

Planning applications committee

Date: Thursday, 13 April 2017

Time: 09:30

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

Committee members:

Councillors:

Herries (chair)
Driver (vice chair)
Bradford
Button
Carlo
Henderson
Jackson
Lubbock
Malik
Peek
Sands (M)
Woollard

For further information please contact:

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Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website

Agenda

Page nos

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 - 14

To approve the accuracy of the minutes of the meeting held on 9 March 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.

Standing duties

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	Summary of applications for consideration	17 - 18
4(a)	Application no 16/01584/F - Land Rear of 67 St Augustines Street, Norwich	19 - 38
4(b)	Application no 17/00220/MA - Land at Goldsmith Street Greyhound Opening and Haslips Close, Norwich	39 - 60
4(c)	Application no 17/00298/F - 82 Christchurch Road, Norwich, NR2 3NG	61 - 72
4(d)	Application nos 16/01951/F and 16/01952/L - 2 Church Lane and 18 Eaton Street, Norwich, NR4 6NZ	73 - 90

Date of publication: **Wednesday, 05 April 2017**

Planning applications committee**09:30 to 11:55****9 March 2017**

Present: Councillors Herries (chair), Bradford, Button, Carlo, Henderson, Jackson, Lubbock, Malik, Peek, Sands (M) and Woollard

Apologies: Councillor Driver

1. Declarations of interest

Councillor Lubbock declared an interest in item 5 (below), Application no 16/01763/L - South-West Quadrant Pavilion Eaton Park, South Park Avenue, Norwich as the applicant and that she would speak on the item and then leave the room and not take part in the deliberation of the application.

Councillor Lubbock declared an interest in item 6 (below), Application no 16/01750/F 418 Unthank Road, as she lives in Unthank Road and could be perceived as having a personal and prejudicial interest. However, she did have a predetermined view and would be speaking on behalf of the neighbours and as such would speak as a member of the public and not take part in the deliberation of the application.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 9 February 2017, subject to amending item 8, Application no 16/01780/F 23 Bek Close, to include the fact that the neighbour had informed the committee that "he was disabled partly because of his eyesight" and that this was important to him because the whole point of his objections related to his disability and the impact that the development would have on that disability.

3. Application no 16/01893/VC - St Annes Wharf, King Street, Norwich

The senior planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which was circulated at the meeting and pointed out that the agent for the applicant was unable to provide a flood mitigation plan in time for the committee meeting because the Environment Agency had still to provide information on the flood risk which had changed since 2006. Therefore it was proposed to approve the application subject to an additional condition for flood risk mitigation and to revise condition 3 to include approval of treatment of underside balconies. The applicant had indicated that these changes to the conditions were acceptable.

During discussion the senior planner, together with the planning team leader (inner area), referred to the report and answered members' questions. Members noted that there had been overprovision for the plant room on block H3 and that the plant could

be accommodated elsewhere in the building and not necessarily at the upper level. Members also were advised of the flood mitigation measures in place for the development and that the additional flood mitigation related to the Old Barge Yard part of the site which would be the last phase of the development and would be appropriate to the flood risk. The development included commercial units near the Howard House, which would be for office use. Members sought clarification on the design and the proposed use of cementitious coloured board to replace natural timber cladding. Members noted the objections of the Broads Authority and its preference for timber cladding on buildings adjacent to the river. A member asked what measures were there to offset the impact of the development on Climate Change, pointing out that timber was a natural product and had less impact than cement based cladding. The committee was advised that the proposal was to create areas of landscaping along key corridors and in communal squares. Officers would work together with the developers to identify scope for tree planting and optimise biodiversity on the site. The committee was advised that the proposed cladding would last 60 years unlike timber which required more maintenance and would not last as long.

Discussion ensued in which members considered that the area needed to be lifted and that the scheme which included 41 affordable housing units should be progressed as soon as possible. Members were advised that first occupation was expected in a year.

Councillor Jackson said that he supported the Broads Authority's view on the use of the cementitious coloured board and said that he could not vote either way on this application. He suggested that if the application was granted then a warmer colour of block should be used.

RESOLVED, with 9 members voting in favour (Councillors Herries, Button, Malik, Henderson, Lubbock, Peek, Sands, Woollard and Bradford) and 2 members abstaining from voting (Councillors Carlo and Jackson) to approve application no 16/01893/VC - St Annes Wharf King Street Norwich Norfolk and grant planning permission subject to the following conditions and Deed of Variation of the S106 Obligation (Conditions imposed in relation to 04/00605/F are re-imposed modified to take account of conditions already discharged and the new details approved):

1. In accordance with plans;
2. Materials (other);
3. Approved balcony system and plan, to include treatment of underside of balconies;
4. Unknown contamination;
5. Phasing plans;
6. Approval of details:
 - (a) typical windows, doors including sections to show the window head, window cills and reveal depth (Drg. Min. scale 1:5);
 - (b) typical eaves, verge, parapet and roof details (Drg. Min. scale 1:5);
 - (c) typical shopfront (including sections)(1:10);
 - (d) typical balustrade and balconies construction including supports (Drg. Min. scale 1:10);
 - (e) external lift in Central Street;
 - (f) typical rainwater goods (1:10);

(g) typical projecting canopies (1:10).

6. Energy efficiency measures;
7. Archaeology (x2);
8. Hard and soft landscaping – approval and implementation;
9. Replacement of trees/shrubs;
10. Plant and machinery;
11. Management Agreement:
 - (a) a restrictive servicing arrangement to take place outside the hours of 1030 to 1630 on any day;
 - (b) servicing vehicles to travel in a clockwise direction from Mountergate (adjacent Baltic House) through to King Street (via St Anne Lane);
 - (c) maintenance of the landscaping and planted areas;
 - (d) cleaning of litter from the permissive and pedestrian routes;
 - (e) telecommunications, communal satellite and terrestrial aerials arrangements for the development.
12. Agreement of flues, extraction, ventilation or filtration equipment in relation to A3 uses;
13. No materials shall be kept, deposited or stored in the open;
14. Agreement and implementation of refuse and cycle storage areas;
15. There shall be no amplified sound in any of the restaurants (Class A3) or retail (Class A1) units before the Local Planning Authority has agreed details;
16. Servicing areas shall be clearly marked, and available for use;
17. Restricted goods - retail units;
18. Parking details to be agreed;
19. The Riverside Walk and other permissive and pedestrian routes shall be constructed and provided in accordance with a scheme to be first approved by the Local Planning Authority and shall thereafter be permanently retained.
20. Street lighting shall be submitted to the Local Planning Authority.
21. Nest boxes for birds and bats.
22. Interpretation of archaeological investigation/ former Synagogue Street; the sacrifices of Corporal Day VC.
23. Fire Hydrants.
24. Travel plan.
25. Directional signage.
26. Flood risk mitigation.

Article 32(5) statement: The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Framework as well as the environmental information submitted, the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments to the Environmental Statement the application has been approved subject to appropriate conditions outlined above.

4. Application no 17/00130/F - Land South of 37 - 51 Howard Mews, Norwich

(A supplementary report containing the plans omitted from the main report was circulated at the meeting and was available on the council's website.)

(Councillor Henderson left the meeting during this item.)

The senior planner (development) presented the report with the aid of plans and slides.

RESOLVED with 9 members voting in favour (Councillors Herries, Button, Malik, Jackson, Lubbock, Peek, Sands, Woollard and Bradford) and 1 member voting against (Councillor Carlo) to approve application no. 17/00130/F - Land South of 37 - 51 Howard Mews, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials to be used in the construction of the building;
4. Landscape details to include permeable paving and details of cycle storage and ecological enhancements;
5. Sustainable drainage scheme;
6. Scheme demonstrating flood resilient construction;
7. Development to be carried out in accordance with the approved Arboricultural Impact Assessment, method statement and Tree Protection Plan;
8. Parking to be laid out and provided in accordance with site plan and retained as such thereafter;
9. Removal of permitted development rights for extensions or enlargements;
10. Water efficiency.

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

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

5. Application no 16/01763/L - South-West Quadrant Pavilion Eaton Park, South Park Avenue, Norwich

(Councillor Lubbock having declared an interest addressed the committee and then left the meeting during the committee's determination of the application.)

The assistant conservation and design officer presented the report with the aid of plans and slides.

Councillor Lubbock, councillor for Eaton Ward and vice chair of the Friends of Eaton Park, said that the application was to provide a defibrillator for use in the park which was necessary for health and safety of people using the sporting facilities. Over 500 runners met at the park each Saturday. She explained that the defibrillator had been

funded by contributions from Parkrun and donations. There was a similar defibrillator in Eaton at Waitrose.

(Councillor Lubbock left the meeting at this point.)

Discussion ensued in which the planning team leader (inner area) explained that the application was for listed building consent and therefore issues relating to anti-social behaviour and vandalism were not valid considerations.

RESOLVED, unanimously, to approve application no 16/01763/L - South-West Quadrant Pavilion, Eaton Park, South Park Avenue, Norwich and grant listed building consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Listed buildings; making good

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

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

6. Application no 16/01750/F - 418 Unthank Road, Norwich, NR4 7QH

(Councillor Lubbock having declared an interest addressed the committee and then left the meeting during the committee's determination of the application.)

The planner (development) presented the report with the aid of plans and slides. She had met with the builder and checked all the measurements. The measurements reported to the last meeting had been from the eaves to the internal floor rather than to the ground level. She also referred to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of further representations including a new issue relating to the cladding which would need access from the neighbouring property to be attached and the officer response that this was a civil matter. Planning permission could be granted despite any potentially conflicting civil matters. The change in roof height was not sufficient to change the recommendations but an additional condition was proposed to ensure that the roof lights were conservation style and consistent with the local character of the area.

Councillor Lubbock addressed the committee on behalf of her neighbours at no 420 who were unable to attend the meeting. Her neighbours considered that a hipped roof would be appropriate and that there were no dual pitched roofs on similar outbuildings in the vicinity of the site; the committee was not presented with an alternative design suggested by the neighbours of a hipped roof outbuilding; the revised plans showed that the proposed structure would create a wall nearly 5 metres tall on their boundary and they were concerned about overshadowing; the cladding to the wall would require access to their land which they would not grant. They considered that the committee did not have the right to approve plans

which would require them against their will to provide access to scaffolding and other building materials on their land.

(Councillor Lubbock left the meeting at this point.)

The planner, together with the planning team leader (outer area) and planning team leader (inner area) referred to the report and responded to the issues raised by Councillor Lubbock on behalf of the neighbours. Members were reminded that the application was as submitted by the applicant and alternative plans would not be considered. The proposed dual pitched roof outbuilding was considered acceptable. It was not sufficient reason to refuse the application because there were no similar pitched roofs in the immediate vicinity. There were other tiled and brick outbuildings at the rear of the properties and in the wider area there were dual pitched roof outbuildings. Members were also advised that the issue of access was a civil matter and not sufficient grounds to refuse an application which was considered acceptable on planning grounds.

During discussion members reconfirmed the importance of the condition restricting the installation of a first floor ~~of~~ or mezzanine. A member said that he was sympathetic with the neighbours' objections but it was not the job of the committee to design a building that they wanted. In reply to a question the planner said that the neighbours' representation containing their refusal to allow the applicant access from their garden had only been received within the last few days and it had not been discussed with the applicant. The applicant required the pitched roof to allow for the roof lights and, as it was considered acceptable, officers had not pressed for a hipped roof on the revised plan.

Members expressed concern that the roof lights were not shown on the plans presented with the committee pages. They considered that it was important that accurate information was presented to them. The planning team leader (inner area) suggested that, as it appeared that the applicant had failed to transfer the roof lights to the revised set of plans, the number of roof lights should be restricted to no more than four at roof light size and positioned on the east elevation of the outbuilding. The reason for this was to mitigate concerns about overlooking.

RESOLVED, with 9 members voting in favour (Councillors Herries, Button, Malik, Carl, Jackson, Herries, Peek, Woollard and Bradford) and 1 member voting against (Councillor Sands) to approve application no. 16/01750/F - 418 Unthank Road, Norwich, NR4 7QH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. No first floor or mezzanine shall be installed;
4. Conservation Style rooflights and further details required (numbering a maximum of 4).

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 discussions with the applicant and subsequent amendments the application

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

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

7. Application no 17/00107/F - 475 Unthank Road Norwich NR4 7QN

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

The owner of the property addressed the committee and explained the reasons for the application which was to extend a large detached family home. She referred to the National Planning Policy Framework (NPPF) and said that the extension was a high quality design which was influenced by the style of a prestigious Canadian architect to meet the needs of a modern family. The rear extension was not visible from the Unthank Road. She did not consider that the extension would be overbearing to the neighbours' property on the south side as the roof pitch was the same height as the previous roof and therefore would not increase overshadowing or overbearing. She said that work on the extension had ceased.

The planning team leader referred to the report and said that he had no further comments except to point out that the rear of the building was considered to be detrimental to the amenity and character of the conservation area. During discussion several members commented that the design was overbearing and would impact on the neighbouring property to the south. Members also commented that the extension had not been built to the approved plans which were of a better design for the character of the area.

Councillor Sands said that he was minded to vote against refusal because he considered that the extension was at the rear of the building and the same height as the previous roof line and was not visible from Unthank Road and therefore he considered it was not harmful to the conservation area as it was not visible from the road.

RESOLVED to with 10 members voting in favour (Councillors Herries, Button, Malik, Carlo, Jackson, Henderson, Lubbock, Peek, Woollard and Bradford) and 1 member voting against (Councillor Sands) to:

(1) refuse application no. 17/00107/F - 475 Unthank Road Norwich NR4 7QN for the following reasons:

1. The proposed development will result in an overly large extension which is of a poor design, causing harm to the character and appearance of the subject property and surrounding conservation area. The development would therefore be contrary to policies DM3 and DM9 of the Development Management Policies Local Plan 2014, and paragraphs 128-141 of the NPPF.
2. The proposed development by way of its scale would result in overbearing impacts to the neighbouring property. This would result in an unacceptable standard of amenity for the neighbours. The development would therefore be contrary to Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amended 2014), Policy 2 of the Development

Management Policies Local Plan 2014 and paragraphs 9, 17 and section 7 of the NPPF.

- (2) authorise enforcement action under section 172 of the Town and Country Planning Act 1990 (as amended) to secure the removal of the unauthorised extension.

8. Application no 16/01751/L 14 and 16 Lower Goat Lane, Norwich

The conservation and design officer presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports which was circulated at the meeting and contained a further representation from an objector about the publication of revised plans who was now satisfied that further consultation was not required because the plans had been produced for clarification at the request of the council.

Discussion ensued in which the conservation and design officer referred to the report and answered members' questions. The committee noted that the repairs to the façade of the building were necessary for the preservation of the building and this outweighed the temporary inconvenience to adjacent businesses whilst the work was carried out.

RESOLVED, unanimously, to approve the application and grant listed building consent 16/01751/L 14 and 16 Lower Goat Lane, Norwich subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Further detail of the timber frame repair required
'Once the timber frame of the building has been fully exposed, no further works shall take place until such a time that the frame has been inspected by the Council's Conservation Officer and a full schedule and specification of repairs of the timber frame has been agreed in writing by the Local Planning Authority. Repair works to the timber frame shall be carried out in accordance with the details so agreed.
4. Precise materials and methods to be employed in the re-building of the upper two levels of the building and gable end:
'Notwithstanding drawing no.47728/S/102 A, 'DETAIL 18 EXTERNAL WALL CROSS-SECTION SHOWING FINISHES' is not hereby approved, the precise materials and methods to be employed in the re-building of the upper two levels of the building and gable end are to be agreed in writing with the Local Planning Authority prior to the relevant part of the works commencing.
5. Windows and external doors – Painted timber
6. Demolition - Hand tools
7. Protecting the retained building structure
8. Further detailed design required:
 - (a) 1:20 elevations and 1:2 section and plan drawings of all new windows and doors. Details of window sills;
 - (b) All new and re-located service routes and risers;
 - (c) All new floor coverings (including floor boards);

- (d) Details of any new or relocated rainwater goods [which shall be cast iron or aluminium];
- (e) Paint specification and colour.

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.

CHAIR

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.

Summary of applications for consideration

Item 4

13 April 2017

Item No	Application No	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(a)	16/01584/F	Land rear of 67 St Augustines Street	Sam Walker	Construction of single dwelling. (Revised scheme)	Objections	Approve
4(b)	17/00220/MA	Land at Goldsmith Street Greyhound Opening and Haslips Close	Lee Cook	Minor-material amendments to previous permission 15/00272/F for change in eight house types from 3 to 2 beds and removal of dormers; change to materials, design detailing and landscaping; and raised floor levels to units 76-78.	City Council application	Approve subject to deed of variation on S106
4(c)	17/00298/F	82 Christchurch Road	Lydia Tabbron	Front infill and rear first floor extension	Objections	Approve
4(d)	16/01951/F and 16/01952/L	2 Church lane and 18 Eaton Street	Kian Saedi	Demolition of 3 buildings. Erection of 8 No. dwellings with associated access, parking and landscaping with alterations to the rear gable of 18 Eaton Street.	Objections	Approve

Report to Planning applications committee

Item

13 April 2017

Report of Head of planning services

Subject Application no 16/01584/F - Land Rear of 67 St Augustines Street, Norwich

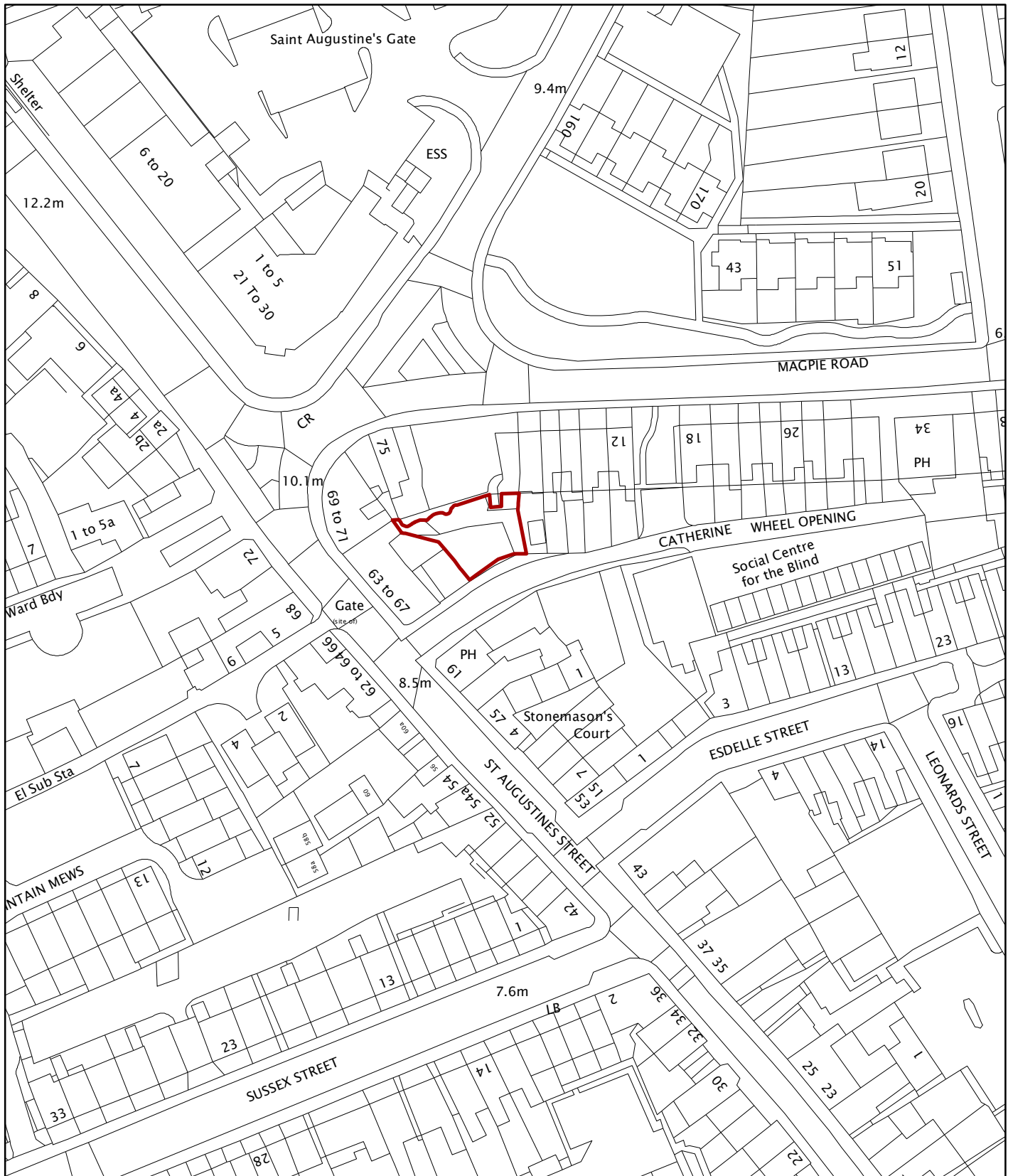
Reason for referral Objections

4(a)

Ward:	Mancroft
Case officer	Samuel Walker - Samuelwalker@norwich.gov.uk

Development proposal		
Construction of single dwelling. (Revised scheme)		
Representations		
Object	Comment	Support
3		

Main issues	Key considerations
1 Principle of development	Suitability of site for residential development and precedent
2 Design and heritage	Scale, form, massing, appearance, impact on street scene and character of area. Impact on locally listed and listed buildings and schedules ancient monument. Area of main archaeological interest.
3 Transport	Access, parking, cycle and refuse storage.
4 Amenity	Overlooking/loss of privacy, overshadowing, overbearing.
5 Energy and Water	To meet current standards
6 Flood Risk	Critical drainage catchment area – surface water disposal.
Expiry date	17 April 2017
Recommendation	Approve



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Planning Application No 16/01584/F

Site Address Land rear of 67 St Augustines Street

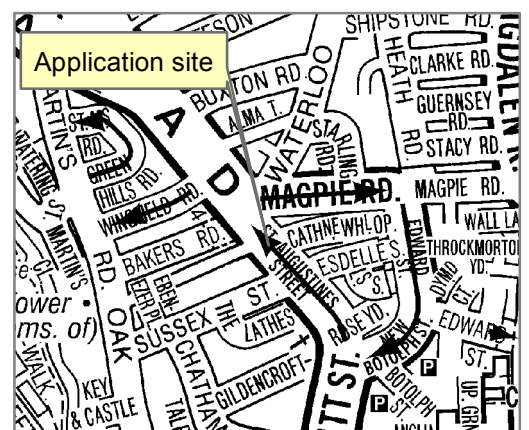
Scale 1:1,000



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PLANNING SERVICES

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The site and surroundings

1. This application relates to a piece of land to the rear of 67 St Augustine's street situated on the northern elevation of Catherine Wheel Opening junction. The proposal is for a single two storey dwelling. The adjacent building at 67 St. Augustine's street (Locally Listed) is currently undergoing alterations and extensions to provide one, one bedroom flat and one, two bedroom maisonette as approved under application reference 05/00745/F.
2. The proposal site is currently vacant – bordered to the north by a maintained section of the Historic City Wall, the site has recently been used for storage of building materials for the adjacent development.
3. The building to the south of the site is the Grade II Listed Catherine Wheel public House.

Constraints

4. City Centre Conservation Area.
5. Site is bordered by Part of the City Wall remains to the North (Scheduled Ancient Monument). There are Locally Listed buildings directly to the west, north and east of the site. To the South of the site is Grade II Listed Public House.
6. Critical Drainage catchment area.

Relevant planning history

Ref	Proposal	Decision	Date
15/01361/U	Change of use to parking area.	WITHDN	02/02/2016

The proposal

7. The proposed development is for one number three bedroom dwelling over two storeys, with one number off street parking space. The property is designed as a subservient continuation of the adjacent development, as approved under application reference 05/00745/F (utilising same design style and material specification); this is to be attached at first floor level only. The proposed design has been developed to minimise impact on the adjacent Historic City Wall.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	One

Proposal	Key facts
No. of affordable dwellings	None
Total floorspace	88m²
No. of storeys	Two
Max. dimensions	Approximately 8.0m x 7.5m on Plan x 7.5m to ridge
Appearance	
Materials	<i>'All About Bricks'</i> Sandstone Weathered Buff laid in Flemish bond With the mortar being a 1:1:6 mix with white cement and lime Spanish slate as (per adjacent approved development reference 14/01000/D) Serene stone 'Bath' reconstituted stone cill and string course Black 'UPVC' Ogee Deepflow gutter White painted timber fascia
Energy and resource efficiency measures	None specified
Transport matters	
Vehicular access	Single parking space accessed from Catherine Wheel Opening
No of car parking spaces	One
No of cycle parking spaces	Two – to rear of property
Servicing arrangements	Bin store rear of property

Representations

8. 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
Issues with existing approved development on adjacent site.	Not a material consideration relating to the acceptability of the current planning application under consideration.

Issues raised	Response
Loss of view of city wall, scale of development adjacent to city wall ruins.	11-13 & 28-36
Drainage.	48-50
Amenity (Loss of light, overlooking) Proximity to late night venue – noise implications	40-45
Parking	37-39

Consultation responses

9. 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

10. It is considered that the proposal will cause 'less than substantial harm' to the special architectural and historic interest/significance of the Scheduled Ancient Monument. The proposal will not cause harm to the character and appearance of the wider setting, which is a conservation area and considered to be 'significant'

Suggested conditions:

- In line with Chapter 12 of the NPPF and NCC LPP DM1, 3 & 9 this proposal is considered acceptable for the reasons as outlined (in full consultation response)

Access for recording;

The developer shall afford reasonable access to allow for a full photographic survey of the scheduled Ancient Monument to be carried out before and during the course of works hereby approved. No works shall take place until details of the type and manner of access to be provided have been agreed in writing with the local planning authority.

- Making good;

Any damage caused to the Scheduled Ancient Monument by the works hereby approved shall be made good in accordance with a scheme first submitted to and agreed in writing by the local planning authority and the making good in accordance with the scheme as agreed shall take place within 3 months of the approval of the scheme.

- Stop work if unidentified features revealed
- Preservation and Protection of Features;

No works shall take place on the site in pursuance of this consent until a detailed scheme of work outlining the proposed measures of protection for the following features, which shall enable them to remain undisturbed in their existing position and fully protected during the course of the work on the site, has been submitted to and approved in writing by the local planning authority:

a) Historic City Walls (Scheduled Ancient Monument)

Historic England

11. (Relevant to revised submission following negotiation) The application site lies adjacent to an upstanding section of the medieval city wall, which forms part of the northern boundary of the development area. This section of city wall is designated as a scheduled monument (List Entry No.1004023). The initial proposal for the erection of two flats has been reduced to a proposal for a single dwelling. We had raised concerns that the development would restrict views of the scheduled monument, and would erode its setting. The amended scheme is for a single dwelling that would abut the existing development on St. Augustine's Street. The scale of the proposal is much reduced in scale and is in our view much more in keeping with the surroundings, The impact upon the significance of the scheduled monument would also be reduced and the smaller dwelling will allow more of the wall to be visible.

Recommendation :Historic England supports the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 132 and 134. Your authority should take these representations into account in determining the application and if there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Norwich Society

12. We assume proper consultation will be held to ensure that the city wall is protected during construction and that there will be sufficient drainage. Also that the view of the wall through the alley is maintained. (Section 106.)

Norfolk historic environment service

13. No comments received at time of writing

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
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS7 Supporting communities
 - JCS8 Culture, leisure and entertainment
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre

- JCS20 Implementation

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
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM15 Safeguarding the city's housing stock
- DM18 Promoting and supporting centres
- DM21 Protecting and supporting district and local centres
- DM23 Supporting and managing the evening and late night economy
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

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
- NPPF2 Ensuring the vitality of town centres
- NPPF6 Delivering a wide choice of high quality homes
- 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 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

18. Key policies and NPPF paragraphs – DM12, SAXX, NPPF paragraphs 49 and 14.
19. The application site is brownfield land, two terraced houses previously stood on this site until they were demolished in 1950s/60s. A maximum of one space per dwelling is allowable if considered appropriate (under policies DM31 and DM32).

20. Suggestion has been made in objections received that the land should be used as car parking associated with the adjacent properties. Application 05/00745/F on the neighbouring site was considered and approved on the basis of a smaller site; the land which is the subject of the current application was not included in this application at that time. The application was approved as car free housing, which is promoted for a city centre site such as this. This would be considered to represent an inefficient use of land given the location of the site and the scope for the site to provide for further much needed residential development.
21. Development management Policies DM3 & DM12 and policy 11 of the Joint Core Strategy promote the regeneration of Brownfield sites in the City Centre particularly for housing development. The former consent on the site (04/00183/F now expired) did allow for residential redevelopment of this area. The site is on the edge of the City Centre in the City Centre Regeneration Area, it is considered that use of this site for residential development provides a good opportunity to enhance the area.
22. The site is not designated for other purposes;
23. The site is not in a hazardous installation notification zone;
24. The site is not in the late night activity zone;
25. It does not involve the conversion of high quality office space; and
26. It is not in the primary or secondary retail area or in a district or local centre

Main issue 2: Design & Heritage

27. Key policies and NPPF paragraphs – JCS2, DM3, and DM9; NPPF paragraphs 9, 17, 56 & 60-66; and 128-141.
28. The proposed design, as revised following discussion and negotiation with Conservation Officers and Historic England, is considered to be of an appropriate scale and proportion for this location. The materials and design style are a continuation of those applied to the adjacent development, currently under construction as approved under application reference 05/00745/F. This is considered to be the most appropriate solution for the proposed development in this location and it is considered that the properties shall sit well together. Details of materials have been submitted as part of this application – a condition should be added to require compliance with the use of such.
29. The scale of the proposal is considered to have given suitable consideration to the setting of the historic city wall and adjacent existing buildings. There is historic precedent of development on this site and approval of residential scheme of a larger proportion on this site (04/00183/F - now expired). There is not a precedent of an established, un-interrupted view of this elevation of the city wall in this location. The protection of this secondary view is not considered to outweigh the public benefit of the provision of a well-designed residential property on a vacant site, in the absence of a five year land supply.
30. A condition requiring a programme of archaeological evaluation, as applied to previous approvals, for this site should be applied to any approval.

31. The applicant has submitted details of a scheme for the protection of the city wall ruins during the construction process; a condition should be applied requiring strict compliance with this scheme to be overseen by local authority Conservation Officer.
32. The proposed design is considered to be appropriate and in keeping with the local distinctiveness and character of the area, and the wider setting of the conservation area. An informative should be added advising the applicant of their responsibility to ensure whether any other permissions in relation to proximity to scheduled ancient monument are required.
33. The scale of the proposal has been reduced from two flats to a single dwelling, which is clearly subservient to the primary building and subsequent extension. The properties cascade down in proportion as they progress along Catherine Wheel opening, this is reflective of the scale employed in the Catherine Wheel public House on the southern elevation of Catherine Wheel opening.
34. The development has been positioned on the site to allow suitable private external curtilage, whilst maintaining an acceptable separation distance from the Scheduled Ancient Monument of the city wall ruins. The siting of the development also maximises views from the east to the city wall whilst maintain good internal living space and provision within the development.
35. As per previous approval for this site, a condition requiring screened storage of materials on site should be applied to an approval.
36. In response to the concern raised by the Norwich society, the view of the city wall through the alley is to be maintained. The boundary treatment proposed is a wrought iron side gate and wrought iron fencing (1050mm tall), which will enable a view along the alley through to the wall to be retained. A condition requiring this to be implemented prior to first occupation, and retained as such; should be applied to an approval.

Main issue 3: Transport

37. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
38. The level of car parking and access raises no concerns for highway safety. The scheme will not be eligible for any parking permits and cannot be reasonably considered to cause an adverse impact on on-street parking provision. Bin and cycle storage are adequate and appropriately located for access use, security and with regards to the setting adjacent to the City Wall ruins.
39. A condition requiring these to be provided prior to first occupation and permanently retained should be applied to an approval.

Main issue 4: Amenity

40. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
41. The application site is situated to the North of the nearest neighbouring property with an outlook towards the site, as such shall not cause over shadowing to this property. There is a single window at ground floor level in this façade which has partially obscured glazing. It is considered that the proximity of the proposed

dwelling is consistent with densities in this area of the city and will not have a significant impact on perceived natural light levels to this window. The windows at first floor level which appear to be a residential element of the Catherine Wheel Public House will not be impacted by loss of natural light and shall retain ample view of skyline.

42. The building to the west of the proposed site will be attached to the proposed dwelling and as such shall not be impacted by the proposed development.
43. The existing property to the north east of the proposed site is of sufficient separation distance and is not considered to be impacted by loss of light or outlook.
44. Concerns raised regarding overlooking – development at this density is characteristic of this area of the city and is considered to be appropriate. The proposed property looks out to a blank façade at ground floor level as such there is not considered to be any issues relating to overlooking in this location; at first floor level there is a single dormer window associated with an habitable room (bedroom) facing towards the residential first floor of the extension to the Catherine Wheel public house, this is not considered to be sufficient to require re-location of the window from this façade.
45. Proximity to late night venue – the established use of the pub exists in this location; this is a city centre use in a city centre location and this would be a consideration of future occupiers of the proposed property. There is a well-established residential population in this location in close proximity, the proposed site is towards the rear curtilage of the public house, set away from the traffic noise of St Augustine's Street, and is considered to be subject to a lower level of impact than adjacent, existing residential uses.

Main issue 5: Energy and water

46. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
47. The proposed development will be required to meet current energy and water efficiency levels as set out by current building regulations standards.

Main issue 6: Flood risk

48. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
49. Surface water drainage from the roof is proposed to be dealt with via a soak away positioned in the north-eastern most corner of the site adjacent to the proposed parking space, away from the historic city wall. The suitability of this should be subject to archaeological evaluation and impact assessment. This should be reserved by condition. Given the site's constraints, if the archaeological impacts of a soak away in this location are not feasible, using the surface water sewer as a fall-back position is deemed appropriate in line with DM5.
50. The curtilage landscaping is specified as a mixture of permeable paving, shingle and soft landscaping. This is considered to be a suitable approach is deemed appropriate in line with DM5. A condition requiring this to be retained as such should be applied.

Compliance with other relevant development plan policies

51. 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	Yes
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes
Energy efficiency	JCS 1 & 3 DM3	No
Water efficiency	JCS 1 & 3	Yes – subject to condition
Sustainable urban drainage	DM3/5	No

Equalities and diversity issues

52. There are no significant equality or diversity issues.

Local finance considerations

53. 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.
54. 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.
55. In this case local finance considerations are not considered to be material to the case.

Conclusion

56. 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 16/01584/F - Land Rear of 67 St Augustines Street, Norwich, and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Water efficiency
4. Archaeology
5. Storage of materials
6. Boundary treatment
7. Permeable paving retained
8. Soakaway – archaeological implications
9. Provision of cycle & vehicle parking and refuse storage prior to first occupation
10. Maintenance of landscaping Access for recording;
The developer shall afford reasonable access to allow for a full photographic survey of the scheduled Ancient Monument to be carried out before and during the course of works hereby approved. No works shall take place until details of the type and manner of access to be provided have been agreed in writing with the local planning authority.
11. Making good;
Any damage caused to the Scheduled Ancient Monument by the works hereby approved shall be made good in accordance with a scheme first submitted to and agreed in writing by the local planning authority and the making good in accordance with the scheme as agreed shall take place within 3 months of the approval of the scheme.
12. Stop work if unidentified features revealed
13. Preservation and Protection of Features;
No works shall take place on the site in pursuance of this consent until a detailed scheme of work outlining the proposed measures of protection for the following features, which shall enable them to remain undisturbed in their existing position and fully protected during the course of the work on the site, has been submitted to and approved in writing by the local planning authority:
Historic City Walls (Scheduled Ancient Monument)

Informatives:

It may be necessary to apply for Scheduled ancient monument consent; it is the responsibility to establish the requirement for this with Historic England.

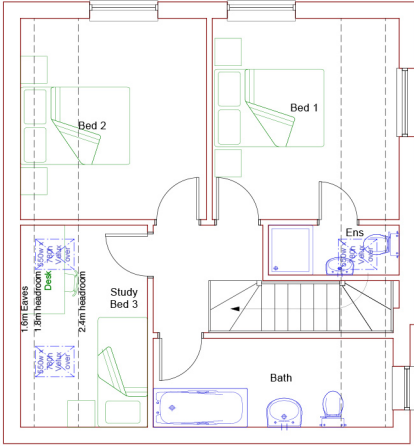
Other works;

This consent relates only to the works specifically shown and described on the approved drawings. All other works, the need for which becomes apparent as alterations and repairs proceed, are not covered by this consent and may require a further specific consent. Details of any other works, submitted as part of a further application if required, should be submitted to the local planning authority and approved before work continues.

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.



FIRST FLOOR PLAN AS PROPOSED
AT 1:50



0 1 2 3 M
Scale Bar @ 1:50

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C	20/03/17: Bike Store added.
B	03/02/17: Planning issue.
A	19/01/17: Revised scheme reducing scale of proposal down to a 2 storey single dwelling.

P&P Design
The Green House, 2 One Tree Road, Norwich, NR2 2BT
Tel: 01603 201000
pandpdesign.co.uk

Client:
Laurence Limited
Project Address:
Site at Catherine Wheel Opening
Norwich

Drawing Title:
Planning

Date	Scale	Drawing Ref.
03/02/17	1:50 & 1:1	P01
Job No.	Drawing Number	Revision
016	PL01	C

GROUND FLOOR / SITE LAYOUT PLAN AS PROPOSED
AT 1:50

Landscape Management Plan

Soft Landscaping

Replacement Planting
In August, an inspection of all the landscaping works will take place. All plants that are missing, have died or which have failed to make satisfactory growth shall be replaced in the first two months of the following planting season.

General Operations
Watering: To take place as necessary depending on weather conditions.
Hedge to be watered adequately until it is established. When watering, the 'Manager' shall apply sufficient water to return the soil to field capacity.

Removal of litter: To take place bimonthly.
All litter shall be removed from the areas covered within this plan.

Hedge Pruning: To take place quarterly. Hedge to be maintained at a height of 900mm.
Straggling stems, over-vigorous shoots and dead, or broken stems shall be removed by pruning back with a clean smooth cut to the main stem or a sound and living, outward growing lateral.

Hard Landscaping

Maintenance of paving slabs to take place quarterly.
Slabs to be pressure washed to remove dirt and algae that may cause a slip hazard. Weeds to be removed and any pointing that breaks away to be replaced.

Gravel to parking comprising 20-40mm natural stone finish laid on 150mm of well compacted hardcore compacted in layers not exceeding 75mm, 30mm sand blinding, heavy duty geotextile membrane.

Hedging to be Ligustrum ovalifolium (Privet) hedging bare root 40-60cm planted in two, staggered rows at a density of not less than 5 per meter, with approximately 450mm between plants in the same row, and 300-400mm between rows. Hedge to be maintained at a height of not more than 90cm so as not to obstruct views of wall.

See drawing 016 - PL06 for fencing detail.

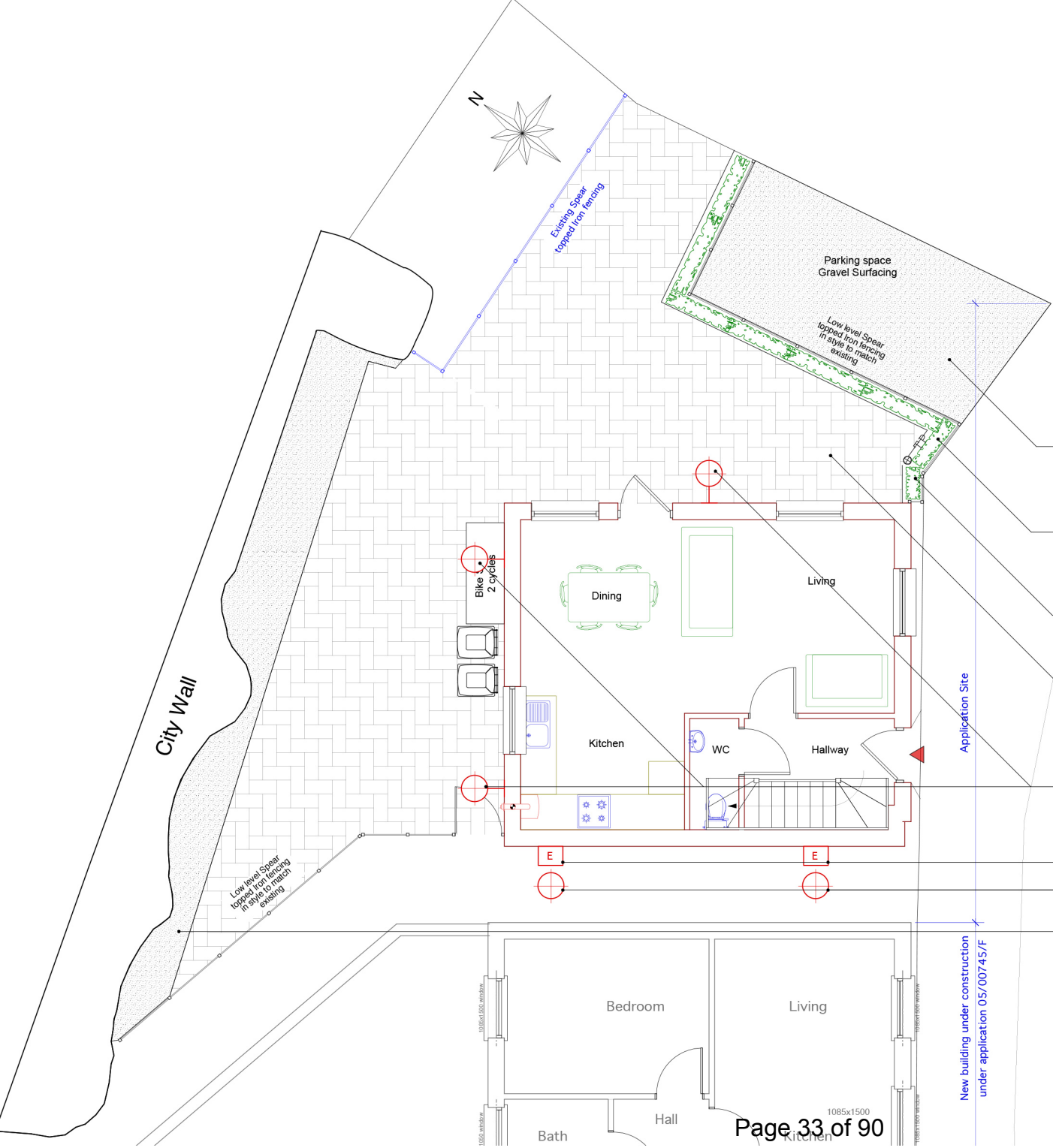
Herringbone hatch denotes Bradstone Woburn Rumbled Infiltra permeable setts in Autumn laid on 150mm of well compacted hardcore compacted in layers not exceeding 75mm with lean paving mix beneath.

External Lantern fitting with incorporated PIR sensor.

Emergency Lighting.

External bulkhead lighting with separate PIR sensor.

Gravel adjacent to City Wall comprising 20-40mm natural stone finish laid on compacted soil with heavy duty geotextile membrane beneath stone.



0 1 2 3 M
Scale Bar @ 1:50

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Planning

C	20/03/17: Paving changed to permeable paving.
B	03/02/17: Planning issue.
A	19/01/17: Revised scheme reducing scale of proposal down to a 2 storey single dwelling.

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NP.
Tel: 01603 100128
pandpdesign@btinternet.com

Client:
Launane Limited
Project Address:
Site at Catherine Wheel Opening
Norwich

Drawing Title:
Planning

Site Layout / Landscaping

Date	Scale	Drawing Ref.
03/02/17	1:50 @ A1	RKL
Job No.	Drawing Number	Revision
016	PL09	C



FRONT ELEVATION AS PROPOSED
AT 1:50



REAR ELEVATION AS PROPOSED
AT 1:50



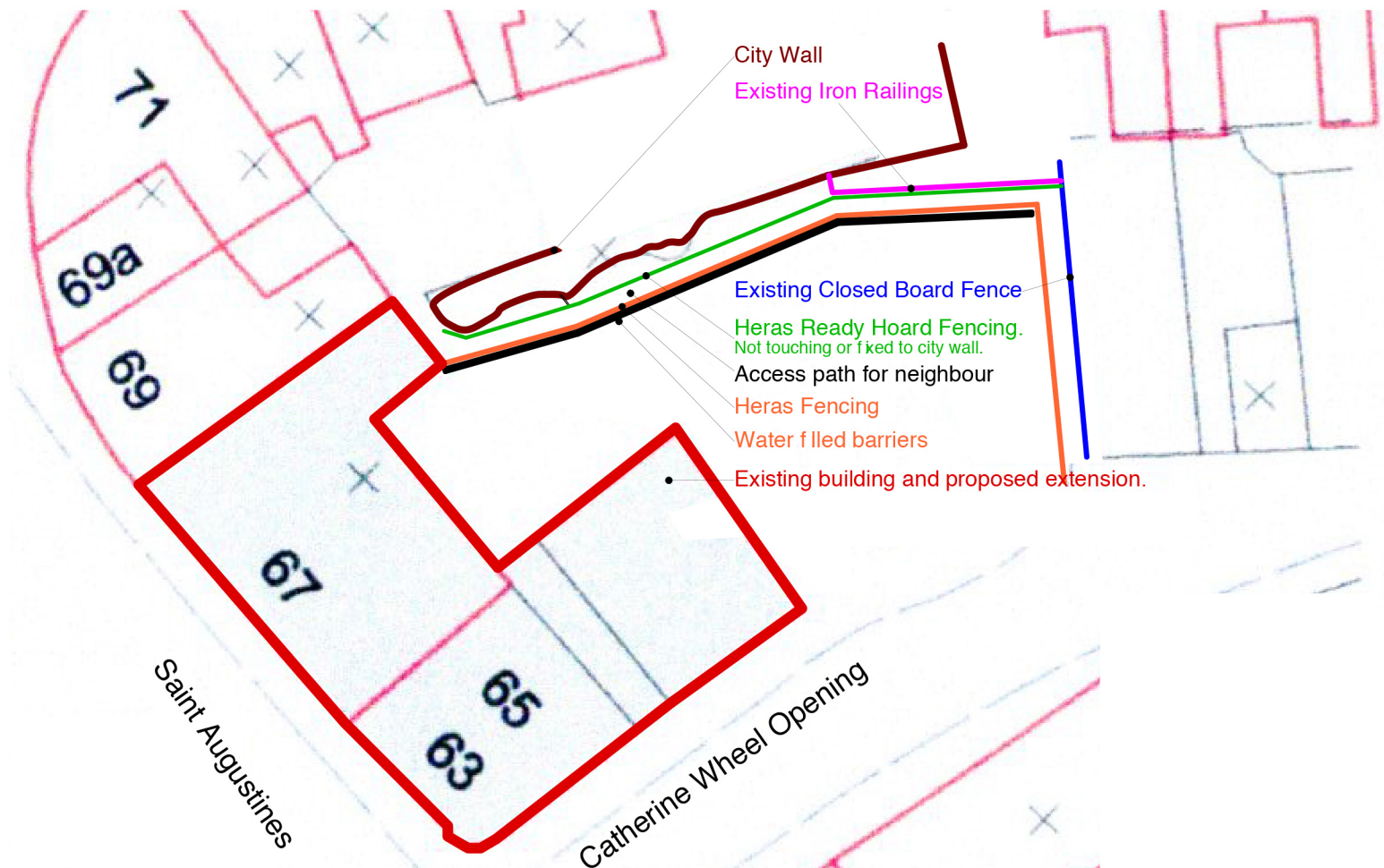
SIDE ELEVATION AS PROPOSED
AT 1:50

0 1 2 3 M
Scale Bar @ 1:50

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B	03/02/17: Planning issue.
A	19/01/17: Revised scheme reducing scale of proposal down to a 2 storey single dwelling.

P&P Design The Greenhouse, South West Road, Norwich, Norfolk NR4 6JL 01603 701000 pandpdesign.co.uk			
Client Laurane Limited			
Project Address Site at Catherine Wheel Opening Norwich			
Drawing Title Planning			
Elevations			
Date	Scale	Drawing Ref.	
03/02/17	1:50 & A1	PPL	
Job No.	Drawing Number	Revision	
016	PLO2	B	



0 1 2 3 4 5 6 7 8 M
Scale Bar @ 1:200

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Planning

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning
Protection to City Wall

Date 22.09.16	Scale 1:200 @ A3	Drawing Ref. RKL
Job No. 016	Drawing Number PLO4	Revision -

**DRAWING TO BE READ IN CONJUNCTION WITH DOCUMENT
ENTITLED 'Site at Catherine Wheel Opening
Norwich Method of protection to City Wall'**

Bradtone Woburn Rumbled Infilta
permeable setts in Autumn



Paving
NTS

60w ES Round Bulkheads IP54 from
www.tlc-direct.co.uk
product code GL OL405B



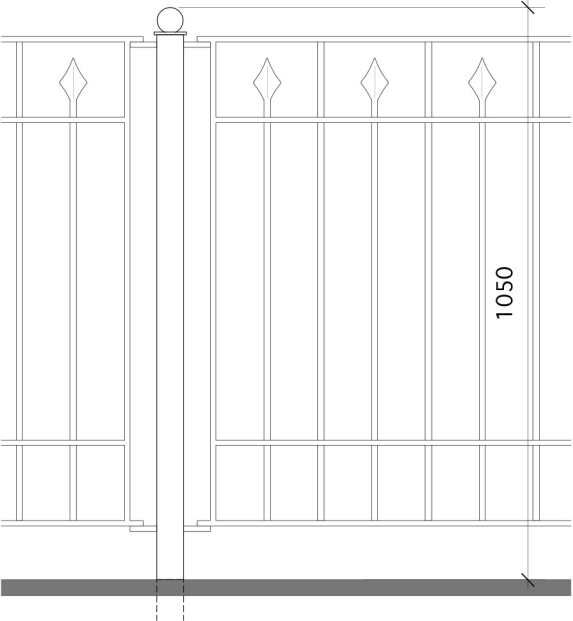
Bulkhead Lighting
NTS

LED Emergency Bulkhead Weatherproof - IP65 from
www.tlc-direct.co.uk
product code EM LED



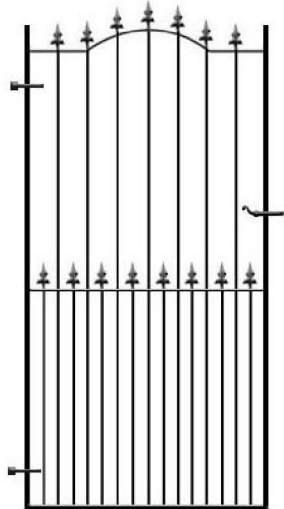
Emergency Lighting
NTS

Wrought Iron fencing.
To match existing protection to city wall.
Powdercoated in black.



Wrought Iron Fencing
1:10

Wrought Iron Gate from
<http://www.wroughtirongates.co.uk/>
Surry Side Gate 1980mm high
Black painted finish



Wrought Iron Side Gate
NTS

Black Coach Lantern with PIR from
www.tlc-direct.co.uk
product code GL FIN710



External Lantern
NTS

0 400 500 mm
Scale Bar @ 1:10

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Planning

A 20/03/17: Paving altered to permeable paving.

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client
Laurene Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning

External Materials & Lighting

Date
22.09.16

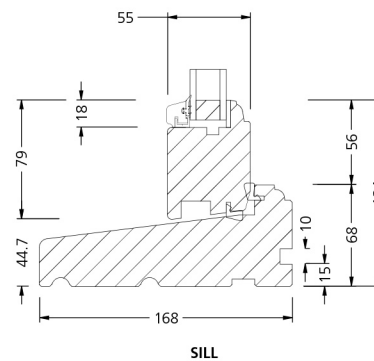
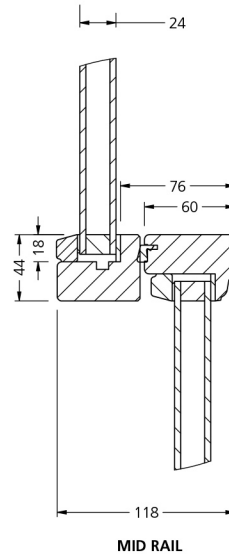
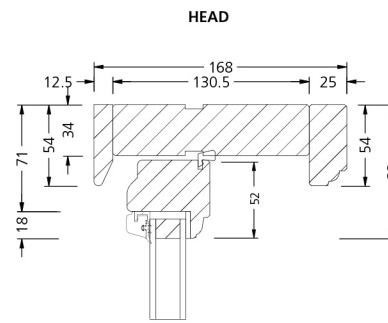
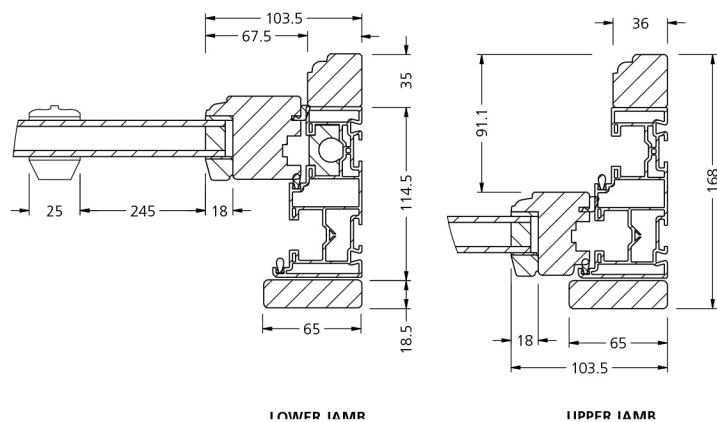
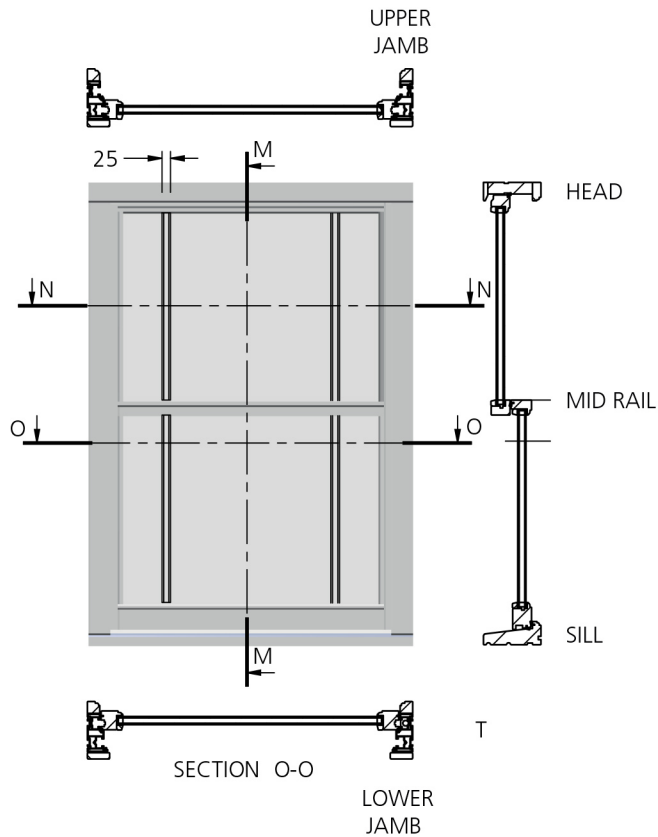
Scale
1:10 @ A3

Drawing Ref.
RKL

Job No.
016

Drawing Number
PLO5

Revision
A



0 100 200 mm
Scale Bar @ 1:5

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Planning

A 03/02/17: Window description changed for revised planning.

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning

Windows

Date
03.02.17

Scale
1:5 @ A4

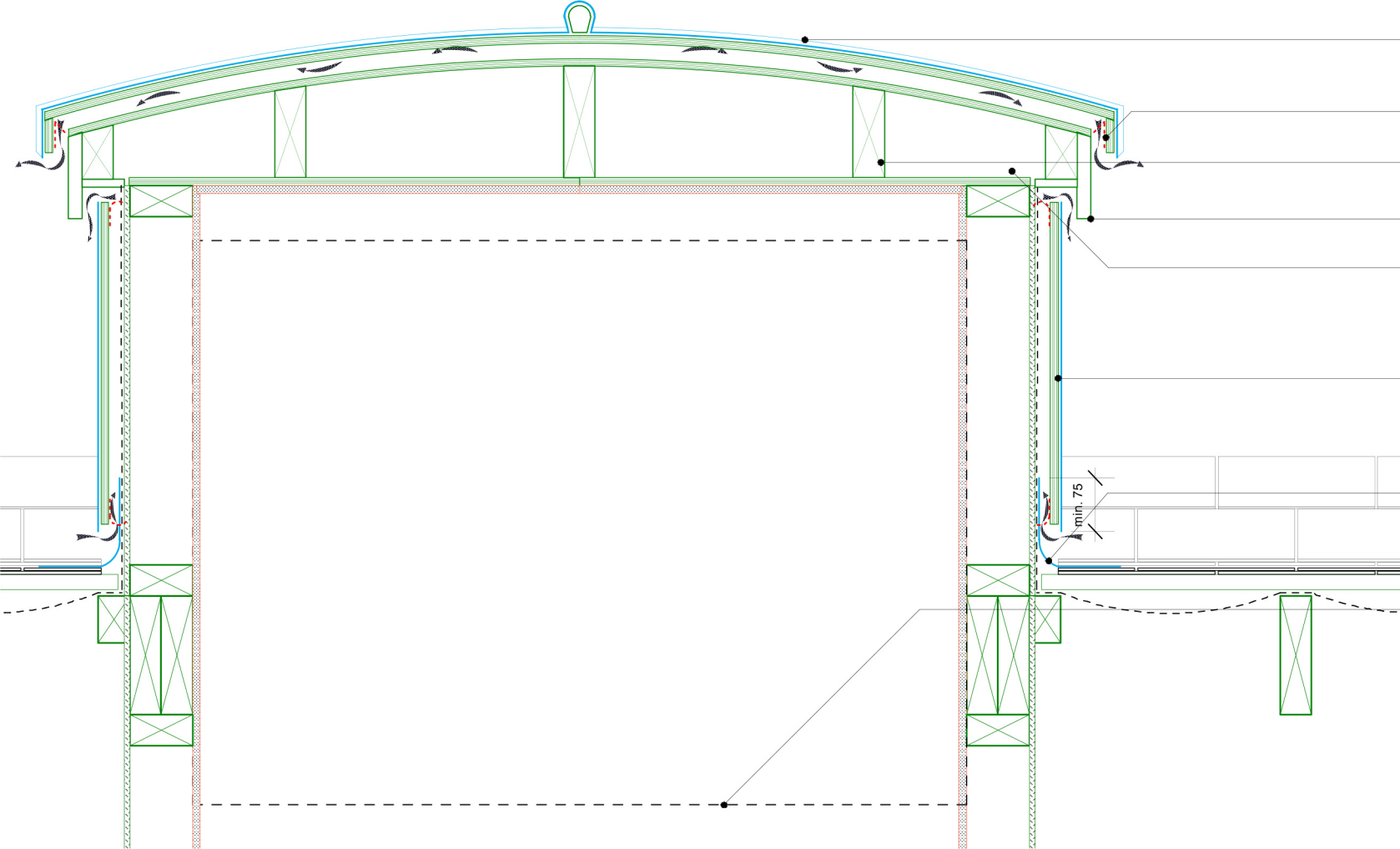
Drawing Ref.
RKL

Job No.
016

Drawing Number
PLO6

Revision
A

Sash Windows to New Dwelling
1:5



Code 5 lead on suitable underlay. Timber roll joint to head and welt joints down slope. Above on 12mm WBP ply on 25mm battens to create air gap on 12mm WBP ply.

Stainless steel insect mesh to prevent vermin ingress.

Indicative 50x175 rafter, cut down towards edges to form curve with 12mm WPB ply beneath.

Painted softwood or UPVC fascia.

Insulation to be 100mm Celotex GA4000 between rafters and as many layers of thinner insulation as possible to fill void.

Dormer cheeks formed with 50x100mm studs with 12.5mm plasterboard to inner face and 9mm OSB to outer. Tyvek Houswrap or similar fixed to OSB with 25mm battens to create air gap with stainless steel insect mesh top and bottom, 12mm WBP ply & code 5 lead over suitable underlay.

Code 4 lead flashing secured up behind dormer face by min. 75mm.

Dashed line depicts outline of window.

P&P Design

The Coach House, 3 Lime Tree Road, Norwich, NR2 2NF.
Tel 07866 107239
pandpdesign@icloud.com

Client
Laurane Limited

Project Address
Site at Catherine Wheel Opening
Norwich

Drawing Title
Planning

Dormer Window Detail

Date 22.09.16	Scale 1:10 @ A4	Drawing Ref. RKL
Job No. 016	Drawing Number PLO8	Revision A

0 400 500 mm
Scale Bar @ 1:10

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Planning

A	03/02/17: Width increased.
---	----------------------------

Report to Planning applications committee

Item

13 April 2017

Report of Head of planning services

Subject Application no 17/00220/MA - Land at Goldsmith
Street Greyhound Opening and Haslips Close,
Norwich

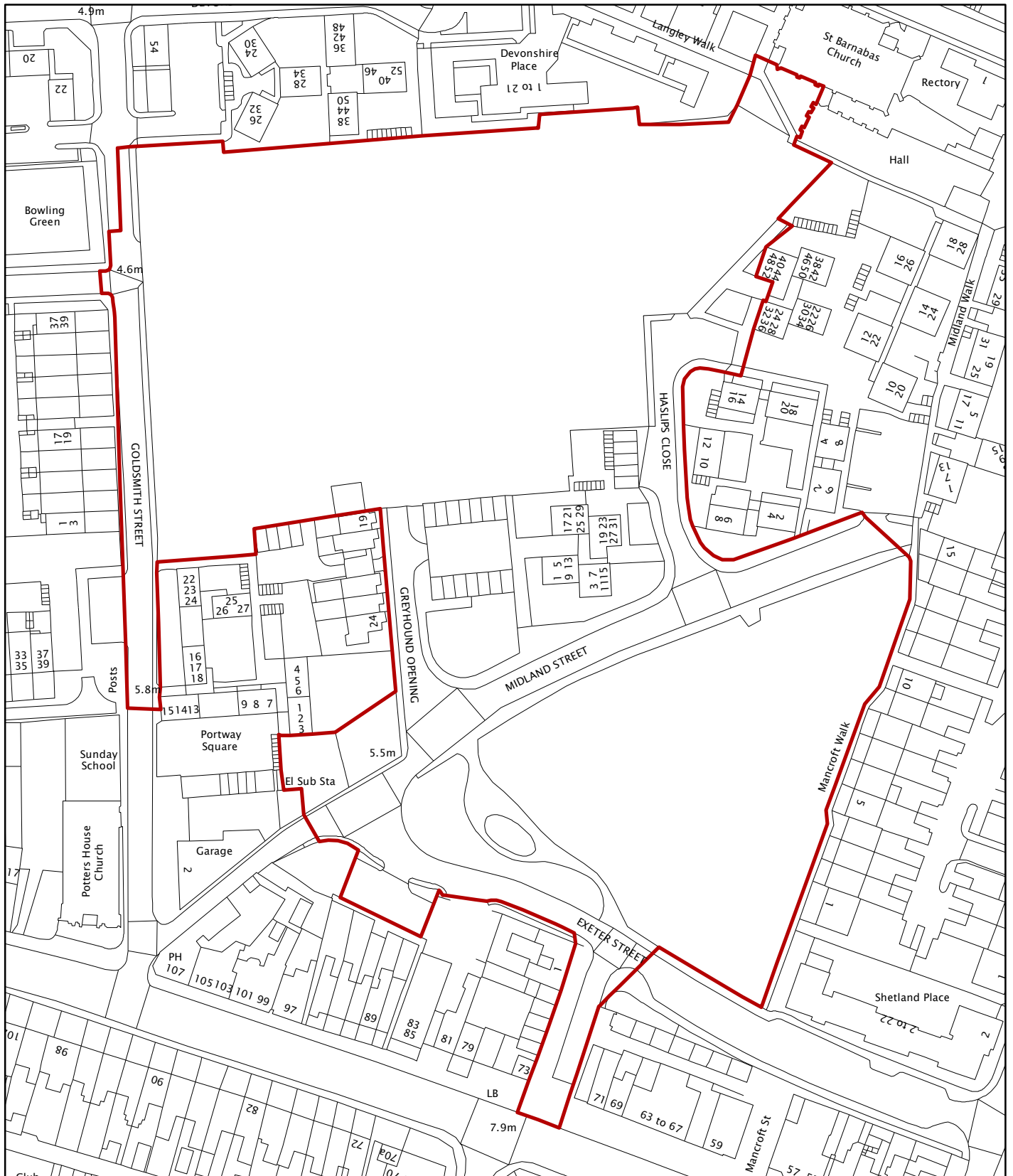
4(b)

**Reason
for referral** Norwich City Council application or site

Ward:	Mancroft
Case officer	Lee Cook - leecook@norwich.gov.uk

Development proposal		
Minor-material amendments to previous permission 15/00272/F for change in eight house types from 3 to 2 beds and removal of dormers; change to materials, design detailing and landscaping; and raised floor levels to units 76-78.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Principle	Earlier permission. Changes proposed Provision of affordable housing
2 Design	Scale, massing, layout, detailing
3 Amenity	Impact on amenities of neighbouring properties and future residents (overlooking, outlook, shading).
4 Landscaping	Communal space and play area designs
Expiry date	3 May 2017
Recommendation	Approve subject to deed of variation on S106 agreement



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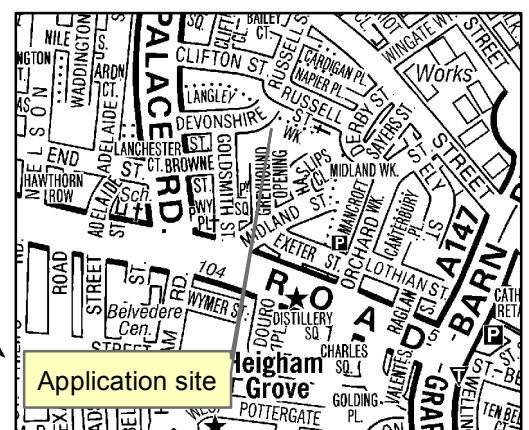
Planning Application No 17/00220/MA
 Site Address Land at Goldsmith Street,
 Grehound Opening
 and Haslips Close

Scale 1:1,250



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The application site includes an area of brownfield land of 1.2 hectares formerly providing light industry buildings and a range of residential dwellings/care facilities. Demolition has taken place to clear the site to ground level, area enclosed and below ground works commenced. Green space and connections to the south are included within the application in line with site allocation R27 and works within the open space have also been commenced. The site is located in a densely developed residential area and is largely surrounded by a mixture of terraced houses and flats, with St Bartholomew's church to the north-east.
2. The site lies a very short distance from the city centre to the east and the neighbouring shopping facilities at Distillery Square district centre on Dereham Road to the south. A number of other commercial buildings are located within the area with a car repair/fabrication business located to the west of the site located on the corner of Midland Street and Goldsmith Street. Vehicular access to the north site is currently from Goldsmith Street, Greyhound Opening and Haslips Close. Land on the north of Midland Street and south of Exeter Street are included for redevelopment. Land at Exeter Street provides some off-street surface parking. The site also lies within a current controlled parking zone (CPZ).

Constraints

3. Policy R27 of the Site Allocations Plan designates the northern area for residential development. The site has been the subject of a design competition and an earlier design brief produced providing guidance on site constraints and design opportunities. The site and green space to the south contains a number of on-site trees which should be retained. Given the site density requirement, the development should aim to achieve improvements to adjacent green spaces and CPZ as part of any scheme. Parts of the site are within flood zone 2 and within a Critical Drainage Catchment area. The site is also over 1ha and a flood risk assessment was required for the earlier proposal to inform surface water drainage strategies. Parts of the site have some archaeological interest and given historic uses are subject to possible contamination both of which both have undergone initial assessment.

Relevant planning history

4. The northern site was formerly occupied by industrial buildings and a range of residential dwellings/care facilities. Early history relates predominantly to these buildings which have now been removed from site. More recent history deals with discharge of conditions and building demolitions resulting from permission to redevelop the site granted in 2016.

Ref	Proposal	Decision	Date
09/00535/DEM	Demolition of 16 No. bungalows, 10 No. flats, Alderman Clarke House (former care home) and 2 No. warden's houses.	Approved	17/09/2009

Ref	Proposal	Decision	Date
15/00272/F	Redevelopment of site to provide 105 dwellings with associated access, landscaping and amenity spaces.	Approved	11/02/2016
15/01326/DEM	Buildings already demolished down to ground level (previous application 09/00535/DEM). Prior notification of proposed demolition for the breaking up and removal of any further slabs/asphalt roadways on site and asphalt tanking/floor tiles visible on the site, along with the removal of any small pieces of asbestos cement roofing across the site which may be visible.	Approved	04/11/2015
16/00729/D	Details of Condition 17: Surface water pipe network design and modelling; and Condition 18: Surface water system maintenance and management of previous permission 15/00272/F.	Approved	17/11/2016
16/00794/D	Partial (part site area) discharge of Condition 10: landscaping and Condition 3 (g): external lighting both for Midland Street open space area of previous permission 15/00272/F.	Approved	24/06/2016
16/01546/D	Details of Condition 14: Strategy for minimal energy dependency and energy efficiency of previous permission 15/00272/F.	Approved	15/11/2016
16/01565/D	Partial (part site area outside of the previously agreed Midland Street open space area) discharge of Condition 10 (a to e) and (g to m) landscaping for individual private garden spaces and for street trees only of previous permission 15/00272/F.	Approved	15/03/2017
16/01691/D	Details of Condition 11: Arboricultural officer site meeting of previous permission 15/00272/F.	Approved	09/12/2016
16/01827/D	Details of Condition 9: Construction Method Statement of previous permission 15/00272/F.	Approved	22/02/2017
16/01829/D	Details of Condition 20: contamination remediation assessment of previous permission 15/00272/F.	Approved	02/02/2017
16/01919/D	Details of Condition 3 (a): external materials, Condition 3 (g): external lighting (street/communal areas north site area) of permission 15/00272/F.	Approved	22/02/2017
16/01930/D	Details of Condition 5(a): electric vehicle charging point and infrastructure;	Approved	23/02/2017

Ref	Proposal	Decision	Date
	Condition 5(b): car club vehicle parking provision; Condition 5(c): cycle storage; and Condition 5(d): bin storage and servicing of previous permission 15/00272/F.		

The proposal

- Minor-material amendments to previous permission 15/00272/F for change in eight house types from 3 to 2 beds and removal of dormers; change to materials, design detailing and landscaping; and raised floor levels to units 76-78.
- The application is submitted under Section 73 of the Act as a minor material amendment and seeks variation of condition 2 of the previous planning permission for the earlier approved residential scheme.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	105 units, with a mix of 53 one bed flats; 3 two bedroom flats; 4 three bedroom flats; and 40 two bed and 5 four bed houses.
No. of affordable dwellings	37 No. Social rent houses or flats secured as a 35% of scheme total through S106 agreement but all dwellings at this time are promoted as affordable dwellings at social rent levels.
Total floor space	Gross internal floor area of approximately 8,007m ²
No. of storeys	Pitch roof two storey and two storey plus dormers central to new terraces with three storey blocks to ends and individually for type H. Flat roof two to three storey on Midland St (type K). Flat roof two storey on Exeter St (type L).
Max. dimensions	Houses approximately 6.3m to 7.2m wide x 8.75m deep x 6.95m to 9.29m (with dormer) tall. Flats (depending on block arrangement) approximately 7.75m to 26.7 m wide x 11.1m to 12.9m deep x 6m (Exeter St), 6m to 8.85m (Midland St) and 10.75m tall above FFL.
Density	Overall approximately 83 dwellings per hectare (dph) assessed over the 3 development areas – A being 77 dph (north section); B 151 dph (Midland St); and C 186 dph (Exeter St).

Proposal	Key facts
Appearance	
Materials	Buff brick with Cemex 'Braintree Light' mortar for the walls and black clay pantiles to roofs with ppc aluminium detailing to verges and standing seam system to flat roofs. Render cladding to dormers. Triple glazed aluminium frame windows.
Construction	Passivhaus specification with insulated and air-tight timber frame and brick cladding.
Energy and resource efficiency measures	Fully Passivhaus throughout
Operation	
Ancillary plant and equipment	MVHR units are positioned within individual dwellings.
Transport matters	
Vehicular, pedestrian and cycle access	Rearranged via revised/new road network around Goldsmith Street, Midland Street, Greyhound Opening, Haslips Close and Exeter Street and new pedestrian/cycle linkages through the area to provide improved connections from Dereham Road to areas north of the site.
No of car parking spaces	86 spaces including 1 car club space and electric car charging point. Parking will be on highway as part of a revised CPZ taking in road network connections to Greyhound Opening and Haslips Close and a review of layout of Goldsmith Street, Midland Street and Exeter Street.
No of cycle parking spaces	Bike stores and sheds are shown to be provided.
Servicing arrangements	Private or communal bin stores, depending on dwelling type, and relocation of some existing stores on east side of site. Access via new or existing road connections between Goldsmith Street, Midland Street, Haslips Close and Exeter Street.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received relating to this application.

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

Consultation responses

9. 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

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

Environmental protection

11. Have reviewed this application and have no comments.

Highways (strategic)

12. Have no comments to raise in relation to the proposed minor-material amendments.

Housing strategy for Planning Service

13. No objection in principle. Notes that JCS requires 33% of the homes to be affordable, split 85% (30 units) social rent and 15% (5 units) intermediate tenure. Notes tenure split and whilst not policy compliant as it does not provide for intermediate tenure homes, is acceptable, due to the high need for social rented homes in Norwich; proposed affordable housing types and sizes match the identified housing need in Norwich.

Landscape

14. No objection in principle. Provided detailed comments on boundary treatments, confirmation that play safety zones are adequate, maintenance regime for wildflower area, protection of tree root zones, hedging species with less vigorous growth than Hornbeam preferred, shrub pruning and tree establishment. Requested additional management information and minor changes to the scheme.

Norfolk County Lead Local Flood Authority

15. Confirm that the County Council as Lead Local Flood Authority has no comments to make. Have previously agreed surface water drainage details.

Assessment of planning considerations

Relevant development plan policies

16. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery

- JCS5 The economy
- 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

17. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM8 Planning effectively for open space and recreation
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM17 Supporting small business
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability
- DM1 Achieving and delivering sustainable development

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

- R27: Goldsmith Street

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- 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

20. Supplementary Planning Documents (SPD)

- Affordable housing SPD adopted March 2015
- Heritage interpretation SPD adopted December 2015
- Landscape and trees SPD adopted June 2015
- Open space and play adopted October 2015

Case Assessment

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

Main issue 1: Principle of development

22. Key policies and NPPF paragraphs – JCS4, JCS9, JCS12, JCS20, DM1, DM8, DM12, DM13, DM33, SA R27, NPPF paragraphs 9, 14, 17, 49, 73-75, 109 and 129.
23. The principle of redevelopment of the site was agreed by Members at planning applications committee on 1st October 2015 under application 15/00272/F. The current application is submitted under Section 73 of the Act as a minor material amendment to the approved residential scheme. This development has recently been commenced with all pre-commencement conditions having been discharged on the earlier permission. The construction works so far are for foundations, drainage and floor pads which are elements of design not affected by the requested changes.
24. Following consultation the Housing client and options manager identified a lower need for 3 bedroom houses than for 2 bedroom houses and as a result have requested a change in the mix of house types for the scheme. Elements of change have potential for impacts in terms of design, amenity and landscaping which are considered further below. The overall layout of highways and block footprints is unchanged from the approved scheme. No changes are proposed to the overall numbers of dwellings being sought and this remains at 105 units.
25. The Strategic Housing officer commenting for the planning service has confirmed that there is a high need for 1 bedroom flats and 2 bedroom houses in the City and that the proposed change in house type will meet an identified housing need. In the local context the proposal is considered to be a minor change to the approved scheme which should not adversely impact on the area or design impacts of the buildings and the changes are therefore considered to be acceptable as such.
26. Any new permission will need to be linked to legal requirements to assist in meeting local housing need and S106 implications are discussed below.

Main issue 2: Design

27. Key policies and NPPF paragraphs – JCS1, JCS2, DM3, DM8, NPPF paragraphs 9, 17, 56 and 60-66.
28. Discussion has taken place in order to understand the design changes which would result from the revisions to incorporate fewer 3 bedroom units. The change in house sizes will result in fewer dormer features being required and those which remain for the four bed houses have been arranged and spaced throughout the scheme to maintain a rhythm to street elevations.
29. 4 no. dormers have been omitted from the northern terrace. The remaining dormers / house types have been respaced along the terrace. The changes result in an improved relationship between three storey elements along the terrace and better reveal of building height as you pass through the development. The changes in scale and position of dormers do not significantly change any amenity impacts which were previously assessed with the scheme.
30. 4 no. dormers have also been removed from the central bays of terraces. Where previously there would be 2 within each terrace section these are now removed completely. The visual impact of their removal from these shorter terrace sections has been modelled prior to the application being made to assess whether the impact would be improved by retention of at least 1 dormer within each of these blocks. The conclusion is that the removal of dormers here will create a simple and successful design of terrace which still are seen as part of the whole development. To try to maintain a central dormer it is felt would create an unbalanced elevation.
31. The scheme has also gone through a costing review and to keep within revised budget some brickwork areas have been replaced with use of render. This has been limited to the rear of dwelling types A, C and D and should not be visible from the wider public realm. The use of brick slips to building type C dormers has also been changed to a render finish. This design technique has been used primarily to define the difference between public and private spaces and can work well if detail provides a consistent approach to building design.
32. Again this was discussed at early stages to help understand the impact on elevation treatments and the use of devices which could be used to maintain a designed element to rendered areas. The details and layering of the facades have been maintained in the same manner as in areas of brickwork with two tones of render articulating window and door reveals. Brick plinths are used along the rear elevations and each end building within the terrace will retain its brick finish which will help frame the use of render panels. Any expansion joints should also be hidden behind downpipes or are to form part of the pattern of render.
33. Further minor design changes involve the use of powder coated aluminium instead of zinc to flashing details; change from Flemish brick bond to stretcher bond and some resulting brick details; change of 4 no. curved building corners to square corners; and increasing the slab level of units 76-78 on Goldsmith Street to avoid the need for additional retaining walls to existing adjacent gardens. Detail of mortar colour and pointing has also subsequently been agreed with the agent although not formally agreed through discharge of parts of condition 3.

34. These changes are unlikely to result in a significant change to the design feel, high quality of detailing or reading of the overall scheme. The proposed change in slab level is in part of a terrace of flats but the split in overall height takes advantage of a balcony break in the elevation and ability to review ceiling heights of room spaces internally and again should not have a significant impact in the final street elevation.
35. Changes related to landscaping are discussed below but these essentially maintain areas of public garden spaces as originally envisaged but with modified detailing and improvements to the usability of proposed play space in the north east corner of the site. Overall the suggested changes to design, building scales, detail and material palette are considered to be acceptable and the end result will maintain a cohesive and attractive redevelopment scheme.

Main issue 3: Amenity

36. Key policies and NPPF paragraphs – DM2, DM3, DM11, NPPF paragraphs 9, 17, 56 and 59.
37. The scheme provides for 105 dwellings within an arrangement of terraces running east – west and two individual blocks within the south-west corner on either side of the Midland Street/Exeter Street junction. Buildings are pitched roof two storey and two storey plus dormers central to new terraces with three storey blocks to ends and individually for type H; and a flat roof two to three storey building on Midland St (type K); and flat roof two storey building on Exeter St (type L). The shape of the site has led to the positioning of buildings within the north and south-west sections to form a surround to central open/green spaces and frame to the cycle/pedestrian links which run through the site and form part of the new access road arrangements to be adopted. This remains largely unaltered and is still seen to be an acceptable arrangement to provide on-site amenity for the benefit of residents.
38. The buildings are stepped in height and take advantage of the site levels to improve light levels between buildings. This aids not only amenity but also assists with winter light levels for thermal gain in terms of passivhaus design. Earlier review and analysis of sunlight and daylight factors of existing and new properties has been undertaken. Most of the windows for the new development meet or exceed BRE recommendations for light and vertical sky component. The terrace of houses and flats on the north are positioned close to existing residential properties but at a distance and orientation to not significantly impinge on local amenities.
39. The arrangement of houses in each terrace section seeks to minimise overlooking by ensuring that upper floor bedrooms within dormers look south. In other spaces first floor rooms looking north are either bathrooms or stair landings. The change in arrangement of dormer windows on the north terrace has resulted in fewer of these features and whilst some have moved position within the terrace these are in front of gable ends to buildings to the north of the site thereby limiting any change in impact.
40. Increasing the slab level of units 76-78 on Goldsmith Street has been led by the desire to avoid the need for additional retaining walls to existing adjacent gardens to the south. These units will be sited adjacent to a blank end gable of an existing block of flats. A shared footpath and bin store runs along the existing separating boundary. The height change should not affect existing residents to the south in

terms of shading or overlooking and will have a minimal impact on amenity of proposed dwellings.

41. Overall the proposals still work well with reference to their relationship with adjacent properties and subject to re-imposing conditions on joinery, glazing and landscaping it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of outlook, overlooking or overshadowing or in terms of quality of the living environment for existing or future residents.

Main issue 3: Landscaping and open space

42. Key policies and NPPF paragraphs – JCS1, JCS2, JCS12, DM2, DM3, DM6, DM7, DM8, DM33, NPPF paragraphs 9, 17, 56, 58, 70, 74, 75, 109, 118, and 141.
43. Details have been worked up for indicative landscaping proposals across the site including the open space to the south and linkages northwards into the site. The site itself will provide new informal cycle and pedestrian routes. Access and footpath space provision will be undertaken during development to an agreed scheme to the Councils satisfaction whereby the developer would need to meet the cost and undertake the works. Works to provide enhancements of the Midland Street open space have been agreed under application 16/00794/D and subsequently undertaken. Landscape details of private garden spaces have also been agreed under application 16/01565/D.
44. The remaining landscape proposals for play in the north-east corner of the site and for communal gardens and spaces running through the remainder of the northern sector of the site have been redesigned to be less formal and to be more usable across the scheme. This has followed a revised design brief from the applicant and includes a greater emphasis on natural play rather than the geometric layout and tight planting envisaged previously.
45. As the site links through to the core cycling network and forms a new pedestrian route to Dereham Road the development should still be well landscaped to enhance its use and to promote biodiversity links. Existing planting within parts of the site is still to be partly protected and will help produce a mature landscape scheme at early stage. The proposed softening of planting and spaces will help with connections through the site and creates a stronger relationship with the revised layout of open space to the south. The revised layout of these spaces is considered to be acceptable in principle and it is suggested that the specific details be conditioned as part of any consent. Conditions are also suggested to ensure biodiversity enhancements are provided as part of the scheme including those for individual properties.
46. Discussions have long taken place in line with local plan policy to incorporate larger green space improvements as part of the scheme and for provision to be made for open space and play space within the site rather than pursuing off-site provision and contribution towards such facilities. The proposed revisions build on this requirement but it is still reasonable to request final details for the provision and site maintenance for the play areas and open spaces. Design of hard surfaces for roadways, home-zones and pathways will be critical to the final design of the scheme and whilst initial information and examples of materials have been shown details of final hard landscaping are suggested to be agreed by condition. A condition related to historic interpretation which could be incorporated into any

landscape scheme is also suggested to be re-imposed as this matter is still outstanding.

Compliance with other relevant development plan policies

47. 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	Yes subject to details agreed under application 16/01930/D. Private and secure cycle parking stores are shown to meet development needs.
Car parking provision	DM31	Yes subject to details agreed under application 16/01930/D and a condition suggested in terms of confirming detail of car club vehicle and a condition requiring parking to be on highway as part of a revised CPZ. Parking space and electric car charging point are shown as part of highways specification.
Refuse Storage/servicing	DM31	Yes subject to details agreed under application 16/01930/D. Bin stores and collection are shown to be provided close to the highway for ease of collection. The design and position of stores should help reduce any visual clutter and obstruction within the area. Refuse collection is likely to be capable from Dereham Road, possibly with revised arrangements.
Energy efficiency	JCS 1 & 3 DM4	Yes subject to details agreed under application 16/01546/D relating to passivhaus standards and a condition requiring 10% LZC energy source provision should final passivhaus certification not be met.
Water efficiency	JCS 1 & 3	Yes subject to a condition requiring compliance with Building Regulation standards for 110ltr pppd water efficiency
Sustainable urban drainage	DM3/5	Yes subject to details agreed under application 16/00729/D relating to details of modelling of the surface water pipe network to ensure sufficient capacity is incorporated and for the long term maintenance of the drainage system implementation of surface water flood strategy and conditions relating to scheme implementation,
Contamination	JCS1 DM11	Yes subject to details agreed under application 16/01829/D relating to contamination remediation and conditions

Requirement	Relevant policy	Compliance
		requiring details of verification, certification for imported materials and to stop work if unknown contaminants are found during construction phase.
Tree protection	JCS1 & 2 DM3/6/7	Yes subject to details agreed under application 16/01691/D and 16/01827/D relating to tree inspections and AMS and conditions requiring compliance with arboricultural information and protection of root zones during construction etc.
Archaeology	JCS1 DM9	Discussion has taken place with the Historic Environment Service and evaluation agreed. The site has a potentially interesting history, and this could be referenced to in some form of heritage interpretation in the public space which is suggested as being sought by condition.

Other matters

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

Affordable housing

49. The promotion of this site has been discussed with Council Housing Officers to seek to secure a high percentage of the affordable housing at appropriate rent levels for the locality and to ensure an appropriate split in tenure types being made available. The scheme is generally in line with policy JCS4 as a minimum 33% of the houses and flats are suggested as being provided as affordable housing and secured through S106 agreement. A plan was originally submitted with the earlier application to show 35 dwellings along the north edge of the site as being provided and protected for this purpose through the legal agreement. This figure has since been increased to 37 units and layout slightly revised to show the location and tenure mix of units to be protected for affordable housing requirements.
50. The Housing strategy officer commenting for the Planning Service notes that JCS requires a split of 85% (30 units) social rent and 15% (5 units) intermediate tenure affordable dwellings. However; the tenure split whilst not policy compliant is acceptable due to the high need for social rented homes in Norwich. The proposed affordable housing types and sizes match the identified housing need for Norwich and the slight increase to 35% provision is commendable within current market conditions. In order to protect this provision a deed of variation is required on the S106 agreement to link this application to the original document and to incorporate the revised plan and tenure types. The agent has agreed to this requirement and prepared a draft deed for comment and final signing and sealing.

Biodiversity

51. An ecological assessment has been submitted with the earlier application and in terms of ecology the site, being mostly remains of building slabs and other hard surface areas, appears to be of low ecological value. There are a number of interesting trees on site and a disused fox earth is noted on the northern site but site clearance and scrub growth together with enclosure with hoardings of the north area and maintained amenity grassland to the south has meant that the main interest would be nesting birds and potentially hedgehogs. Buildings have been removed and most trees on site are lacking in suitable features to provide habitat for roosting bats. Potential impacts to protected species and other species of conservation interest from development of the site have been assessed as being minimal.
52. Mitigation would be suggested primarily as native species planting as being part of any new landscaping scheme and for the provision of bird and bat boxes. It is recommended that a number of House Sparrow terraces be installed on some of the new homes. House sparrow numbers have declined over many years, so the provision of new nesting opportunities is likely to help the species.
53. Requirement of details of fencing and boundary treatments has been agreed under application 16/01565/D to ensure some capacity for hedgehogs to move through garden areas of the site. Maintenance of the central open space would likely be under the realm of housing services. External lighting provided in conjunction with the development should be of a modern, low spill type to minimise light seepage into the open habitat at the edges of the site and that such detail has been agreed under applications 16/00794/D and 16/01919/D. Conditions are still suggested to ensure biodiversity enhancements are provided as part of the scheme and an informative added in relation to wildlife protection during site works.

Equalities and diversity issues

54. There are no significant equality or diversity issues.

S106 Obligations

55. The provision of a deed of variation is required on the S106 agreement to link this application to the original document. The agent has agreed to this requirement and prepared a draft deed for comment and final signing and sealing.

Local finance considerations

56. 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.
57. 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.
58. In this case local finance considerations are not considered to be material to the case.

Conclusion

59. The principle of development and access has been established on the site by the previous planning permission. The proposed development provides an acceptable scheme in relation to those changes being made to the earlier permission and appropriately responds to amenity, design and landscape issues. Revisions as negotiated have improved the scheme and adequately responded to local concerns which had been raised with the initial application. 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. 17/00220/MA - Land at Goldsmith Street, Greyhound Opening and Haslips Close, Norwich and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. Development to be in accord with drawings and details;
2. Details of facing and roofing materials; external lighting to be in accord with applications 16/00794/D and 16/01919/D; and details to be agreed within 4 months of the date of permission for brick bond; joinery; window shutters; verges; vent systems; external lighting (Private residences); and heritage interpretation;
3. Windows facing south Block L first floor flats to be obscure glazed and fixed openings;
4. Details of vehicle charging point; car club vehicle parking point; cycle storage; and bin stores provision to be in accord with application 16/01930/D; and details to be agreed within 4 months of the date of permission for car club vehicle;
5. Details to be agreed within 4 months of the date of permission of highways works;
6. Details to be agreed prior to first occupation of travel plan;
7. Provision to be made prior to first occupation of extension to Controlled Parking Zone;
8. Construction management; parking; wheel washing etc. to be in accord with application 16/01827/D;
9. Details of landscaping Midland Street area; private gardens; and street trees (planting; tree pits; biodiversity enhancements; south play spaces; site treatment works; boundary treatments, gates, walls and fences; access road and path link surfaces; and landscape provision and maintenance) to be in accord with application 16/00794/D and 16/01565/D; and details to be agreed for landscaping for communal areas and north-east play area;
10. Pre-construction site meeting, details of arboricultural monitoring; and where necessary AMS for additional site works, protection of existing trees and planting to be in accord with application 16/01691/D;
11. Compliance with AIA, AMS and additional information at condition 10 and Tree Protection Scheme implemented prior to commencement;
12. Retention of tree protection;

13. Details of passivhaus measures to be to be in accord with application 16/01546/D; and details to be agreed prior to first occupation for provision and maintenance of LZC technologies and renewable energy sources should development not achieve passivhaus accreditation;
14. Water efficiency measures set at 110 litres/person/day;
15. Implementation of surface water flood strategy;
16. Details of modelling of the surface water pipe network to be in accord with application 16/00729/D;
17. Details of maintenance of the surface water drainage system to be in accord with application 16/00729/D;
18. No hard-standings to be constructed prior to surface water works having been carried out;
19. Details of site contamination investigation, assessment and remediation to be in accord with application 16/01829/D;
20. Details of contamination verification plan to be agreed prior to first occupation;
21. Cessation of works if unknown contaminants found;
22. Details of all imported material prior to occupation to be agreed prior to first occupation;
23. Details of plant and machinery;

Informatives

1. Considerate constructors.
2. Unrecorded UXB's.
3. Impact on wildlife.
4. Highways contacts, permits, design note, works within the highway etc.
5. Environment Agency guidance.
6. Anglian Water guidance.

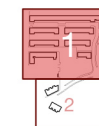
Article 35 (2) statement

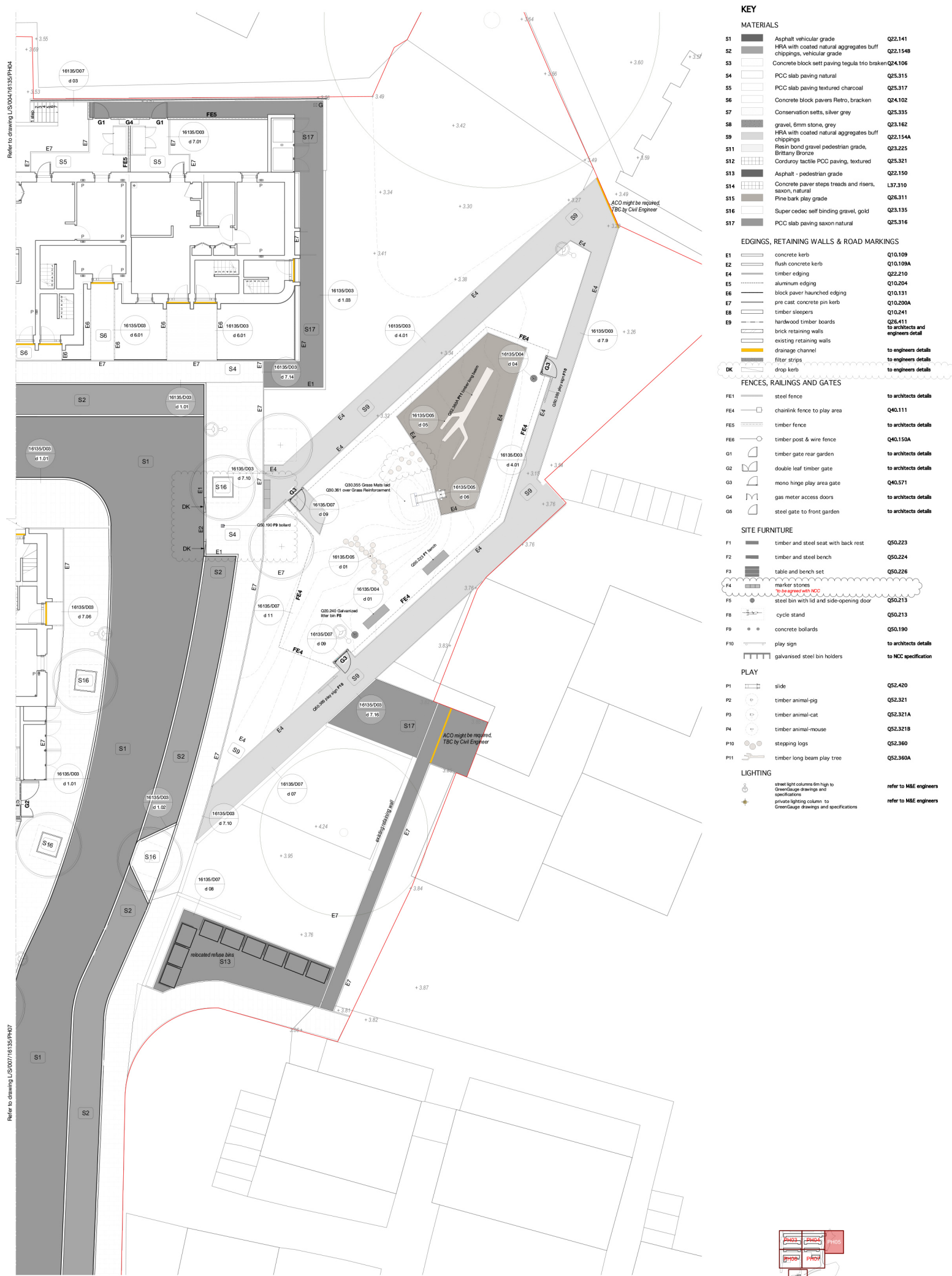
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application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

...



- KEY**
- PLANTING**
- existing tree
 - proposed trees
 - proposed multi-stem trees
 - proposed hedges
 - bulbs
 - lawn
 - wildflower meadow
 - planting
 - climbers
- MATERIALS**
- asphalt
 - asphalt with chippings vehicular grade
 - asphalt with chippings
 - flag paved footways
 - conservation setts ramps
 - self-binding gravel tree pits
 - black paved communal garden
 - resin bonded paving paths
 - flag paved rear gardens
 - black paved front garden
 - flag paved access paths
 - pine bark to play area
 - grass reinforcement mats
- STREET FURNITURE**
- bench
 - table & bench set
 - bin
 - bike stand
 - bike store
 - play signage
 - electric car charging point
 - car club parking space
 - heritage interpretation marker stones
to be agreed with ACC
- DRAINAGE**
- gully to Rose Long drawings + specification
 - ACC channel to Rose Long drawings + specification
 - paving falls
 - nominal crossfall as required
- PLAY**
- play equipment
- LIGHTING**
- street light column 6m high to GreenGauge drawings and specifications
 - private lighting column to GreenGauge drawings and specifications





KEY		
MATERIALS		
S1	Asphalt vehicular grade	Q22.141
S2	HRA with coated natural aggregates buff chippings, vehicular grade	Q22.154B
S3	Concrete block sett paving tegula trio broken	Q24.106
S4	PCC slab paving natural	Q25.315
S5	PCC slab paving textured charcoal	Q25.317
S6	Concrete block pavers Retro, bracken	Q24.102
S7	Conservation setts, silver grey	Q25.335
S8	gravel, 6mm stone, grey	Q23.162
S9	HRA with coated natural aggregates buff chippings	Q22.154A
S10	Rein bond gravel pedestrian grade, Brittany Bronze	Q23.225
S11	Corduroy tactile PCC paving, textured	Q25.321
S12	Asphalt - pedestrian grade	Q22.150
S13	Concrete paver steps treads and risers, saxon, natural	L37.310
S14	Pine bark play grade	Q26.311
S15	Super cedeo self binding gravel, gold	Q23.135
S17	PCC slab paving saxon natural	Q25.316
EDGING, RETAINING WALLS & ROAD MARKINGS		
E1	concrete kerb	Q10.109
E2	flush concrete kerb	Q10.109A
E3	timber edging	Q22.210
E4	aluminum edging	Q10.204
E5	block paver haunched edging	Q10.131
E6	pre cast concrete pin kerb	Q10.200A
E7	timber sleepers	Q10.241
E8	hardwood timber boards	Q26.411
E9	brick retaining walls	to architects and engineers detail
	existing retaining walls	
	drainage channel	to engineers details
	filter strips	to engineers details
	drop kerb	to engineers details
FENCES, RAILINGS AND GATES		
FE1	steel fence	to architects details
FE4	chainlink fence to play area	Q40.111
FE5	timber fence	to architects details
FE6	timber post & wire fence	to architects details
G1	timber gate rear garden	Q40.150A
G2	double leaf timber gate	to architects details
G3	mono hinge play area gate	Q40.571
G4	gas meter access doors	to architects details
G5	steel gate to front garden	to architects details
SITE FURNITURE		
F1	timber and steel seat with back rest	Q50.223
F2	timber and steel bench	Q50.224
F3	table and bench set	Q50.226
F4	marker stones	to be agreed with ACC
F5	steel bin with lid and side-opening door	Q50.213
F8	cycle stand	Q50.213
F9	concrete bollards	Q50.190
F10	play sign	to architects details
	galvanised steel bin holders	to NCC specification
PLAY		
P1	slide	Q52.420
P2	timber animal-pig	Q52.321
P3	timber animal-cat	Q52.321A
P4	timber animal-mouse	Q52.321B
P10	stepping logs	Q52.360
P11	timber long beam play tree	Q52.360A
LIGHTING		
	street light columns 6m high to GreenGage drawings and specifications	refer to M&E engineers
	private lighting column to GreenGage drawings and specifications	refer to M&E engineers

Appendix A



A-1 - Visualisation of Approved Scheme Including 2no Dormers to Terrace 5



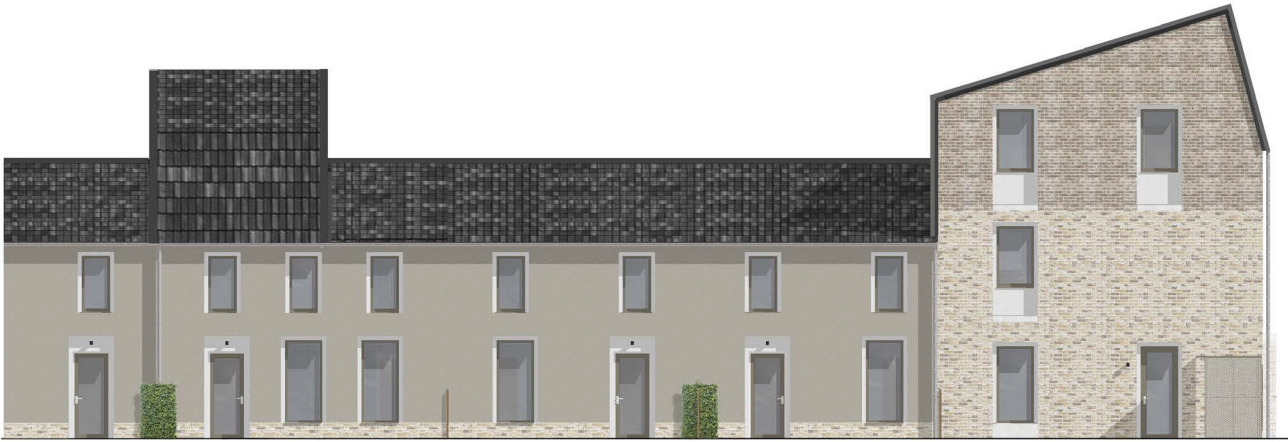
A-2 - Visualisation of scheme development 1no Dormers to Terrace 5



A-3 - Visualisation of proposed scheme development with omission of Dormers to Terrace 5



B-1 South Elevation Visualisation (Section) Terrace 1,4,5



B-2 North Elevation Visualisation (Section) Terrace 1,4,5



B-3 North Elevation Visualisation (Section) Terrace 2,3,6



B-4 South Elevation Visualisation (Section) Terrace 2,3,6

Report to Planning applications committee

Item

13 April 2017

Report of Head of planning services

Subject Application no 17/00298/F - 82 Christchurch Road,
Norwich, NR2 3NG

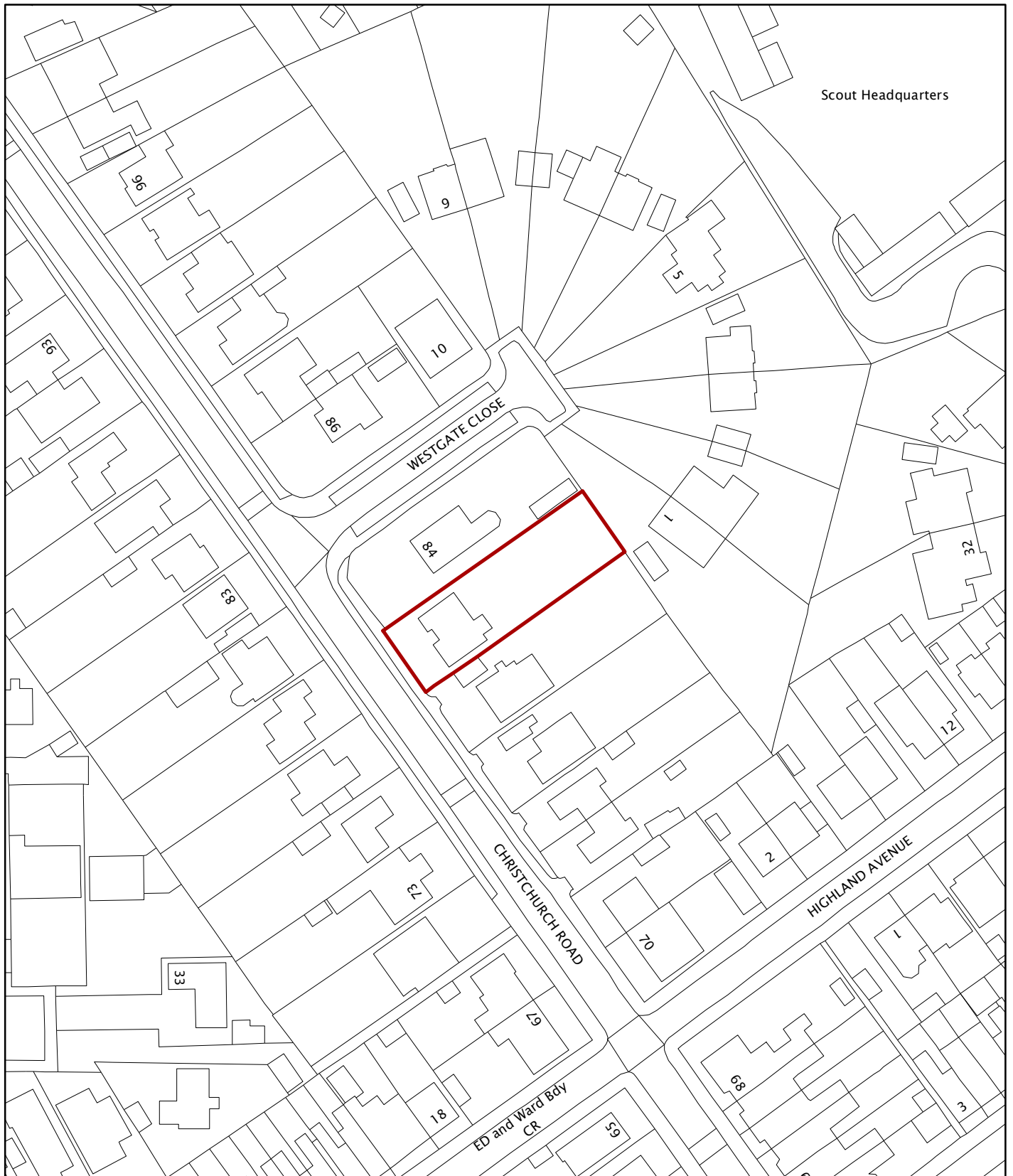
**Reason
for referral** Objections

4(c)

Ward:	Nelson
Case officer	Lydia Tabbron - lydiatabbron@norwich.gov.uk

Development proposal		
Front infill and rear first floor extension.		
Representations		
Object	Comment	Support
2		2

Main issues	Key considerations
1 Residential Amenity	The impact of the development on the neighbouring properties (no.80 & no.84) in terms of light, outlook, and privacy
2 Scale and Design	The impact of the development within the context of the original design / surrounding area
Expiry date	17 April 2017
Recommendation	Approve



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Planning Application No 17/00298/F

Site Address 82 Christchurch Road

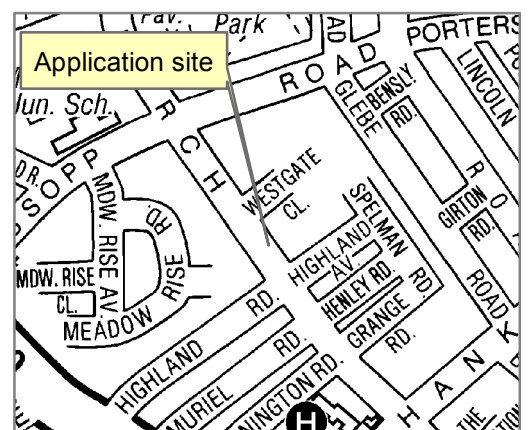
Scale 1:1,000



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City Council

PLANNING SERVICES

Page 62 of 90



The site and surroundings

1. The site is situated on the north east side of Christchurch Road near the junction with Westgate Close. It is a two storey detached dwelling house. The surrounding area is residential with there being a mix of two storey detached and semi-detached properties all of which are situated within relatively large plots with driveways to the front.
2. The surrounding properties are an assortment of red brick and rendering with a mixture of clay and concrete profile and flat tiles. The main house of the subject property is red brick with dark pin tiles and a mixture of white uPVC and painted timber windows and doors.
3. Properties in the surrounding area have rear extensions of varying size and styles. The property at no.80 has a single story conservatory attached to the rear of the house as well as a greenhouse and single storey outbuilding both backing onto the boundary wall shared with no.82. The dwelling at no.84 has a first floor balcony on the side of the property which looks out onto no.82 as well as a number of first floor windows.
4. The rear garden of the subject property has a decking area with a newly constructed modern single storey rear extension with a flat grey fibreglass roof, aluminium framed windows and cedar cladding. The rest of the garden has bordering shrub beds with trees to the bottom of the garden providing natural screen. Wooden fence panels provide boundary treatment on either side of the property with neighbours.

Constraints

5. Within a Critical Drainage Area

Relevant planning history

- 6.

Ref	Proposal	Decision	Date
15/00261/F	Demolition of rear conservatory and erection of single storey rear extension.	APPR	01/04/2015
17/00298/F	Front infill and rear first floor extension.	PCO	

The proposal

7. The proposal is for the construction of a first floor rear extension upon half of the roof of a newly built single storey extension. The proposed extension is of similar design to the existing extension; both using modern materials with matching large windows overlooking the garden. A sedum roof is also proposed on the other half of the existing extension roof.

8. Works to the front of the house are proposed which include removing the existing garage doors and replacing them with untreated cedar clad sliding doors. The area between the garage and front door is to be infilled with a new flat roof with grey zinc edging.

Summary information

Proposal	Key facts
Scale	
No. of storeys	A single storey extension upon an existing single storey rear extension, overall creating two stories.
Max. dimensions	<p>Rear extension:</p> <p>5.5m wide, 2.5m deep, an additional 2.5m in height creating a distance of 5.4m from ground level to eaves.</p> <p>Front infill:</p> <p>Height (3.5m) same as existing. Infill will not come out any further than existing property. New flat roof will increase the width of property by 0.5m.</p>
Appearance	
Materials	<p>Painted timber doors</p> <p>Grey aluminium framed windows</p> <p>Untreated cedar clad sliding doors with hidden joints</p> <p>Flat grey fibreglass roof with part sedum roof</p> <p>Walls a mixture of grey standing seam zinc cladding and grey untreated cedar cladding</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
Loss of light, views and privacy from the rear first floor extension to no.80 and 84.	See Main Issue 1: Amenity

Issues raised	Response
The proposed extension will be visually overbearing and inappropriate for this style of property.	See Main Issue 2: Design
Materials proposed are not in keeping with the style of the property or those in the vicinity.	See Main Issue 2: Design
Other comments	Response
The proposal and use of modern materials will have a positive impact on the surrounding area	See Main Issue 2: Design
Supporting the use of innovative and eco-friendly materials.	<p>The sedum roof is particularly significant as the property is in a critical drainage area, strongly supporting DM5.</p> <p>The proposed materials are also in accordance with JCS1&2, DM1&3, NPPF0, 7&10.</p>
The impact on neighbouring properties view, light and privacy will be minimal.	See Main Issue 1: Amenity

Consultation responses

10. No consultations carried out due to the scale and nature of the development.

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

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

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. No windows are situated on either of the side elevations of the extension so the proposal will not result in any overlooking or loss of privacy. Although the proposed rear development would allow some overlooking views into neighbouring gardens, these views would be front views and similar to existing first floor windows views. As such this impact is not considered significant.
17. With regards to loss of light and overshadowing the main consideration is whether the proposal will impact upon the property to the south (80 Christchurch Road). The proposal may result in a slight loss of light; however due to the distances (5m approx.) involved and the orientation (the proposal is east facing and no.80 is situated to the south) any loss of light will be minimal and at an acceptable level. Furthermore, it is not considered that the proposed extension will be overbearing to the neighbouring resident due to distances involved.
18. The proposed extension will enhance the internal living space for the residents of 82 Christchurch Road. The plot is large so the proposal will not result in a loss of external amenity space.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The fibreglass roof, cedar cladding and grey zinc finish of the proposed rear extension and infill has a more contemporary feel which would contrast with the traditional brick appearance of the main house. However a variety of material types are found within the street and given that the extension is situated to the rear of the property and is not situated within a conservation area, this is considered acceptable. Overall the detailed design and materials of the rear extension and infill would ensure that it appears as a visually distinct but appropriate addition to the main building. As such the proposal is considered to be of good design.

Equalities and diversity issues

21. There are no significant equality or diversity issues.

Local finance considerations

22. 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.
23. 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.
24. In this case local finance considerations are not considered to be material to the case.

Conclusion

25. The proposed extension and front infill is of good design and would have minimal impact on the amenity of the neighbouring occupiers. 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. 17/00298/F - 82 Christchurch Road Norwich NR2 3NG and grant planning permission subject to the following conditions:

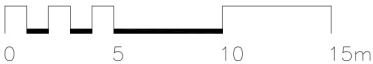
1. Standard time limit;
2. In accordance with plans;

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.



LOCATION PLAN - SCALE 1:1250



SITE PLAN - SCALE 1:500



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no.
A01
A02

date
03.02.15
29.01.17

BJF
BJF

revision & issue
Issued to Client
Issued to Client

PLANNING

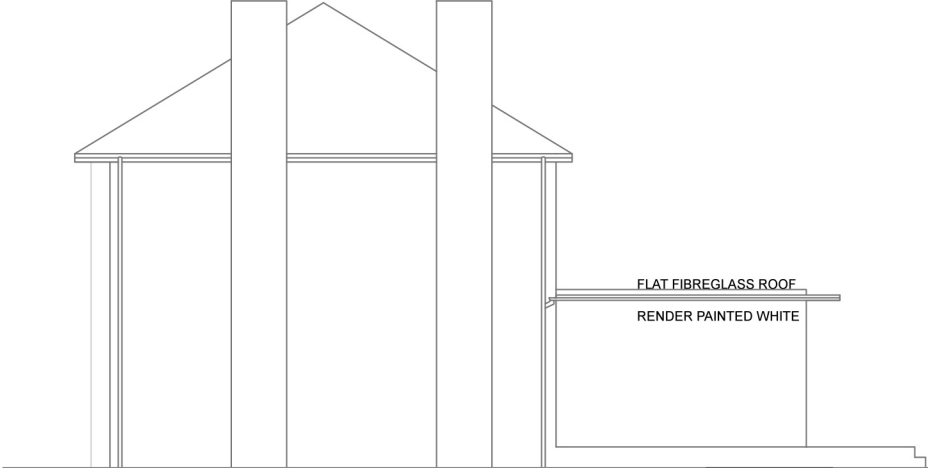
frithassociates

33 Quebec Rd, Dereham, Norfolk, NR19 2DR.
01362 697201 // info@frithassociates.co.uk

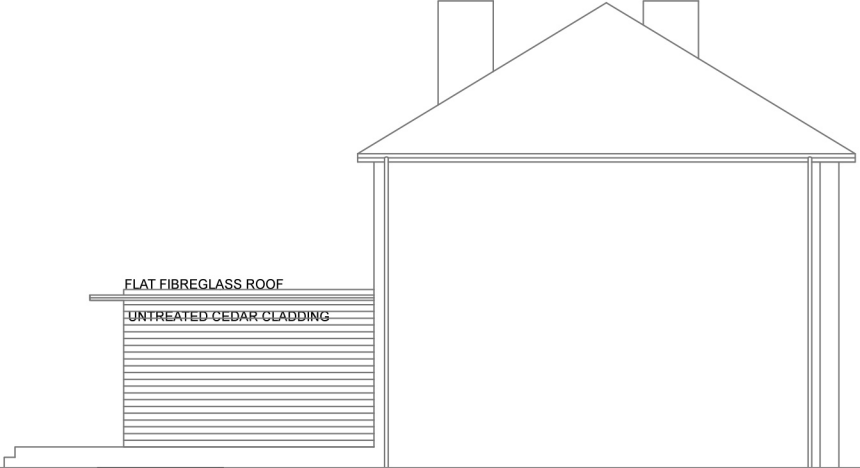
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SITE AND LOCATION PLANS

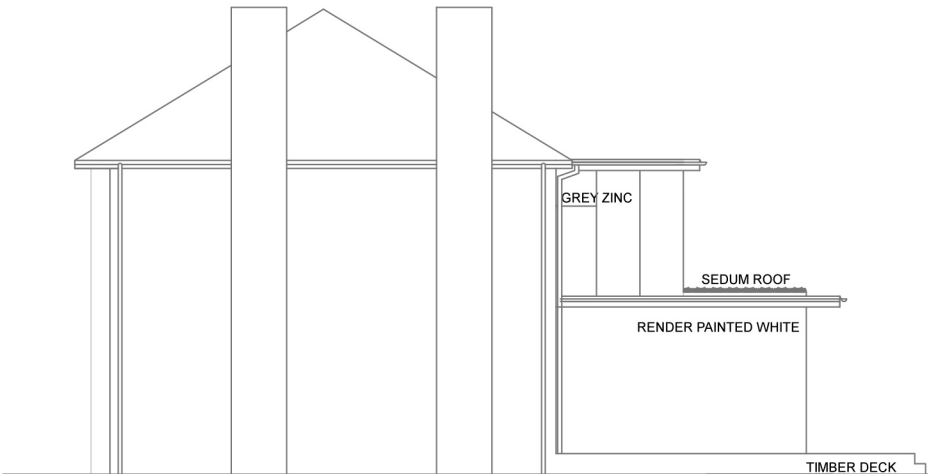
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job Proposed Extension to House 82 Christchurch Road, Norwich			
scale AS NOTED	drawn BJF	date 01.02.2015	
paper A3	checked CADRE		
job no. 0173	draw no. 001	rev no. A02	



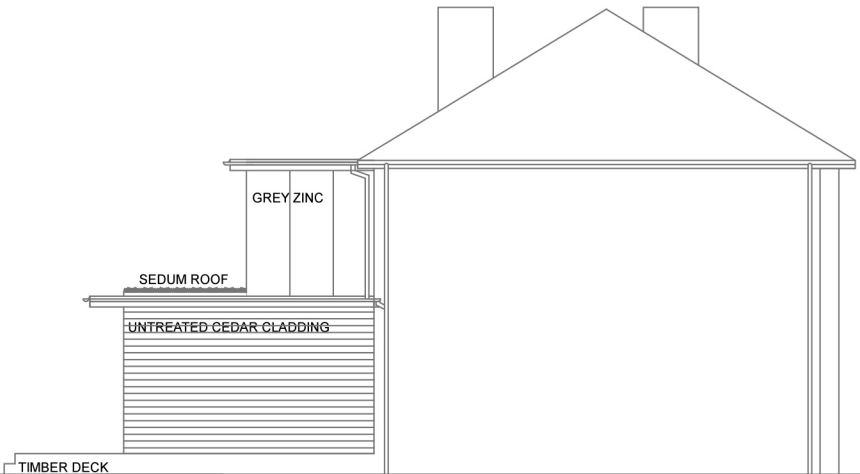
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EXISTING WEST ELEVATION - SCALE 1:100

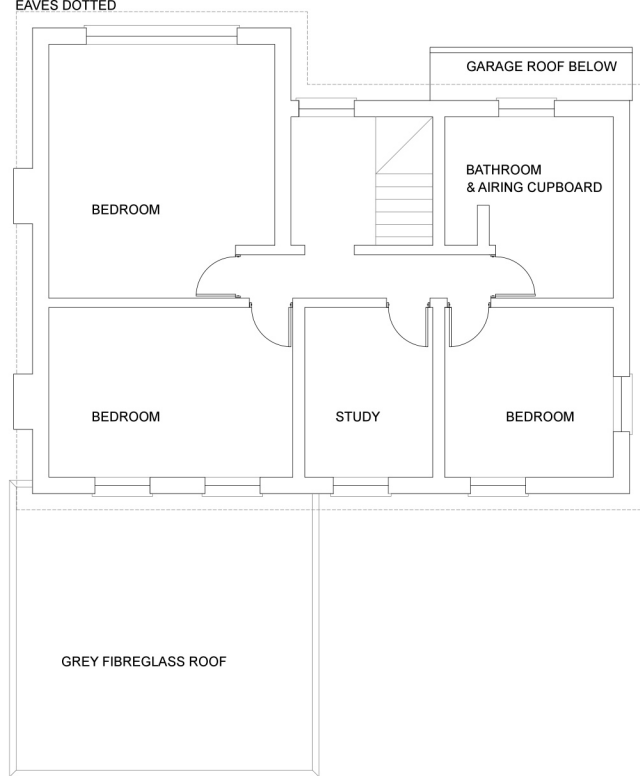


PROPOSED EAST ELEVATION - SCALE 1:100

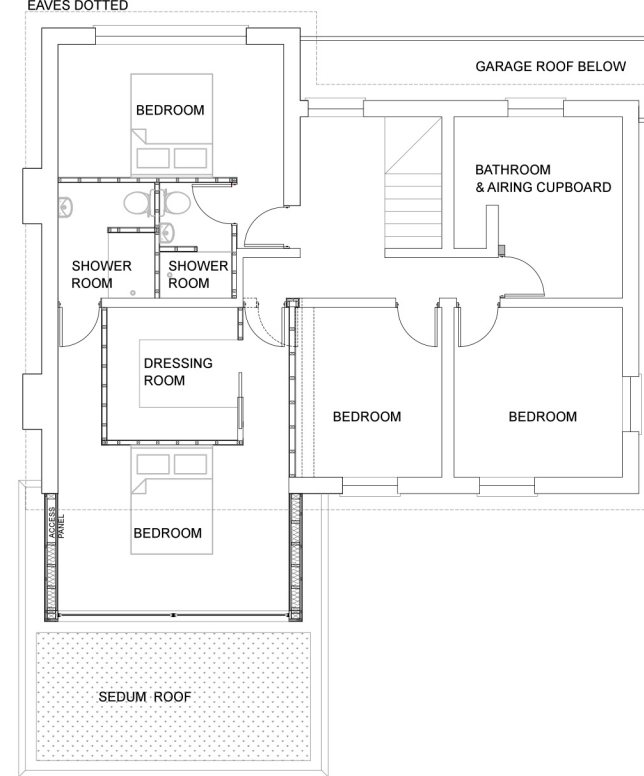


PROPOSED WEST ELEVATION - SCALE 1:100





EXISTING FIRST FLOOR PLAN - SCALE 1:100



PROPOSED FIRST FLOOR PLAN - SCALE 1:100

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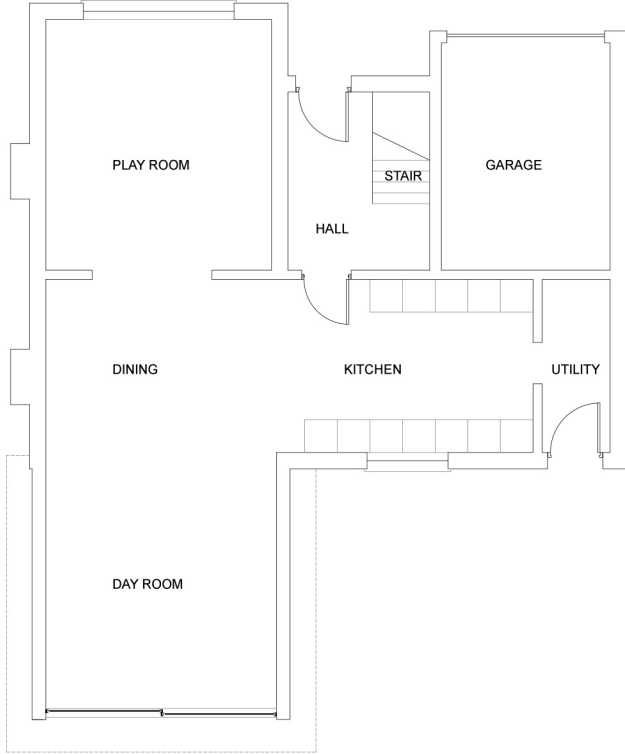
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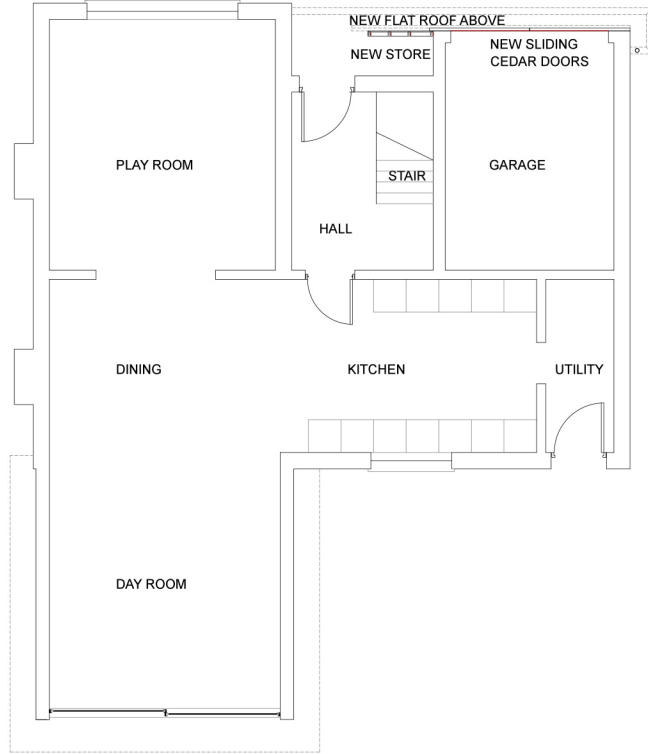
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33 Quebec Rd, Dereham, Norfolk, NR19 2DR.
01362 697201 // info@frithassociates.co.uk

drawing
EXISTING & PROPOSED
FLOOR PLANS

client	Kennett		
job	Proposed Extension to House 82 Christchurch Road, Norwich		
scale	1:100 @ A3	drawn	B.U.F.
date	28.11.2016	checked	CADRE..
job no.	0173	desig no.	003
rev no.			A03



EXISTING GROUND FLOOR PLAN - SCALE 1:100



PROPOSED GROUND FLOOR PLAN - SCALE 1:100

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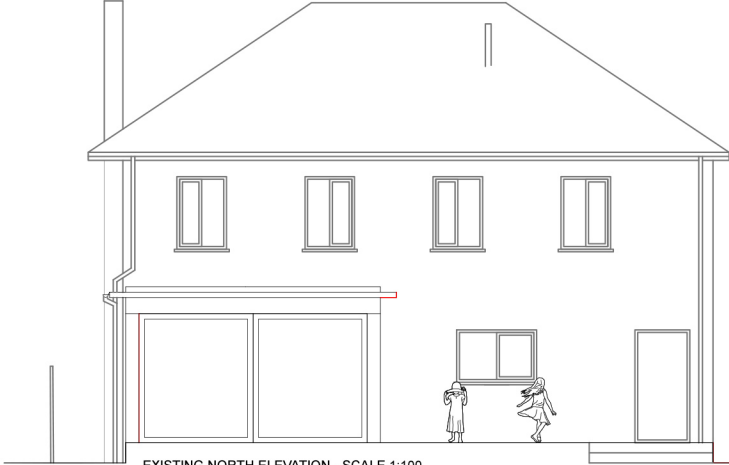
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PLANNING		

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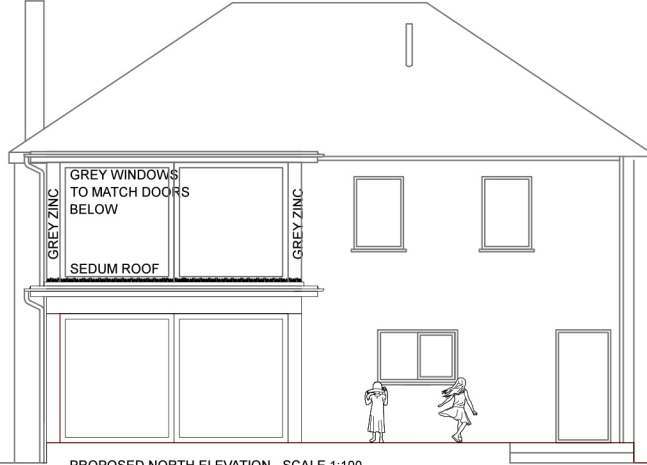
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01962 697201 // info@frithassociates.co.uk

drawing
EXISTING & PROPOSED
FLOOR PLANS

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job	Proposed Extension to House 82 Christchurch Road, Norwich		
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date	28.11.2016	checked	CADW...
job no.	0173	desig no.	002
rev no.			A01



EXISTING NORTH ELEVATION - SCALE 1:100



PROPOSED NORTH ELEVATION - SCALE 1:100



EXISTING SOUTH ELEVATION - SCALE 1:100



PROPOSED SOUTH ELEVATION - SCALE 1:100

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no.	date	revision & issue
A01	13.02.17	BLF issued to Client

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drawing
EXISTING & PROPOSED
SIDE ELEVATIONS

client Kennett
job Proposed Extension to House
82 Christchurch Road, Norwich

scale 1:100	drawn BLF	date 28.11.2016
paper A3	checked	CAC/rel.
job no.	desig no.	rev no.
0173	006	A01

Report to Planning applications committee

Item

13 April 2017

Report of Head of planning services

Subject Application nos 16/01951/F and 16/01952/L - 2 Church Lane and 18 Eaton Street, Norwich, NR4 6NZ

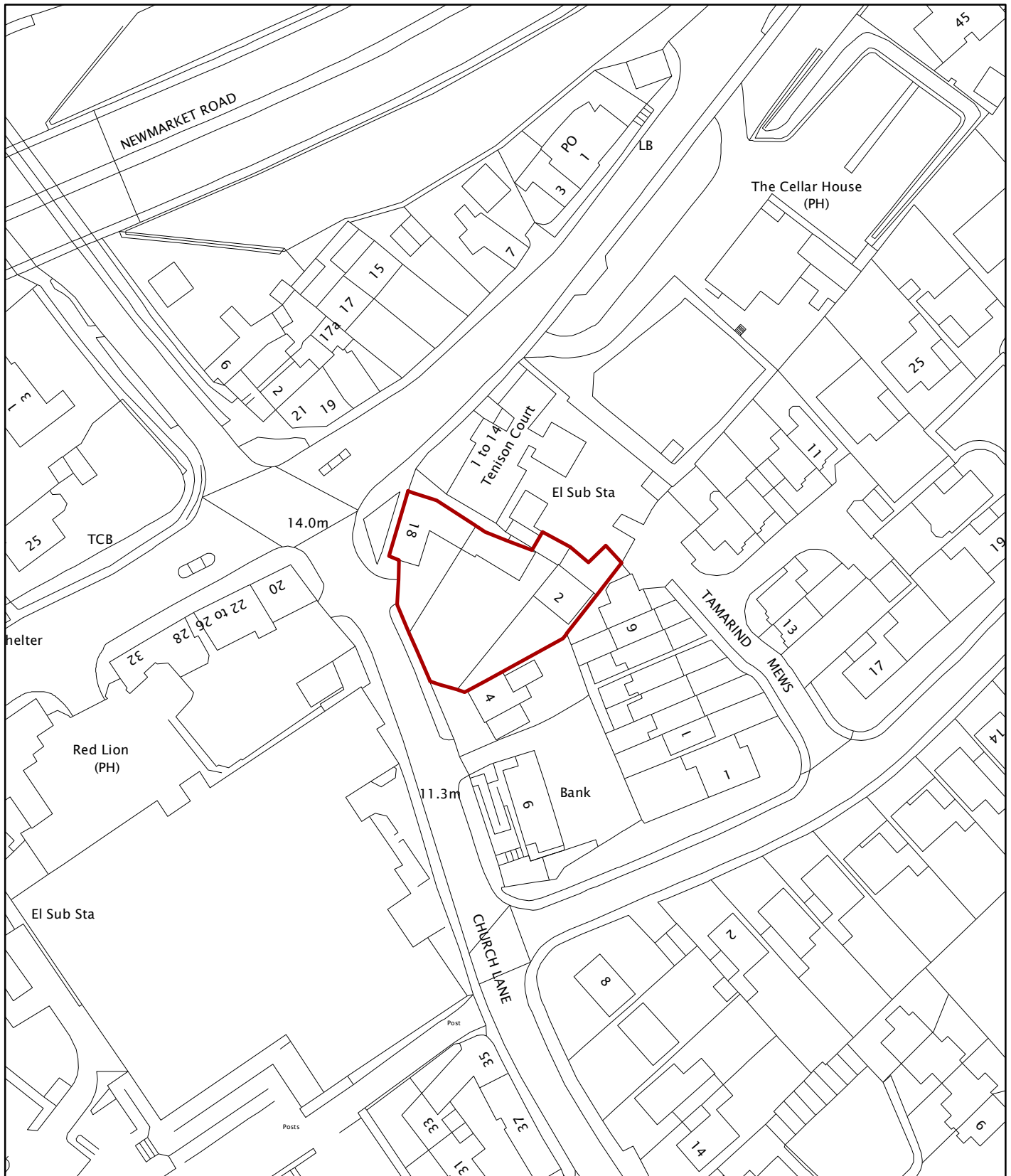
Reason for referral Objection

4(d)

Ward:	Eaton
Case officer	Kian Saedi - kiansaedi@norwich.gov.uk

Development proposal		
Demolition of 3 buildings. Erection of 8 No. dwellings with associated access, parking and landscaping with alterations to the rear gable of 18 Eaton Street.		
Representations		
Object	Comment	Support
6 including a petition signed on behalf of 13 people	0	0

Main issues	Key considerations
1 Principle of development	Principle of redevelopment for housing, loss of office space
2 Design and Heritage	Impact on setting of listed building, Impact on character of conservation area, whether the development represents appropriate development and an enhancement to the site
3 Transport	Accessibility, car parking provision, highway safety
4 Amenity	Overshadowing, loss of daylight, overlooking/loss of privacy, sense of overbearing, noise/light disturbances, amenity of future occupants
Expiry date	17 March 2017 extended to 20 April 2017
Recommendation	Approve



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Planning Application No 16/01951/F & 16/01952/L

Site Address 2 Church Lane & 18 Eaton Street

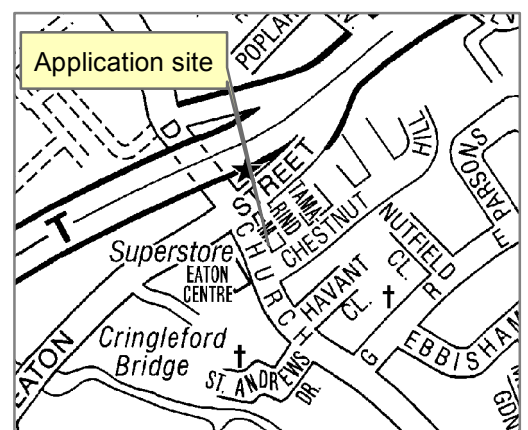
Scale 1:1,000



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PLANNING SERVICES

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The site and surroundings

1. The site is located in the parish of Eaton in an area of land accessed via Church Lane, adjacent to 18 Eaton Street and the junction with Bluebell Road, Eaton Street and Church Lane.
2. The application site features a mixture of commercial and residential uses. Several buildings are to be demolished to facilitate the proposed works including the three-storey office/residential building in the north-east corner of the site and the single-storey storage unit. 18 Eaton Street is grade II listed and most recently occupied by Stephanie's Café with offices to the rear, although the café element of the building is currently vacant.
3. The listed cottage appears to be in a relatively good condition, despite recent dis-use. The two storey masonry extension to the rear cuts rather insensitively into the rear thatched roof form. This extension dates from the 19C and is painted masonry. This extension features a variety of brickwork. Unfortunately, this two storey addition features some plastic-framed windows which are detrimental to the period aesthetic of the listed property overall.
4. Beyond the two-storey addition, is a 20C single storey structure of no architectural merit. The south eastern corner of the site is occupied by a three storey late 20C flat roofed building. This property is of little architectural merit, yet it is relatively modest in scale and appearance and has a neutral impact upon the character and appearance of the wider conservation area. The remainder of the site is an area of surface car parking.
5. Whilst the listed building is considered to be a designated heritage asset that contributes to the character and appearance of the conservation area, the surrounding open land /development site is highlighted as a 'detrimental site' in the conservation area appraisal. The current buildings on site and the wider poorly kept surface car park are considered to detrimentally impact upon the setting of the listed building and wider character and appearance of the conservation area. The conservation area appraisal sets out that the Council will seek enhancement and/or appropriate redevelopment of area of the application site.

Constraints

6. Heritage – The site is located within the Eaton conservation area and 18 Eaton Street is a grade II listed building.
7. Eaton District Centre is located immediately adjacent to the site to the west.

Relevant planning history

8. No relevant planning history.

The proposal

9. Planning and listed building consent is sought for the demolition of 3 buildings and redevelopment of the site to create 8 No. dwellings with associated access, parking and landscaping with alterations to the rear gable of 18 Eaton Street.
10. The eight dwellings include the following:
 - 4 x 1-bed flats
 - 2 x 1-bed flats
 - 2 x 2-bed houses

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	8
No. of affordable dwellings	N/A
Total floorspace	546 sq.m
No. of storeys	1.5, 2 and 2.5 storeys
Max. dimensions	2.5-storey: Ridge height of 9.1 metres, eaves height of 5.2 metres, width of 17 metres and max depth of 10.4 metres. 2-storey: Ridge height of 8.8 metres, eaves height of 5.1 metres, width of 11.2 metres and depth of 8.4 metres. 1.5-storey: Ridge height of 6.9 metres, eaves height of 4.3 metres, width of 9 metres and depth of 6 metres.
Density	~ 86/ha
Appearance	
Materials	Red brick, dressed flint to gable end of units 1-5, dark stained timber cladding to 1.5-storey building, charcoal pantiles and painted timber windows and doors.
Transport matters	
Vehicular access	As existing
No of car parking spaces	4

Proposal	Key facts
No of cycle parking spaces	8
Servicing arrangements	Collection from Church Lane vehicle entrance

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Seven letters of objection have been received, including a petition on behalf of 13 households, 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 frontage building is too large for the site, poorly proportioned and out of scale with the adjacent building	Main issue 2
The density is too high	Main issue 2
Out of character appearance	Main issue 2
Inadequate car parking will remain for the existing commercial uses	Main issue 3
Inadequate car parking is provided for future residents	Main issue 3
Overflow parking will gravitate to surrounding areas and result in additional parking pressures	Main issue 3
Insufficient turning space on site to allow cars to exit in a forward gear	Main issue 3
Inadequate servicing with implications for highway safety and congestion because servicing/delivery vehicles will need to park on Church Lane	Main issue 3
Impact on highway safety	Main issue 3
Loss of privacy/overlooking	Main issue 4
Light pollution	Main issue 4
Loss of light/overshadowing	Main issue 4

Issues raised	Response
Noise disturbance from the intensification of the site	Main issue 4
Loss of views	Not a material planning consideration.
Noise disturbance from construction activities	Main issue 4
Loss in property value	Not a material planning consideration.
There's no demand for flats in this area	Given the limited development space the scheme will deliver a good mix of housing type/tenure and will contribute positively to an identified housing shortage.
Misleading plans	The submitted plans are accurate and provide sufficient detail of the proposal. A site visit has been undertaken to understand the surrounding context which isn't represented on the submitted plans.

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.

Design and Conservation

13. Concerns with the height and form of the development were set out in pre-application discussions, which are considered to have been largely responded to. It is considered that the setting of the listed building will be preserved.

Norwich Society

14. The frontage building proposed is too large for the site, poorly proportioned and out of scale with the adjacent buildings. Car parking would also be a problem. A two-storey building would be more appropriate.

Environmental Protection

15. While there are no identified previously contaminative uses on the site, it is possible that contamination could be discovered during the development. Conditions are recommended to ensure adequate mitigation.

Highways (local)

16. No objection in principle on highway/transportation grounds. The proposal makes effective use of the site and is in an accessible location near to local facilities and frequent bus routes.
17. It is advised that the applicant considers appointing a private management company to control parking at the site and ensure no incidence of obstructive parking.

Tree protection officer

18. No significant trees on site – no objections to the proposal.

Assessment of planning considerations

Relevant development plan policies

19. **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
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
20. **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
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM15 Safeguarding the city's housing stock
 - DM17 Supporting small business
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

22. Conservation Area Appraisal

- Eaton Conservation Area Appraisal (March 2008)

Case Assessment

23. 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

24. Key policies and NPPF paragraphs (residential) – DM12, NPPF paragraphs 49 and 14.
25. The site location is accessible and sustainable, adjacent to local facilities and services and frequent bus routes serving the wider area. The proposal makes efficient use of the available space and provides for a good mix of housing type and size. The scheme achieves a high density but not at any significant detriment to local distinctiveness, the historic environment or the amenities of the surrounding area. The proposal is therefore considered to satisfy the policy criteria of DM12.
26. Furthermore, the council cannot currently demonstrate a five year supply of housing land and the proposal will deliver a windfall site on previously developed land, which will contribute positively to the city's housing stock.
27. Key policies and NPPF paragraphs (non-residential) – DM17
28. The proposal involves the demolition of a three-storey, 1960s building in the north-east corner of the site. The most recent use of the building comprised an office at ground floor level and flats on the first and second floors. The ground floor provides 98 sq.metres of office space but is understood to have stood vacant for a considerable length of time and does not provide modern and adaptable office space that might otherwise be attractive to potential small businesses. The loss of the office space is considered to be acceptable and outweighed by the benefits associated with the proposed new housing.

Main issue 2: Design and Heritage

29. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
30. The site is located within the Eaton conservation area and features a grade II listed building fronting onto Eaton Street. However, despite the historical significance of the surrounding historical environment, the site is identified as a 'detrimental site' in the conservation area appraisal, which sets out the objective of seeking enhancements and appropriate redevelopment.
31. The most significant element of the proposal takes the form of a 2.5-storey detached building fronting onto Church Lane. The building reflects a traditional design, featuring a front portico entrance and classical detailing. Following pre-application advice the massing of the building has successfully been reduced with the incorporation of a hipped pantile roof rather instead of a more dominant gable-end roof, which will have the effect of lessening the impact upon the setting of the adjacent listed building. The principal view of the listed building is experienced looking south from the junction with Bluebell Road and Eaton Street. The 2.5 storey building is set apart and orientated away from the listed building and located at a lower ground level such is the topography of the site. As such, the frontage building does not over-dominate and the setting of the listed building is adequately preserved. A massing study will be shown to members to help better understand the visual impact of the development.
32. The main frontage building will partially obscure views onto the gable end of the listed building when approaching the site from the south along Church Lane. However, this is not regarded as a key view that contributes significantly to the way the heritage asset is 'read' and the setting of the gable end of the listed building is already compromised by the adjoining modern boundary wall, which in itself partially obscures views from the southern approach. In this respect, any harm to the setting of the listed building would be less than substantial and outweighed by the benefits to be had from the creation of new housing.
33. The existing use of the site is identified as being temporary in appearance which contributes to its detrimental impact upon the conservation area. The main building will enhance the appearance of the site and create a strong frontage with Church Lane. The proposal will add interest and legibility to the street scene and represents an acceptable form of redevelopment at the benefit of enhancing the character of the surrounding conservation area.
34. The proposed demolition of the existing 2 no. curtilage listed single-storey buildings attached to the rear of the listed building at 2 Eaton Street is not opposed. The existing masonry and secondary blockwork structure is of negligible heritage value and their removal is acceptable. Conditions will be added to ensure that demolition is carried out using hand held tools to minimise any damage to the listed building any repair works to the flank wall will need to first be agreed with the local planning authority. The three-storey 1960s building is of no architectural merit and its demolition is also welcomed as the building does not contribute positively to the conservation area.
35. It is proposed to construct two-storey and 1.5 storey development to the rear of the frontage building along the north-east boundary of the site in place of the buildings

to be demolished. The design of the rear properties is acceptable and more contextual in appearance than the existing three-storey flat-roofed building to be demolished. Their construction will enhance overall appearance of the site.

36. Whilst the density of the development is high at 86 dwellings per hectare, this is not out of character with the surrounding area, especially in context of the neighbouring three and four storey development at Tension Court. The site is located in a highly accessible and sustainable location where higher densities are welcomed and as discussed under 'main issue 3', it is not considered that the development will result in any significant harm to the setting of the listed heritage asset.
37. The area surrounding the site features a varied mix of architectural styles and the proposed scheme would not appear out of character within this context.
38. In summary, it is considered that the proposed redevelopment would preserve the setting of the listed building and enhance the appearance of the site to the benefit of the wider conservation area.

Main issue 3: Transport

39. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
40. The site is highly accessible, sitting as it does next to the Eaton District Centre and frequent bus routes serving the wider area. In such locations low car or car free development is encouraged as the level of car dependency should be much lower when compared to a less accessible and more remote locations. The provision of four on-site car parking spaces is therefore acceptable and in accordance with *local plan* parking standards. The applicant has confirmed that parking spaces will be allocated and that prospective residents will know whether they have an on-site parking space upon purchase of the property. Car parking management will also fall within the remit of the residential management company that will be commissioned for the overall management of the site and this should prevent any unplanned parking within the site that may otherwise create obstructions for residents and delivery/servicing vehicles.
41. It is noted that uncontrolled parking exists in the surrounding area, but considering the accessibility of the site, the provision of on-site parking spaces and all units are either 1 or 2 bed, any overflow parking is not likely to be significant.
42. The application demonstrates that sufficient on-site turning area exists to enable vehicles to enter and leave in a forward gear and adequate waiting restrictions already exist in the surrounding area to prevent parking in problematic locations. The only exception to this would result from refuse collecting vehicles which are likely to need to pull up at the mouth of the vehicle entrance to the site. However, this is immediately adjacent to the bin presentation area for ease of collection and any highway obstruction would be momentary and infrequent. The proposal otherwise raises no significant implications for highway safety.
43. At present, car parking at the site is restricted and controlled by a parking management company. The proposal will result in the loss of spaces currently leased out to the remaining commercial uses. It has been confirmed that the business occupying the office have premises in the nearby area where car parking

would be available. The vacant café would however appear to lose any opportunity for on-site parking and staff would therefore need to park in the surrounding area where parking is unrestricted, or reach the site via foot/bike/bus. This is regrettable, but not significantly detrimental to the viability of the commercial use and any harm is considered to be outweighed by the benefits of delivering a net gain of seven dwellings, especially given the lack of a five year housing land supply.

44. Cycle parking provision is acceptable being secure and covered.

Main issue 4: Amenity

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

Impact on neighbouring amenity:

46. Several residential properties neighbour the site, notably to the north within the flatted development known as Tension Court and also to the east on Tamarind Mews. A funeral directors is located to the south of the site but will not be affected by the proposal.
47. Three-storey and single-storey development currently exists along the north-east boundary of the site. The proposal will introduce a greater scale of development along this boundary and potential therefore exists for increased overshadowing and loss of daylight to neighbouring properties. The application includes a detailed shadow analysis study and a daylight/sunlight analysis, which has been produced in line with BRE standards, which takes account of impacts upon nearby properties at Tenison court and Tamarind Mews.
48. The shadow analysis models the proposal's impact through overshadowing at different periods of the year. The results generally indicate only minor increases in overshadowing to neighbouring properties above existing levels.
49. The daylight/sunlight analysis further breaks down the shadow analysis to determine the level of overshadowing to adjacent garden areas. BRE guidelines recommend that garden spaces should receive at least two hours of sunlight on the 21st March. The results show that the closest terraces along Tamarind Mews (numbers 5, 6 and 7) all receive healthy amounts of direct sunlight in accordance with BRE standards.
50. Part of the study uses the Vertical Sky Component (VSC) calculation to measure the amount of skylight reaching affected windows. The calculation represents the percentage of an unobstructed view that is available from a window, with the view always taken from the centre of a window. In practice this means that if a window were to have a totally unobstructed view of the sky looking in a single direction (taking account only of the built environment), then the maximum (best) possible value would be just under 40%. The BRE guide says that 27% represents a value signifying adequate levels of natural daylight and that where levels are below 27%, any reduction caused by development should be kept to a minimum and should not be less than 0.8 times its former value.
51. The daylight/sunlight analysis reveals that all windows analysed achieve a VSC of greater than 27% or more than 0.8 times their former value. In terms of skylight reaching affected windows therefore, the proposal will not result in a significant

harm to neighbouring properties and the impact on all modelled properties will satisfy recommended BRE standards.

52. The second part of the study looks at direct light from the sun and uses Annual Probable Sunlight Hours (APSH) to examine whether a window will receive enough sunlight to satisfy BRE standards. The BRE guide recommends that main habitable rooms should receive at least 25% of the APSH and at least 5% of the APSH should be received during the period between 21st September and 21st March.
53. The BRE guide explains that sunlight availability may be adversely affected if the centre of the affected window:
 - receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21st September and 21st March and;
 - receives less than 0.8 times its former sunlight hours during either period and;
 - the overall annual loss is greater than 4% of APSH
54. All modelled windows pass the BRE test and will receive sufficient levels of sunlight and all windows will receive more than 0.8 times their former value following the development.
55. The daylight/sunlight analysis is comprehensive and demonstrates that the proposal will not result in any significant harm to neighbouring properties in terms of overshadowing and daylight/sunlight to habitable rooms.
56. The proposal will not result in any significant incidence of overlooking to neighbouring properties. The two-storey building at the south-east corner of the site features no upper floor windows in the side elevation that might otherwise overlook rear gardens of Tamarind Mews. The closest distance between habitable windows on the main frontage building and 7 Tamarind Mews is 20 metres and this is considered sufficient to ensure no significant loss of privacy. There are no windows on units 6-8 which pose any significant harm to the privacy of neighbouring properties.
57. The proposed two-storey rear building would ordinarily be cause for concern in terms of producing an overbearing impact to 7 Tamarind Mews. However, the building sits on the footprint of the existing three-storey building which is to be demolished. The application includes a south-east elevation showing the outline of the existing building transposed against the outline of the proposed building. While the proposed building protrudes slightly further forward than the existing, the overall massing is considered to be less imposing such is the pitched roof form. Members will be shown the elevation drawing at the committee meeting.
58. Any activities that may take place in association with the proposed residential units are not considered significant enough to harm the amenities of the surrounding area. The surrounding area is already characterised by commercial and residential uses and the proposed development sits appropriately within this context.
59. It is accepted that construction will result in temporary disturbances to the surrounding area. In recognition of the need to protect neighbouring amenity, it is considered appropriate to restrict permitted construction hours. The applicant is also encouraged to sign up to a Considerate Constructors Scheme.

60. Details of external lighting will be secured by condition to ensure no excessive spillage to adjacent properties.

Amenity provision for future occupants:

61. The standard of living for future residents is good. All of the units are generously sized, satisfy national internal space standards and benefit from satisfactory outlook and daylighting.
62. The two proposed houses will benefit from private garden space. While it's regrettable that the flats will not benefit from any private external amenity space, the lack of any reasonable opportunity to make such provision is also recognised. The site is however located within walking distance of a local nature reserve at Marston Marshes.
63. The site is also located adjacent to the Eaton District Centre which provides a wide variety of services and facilities available for the enjoyment of future residents.
64. It is considered necessary to remove permitted development rights for the two proposed houses (units 7 and 8) relating to enlargements and extensions. This is in recognition of the fact that any additional development above that approved could carry implications for the amenity of both future and neighbouring residents.
65. Landscaping details will be conditioned to ensure attractive communal areas and biodiversity enhancements where possible.

Compliance with other relevant development plan policies

66. 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	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Trees	DM7	No arboricultural implications
Landscape/biodiversity	DM6	Yes subject to condition. The use of permeable surfacing should be maximised in the interests of ensuring adequate surface water drainage. Opportunities for biodiversity

Requirement	Relevant policy	Compliance
		enhancements will also be explored.
Contamination	DM11	Yes subject to condition.

Other matters

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

Equalities and diversity issues

68. There are no significant equality or diversity issues.

Local finance considerations

69. 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.
70. 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.
71. In this case local finance considerations are not considered to be material to the case.

Conclusion

72. The applications seek to deliver a net gain of seven dwellings, which would contribute positively to the city's housing stock, especially given the absence of a five year housing land supply in the Norwich Policy Area. The site is currently identified as a 'detrimental site' and the proposed development would enhance the character and appearance of the site to the benefit of the surrounding conservation area.
73. Subject to conditions 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 16/01951/F - 2 Church Lane and 18 Eaton Street, Norwich, NR4 6NZ and grant planning permission subject to the following conditions:

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

3. Details to be submitted to include external materials to be used in the construction of the development, details of external joinery, rooflights, external flues, details of proposed eaves and verges, rainwater goods, brick bond and mortar etc;
4. Landscaping details, soft and hard to include details of permeable paving, external lighting, bin presentation area, cycle parking and all boundary treatments;
5. Compliance with the mitigation measures set out in section 8 of the protected species survey;
6. Unknown contamination - in the event that any is discovered, works are to cease and a scheme for remediation agreed with the local authority;
7. Imported material - Any imported topsoil and subsoil for use on site to be certified;
8. Restricted construction times;
9. Removal of permitted development rights for houses for enlargements and extensions;
10. Compliance with the approved parking strategy;
11. Water efficiency.

To approve application no. 16/01952/L - 2 Church Lane & 18 Eaton Street Norwich NR4 6NZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Demolition of single-storey curtilage listed buildings attached to the rear of the listed building – To be carried out by hand or using hand held tools;
4. All existing fabric to be retained unless notated otherwise on the approved drawings;
5. Details of repair works to the flank elevation of the rear wing of the two-storey curtilage listed building.

Article 35(2) statement

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

EATON STREET

CHURCH LANE

No. 18 Eaton Street

Terrace

Existing planter retained

Access to existing building retained

Bin Presentation Point

Existing site access maintained

New stepped access created within existing retaining wall

Existing retaining wall reduced and made good - wrought iron railings to be added

Arrangement of new fencing above retaining wall at site boundary to be agreed with adjacent owner

Existing boundary fence to be replaced as existing

No. 4 Church Lane

UNIT 6

4

8no. secure cycle parking spaces

Bollard

UNITS 7-8

8m x 8m clear turning zone

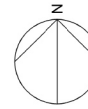
UNITS 1-5

3

2

1

Arrangement of retaining wall and steps within adjacent property shown indicatively



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NOTES:

DO NOT SCALE

SCHEDULE OF ACCOMMODATION

Unit 1	1 bed / 2 person flat	55.52m ²	548.2 m ²
Unit 2	2 bed / 3 person flat	62.31m ²	671.1 m ²
Unit 3	1 bed / 2 person flat	49.91m ²	537.3 m ²
Unit 4	2 bed / 3 person flat	61.36m ²	659.9 m ²
Unit 5	1 bed / 2 person flat	55.56m ²	598.3 m ²

Unit 6	1 bed / 1 person flat	42.51m ²	457.9 m ²
Unit 7	2 bed / 4 person house	80.29m ²	864.2 m ²
Unit 8	2 bed / 4 person house	80.29m ²	864.2 m ²

(Note: Unit 5 area measured to extent of clear ceiling height of 1.5m excluding lobby and stair. Floor area is greater than the area shown. Unit 6 area measured at first floor only.)

LANDSCAPING

	Tarmac to be retained to adopted highway
	Loose gravel
	Bound gravel
	Brick-weave paving - charcoal
	Brick-weave paving - harvestbuff
	Textured concrete paving / steps
	Concrete paving slabs
	Grass / soft landscaping

Rev	Date	Description	Chk	App
P4	15/07/17	Red line boundary amended to suit site location plan	ALH	ALH
P3	12/07/16	Addition of tree and soft landscaping, issued to client for comments	ALH	ALH
P2	11/07/16	Units 1-5 original south east boundary re-aligned, issued to client for comments	ALH	ALH
P1	10/07/16	Issued to client for comments	ALH	ALH



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Project No:

31483

Project:

Residential Development
2 Church Lane & 18 Eaton Street
Eaton
Norwich

Drawing Title:
Proposed Site Layout

Client:

Savills

File Ref:

31483 - IW - 00 - XX - DR - A - 2000

Status:

S2

Purpose of Issue:

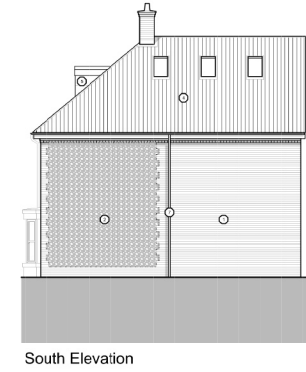
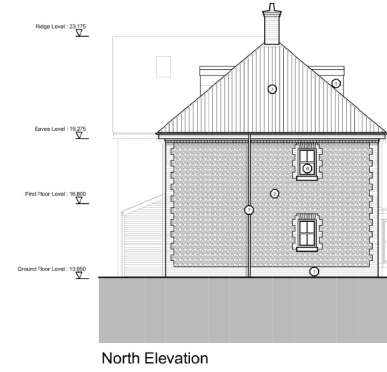
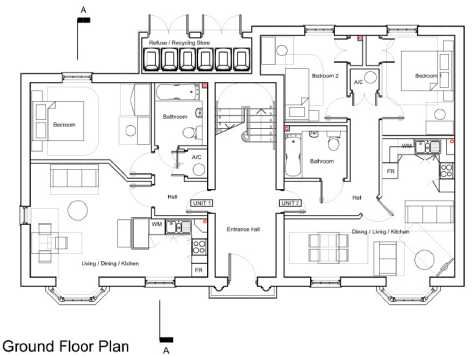
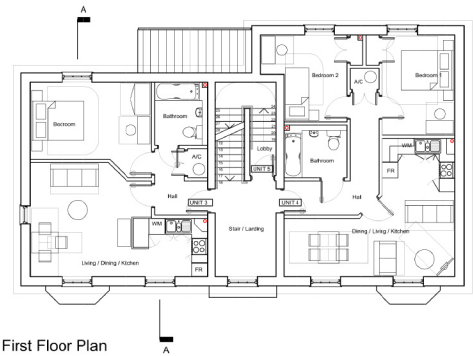
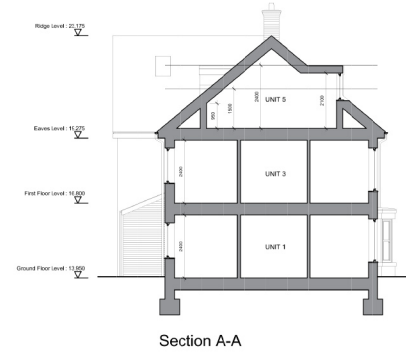
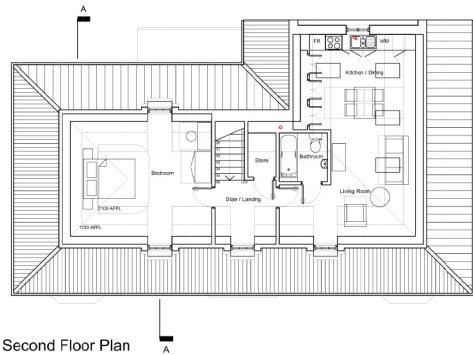
Information

Scale:

1:100

Size:

A1



All dimensions to be verified on site by Main Contractor before the start of any shop drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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NOTES: DO NOT SCALE

SCHEDULE OF ACCOMMODATION

Unit 1	1 bed / 2 person flat	50.92m ²	548.2 ft ²
Unit 2	2 bed / 3 person flat	62.31m ²	671.1 ft ²
Unit 3	1 bed / 2 person flat	49.91m ²	537.3 ft ²
Unit 4	2 bed / 3 person flat	61.3m ²	663.9 ft ²
Unit 5	1 bed / 2 person flat	55.56m ²	598.3 ft ²
Unit 6	1 bed / 1 person flat	42.51m ²	457.9 ft ²
Unit 7	2 bed / 4 person house	80.29m ²	864.2 ft ²
Unit 8	2 bed / 4 person house	80.29m ²	864.2 ft ²

(Note: Unit 5 area measured to extent of clear ceiling height of 1.5m excluding lobby and stair. Floor area is greater than the area shown. Unit 6 area measured at first floor only.)

Materials

- Red Brick
- Clayware Flint
- Dark Stained Timber
- Charcoal Panels
- Leadwork Dormers
- Painted Timber Windows and Doors
- Black painted rainwater goods

PS	[21/03/17]	Section A-A added, first added to south elevation, issued for planning	1.00	[A1]
PS	[04/07/18]	Units 1-5 proposed, building footprint reduced, issued to client for comments	ALH	-
PS	[03/07/18]	Issued to client for comments	ALH	-
Rev	Date	Description	Chk	App



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Project No:
31483

Project:
Residential Development
2 Church Lane & 18 Eaton Street
Eaton
Norwich

Drawing Title:
Proposed Plans and Elevations
Units 1-5

Client:
Savills

File Ref:	31483-IW-00-XX-DR-A-2001	Rev:	P3
Status:	S2	Purpose of Issue:	Information
Scale:	1:100	Size:	A1

All dimensions to be verified on site by Main Contractor before the start of any exp drawings or work whatsoever either on their own behalf or that of sub-contractors. Report any discrepancies to the Contract Administrator at once. This drawing is to be read with all relevant Architect's and Engineer's drawings and other relevant information.

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NOTES:

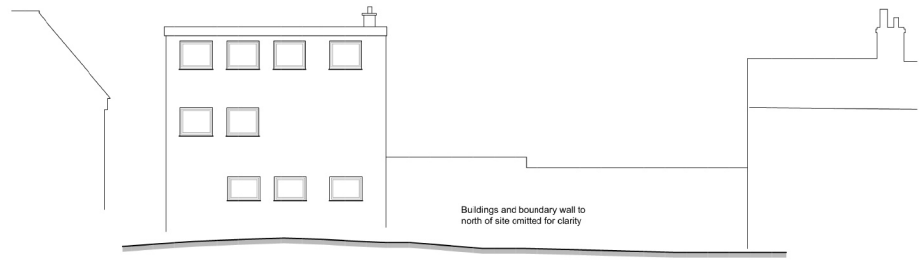
- Materials**
- ① Red Brick
 - ② Dressed Flint
 - ③ Dark Stained Timber
 - ④ Charcoal Paint
 - ⑤ Leadwork Dormers
 - ⑥ Painted Timber Windows and Doors
 - ⑦ Black painted rainwater goods



Tamarind Mews
North-East Elevation As Proposed



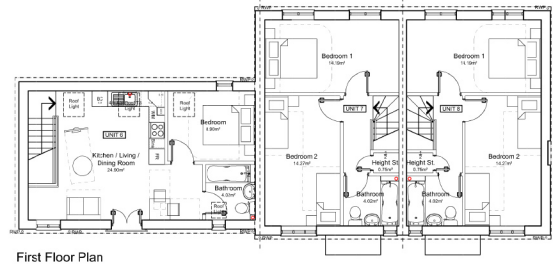
Existing Listed Building
South-West Elevation As Proposed



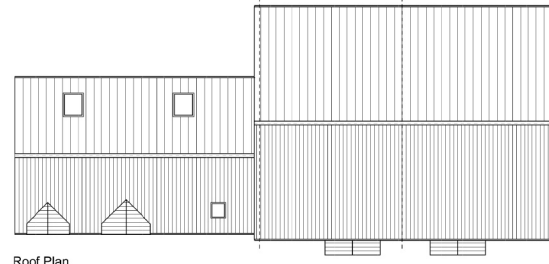
Tamarind Mews
North-East Elevation As Existing



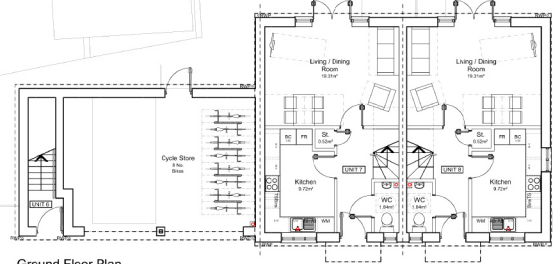
Existing Listed Building
South-West Elevation As Existing



First Floor Plan



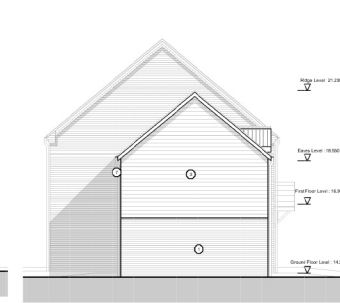
Roof Plan



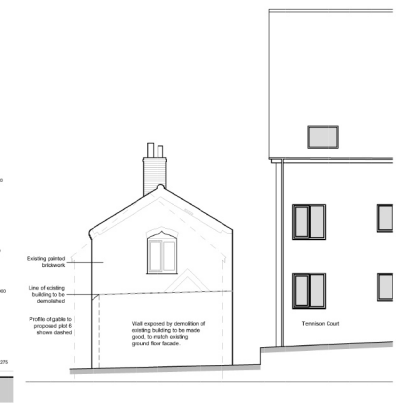
Ground Floor Plan



South - East Elevation



North - West Elevation



Gable of Listed Building

P4	21/03/17	Amended to include NCC requests	ALH	ALH
P3	18/01/17	Gable to no. 18 Eaton Street added	ALH	ALH
P2	22/12/16	Issued to planning	KZ	-
P1	03/11/16	Issued to client for comments	KZ	-
Rev:	Date:	Description:	Chk:	App:

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2 Church Lane & 18 Eaton Street
Eaton
Norwich

Drawing Title
Proposed Plans and Elevations
Units 6-8

Client
Savills

File Ref	31483-IW-00-XX-DR-A-2002	Version	P4
Status	S2	Purpose of issue	Information
Scale	1:100	Sheet	A1

