

|                  |   |             |
|------------------|---|-------------|
| <b>Report to</b> | Planning applications committee   | <b>Item</b> |
|                  | 11 January 2018   |             |
| <b>Report of</b> | Head of planning service  | <b>5</b>    |
| <b>Subject</b>   | Performance of the development management service; progress on appeals against planning decisions and planning enforcement action for quarters 1-4 2016-17 and quarters 1-2 2017-18 (April 2016-September 2017) |             |

### **Purpose**

This report updates members on the performance of development management service; progress on appeals against planning decisions and planning enforcement action for the period 1 April 2016 to 30 September 2017.

### **Recommendation**

To note the report.

### **Corporate and service priorities**

The report helps to meet the corporate priorities a safe clean and low carbon city, a prosperous and vibrant city, a fair city and a health city with good housing.

### **Financial implications**

There are no direct financial implications arising from this report.

### **Ward/s:** All wards

Cabinet member: Councillor Stonard, sustainable and inclusive growth

### **Contact officers**

|   |              |
|---|--------------|
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### **Background documents**

None

# Report

## Background

1. On 31 July 2008 the planning applications committee considered a report regarding the improved working of the committee which included a number of suggested changes to the way it operates. In particular it suggested performance of the development management service be reported to the committee and that feedback from members of the committee be obtained.
2. The committee has also asked to be informed on the outcome of appeals against planning decisions and enforcement action.
3. The last performance reports were presented to committee in May 2016, due to significant staffing changes at management level in development management over this time there has been a significant break in these reports being presented to planning applications committee. Going forward the aim is to present these on a quarterly basis. For the above reasons this report covers an extended period from April 2016 to September 2017.

## Performance of the development management service

4. The cabinet considers quarterly reports which measure the council's key performance targets against the council's corporate plan priorities. The scrutiny committee considers the council's performance data regularly throughout the year and will identify any areas of concern for review.
5. This report will only highlight trends or issues that should be brought to the attention of the planning applications committee for information.
6. For the 2016-17 financial year, of all the decisions that are accounted for by the governments NI157 indicator, some 655 applications out of 758 were dealt with by officers (a delegation rate of 86.4 per cent) and 103 applications were dealt with by committee.
7. For the first two quarters of 2017-18, 422 applications out of 467 were dealt with by officers (a delegation rate of 90.4 per cent) and 45 applications were dealt with by committee.
8. The above compares to an average delegation rate of approximately 89% for the preceding two years.

## Appeals

9. There are currently 13 pending planning appeals as listed within the appendix to this report. Pending appeals are currently far higher than is typically experienced, this may in part be due to delays with the planning inspectorate, however there does appear to have been an increase in planning appeals in recent months.
10. Five appeals have been allowed, reference details for which are appended to this report. A brief summary of each is provided below:

**(a) 9 Normans Buildings – Redevelopment for 4 flats – Committee Refusal (member overturn)**

The proposal was for four flats adjacent to St Peter Parmentergate Church on King Street, this was refused on three grounds due to impact on the listed church and conservation area, lack of justification for the loss of the business unit and due to unsatisfactory amenity for future residents.

The first reason for refusal on loss of the business unit was not pursued in agreement with members on the basis of further information submitted with the appeal. With regard to the other matters, the inspector concluded that though the proposed building would change the appearance of the Conservation Area and the setting of the church of St Peter Parmentergate, the locality as a whole would be enhanced by the development. So far as trees were concerned whilst the inspector noted that the trees would overshadow the building, especially during the summer, he considered that the residents' surroundings would be attractive and their living conditions would be entirely satisfactory. The inspector therefore allowed the appeal finding that there was no harm and that the proposals represented sustainable development.

**(b) 11, 12 & 13 Earlham House Shops – Change of use to A3 – Delegated Refusal**

The main issue was the impact on living conditions of upper floor flats as a result of noise disturbance from the proposed use. The inspector noted that noise between the floors could be mitigated by a condition and therefore the main impact would be from external noise of customers to and from the proposed restaurant. The inspector noted that the area was vibrant with reasonable background noise levels and the proposed use would not necessarily add to existing established footfall in the centre. The inspector considered that the lack of takeaway provision and restrictions on delivery hours would also mitigate the proposals and therefore allowed the appeal.

**(c) 63 Elm Grove Lane – New dwelling – Delegated Refusal**

The application was refused for three reasons due to the loss of a tree, impact of design on character of area and substandard occupier amenity.

The inspector considered there would be a degree of harm in terms of the erosion of the green frontage of the site and impact on local distinctiveness, albeit considered that the site was at a junction of differing patterns of residential development. The inspector disagreed that there would be a poor standard of occupier amenity. The inspector made reference to the shortage of housing land supply and applied the presumption in favour of sustainable development. In applying the planning balance he found that the harm caused would not significantly and demonstrably outweigh the benefits of the proposal.

**(d) 63 Elm Grove Lane – Extensions to existing property – Delegated Refusal**

The application was refused due to harm caused to the character of the area. The Inspector considered that the design would not cause harm to the area as it was

set back within the site, surrounded by landscaping and vegetation which was largely to be retained and given the existing dwelling was not tied strongly to the character or arrangement of its surroundings.

**(e) 58 Earlham Road – Condition details for windows and cladding – Delegated Refusal**

The appeal related to details required for the conversion of a garage to living accommodation (to facilitate subdivision of a dwelling). Discharge was sought retrospectively for filling in a garage opening which had been carried out using timber cladding (rather than bricks as required in the condition) and UPVC windows.

The inspector considered that the main issue for consideration was whether the details preserved or enhanced the character or appearance of the Heigham Grove Conservation Area. The Inspector determined that the finished development had no material harm to the significance of the conservation area. He did note that whilst uPVC windows would not be appropriate replacements for the original timber windows in the main house, in the context of the infilling of the garage opening he found that any adverse impact would be quite minimal.

11. Twelve appeals have been dismissed, reference details for which are appended to this report. A brief summary of each is provided below:

**(a) 114 Cambridge Street – First Floor Extension – Committee decision to take enforcement action**

The appeal was an enforcement appeal following the service of an enforcement notice to secure the removal of the first floor extension (which in turn followed refusal of planning consent). The inspector considered that the proposal had a significant adverse effect on the character and appearance of the host dwelling and the surrounding area which cannot be overcome by the imposition of conditions. The inspector considered that the harsh rectangular design, broken by high level glazed strip windows, combined with weatherboard finish gave a shed-like appearance which at elevated height was discordant with the area. Whilst not visible from public vantage points, the inspector did not consider that it inevitably followed that the development was not harmful. The appeal was dismissed and enforcement notice upheld.

**(b) Land south east side of 45 Merton Road – New Dwelling – Delegated refusal**

The main issues were the impact on the character and appearance of the area and the living conditions of the occupiers of 86 Bowthorpe Road. The inspector agreed noting that the gap between 45 Merton Road and 86 Bowthorpe Road was important in providing a visual break between the terraces of Merton Road and bungalows of Bowthorpe Road.

**a) 72 Marlborough Road – Conversion of outhouse to dwelling – Delegated refusal**

The main issues were the impact on the character and amenity of the area, the living conditions of future occupants and those of 72 Marlborough Road and the provision of cycle parking. The inspector concluded that the proposal was inconsistent with the character of the area which was defined by terraced properties. Due to inadequate external and internal amenity space along with a poor outlook the inspector agreed that amenity for future occupants would be poor, the proposal would also result in a significant reduction in external amenity space for 72 Marlborough Road causing harm despite the limited use of the existing space. The inspector also concluded that the lack of cycle parking provision for the proposed dwelling and loss of provision for the host dwelling would be harmful. The appeal was dismissed.

**(c) 20 Cambridge Street – Erection of dwelling – Committee decision (member over-turn)**

The main issues were the impact on the character and appearance of the area and the effect on the living conditions of 5 Trinity Street. The inspector considered that whilst a contemporary proposal could work on the site, the appeal proposal failed to respond to the significance of the conservation area. Rather than being a complementary and contemporary addition to the street scene the inspector considered the proposal was squat with horizontal emphasis and a flat roof and wide areas of glazing and in conjunction with the adjacent flats, would cause harm to the area. The proposal would also significantly enclose and dominate the rear garden of 5 Trinity Street as well as causing overshadowing. Whilst the overshadowing would be in line with BRE guidance the inspector found that in combination with the impact on outlook the development would be harmful.

**(d) 17 – 19 Castle Meadow – Use of basement as dwelling – Delegated refusal**

The main issue was the quality of amenity of future occupants. The inspector considered that the size of the accommodation below space standards was not harmful in itself given the proposed flat was of a regular shape with sufficient space for furniture and to move around the flat. The quality of the space was however harmful given the lack of outlook and lack of external amenity space.

**(e) Land Adj. 37 Bishop Bridge Road – New A1 Retail Store – Committee Refusal (member over-turn)**

The application was refused due to the loss of an allocated housing site and non-compliance with policy DM15. The inspector considered compliance with DM15(a) i.e. does the proposal deliver 'exceptional' benefits to sustainability. The appellant sought to argue that there is no definition of what 'exceptional' means so defaulted back to the definition of sustainable development in DM1. The Inspector disagreed, choosing to apply the dictionary definition of 'exceptional'; i.e. the sustainability benefits must be much more than required by DM1 as the loss of allocated housing land would have a negative effect on overall sustainability.

The Inspector concluded that the sustainability benefits were: additional jobs; green roof; retention of a wall in the Conservation Area; landscaping and

renewable technology. However, he concluded that these were no more than would be required under DM1 and did not justify loss of the housing land under DM15.

Compromising house delivery - Notwithstanding that the recent AMRs forecast and over-provision of the plan period as a whole, delivering the number of forecast homes would require higher delivery rates than in the past. Additionally, excess delivery is encouraged and the site should not be released on this basis alone. The Inspector also accepted that the development would reduce the likelihood of delivering housing on the remainder of R14.

The Inspector concluded: “the adverse implications for housing provision weigh significantly against the social and economic dimensions. The loss of allocated housing land would be likely to increase pressure for release of green field land on the edge of the urban area with consequent implications for the environmental dimension. For these reasons when considered as a whole the proposal would not be a sustainable development”.

**(f) 72-78 St Stephens Terrace – Conversion of basement to provide 2 additional bedsits – 2 Appeals (Full and Listed) – Delegated Refusal**

The application/s were refused due to impact on the listed buildings and poor living conditions for future occupants due to lack of outlook, light and over-shadowing.

The inspector considered that the proposed lightwell to facilitate basement conversion would be of an imposing scale, disproportionate to the more modest proportions of the rear of the host building. Internal works, whilst not intensive, would contribute to ‘some’ further erosion of the historic plan form of the terrace. The proposed units would look out onto tall lightwell walls in relatively close proximity resulting in very restricted outlook and overshadowing within the units. The proposal would result in less than substantial harm and would be harmful to the living conditions of future occupants and benefit would not outweigh this and there is no evidence that the existing building could not continue as a viable use in the absence of the proposed scheme.

**(g) Land Adj. 144 Thorpe Road – Garage and storage shed (for commercial storage) – Delegated Refusal**

The application was refused due to conflict with surrounding uses, the effect on protected trees, impact on the Conservation Area and impact on living conditions of nearby dwellings.

The inspector considered that the storage building would consolidate a non-conforming use which was incompatible with surrounding residential land and therefore contrary to DM16 policies. Given construction methods the inspector did not consider that the proposal would lead to any further negative impact upon the tree. With regard to the conservation area the inspector considered that the storage shed, not the garage, would cause less than substantial harm

to the CA due to materials and siting. There are limited benefits to the local economy but these are mainly private not public and do not outweigh the harm caused. The inspector also considered that the due to prominence and materials the proposal would detract from the quality of the outlook from adjacent residential properties.

**(h) 2 Lower Goat Lane – Add 1 bedroom to HMO – Delegated Refusal**

The application was refused due to poor standard of occupier amenity in particular cramped communal rooms. The inspector agreed and dismissed the appeal considering that there was inadequate internal communal space for sitting and eating or lounge seating.

**(i) 2 Brereton Close – Residential Annex – Delegated Refusal**

The application was refused due to harm to the character and appearance of the dwelling and area, and amenity impacts on neighbouring occupiers from overlooking. The inspector agreed noting that the size of the extension would be overly large and dominant in relation to the dwelling and semi-detached pair and that the subservience of the existing side extensions would be lost. The inspector also agreed that there would be a loss of privacy to the neighbouring property as a result of overlooking and given ground levels at the site.

Our statement also contended that an annex was not ancillary to the main dwelling, on this matter the inspector commented *“Whilst I note the Council’s view that the annex would not be ancillary to the existing dwelling due to its scale and level of accommodation, there is no development plan policy basis on which to make such an assessment.”*

**(j) 2 Jessopp Road – Flat Roof Rear Dormer – Delegated Refusal**

The application was refused on design grounds and impact on the street scene. The inspector considered that the dormer window was considered to result in an unbalanced appearance to the symmetrical dwellings as well as being incongruous and overly large on a very visible roof slope. The dormer would not have related well to the character or design of the main house or the streetscene in general. The proposed dormer window would have been constructed using materials not commonly seen in the surrounding area (cedar cladding) but this was not considered to be harmful. The new windows within the dormer may have resulted in additional overlooking to the neighbouring dwelling but this was not considered to be significantly detrimental to amenity.

**Enforcement action**

12. All items that have been referred to committee or where committee has required enforcement action to take place, since April 2013 are listed in appendix 2 with an updated on the current status. Items are removed once resolved and the resolution has been reported to committee.

### Planning Appeals Pending

| Application ref no   | Planning Inspectorate ref no | Address                             | Proposal  | Date appeal started | Type of appeal | Decision                                       |
|--|------------------------------|-------------------------------------|---|---------------------|----------------|--|
| 17/00005/ENFPLA<br>Enforcement<br>Reference:<br>15/00167/ENF | APP/G2625/C/17/3174414       | 55 Cunningham Road                  | Without planning permission, the change of use of 55 Cunningham Road from residential (Class C3)/HMO (Class C4) use to residential sui generis use. | 06.09.2017          | Written reps.  | Pending  |
| 17/00011/REF<br>Application No.<br>17/00005/F                | APP/G2625/W/17/3181627       | Franchise House<br>56 Surrey Street | Conversion to residential (Class C3) to provide 4 residential units.  | Awaiting start date | Written reps.  | Awaiting start date but likely to be withdrawn |
| 17/00011/REF<br>Application No.<br>17/00006/L                | APP/G2625/Y/17/3181629       | Franchise House<br>56 Surrey Street | Conversion to residential (Class C3) to provide 4 residential units.  | Awaiting start date | Written reps.  | Awaiting start date but likely to be withdrawn |
| 17/00013/REF<br>Application No.<br>16/01925/L                | APP/G2625/Y/17/3181822       | Bethel Hospital<br>Bethel Street    | Repair works to gable wall, west wall, attic floor and cornice and reinstatement of former d  | 23.10.2017          | Written reps.  | Pending  |
| 17/00014/REF<br>Application No.<br>17/00725/F                | APP/W2625/W/17/3183295       | 168 Thorpe Road                     | Single storey side and rear extensions and new attic room with dormer to create a 9 bed HMO.  | Awaiting start date | Written reps.  | Pending  |
| 17/00015/REF<br>Application No.<br>17/00869/F                | APP/G2625/W/17/3187022       | 40 Bull Close                       | Extension of the ground, second and third floors to create 7 No. flats with associated works.   | Awaiting start date | Written reps.  | Awaiting start date                            |
| 17/00016/REF<br>Application No.<br>17/00817/F                | APP/G2625/W/17/3187694       | 96A Angel Road                      | Redevelopment of site and erection of 4 no. dwellings.  | Awaiting start date | Written reps.  | Awaiting start date                            |



| <b>Application ref no</b>                     | <b>Planning Inspectorate ref no</b> | <b>Address</b>                              | <b>Proposal</b>   | <b>Date appeal started</b> | <b>Type of appeal</b> | <b>Decision</b>     |
|---|-------------------------------------|---|---|----------------------------|-----------------------|---------------------|
| 17/00017/REF<br>Application No.<br>17/01082/F | APP/G2625/W/17/3188185              | 9 Osborne Court                             | Replacement windows.  | Awaiting start date        | Written reps.         | Awaiting start date |
| 17/00018/REF<br>Application No.<br>17/00932/F | APP/G2625/W/17/3189585              | 147A Magdalen Road                          | Change of use from office (Class B1) to dwellinghouse (Class C3) including installation of 1 No. new window to first floor rear elevation and low level front wall to match existing adjacent wall. | Awaiting start date        | Written reps.         | Awaiting start date |
| 17/00019/REF<br>Application No.<br>15/00455/F | APP/G2625/W/17/3190065              | Legarda Court<br>Pearcefield                | Raising of the eaves and conversion of existing roof space of Legarda Court into 4 no. one bedroom flats. To include new vehicular access from Pearcefield and new parking area.                    | Awaiting start date        | Written reps.         | Awaiting start date |
| 17/00020/REF<br>Application No.<br>16/01927/F | APP/G2625/W/17/3190273              | 12A Old Palace Road                         | Two storey rear extension and change of use to Sui Generis (large HMO).   | Awaiting start date        | Written reps.         | Awaiting start date |
| 17/00022/REF<br>Application No.<br>15/01928/F | APP/G2625/W/17/3190739              | St. Peters<br>Methodist Church<br>Park Lane | Demolition of modern extensions and conversion to provide 20 residential units (class C3).  | Awaiting start date        | Written reps.         | Awaiting start date |
| 17/00021/REF<br>Application No.<br>17/01390/F | APP/G2625/D/17/3190638              | 158 Wellesley Avenue South                  | Two storey side extension with front porch. Single storey rear extension. Dormer window to front elevation.   | Awaiting start date        | Written reps.         | Awaiting start date |

**Planning appeals allowed – Quarters 1-4 2016-17 & Quarters 1-2 2017-18**

| <b>Application ref no</b>                     | <b>Planning Inspectorate ref no</b> | <b>Address</b>  | <b>Proposal</b>   | <b>Decision Date</b> | <b>Type of appeal</b> | <b>Decision</b> |
|---|-------------------------------------|---|---|----------------------|-----------------------|-----------------|
| 15/00010/REF<br>Application No.<br>15/00159/F | APP/G2625/W/15/3138118              | 9 Normans Buildings                                     | Demolition of existing building and erection of a two storey building comprising 4 No. apartments.                              | 02 June 2016         | Written Reps          | Allowed         |
| 16/00005/REF<br>Application No.<br>16/00389/U | APP/G2625/W/16/3156615              | 11, 12 And 13<br>Earlham House<br>Shops<br>Earlham Road | Change of use to restaurant (Class A3).   | 18 November 2016     | Written reps.         | Allowed         |
| 17/00006/REF<br>Application No.<br>16/01824/F | APP/G2625/D/17/3176282              | 63 Elm Grove Lane                                       | Demolition of front bay, flat roof extension and conservatory. Construction of second storey and addition of external cladding. | 18 October 2017      | Written reps.         | Allowed         |
| 17/00007/REF<br>Application No.<br>16/01831/F | APP/G2625/W/17/3176315              | 63 Elm Grove Lane                                       | Subdivision of garden and erection of new dwelling.   | 18 October 2017      | Written reps.         | Allowed         |

| <b>Application ref no</b>                     | <b>Planning Inspectorate ref no</b> | <b>Address</b>  | <b>Proposal</b>  | <b>Decision Date</b> | <b>Type of appeal</b> | <b>Decision</b> |
|---|-------------------------------------|-----------------|--|----------------------|-----------------------|-----------------|
| 17/00009/REF<br>Application No.<br>17/00326/D | APP/G2625/W/17/3178075              | 58 Earlham Road | Details of<br>Condition 3 (a):<br>proposed east<br>elevation drawing<br>and Condition 3<br>(b): fire alarm<br>system of<br>previous<br>permission<br>16/00849/F. | 16 October<br>2017   | Written reps.         | Allowed         |

**Planning appeals dismissed – Quarters 1-4 2016-17 & Quarters 1-2 2017-18**

| <b>Application ref no</b>                        | <b>Planning Inspectorate ref no</b> | <b>Address</b>                         | <b>Proposal</b>  | <b>Decision Date</b> | <b>Type of appeal</b> | <b>Decision</b> |
|--|-------------------------------------|--|--|----------------------|-----------------------|-----------------|
| 15/00008/ENFPLA<br>Application No.<br>14/01660/F | APP/G2625/C/15/3137001              | 114 Cambridge Street                   | Retrospective application for first floor rear extension.                  | 13 April 2016        | Written Reps          | Dismissed       |
| 16/00002/REF<br>Application No.<br>16/00163/F    | APP/G2625/W/16/3151238              | Land South East Side Of 45 Merton Road | Demolition of garages and construction of dwelling.                        | 09 September 2016    | Written Reps          | Dismissed       |
| 16/00003/REF<br>Application No.<br>16/00095/F    | APP/G2625/W/16/3153982              | 72 Marlborough Road                    | Change of use of existing outhouse to dwelling with first floor extension. | 09 November 2016     | Written Reps          | Dismissed       |
| 16/00004/REF<br>Application No.<br>15/01837/F    | APP/G2625/W/16/3154508              | 20 Cambridge Street                    | Erection of 1 No. two storey dwellinghouse [revised proposal].             | 19 December 2016     | Written Reps          | Dismissed       |
| 16/00007/REF<br>Application No.<br>15/01805/F    | APP/G2625/W/16/3155779              | 17 - 19 Castle Meadow                  | Change of use of basement to 1 No. dwelling (Class C3).                    | 12 December 2016     | Written Reps          | Dismissed       |

| <b>Application ref no</b>                     | <b>Planning Inspectorate ref no</b> | <b>Address</b>                         | <b>Proposal</b>   | <b>Decision Date</b> | <b>Type of appeal</b> | <b>Decision</b> |
|---|-------------------------------------|--|---|----------------------|-----------------------|-----------------|
| 16/00011/REF<br>Application No.<br>15/00756/F | APP/G2625/W/16/3163537              | Land Adjacent 37<br>Bishop Bridge Road | Demolition of existing buildings and construction of foodstore (Class A1) with associated parking.                              | 26 May.2017          | Hearing               | Dismissed       |
| 16/00014/REF<br>Application No.<br>16/01199/F | APP/G2625/W/16/3165686              | 2 Lower Goat Lane                      | Amendment to previous permission 16/00695/U to add 1no. bedroom to HMO.   | 26 April.2017        | Written reps          | Dismissed       |
| 17/00001/REF<br>Application No.<br>16/01287/F | APP/G2625/W/17/3171452              | 72 - 78 St Stephens Road               | Conversion of basement to provide 2 No. additional bedsit rooms. New light wells, improved rear fenestration and amenity space. | 04 September 2017    | Written reps.         | Dismissed       |

| <b>Application ref no</b>                     | <b>Planning Inspectorate ref no</b> | <b>Address</b>                      | <b>Proposal</b>   | <b>Decision Date</b> | <b>Type of appeal</b> | <b>Decision</b> |
|---|-------------------------------------|-------------------------------------|---|----------------------|-----------------------|-----------------|
| 17/00002/REF<br>Application No.<br>16/01288/L | APP/G2625/Y/17/3171453              | 72 - 78 St Stephens Road            | Conversion of basement to provide 2 No. additional bedsit rooms. New light wells, improved rear fenestration and amenity space. | 04 September .2017   | Written reps.         | Dismissed       |
| 17/00003/REF<br>Application No.<br>17/00033/F | APP/G2625/D/17/3172460              | 2 Brereton Close                    | 2 storey residential annex to side of existing dwelling.  | 28 June 2017         | Written reps.         | Dismissed       |
| 17/00004/REF<br>Application No.<br>16/01428/F | APP/G2625/W/17/3173446              | Land Adjacent To<br>144 Thorpe Road | Garage and storage shed.  | 22 August.2017       | Written reps.         | Dismissed       |
| 17/00008/REF<br>Application No.<br>17/00336/F | APP/G2625/D/17/3177170              | 2 Jessopp Road                      | Flat roof rear dormer.  | 29 September 2017    | Written reps.         | Dismissed       |

**Enforcement action. Quarters 1-4 2016-17 & Quarters 1-2 2017-18**  
**Status report on all items previously reported to planning applications committee**

| Case no.                  | Address   | Development  | Date referred to committee    | Current status  | Lead Officer   |
|---------------------------|---|--|-------------------------------|---|----------------|
| 12/01444/F                | Norwich Family Life Church, Heartsease Lane, Norwich, NR7 9NT | Erection of new church building (Class D1) incorporating preschool, sports and community facilities. | 18 April 2013<br>12 Sept 2013 | <p>Indication at the time of the application was that portakabin buildings on site would be removed and temporary use of premises on Mason Road would cease following the part completion of a new church building. At the time members agreed a 15 month period from the date of the permission to allow this to happen which tied in to the temporary consent granted at that time for Mason Road (see below).</p> <p>The temporary use of Mason Road has now been extended for five years and it is understood that the Church have released plans to redevelop the Heatsease Site including a purpose built nursery. No enforcement notice has been issued to date and given the time that has elapsed it is considered prudent for members to consider the matter again at a future planning applications committee.</p> | Robert Webb    |
| 10/01081/U                | 4 - 6 Mason Road, Norwich, NR6 6RF                            | Change of use from general industrial to place of worship, non-residential education centre          | 26 Aug 2010<br>10 Aug 2017    | Committee resolved to approve a temporary five year consent at the 10 August committee which has subsequently been issued. As such the enforcement matter has now been resolved.  | Robert Webb    |
| 13/02087/VC & 13/02088/VC | Football ground area  | River bank, landscaping, street trees, etc   | 6 March 2014<br>08 Dec 2016   | <p>Revised landscaping proposals and timeframes for provision were agreed at the committee meeting of 08 December 2016.</p> <p>The decision has not yet been issued due to difficulties in agreeing wording of the Section 106 agreement, these matters are now coming towards a resolution.</p> <p>Despite the above the first phase of landscaping works along Geoffrey Watling Way have been undertaken. The final phase of landscape work is scheduled to take place in the 2018 closed</p>   | Tracy Armitage |

| Case no.                | Address                        | Development   | Date referred to committee | Current status  | Lead Officer                      |
|-------------------------|--------------------------------|---|----------------------------|---|-----------------------------------|
|                         |                                |   |                            | football season.  |                                   |
| 14/01660/F              | 114 Cambridge St               | First floor rear extension  | 8 Jan 2015                 | The enforcement notice was upheld on appeal (decision 13 April 2016) and the enforcement notice has now been complied with.   | Ali Pridmore                      |
| 15/01382/F & 15/01859/F | Aldwych House 57 Bethel Street | Roof lights   | 29 Oct 2015                | The original enforcement notice (and associated appeal against it) was withdrawn and a revised notice requiring implementation of the roof lights approved under 15/01382/F issued on 21 <sup>st</sup> January 2016. This requires compliance by 21 <sup>st</sup> May 2016.<br><br>The notice has now been complied with. | Ali Pridmore                      |
| 14/00219/BPC/ENF        | 474 Earlham Road               | Conversion of garage to separate dwelling   | 17 Dec 2015                | Enforcement notice served on 07 <sup>th</sup> March 2016 requiring cessation of use by 07 <sup>th</sup> October 2016.<br><br>The enforcement notice has been complied with, however a further application for conversion has now been submitted.  | Ali Pridmore / Charlotte Hounsell |
| 16/00047/ENF            | 128 Thorpe Road                | Partial demolition of boundary wall.  | 10 March 2016              | The enforcement notice has been issued and complied with.   | Ali Pridmore                      |
| 16/00028/ENF            | 34-40 King Street              | Replacement Windows   | 09 June 2016               | The enforcement notice has been complied with and suitable replacement windows installed.   | Sam Walker                        |
| 16/00167/ENF            | 55 Cunningham Road             | Change of use from C3/C4 to large HMO   | 12 Jan 2017                | The enforcement notice has been issued and is subject to a pending appeal, the decision for which is expected shortly.  | Ali Pridmore/ Lara Emerson        |
| 16/00020/ENF            | 66 Whistlefish Court           | Conversion of garage to a separate unit of residential accomodation (C3) and change of use from C3/C4 to large HMO. | 09 Feb 2017                | The notice was served on 03 March 2017 and came into force on 14 April 2017 with a six month compliance period. It is understood that the notice has not been complied with and further action is currently being considered.   | Ali Pridmore                      |



| Case no.     | Address                   | Development  | Date referred to committee | Current status   | Lead Officer                    |
|--------------|---------------------------|--|----------------------------|--|---------------------------------|
| 16/00020/ENF | 67 Whistlefish Court      | Conversion of garage to a separate unit of residential accommodation (C3) and change of use from C3/C4 to large HMO. | 09 Feb 2017                | The notice was served on 03 March 2017 and came into force on 14 April 2017 with a six month compliance period. It is understood that the notice has not been complied with and further action is currently being considered.  | Ali Pridmore                    |
| 17/00026/ENF | 21-23 St Benedicts Street | Mechanical extration and ventilation plant and flue  | 13 July 2017               | The notice has been served and comes into effect on 22 January 2018 with a compliance period of three months.  | Samuel Walker                   |
| 17/00078/ENF | 10 Ruskin Road            | First floor extension and creation of large HMO  | 13 July 2017               | Notice drafted and feedback received from NPLAW, notice to be served imminently.   | Robert Webb                     |
| 17/00028/ENF | 2 Field View              | Change of use from C3/C4 to large HMO and change of use of garage to independent office unit                         | 13 July 2017               | The resolution was to serve an enforcement notice against the use of the garage and against the use of the main dwelling as a large HMO if required.<br><br>Correspondance following the meeting has not led to the matter being resolved outside formal enforcement action. Having gathered more information it is now considered appropriate to serve a notice to secure the return of the garage and the garden/driveway areas which have been segregated from the main dwelling back to use ancillary to the main dwelling. Subject to the return of the garage and curtilage which has been segregated to the main dwelling it is considered that it would not be expediant to take action against the large HMO as it would be consistent with policy. | Robert Webb                     |
| 17/00112/ENF | 2B Lower Goat Lane        | Conversion of A1 unit to C4 HMO in breach of condition 2 of 16/00695/U   | 13 July 2017               | Enforcement notice is being drafted and will be served shortly.  | Ali Pridmore/<br>Robert Webb    |
| 17/00076/ENF | 1A Midland Street         | Erection of two fabrication units and associated works   | 10 August 2017             | The notice has been served and comes into effect on 31 January 2018 with a six month compliance period.  | David Parkin<br>/ Samuel Walker |

| <b>Case no.</b> | <b>Address</b>   | <b>Development</b>   | <b>Date referred to committee</b> | <b>Current status</b>   | <b>Lead Officer</b> |
|-----------------|------------------|--|-----------------------------------|---|---------------------|
| 17/00157/ENF    | 5 Nutfield Close | Subdivision of dwelling to create four residential units     | 12 October 2017                   | The enforcement notice was served on 11 December 2017.  | Stephen Polley      |
| 17/00136/ENF    | 142 Dereham Road | Positioning and use of a hot food takeaway van on forecourt. | 12 October 2017                   | The use of the van has ceased. A planning application for change of use of the shop to A3 was permitted in October. Whilst members authorised enforcement action to secure the removal of the van, members indicated that they did not want to be heavy handed and wished officers to monitor the situation to allow time for the change of use to be implemented and van removed. No notice has therefore been issued to date. | Lydia Tabbron       |