

Report to Planning applications committee

Item

15 June 2017

Report of Head of Planning Services

Subject

Application no 17/00700/F - 202 Thorpe Road,
Norwich, NR1 1TJ

Reason

for referral

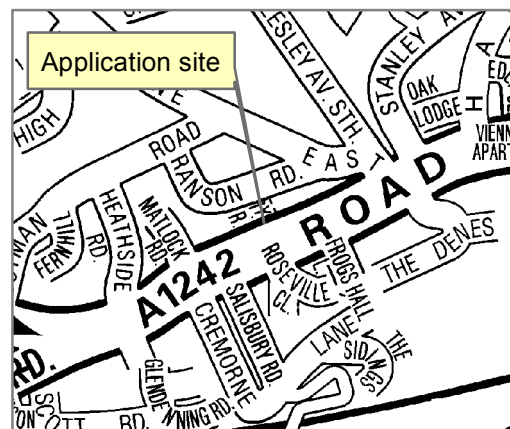
Objections

5(c)

Ward:	Thorpe Hamlet
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Creation of 7sqm infill to the side of the building and installation of extraction unit and vents to the rear.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1. Design & heritage	Impact on appearance of property; impact on conservation area.
2. Amenity	Overshadowing; overlooking; outlook; noise.
3. Trees	Impact on trees.
Expiry date	10 July 2017
Recommendation	Approve



The site, surroundings & constraints

1. The site is a vacant doctor's surgery which comprises a modern two storey detached building with car parking spaces to the front. Existing materials are red brick and white UPVC cladding.
2. The site sits within the Thorpe Ridge Conservation Area and is surrounded by a number of locally listed buildings.
3. There are a number of mature trees on and around the site.

Relevant planning history

4.

Ref	Proposal	Decision	Date
4/1989/0773	Erection of single storey extensions at front and rear of doctors' surgery and change of use of existing flat to provide associated offices.	Approved	30/11/1989
4/1993/0879	Part Condition 1a: details of siting of pharmacy building (revised siting) for previous approval no. 4901181/S "Erection of pharmacy and surgery".	Approved	02/12/1993
4/1997/0187	Erection of single storey extension at front of surgery to provide pharmacy.	Approved	20/08/1997

The proposal

5. The proposal falls into 3 parts:
 - a) Small side extension to infill the triangular area to the west of the site. Materials to match existing.
 - b) 2 x condenser units to the rear
 - c) Additional door to be inserted into the front elevation

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 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
Noise from condenser units	See main issue 2 for an assessment of the impact of the proposals on amenity.
Fumes from extraction unit	See main issue 2 for an assessment of the impact of the proposals on amenity.

Issues raised	Response
Protection of trees	See main issue 3 for an assessment of the impact of the proposals on trees.

Consultation responses

7. 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 & Conservation

8. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Environmental protection

9. Reviewed the application and have no comments.

Tree protection officer

10. No significant tree issues. Existing site boundaries and ground conditions within the site will provide adequate protection for any trees on site or on neighbouring property. If the applicant wishes to carry out any tree work they will need to submit a tree work application form, as this is a conservation area.

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
 - JCS7 Supporting communities
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
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM22 Planning for and safeguarding community facilities

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF)**
- NPPF7 Requiring good design

- NPPF8 Promoting healthy communities
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

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: Design & Heritage

15. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
16. The existing property does not hold any historical or architectural significance. Owing to the small scale of the proposed development and the use of matching materials, the proposals will have no significant impact on the appearance of the building or on the character of the wider conservation area.

Main issue 2: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. Due to its size, the proposed side extension will not significantly alter the light, outlook or privacy afforded to the neighbouring property, 200 Thorpe Road. There are no windows proposed to be inserted into the extension.
19. The proposal includes the installation of condenser units to the rear of the property. There is a separation distance of 25m between these units and the neighbouring residential property, 200 Thorpe Road, and a separation distance of 45m between these units and the properties on Ransom Road to the rear. The council's Environmental Protection team is satisfied that the noise generated by these units will not lead to an unacceptable impact on the amenity of the surrounding residential occupiers. Submission of full details is required pre-installation so that the council can control the noise impacts.

Main issue 3: Trees

20. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
21. Most of the proposals will not impact upon the trees on this site or on neighbouring surrounding sites. There is a tree in the neighbouring garden (200 Thorpe Road) close to the proposed side extension. The council's tree officer is satisfied that the proposed side extension will not cause harm to this tree owing to the existing hardstanding and boundary treatment.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

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

Conclusion

24. 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. 17/00700/F - 202 Thorpe Road Norwich NR1 1TJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Submission of plant and machinery details prior to installation.

