

Report to Planning applications committee
Date 7 August 2014
Report of Head of planning services
Subject 14/00716/NF3 St James House St James Close Norwich
NR3 1NU

Item
4(9)

SUMMARY

Description:	Proposed refurbishment of sheltered housing; installation of new PVCu windows, Juliet balconies, reconfiguration of layout of flats and subdivision of bungalow into two units, and erection of a single storey front extension to form new entrance.
Reason for consideration at Committee:	Application submitted by the city council, relating to council owned property
Recommendation:	Approve
Ward:	Thorpe Hamlet
Contact Officer:	Mrs Joy Brown Planner 01603 212543
Valid Date:	21st June 2014
Applicant:	Mr J Massey
Agent:	Mr Terry Dartnell

INTRODUCTION

The Site

Location and Context

1. The site is situated on the corner of St James Close and Cannell Green which is to the north of Barrack Street. It is a two storey 1970s H shaped block with a single storey element attached by a linkway. It is currently used for sheltered housing and provides 1 and 2 bedroom flats for residents over the age of 60.
2. The surrounding area is mainly residential with the majority of properties being two and three storey flats.

Constraints

3. The site is not situated within a conservation area and there are no listed buildings in close proximity. There are a number of well-established trees on and near the site.

Planning History

4/2001/1088 - Installation of two Scooter Stores. (Approved - 15/01/2002)
4/1999/0446 - Installation of replacement UPVC windows to flats. (Approved - 15/07/1999)

Equality and Diversity Issues

There are no significant equality or diversity issues. The proposal will enhance disabled access to the building.

The Proposal

4. The application seeks planning permission to refurbish St James House and includes alterations to the adjacent bungalow which will be converted from on site manager accommodation to two flats which will then be incorporated into the scheme. The proposal therefore provides a net gain of one additional unit of accommodation.
5. The internal area will be refurbished and windows replaced which do not require planning permission; however the proposal also includes a number of external alterations which are summarised below:
 - The provision of a 2.3m x 6.7m extension on the south elevation which will provide a new entrance. A roof canopy is also proposed to provide cover over the new entrance. The eaves of the proposed extension is 2.2m and the height to the ridge is 3.3m.
 - As well as replacing all the windows on the building (this does not require planning permission as is permitted by the Local Development Order for the replacement of windows and doors), some of the existing windows are to be replaced with patio doors and/or Juliet balconies. Furthermore some of the existing doors are to be replaced with windows which will involve the blocking up of the lower part of the existing opening.
 - The installation of solar panels on the south elevation of the building.
 - The replacement of the existing walkway between the single and two storey elements with a new walkway.
 - The conversion of the existing garage, refuse store and oil store into a new scooter store and the provision of a new bin store to the north of the bungalow.
 - A new ramped access which will be DDA compliant
 - Landscaping enhancements including the provision of new patios, paths, seats and a pergola.

Representations Received

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation Responses

7. None

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014:

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 9 – Strategy for growth in the Norwich Policy Area

Policy 12 – Remainder of Norwich area

Policy 20 – Implementation

Relevant Saved Policies of the adopted City of Norwich Replacement Local Plan 2004:

NE9 – Comprehensive landscaping scheme and tree planting

HBE12 – High quality of design

EP22 – High standard of amenity for residential occupiers

TRA7 – Cycle parking standard

TRA8 – Servicing provision

Other Material Considerations including:

Written Ministerial Statement: Planning for Growth March 2011

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2014 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Emerging DM Policies

DM1 - Achieving and delivering sustainable development

DM2 - Ensuring satisfactory living and working conditions

DM3 - Delivering high quality design

DM12 - Ensuring well-planned housing development

A recent appeal decision has identified that the council does not have a five-year housing land supply for the greater Norwich area. Under paragraph 49 of the NPPF, housing policies within a local plan should be considered not up-to-date if there is no demonstrable five year housing land supply. In this instance this means that policy

HOU13 and HOU18 of the local plan can be given no weight in determining this planning application.

The NPPF states that where a 5 year land supply cannot be demonstrated, applications for housing should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date.

Since the Norwich Policy Area does not currently have a 5 year land supply, Local Plan policies for housing supply are not up-to-date. As a result the NPPF requires planning permission to be granted unless:

- "Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits ... or
- Specific policies in the NPPF indicate development should be restricted".

Principle of Development

8. The principle of subdividing the existing manager's accommodation into two units and incorporating it in with the rest of the scheme is acceptable and will help meet the housing needs within Norwich. In terms of the provision of an additional dwelling, it is considered that the site is able to accommodate this with there being satisfactory bin storage facilities and shared external amenity space for an additional dwelling. There is no cycle parking provision indicated on the proposed plans; however there is a scooter store. There are no car parking facilities on site and the provision of an additional car free dwelling is acceptable due to the proximity to the city centre, public transport and other town centre facilities. The site is situated within an existing controlled parking zone and the new dwelling will not be eligible for residential parking permits.
9. With regards to the other external alterations the main issues for consideration are set out below.

Impact on Living Conditions

10. It is considered that the proposed refurbishment of these flats will provide improved living conditions for existing residents that will return to the site once works have been completed and any future residents of the site. The flats are of adequate size and the existing and new openings will provide satisfactory daylight into all of the flats. The provision of Juliet balconies at first floor level and patio doors at ground floor level will give the residents a sense of having some form of private external space even though it will be of minimum size. Furthermore although the provision of Juliet balconies and small private patio areas may result in some increased overlooking, this is considered to be minimal and at an acceptable level. The proposed landscaping is also a significant enhancement and will provide the residents with a communal outdoor area which is of good size and quality.
11. With regards to the proposed extension and new bin store it is not considered that this will affect any of the residents taking into consideration overlooking, overshadowing and loss of light due to their size and positioning.

Design

12. All of the proposed external alterations are considered acceptable in design terms and subject to the appropriate use of materials will tie in well with the existing building. The size, positioning and form of the proposed extension are appropriate and will provide a much improved entrance to the building. Furthermore the landscaping will help create a more attractive approach to the flats and will create a good external amenity area for residents. Subject to conditions relating to the use of materials and landscaping it is considered that the proposal is of good design.

Transport and Access

13. The proposal will not impact upon vehicular access. Enhanced storage for scooters will be provided and the proposal provides better pedestrian access into the block.

Energy and Water

14. The proposal includes the provision of solar panels which will help contribute towards the energy requirement for the site. Although it would be preferable for all of the refurbished flats to meet Code for Sustainable Homes level 4 for water efficiency, it is not considered that it would be reasonable to condition this. Due to the bungalow being subdivided which will create a new unit, it is considered that it would be reasonable to require that flats 1 and 2 meet Code for Sustainable Homes level 4 for water efficiency.

Trees and Landscaping

15. There are a number of well-established trees on and in close proximity to the site. There are two trees relatively close to the new entrance; however Norwich City Council's tree officer has confirmed that these will not be affected by the proposed works subject to tree protection barriers being installed.
16. The proposal includes enhanced landscaping which will be an improvement to the site. A landscaping condition should however be attached to any permission as limited details have been provided.

Local Finance Considerations

17. Under Section 143 of the Localism Act the council is required to consider the impact on local finances. It is a material consideration when assessing this application. The benefits from the finance contributions for the council however must be weighed against the above planning issues. In this case the financial considerations are relatively limited and therefore limited weight should be given to them.

Financial Liability	Liable?	Amount
New Homes Bonus	Yes as net gain of one dwelling	Based on council tax band. Payment of one monthly council tax amount per year for six years

Council Tax	Yes as net gain of one dwelling	Band not yet known
Community Infrastructure Levy	No	The additional floorspace created is less than 100 square metres so no CIL payment is required.

Conclusions

18. The proposed refurbishment of this block will help improve living conditions for residents and the subdivision of the existing bungalow will help contribute towards housing need within Norwich. It is not considered that the proposal will have a detrimental impact upon any neighbouring residents taking into consideration loss of light, overshadowing and overlooking. The proposal is considered to be of good design, will provide enhanced access to the flats and will provide a proportion of the energy requirement from renewable sources. As such it is considered that the proposal is acceptable and accords with the objectives of the National Planning Policy Framework, policies 1, 2, 3, 4, 9, 12 and 20 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2014, saved policies NE9, HBE12 and EP22 of the City of Norwich Replacement Local Plan 2004 and policies DM1, DM2, DM3 and DM12 of the emerging Development Management Policies Development Plan Document.

RECOMMENDATIONS

To approve Application No 14/00716/NF3, St James House, St James Close and grant planning permission, subject to the following conditions:-

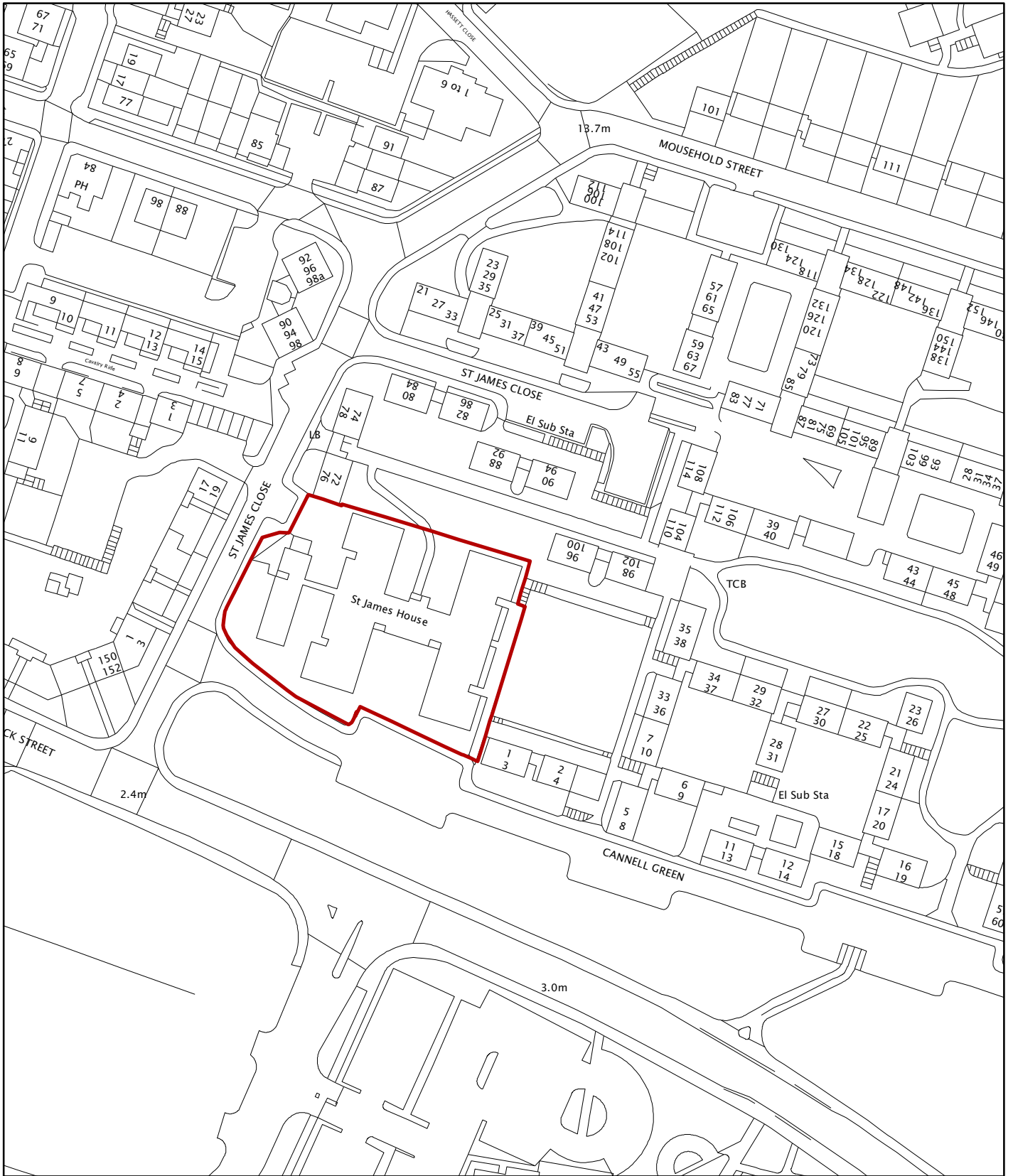
- 1) Standard time limit
- 2) In accordance with plans
- 3) Roofing materials of extension and brickwork where existing doors or windows are to be blocked up to match existing.
- 4) Details of timber cladding to bin store and extension to be agreed
- 5) Bin store and scooter store to be provided prior to occupation of the units following the refurbishment
- 6) Protective barriers to trees
- 7) Details of landscaping to be agreed
- 8) Water efficiency measures for flats 1 and 2

Informatives

- 1) CIL
- 2) Tree protection barriers
- 3) New dwelling will not be eligible for parking permits

Article 31(1)(cc) 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.



© Crown Copyright and database right 2014. Ordnance Survey 100019747.

Planning Application No 14/00716/NF3

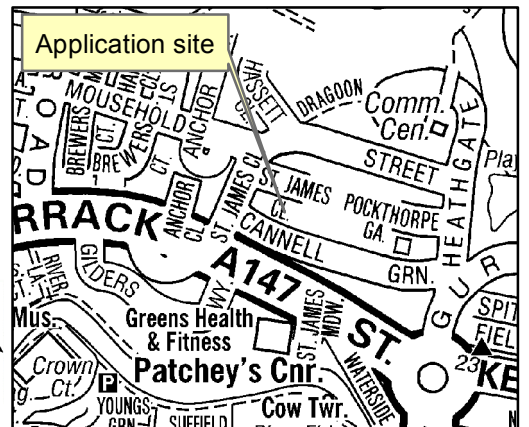
Site Address St James House St James Close

Scale 1:1,250



NORWICH
City Council

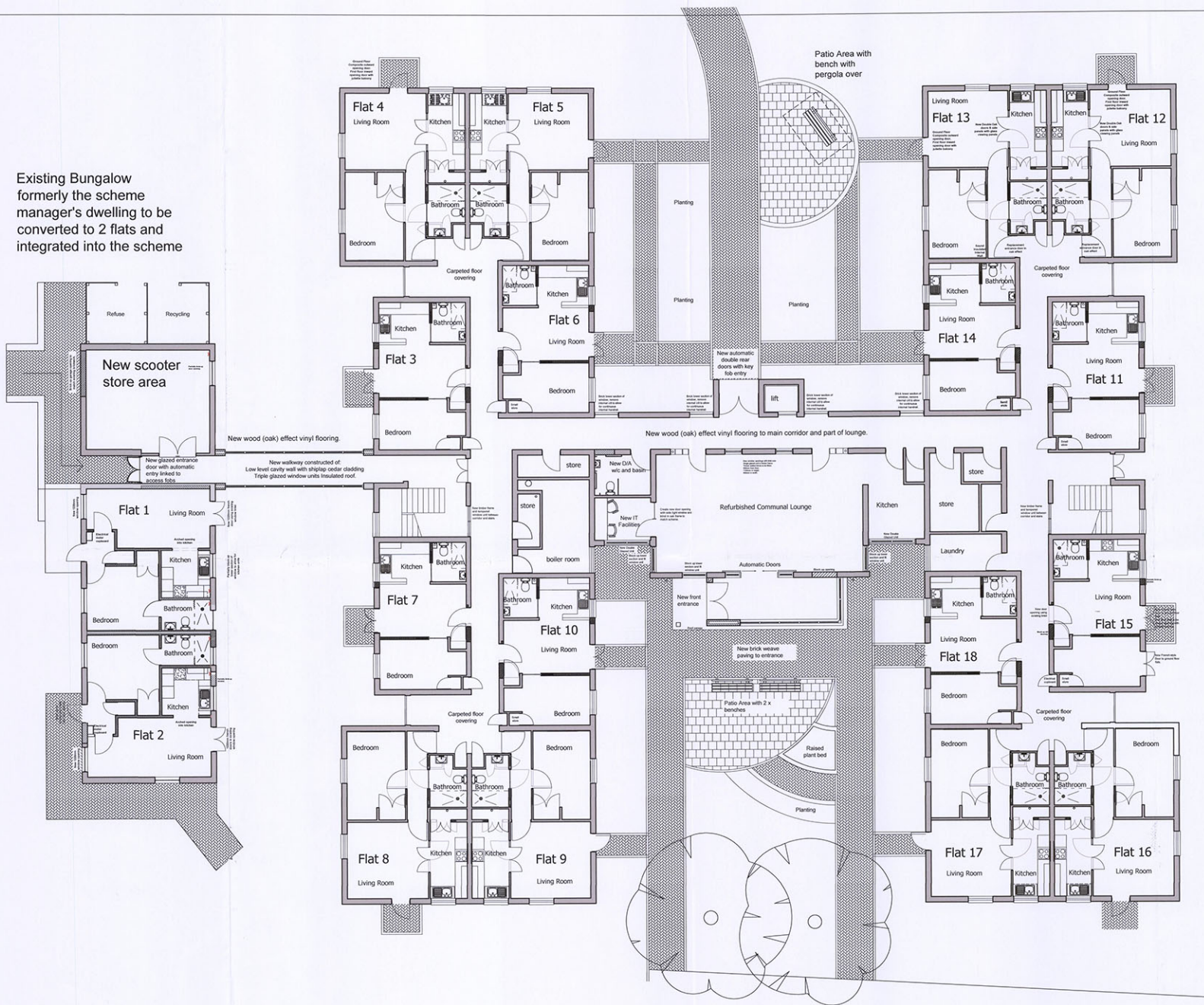
PLANNING SERVICES



Existing Bungalow formerly the scheme manager's dwelling to be converted to 2 flats and integrated into the scheme

New ramped access to DDA compliance

Organisational Development
10 JUN 2014
Post Room



Title
**PROPOSED REFURBISHMENT OF ST. JAMES HOUSE
GROUND FLOOR PLAN AS PROPOSED**

Date 05/2014	Scale(s) 1:100	No.	Date	Notes	REVISIONS	Int.	Ckd.	Property Services NPS Norwich Ltd 30 Crown Road, Norwich NR1 3DT
Designed by S CLEVELAND	NEG. No.							
Drawn By (NPS Norwich) S CLEVELAND	Checked By (NCC)							
DWG. No. SJH/17								