

Report to Planning applications committee

Item

14 July 2022

Report of Head of planning and regulatory services

Subject Application no 22/00445/F - Bowmonk Ltd Diamond Road, Norwich, NR6 6AW

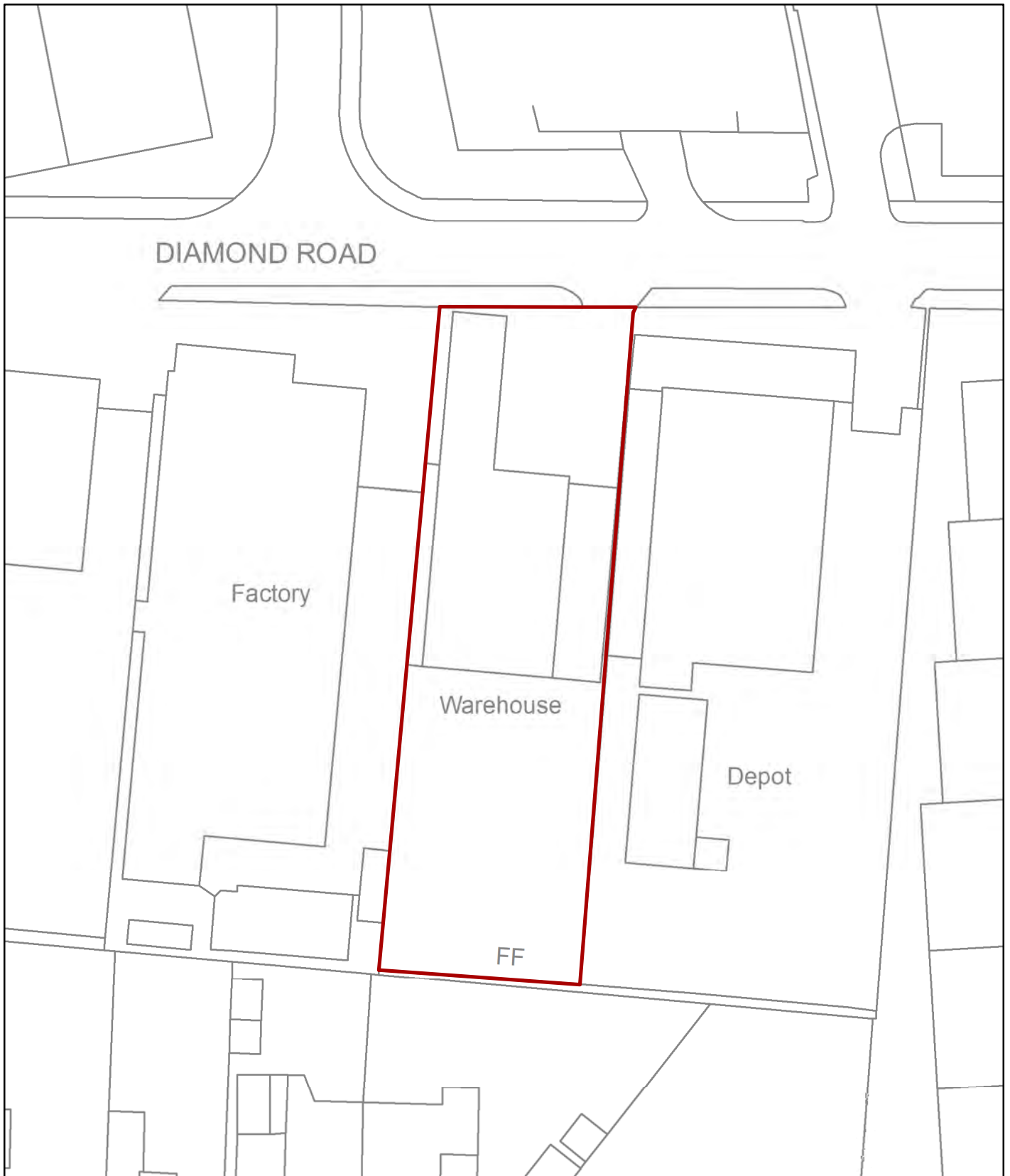
Reason for referral Objection

4 a

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

Development proposal		
Two storey portal frame extension to workshop and store. Infill existing opening and provide new double door with side window. New matching profiled metal cladding over existing brickwork.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1	Principle
2	Design
3	Amenity
4	Transport
Expiry date	31 October 2023
Recommendation	Approve



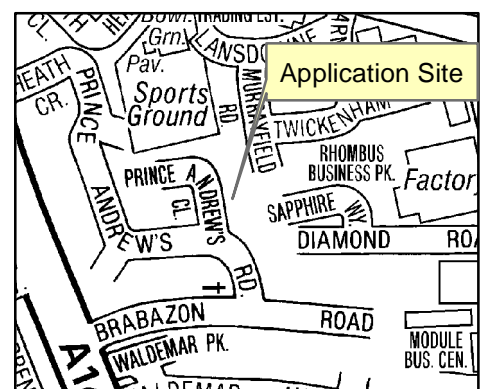
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Planning Application No 22/00445/F
 Site Address Bowmonk Limited Diamond Road

Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located to the south side of Diamond Road, to the north of the city. The site comprises an industrial unit that has been extended to the front, parking areas to the front, access to the side and an open storage area to the rear. The site has been occupied by the same business from some considerable time. The unit is owned and occupied by Bowmonk Limited, a long-established business that specialises in the manufacture of brake testing and associated computer equipment.
2. The site is bordered by an industrial / office building to the east and factory to the west. Beyond the site boundary to the rear are residential properties located on Brabazon Road. The nearest properties to the site are nos. 55 and 57, a pair of semi-detached bungalows. The site boundaries are marked by fencing and mature planting across the rear.
3. The prevailing character of the surrounding area is predominantly defined by the industrial and commercial units forming the employment area. It is however noted that the site borders a residential street to the south.

Constraints

4. Employment Area: Vulcan Road / Fifers Lane Industrial Estate.
5. Critical Drainage Catchment Area: Catton Grove and Sewell

Relevant planning history

6.

Ref	Proposal	Decision	Date
06/00693/F	Extension and change of use of double garage to annex.	WITHDN	23/08/2006
07/00307/F	Conversion and extension of double garage to annexe and modernisation of existing dwelling.	APPR	19/06/2007

The proposal

7. The proposal is for the construction of a two-storey extension to the rear of the existing light industrial unit, home to Bowmonk Limited. The extension provides two floors of additional floorspace for the current occupiers who manufacturer brake testing and related computer equipment.
8. The extension measures 12.2m x 18m in plan form. It is designed with a dual pitched roof, 6.1m tall to the eaves and 7.2m tall to the ridge. The extension would provide a mixture of warehouse / storage, workshop and office spaces. The design includes a pedestrian entrance and roller shutter door to the side (east) elevation,

rows of windows to the east and south elevations and a single window to the west elevation.

9. The proposal also includes the provision of a revised parking area to the rear of the site. Six car parking spaces, a turning area and a covered cycle store are to be created and installed.
10. It is noted that the proposed development has been revised during the determination of the application in response to comments submitted by neighbours. The design now includes the use of an obscure glazing within the rear facing first-floor windows. The revised plans also indicate that the proposed soakaway drainage system has been re-sited to a position further from the shared neighbouring boundary.

Representations

11. 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.

Issues raised	Response
The proposed extension will result in overlooking of neighbouring residential properties to the rear of the site.	See main issue 3.
The proposed extension will result in a loss of outlook to neighbouring properties to the rear of the site.	See main issue 3.
Proposed soakaway is close to boundary of neighbouring property.	See other matters.

Consultation responses

12. 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.

Broadland District Council

13. No comments to make.

Assessment of planning considerations

Relevant development plan policies

14. **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
- JCS5 The economy
- JCS6 Access and transportation
- JCS12 The remainder of the Norwich urban area including the fringe parishes

15. 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
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM18 Promoting and supporting centres
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

17. 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 Policy Framework (NPPF), the council's 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

18. Key policies and NPPF paragraphs – JCS5, DM16, DM17 NPPF paragraph 6.
19. Policy DM16 seeks to support the expansion of local firms and to allow equitable job opportunities. The policy seeks to encourage such development in employment areas albeit with the requirement that neighbouring residential amenity and living conditions are protected in accordance with policy DM2, which seeks to protect residential amenity. The impacts of the proposed development on residential amenity are discussed fully below.

20. The existing use of the site as offices, workshop is to remain the same with an additional 406m² of floorspace arranged over two floors being created. The proposal therefore supports the vitality and viability of an established local business, operating within a specialised field, and facilitates the creation of additional high quality employment opportunities. The proposal also ensures that the existing business is retained within the city boundary instead of seeking alternative sites in other locations.
21. The principle of extending and existing established local business within this location is therefore in accordance with the aims and objectives of policies DM16 and DM17 and is therefore acceptable in policy terms.

Main issue 2: Design

22. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
23. The proposed extension is of a simple utilitarian design and appearance. Its form closely follows that of the existing main building; however the proposed extension is larger in terms of scale. The ridge of the proposed extension is noticeably taller than that of the main building. It would however be set back from the front of the site by a significant distance ensuring that it does not appear overly dominant.
24. The rear of the site is currently in use as a storage area for old vehicles, including numerous vans and lorries. The vehicles are generally in poor state of repair and are not moved very frequently. As such, the rear of the site has a very unkempt appearance. The proposed layout would therefore significantly enhance the appearance of the rear section of the site.
25. The overall appearance form, material choices and scale of the proposed extension are in keeping with the prevailing character of the surrounding area. The proposed development is therefore acceptable in design terms.

Main issue 3: Amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
27. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case due to the orientation of the site the proposals would not result in any overshadowing of neighbouring properties.
28. With regard to overlooking, the rear facing windows serving the first floor will face directly towards the neighbouring dwellings located on Brabazon Road. The revised plans now include the use of obscure glazing. None of the windows are to be openable. Window casements fitted with fully obscured glazing panels are considered to be an appropriate and proportionate solution that will ensure that direct views overlooking the neighbouring properties to the rear will not be possible.
29. It is considered reasonable therefore to add a condition requiring that obscure glazing is used on the first-floor rear elevation windows to protect the amenity of the neighbouring residential occupiers.

30. The windows serving the first floor located on the side elevations will face towards the neighbouring industrial units bordering the site. As such, they will not result in a loss of privacy.
31. Regarding outlook and overbearingness, it is noted that the scale of the proposed extension will result in the unit becoming a noticeable feature within the street scene and from neighbouring sites. The site boundary to the rear is currently marked by tall mature planting that is to be preserved. The rear gable end of the extension will be visible above the boundary. There is a distance of approximately 10m from the rear of the proposed extension to the rear boundary, and a distance of approximately 22m to the rear of nos. 55 and 57 Brabazon Road.
32. Nos. 55 and 57 Brabazon Road both have rear gardens that extend approximately 10m to their rear boundaries. No. 55 has a relatively small space to the rear overall by virtue of its siting within the cul-de-sac resulting the rear garden being a rectangular shape. The majority of no. 55's external space is located to the front of the property. No. 57 however, by virtue of its siting within the cul-de-sac benefits from a much larger wedge shape garden that extends significantly further to the side of the property. It is noted that it is no. 57 that is directly in line with the proposed extension, whilst the rear garden of no. 55 almost exclusively borders the site next to the application site, currently occupied by a factory.
33. The rear of the proposed extension will therefore be visible from the rear of no. 55 Brabazon Road, however it will not directly obstruct the view to the rear of the property, which is to remain unchanged. As such, the proposed extension is not considered to result in a significant loss of outlook. Similarly, the proximity of the proposed extension will ensure that it does not appear as an overbearing structure.
34. The proposed extension by virtue of its proximity and height will alter the current situation regarding the outlook of no. 57 Brabazon Road. It is however noted that by virtue of the larger wedge shape plot of no. 57, the main outlooks are to the front and side of the property. The main external amenity / garden spaces are also located to the side of the property. Two smaller bedrooms and a bathroom have windows that face to the rear, whilst the main bedrooms benefit from side facing dormers added to the roof space. As such, the primary living spaces and main external amenity spaces will continue to benefit from a good standard of residential amenity as their outlook will not be significantly affected.
35. Despite its visibility, the distance between the rear of the proposed extension and the rear of no. 57 Brabazon Road of approximately 22m, coupled with the outlook of the dwelling to the side, will ensure that it is not significantly overbearing.
36. The proposed extension will facilitate the creation of a larger workspace for the existing business. The nature of the operations taking place on site – manufacturing small electrical components – does not result in significant noise or odour disturbance. The increased floorspace will allow for the intensification of the use of the site, however it is not expected that this will cause harm to the amenity of the neighbouring residential occupiers by virtue of the nature of the business being conducted.
37. To protect residents against future users of the site who may operate a more noisy and intrusive business under the B2 use, a condition is recommended to prevent the installation of plant and machinery without express consent.

Main issue 4: Transport

38. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
39. The proposed layout includes the provision of six additional car parking spaces and a covered cycle store fitted with 'm' style stands. The access and layout arrangements are acceptable.

Other matters

40. A soakaway drainage system is proposed to be installed to the rear of the site. The original layout indicated that the soakaway would be only 1.3m from the rear boundary shared with no. 57 Brabazon Road and 6.7m from the rear of the proposed extension. Building regulations 'Approved Document H' and BRE Digest 365 require that soakaways be installed no closer than 2.5m to a shared boundary and a minimum of 5m away from the nearest building. The siting of the proposed soakaway has therefore been revised so that it is to be installed 2.9m from the boundary shared with no. 57 Brabazon Road, and 5.2m from the rear of the proposed extension. The siting of the proposed soakaway therefore now appears to comply with the relevant building regulations requirements, although this will be a matter for Building Control to assess rather than planning.

Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

- Site Affected: (a) Broads SAC/Broadland Ramsar
- Potential effect: (a) Increased nitrogen and phosphorus loading
- (b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads & Wensum SACs, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

- (a) Broads SAC/Broadland Ramsar
- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
 - ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

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

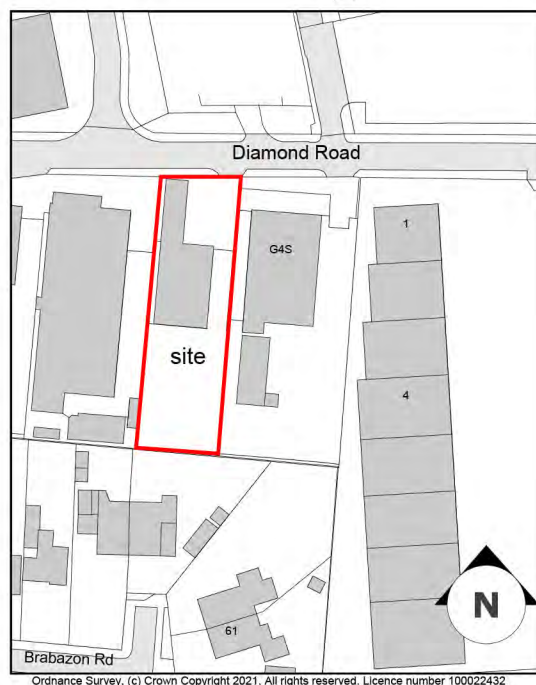
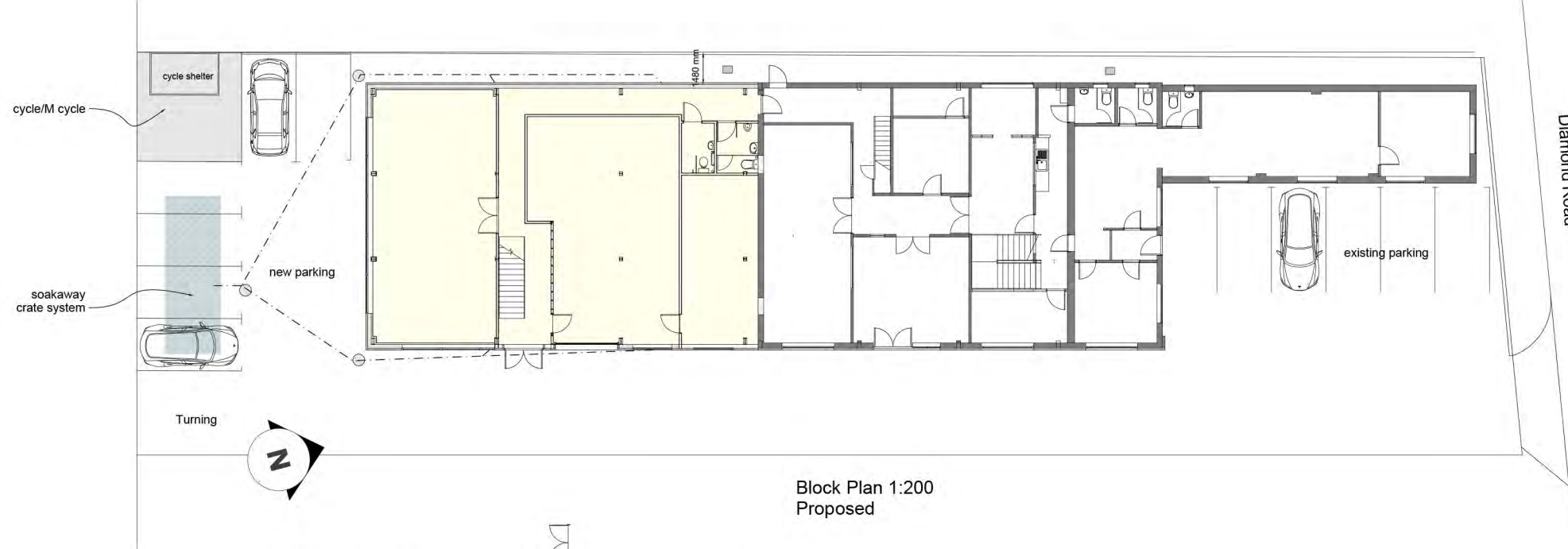
Conclusion

45. The proposed extension allows for an established business to ensure its viability and vitality assisting in the provision of high quality employment opportunities within the city boundary through the development of an existing site located within a defined employment centre.
46. The proposed development is of an appropriate scale, form, appearance and is therefore acceptable in design terms.
47. The proposed development will have a limited impact on the amenity of neighbouring residential occupiers. The issue of overlooking can be mitigated by the use of obscure glazing, which can be secured by condition.
48. 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. 22/00445/F - Bowmonk Ltd Diamond Road Norwich NR6 6AW and grant planning permission subject to the following conditions:

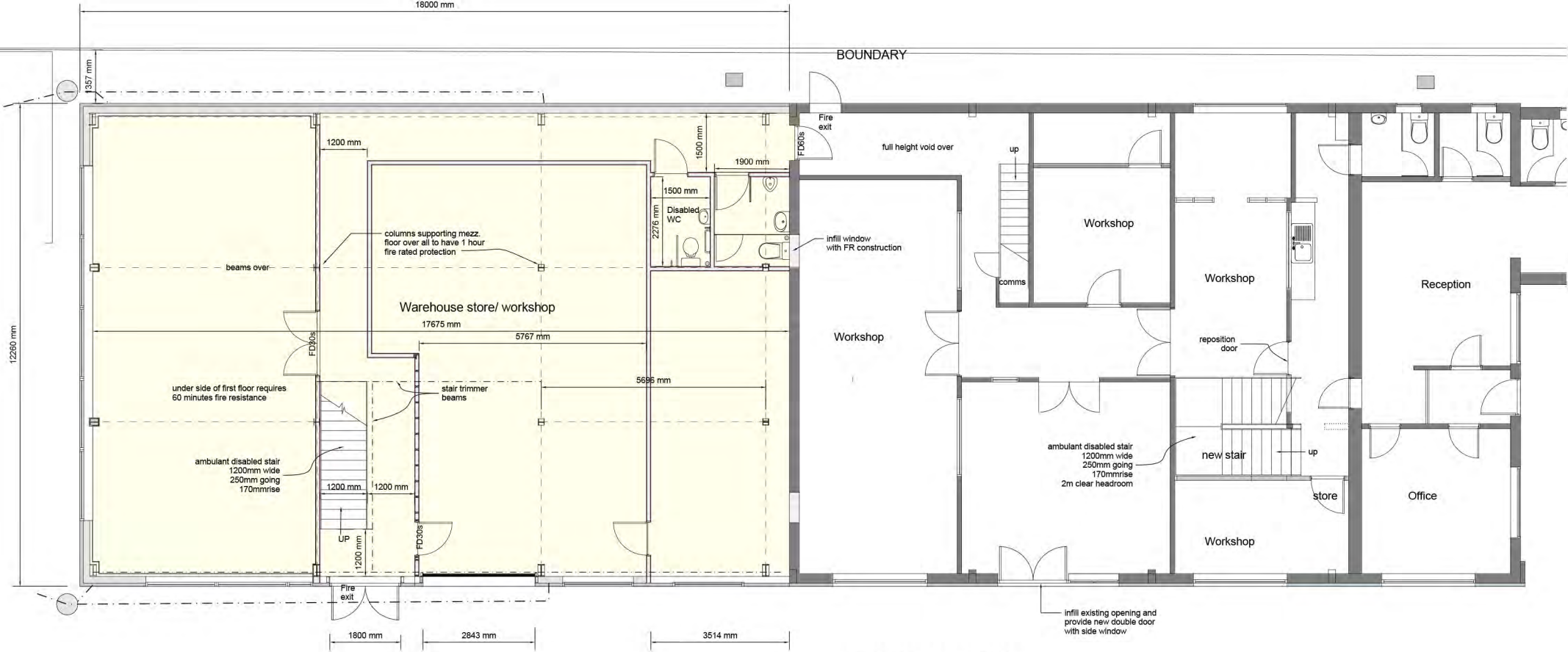
1. Standard time limit;
2. In accordance with plans;
3. Obscure glazing to be used on the rear facing first floor windows;
4. No installation of plant or machinery without submission of sound insulation measures first being submitted to and approved by the council.



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PLANNING DRAWING

 oaksquare architectural design		Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd, Hethersett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Location & Block Plan	
Scales	1:200 & 1:1250@A3	Dwg. No 151121/01A
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Proposed Ground Floor

PLANNING DRAWING

Rev. B.20.03.2022 revised layout and stair changes
Rev. A. 22.02.2022 Window layout changes



oaksquare
architectural design

Chris Hovey C.Build E
MCABE Assoc RICS
Chartered Building Engineer
26 Great Melton Rd. Hethersett
NR9 3AB
Tel. 01603 811163

Client Bowmonk Ltd.

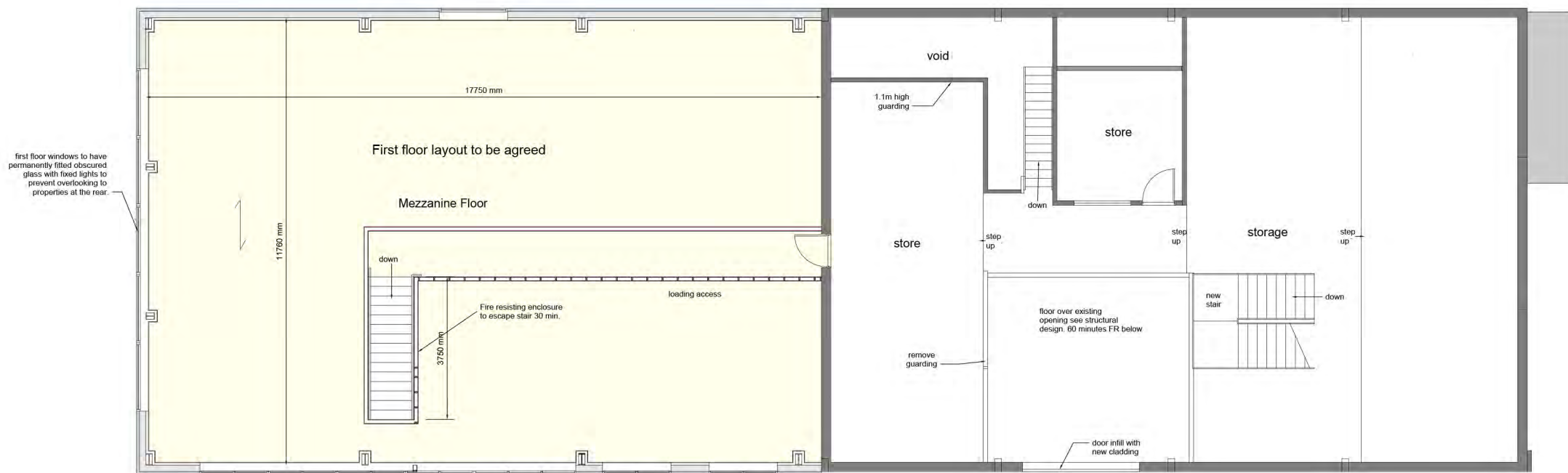
Project Warehouse & Workshop Extension
Bowmonk Ltd
Diamond Road
Norwich NR6 6AW

Drawing Proposed Ground Floor Plan

Scales 1:100 @A3

Dwg. No 151121/02 C

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Mezzanine Floor

PLANNING DRAWING

Rev. C. 28.06.22 first floor rear window revised
Rev. B. 20.03.2022 revised layout and stair changes
Rev. A. 22.02.2022 Window layout changes



oaksquare
architectural design

Chris Hovey C.Build E
MCABE Assoc RICS
Chartered Building Engineer
26 Great Melton Rd. Hethersett
NR9 3AB
Tel. 01603 811163

Client **Bowmonk Ltd.**

Project **Warehouse & Workshop Extension
Bowmonk Ltd
Diamond Road
Norwich NR6 6AW**

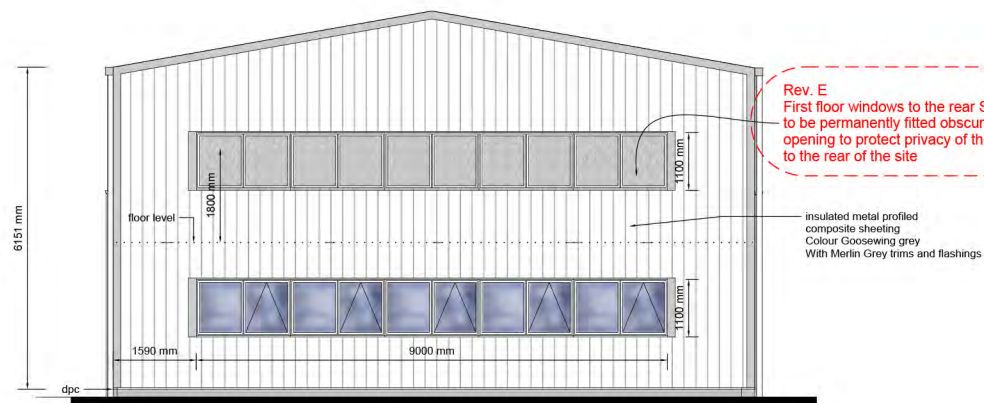
Drawing **Proposed First Floor Plan**

Scales **1:100 @A3** Dwg. No **151121/03 C**

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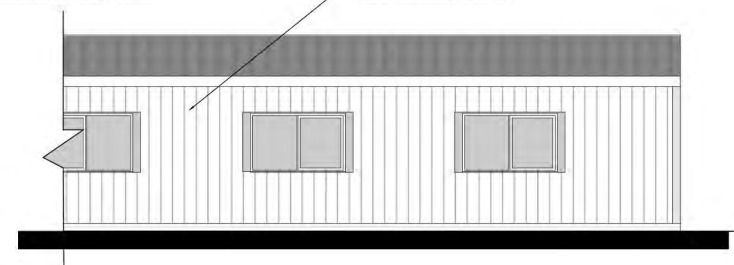


Proposed Side Elevation East



Proposed Rear Elevation South

Rev. E
First floor windows to the rear South elevation
to be permanently fitted obscured glazing and non
opening to protect privacy of the residential properties
to the rear of the site



Rev. E 28.06.2022 South elevation first floor windows obscured glazing revised
Rev. D 1.06.2022 South elevation first floor windows obscured glazing to 1.8m above FFL
Rev. C 03.2022 minor changes
Rev. B 22.03.2022 Window & door changes
Rev. A 22.02.2022 Window layout changes



oak square
architectural design

Chris Hovey C.Build E
MCABE Assoc RICS
Chartered Building Engineer
26 Great Melton Rd. Helthorpe
NR9 3AB
Tel. 01603 811163

Client Bowmonk Ltd.

Project Warehouse & Workshop Extension
Bowmonk Ltd
Diamond Road
Norwich NR6 6AW

Drawing Proposed Elevations

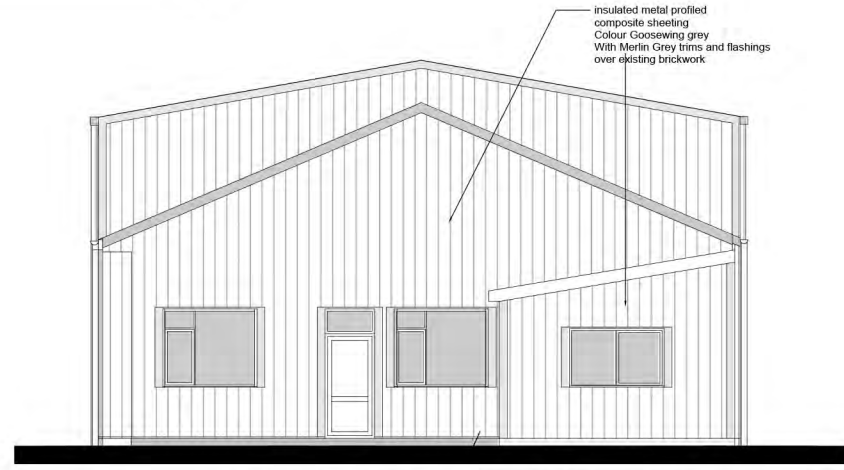
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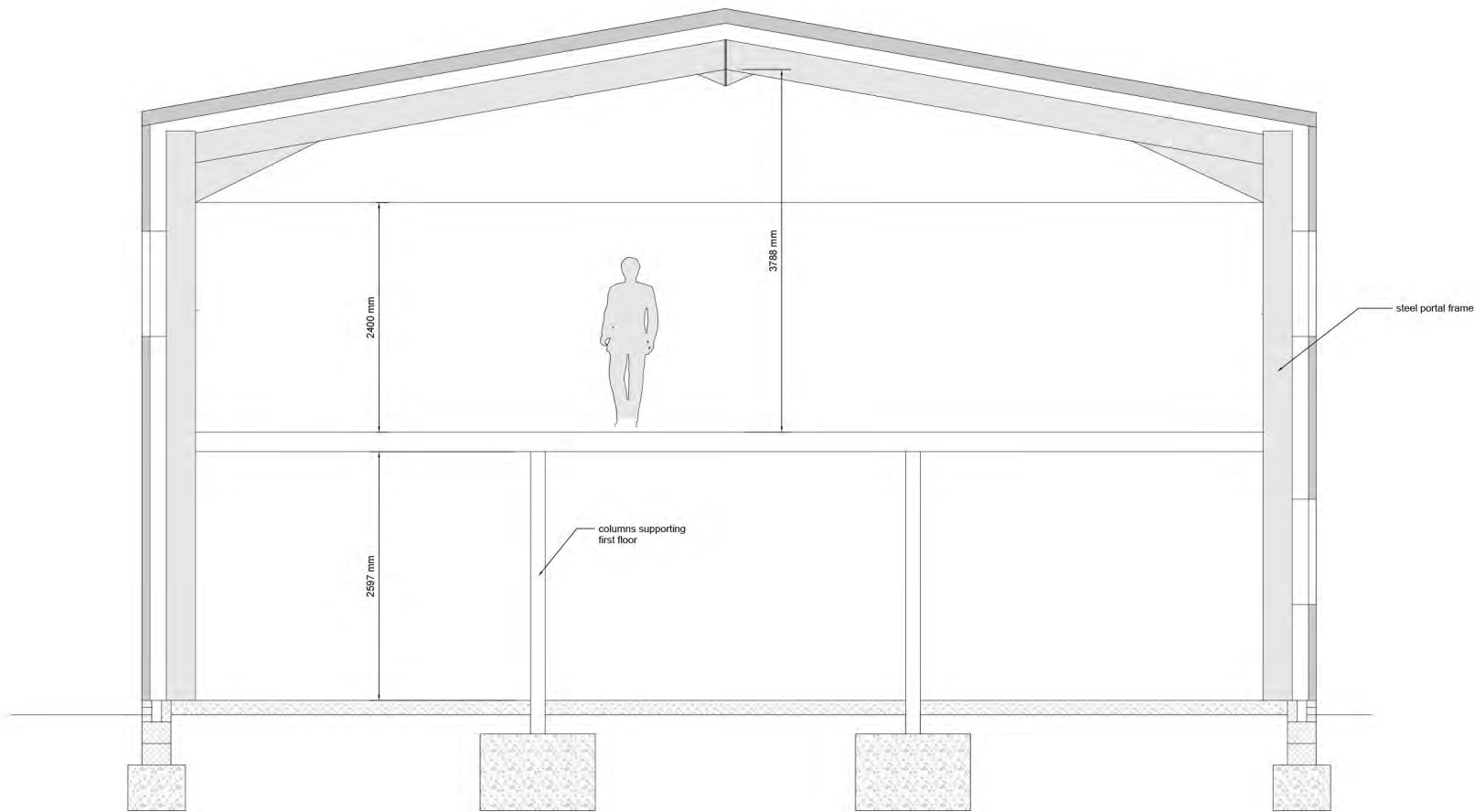
Proposed Side Elevation West



Proposed Front Elevation North to Diamond Rd

PLANNING DRAWING

		Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd. Hethersett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Proposed Elevations	
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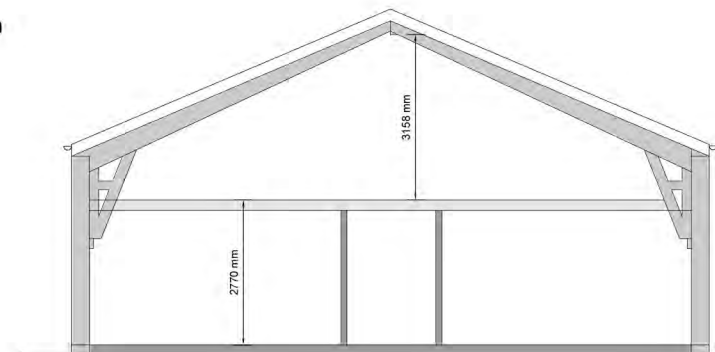
Proposed Section

PLANNING DRAWING

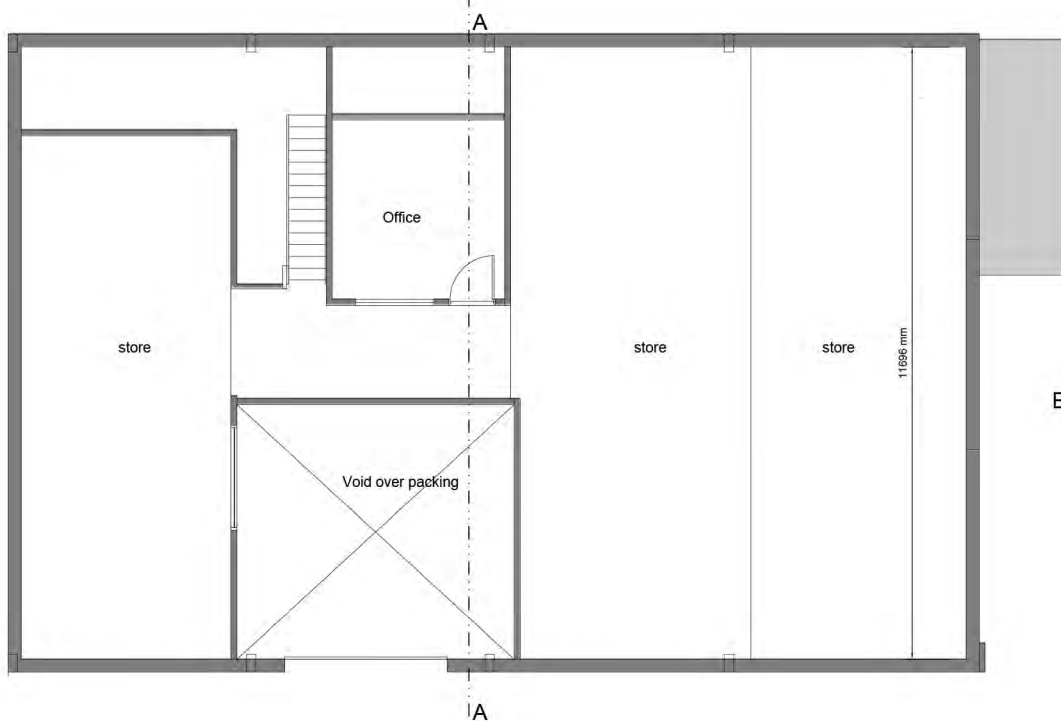
	<p>oaksquare architectural design</p> <p>Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd. Hethersett NR9 3AB Tel. 01603 811163</p>
Client	Bowmonk Ltd.
Project	<p>Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW</p>
Drawing	Proposed Section
Scales	<p>1:50 @A3 Dwg. No 151121/06 A</p>
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Existing Ground Floor Plan



Existing Section A-A



Existing First Floor Plan

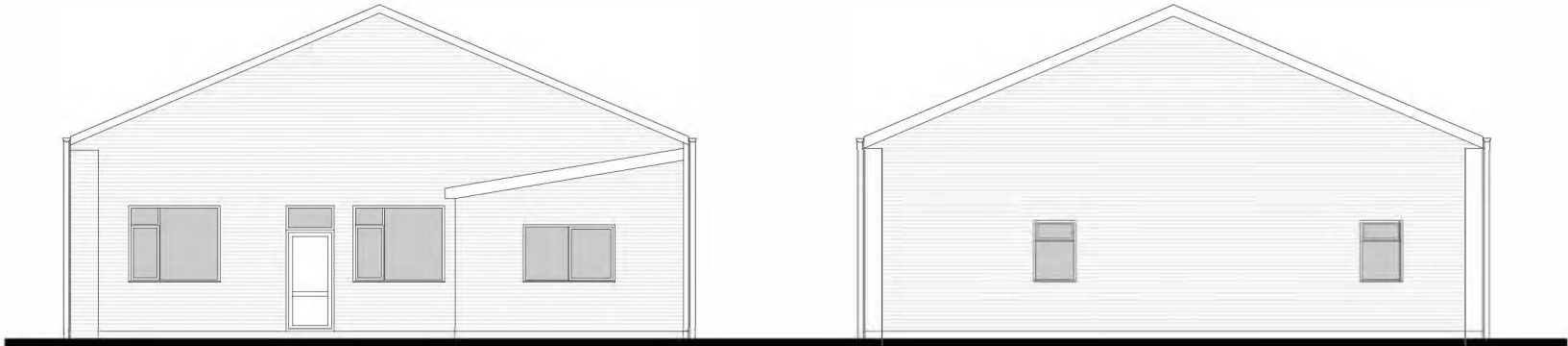
	oaksquare architectural design	Chris Hovey C.Build E MCABE Assoc RICS Chartered Building Engineer 26 Great Melton Rd, Hethersett NR9 3AB Tel. 01603 811163
Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Existing Floor Plans	
Scales	1:100 @A3	Dwg. No 151121/07
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Existing Side Elevation East




Existing Side Elevation West



Existing Front Elevation



Existing Rear Elevation

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Client	Bowmonk Ltd.	
Project	Warehouse & Workshop Extension Bowmonk Ltd Diamond Road Norwich NR6 6AW	
Drawing	Existing Elevations	
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