.3m in height.
19. The design includes extensive sections of glazing including within the front and rear gable sections and across the majority of the single storey rear section. The central section is to form the new main entrance which is also to be predominantly glazed. The design also includes sets of roof lights on both the front and rear elevations.
20. The materials chosen partly differ from the current situation with the most prominent being a white coloured render finish and Welsh slate roof tiles. Reclaimed red coloured bricks and powder coated aluminium windows will also be prominently visible within the design of the proposal.
21. Particular concern has been raised that the choice of materials are not appropriate for the property or surrounding conservation area which is considered to primarily consist of Edwardian properties constructed using materials such as red coloured pantiles and rough render finishes. It is accepted that the proposal includes some materials which are not found consistently throughout the conservation area, it is the case that they are not entirely foreign to the area. There are a number of more recently built properties on and near to this part of Unthank Road which represent a different vernacular to the Edwardian character of the older properties.
22. The subject property itself is a more modern design having been built in the post-war period and as such features dark coloured concrete roof tiles and white UPVC windows. The materials which have been selected for the proposed works represent high quality materials such as Welsh slate which are of a similar colour to the current roof tiles. The proposed render finish is similar to the existing building and the use of reclaimed bricks will assist in softening the overall finish. The powder coated aluminium windows represent a more contemporary choice and are considered to work well with the overall design.
23. As such, the proposed materials are considered to be of a high quality which also reflect the more modern character of the current property. The use of materials found on neighbouring properties would potentially result in a pastiche design, which would arguably be less desirable than the more contemporary palette chosen.

24. Similarly, of particular concern was the inclusion of the central gables which are to be extensively glazed, with some neighbours feeling that the glazing was not appropriate for the conservation area. The front elevation does include several sections which are extensively glazed however it should be noted that the design has been revised during the course of the application so that the glazing within the gables has been reduced. As a result, the gables now feature enlarged areas of soffit above the glazing which is to be finished in white render. The front elevation also consists of large areas of slate roof and white render wall, each contributing significantly to the overall character and appearance of the property.
25. It should also be noted that the property is partially screened from the highway by the mature trees located at the front boundary, resulting in the property being less prominent than some of its neighbours. It is therefore considered that on balance the amount of glazing is appropriate for the design and will not cause significant harm to the character of the street and of the conservation area.
26. Overall, the proposal is considered to be of an appropriate scale which is typical of the area and a design which is more contemporary in appearance than some neighbouring properties. The choice of materials which reflect the current property and are of a high quality will however ensure that the proposal preserves and in many ways enhances the character of the conservation area, particularly in terms of the quality of materials chosen.

Main issue 2: Amenity

27. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
28. The proposal will create an enlarged dwelling which is similar in scale and amenity value to many of the large neighbouring properties. The number of bedrooms only increases by one from four to five as the design includes the addition of more reception rooms and en-suite accommodation. As such, the proposal is considered to enhance the residential amenities of the occupiers of the subject property without significant loss of the substantial external amenity space.
29. The scale and siting of the proposal will result in a noticeably enlarged dwelling, however the distance between properties will ensure that significant harm is not caused by way of overshadowing, loss of privacy or loss of outlook to neighbouring properties.
30. Particular concern has however been raised that the works would result in a loss of sunlight to the southwestern side of no. 439 to the east. Similar concern was raised that the enlarged dwelling would appear to be an overbearing presence along the shared boundary. The neighbouring property is located a minimum of ten metres from the enlarged subject property and the enlarged design includes a hipped roof which assists in reducing the overall bulk of the design. As such it is not considered that the proposal will result in significant harm to the neighbouring property by way of loss of sunlight. Although the dwelling will appear noticeably different along the shared boundary, it is not considered that it will appear to be overly bulky in appearance.
31. Concern has been raised regarding the proximity of the proposal to the boundary shared with no. 439. It should be noted that the overall scale of the proposal has been reduced during the course of the determination of the application, at the

eastern most section which is adjacent to the shared boundary with no. 439. The side wall of the proposal is now to be constructed 1.6m from the shared boundary compared to the original design which abutted the shared boundary. As such, access for construction and maintenance of the boundary fence should remain possible and the impact is acceptable.

Other matters

32. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
33. Concern has been raised that works on site had already commenced. It has been noted during the site visit that much of the internal spaces of the property have been cleared ready for construction. The rear conservatory has also been removed. No works which require planning permission have commenced on site.
34. Concern has been raised regarding the mature trees located to the front of the site. The proposal only involves enlargement of the footprint of the property the side and rear. As such, construction should not impact upon the trees which are located a minimum of 15m from the subject property.

Community Infrastructure Levy

35. The proposal would result in an increased floor area of 185 sqm and therefore is liable for a CIL payment.

Equalities and diversity issues

36. There are significant/There are no significant equality or diversity issues.

Local finance considerations

37. 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.
38. 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.
39. In this case local finance considerations are not considered to be material to the case.

Conclusion

40. The proposal will result in a noticeably extended and altered dwelling which is considered to be of an appropriate scale and design which will preserves and enhances the character and appearance of the conservation area.

41. The proposed development will have limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
42. 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.

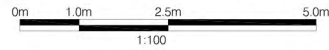
Recommendation

To approve application no. 17/00341/F - 441 Unthank Road Norwich Norfolk NR4 7QN and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Samples of external materials to be submitted for approval.

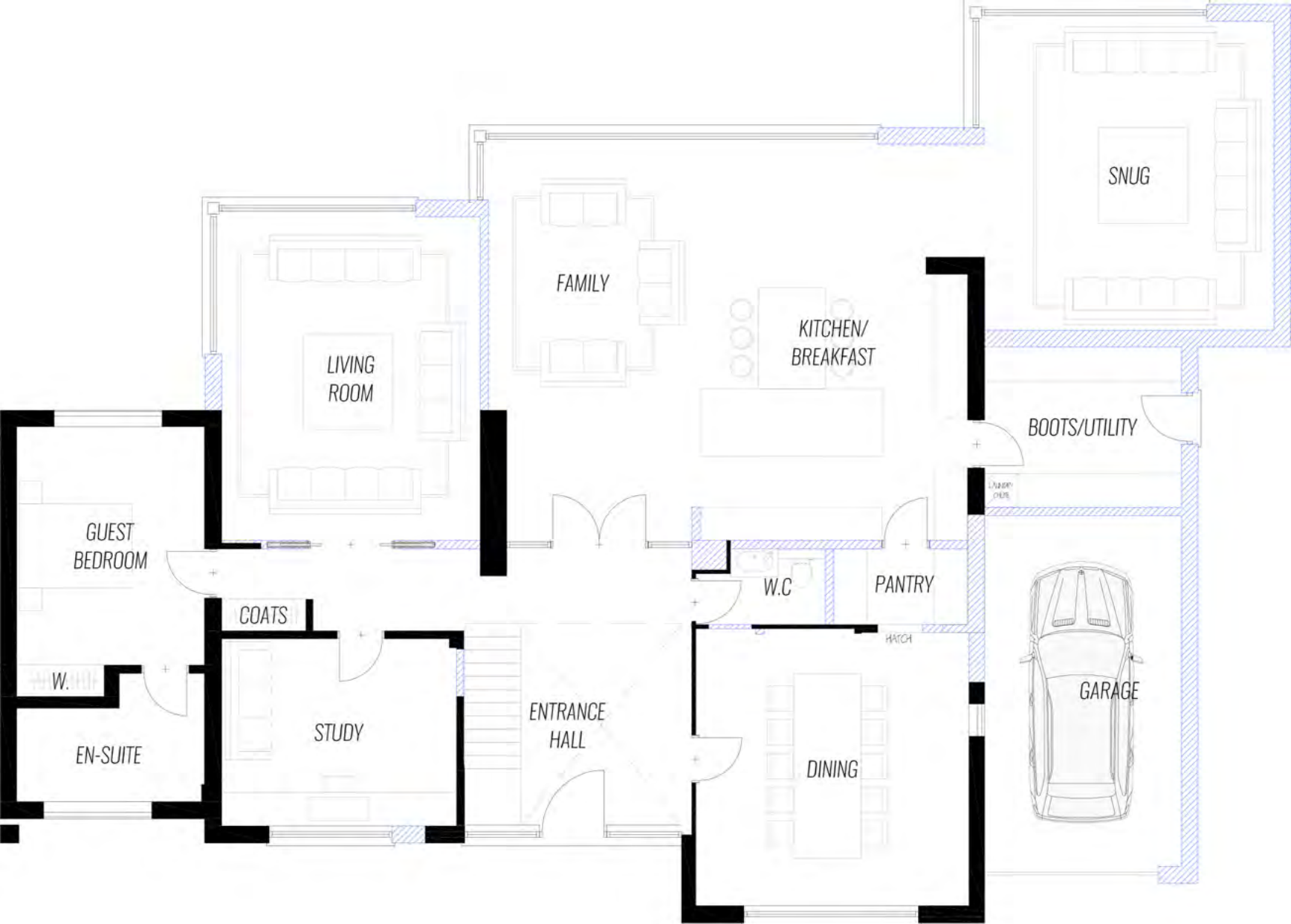


South Elevation | Proposed

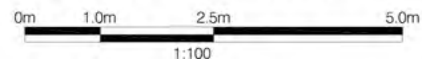


North Elevation | Proposed





Ground Floor Plan | Proposed

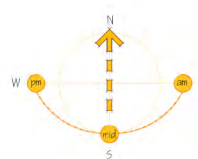




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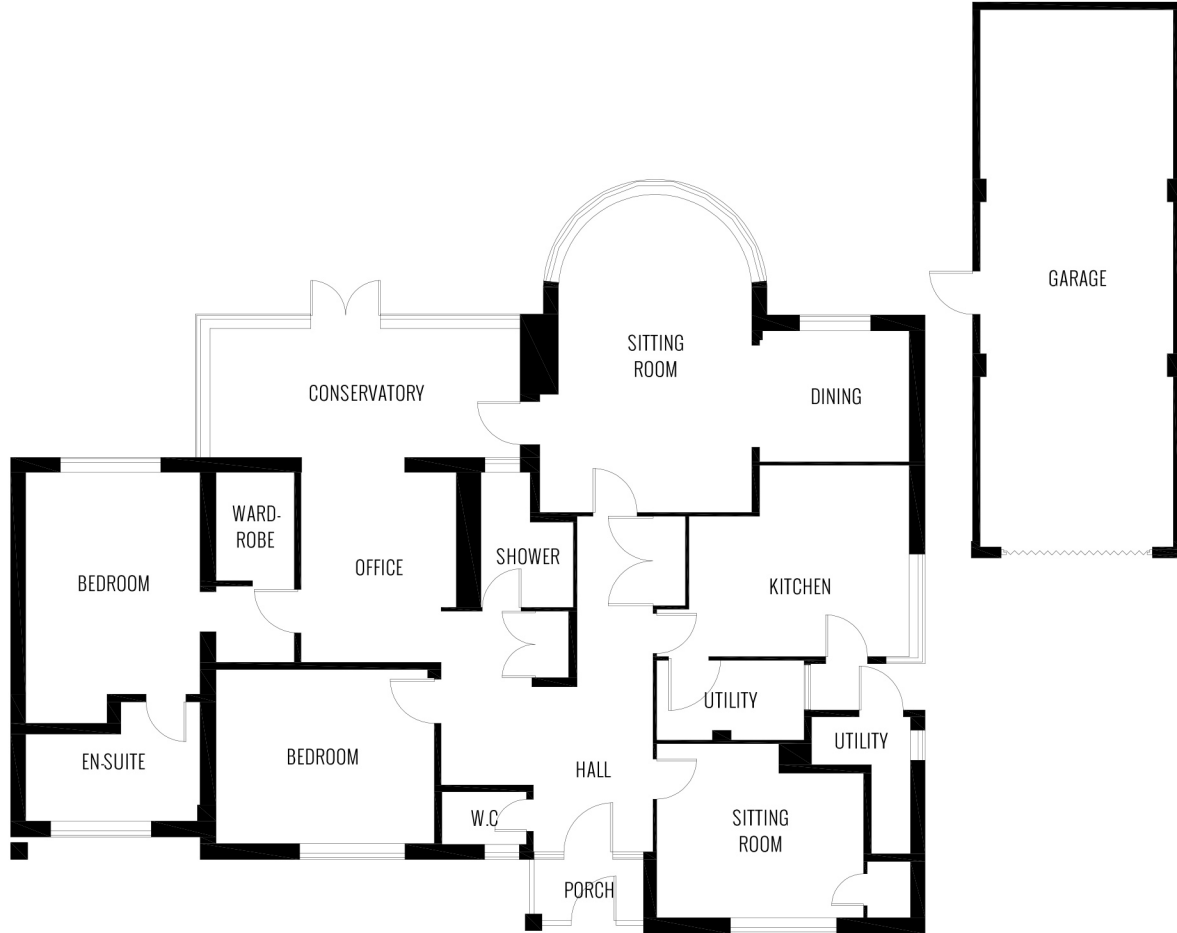
Location Plan

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1:1250



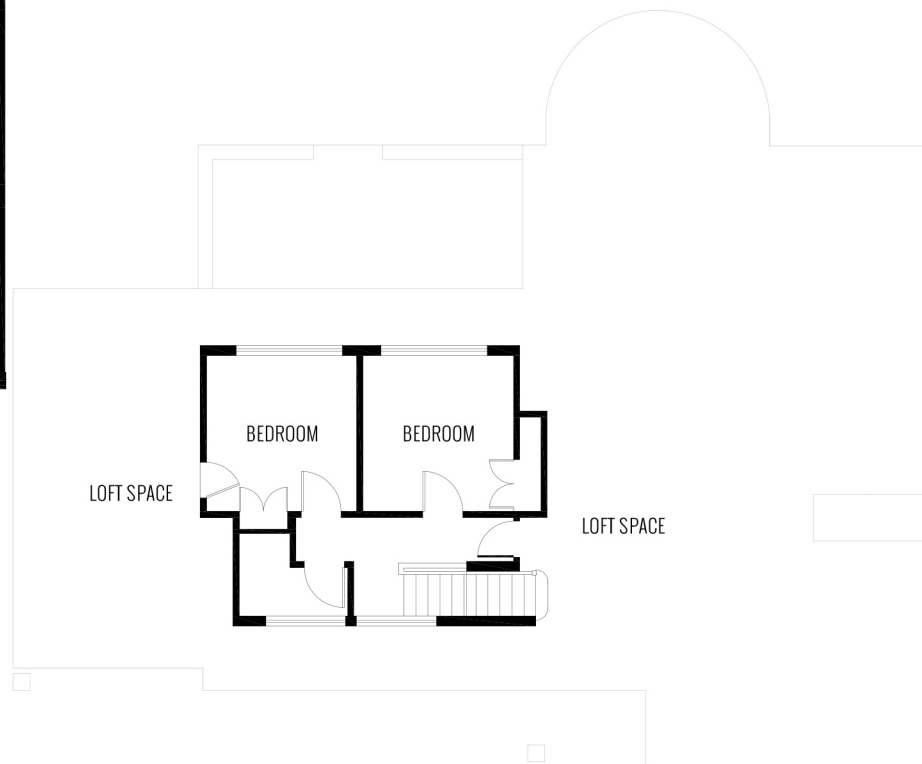
Block Plan

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1:500



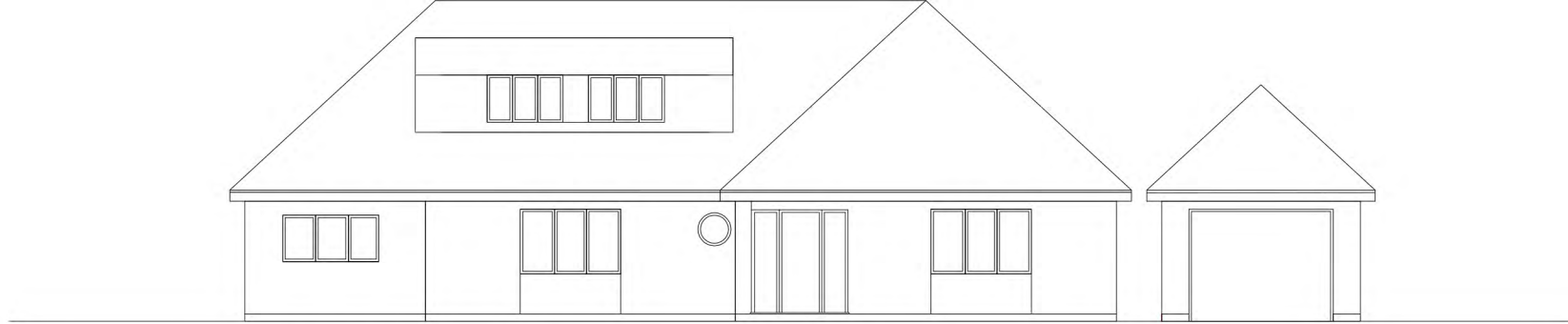
Ground Floor Plan | Existing

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1:100

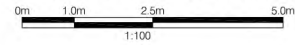


First Floor Plan | Existing

0m 1.0m 2.5m 5.0m
1:100



South Elevation | Existing



North Elevation | Existing



Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00903/F - 463 Sprowston Road,
Norwich, NR3 4EB

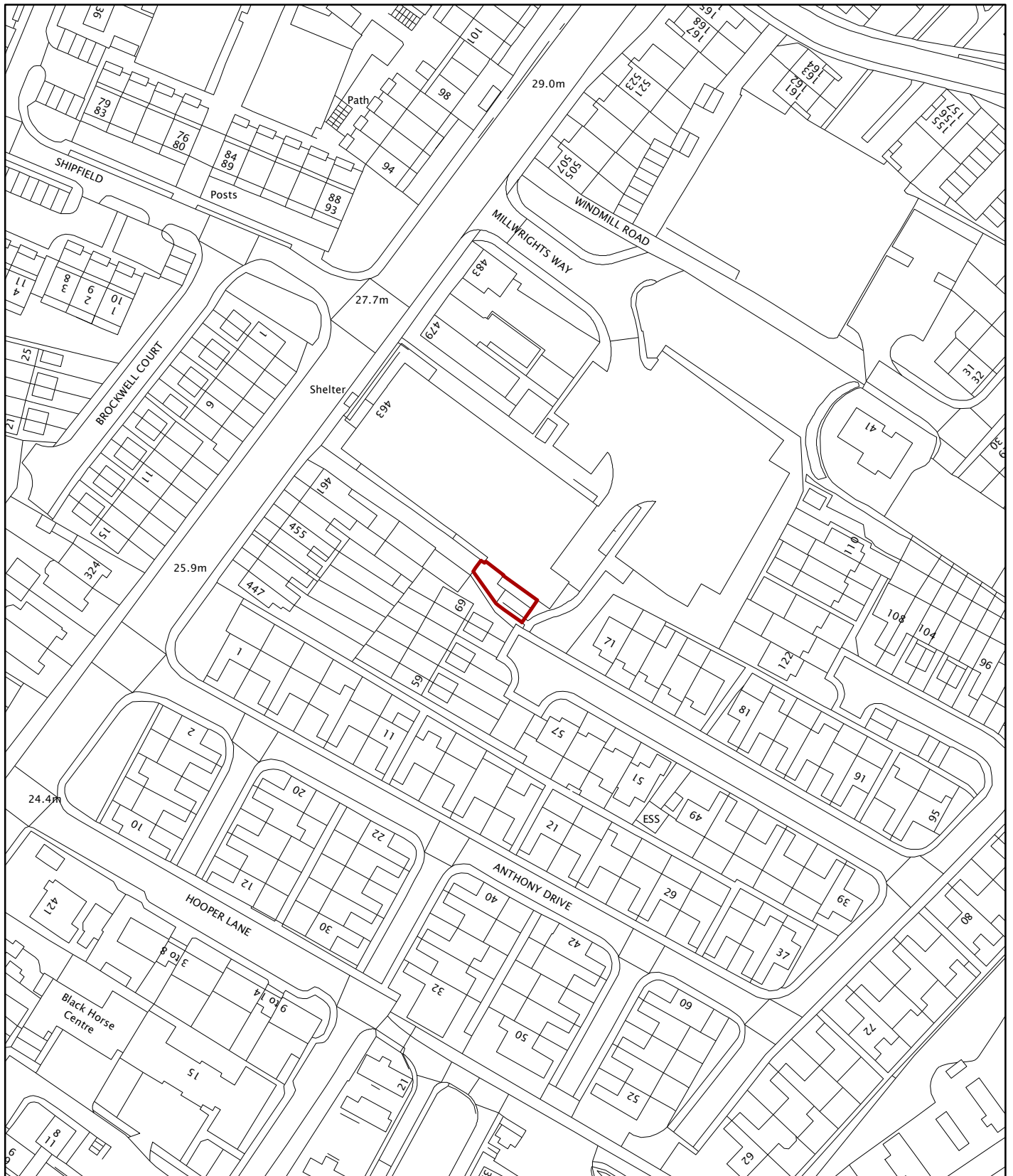
**Reason
for referral** Objection

4(i)

Ward:	Catton Grove
Case officer	Joy Brown - joybrown@norwich.gov.uk

Development proposal		
Extension of Plant Enclosure on South West Elevation.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Principle of development	Supports the growth of a shop within a defined retail area.
2 Design	Scale and impact upon streetscene
3 Amenity	Noise
4 Trees and landscaping	Protection of nearby tree
5 Floodrisk	Surface water run off
Expiry date	30 August 2017
Recommendation	Approve



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Planning Application No 17/00303/F
Site Address 463 Sprowston Road

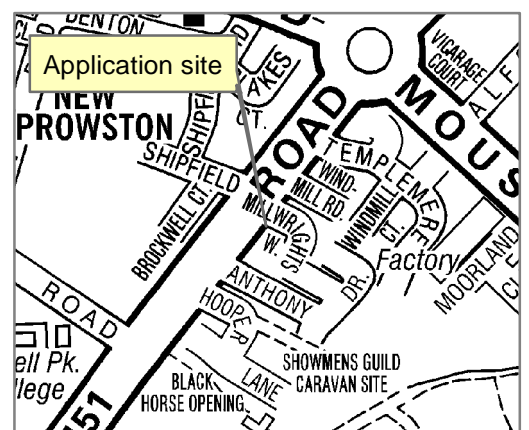
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. Aldi is situated on the eastern side of Sprowston Road between the junction of Anthony Drive and Millwrights Way. The existing refrigeration plant is situated on the south west elevation of the building within an area of existing landscaping.
2. The surrounding area is predominately residential although there are some other commercial properties within the vicinity and the site is situated within the Sprowston Road/Shipfield District Centre.

Constraints

3. The site is situated within a defined retail centre and the critical drainage area. The site is in close proximity to a protected tree.

Relevant planning history

4.

Ref	Proposal	Decision	Date
13/00208/F	Mixed use development incorporating a foodstore, 9 No. flats and associated access, car parking and landscaping (revised design).	APPR	11/06/2013
13/00976/D	Details of Condition 3a) Materials, Condition 4) High Level Windows, Condition 6) Hard and Soft Landscaping, Condition 10) Construction Operations, Condition 17) Servicing, Waste, Recycling, Storage and Collection, Condition 19) Car Park Management Plan, Condition 20) Surface Water Drainage, Condition 22) Low Carbon Energy Source, Condition 31) Dock Leveller Shroud and Rubber Buffers, Condition 34) Contamination, Condition 35) Long Term Monitoring of Contamination, and Condition 39) Travel plan of previous planning permission 13/00208/F 'Mixed use development incorporating a foodstore, 9 No. flats and associated access, car parking and landscaping (revised design)'. 13/00208/F 'Mixed use development incorporating a foodstore, 9 No. flats and associated access, car parking and landscaping (revised design)'.	APPR	06/12/2013
13/01126/A	Display of: 1) 1 No. non illuminated vinyl sign; 2) 1 No. internally illuminated sign case;	APPR	01/08/2013

Ref	Proposal	Decision	Date
	3) 1 No. non illuminated vinyl sign 4) 2 No. internally illuminated signs to be mounted between 2 No. aluminium posts.		
13/01595/A	Display of: 1) 1 No. non illuminated directional sign; 2) 1 No. internally illuminated totem sign.	APPR	11/10/2013
13/01609/VC	Variation of Condition 8 - No use of the retail store shall take place until details of the surface treatment of the access track to the south of the application site and to the north of 461 Sprowston Road have been submitted to and agreed in writing by the Local Planning Authority, providing a pedestrian link from Anthony Drive to Sprowston Road of previous planning permission 13/00208/F 'Mixed use development incorporating a foodstore, 9 No. flats and associated access, car parking and landscaping (revised design)'.	APPR	19/12/2013
13/01911/D	Details of Condition 5) historic interpretation of previous planning permission 13/00208/F 'Mixed use development incorporating a foodstore, 9 No. flats and associated access, car parking and landscaping (revised design)'.	APPR	16/12/2013
13/01982/F	Erection of metal steps to the south elevation emergency exits and provision of 1.8m fence to the southern boundary.	REF	07/03/2014
14/00886/D	Details of Condition 21: Plant and machinery and Condition 22: Ventilation and fume extraction of previous permission 13/01609/VC.	APPR	29/07/2014
15/00509/VC	Variation of condition 15 of 13/01609/VC to detail car park barrier opening times and to allow for a car park barrier rather than bollards to control access to the car park.	APPR	17/02/2016

Ref	Proposal	Decision	Date
15/00515/MA	Alterations to layout and design of proposed flats - amendment to condition 1 of permission 13/01609/VC.	APPR	24/08/2016
17/00550/D	Details of Condition 2: Materials; Condition 5b: Landscaping Scheme; Condition 5c: Landscaping; Condition 14: Waste & recycling bin storage; Condition 14: Scheme for generating a minimum of 10% of the predicted energy requirement and Condition 30b: Contamination of the site of previous permission 15/00515/MA.	PCO	
17/00684/VC	Variation of Condition 24 of 15/00509/VC to allow for refuse collection vehicles to use reversing alarms during store opening hours (08.00-22.00 Mondays to Saturdays and 09.00-16.00 on Sundays).	PCO	

The proposal

- The application seeks full planning permission for the installation of an additional refrigeration condenser and the extension of the existing plant enclosure. The applicant has suggested that changes to the internal layout of the store has increased demand in the cooling loads and therefore an additional external refrigeration condenser is required.
- The existing plant enclosure is 9.3m x 2.9m with a height of 4m. The proposed extension is 3.4m which would increase the overall width from 9.3m to 12.7m.

Summary information

Proposal	Key facts
Scale	
Max. dimensions	Dimensions of extension: Width - 3.4m, Depth - 2.9m, Height - 4m
Appearance	
Materials	Similar appearance to existing enclosure.
Operation	
Opening hours	Plant will be required to operate 24 hours

Representations

7. Adjacent and neighbouring properties have been notified in writing. Three 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
The proposal will result in an increase in noise. You can already hear the plant even with the windows closed. If the doors and windows are open then the noise is very loud and persistent during warm weather. The results in the noise assessment does not take into consideration varying wind directions.	See main issue 3
The proposal will increase the overall size of the building.	See main issue 2
The refrigeration unit is only 7m from my house and obstructs the view from my front door.	See main issue 2
Anthony Drive should not be used by the construction company.	The construction works are relatively minor and it is not considered necessary to restrict access for construction.
The proposed extension is being placed directly on top of several rat holes. Disturbance during the erection of this extension could create further rat problems.	This is not considered a material planning consideration.
Since the opening of ALDI they have failed to comply with a number of conditions. We feel that they would treat any new conditions surrounding this plant extension with the same disregard.	A separate application is currently pending consideration for the variation of conditions (see planning history section).

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.

Environmental protection

9. A condition should be attached requiring implementation of the noise reducing measures before the first use of the new plant.

Assessment of planning considerations

Relevant development plan policies

10. **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
 - JCS5 The economy
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS19 The hierarchy of centres
11. **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
 - DM7 Trees and development
 - DM11 Protecting against environmental hazards
 - DM18 Promoting and supporting centres
 - DM21 Protecting and supporting district and local centres

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy
 - NPPF2 Ensuring the vitality of town centres
 - NPPF7 Requiring good design

Case Assessment

13. 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

14. Key policies and NPPF paragraphs – DM18 and DM21
15. The application seeks to provide additional plant for a large foodstore which is situated within a district centre. The applicant has suggested that the additional unit is required as there is an increased demand in the cooling loads. The principle of

the proposal is therefore acceptable as it helps to support the growth of a shop within a defined retail area.

16. The main issues for the consideration therefore are the design and the impact upon neighbouring residents.

Main issue 2: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
18. The proposed extension to the enclosure to the refrigeration plant will match the existing enclosure with the main difference in the appearance being the increase in size. In this instance it is considered that the overall size is appropriate given the scale of the building and due to the positioning of the extension behind the existing enclosure. The building is also set back from the highway (Anthony Drive) so the proposal will have little impact upon the streetscene. It will also be visible from Spowston Road but again due to its positioning will have little impact.
19. The extension will be visible from the garden of 69 Anthony Road but it is not considered that the outlook will be materially different given the existing plant enclosure and side wall of the foodstore.
20. Full details of material have not been provided. A condition should be attached to any future permission requiring materials to match the existing enclosure (i.e. same specification) or if they will be different in any way, details will be required prior to commencement.

Main issue 3: Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
22. Due to the positioning and height of the unit it is not considered that it will impact upon neighbouring residents taking into consideration loss of light or overshadowing. Furthermore it will not be overbearing upon any of the neighbours.
23. With regards to noise, it is acknowledged that the existing plant does have some impact upon neighbouring residents due to the proximity to properties on Anthony Drive. The main issue for consideration therefore is what the changes in noise levels will be with the additional plant. A noise assessment has been submitted with the application to establish noise levels within the enclosure for both the current and proposed schemes and to predict noise levels on the closest receptors at 69 and 71 Anthony Drive.
24. Overall the calculations show that there will be no increase in noise levels at no 69 Anthony Drive for both day and night time operations. With regards to no 71 Anthony Drive it shows no increase in noise levels during the night but a 3 dB increase in noise levels during the day, although this will still be in accordance with BS4142:2014. These calculations are based on the new unit being capped to operate at a noise level not exceeding 37dBA at 10m at night and daytime operations achieving 45 dBA at 10m. Therefore it is considered that the impact is low and Norwich City Council's environmental protection officer has confirmed that provided that the measures set out within the noise assessment are adhered to, he

has no objection to the application. Therefore a condition should be attached to any future permission required compliance with the noise assessment.

Main issue 4: Trees and landscaping

- 25. Key policies and NPPF paragraphs – DM7, DM3, NPPF paragraphs 109 and 118.
- 26. There is a protected tree within close proximity to the site. The plan indicates a precautionary area with a no dig special surfacing to be installed on a Cellweb base with porous wearing course. This is considered acceptable and should ensure that the tree is protected during works.
- 27. The new refrigeration plant is proposed to be located in an existing area of landscaping, although the proposal will not result in the loss of any plants as the proposed unit is to be situated on an existing area of hardstanding.

Main issue 5: Flood risk

- 28. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
- 29. The site is situated within the critical drainage area. It is not considered that the proposal will increase surface water runoff as the enclosure is to be sited on an existing area of hardstanding.

Other matters

- 30. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
- 31. An appeal is currently pending consideration relating to a possible right of way between Anthony Road and Sprowston Road which would open up a route along the side of Aldi and 69 Anthony Drive/461 Sprowston Road. It is not considered that this application would prejudice this right of way should the appeal be allowed.

Equalities and diversity issues

- 32. There are no significant equality or diversity issues.

Local finance considerations

- 33. 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.
- 34. 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.
- 35. In this case local finance considerations are not considered to be material to the case.

Conclusion

36. The principle of the proposed refrigeration unit and enclosure is considered acceptable. The overall size and design of the unit is considered acceptable and will have little impact upon the streetscene. It is acknowledged that the existing plant does have some impact upon neighbouring residents; however the noise impact assessment submitted with the application suggests that the increase in noise will be minimal. Subject to compliance with the assessment it is considered that the impact will be low and at an acceptable level.
37. The development is therefore 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. 17/00903/F - 463 Sprowston Road Norwich NR3 4EB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Extension to enclosure to be constructed to match existing. If different specification is required then details to be approved.
4. No use of the new plant until measures set out within the noise impact assessment have been carried out.

Informative:

This approval only allows for changes to the refrigeration plant. It does not allow for any other changes shown by the approved plans.

Article 32(5) 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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

Report to Planning applications committee

Item

10 August 2017

Report of Head of planning services

Subject Application no 17/00988/F - George Hotel, 10 Arlington Lane, Norwich, NR2 2DB

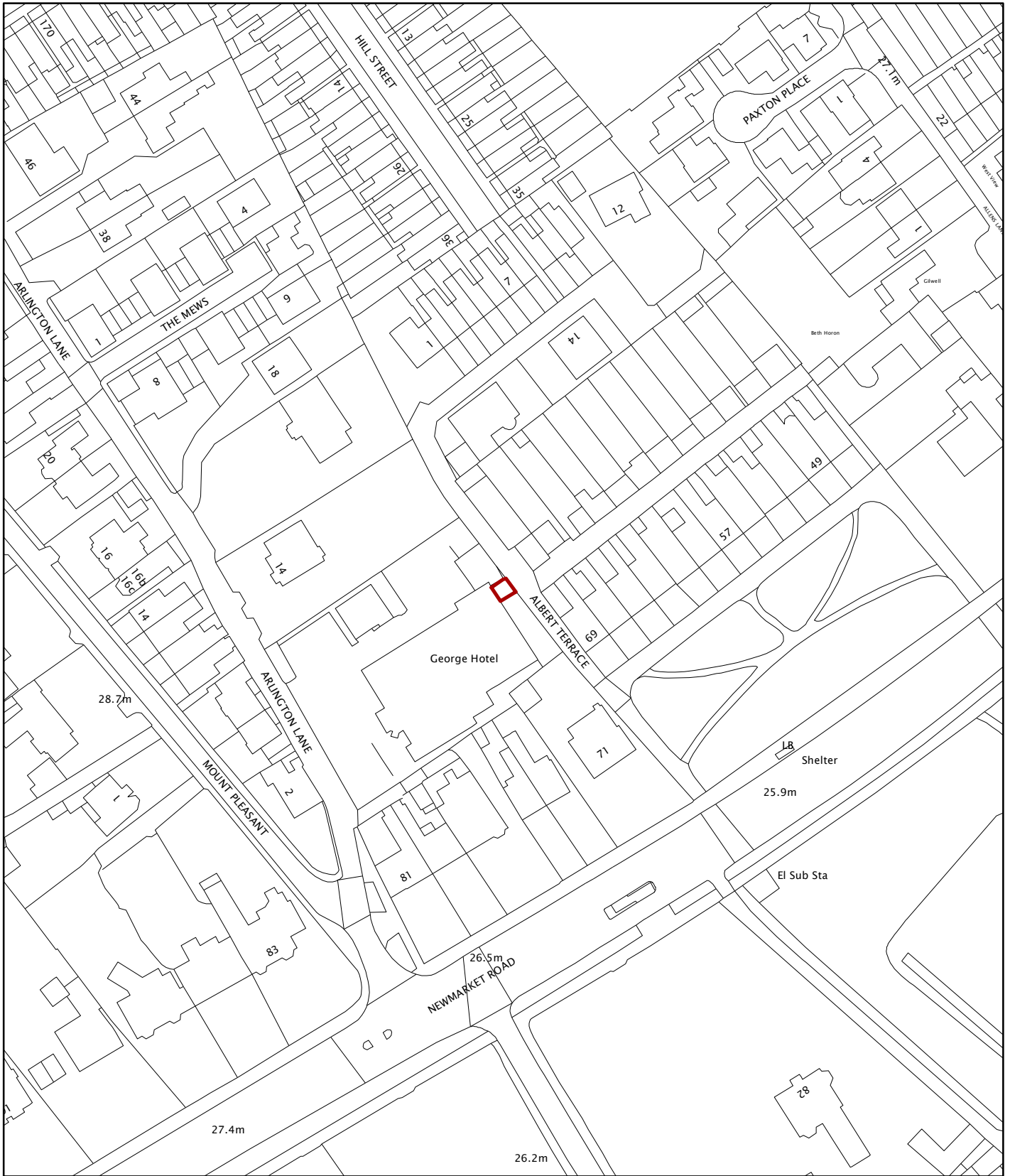
Reason for referral Objection

4(j)

Ward:	Town Close
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
Installation of new water tank (plant) and associated timber fence surround (retrospective).		
Representations		
Object	Comment	Support
3		

Main issues	Key considerations
1	Principle of Development
2	Design
3	Heritage
4	Landscaping & open space
5	Amenity
Expiry date	23 August 2017
Recommendation	Approve



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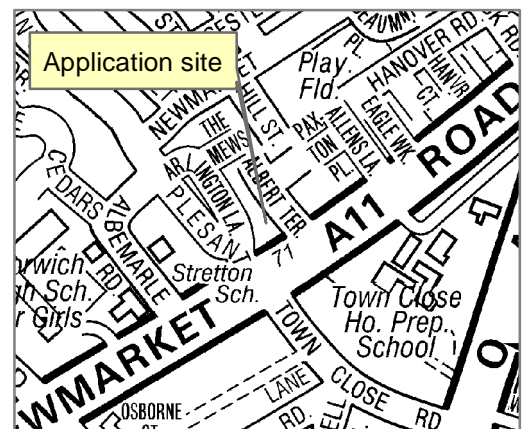
Planning Application No 17/00988/F
 Site Address George Hotel
 10 Arlington Lane

Scale 1:1,250



NORWICH
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PLANNING SERVICES



The site and surroundings

1. The subject property is a commercial hotel with its address on Arlington Lane, a small side road off Mount Pleasant, close to the Junction with Newmarket Road. The location of the plant subject to this retrospective application is to the rear of the site adjacent to the existing plant room, at the boundary with Albert Terrace (A private road off Newmarket Road) parallel to Arlington Lane to the East. This is situated to the rear of the Grade 2 statutory Listed Buildings at Albert terrace, close to the line of the associated mews buildings.
2. The surrounding area is characterised by large and terraced residential dwellings, a number of which are locally or statutory listed buildings.

Constraints

3. Newmarket Road Conservation Area.

Relevant planning history

Ref	Proposal	Decision	Date
4/1997/0046	Replacement of existing windows on north and east elevations.	APCON	20/02/1997
4/1998/0214	Conversion of outbuilding to Manager's accommodation.	APCON	21/05/1998
05/00807/F	Erection of conservatory to extend dining area.	REF	04/10/2005
13/00758/TCA	Oak Tree in main car park at front of hotel - thin out as previously undertaken.	CANCLD	07/05/2013
17/00595/TCA	Oak (T1) - reduce crown by 2m North, 2m South, 2m East and 2m West (all approx. to suitable growth points). The tree has a crown diameter 22.3m North to South so 2m both radial points will leave 18.3m approx. The tree has a crown diameter of 18.9m East to West so 2m reduction both radial points will leave 14.9m approx. Crown clean to remove all major deadwood and crossing branches where present, this will not require the removal of any significant structural limbs and a crown lift to 4m over Hotel parking bay areas and 5.5m over Arlington Lane.	NTPOS	21/04/2017

The proposal

4. This is a retrospective application relating to the installation of a new water tank, associated plant and pipework, along with the installation of a concrete post and timber panel fence screen around the plant.

Summary information

Proposal	Key facts
Appearance	
Materials	Concrete fence posts, vertical panel timber fence,
Operation	
Ancillary plant and equipment	water tank and associated pump plant and lagged pipework

Representations

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three 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
Design	16-18
Heritage Impact	19-20
Soft Landscaping	21-22
Amenity	23-28
Boundary maintenance	Civil matter – not a planning consideration
Property value	This is not a material planning consideration

Consultation responses

6. 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

7. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Highways (local)

8. No Comments

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS5 The economy
 - JCS7 Supporting communities
 - JCS8 Culture, leisure and entertainment
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
 - JCS20 Implementation
10. **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
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM16 Supporting the needs of business
 - DM17 Supporting small business
 - DM30 Access and highway safety

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy
 - NPPF2 Ensuring the vitality of town centres
 - NPPF7 Requiring good design
 - NPPF9 Protecting Green Belt land
 - 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
- NPPF13 Facilitating the sustainable use of minerals

Case Assessment

12. 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

13. Key policies and NPPF paragraphs – DM2, DM3, DM9. NPPF paragraphs 7,12.
14. The subject property is an existing commercial Hotel, the installation of the new plant has been carried out adjacent to the existing plant room, the intention is to update utility service to the existing facilities.

Main issue 2: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The design of the tank is of an engineering aesthetic typical of this type of plant, this has been screened by a concrete post and timber panel fence of typical domestic design. The associated pump plant has been housed within this screened area within a small timber cupboard of similar design to the fence.
17. The fence as installed is natural coloured timber – this colour is considered to be of similar external appearance to the buff brickwork of the hotel wall adjacent to the plant.

Main issue 3: Heritage

18. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
19. The plant has been installed set well back from the public realm at the rear of the George Hotel and towards the rear aspect of the Grade 2 Listed properties at Albert Terrace. The installation is in the proximity of the Mews Buildings of Albert Terrace, which are of varying scales, designs and quality. It is considered that the plant and screening as installed could be read in the context and character of the surrounding mews development and does not have a significant impact on the setting in the conservation area or of the statutory listed buildings.

Main issue 4: Landscaping and open space

20. Key policies and NPPF paragraphs – DM3, DM8, NPPF paragraphs 9, 17 and 56.

21. The proposed scheme includes soft landscaping adjacent to the installed plant to assist with visual screening on the approach along Albert Terrace from the Newmarket Road entrance.

Main issue 5: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
23. The development as installed does not impact neighbouring properties with regards to overlooking or overshadowing.
24. The development as installed is considered to have a small degree of impact with regards to outlook for the property at the Western end of the terrace, however, the separation between the rear aspect of the property and the installed plant is approximately 10m at the closest point and would primarily be visible from indirect views from first floor windows. Once the development is complete and associated soft landscaping is established it is considered that the impact is not sufficient to require refusal of the application and enforcement action to facilitate removal of the plant from this location.
25. The structural integrity of the plant as installed is not a material planning consideration
26. Maintenance of the boundary wall is a civil matter which is not a material planning consideration.
27. The plant is directly outside existing bedroom 20 of the subject property, as shown on the submitted plan, the agent has provided confirmation that the plant does not cause a noise disturbance and that there have been no complaints from occupants of this room.

Compliance with other relevant development plan policies

28. 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.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Existing arrangements unaffected by this development
Car parking provision	DM31	Existing arrangements unaffected by this development
Refuse Storage/servicing	DM31	Existing arrangements unaffected by this development

Equalities and diversity issues

29. There are no significant equality or diversity issues.

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

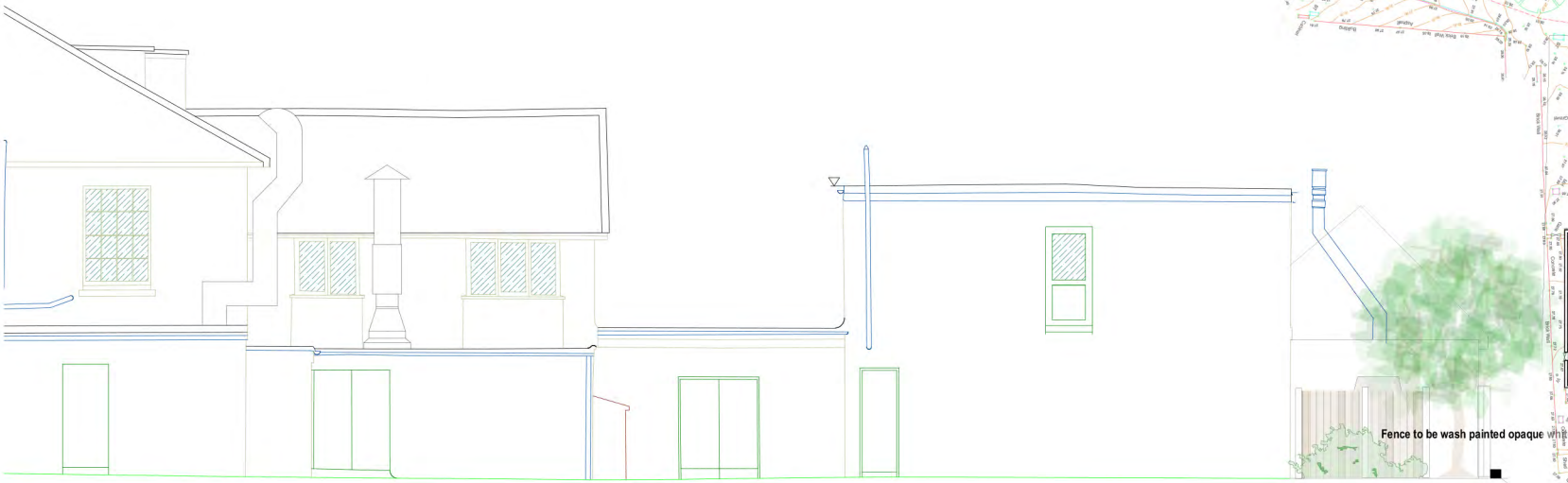
Conclusion

33. 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. 17/00988/F - George Hotel, 10 Arlington Lane, Norwich, NR2 2DB and grant planning permission subject to the following conditions:

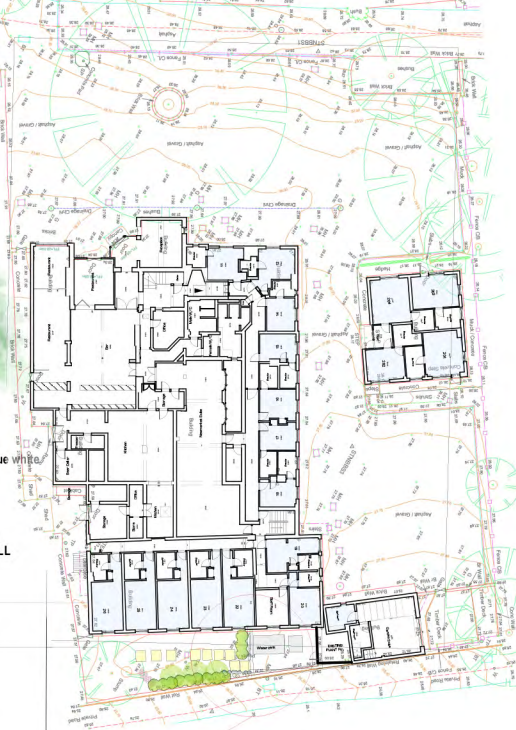
1. Standard time limit;
2. In accordance with plans;



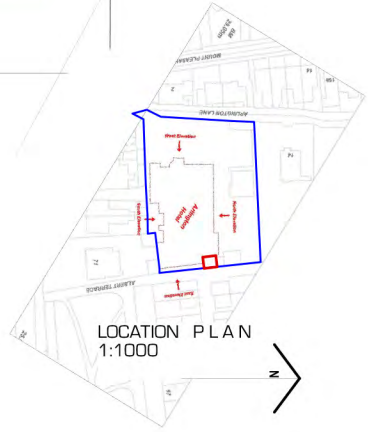
SOUTH ELEVATION



EAST ELEVATION



BLOCK PLAN Scale 1:250



LOCATION PLAN 1:1000

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Client: Mervyn Naisius
Project Details: Hotel Refurbishment
Project Address: George Hotel, Arlington Lane, Newmarket Road, MK2 2GA
Drawing Title: Enclosure to existing water tank

Job No:	1379	Drawing Number:	1379A-SU03
Date:	28/03/19	Scale:	As Shown
Drawn by:	DM	Checked by:	DM
		Drawn Date:	

Report to Planning applications committee

10 August 2017

Report of Head of planning services

Subject Enforcement Case 17/00076/ENF – 1A Midland Street, Norwich, NR2 4QL

Item

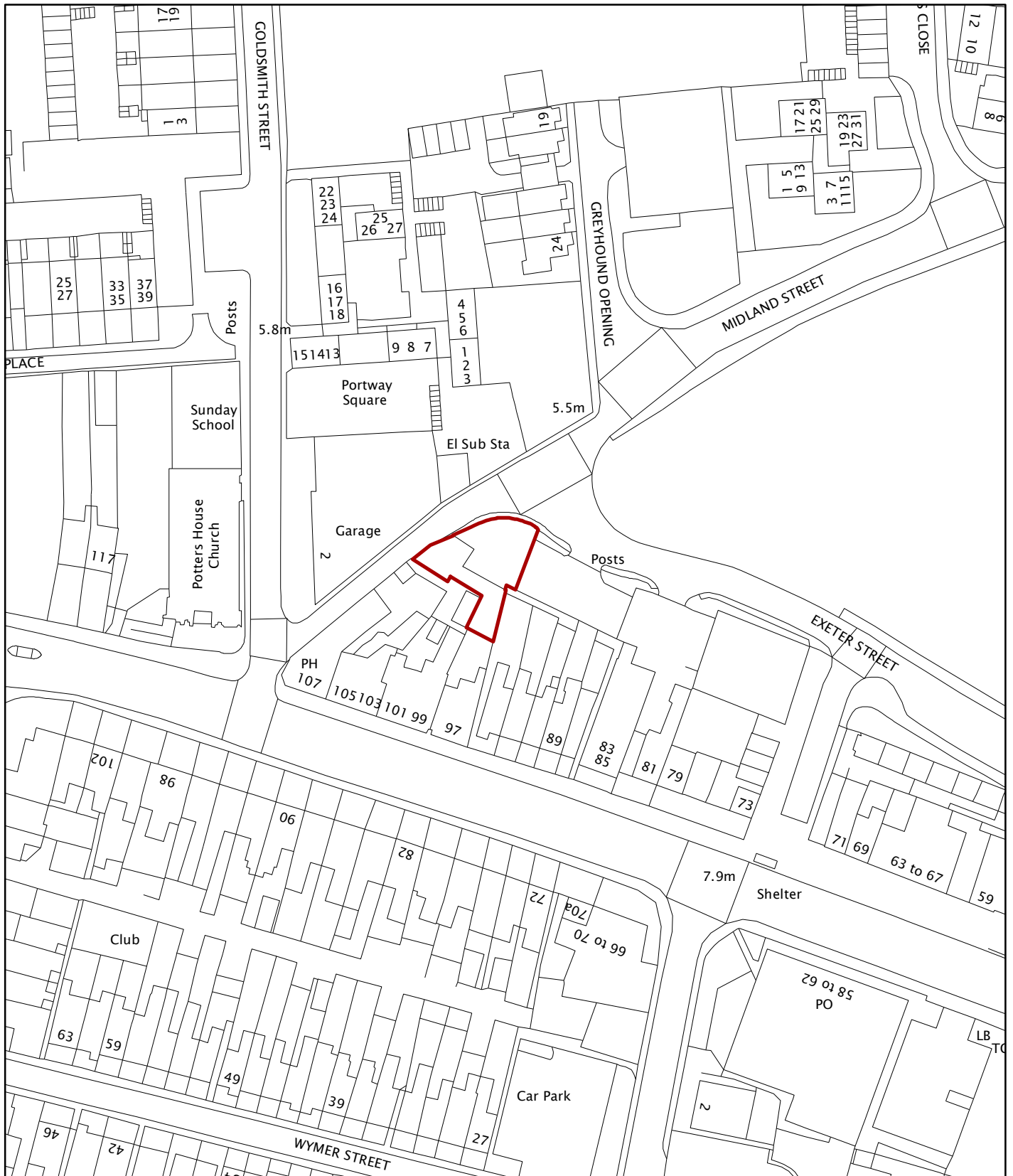
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SUMMARY	
Description:	Without planning permission the erection of two fabrication units / buildings and associated ancillary works enabling the creation of new vehicle access(es) and gates onto the highway and revised site fencing.
Reason for consideration at Committee:	Enforcement Action recommended.
Recommendation:	Authorise enforcement action up to and including prosecution in order to secure the removal of the two fabrication units / buildings and the ancillary works enabling revised access to the site.
Ward:	Mancroft
Contact officer:	Inner Team Leader

Introduction

The Site

1. No.1A Midland Street is an existing commercial unit that is located close to the junction of Exeter Street and Midland Street. The site consisted of two connected workshop buildings fronting onto a yard accessed from the public highway.
2. Terraced housing and shops with flats above are located to the south of the site and a council owned car park is immediately adjacent to the east. A workshop unit, which is understood to be part of the same commercial business and owned by the applicant is situated on the opposite side of Midland Street to the northwest and an open green space is located to the northeast.



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Planning Application No 17/00076/ENF
Site Address 1A Midland Street

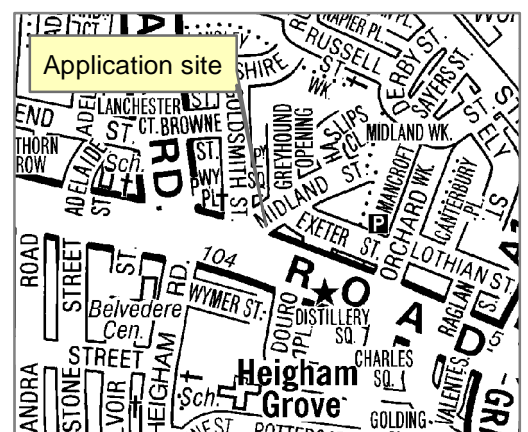
Scale 1:1,000



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City Council

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3. Residential development has been agreed under applications 15/00272/F and subsequently amended under application 17/00220/MA for development of adjacent and nearby council owned land.

Relevant planning history

4. 1A Midland Street was previously owned by Townshend and White, who operated a vehicle repair workshop from there until selling the premises to David Utting in 2008. Mr Utting also owns the adjacent property (2 Goldsmith Street) where his family business is understood to have been trading since 1924 (as D Utting & Son Limited and David Utting Engineering). This company has been operating as a vehicle repair business and additionally fabricating and manufacturing spray booths in the last 25 years. 2 Goldsmith Street address appears to be the main “building” for the business.
5. The use of 1A Midland Street as a vehicle repair place is historic and supported by the business rates history and an appeal decision from 27 November 1985 (4841296/F), which describes the existing premises as a vehicle workshop. It has been accepted that this use falls within Use Class B2. The site has an extant permission (15/00165/F) for an extension which takes up the majority of the site, with roller shutter backing onto Exeter Street/Midland Street. From visiting the site it is clear that this has not been implemented. Application 16/00615/CLE for a Lawful Development Certificate for a vehicle repair workshop and industrial fabrication use on the site was approved in June 2016.

The Breach

6. The construction of two fabrication units / buildings and the ancillary works enabling revised access to and enclosure of the site. The works involve development requiring planning permission for which permission has not been sought. It appears to Norwich City Council that the above breach of planning control has occurred within the last four years and is not therefore immune from enforcement action. As such the works constitute a breach of planning control as defined under section 171A(1)(a) of the Town and Country Planning Act 1990 (as amended).

7. Policies and Planning Assessment

National Planning Policy Framework:

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF7 Requiring good design

Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS):

- JCS2 Promoting good design
- JCS5 The economy
- 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

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
- DM11 Protecting against environmental hazards
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM30 Access and highway safety
- DM31 Car parking and servicing

Justification for Enforcement

8. The fabrication units / buildings that have been built are not sympathetic to the character of the area and original property due to their scale and prominent position on the site. They are also considered harmful to the character of the street scene. The design and appearance of the ancillary structures, fencing/gates are also not particularly sympathetic to the character of the area.
9. The associated new vehicular access is on the inside of a bend in the road with poor visibility and therefore likely to be unsafe, and the unloading/loading associated with the use of the units appears to be causing a highway safety issue.
10. In addition it is considered that the buildings and revised access enable intensification or modified use of the land which creates unacceptable amenity and obstruction issues within the locality.

Equality and Diversity Issues

11. The Human Rights Act 1998 came into effect on 2nd October 2000. In so far as its provisions are relevant:
 - (a) Article 1 of the First Protocol (the peaceful enjoyment of ones possessions), is relevant in this case. Parliament has delegated to the Council the responsibility to take enforcement action when it is seen to be expedient and in the public interest. The requirement to secure the removal of the unauthorised building works in the interests of amenity is proportionate to the breach in question.
 - (b) Article 6: the right to a fair hearing is relevant to the extent that the recipient of the enforcement notice and any other interested party ought to be allowed to address the committee as necessary. This could be in person, through a representative or in writing.

Conclusion

12. The unauthorised fabrication units / buildings and ancillary works have a significant detrimental impact on the character and appearance of the area, principal property and street scene. They give rise to highway safety

concerns and intensification or modified use of the land which creates amenity and obstruction issues within the locality.

13. Authority is sought from the planning applications committee for enforcement action to secure the removal of the unauthorised works. Enforcement action is to include direct action and prosecution if necessary.

Recommendations

14. Authorise enforcement action to secure the removal of the two fabrication units / buildings and the ancillary works which enable revised access to the site; including the taking of direct action which may result in referring the matter for prosecution if necessary.

