

Planning Applications Committee: 14 December 2017

Updates to reports

Application: 17/01295/F
Item: 4(a)

Update:

Additional consultee comment

Norfolk County Council as the strategic highway authority has provided a representation on the revisions. They have stated that they have no new highway issues or observations to make and accordingly, comments made previously should be carried forward.

Statement from Broadland Housing

Broadland Housing are unable to attend the committee meeting but have prepared a statement which is as follows:

'My name is Andrew Savage, Executive Director of Broadland Housing. Thank you for the opportunity to speak today.'

As you will be aware, Broadland Housing own Carlton Terrace; an affordable housing scheme located immediately adjacent to the site. The proposed development has understandably generated a substantial amount of concern for our residents and we have sought to support them, so as to help them both understand the implications of the scheme and ensure that their views are fully considered.

Broadland have undertaken a number of developments in Norwich and, in principle, are supportive of the redevelopment of vacant sites; recognising the benefits that it can bring. However, it is key that any development is well considered and fully respects its surroundings, particularly the impacts on the amenity of residents.

In this case, we do not consider that full consideration has been given to the impact of the development on Carlton Terrace which, as we have heard, is a locally listed building within the City Centre Conservation Area, housing many residents who are vulnerable. Sentinel House has been used to inform the scale of development, rather than Carlton Terrace and the proposed building is higher than is envisaged by the Local Plan allocation. As a result, the building's mass and scale will result in a development which is overbearing and dominates the rear view from Carlton Terrace. This is evidenced by the 3D images which show how the proposal will 'wrap around' Carlton Terrace, resulting in a negative impact on the amenity of the residents of Carlton Terrace.

Whilst it is recognised that the Applicant has acknowledged the impact on Carlton Terrace and its residents, it is considered that the proposed revisions do not go far enough. For example, no evidence of potential alternative schemes that break up the

of scale or mass, and which could reduce the impact on residents, have been provided as part of the application.

The proposed roof terraces have caused significant concern for local residents. They will result in the residents of Carlton Terrace being overlooked by students. In addition, they will have an impact on residents in terms of noise associated with their use and we question how the proposed condition to regulate the use of the roof terrace will be enforced. We are not convinced that the roof terraces, which will clearly have an impact upon the residents of Carlton Terrace, are essential to the proposed development? What impact would their removal from the scheme have?

On this basis, we would request that the application is deferred to allow further design work to be undertaken to explore how amendments can be made to limit the impact of the development on the amenity of the residents of Carlton Terrace.

Thank you for your opportunity to speak today.'
