

Planning applications committee

Date: Thursday, 14 September 2017

Time: 09:30

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

Committee members:

Councillors:

Driver (chair)
Maxwell (vice chair)
Bradford
Button
Carlo
Henderson
Jackson
Malik
Peek
Sands (M)
Woollard
Wright

For further information please contact:

Committee officer: Jackie Rodger
t: (01603) 212033
e: jackierodger@norwich.gov.uk

Democratic services
City Hall
Norwich
NR2 1NH

www.norwich.gov.uk

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



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

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 10 August 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.

Summary of applications for consideration

15 - 16

Standing duties

17 - 18

4(a) Application no 17/01022/F Heath House, Gertrude Road, Norwich, NR3 4SG

19 - 34

4(b)	Application no 17/00986/F 40 Fishergate, Norwich, NR3 1SE	35 - 56
4(c)	Application no 17/00980/F – Eastgate House, 122 Thorpe Road, Norwich NR1 1RT	57 - 76
4(d)	Application no 17/01130/VC - 174 Aylsham Road, Norwich, NR3 2H	77 - 86
4(e)	Application no 17/00836/F - 20 Catton Grove Road, Norwich, NR3 3NH	87 - 96
4(f)	Application no 17/00165/F - Mill House, Hellesdon Mill Lane, Norwich, NR6 5AY	97 - 106
4(g)	Application no 17/01028/F 194 Thorpe Road, Norwich, NR1 1TJ	107 - 120
4(h)	Application no 17/01063/F 79 Church Lane, Norwich, NR4 6NY	121 - 130

Date of publication: **Wednesday, 06 September 2017**

Planning applications committee**09:30 to 13:10****10 August 2017**

Present: Councillors Driver (chair), Ackroyd (substitute for Councillor Wright), Button (from middle of item 3 below), Carlo, Bradford, Jackson, Malik, Peek, Sands (M) (from middle of item 5 below) and Woollard

Apologies: Councillor Maxwell (vice chair), Henderson and Wright

1. Declarations of interest

Councillor Button declared an interest in item 13, Enforcement case 17/00076/ENF – 1A Midland Street, Norwich, on her arrival at the meeting, because she knew the owner of the business and had discussed it with residents.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 13 July 2017.

3. Application no 16/01052/F - 4 - 6 Mason Road, Norwich, NR6 6RF

(Councillor Button did not take part in the decision making because she had not been present at the start of the item.)

The planning team leader (outer area) presented the report with the aid of plans and slides. Members were advised that the applicant would be submitting a further application for the authorisation of external lighting.

During discussion the planning team leader referred to the report and answered members' questions. Members were assured that environmental protection considered that noise levels were acceptable, given its proximity to the outer ring-road provided the premises were managed in accordance with an agreed management plan and that external doors were kept closed. The cost of sound proofing the roof was too significant for a temporary use of five years. The committee also noted that the entire congregation of 1,000 people was unlikely to attend the building at the same time and, although not a planning consideration, there were plenty of doors for escape in case of fire. The church had provided reasonable projection to meet its targets to raise funds to relocate to the Heartsease Lane site within five years. The church made a big contribution to the local community.

RESOLVED, with 7 members voting in favour (Councillors Driver, Malik, Ackroyd, Carlo, Jackson, Peek and Woollard) and one member abstaining (Councillor Bradford) to approve application no. 16/01052/F - 4 - 6 Mason Road Norwich NR6 6RF and grant planning permission subject to the following conditions:

1. Temporary permission for 5 years and use to revert to B1 at this time or upon cessation of use.
2. Development to take place in accordance with plans;
3. No use of the premises outside of the hours of 08.00-22.00 Monday to Saturday or outside of the hours 08.00-20.00 on Sundays.
4. Within one month of the date of this permission details of covered and secure cycle parking to be submitted for approval and installed within one month of date of approval and retained for the duration of the use.
5. Travel information plan to be submitted for approval and made available and updated for the duration of the use.
6. No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building.
7. Amplified music and sound within the premises to be managed in accordance with the approved Music Break-out assessment and Management Plan.
8. No activities or events to take place outside the building except between the hours of 18.00-21.00 on Fridays.

4. Application no 17/00754/VC – McDonalds, Delft Way Norwich, NR6 6BB

The planner (career grade) presented the report with the aid of plans and slides.

During discussion the planner (career grade) referred to the report and answered members' questions. The police had not been consulted but the council did not have any records of anti-social behaviour being reported at this site. Members asked questions about the detailed planning history of the site and the planner (career grade) noted that application no 11/01652/VC had been refused because the applicant had not provided a noise assessment at the time and therefore had been unable to demonstrate the impact on nearby residents.

RESOLVED, unanimously, to approve application no. 17/00754/VC - McDonalds, Delft Way, Norwich, NR6 6BB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. The operation of the site shall be in accordance with Noise Assessment ref LA/1347/01R/ML 14-0167-43 R01 received on 3rd May 2017 and retained thereafter.

5. Application no 17/00865/F - 8 Aldryche Road, Norwich, NR1 4LE

(Councillor Sands did not take part in the decision making because he had not been present at the start of the item.)

The planner (career grade) presented the report with aid of plans and slides.

A neighbour commented that other residents had not seen the site notices or were aware that the committee was considering the application at this meeting. She then outlined her objections to the proposal which included: that a self-contained residential unit could not be compared with garden sheds in the surrounding gardens; concern that the applicant's intention was that the house would become a

house-in-multiple occupation or that the unit would be an Airbnb rental; concern about the poor maintenance of the main property and fencing; impact on her amenity through loss of privacy and concern about the future use of the building and its access in general and by emergency vehicles.

The applicant addressed the committee and explained the family planned to move back into the house, after a short period of renting it out, and that the proposed self-contained annexe was to provide accommodation for grandparents when visiting to help with childcare.

During discussion the planner, together with the planning team leader (outer area), referred to the report and answered questions. The site was not in a conservation area or a listed building and site notices were not required. Immediate neighbours had been notified by letter. The primary function was a residential dwelling house and therefore the owner could rent out rooms or space without prior permission. It would not be reasonable to add a condition to prevent the annexe being rented out for an Airbnb. The applicant had said that the purpose of the annexe was to provide accommodation for visiting family members and this was ancillary to the main dwelling. Emergency access was covered by building control. Access was currently through the main house or garage. The applicant could remove the garage and erect gates under permitted development rights. The council could enforce the planning permission if the annexe was used as a separate dwelling if there was evidence from neighbour reports or council tax records.

RESOLVED, with 8 members voting in favour (Councillors Driver, Button, Malik, Ackroyd, Carlo, Peek, Woollard and Bradford) and 1 member voting against (Councillor Jackson) to approve application no. 17/00865/F - 8 Aldryche Road, Norwich, NR1 4LE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The annexe should be used as ancillary to the main dwelling only.
4. Details of surface water drainage measures to be provided prior to first occupation.

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.

6. Application no 17/00850/F - 54 Gertrude Road, Norwich, NR3 4SF

The planner (career grade) presented the report with aid of plans and slides.

During discussion the planner, together with the planning team leader (outer area), referred to the report and answered members' questions. Members commented on the long gardens and noted the subdivision of the adjacent plot and sought reassurance that adequate biodiversity measures were in place to compensate the loss of the wild garden area.

Councillor Bradford, Crome ward councillor, welcomed the application and an opportunity to tidy up the land and provide additional housing on Gilman Road but cautioned against any development on the opposite side of the road which would encroach onto Mousehold Heath.

Councillor Jackson said that he considered that the loss of garden space was unacceptable. The planning team leader (outer area) said that the principle of residential development had been accepted at this location. The garden was long, not used for domestic purposes and was not in an area protected for wildlife. There was no loss of light or overlooking to properties in Gertrude Road. The design of the building was similar in style to the adjacent property on Gilman Road which was currently undergoing construction.

RESOLVED, with 8 members voting in favour (Councillors Driver, Button, Malik, Ackroyd, Peek, Sands, Woollard and Bradford) and 2 members voting against (Councillors Carlo and Jackson) to approve application no. 17/00850/F - 54 Gertrude Road, Norwich, NR3 4SF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Water efficiency;
4. Energy efficiency;
5. Sustainable drainage;
6. Bin/bike stores;
7. Landscaping scheme;
8. Biodiversity enhancing measures.

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.

7. Application no 17/00590/F - 65 Elm Grove Lane, Norwich, NR3 3LF

The planner (career grade) presented the report with aid of plans and slides.

During discussion, in which the planner referred to the report and answered members' questions, it was noted that houses in the area were of different styles and that the proposal significantly altered the appearance of the former vicarage but was not detrimental to the amenity of the area. A member commented that the proposal would improve the appearance because he considered the building looked "tired and dated". The committee also noted that a Juliette balcony could be installed under permitted development. The council's tree protection officer had confirmed that the development could be carried out without any damage to the trees.

RESOLVED, unanimously, to approve application no. 17/00590/F - 65 Elm Grove Lane Norwich NR3 3LF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with AIA/AMS;
4. Pre-construction site meeting;
5. Obscure glazing to West facing dormer.

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.

Informative

1. Works to trees applications should be submitted for maintenance works.
2. Applicant should be aware of relevant protection of biodiversity legislation.

8. Application no 17/00734/F 15 Mount Pleasant, Norwich, NR2 2DH

The planner (career grade) 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 report template should have been amended to "Report of director of regeneration and development".

During discussion the planner, together with the planning team leader (inner area), referred to the report and answered members' questions. A member noted that the Norwich Society or the council's design and conservation officer had not commented on this application. The planner confirmed that the design and conservation officer had looked at the application but had not considered that it warranted any comments as the design and material match the existing building. The removal of one tree was considered to be insufficient to harm the amenity of the area and would still retain the "greenery" from the streetscene. It was not reasonable or appropriate to ask the applicant to change the design from a gable pitched roof to a green one.

Councillor Ackroyd pointed out that Newmarket Road was very busy and that construction traffic should be managed so as not to impede traffic. Members of the committee concurred that an informative should be given to the applicant to ensure the management of construction vehicles.

Councillor Jackson said that having visited the site he could not agree with the tree officers' assessment and that he considered the trees very important to the streetscene and that the loss of tree, T3, would have a significant impact. He also considered that the design was not sensitive to the conservation area and the character of the buildings. He moved that the application be refused on these grounds. The planning team leader (inner area) said that the tree officer was satisfied with the retention of two of the trees. This application had less impact on the conservation area than a neighbouring property where in 2012, the committee had approved an extension to the boundary of property which had set a precedent. There was no seconder.

The planner assured members that the tree protection officer was satisfied with the information provided by the applicant to ensure that the retained trees were not damaged by the development.

RESOLVED, with 8 members voting in favour (Councillors Driver, Button, Malik, Ackroyd, Peek, Sands, Woollard and Bradford), 1 member voting against (Councillor Jackson) and 1 member abstaining from voting (Councillor Carlo) to approve application no. 17/00734/F 15 Mount Pleasant, Norwich, NR2 2DH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be submitted before construction begins;
4. Pre-construction site meeting and submission of further details;
5. Provision of site monitoring;
6. Arboricultural works to facilitate development.
7. Works on site in accordance with Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

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.

Informative

1. Considerate Constructors

9. Application no 17/00587/F - 5 Nutfield Close, Norwich, NR4 6PF

(The correct plans for this report had been published on the website, circulated to members in advance of the meeting and available at the meeting.)

The planner (career grade) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which was circulated at the meeting and contained a further condition to ensure that the annexe was not occupied as a separate dwelling.

Councillor Lubbock, Eaton ward councillor, addressed the committee on behalf of a near neighbour and other residents, whose concerns included: the effect of the building on rain water drainage and clarification required on the intended use of the self-contained rooms. Residents were also concerned about the retrospective application. She had suggested the condition that the use of the annexe was ancillary to the main dwelling house because residents were very concerned about an increase in traffic in this small close.

During discussion, the planner and the planning team leader (inner area) referred to the report and responded to the issues raised by Councillor Lubbock and members' questions. Members considered the layout for the rooms and expressed concern that there was no direct access from the new units to the main house. The

committee was advised that the applicant could use the annexe for any C3 use and that the condition proposed would ensure that it was not used as separate dwellings.

Discussion ensued in which members expressed concern about the practicality of having a self-contained bedroom for a person with dementia with no access to the rest of the household or the carer. The access between the boundary fence and the annexe was only a metre and members expressed concern that it would be difficult to access with a wheelchair. A member considered that the property was contrary to DM2 and was not satisfied that the self-contained dwelling was for the intended purpose. Members were advised that meals for the family member in need of care would be made in the main kitchen. The self-contained unit, with kitchen facilities, was intended to give the carer independence. Members considered that the lack of internal doors was impractical for the purpose stated by the applicant. A member suggested that the council had a duty of care to ensure that the facilities were suitable for the intended use.

Councillor Sands moved and Councillor Woollard seconded that consideration of this retrospective application should be deferred to allow further discussion with the applicant about the provision of internal doors to the main house, and it was:.

RESOLVED, unanimously, to defer consideration of application no. 17/00587/F - 5 Nutfield Close, Norwich, NR4 6PF and ask the head of planning services to discuss access from the main house to the extension with the applicant.

10. Application no 17/00341/F - 441 Unthank Road, Norwich, NR4 7QN

The planner (career grade) presented the report with the aid of plans and slides.

A proxy speaking on behalf of neighbours who lived opposite to 441 Unthank Road addressed the committee and outlined their concerns. They were concerned about loss of privacy from the increased roof height of the proposed extension and glazing which they considered was disproportionate and this modern feature was out of character to the surrounding area. This view was supported by 11 other residents. The adjacent neighbour commented on the lack of consultation on the revised plans, that it would have an overbearing on her property and a detrimental impact on the conservation area. She said that they required information about the dimensions of the proposal as the plans showed the development only 1.6 metres from their boundary. Councillor Lubbock, Eaton ward councillor, referred to the residents' objections and said that, contrary to paragraph 25 of the officer's report, she considered that the glazing would cause significant harm to the conservation area. She would have liked to see a better quality design which included better energy efficiency such as a heat pump.

During discussion the planner referred to the report and responded to the issues raised by the speakers and answered members' questions. The applicant would be required to provide a block plan to include precise detail of the development on the boundary. Members were advised that the glazing was a contemporary take on the existing architecture and there were no proposals to introduce a mezzanine floor. There had been no specific sunlight analysis as the property did not meet the requirement for this because of the large distances involved between properties and the relatively small scale of the development.

Councillor Jackson pointed out that the fact that the conservation area had not had an appraisal made it very difficult to assess the impact that this proposal would have on it. This application was finely balanced but in this case it was acceptable because the building line was well back from the road. He commented that the solar gain from the large windows could make the room uncomfortably warm from solar gain.

RESOLVED, unanimously, to approve application no 17/00341/F - 441 Unthank Road, Norwich, NR4 7QN and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Samples of external materials to be submitted for approval.

11. Application no 17/00903/F - 463 Sprowston Road, Norwich, NR3 4EB

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

During discussion, the senior planner referred to the report and answered members' questions. She confirmed that there would be no change to the access. Members sought information about the operation of the refrigeration plant and noted that it would kick in and out when not needed.

Councillor Sands said that he could not support the application because of the noise from the plant and the impact that it could have on residents. He did not consider the extension to be necessary.

RESOLVED, with 9 members voting in favour (Councillors Driver, Button, Malik, Ackroyd, Carlo, Jackson, Peek, Woollard and Bradford) and 1 member voting against (Councillor Sands) to approve application no. 17/00903/F - 463 Sprowston Road, Norwich, NR3 4EB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Extension to enclosure to be constructed to match existing. If different specification is required then details to be approved.
4. No use of the new plant until measures set out within the noise impact assessment have been carried out.

Informative:

This approval only allows for changes to the refrigeration plant. It does not allow for any other changes shown by the approved plans.

Article 32(5) 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 Ackroyd left the meeting at this point.)

12. Application no 17/00988/F - George Hotel, 10 Arlington Lane, Norwich, NR2 2DB

The planner (career grade) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of four additional representations objecting to the application. As the plant had already been installed, the first condition "standard time limit" in the recommendation should be removed as it was not applicable.

Discussion ensued in which the planner together with the planning team leader (outer area) referred to the report. Members considered that the soft landscaping adjacent to the installed plant was important and would provide screening to improve the visual impact from Albert Terrace. The committee concurred with the suggestion for an additional condition to secure planting within the next available planting season and a five year management plan to maintain the soft landscaping.

RESOLVED, unanimously, to approve application no. 17/00988/F - George Hotel, 10 Arlington Lane, Norwich, NR2 2DB and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. All hard and soft landscaping works shall be carried out in accordance with the details as specified on this decision, including the planting plans. The landscaping of these areas of the site shall be made carried out at the first available planting season. All hard and soft landscaping works shall thereafter be retained as such. The management of the landscaping shall commence immediately after planting. If within a period of FIVE years from the date of planting, any tree or plant (or any tree or plant planted in replacement for it) is removed, uprooted or is destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted at the same place no later than the end of the first available planting season (October-March inclusive), unless the local planning authority first gives its written consent to any variation.

13. Enforcement Case 17/00076/ENF – 1A Midland Street, Norwich

(Councillor Button having declared an interest in this application left the meeting at this point.)

The planner (career grade) presented the report with the aid of plans and slides. He referred members to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of a letter received from the agents acting on behalf of David Utting Ltd, the company operating at the premises at 1A Midland Street. The planning team leader (inner area) said that the solicitor's letter had been received late yesterday. A retrospective planning application had been submitted for consent for the two spray booths. It was his view that this did not alter the recommendation in the report before the committee and therefore enforcement action could be authorised, but should it be required, no action would be taken whilst the retrospective planning permission was being processed.

The applicant's legal representative then addressed the committee and displayed plans and outlined the issues set out in the letter which was summarised in the supplementary report. The company had received grants from the Local Enterprise Partnership and had created new jobs for young people. The company was under the impression that the "temporary" development was regarded as permitted development and questioned the council's motives in considering enforcement action. The committee was asked to let the retrospective planning application take its course and not to take enforcement action which would be challenged.

The planning team leader (inner area) and the planner referred to the reports and responded to the issues that had been raised by the speaker. They explained the reasons for recommending enforcement action in this case. Members were advised that third parties had brought the matter of the buildings and that the vehicular access created obstructions in the highway to the attention of the council.

Discussion ensued in which Councillors Bradford, Malik and Sands expressed concern that this was an established local business and more information should be provided before a decision which could jeopardise its business was taken. A site visit was suggested. The chair pointed out that the site was visible from the street. Other members considered that the application for retrospective planning permission needed to be assessed but that there was potential risk from the obstruction of the highway and therefore authorisation of enforcement action was appropriate. It would depend on the outcome of the planning application process whether enforcement was carried out or not. Councillor Sands moved and Councillor Bradford seconded that further consideration of this case be deferred to allow for negotiation with the owner and his legal representation on the long term plans. On being put to the vote with 3 members voting in favour (Councillors Malik, Sands and Bradford) and 5 members voting against (Councillors Driver, Carlo, Jackson, Peek and Woollard) the motion was lost.

The chair then moved the recommendations as set out in the report and it was:

RESOLVED, with 5 members voting in favour (Councillors Driver, Carlo, Jackson, Peek and Woollard) and 3 members voting against (Councillors Malik, Sands and Bradford) to authorise enforcement action to secure the removal of the two fabrication units / buildings and the ancillary works which enable revised access to the site Enforcement Case 17/00076/ENF – 1A Midland Street, Norwich; including the taking of direct action which may result in referring the matter for prosecution if necessary.

CHAIR

Summary of applications for consideration

ITEM 4

14 September 2017

Item No.	Application no	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4(a)	17/01022/F	Heath House, 99 Gertrude Road, NR3 4SG	Robert Webb	Redevelopment of bowling green to 4 no. dwellings and car parking.	Objections	Approve
4(b)	17/00986/F	40 Fishergate, NR3 1SE	Sam Walker	Change of use to GP surgery (D1)	Objections	Approve
4(c)	17/00980/F	Eastgate House 122 Thorpe Road, NR1 1RT	Sam Walker	Erection of fourth and fifth floor extension to Eastgate House to create 7 new flats.	Objections	Approve
4(d)	17/01130/VC	174 Aylsham Road, NR3 2HJ	Lara Emerson	Removal of Condition 6 of 4/1992/0549/F to allow for 24 hour opening.	Objections	Approve
4(e)	17/00836/F	20 Catton Grove Road, NR3 3NH	Lara Emerson	Erection of 1 no. bungalow.	Objections	Approve
4(f)	17/00165/F	Hellesdon Mill House, NR6 5AY	Steve Polley	Two storey side extension.	Objections	Approve
4(g)	17/01028/F	194 Thorpe Road, NR1 1TJ	Lydia Tabbron	Replacement of extension roof with green living roof and construction of timber outbuilding to rear with balcony and living roof.	Objections	Approve
4(h)	17/01063/F	79 Church Lane, NR4 6NY	Lydia Tabbron	Construction of two bay cart lodge.	Objections	Approve

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.

Report to Planning applications committee

Item

14 September 2017

Report of Head of planning services

Subject Application no 17/01022/F - Heath House, 99 Gertrude Road, Norwich, NR3 4SG

Reason for referral Objection

4(a)

Ward:	Sewell
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal		
Redevelopment of bowling green to 4 no. dwellings and car parking.		
Representations		
Object	Comment	Support
8	0	0

Main issues	Key considerations
1	Principle of development
2	Design
3	Heritage
4	Trees
5	Transport and servicing
6	Amenity
7	Energy and water
8	Flood risk
9	Biodiversity
Expiry date	16 August 2017 (agreed extension to 21 September)
Recommendation	Approval

The site and surroundings

1. The site is a bowling green set back behind the Heath House Public House and is predominantly laid to lawn, with some small ancillary buildings on the northern boundary. It is surrounded by a number of mature trees, some of which are subject to Tree Preservation Orders. The site is surrounded by two storey residential development and associated gardens comprising flats in Garrett Court to the west and houses in Violet Road and Maltby Court to the south and east respectively, with the pub being directly to the north. There is vehicle access to the green along the side of the pub on Gertrude Road, with steps leading down the green itself.

Constraints

2. The bowling green is designated as protected open space under policy DM8 of the Norwich Local Plan Development Management policies document. The site has a number of trees which are subject to Tree Preservation Orders. It is also within a critical drainage area. The public house is a locally listed building.

Relevant planning history

- 3.

Ref	Proposal	Decision	Date
16/00860/F	Redevelopment of bowling green to 4 no. dwellings and car parking.	Refused	15/12/2016

The proposal

4. The proposal is the redevelopment of the bowling green to provide 4 three bedroom dwellings in a terraced row, including parking, gardens and vehicular access. The application follows an earlier refusal, due to concerns about the particular design proposed and the lack of any mitigation for the loss of the bowling green as open space. Since that time pre-application discussions have taken place with the applicant, which has resulted in the current proposal.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	4
No. of affordable dwellings	0
Total floorspace	1 x dwelling = approximately 130sqm

Proposal	Key facts
	1 x dwelling = approximately 120sqm 1 x dwelling = approximately 117sqm 1 x dwelling = approximately 100sqm (All dwellings meet the National Minimum Space Standards)
No. of storeys	2
Max. height	Ridge height – 8.3m approx. Eaves height – 5m approx..
Density	28 dwellings per hectare
Appearance	
Materials	Walls: Red facing brick Roof: Clay pantiles Doors: Composite Windows: White UPVC
Energy and resource efficiency measures	To be agreed by condition
Transport matters	
Vehicular access	From Gertrude Road
No of car parking spaces	8 spaces
No of cycle parking spaces	Each property to have cycle shed
Servicing arrangements	Bin collection point accessed via gate from Maltby Court.

Representations

5. Adjacent and neighbouring properties have been notified in writing. 8 individual representations 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
Loss of bowling green	Main issue 1
Loss of trees and wildlife	Main issues 4 and 9
Out of scale and character with the area	Main issue 2
Poor drainage at the site	Main issue 8
Loss of privacy to properties on Violet Road	Main issue 6
Inadequate parking	Main issue 5
Overshadowing to flats in Garrett Court	Main issue 6

Consultation responses

6. 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.

Highways (local)

7. No objection in principle on highway/transportation grounds subject to resolution of parking layout and refuse storage details. It would be reassuring if the car park layout and servicing arrangements for the extant public house was shown with this application.
8. We must ensure that the PH is not compromised by this development. As a local pub, much trade is likely to be on foot, but some patrons will travel by car, and ideally this would be accommodated on site to minimise parking pressure on the adjacent road.
9. The site access to Gertrude Road is acceptable, as is the general layout of the site. As always for aesthetic and porosity, block paving is preferred to asphalt as a surface material.

Tree protection officer

10. I have carried out a site visit and agree with the findings of the Arb Impact Assessment/Arb Method Statement submitted by AT Coombes. I have no objections to the proposal from an arboricultural perspective, but it is essential that all the recommendations contained within the reports are fully implemented to ensure the successful protection/retention of the trees remaining on site. It is imperative that arboricultural supervision and monitoring is carried out prior to, and during, construction.

Norwich Society

9. We consider the height and scale of the development to be out of proportion to the surroundings. (Comments based on original plans)

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
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS7 Supporting communities
 - JCS8 Culture, leisure and entertainment
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
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
 - 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
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM33 Planning obligations and development viability

Other material considerations

13. **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

- 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

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: Principle of development including loss of open space

15. Key policies and NPPF paragraphs – DM8, DM12, JCS1, NPPF paragraphs 14, 49 and 74.
16. The site is within a sustainable location, close to Sprowston Road local centre, and not far from the city centre and Mousehold Heath. However the bowling green is designated as a protected open space within the local plan, and as such development of the site is subject to the criteria set out within policy DM8. This policy requires that for sites primarily used for sport and recreation purposes, the proposal should result in a qualitative or quantitative improvement to recreational facilities (either within the open space or on an alternative accessible site in the locality). In addition the benefits to sport or recreation should outweigh the loss of the open space.
17. The site is relatively small so it would not be feasible to develop the site for housing and retain any meaningful recreational facilities. As a result the applicant has agreed to provide a sum of £15,000 towards the improvement of an off-site recreational facility/open space. This would be secured via a unilateral undertaking and would be paid prior to commencement of development on site. The pitch and putt golf course at Mousehold Heath has provisionally been identified as a public sports facility that could benefit from this funding, however it could be directed towards a different local recreational facility if required.
18. The site is not currently used for bowling, and although it is not inconceivable that it could be used for this purpose in the future, it appears unlikely. Therefore obtaining a financial contribution towards improvements to another facility is considered to represent a material benefit over the current situation where the bowling green is not being used.
19. In addition, the policy requires that:
 - a) development leading to the loss of open space in general should not cause significant harm to the amenity or biodiversity value of the open space; and

- b) an assessment shows that the site is no longer required for or is demonstrably unsuitable for its original intended purpose; and
 - c) there is no viable or reasonably practicable means of restoring or re-using it for an alternative form of open space.
20. With regard to criterion (a), whilst it is recognised that development of the site would inevitably cause some harm to the current open character of the green, the majority of the mature trees would be protected, and the design is considered sensitive to the surrounding characteristics of the area. It is therefore considered that significant harm would not be caused. This matter is considered in more detail in the following sections of this report.
 21. In terms of criterion (b), the applicant has stated that the site has not been used as a bowling green since late 2015, when the remaining members moved to the club at Sprowston. It is further stated that the numbers of clubs using the green has declined steadily over the last 15 years from 3 clubs to 1 when activity ceased. In addition the applicant makes reference to the lack of disabled access to the green, and the fact that it has no dedicated parking area or lights.
 22. Evidence from the Greater Norwich Area Playing Pitch Assessment (October 2014) is cited by the applicant, which concluded that there was no demand for additional bowling greens in the city, and that none of the existing greens appeared to be at capacity. The report recognised that a reduction in the number of greens/clubs could be absorbed.
 23. It is considered that sufficient justification has been made to meet the requirements of criterion (b).
 24. In terms of the requirement of criterion (c), information has been provided by the applicant to confirm that conversion to a beer garden or play area would not be practicable. It is further emphasised that the site is within close proximity to Mousehold Heath. Whilst it is not considered out of the question that the site could be used for an alternative form of open space, the application is considered in the context of the lack of a five-year housing land supply in the Norwich Policy Area and also on the basis that a financial contribution towards off-site improvements has been offered. For these reasons it is not considered justified to refuse the application on the basis of any conflict with criterion (c).
 25. For these reasons, the principle of development in this instance is considered acceptable, subject to the detailed consideration of the application under relevant planning policies.

Main issue 2: Design

26. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
27. Negotiations have taken place during the application process to ensure a satisfactory design. This takes the form of a two storey terraced row with projecting gables at either end. Materials would include red bricks and clay pantiles, which would be in keeping with the characteristics of the area. The design has been modified to include a lower ridge height and the deletion of rooms in the roof which ensures the scale of development would now respect the surrounding buildings.

The design would sit comfortably in its context, being surrounded by existing two storey residential developments.

Main issue 3: Heritage

28. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
29. The pub is a locally listed building and therefore care needs to be taken to ensure the development does not harm its setting. The new dwellings would not affect the principle elevation of the pub, given they are sited to the rear. In addition they would be set back from Gertrude Road and at a lower level to the pub. The design and appearance of the dwellings would not detract from the character of the pub. Details of adequate boundary treatments between the pub and development site should be sought by condition.

Main issue 4: Trees

30. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
31. There are a number of trees which are subject to preservation orders and these would be protected and retained as part of the proposal. These include mature silver birch and yew trees on the southern boundary which are category B trees, and three copper beech trees along the eastern boundary which are category A. Two trees would be removed, these are common limes on the western side of the green which are category C trees. The Council's Arboricultural officer raises no objection to the impact on trees, subject to the imposition of conditions. Replacement planting would be sought by condition.

Main issue 5: Transport and servicing

32. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
33. Two parking spaces are provided for each dwelling and also cycle storage sheds would be made available for each property which complies with parking standards in the local plan. Whilst objections have been made about the level of parking provision and potential impact on parking congestion the amount proposed is considered to be more than adequate. The Highway Officer raises no objection to the proposal on highways grounds.
34. A bin collection point would be provided next to Maltby Court, where residents would be able to present their bins for collection. The transport impacts and servicing arrangements of the proposal are considered acceptable.
35. Whilst the proposal would lead to the loss of a small parking area currently available for users of the pub, a further small parking and servicing area would remain which could be directly accessed from Gertrude Road. This is considered acceptable.

Main issue 6: Amenity

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

37. In terms of occupier amenity, the dwellings proposed exceed the national minimum space standards. Each dwelling would be provided with a private garden, and although these are somewhat small, they are considered acceptable given the city location and the very close proximity of the site to substantial open space at Mousehold Heath.
38. Regarding impact on surrounding occupiers, the proposal has been modified to reduce impacts, including a reduction of the height and a slight movement of the footprint away from the boundary with the flats at Garratt Court. In addition directly facing windows have been avoided where they would be at close proximity to existing dwellings. It is considered that whilst the proposal would be a noticeable change for existing residents, no material harm would be caused.
39. The proposal would not cause material overshadowing or loss of sunlight because it meets Building Research Establishment (BRE) standards in terms of separation distance and height compared to the neighbouring dwellings. The relatively blank elevation on the western elevation of the build would maintain privacy for the flats in Garratt Court, and a condition is recommended to maintain this. The separation distance from the properties in Violet Road of approximately 21 metres is adequate to ensure the impacts are acceptable in that regard in terms of directly facing windows.

Main issue 7: Energy and water

40. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
41. A condition is recommended to ensure the proposal complies with the policy requirement that the dwellings meet the requirement of 110 litres/person/day in terms of water efficiency.

Main issue 8: Flood risk

42. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
43. The site is within a critical drainage area as designated by the local plan, however it is considered feasible that a suitable drainage scheme could be designed to mitigate flood risk. Further details of this would be sought by condition and the scheme would be expected to maximise permeable surfacing and water attenuation measures via condition.

Main issue 9: Biodiversity

44. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
45. The site has ecological value in terms of the trees however the majority of these would be retained as part of the proposal. The green itself would generally be expected to have low ecological value given its previous use. The site has the potential to provide bat/bird boxes and replacement planting to ensure some mitigation/enhancement is provided to ecological features. Overall the development of the site would not cause material harm to biodiversity, providing suitable landscaping and ecology measures are sought by condition.

Other matters

46. A number of residents have raised concerns about the impact of construction works, however this is not a material planning matter in the determination of the application.
47. The proposal is CIL liable, in addition to the contribution towards open space improvements.

Equalities and diversity issues

48. There are no significant equality or diversity issues.

Local finance considerations

49. 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.
50. 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.
51. In this case local finance considerations are not considered to be material to the case.

Conclusion

52. Although the proposal would lead to the loss of the bowling green which is an area of protected open space, the tests within policy DM8 in terms of demonstrating that the green is no longer required for its original purpose and ensuring a meaningful contribution towards improving an off-site recreational facility have been met. In addition to these factors, regard is had towards the five-year housing land supply position, with four additional dwellings making a small contribution towards meeting the shortfall within a sustainable location. The impacts of the proposal are considered acceptable.
53. 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

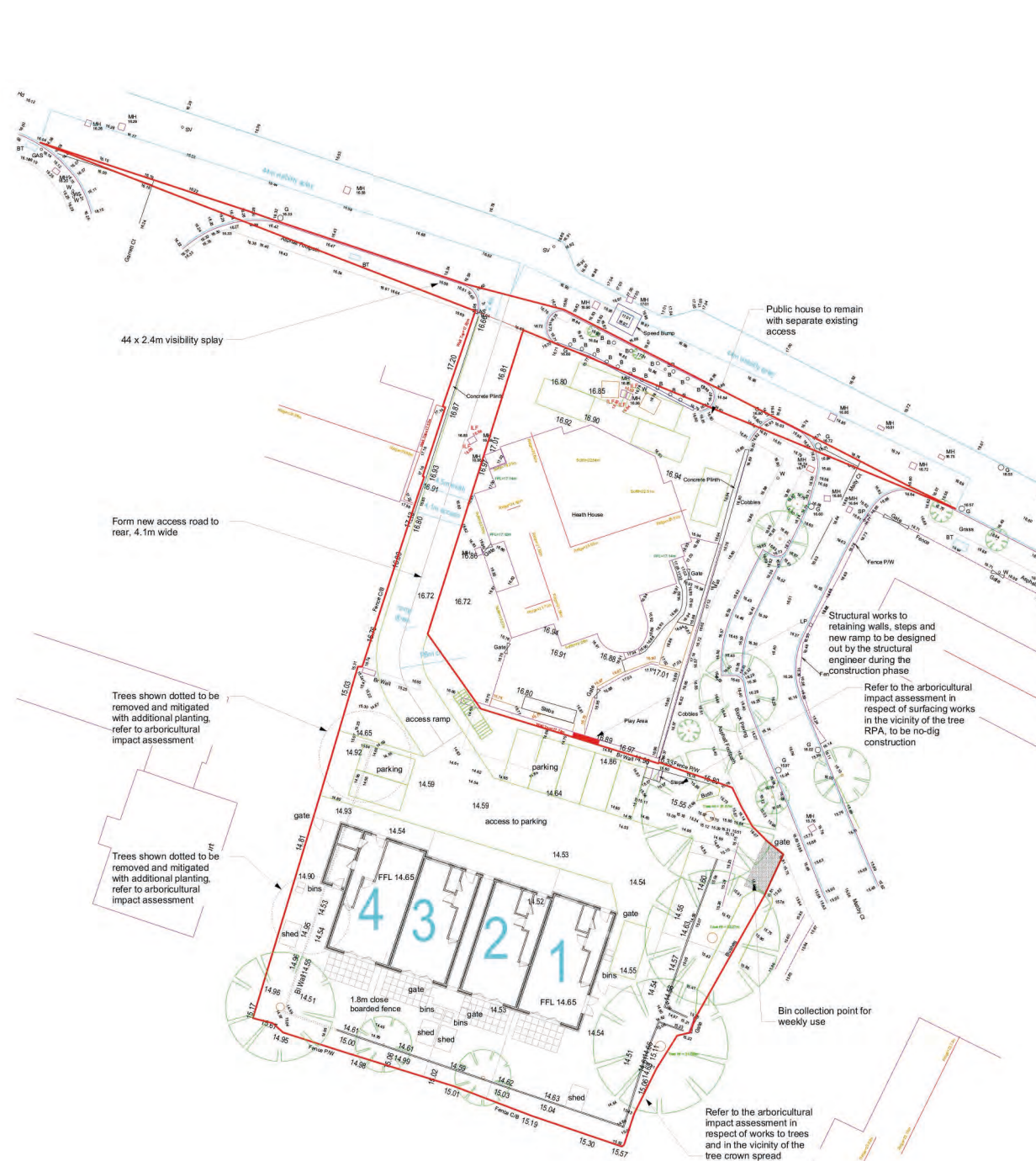
To approve application no. 17/01022/F - Heath House 99 Gertrude Road Norwich NR3 4SG and grant planning permission subject to the completion of a satisfactory unilateral undertaking to ensure the payment of £15,000 towards the improvement of a local recreational facility and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials condition

4. Landscaping condition
5. Water efficiency
6. No additional windows on western elevation
7. Works in accordance with approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).
8. Arboricultural supervision and monitoring measures to be approved and implemented.
9. Protection of root protection areas.
10. No siting of services or soakaways within the root protection areas.
11. Mitigatory replacement tree planting details to be approved and implemented.
12. Surface water drainage and flood risk mitigation measures to be agreed and implemented.

Article 35(2) Statement:

The local planning authority in making its recommendation 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 recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.



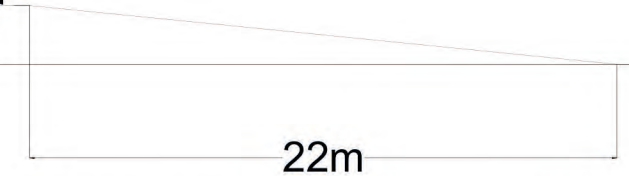
3 Proposed Site Plan
Scale 1:200



1 Location Plan
Scale 1:1250

These drawings and associated notes are for obtaining planning permission and building regulation approval only. Ensure that all statutory inspections are carried out by building control. Check all dimensions on site before putting work in hand. Not to be reproduced without permission. Client and builder to liaise and ensure compliance with CDM Regulations 2015 and provision of Health & Safety Plan.

2.2m



Ramp section along centre line

A	Blocks joined to form terrace, parking/bins	10.08.17

MIKE LEE ARCHITECTURAL SERVICES
10 Shipden Avenue, Cromer, Norfolk, NR27 9BD
Telephone: 01263 510396
Mobile: 07765 148 064
Email: mike.ra.lee@gmail.com

Project
Heath House PH, Gertrude Road, Norwich.
Proposed Residential Development.
For Adar Developments.

Proposed Site & Location Plan	
Date March 2016	
Scale As Indicated @A1	Drawing ref: 2015/152-30A



Proposed Street Scene
Scale 1:100

REFER TO FINISHES SCHEDULE

A	Blocks joined to form terrace	10.08.17

MIKE LEE ARCHITECTURAL SERVICES

10 Shipden Avenue, Cromer, Norfolk, NR27 9BD

Telephone: 01263 510396

Mobile: 07765 148 064

Email: mike.ra.lee@gmail.com

Project
Heath House PH, Gertrude Road, Norwich.
Proposed Residential Development.
For Adar Developments.

Proposed Street Scene (Plots 1, 2, 3 & 4)

Date August 2017

Scale As Indicated @A1

Drawing ref: 2015/152-36



3 Proposed N/E Elevation
Scale 1:50



1 Proposed NW Elevation
Scale 1:100



2 Proposed S/E Elevation
Scale 1:50



4 Proposed S/W Elevation
Scale 1:100

REFER TO FINISHES SCHEDULE

A	Blocks joined to form terrace	10.08.17

MIKE LEE ARCHITECTURAL SERVICES
10 Shipden Avenue, Cromer, Norfolk, NR27 9BD
Telephone: 01263 510396
Mobile: 07765 148 064
Email: mike.ra.lee@gmail.com

Project
Heath House PH, Gertrude Road, Norwich.
Proposed Residential Development.
For Adar Developments.

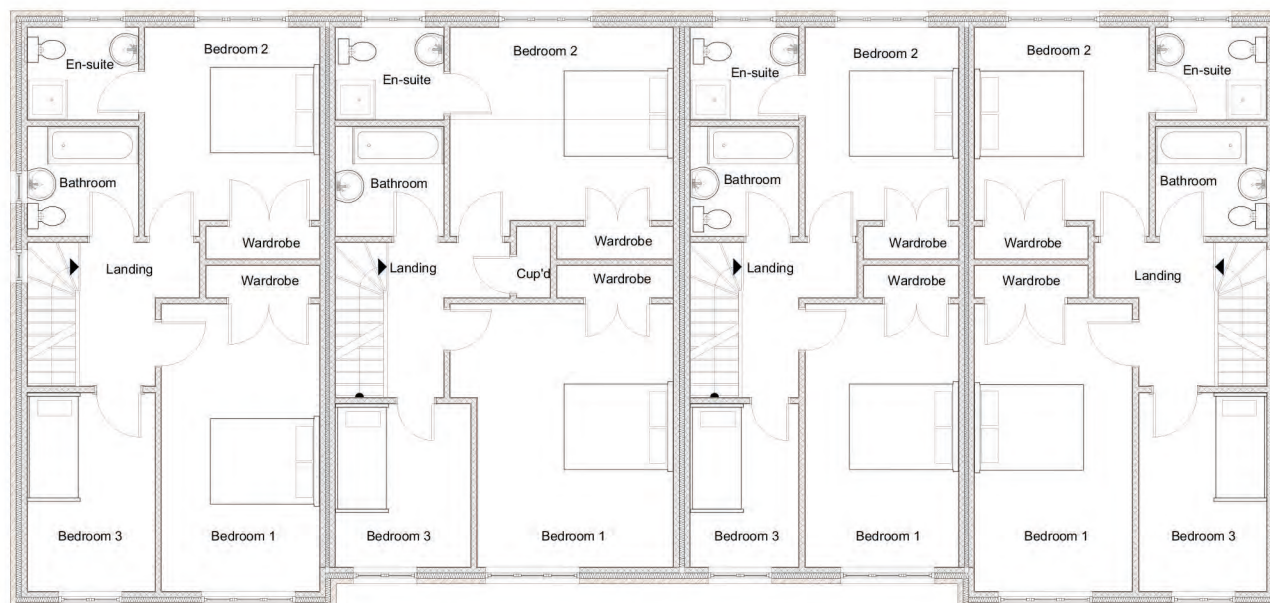
Proposed Elevations (Plots 1, 2, 3 & 4)

Date March 2016

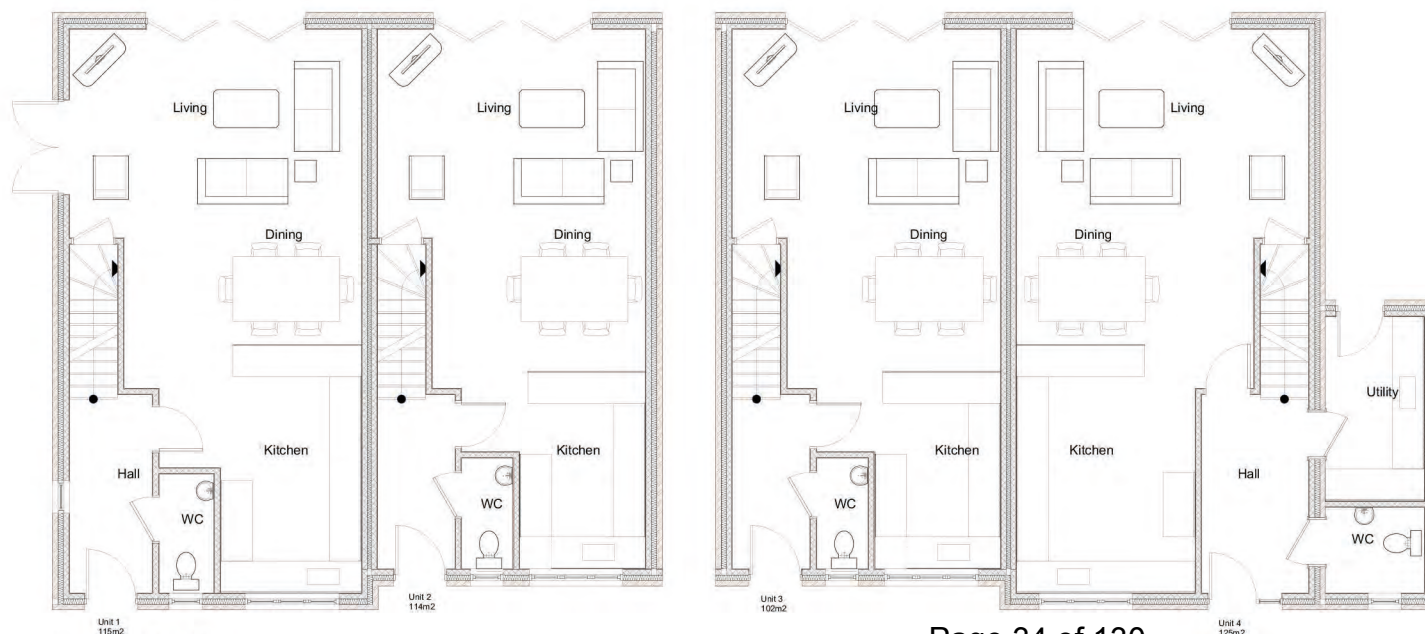
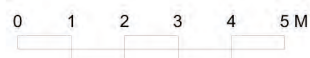
Scale As Indicated @A1

Drawing ref: 2015/152-34A

These drawings and associated notes are for obtaining planning permission and building regulation approval only. Ensure that all statutory inspections are carried out by building control. Check all dimensions on site before putting work in hand. Not to be reproduced without permission. Client and builder to liaise and ensure compliance with CDM Regulations 2015 and provision of Health & Safety Plan.



2 Proposed First Floor
Scale 1:50



1 Proposed Ground Floor
Scale 1:50

A	Blocks joined to form terrace	10.08.17

MIKE LEE ARCHITECTURAL SERVICES
10 Shipden Avenue, Cromer, Norfolk, NR27 9BD
Telephone: 01263 510396
Mobile: 07765 148 064
Email: mike.ra.lee@gmail.com

Project
Heath House PH, Gertrude Road, Norwich.
Proposed Residential Development.
For Adar Developments.

Proposed Floor Plans (Plots 1, 2, 3 & 4)

Date March 2016

Scale As Indicated @A1

Drawing ref: 2015/152-33A

Report to Planning applications committee

Item

14 September 2017

Report of Head of planning services

Subject Application no 17/00986/F - 40 Fishergate, Norwich, NR3
1SE

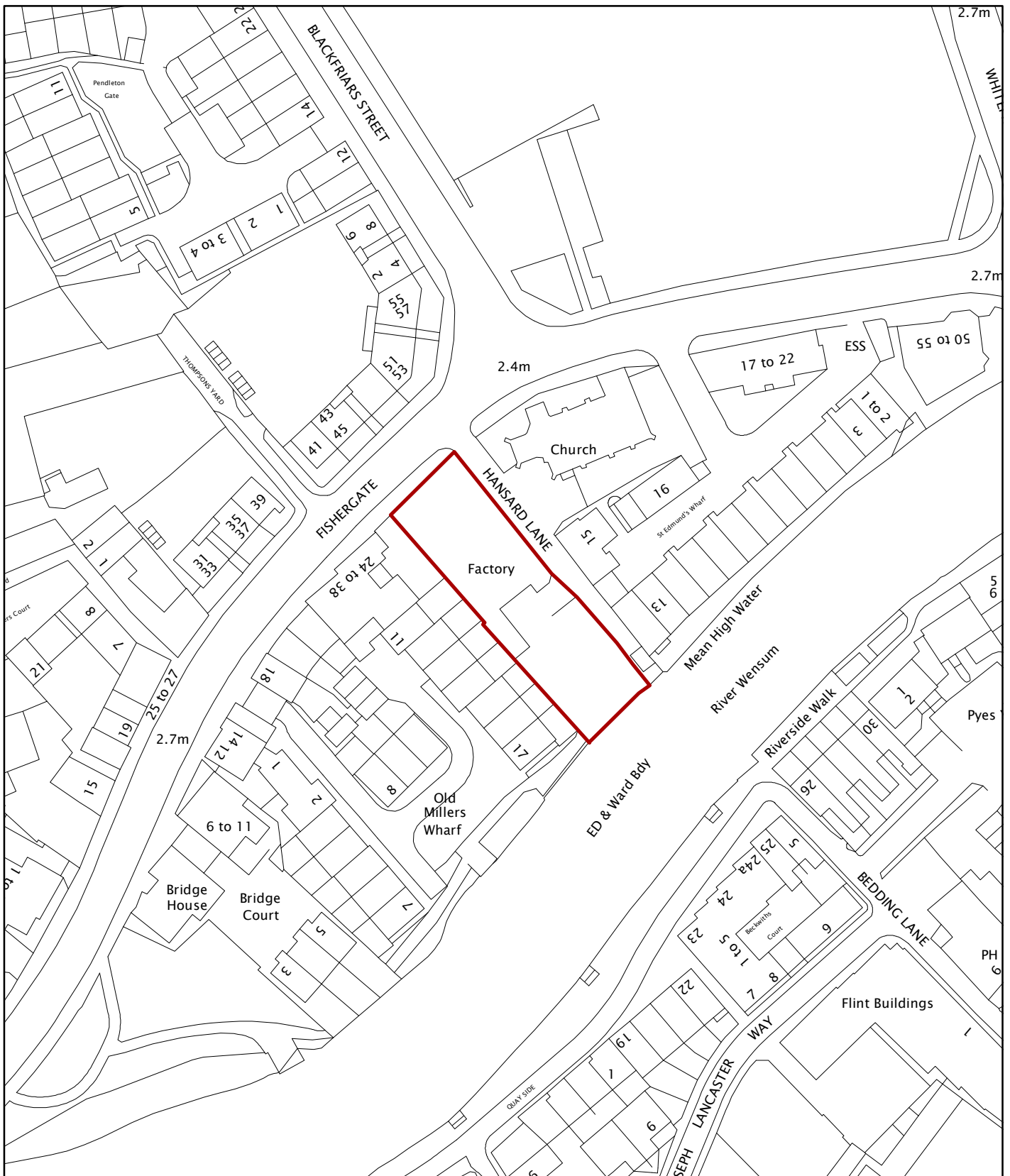
**Reason
for referral** Objections

4(b)

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

Development proposal		
Change of use to GP Surgery (Class D1).		
Representations		
Object	Comment	Support
5	2	

Main issues	Key considerations
1	Principle of Development
2	Design
3	Heritage
4	Transport
5	Amenity
6	Flood Risk
Expiry date	4 September 2017
Recommendation	Approve



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

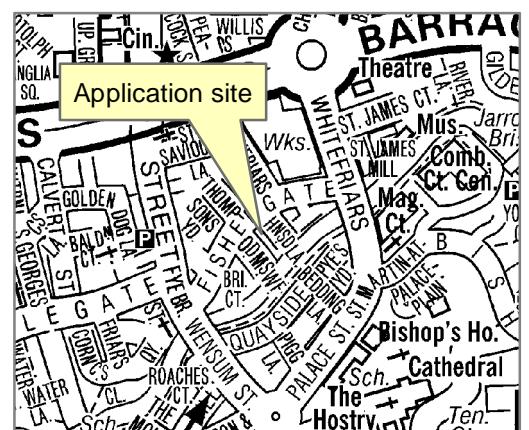
Planning Application No 17/00986/F
 Site Address 40 Fishergate

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. 40 Fishergate is a two storey former factory on the south elevation of Fishergate and west elevation of Hansard Lane. The South East of the site leads to the river Wensum.
2. The site is currently vacant. The subject property is a twentieth century construction, until recently, the property and its curtilage had been left in a very dilapidated state, external alterations were made to improve this site – approved under application reference: 16/00875/F which have been completed.
3. Adjacent sites to the North East and South West have been developed as residential sites. Grade 1 Listed St Edmunds Church is on the corner of Hansard Lane and Fishergate to the North East. The surrounding area is a mixture of commercial, retail, residential and industrial.

Constraints

4. City Centre Conservation Area.
5. In the setting of Grade 1 Listed St Edmunds Church
6. Environment Agency Floodzone 2 and 3.
7. Regeneration area – DM5.
8. Area of main archaeological interest – DM9.
9. Area for reduced parking & City centre parking- DM29

Relevant planning history

Ref	Proposal	Decision	Date
05/00651/F	Amendment to planning permission 4/2003/0293/F to provide one additional social housing unit (31 units in total).	CANCLD	29/07/2005
06/00293/F	Amendment to planning permission 4/2003/0293/F to provide one additional social housing unit (31 units in total).	APPR	23/05/2006
06/00737/F	Amendment to planning permission 4/2003/0293/F (plot 20) to provide roof terrace and reduction from four bedroom to a three bedroom house.	APPR	08/09/2006
11/00601/C	Demolition of existing building.	FDO	08/03/2013

Ref	Proposal	Decision	Date
11/00602/F	Erection of 9 No. dwellings (1 no. two bedroom house; 6 no. 3 bedroom houses; 1 no. one bedroom maisonette and 1 no. 2 bedroom maisonette) with associated works.	CANCLD	11/05/2011
13/01547/I	Erection of 8 No. dwellings.	PCO	
16/00875/F	External alterations to building.	APPR	04/08/2016
16/01401/D	Details of Condition 3: materials of previous permission 16/00875/F.	APPR	28/10/2016
16/01626/NMA	Amendment to planning permission 16/00875/F - re-instating front entrance/access door to original position, change window frame colour to white and change wall colour to French/light grey.	APPR	29/11/2016

The proposal

10. Change of use to Doctors (GP) Surgery (D1) providing a suitable clinical environment meeting current healthcare regulations. The proposal requires minor changes to the external building envelope

Summary information

Proposal	Key facts
Scale	
Total floorspace	840m²
No. of storeys	Two – as existing
Max. dimensions	37x17x6.5
Appearance	
Materials	No change
Construction	No change
Energy and resource efficiency measures	N/A
Operation	

Proposal	Key facts
Opening hours	Monday to Friday 08.00 – 18.00 Saturday 08.00 – 12.30
Transport matters	
Vehicular access	Existing via Hansard Lane for staff only – car park secured by bollards.
No of car parking spaces	12 (Including 2 disability spaces)
No of cycle parking spaces	10

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 7 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
Transport – Vehicular access via Hansard Lane, Parking on site, Parking off site, Impact of parking on local residents, State of repair of Hansard Lane, Right of Way over Hansard Lane, Highway safety with increased vehicular, pedestrian and cycle access via Hansard Lane. Parking and access associated with neighbouring St Edmunds Church.	38-44
Amenity – Noise of vehicles accessing via Hansard Lane, noise associated with surgery use, Potential Antisocial behaviour,	45-48

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. 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.

Environment Agency

14. No comments received

Highways (local)

15. No objection in principle on highway/transportation grounds.
16. The site is located within an accessible part of the city centre and has an established vehicle access to the rear car park.
17. The property will not be entitled to on street parking permits, and extant waiting restrictions are adequate and do not require amendment.
18. The Magdalen Street car park is available nearby, and there is some on street pay and display parking at the other end of Fishergate.
19. The premises will offer staff and patients the ability to walk, cycle or get the bus and have a low traffic impact.
20. The cycle parking provision is adequate, we would welcome more cycling parking on the Fishergate footway – see image below. It may be advisable to have directional sign to the medical centre from Whitefriars. We can advise on the design and specification of this sign.
21. The emergency stair onto Hansard Lane appears to be sited upon the highway, and is technically an unauthorised obstruction. The application proposes to replace this stair – and it will continue to land on the highway. Ideally this structure would be removed as it could cause a hazard to road users – could the emergency exit be provided for in a different way?
22. An issue that has not been considered by this application is the future development of the riverside path.
- 1) Is there scope for the route of the path to be safeguarded across the car park?
- 2) Can the unsightly garage at the end of Hansard Lane be removed by the applicant and the river edge secured?
- 3) Is the river edge of the site fit for purpose (structurally) (overgrown vegetation) and agreed as such with relevant authorities

Broads Authority

23. I write further to the above planning application. I can confirm that the Broads Authority does not wish to raise an objection.

Planning Policy

24. Involved in meetings with applicant and agent to discuss proposals in relation to delivery of Riverside Walk in connection with the River Wensum Strategy.

Assessment of planning considerations

Relevant development plan policies

25. 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
- JCS6 Access and transportation
- JCS7 Supporting communities
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich city centre
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS20 Implementation

26. 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
- DM9 Safeguarding Norwich's heritage
- DM16 Supporting the needs of business
- DM17 Supporting small business
- DM18 Promoting and supporting centres
- DM22 Planning for and safeguarding community facilities
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM33 Planning obligations and development viability

Other material considerations

27. 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
- NPPF4 Promoting sustainable transport
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

28. 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

29. Key policies and NPPF paragraphs – DM5, DM9, DM22, DM28, DM30. NPPF paragraphs 5, 8 12.

30. The proposed Change of Use is outside of a designated centre; however it is in a highly accessible location in close proximity to the city centre, close to public car parks and public transport links.

31. The application site has been selected as an appropriate location for the existing Gurney surgery on the corner of Magdalen Street and Cowgate to re-locate in close proximity to its existing premises and to enable a degree of expansion of service provided. The current premises is no longer considered fit for purpose for this use. The recently refurbished premises at 40 Fishergate provides.

32. This change of use application provides a suitable opportunity for provision of a crucial link of the Riverside Walk to the North Bank of the River Wensum to be agreed. This site is currently preventing the implementation of this section of Riverside Walk.

Main issue 2: Design

33. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

34. The proposed change of use requires small alteration to the external appearance in relation to fire safe windows and frosting of glass. These changes are of minimal impact to the building and are considered suitable to the subject property.

Main issue 3: Heritage

35. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.

36. The proposed change of use requires only small external alterations. These do not impact the conservation area or the setting of neighbouring St Edmunds Church.

37. The functional use as doctors surgery are considered to be of lower impact to the conservation area than the previous established use as B8 storage. The B1(a) use was never implemented.

Main issue 4: Transport

38. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
39. Concerns have been raised with regards to use of the car park to the rear of the site, this is an existing car park with an established use. This is currently and previously available to use by the occupiers and owners of the site, it has been in recent active use. The car park in this location is not a new proposal under this application.
40. The applicants have confirmed that this shall be in use by staff only, the entrance of this car park shall be secured by bollards to prevent unauthorised use. As such the use of this area is not considered to be an intensification in comparison to similar use if the unit remained as B8 storage or permitted B1a Office Use. The car park is not for use by visiting members of the public or patients. There is no private car parking provision at the current surgery on Magdalen Street.
41. The Transport Information Plan submitted in support of this application states “*There is no visitor parking on site and strictly no parking or dropping off on Hansard Lane. The Partnership will erect signage along Hansard Lane to reinforce this.*”
42. The site is in a very accessible location, the submitted Transport Information Plan provides information relating to Car Parking, Public Transport and Cycle Parking in close proximity.
43. Hansard Lane is partly designated Highway, part privately owned. Norfolk County Council is responsible for the maintenance of the public Highway. There is no intention of this street being re-surfaced with tarmac as has been proposed in representations received; this would not be supported as a replacement road covering in this location within the conservation area.
44. The right of way over Hansard Lane is a private civil matter, this is not a material planning consideration.
45. Allocation of land to be used as public riverside walk, subject to Section 106 agreement, works successfully towards fulfilling a long term aim to complete this section of riverside walk in accordance with local policy DM28.

Main issue 5: Amenity

46. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
47. The applicants have confirmed that there is no Pharmacy to be located on site. The concerns raised with regards to antisocial behaviour related to Pharmacy use are not a consideration relevant to this application.
48. The existing garage on Hansard Lane is in the same ownership as the owners of this site, however, this application has been submitted by a third party applicant with tenancy interest in the site. The garage under question falls outside the red line of this application and does not form part of the consideration of this change of use application.

Main issue 6: Flood risk

49. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.

50. The flood risk assessment submitted in support of the application recommends a 'Flood Management Plan' is required to address the issues of a 'more vulnerable use' in Floodzone 2. This should be reserved by condition and required prior to first occupation.

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 – Existing cycle parking provision to rear of site for staff use only
Car parking provision	DM31	Yes – Existing for staff use only
Refuse Storage/servicing	DM31	Existing
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Not applicable
Sustainable urban drainage	DM3/5	Not applicable

Equalities and diversity issues

52. There are no significant equality or diversity issues.

S106 Obligations

53. Subject to section 106 agreement to secure provision of riverside walk across the south of the site at 40 Fishergate, connecting the riverside walk to adjacent sites at St Edmunds Wharf and Old Millers Wharf.

Local finance considerations

54. 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.

55. 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.

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

Conclusion

57. 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. 17/00986/F - 40 Fishergate Norwich NR3 1SE and grant planning permission subject to section 106 agreement to secure provision of riverside walk across the south of the site at 40 Fishergate, connecting the riverside walk to adjacent sites at St Edmunds Wharf and Old Millers Wharf and the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with submitted Transport Plan
4. Subject to flood management plan prior to first occupation
5. Subject to Section 106 to secure riverside walk.

The copyright of the design remains with LSI Architects LLP and may not be reproduced without their prior written consent.

All dimensions are to be checked on site and the Contract Administrator notified of any discrepancies.

Drawing to be read in conjunction with the project specification.

Do not scale from this drawing for Constructional purposes.

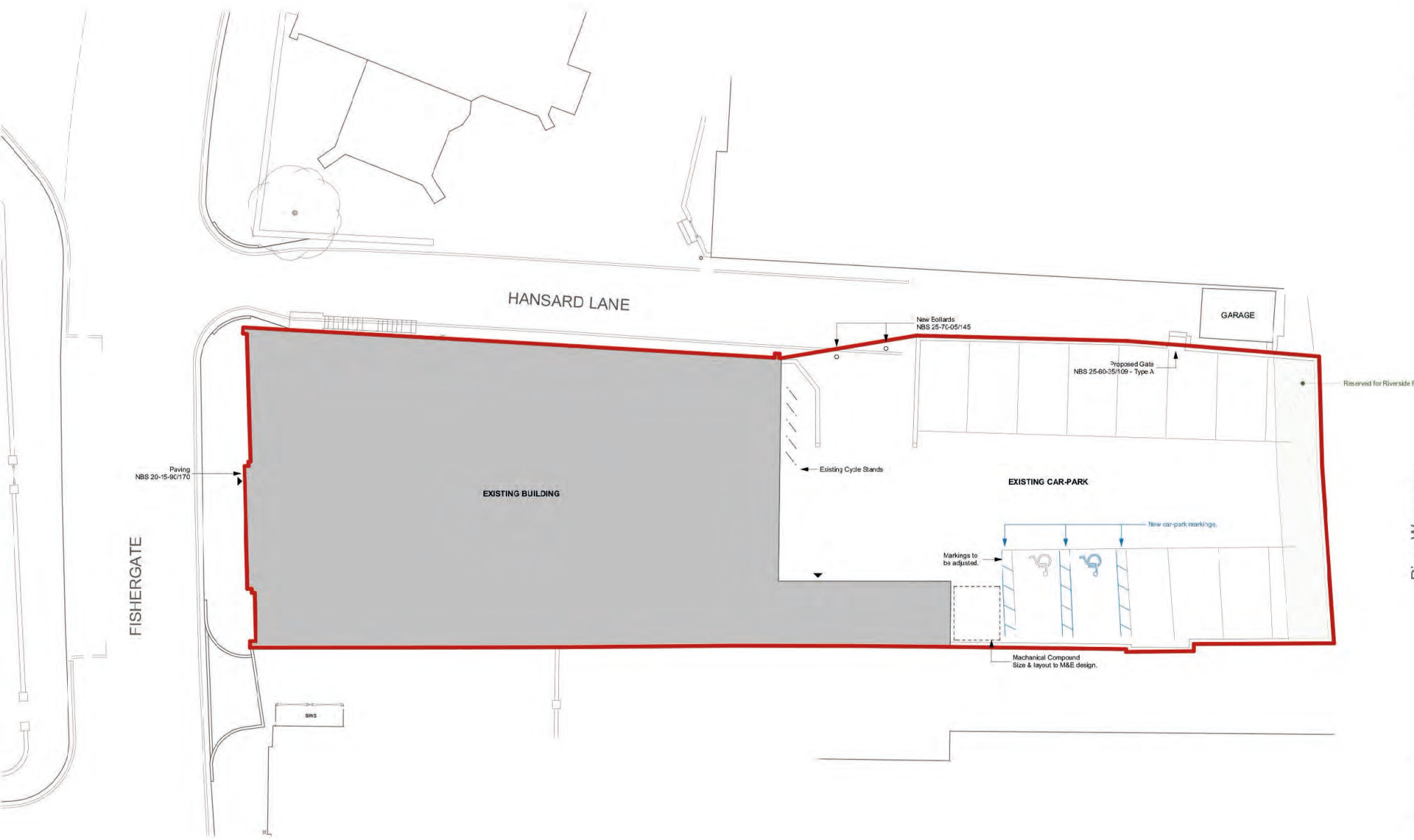
Information based on survey's drawings. Approximate calculations have been made to complete the drawing where data was not presented.

Existing building defects to be corrected outside of tendered works includes but not limited to the buildings cracks and damp penetration.



Key: OS Site

- Boundary Line
- Site - Existing Building



River Wensum



lsi
ARCHITECTS

NEWCASTLE
The Old Quay Inn
202 Castle Market Street
Newcastle NE1 1JY
+44(0)191 207 111

LONDON
75 Gower Street
Camden
London EC1M 6LJ
+44(0)20 7275 1700
www.lsiarchitects.co.uk

Client		The Castle Partnership	
Proposed		Gurney Surgery, Fishergate	
Title		1700 Site Site Plan - Proposed	
Scale @ A1	Date	Drawn	
1:100	05.05.17	BLV	

A BLV 22.05.2017 Reissued for alternative parking cycle width.	
TENDER ISSUED (RIBA STAGE 3): 09.05.2017	
PLANNING ISSUED (RIBA STAGE 3): 13.05.2017	
Rev	Iss
Date	Revision

The copyright of the design remains with LSI Architects LLP and may not be reproduced without their prior written consent.
All dimensions are to be checked on site and the Contract Administrator notified of any discrepancies.
Drawing to be read in conjunction with the project specification.
Do not scale from this drawing for constructional purposes.
Information based on survey's drawings. Approximate calculations have been made to complete the drawing where data was not provided.
Existing building defects to be corrected outside of tendered works - includes but not limited to the buildings movement and damp penetration.



EAST ELEVATION



WEST ELEVATION

1 2 3 Scale 1:50

lsi
ARCHITECTS

NOTES
The Old Dell Hall
21a South Market Street
Norwich NR1 3DY
+44(0)1603 950711

LONDON
70 Creech Street
Creech Street
London EC2M 4EJ
+44(0)20 7216 1735
www.lsiarchitects.co.uk

Client
The Castle Partnership

Project
Gurney Surgery, Fishergate

Title
1850 Existing Elevations
East West

Scale @ A1
1:50

Date
08.05.17

Drawn
BLV

PLANNING ISSUE: 13.06.2017

Rev [init] [Date] [Revision]

16273-1850



NORTH ELEVATION



SOUTH ELEVATION

0m 1 2 3
Scale 1:50

lsi
ARCHITECTS

NORWICH
The Old Drift
22a Castle Street
Norwich NR1 1DT
+44(0)1603 450711

LONDON
70 Colindale Avenue
London EC1A 4EJ
+44(0)20 7238 1739
www.lsiarchitects.co.uk

Client
The Castle Partnership

Project
Gurney Surgery, Fishergate

Title
1850 Existing Elevations
North South

Scale @ A1
1:50

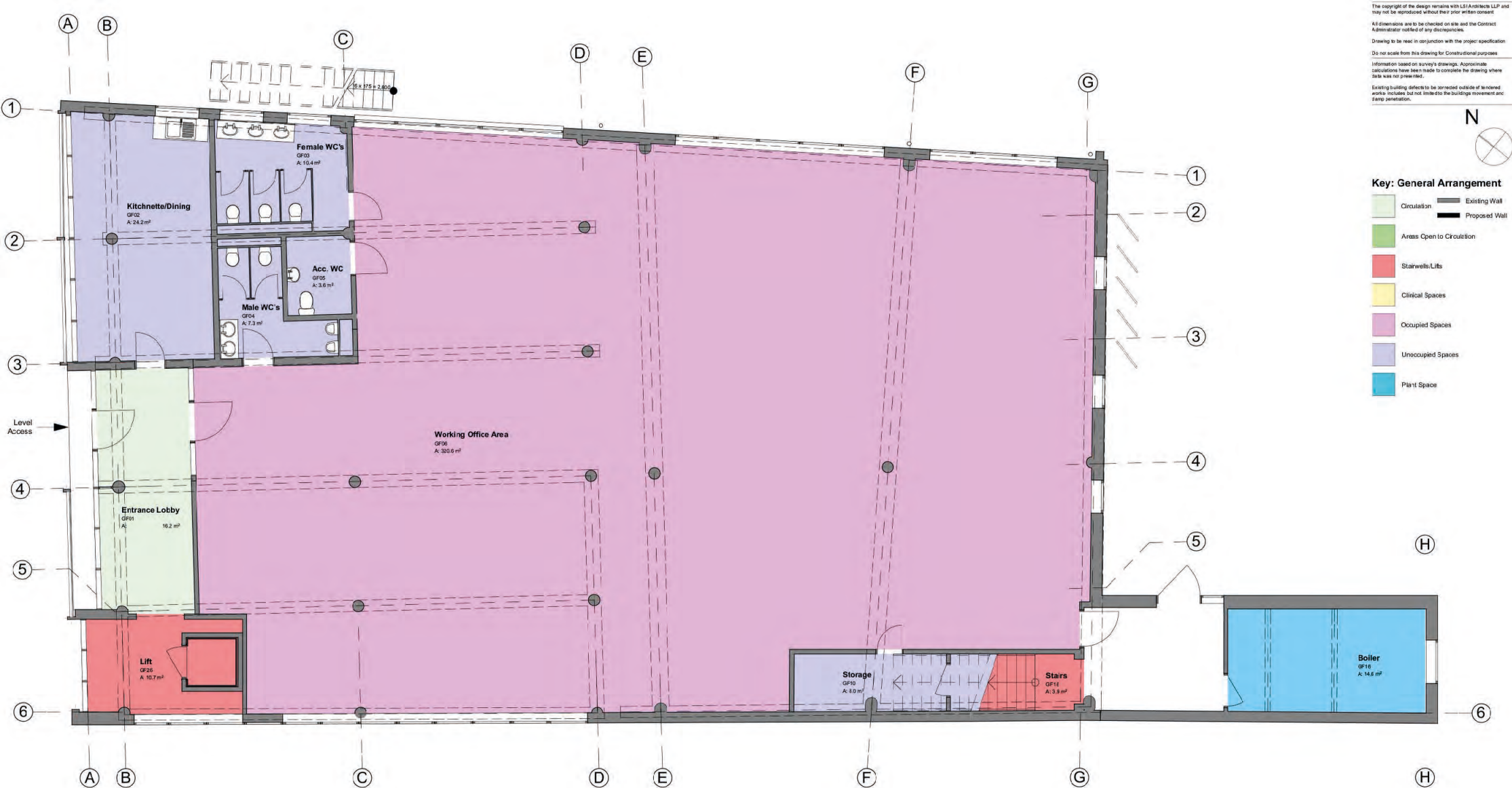
Date
08.05.17

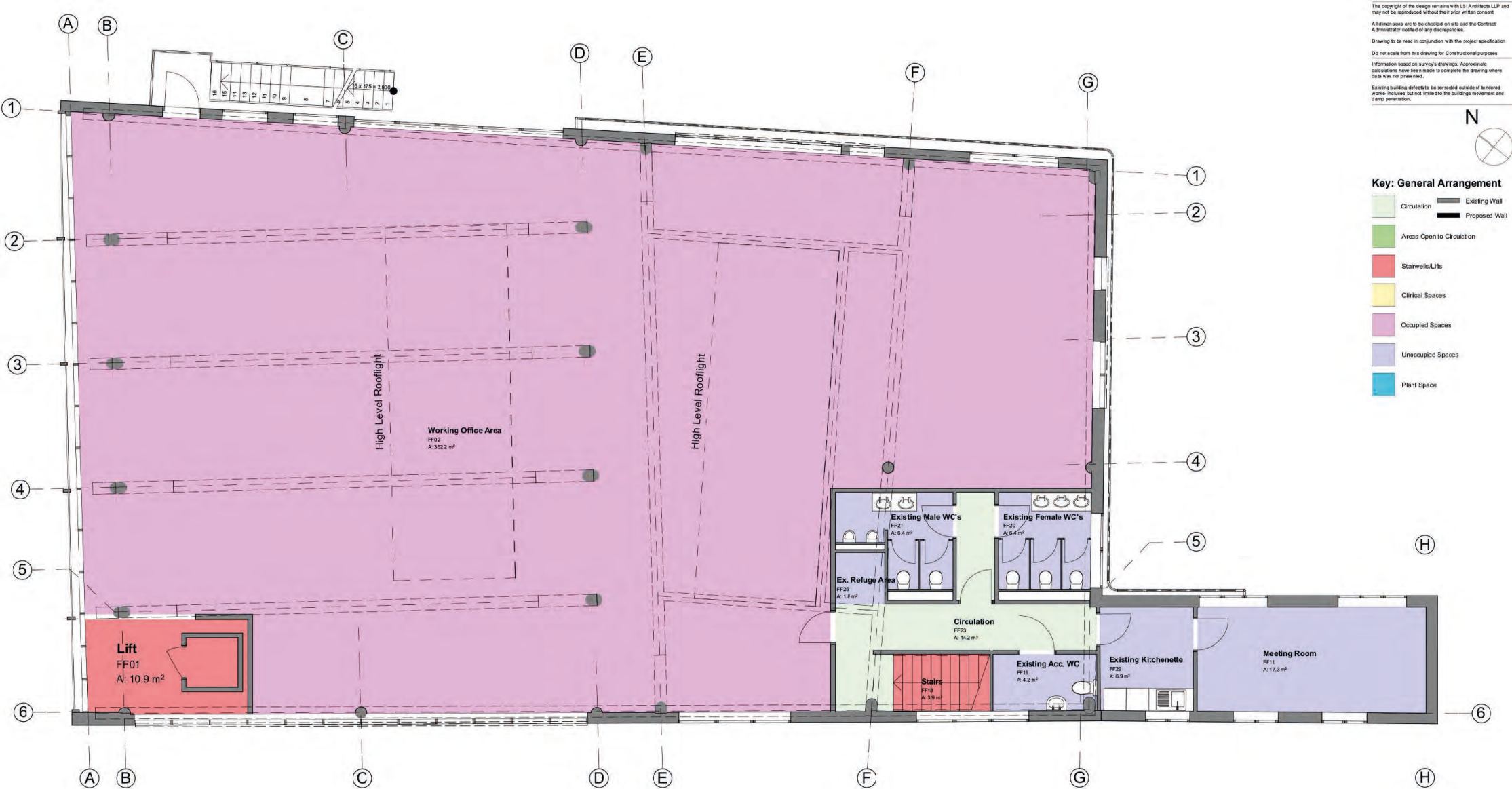
Drawn
BLV

16273-1851

PLANNING ISSUE: 13.06.2017

Rev | 48 | Date | Revision





The copyright of the design remains with LSI Architects LLP and may not be reproduced without their prior written consent.

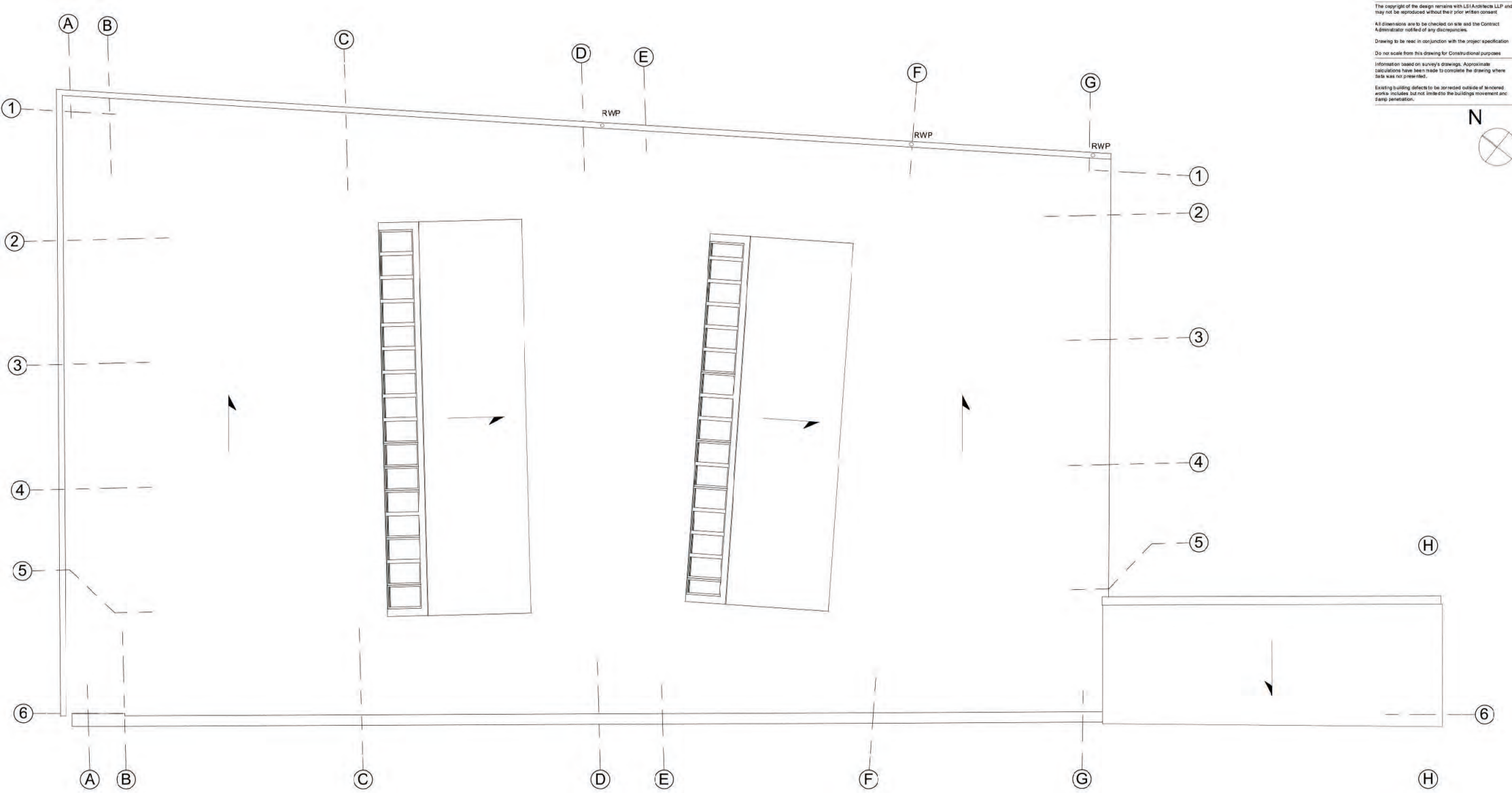
All dimensions are to be checked on site and the Contract Administrator notified of any discrepancies.

Drawing to be read in conjunction with the project specification.

Do not scale from this drawing for Constructional purposes.

Information based on survey's drawings. Approximate calculations have been made to complete the drawing where data was not provided.

Existing building defects to be corrected outside of tendered works includes but not limited to the building movement and damp penetration.



LSI
ARCHITECTS

NORWICH
The Old Drill Hall
27a Castle Street
Norwich NR1 1DT
+44 (0)1603 60711

LONDON
70 Coleraine Street
London EC1A 4EL
+44 (0)20 7218 1739
www.lsiarchitects.co.uk

Client
The Castle Partnership

Project
Gumey Surgery, Fishergate

Title
Existing Plans
Roof

Scale @ A1
1:50

Date
05.05.17

Drawn
BLV

16273-1802

The copyright of the design remains with LSI Architects LLP and may not be reproduced without their prior written consent.

All dimensions are to be checked on site and the Contract Administrator notified of any discrepancies.

Drawing to be read in conjunction with the project specification.

Do not scale from this drawing for constructional purposes.

Information based on survey's drawings. Approximate calculations have been made to complete the drawing where data was not provided.

Existing building defects to be corrected outside of the project works includes but not limited to the building movement and damp penetration.



EAST ELEVATION



WEST ELEVATION

0m1234

Scale 1:50

lsi

ARCHITECTS

NORWICH
The Old Driftmill
27a Castle Meadow Street
Norwich NR1 3DT
+44 (0)1603 60711

LONDON
70 Colindale Avenue
Colindale
London EC1A 4EL
+44 (0)20 7218 1739
www.lsiarchitects.co.uk

Client

The Castle Partnership

Project

Gumey Surgery, Fishergate

Title

2050 General Arrangement Elevations
East West

Scale @ A1

1:50

Date

08.05.17

Drawn

BLV

PLANNING ISSUE: 13.06.2017

Rev

100

Date

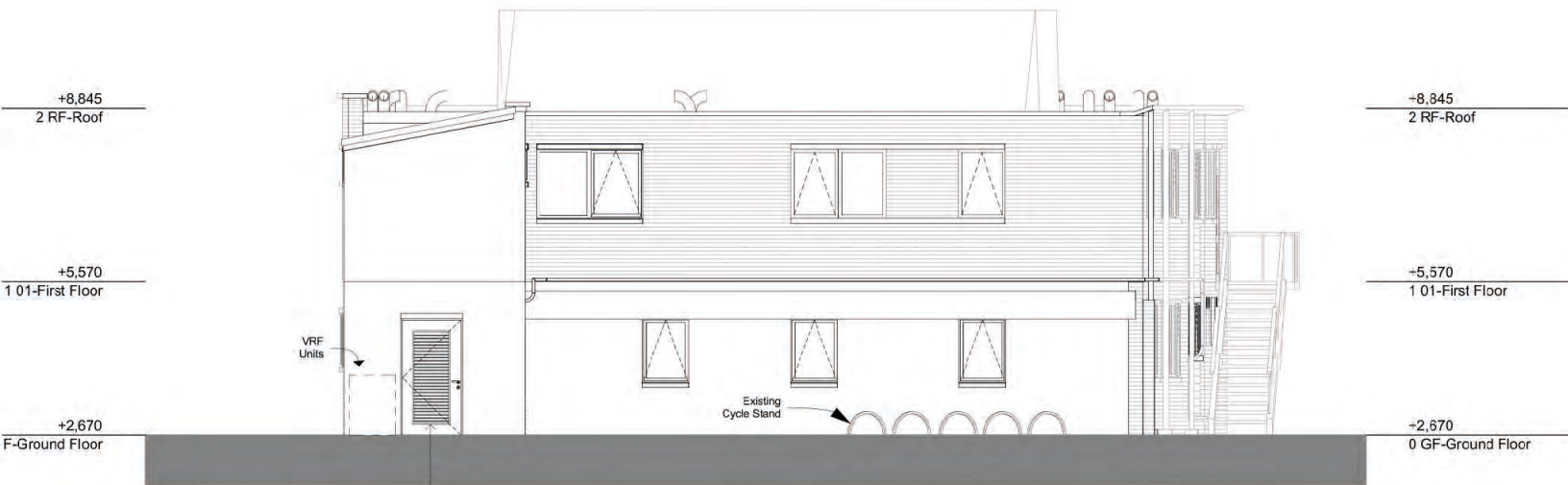
13.06.2017

Revised

16273-2050



NORTH ELEVATION



SOUTH ELEVATION

Legend:

- Existing Wall
- Proposed Wall
- Areas Open to Circulation
- Stairwells/Lifts
- Clinical Spaces
- Occupied Spaces
- Unoccupied Spaces
- Plant Space

Clinical Rooms	16m ²
Utility Rooms	8m ²
Office: 1 person	8m ²
Office: 2 person	12m ²
Office: 3 person (or Admin: 4 person)	18m ² 20m ²
Interview Room	8m ²
Reception: 2 person	11m ²
Meeting Room:	15 places incl 1 wheelchair places
Seminar Room:	36 places incl 2 wheelchair places



The Castle Partnership

2000 General Arrangement Plans
Ground Floor

Scale @ A1	Date	Drawn
1:50	27.02.17	BLV
16273-2000		A



PLANNING ISSUE: 13.06.2017

Rev	1/16	Date	Revision
1	BLV	19.05.17	Further Work between IT and Store has been revised. Shower Room and single Male WC added in place of Existing Male WC's.
2	BLV	04.06.17	Shower Room FF13 and FF14 and mixed partition wall removed to allow for open plan. Plans added to FF20, FF21, FF22 and FF23. Existing room wall added to allow for window opening to the external circulation of further rooms. Stairs included in FF24. Internal Partition aligned with beam in FF06.

lsi
ARCHITECTS

NORWICH
The Old Drill Hall
22a Castle Street
Norwich NR1 3DT
+44 (0)1603 60711

LONDON
70 Colindale Avenue
London EC1A 4EL
+44 (0)20 7218 1739
www.lsiarchitects.co.uk

Client
The Castle Partnership

Project
Gumey Surgery, Fishergate

Title
2000 General Arrangement Plans
First Floor

Scale @ A1	Date	Drawn
1:50	27.02.17	BLV
16273-2001		

The copyright of the design remains with LSI Architects LLP and may not be reproduced without their prior written consent.

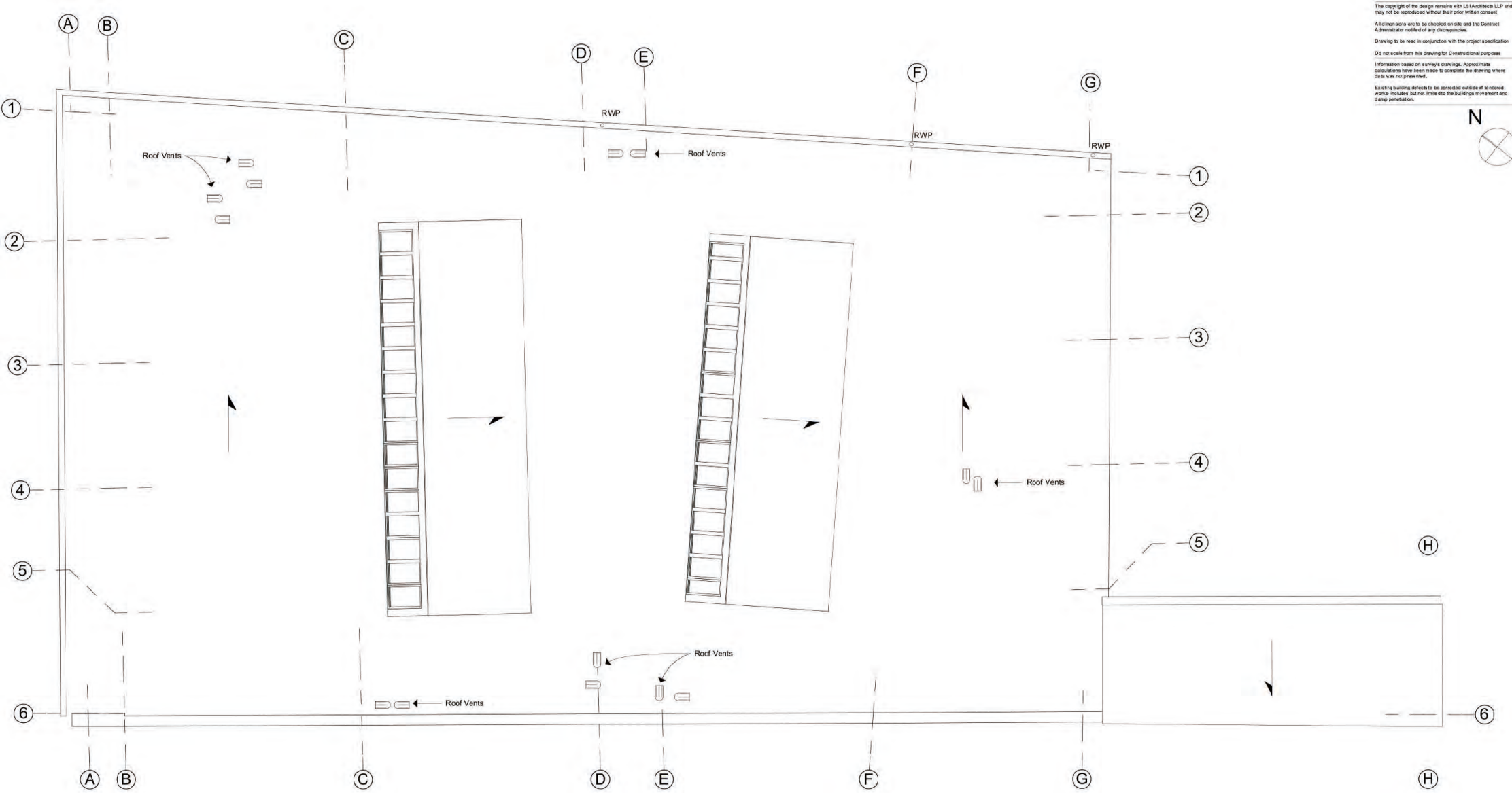
All dimensions are to be checked on site and the Contract Administrator notified of any discrepancies.

Drawing to be read in conjunction with the project specification.

Do not scale from this drawing for Constructional purposes.

Information based on survey's drawings. Approximate calculations have been made to complete the drawing where data was not provided.

Existing building defects to be corrected outside of tendered works includes but not limited to the building movement and damp penetration.



lsi
ARCHITECTS

NORWICH
The Old Driffield
27a Castle Street
Norwich NR1 1DT
+44 (0)1603 60711

LONDON
70 Coleraine Street
Canary Wharf
London EC2A 4EJ
+44 (0)20 7218 1734
www.lsiarchitects.co.uk

Client
The Castle Partnership

Project
Gumey Surgery, Fishergate

Title
2000 General Arrangement Plans
Roof

Scale @ A1
1:50

Date
05.05.17

Drawn
BLV

PLANNING ISSUE: 13.06.2017

Rev	Iss	Date	Revision

16273-2002	A
------------	---

Report to Planning applications committee

Item

14 September 2017

Report of Head of planning services

Subject Application no 17/00980/F – Eastgate House,
122 Thorpe Road, Norwich NR1 1RT

Reason Objection

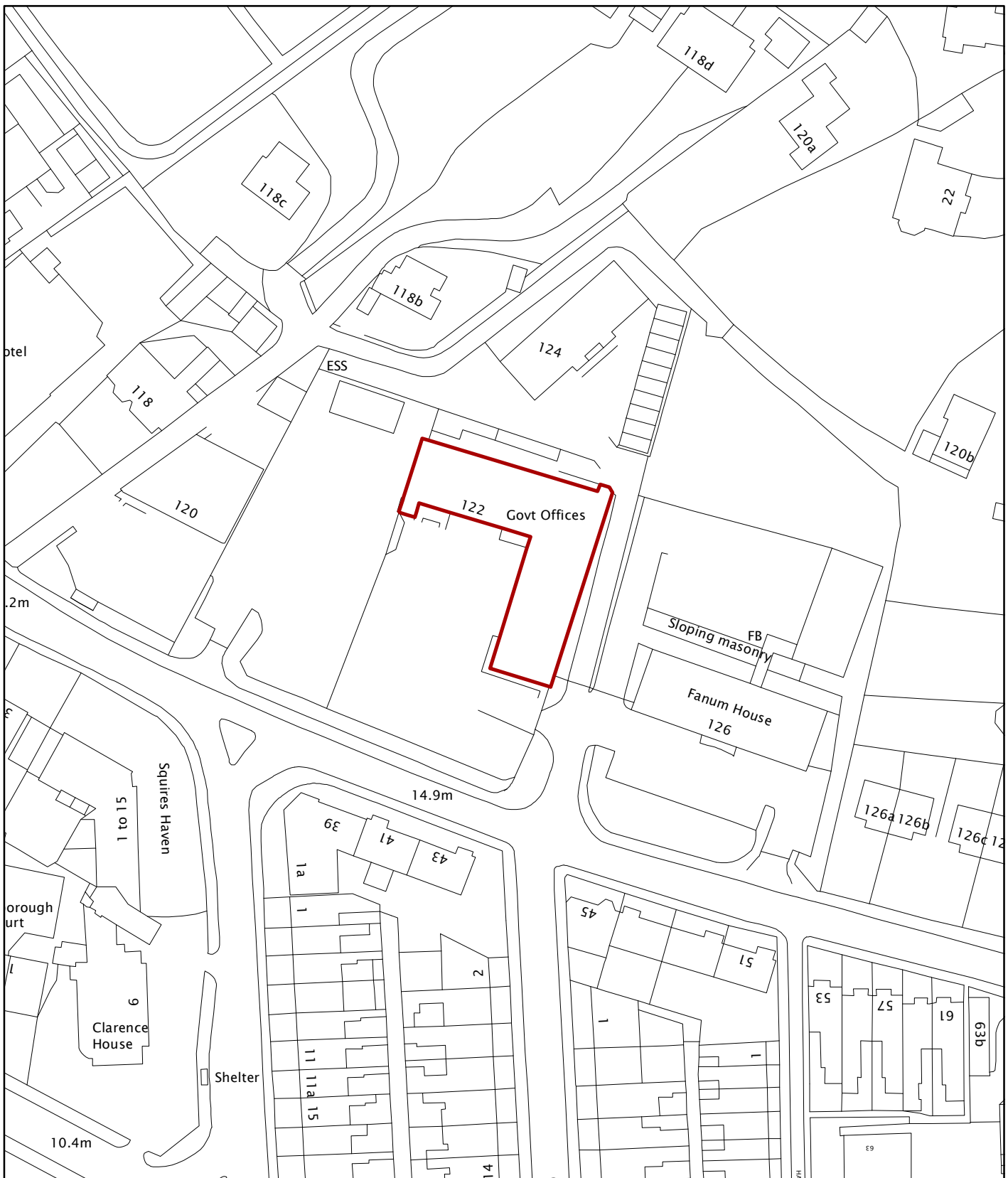
for referral

4(c)

Ward:	Thorpe Hamlet
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
Erection of fourth and fifth floor extension to Eastgate House to create 7 No. new flats.		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
1	Principle of Development
2	Design
3	Heritage
4	Trees
5	Transport
6	Amenity
Expiry date	25 August 2017
Recommendation	Approve



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

Planning Application No 17/00980/F
Site Address Eastgate House, 122 Thorpe Road

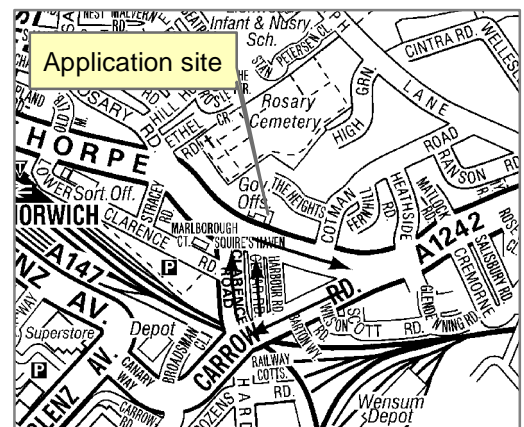
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

Page 58 of 130



The site, surroundings and constraints

1. Eastgate House is a five storey building on the north side of Thorpe Road. The building was previously in most part lawfully an office use (B1a) that has secured prior approval for conversion to residential. There has been a subsequent approval for external alterations including erection of new patio areas, installation of replacement windows, erection of Juliette balconies with re-cladding and rendering. This conversion and refurbishment is currently substantially under way.
2. Space on the ground floor was excluded from the prior approval application as it was and continues to be used as a coroner's court room (a Sui Generis use).
3. The site is surrounded by a mix of uses including other office buildings and residential dwellings. The Thorpe Ridge Conservation Area is located further to the north of the site. There is a pair of grade II listed buildings around 80m to the east on Cotman Road (2 and 4) and two locally listed buildings to the north, but given the distances they are not considered to be affected. Directly to the east Harbour House (126 Thorpe Road) is locally listed.
4. The site levels change from the north down to the south of the site. The site is within flood zone 1.

Relevant planning history

Ref	Proposal	Decision	Date
4/1990/0115	Erection of four lock-up garages at rear of site.	Approved	05/03/1990
4/1993/0476	Erection of entrance lobby.	Approved	15/07/1993
09/01076/CF3	Change of use of part of the ground floor of 122A from offices (Class B1) to a Coroners Court Room (Class sui generis).	Approved	18/11/2009
13/01665/PDD	Change of use of Eastgate House from offices (Class B1a) to provide 38 flats (Class C3).	Prior Approval Not Required	15/11/2013
14/00967/F	Construction of stairwell and lift shaft to provide access to Eastgate House.	Approved	01/09/2014
14/01175/F	Alterations to the exterior of Eastgate House including erection of a new canopied entrance, installation of replacement windows, erection of Juliette balconies with re-cladding and rendering.	Approved	03/10/2014

Ref	Proposal	Decision	Date
15/01129/PDD	Change of use from offices (Class B1) to residential (Class C3) to provide 47 residential units.	Prior Approval Granted	08/10/2015
16/01889/O	Outline application including matters of access, layout and scale for the erection of 24 No. dwellings contained within a 3 and 5 storey building, 5 car parking spaces and amenity areas. NOTE: Access crosses the current application site; the new building is proposed on an adjacent site.	Pending Consideration	
17/00430/F	Alterations to the exterior of Eastgate House including erection of a new patio areas, installation of replacement windows, erection of juliette balconies with re-cladding and rendering.	Approved	24/04/2017
17/00649/NCD	Change of use from offices (Class B1) to residential (Class C3) to provide 47 residential units.	Approved	09/06/2017

The proposal

- Proposed is an extension on the fourth floor of the eastern wing, to mirror the existing fourth floor to the west wing of Eastgate House, and a partial fifth floor extension in the corner where the east and west wings meet. This is for the provision of seven additional dwellings comprising of five flats and two maisonettes.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	Seven
No. of affordable dwellings	None
Total floorspace	Total - 410.4m² Unit 48 (Flat): 1B/2P 40m² Unit 49 (Flat): 1B/2P 40m² Unit 50 (Flat): 2B/3P 57.4m² Unit 51 (Flat): 1B/2P 44.2m² Unit 52 (Flat): 1B/2P 41.8m²

Proposal	Key facts
	Unit 53 (Maisonette) 2B/4P: 85m² Unit 54 (Maisonette) 2B/4P: 102m²
No. of storeys	Existing: 3 storey and 4 storey Proposed: Vertical extension to 3 storey element to complete 4th Storey and small area of extension to create a fifth storey.
Max. dimensions	The site is on a gradient, so dimensions are given from ground level to top of proposed development at front and rear of site: Approximately 18m from ground level to top of proposed fourth floor extension a front of site. Approximately 17m from ground level to top of proposed fifth floor extension at rear of site. Plan dimensions are within the existing footprint 11.5x37m
Density	54 in 0.074 hectares
Appearance	
Materials	Proposed: Walls: render (Neutral colour) Windows: Dark Grey coated aluminium to match existing Roof – Single ply membrane (Sarnafil or similar) – coated silver colour fascia. Opaque and clear glazed balustrade with silver coated aluminium.
Construction	Vertical extension
Energy and resource efficiency measures	None specified
Operation	
Opening hours	N/A
Ancillary plant and equipment	None proposed
Transport matters	
Vehicular access	Existing
No of car parking spaces	27 (Including 2 disabled)

Proposal	Key facts
No of cycle parking spaces	16

Representations

6. Adjacent and neighbouring properties have been notified in writing. Two 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
Scale and massing – Out of Scale development, over dominant building. Above existing tree line	15-23, 28-39
Character of neighbourhood	14-23
Amenity (Loss of light, privacy) Query why this was not proposed as part of the original planning scheme	28-39

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.

Assessment of planning considerations

Relevant development plan policies

8. **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
 - JCS11 Norwich city centre
 - JCS12 The remainder of the Norwich urban area including the fringe parishes

9. 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
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM8 Planning effectively for open space and recreation
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM15 Safeguarding the city's housing stock
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

Other material considerations

10. 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

Case Assessment

11. 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

12. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
13. The NPPF states that where a 5 year supply of land for housing 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".

14. The creation of the new dwellings uses an existing site which has permission for use as residential. The principle is therefore acceptable subject to consideration of matters of design, amenity and transportation.

Main issue 2: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. As an extension to the roof of a relatively large building the development has the potential to be very prominent, particularly given its visibility from views such as Cedar Road and further east along Thorpe Road as far as Cotman Road. Mature trees along the southern boundary and along Thorpe Road obscure views from the west, however there are glimpses where the proposed extension will be visible, and more so during winter months when the trees are not in leaf. However, the north side of Thorpe Road varies in character fairly significantly, particularly in scale – the largest building being that on the application site.
17. The proposed fourth floor extension matches the external design appearance of the existing fourth floor to the west wing, incorporating design details and materials as approved under application reference 17/00430/F. The fifth floor design, whilst considerably smaller has a design principle more reminiscent of previous vertical extensions approved under application reference 14/01246/F. The structure is designed in a contemporary style with a large overhanging flat roof which is beneficial for summer shading whilst allowing winter light to enter the building. The facades are a mixture of glazed doors and screening and rendered walls in keeping with the floor below. There is proposed provision of external amenity space in the form of roof terraces at fifth floor level. These are private terraces in association with the two maisonettes and a single terrace for use by other occupants of the building, these have been specified with glazed screens with silvered aluminium fittings and rails; details of these should be secured by condition.
18. In the context of the wider changes to the building the extension is acceptable as it complements the modernisation of the building. Subject to conditions on the external materials, these will not have an adverse impact upon the street scene, nor does the increase in height adversely detract from the significance of any of the locally listed buildings, particularly Harbour House adjacent. In views from the north the visible change under this application will be an extension to the eastern end of the fourth floor and the fifth floor extension. There is no adverse impact upon the character of the adjacent conservation area.

Main issue 3: Heritage

19. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
20. The design of the proposed extension is in keeping with the design as approved for external alterations elsewhere on the building. The form of the extension respects the form of the existing building. The continuity of design approach is not

considered to impact the setting of adjacent locally listed building at 126 Thorpe Road or nearby Thorpe Ridge conservation area

Main issue 4: Trees

21. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
22. The existing trees to the boundaries of the site form an important part of the streetscape, character and screening of the site.
23. The proposed extension does not expand on the existing footprint of Eastgate House, as such there is no impact to Trees.

Main issue 5: Transport

24. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
25. The new units are in a highly sustainable location and are acceptable in principle. The plans currently show provision for bicycles to the rear of the property, there are 16 spaces shown. 10 are required under policy DM31 in association with this current application. Condition one of application reference 15/01129/PDD remains outstanding, additional cycle storage in association with the original 47 units is still required.
26. Bin storage has been indicated adjacent to the entrance to the site; however, the storage shown is not of usable scale, or appropriate position. However, it is considered that adequate provision is deliverable within the large site and a condition will be attached to require further detail.
27. 27 Car parking spaces (two of which are designated disability spaces) have been specified for the development; this is in accordance with the minimum requirements set out in DM31 of 0.5 spaces per unit for residential development in 'accessible' locations.
28. There is an existing established access to the highway for this site, with appropriate room for access by and manoeuvring of refuse and emergency vehicles. This is not affected by the proposed development.

Main issue 6: Amenity

29. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
30. While the extension will cause some issues for overshadowing to the upper flats within the west wing, the extent is not severe given the scale of the extension and the overshadowing cause by the existing east wing.
31. Two additional bedrooms on the fourth floor and living spaces (kitchen and living room) on the fifth floor will look northwards, but given the topography of the site and adjacent properties, height and distance there are not considered to be unacceptable impacts for the privacy of the neighbouring occupiers. There are no significant concerns for overlooking elsewhere or for loss of outlook. Occupier

amenity will be adequate with the terraced areas provided and as such there are no apparent amenity concerns.

32. The separation of the proposed development to existing properties to the West is of a significant distance that it is considered that there no overlooking or overshadowing impacts. A shadow impact assessment has been submitted to support this application.
33. Given the mixed use of the area and separation distances the additional properties will have negligible impact on amenity/working conditions.
34. It has been queried why this was not applied for under the original application. This site has been granted change of use under permitted development prior approval from offices to residential. This type of change of use application is a 'light touch' and does not allow for any external alterations. Subsequent applications have been submitted for external alterations and extensions as the project progresses.
35. The proposed flats have been designed as follows:
Flat units 48 and, 49 have been designed with a complete internal floor area of 40m². Flat 52 has been designed to 41.8m², These have been designated as 1 bedroom, 2 person flats; this is currently 10m² and 8.2m² under the designated space standard for this level of occupancy. It has been advised that these should be revised to 1 bedroom 1 person occupancy, they will then be within the 39m² designation for this level of occupancy. Revised drawings are expected to be submitted for consideration by committee members.
36. Units 53 and 54 are two storey Maisonettes for an occupancy of two bedrooms / four persons each. At 85m² and 102m². These are well within the specified 79m² internal floor areas required for this level of occupancy.
37. Unit 50 is a flat designated as 2 bedroom / 3 person occupancy; the floor areas is specified as 57.4m², this falls marginally short (3.6m²) of the recommended 61m² for this level of occupancy.
38. Unit 51 is a flat designated as: 1 bedroom / 2 person occupancy; the floor area is specified as 44.2m², this is 5.8m² short of the recommended 50m² for this level of occupancy.
39. Provision of external amenity space has been made via private roof terraces for the two number maisonettes, and a communal roof terrace space to be shared by other flats within the building.

Compliance with other relevant development plan policies

40. 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
Sustainable urban drainage	DM3/5	Not applicable

Other matters

41. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
42. Given the scale of development the dwelling would not need to have on-site renewable energy provision. Water efficiency would need to meet Building Regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage and a condition is recommended to ensure this.

Equalities and diversity issues

43. There are no significant equality or diversity issues.

Local finance considerations

44. 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.
45. 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.
46. In this case local finance considerations are not considered to be material to the case.

Conclusion

47. 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. 17/00980/F - 122 Thorpe Road Norwich NR1 1RT and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External materials – roof covering, fascia details, window details, balustrade including fittings.
4. No occupation until provision of refuse and cycle storage has been implemented.
5. Water efficiency 110L per person per day



Distance A:
Horizontally = Approx 37.03m
Direct to proposal = Approx 38.83m

Distance B:
Horizontally = Approx 13.86m
Direct to proposal = Approx 17.88m

Distance C:
Horizontally = Approx 51.35m
Direct to proposal = Approx 53.07m

Distance D:
Horizontally = Approx 15.56m
Direct to proposal = Approx 21.78m

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
A	04/08/2017	Site store updated	VS	ML

**PLANNING**
Architects Engineers Quantity Surveyors

Chaplin Farrant Limited
51 Yarmouth Road
Norwich
NR7 8ET
Tel: 01603 706000
Fax: 01603 790001
office@chaplinfarrant.com
www.chaplinfarrant.com
Also at:
London
Winchester
Southampton
Great Yarmouth
This drawing is copyright of the
Architects and shall not be
reproduced without their
permission.
Check all dimensions and report
any errors or omissions.
Do not scale from this drawing.

EG Estates
Owner
Eastgate House
Thorpe Road
Norwich
Developer
**Distances from surrounding
buildings to proposal**
Distances in m
5392
Plot area in sq m
082
Plot area in sq m
Aug 17
Date
DB
Drawn by

A
Distance in m
1:200@A1
Scale
MN
Checked by



Elevation A
East Elevation



Elevation B
North Elevation

B	15/05/17	Drawing checks and minor amendments to suit	DB	MN
A	7.3.17	Minor amendments	JL	MN
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				



Chaplin Farrant Limited
51 Yarmouth Road
Norwich
NR7 0ET
Tel: 01603 706090
Fax: 01603 706091
office@chaplinfarrant.com
www.chaplinfarrant.com
Also at:
London
Winchester
Southampton
Great Yarmouth

PLANNING

EG Estates
Eastgate House
Thorpe Road
Norwich
5392

Existing North and East Elevation

56

March 17

100@A1-200@A3

JL



Elevation C
West Elevation



Elevation D
South Elevation

B	15/05/17	Drawing checks and minor amendments to suit	DB	MH
A	7.3.17	Minor amendments	JL	MH
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY

Revisions

CF

Architects Engineers Quantity Surveyors

Chaplin Ferrant Limited

51 Yarmouth Road
Norwich
NR7 6ET
Tel: 01603 706000
Fax: 01603 260001
office@chaplinferrant.com
www.chaplinferrant.com
Also at:
London
Winchester
Southampton
Great Yarmouth

This drawing is copyright of the Architects and shall not be reproduced without their permission.
Check all dimensions and report any errors or omissions.
Do not scale from this drawing.

EG Estates

Eastgate House
Thorpe Road
Norwich
PROJECT

Existing West & South Elevation
DRAWING

5392
PROJECT REF

57
DRAWING NO

B
REVISION

March 17
DATE

100@A1-200@A3
SCALE

JL
DRAWN BY

MH
CHECKED BY



East Elevation



North Elevation

C	04/09/17	Handrail revised to suit revised layout	VS	MN
B	15/05/17	Drawing checks and minor amendments to suit	DB	MN
A	25.05.17	Amended to suit floor plans	LC	MP
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY

Revisions

CF

PLANNING

Chaplin Farrant Limited
 31 Yarmouth Road
 Norwich
 NR7 6ET
 Tel: 01603 790000
 Fax: 01603 700003
 office@chaplinfarrant.com
 www.chaplinfarrant.com

Also at:
 London
 Winchester
 Southampton
 Great Yarmouth

EG Estates
 31 Yarmouth Road
 Norwich
 NR7 6ET
 Tel: 01603 790000
 Fax: 01603 700003
 office@egestates.co.uk
 www.egestates.co.uk

Eastgate House
 Thorpe Road
 Norwich
 NR7 6ET

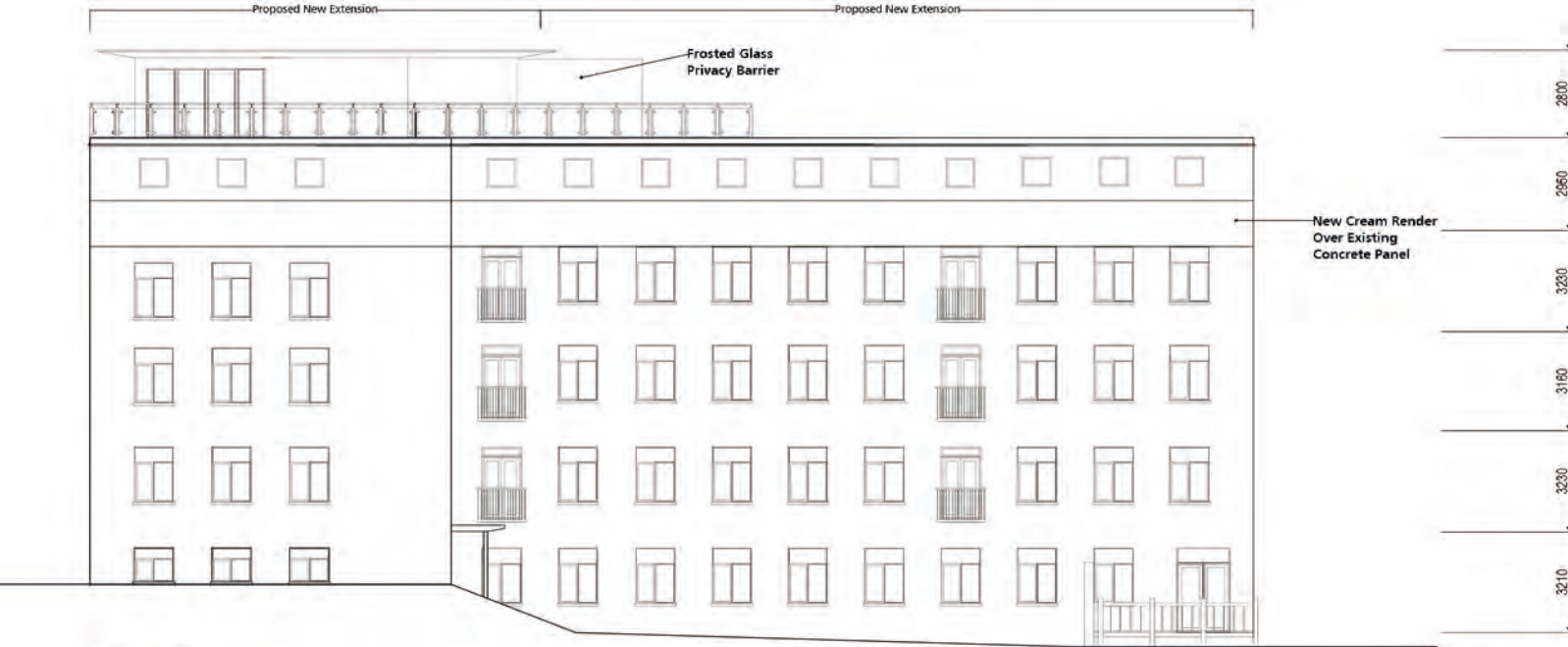
Proposed
 North and East Elevation

5392

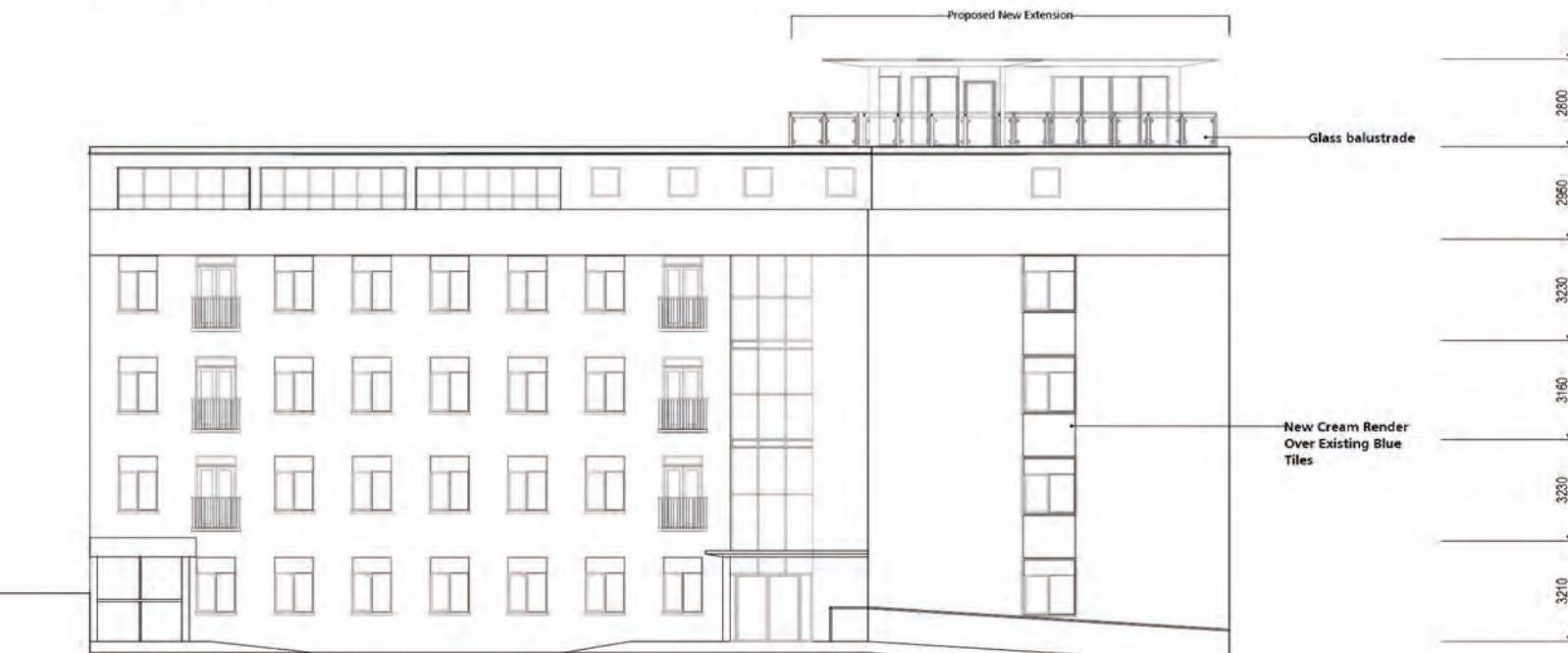
This drawing is copyright of the Architects and shall not be reproduced without their permission.
 Check all dimensions and report any errors at submission.
 Do not scale from this drawing.

77
 100@A1-200@A3

JL



West Elevation



South Elevation

B	15/05/17	Drawing checks and minor amendments to suit	DB	MN
A	25.05.17	Amended to suit floor plans	LC	MN
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY



PLANNING

Chaplin Farrant Limited
 51 Yarmouth Road
 Norwich
 NR7 6ET
 Tel: 01 603 700069
 Fax: 01603 730001
 office@chaplinfarrant.com
 www.chaplinfarrant.com
 Also at:
 London
 Winchester
 Southampton
 Great Yarmouth

This drawing is copyright of the Architects and shall not be reproduced without their permission.
 Check all dimensions and report any errors or omissions.
 Do not scale from this drawing.

EG Estates
 100m
 Eastgate House
 Thorpe Road
 Norwich
 NR6 6ET

Proposed Option B
 West & South Elevation

5392
 100m

78
 100m

March 17
 100m

JL
 100m

B
 100m

100@A1-200@A3
 100m

MN
 100m



REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
D	31/08/17	Units 48 - 49 amended to show reduce size. Unit 52 - 1B/1P	DB	MIN
C	15/08/17	Drawing checks and minor amendments to suit	DB	MIN
B	08/06/17	Amendments to stair layout and tread size. Addition of steps into hallway.	LC	MIN
A	25/05/17	Amendments to floor plan of Unit 48. Addition of staircase to communal terrace.	LC	MIN

Chaplin Farrant Limited

51 Yarmouth Road
Norwich
NR7 0ET
Tel: 01603 760000
Fax: 01603 760001
office@chaplinfarrant.com
www.chaplinfarrant.com

Also at:
London
Winchester
Southampton
Great Yarmouth

PLANNING

EG Estates

Eastgate House
Thorpe Road
Norwich

Proposed Fourth Floor Plan

5392

075 D

March 17 1:200 (A3)

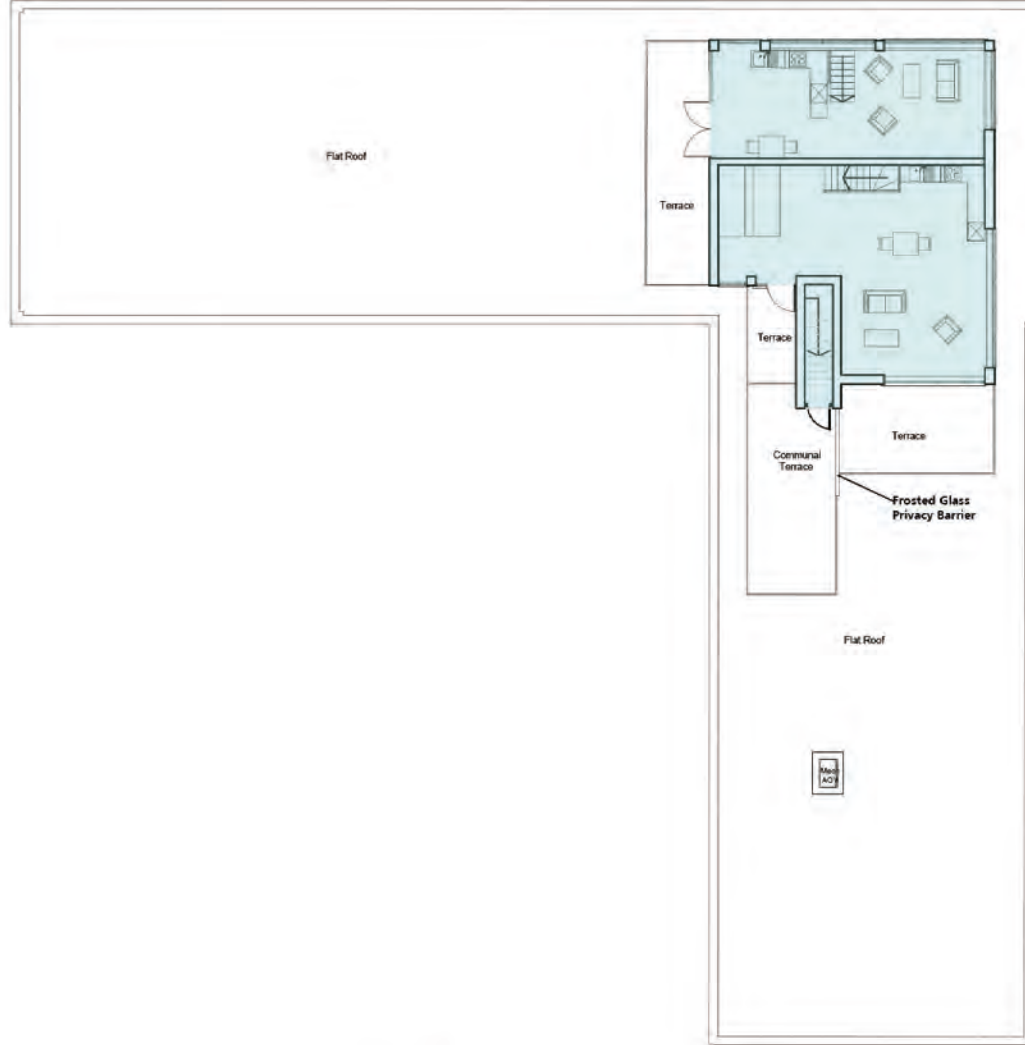
JL MN

This drawing is copyright of the Architects and shall not be reproduced without their permission.

Check all dimensions and report any errors or omissions.

Do not scale from this drawing.





0 25m
Scale 1:200



#	15.08.17	Drawing checks and minor amendments to text	DE	MW
A.	25.05.17	Amendments to floor plans Addition of communal roof terrace	LC	MW
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				



Architects and Quantity Surveyors

Chaplin Ferrant Limited

31 Yarworth Road
Norwich
NR1 5BT
Tel: 01603 708009
Fax: 01603 700001

office@chaplinferrant.com
www.chaplinferrant.com

Also at:
London
Manchester
Southampton
Great Yarmouth

This drawing is copyright of the
Architects and shall not be
reproduced without their
permission.

Check all dimensions and report
any errors or omissions.

Do not scale from this drawing.

PLANNING

EG Estates

Eastgate House
Thorpe Road
Norwich
Norfolk

Proposed Fifth Floor Plan

5392

Revised

76

Revised

March 17

Revised

JL

Revised

B

Revised

1:200 (A3)

Revised

MN

Revised

Report to Planning applications committee
 14 September 2017
Report of Head of planning services
Subject Application no 17/01130/VC - 174 Aylsham Road,
 Norwich, NR3 2HJ
**Reason
 for referral** Objections

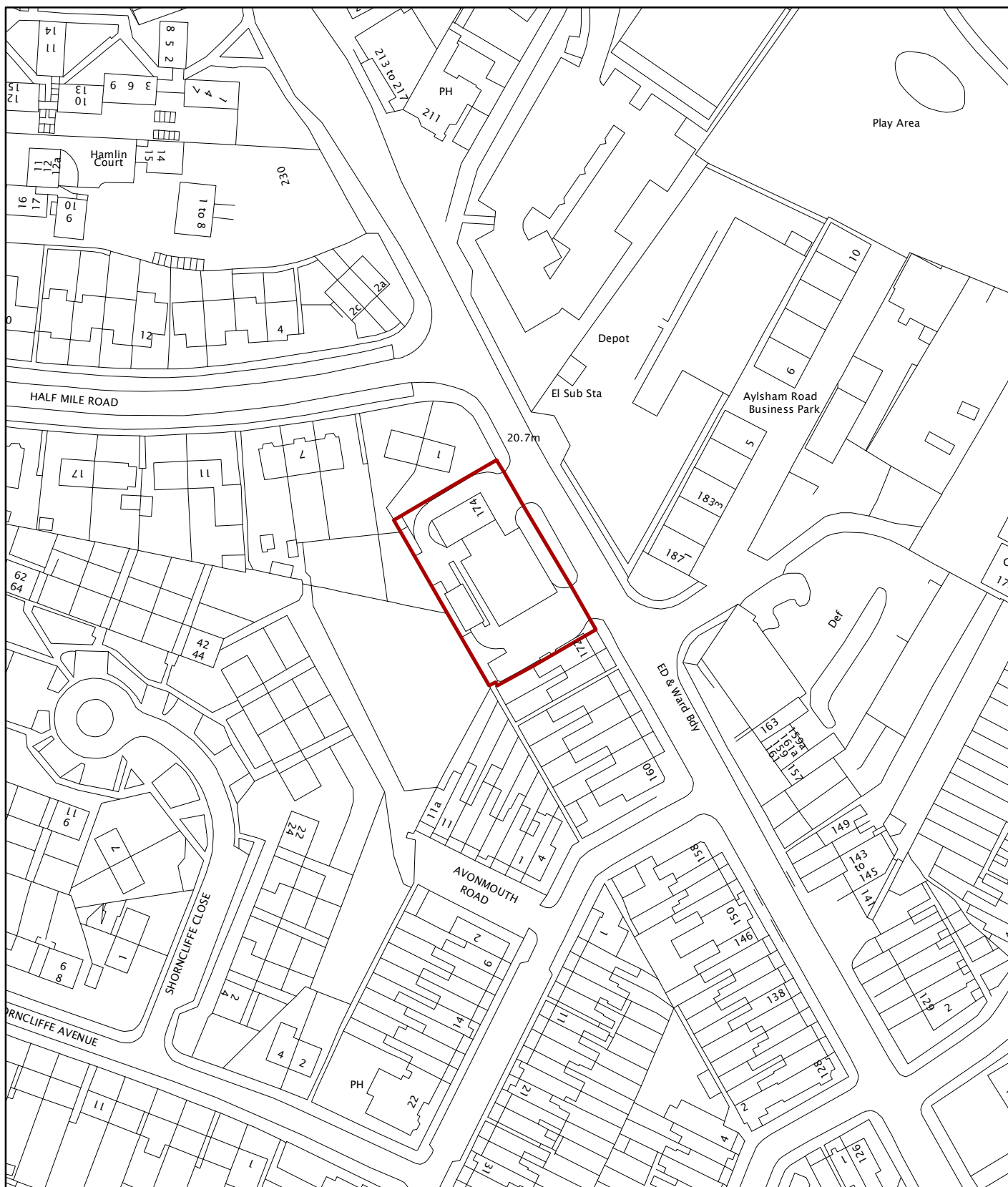
Item

4(d)

Ward:	Mile Cross
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Removal of Condition 6: The premises the subject of this permission shall not open before 0700 hours or after 2300 hours on any day of planning permission 4/1992/0549/F.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1. Amenity	Noise and disturbance to surrounding residential properties
Expiry date	11 October 2017
Recommendation	Approve with conditions



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

Planning Application No 17/01130/VC
Site Address 174 Aylsham Road

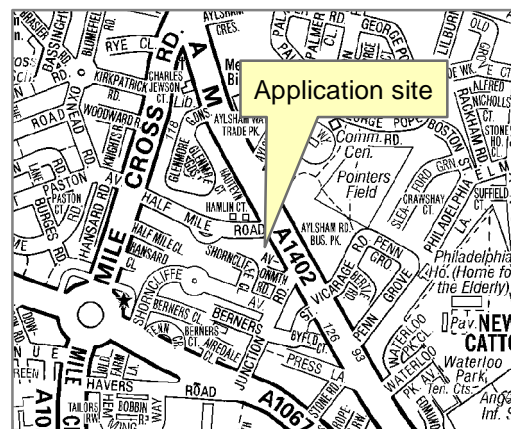
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

Page 78 of 130



The site, surroundings & constraints

1. The site sits on the west side of Aylsham Road within the Mile Cross ward to the north of the city.
2. The site is occupied by a petrol station with a car wash, air and water station and small retail store.
3. The site borders with residential properties to the north (Half Mile Road), south (Aylsham Road) and west (Avonmouth Road).
4. There site sits within the Critical Drainage Area.

Relevant planning history

5.

Ref	Proposal	Decision	Date
42626	Construction of pump island canopy and screening to trash area.	Approved	20/04/1973
4/1976/1503	Alterations to pump islands and shop to provide post payment attended self-service petrol facilities.	Approved	08/10/1976
4/1977/1815	Raising of roof over lift bay.	Approved	18/01/1978
4/1980/1247	Alterations and improvements to petrol filling station.	Approved	07/01/1981
4/1987/1099	Demolition of existing buildings and construction of new filling station, tank farm, forecourt canopy, car wash and retail store.	Refused	31/03/1988
4/1988/1340	Demolition of existing buildings and construction of new petrol filling station, tank farm, forecourt canopy car wash and shop.	Refused	22/12/1988
4/1988/1341	Demolition of existing buildings and construction of new petrol filling station, tank farm, forecourt canopy car wash and shop.	Refused	22/12/1988
4/1988/1385	Two internally illuminated fascia signs.	Refused	22/12/1988
4/1988/1386	One internally illuminated gantry sign.	Refused	22/12/1988
4/1989/1388	1, Non-illuminated fascia signs on canopy. 2, Illuminated totem sign.	Approved	01/02/1990
4/1989/1420	Redevelopment of existing petrol filling station and workshops with construction of new petrol filling station, convenience store, enclosed car wash and screen.	Approved	26/04/1990

Ref	Proposal	Decision	Date
4/1989/1421	Redevelopment of existing petrol filling station and workshops with construction of new petrol filling station, convenience store, enclosed car wash and screen.	Approved	26/04/1990
4/1992/0549	Erection of forecourt building, car wash and pump island with canopy over and installation of 24000G underground tanks.	Approved	29/10/1992
4/1992/0936	Two illuminated fascia signs and one internally illuminated pole variable price sign.	Approved	27/01/1993
4/1993/0004	Condition 2: detail of external facing, Condition 3: details of forecourt, Condition 4: details of landscaping, planting and site treatment for Planning Permission 4920549/F "Erection of forecourt building, car wash and pump island with canopy over and installation of 24000G underground tanks.	Approved	21/04/1993
4/2000/0170	Replacement internally illuminated shop fascia sign and pole sign; two poster boards and monolith sign.	Approved	15/05/2000
16/01008/F	Retention of ATM.	Approved	31/08/2016
16/01009/A	Display of 1 No. internally illuminated ATM fascia with blue LED halo illumination to ATM surround.	Approved	16/09/2016

The proposal

6. The site currently has limited opening hours of 7am-11pm on any day of the week. The proposal is to remove condition 6 of planning permission 4/1995/0549 to allow the petrol station to operate without any restriction on its opening hours.
7. The applicant proposes a number of operations which would not be carried out on the site between the hours 11pm-7am.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 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 car wash during the night	See main issue 1 relating to amenity.
Noise from deliveries during the night	See main issue 1 relating to amenity.

Issues raised	Response
Light pollution from signage during the night	See main issue 1 relating to amenity.
Noise from people using the shop to buy alcohol after the pubs have shut	See main issue 1 relating to amenity.
Increased litter and smell	See main issue 1 relating to amenity.
There are other 24 hour petrol stations nearby	This is not considered relevant in this case.
Increase in traffic during the night	The extended opening hours are not considered to lead to a significant increase in traffic.
Trees along the western boundary should be replanted	See paragraph 24.

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.

Environmental protection

10. The complete removal of the current time restrictions, in isolation, could impact adversely on the surrounding neighbouring residential properties, particularly with regard to late night noise and light intrusion associated with the extended hours sought.
11. In their supporting documentation the applicant has set out a number of proposed operating restrictions, to minimise the impact of the proposed extended hours, these are numbered 1 - 8 in the document.
12. If permission is granted, consideration should be given to imposing suitable conditions to ensure that the offered operating restrictions are mandatory.

Highways (local)

13. No objection.

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)**
- JCS5 The economy
 - JCS7 Supporting communities

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

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
- NPPF8 Promoting healthy communities

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: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. The site is located in a residential area with 172 Aylsham Road and 1 Half Mile Road being the closest dwellings at 0m and 3m from the boundary respectively. The gable end wall of 172 Aylsham Road immediately abuts the site, and its garden has a high brick wall and fence running along the boundary. 1 Half Mile Road has a 1.8m high fence running along the boundary between its garden and the application site.
20. The site must therefore operate in such a way so as not to cause significant detriment to the amenities of surrounding residential occupants.
21. The current permitted opening hours are 7am-11pm and the applicant is seeking to remove this restriction to allow the site to operate 24 hours.
22. There are a number of operations which the applicant is proposing to restrict during the hours 11pm-7am:
- The shop would be closed, with all purchases taking place at the night pay hatch.
 - Only the two pump islands closest to the shop would be in use.

- Only the recessed lights set within the underside of the canopy above the two active pump islands to be switched on.
 - No use of the car wash, vacuum, air and water facilities.
 - No deliveries.
23. The applicant proposes a temporary consent for 12 months to allow the council to monitor the activity and record any complaints. A noise monitoring procedure is suggested to be agreed with the council. The applicant also proposes to erect signage within the forecourt reminding customers to be quiet in the residential area.
24. The council's Environmental Protection Officer has given the opinion that the proposed extension of opening hours would adequately protect the amenities of surrounding neighbours if the above suggestions are imposed as conditions.

Other issues

25. One objector has reported that some planting had been removed from the site and noted that this planting offered some screening and noise protection. On investigation, it was found that the 1992 consent (4/1992/0549) included a condition requiring the submission of a landscaping plan. The council is now investigating whether the comprehensive landscaping scheme, which was submitted under a subsequent application (4/1993/0004), has been implemented and retained.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

Local finance considerations

27. 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

28. 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.

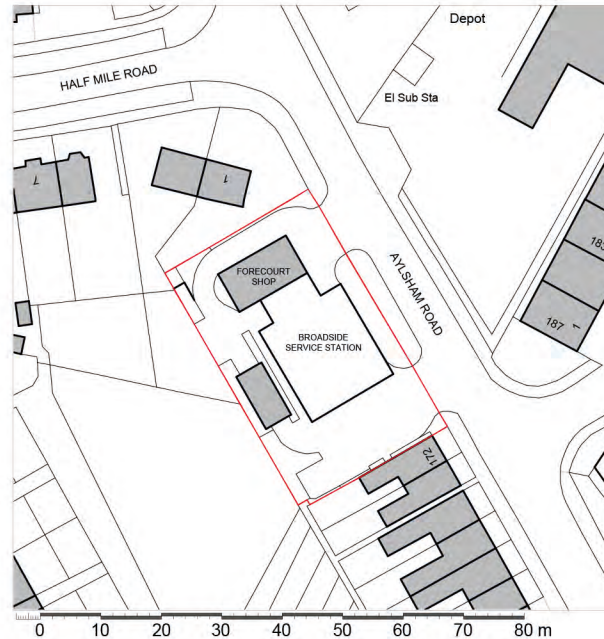
Recommendation

To approve application no. 17/01130/VC - 174 Aylsham Road, Norwich, NR3 2HJ and grant planning permission subject to the following conditions:

1. Temporary consent for 12 months unless extension is agreed with council;
2. In accordance with plans;
3. Noise monitoring procedure to be agreed and followed;
4. Certain activities not to be carried out during the hours 11pm-7am;
5. Bicycle storage and car parking in accordance with the details approved under 4/1992/0549;
6. Landscaping in accordance with the details approved under 4/1993/0004;
7. Installation of plant and machinery to be agreed.

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.



LOCATION PLAN 1/1250

REVISONS:

REV	NOTE	DATE
-----	------	------

NOTES:

Hard copy prints may not scale accurately. All levels are in metres and dimensions in millimetres and unless specified otherwise. To be read in conjunction with all other relevant drawings and specifications.

PLANNING APPLICATION BROADSIDE 2017

CLIENT

PROJECT

APPLICATION FOR VARIATION OF A CONDITION

ADDRESS

BROADSIDE SERVICE STATION
174, AYLSHAM ROAD
NORWICH, NR3 2HJ

TITLE

LOCATION PLAN

SCALE	1/1250 @ A4	JOB NO	17696-217
DRAWN	ANTONIO RUIZ	DWG NO	PA-01
DATE	04.07.2017	REVISION	
CHECKED		DATE	

ADCOCK ASSOCIATES

ELTA HOUSE, BIRMINGHAM ROAD, STRATFORD UPON AVON CV37 0AQ
enquiries@adcockassociates.co.uk Tel: +44(0)1793 414202 Fax: +44(0)1793 267741

DESIGN ■ ARCHITECTURE ■ PROJECT MANAGEMENT ■

Report to Planning applications committee
14 September 2017

Report of Head of planning services

Subject Application no 17/00836/F - 20 Catton Grove Road,
Norwich, NR3 3NH

**Reason
for referral** Objections

Item

4(e)

Ward:	Catton Grove
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Construction of 1 no. bungalow.		
Representations		
Object	Comment	Support
16	0	0

Main issues	Key considerations
1. Principle of development	Residential development within rear garden.
2. Amenity	Loss of light, outlook & privacy to surrounding properties. Amenity of future occupants.
3. Design	Form, scale & appearance of new dwelling.
4. Transport	Highway access, level of car parking, cycle & refuse storage.
5. Trees	Loss of trees, protection of trees to be retained.
Expiry date	15 September 2017 (extended from 15 August 2017)
Recommendation	Approve with conditions



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

Planning Application No 17/00836/F
Site Address 20 Catton Grove Road

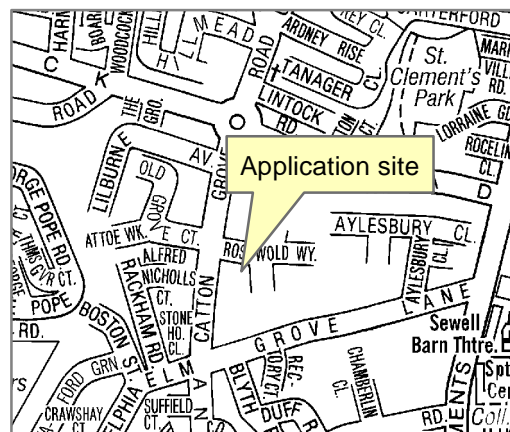
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

Page 88 of 130



The site, surroundings & constraints

1. 20 Catton Grove Road is a detached 1½ storey dwelling sitting on the corner of Rostwold Way within the Catton Grove ward to the north of the city. The property has a reasonably large garden, the rear of which is the land relevant to the proposed development.
2. The area is predominantly residential in character and dwellings are relatively mixed in terms of design with single storey, 1½ storey and 2 storey dwellings evident. There are detached, semi-detached and terraced properties of a variety of ages and styles and on a variety of plot sizes.
3. There are a number of shrubs, hedges and small fruit trees on the site.
4. The whole site falls within an area identified as a Critical Drainage Area. The front of 20 Catton Grove Road is within an area identified at risk from surface water flooding (0.1% annual probability of flooding). The part of the land proposed to be used for the construction of a new dwelling has not been identified as being at risk from surface water flooding.

Relevant planning history

5. The host property has undergone a number of alterations and extensions. In 2003, planning permission was refused (and appeal dismissed) for the erection of a detached 2 storey dwelling and garage within the rear garden. The reasons for refusal related to the amenity of future and neighbouring occupants.

Ref	Proposal	Decision	Date
4/2000/0324	Erection of single storey rear and side extension and dormer to front of bungalow.	Approved	02/02/2001
4/2003/0322	Sub-division of curtilage and erection of dwelling and garage.	Refused (appeal dismissed)	16/05/2003
04/00811/F	Erection of a conservatory to the rear of the property.	Approved	17/02/2005
05/00381/F	Alterations to roof to form two gables and installation of dormer window.	Approved	30/06/2005
05/00946/F	Erection of conservatory to rear of property.	Approved	10/11/2005
07/00592/F	Alteration to existing garage roof and new front dormer window.	Approved	29/06/2007

The proposal

6. Subdivision of plot and erection of a single storey residential property providing 2 bedrooms, front and rear amenity spaces, cycle and refuse parking and 1 car parking space.
7. Access to the site would be from Rostwold Way to the north.
8. Two small fruit trees would be required to be removed to facilitate this development.

Summary information

Proposal	Key facts
Scale & appearance	
Total no. of dwellings	1
No. of affordable dwellings	0
Total floorspace	61m ²
No. of storeys	1
Max. dimensions	6.7m deep x 10.6m wide Eaves 2.55m Ridge 4.2m
Materials	To be agreed
Transport matters	
Vehicular access	From Rostwold Way
No of car parking spaces	1
No of cycle parking spaces	Full details to be agreed

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received with signatures from 16 individuals 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
Loss of trees	See main issue 5.
Design	See main issue 3.
Lack of clarity regarding access	Access is from Rostwold Way. See main issue 4.
Highway safety & parking issues on Rostwold Way	See main issue 4.

Consultation responses

10. 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.

Highways (local)

11. No objection.
12. It appears that 20 Catton Grove Road has encroached upon the highway verge.
13. *NB: This matter is being discussed between the applicant and the Highways Boundary team.*

Tree protection officer

14. No objection.
15. The value of the trees on site is very limited, in terms of their significance within the landscape, and classifying them as 'Category C', in accordance with BS 5837 is appropriate. As such, they cannot be considered worthy of being a material constraint on the proposed development.

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
 - JCS6 Access and transportation
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
 - DM5 Planning effectively for flood resilience
 - DM7 Trees and development
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

18. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF)**
 - NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

19. 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

20. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
21. Paragraph 53 of the NPPF states that local authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.
22. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations detailed in the table below given that:
 - The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and
 - It is not in the primary or secondary retail area or in a district or local centre.
23. 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. The Norwich Policy Area does not currently have a 5 year land supply and therefore Local Plan policies for housing supply cannot be considered up-to-date. As a result the NPPF requires planning permission to be granted for sustainable development unless:
 - a) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
 - b) Specific policies in the NPPF indicate development should be restricted.
24. The site is brownfield land and located in an established residential area within walking distance of the Catton Grove local retail centre. Future residents would benefit from access to an abundance of local facilities and services as well as frequent bus routes serving the wider area. The location of the site is therefore considered to be sustainable and appropriate for residential development and the proposed dwelling will contribute positively towards the city housing stock.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
26. The previous application (4/2003/0322) for the erection of a dwelling within the rear garden was refused (and appeal dismissed) because of 1) the impact of the development on the amenities of neighbouring occupiers; and 2) insufficient amenity for future occupiers. However, the new proposal is for a single storey dwelling, whereas the 2003 application was for a 2 storey dwelling.

27. While it is acknowledged that a 2 storey dwelling on this plot (as refused in 2003) would cause significant detriment to the amenities of surrounding occupants, the reduced height of the new proposal is considered to have alleviated this issue. 1.8m high fences are proposed along all boundaries, protected the privacy of surrounding occupants, as well as creating a well-screened private amenity space for the future occupants. Owing to its size and location, a single storey dwelling on this plot is unlikely to cause any significant loss of light, outlook or privacy to surrounding occupiers.
28. 20 Catton Grove Road would lose the rearmost 14m of its rear garden as a result of this subdivision. In recent years, the property has been extended but nevertheless the remaining gardens to the front and rear are considered perfectly adequate, and would still be larger than most of the gardens in the area.
29. The proposed dwelling provides 61m² of internal floorspace, which accords with the national space standards for a 2 bedroom single storey property with a single and a double bedroom.
30. There is limited private external amenity space to the front and rear, but this is considered adequate given the size of the proposed dwelling. The property's rear garden would measure 6m by 14m.

Main issue 3: Design

31. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
32. The area is very mixed in terms of styles of properties and as such there are no particular local characteristics for the proposed development to fit in with.
33. The proposed bungalow is set back from Rostwold Way by 4m from the edge of the footpath, which is similar to the distance that other properties are set back in the area. The property is of a basic design, with a rectangular plan form and a pitched roof. Materials have not been specified within this application and are proposed to be agreed by condition.

Main issue 4: Transport

34. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
35. The proposed bungalow would have a new vehicular access from Rostwold Way. Rostwold Way is a quiet road which is considered to be able to accommodate a new access.
36. The property would have 1 car parking space and there is sufficient space on the site to provide cycle and refuse storage. Further details of cycle and refuse storage are requested by condition.

Main issue 5: Trees

37. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.

38. The site contains a number of small fruit trees, two of which would need to be removed to facilitate this development. The tree officer has agreed with the submitted arboricultural report which categorises these trees as Category C and therefore not worthy of retention.
39. There are two trees on the edge of the site against Rostwold Way which are intended to be retained and are required to be protected during development in accordance with the submitted tree protection plan.

Compliance with other relevant development plan policies

40. 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
Water efficiency	JCS1 & JCS3	Yes subject to condition
Sustainable urban drainage	DM5	Yes subject to condition
Biodiversity	DM6	Yes subject to condition

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

42. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. 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

43. 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. 17/00836/F - 20 Catton Grove Road Norwich NR3 3NH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be agreed;
4. Cycle & refuse details to be submitted;
5. Scheme to deal with surface water drainage;

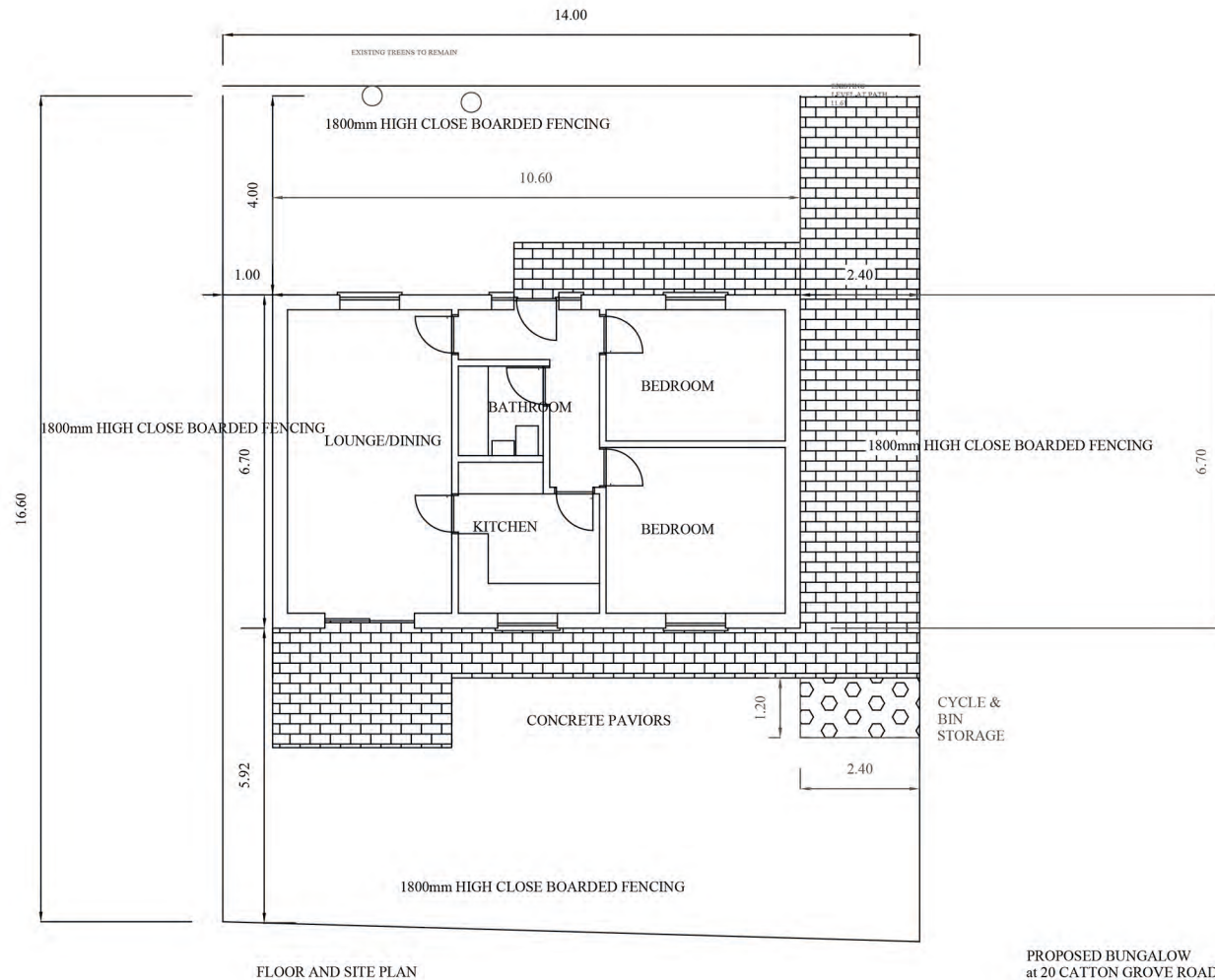
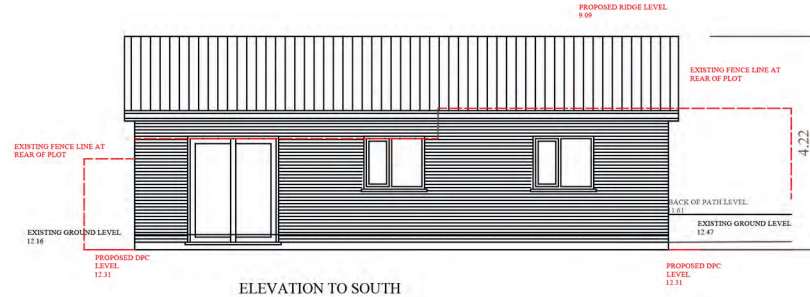
6. All boundary treatments to have hedgehog gaps;
7. In accordance with tree protection plan;
8. Site clearance only outside of bird nesting season;
9. Water efficiency.

Informatives:

1. Property naming & numbering
2. Works to the highway require highways consent
3. Tree protection barriers to be appropriately constructed

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.



Report to Planning applications committee

Item

14 September 2017

Report of Head of planning services

Subject

Application no 17/00165/F - Mill House, Hellesdon Mill Lane, Norwich, NR6 5AY

Reason

for referral

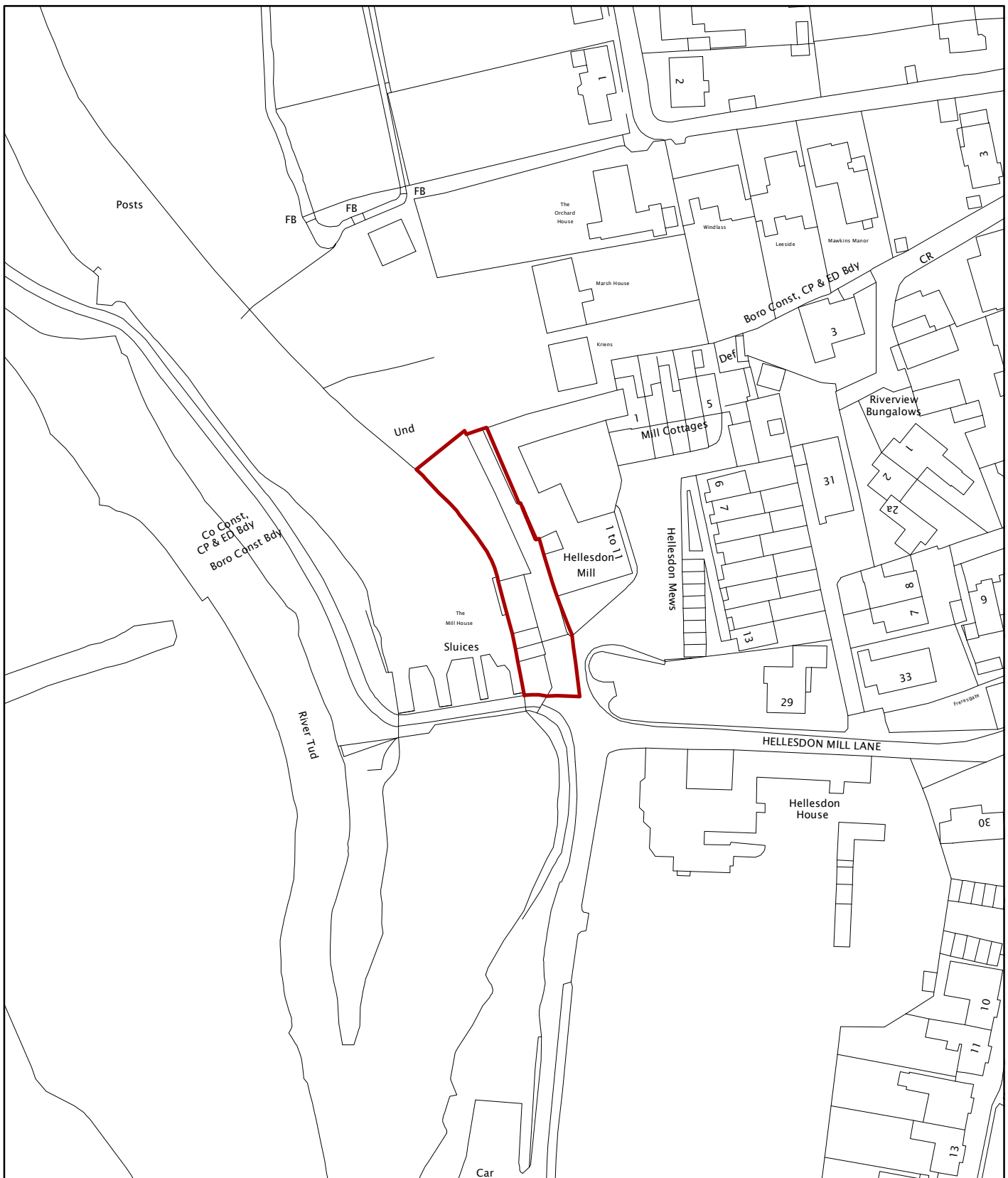
Objection by an elected member

4(f)

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

Development proposal		
Two storey side extension.		
Representations		
Object	Comment	Support
6	0	0

Main issues	Key considerations
1 Design & Heritage	The impact of the development within the context of the site / surrounding conservation area.
2 Amenity	The impact of the development on the neighbouring properties and occupiers of the subject property.
3 Biodiversity	The impact of the proposed development on the River Wensum SAC & SSSI
Expiry date	18 September 2017
Recommendation	Approve



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

Planning Application No 17/00165/F
 Site Address Hellesdon Mill House,
 Hellesdon Mill Lane

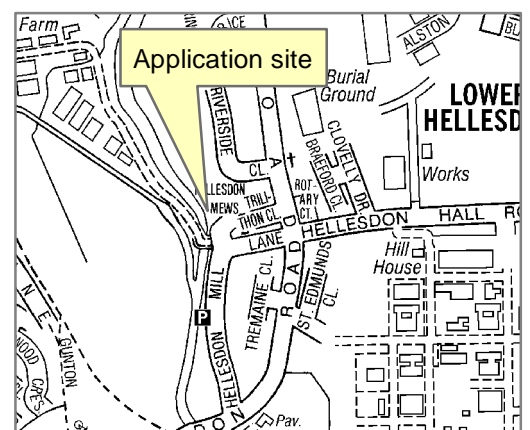
Scale 1:1,250



NORWICH
 City Council

PLANNING SERVICES

Page 98 of 130



The site and surroundings

1. The site is located to the north-west of the junction of Hellesdon Mill Lane and Hellesdon Hall Road to the north-west of the city. The site was originally part of a watermill complex, the mill having since been demolished in 1930 with only the sluice gates remaining. The mill house is sited directly adjacent to the original mill pond and the mill buildings to the east, which have recently been converted into flats. As such, the predominant character of the area is defined by the watermill complex which largely remains in place despite the loss of the mill.
2. The subject property is a simple two storey mill house designed with a dual-pitched roof, finished in dark painted timber boarding and slate roof tiles. The property has previously been extended by way of a single storey double garage which has been constructed to the southern edge of the site. The site consists of an open parking area with space for two cars to the south, a vehicular access which runs between the subject property and mill buildings and garden to the north.
3. The site is bordered by the river Wensum and sluice gates to the west, a foul water pumping station and bridge over the river to the south, the mill building flats to the east and open space to the north. A five bar gate and 3m tall hedge separate the site from the access / parking area serving the mill building complex.

Constraints

4. Conservation Area: Hellesdon
5. Special Area of Conservation (SAC): River Wensum
6. Site of Special Scientific Information (SSSI): River Wensum

Relevant planning history

7.

Ref	Proposal	Decision	Date
4/1990/0835	Erection of railings.	APCON	13/02/1991
04/00096/F	Erection of a self-contained single storey side annexe.	APPR	17/06/2004
08/00102/D	Condition 4: Details of garage doors, of previous planning permission 04/00096/F: 'Erection of a self-contained single storey side annexe'.	APPR	04/04/2008
16/01080/F	Construction of two storey side annexe.	CANCLD	26/09/2016

The proposal

8. The proposal involves the demolition of the existing single storey double garage and for the construction of a two and single storey extension to the southern end of the dwelling. The extension is to create an enlarged living space and a replacement double garage.

Summary information

Proposal	Key facts
Scale	
No. of storeys	2
Max. dimensions	See plans for full details.
Appearance	
Materials	Matching materials: Black horizontal weather boarding Slate roof tiles White UPVC windows

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Six 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
The scale of the development too large / impact upon character of conservation area	See main issue 1
Loss of light / loss of views	See main issue 2
The location of the garages is unsafe	See other matters

Consultation responses

10. 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

11. No comments submitted.

Environmental protection

12. An ecological impact assessment is required to be carried out.

Environment Agency

13. No objections. Please see file for full response.

Natural England

14. No objections.

Assessment of planning considerations

Relevant development plan policies

15. **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
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
16. **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
 - DM6 Protecting and enhancing the natural environment
 - DM9 Safeguarding Norwich's heritage

Other material considerations

17. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF11 Conserving and enhancing the natural environment
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

18. 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

19. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
20. The proposal first involves the demolition of the existing single storey garage which has been added to the southern end of the original mill house building. The proposed extension is then to be constructed in its place and beyond, over the existing parking space for two cars also.
21. The proposed extension measures 10.7m x 6m in plan form at ground floor level and has been divided into two sections comprising of single and two stories. The larger two storey section extends 7.7m from the original south elevation of the subject property and features a 6.3m tall dual-pitched roof. The roof has been stepped from the original which is 6.6m tall. The single storey section extends a further 3m towards the southern edge of the side and features a 4.1m tall dual pitched roof.
22. The proposed extension is to be finished using matching materials including black coloured horizontal weatherboarding and slate roof tiles. The proposed front elevation is to include a new entrance door and a garage door serving the new double garage. The proposed rear elevation facing the river includes two Juliette balconies serving a new bedroom and study.
23. Particular concern has been raised regarding the overall scale of the proposed extension and its impact on the wider setting of the mill complex and conservation area. It should be noted that the originally submitted plans were for a larger two storey extension which appeared to almost double the overall size of the original building. Following discussions with the applicant the current revised scheme has been submitted for formal consideration which now represents a significant reduction in the overall scale of the proposal. As such, the proposed roofs appear to step up gradually to the original dwelling ensuring that the extensions appear to be subservient and the design of the original mill house remains clearly legible.
24. The use of matching materials will assist in ensuring that the original character of the subject property is maintained and will similarly assist in ensuring that the prevailing character of the surrounding conservation area is not harmed. As such, the proposed extension is considered to be an appropriate scale and design.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
26. The proposal will assist in enhancing the residential amenities of the occupiers of the subject property as it improves the internal living space without significant change to the external amenity spaces.
27. The proposed extension is to be constructed a minimum of 9m from the neighbouring flats in the mill building. As such the scale, design and distance between the neighbouring flats and the proposal will ensure that significant harm is not caused by way of overshadowing, loss of privacy or loss of outlook.

28. Particular concern has been raised by a number of residents living in the mill buildings to the east of the site that the proposed extension would result in a loss of light. Similar concerns were also raised that the proposal would result in the loss of views across the mill pond, creating a sense of enclosure. As detailed above in section 22 the proposed development has been revised and is now of a reduced scale. As such, the overall impact of the scheme on neighbouring properties has been reduced. The proposed extension will be visible from a number of neighbouring flats however it is not considered that significant light or outlook will be lost. As such, the proposal is considered to be acceptable in terms of amenity.

Main issue 3: Biodiversity

29. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
30. The subject property is located directly adjacent to the River Wensum which is classified as being a Special Area of Conservation (SAC). The council's guidelines require that any householder application which abuts an SAC is required to carry out an ecological assessment for consideration by the local planning authority. In this instance it is considered practicable to require that an ecological assessment is provided by way of a planning condition. The proposed development is to be constructed in place of the existing garage and hardstanding used for car parking and as such is not expected to cause direct harm to any habitats or species. The building operations however may be required to be mitigated to ensure that harm does not occur.

Other matters

31. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
32. Concern has been raised regarding the siting of the replacement garage as it may result in unsafe vehicle manoeuvring. The proposed replacement garage is to be located in place of the existing external car parking spaces which are located directly opposite to the parking area of the mill buildings. As such, it is not considered that the proposal will significantly alter the current situation or result in significant harm to highway safety.
33. The site is located within Flood Zone 3 however the proposed development is classified as a minor household extension by the Environment Agency. As such, the proposal sufficiently complies with the standing advice as the proposed floor levels are to be no lower than the existing floor levels.

Equalities and diversity issues

34. There are no significant equality or diversity issues.

Local finance considerations

35. 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.

36. 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.
37. In this case local finance considerations are not considered to be material to the case.

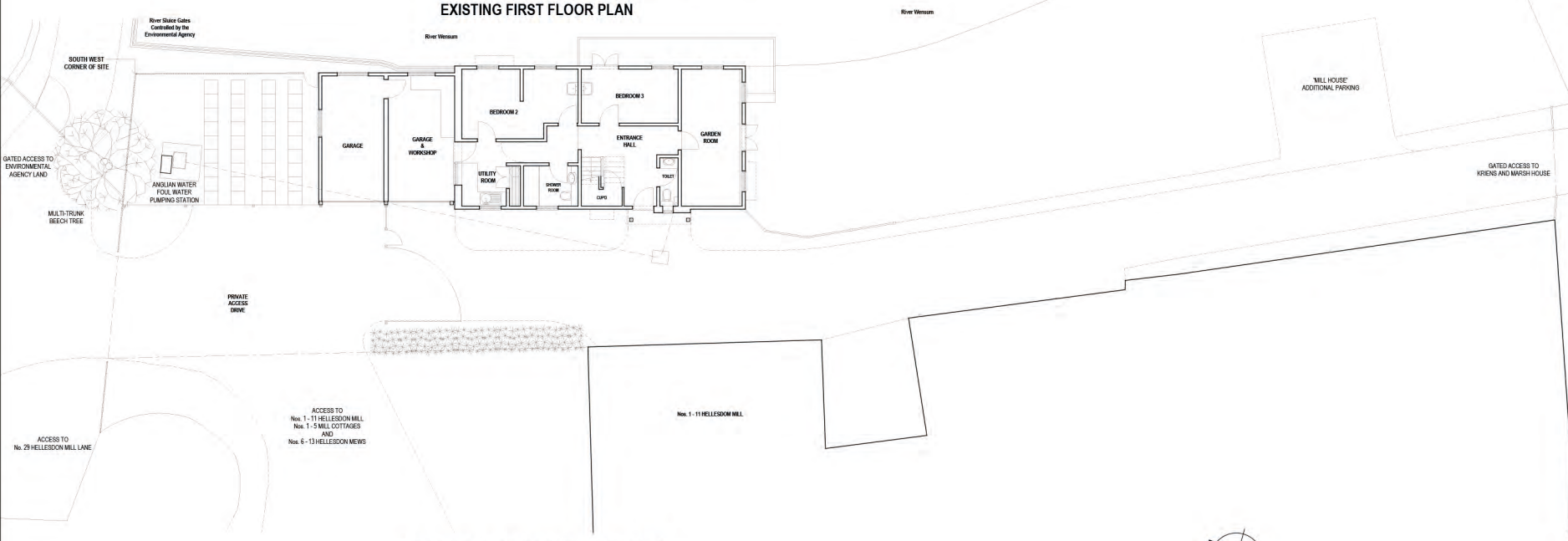
Conclusion

38. 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.
39. The proposal will result in an enlarged dwelling considered to be of an appropriate scale and design which preserves the character and appearance of the conservation area.
40. The proposal will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.

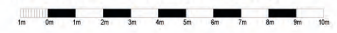
Recommendation

To approve application no. 17/00165/F - Mill House Hellesdon Mill Lane Norwich NR6 5AY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Ecological assessment.



EXISTING SITE & GROUND FLOOR PLAN



- General Notes:**
1. This drawing must not be scaled and if in doubt ask.
 2. All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
 3. This drawing to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
 4. Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
 5. No structural members are to be cut, notched, or jointed unless shown on the Engineers details.
 6. All bolt connections to have a minimum of 2 bolts.
 7. The foundations have been designed on allowable ground pressure of 100 kN/m² & this must be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is not a clay soil that has been desiccated by trees & vegetation and that there is no possibility of heave or shrinkage.
 8. Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two months' notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, soffits, gutters, etc overhang across the boundary, a written agreement from the owner of the adjoining land / buildings must be obtained & the boundary agreed before building works commence.
 9. The Construction (Design & Management) Regulations 2015.
 10. The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.
 11. The construction work can be carried out (so far as reasonably practicable) without risks to the health and safety of any person affected by the project.
 12. Ensure suitable welfare facilities are provided.
 13. These arrangements must be reviewed and maintained throughout the project.
 14. The client must provide pre-construction information to the designer and contractor.
 15. The client must ensure that a construction phase plan is in place before the construction phase starts.
 16. The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
 17. The client must take reasonable steps to ensure that the principal designer and contractor complies with their duties.
 18. The client must pass the health and safety file to any new owner(s)/occupier(s) and ensures that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.
 19. The design shown on this drawing and any associated drawing is the Copyright of Building Plans Ltd and may not be reproduced or used for any purpose whatsoever without their written consent.

Revisions:

Rev.	Date:	Amendment:	Drawn:



Architectural Design,
Building Surveyors and
Planning Services
Building Plans Ltd
11 The Street, Honington, Norwich, NR9 5BL
Telephone: 01603 868377
www.constructionplans.co.uk

Client:
Mr. and Mrs. G. V. Crowe

Project:
**TWO STOREY SIDE EXTENSION
AND INTERNAL ALTERATIONS**

Site Address:
**'THE MILL HOUSE', HELLEDSON MILL LANE,
NORWICH, NORFOLK. NR6 5AY.**

Drawing Title:
**EXISTING SITE & FLOOR PLANS
AND EXISTING ELEVATIONS**

Scale @ A1: 1:100	Date: OCTOBER 2016
Drawn by: JN	Revision:
Project No: 3175.1016.N	Sheet No: 01



Report to Planning applications committee

Item

14 September 2017

Report of Head of planning services

Subject Application no 17/01028/F 194 Thorpe Road, Norwich,
NR1 1TJ

**Reason
for referral** Objections

4(g)

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

Development proposal		
Replacement of extension roof with green living roof and construction of timber outbuilding to rear with balcony and living roof.		
Representations		
Object	Comment	Support
3 (two from the same address)		

Main issues	Key considerations
1.	Impact upon the conservation area
2.	Scale and design of development
Expiry date	22 September 2017
Recommendation	Approve



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

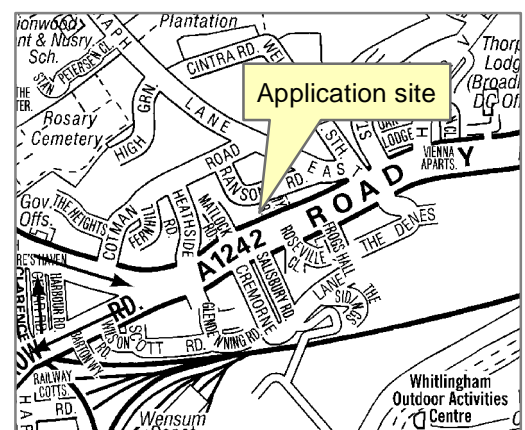
Planning Application No 17/01028/F
Site Address 194 Thorpe Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. 194 Thorpe Road is a large two-storey semi-detached property located on the north of Thorpe Road, east of the city, within the Thorpe Ridge Conservation Area.
2. The garden at the rear of the property slopes steeply up towards the site of the proposed outbuilding, which backs onto Ranson Road. The garden consists of a grasses area at the house end, before making way for small planted terraces as the slope increases. Within the garden is a large established sycamore, close to the development site. In adjacent gardens mature Robinia, Sycamore and Sweet Chestnut trees sit close to the boundary and provide substantial coverage from their canopy over no.194.
3. Boundary treatments at the rear with Ranson Road and on the two sides shared with no.196 and no.192 Thorpe Road are wooden panelled fences, approx. 6ft high. Neighbouring properties also have long steeply sloping gardens and a number have sheds/garages at the rear. The neighbour at no.192 has a balcony/viewing platform similar to the proposal.
4. Ranson Road is an un-adopted highway characterised by large, detached houses, set back from the northern side of the road by large front gardens. The rear gardens of properties on Thorpe Road back onto the southern side of Ranson Road. Wooden panelled fences line the boundary between the properties and road, with large, established trees in the rear gardens and along Ranson Road creating a characteristic leafy environment as well as natural screening.

Constraints

5. Locally Listed Building.
6. Thorpe Ridge Conservation Area

Relevant planning history

7.

1. Ref	Proposal	Decision	Date
14/00073/TCA	Fell Sycamore to near ground level, remove first branch to the south west from Robinia and remove first secondary branch to the south west from Lime.	NTPOS	26/02/2014

The proposal

8. The proposal is for a timber outbuilding and new green roof upon the rear extension of the dwelling.
9. The proposed outbuilding is situated at the top of the garden, will sharply slopes upwards away from the main dwelling towards the proposal site which backs onto Ranson Road. The outbuilding includes a viewing platform at the front (south

elevation) which overlooks the main dwelling as well as views towards Whitlingham Broad. Due to the slope of the garden, part of the outbuilding and viewing platform overhang, supported by steel columns. The viewing platform is surrounded by a hardwood handrail and tension wires to facilitate a green wall of climbing plants. The proposal also includes a green roof, an entrance door on the west elevation and double French doors and a window on the south elevation.

10. In addition a new green roof is proposed upon the existing single storey rear extension which will replace the sloped concrete tile roof. The overall ridge height will not change, but the green roof is indicated as being 15mm upon the existing roof. However, no objections have been received concerning the green roof upon the rear extension.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey
Max. dimensions	<p>Shed 5m wide, 4.2m long, 3.2m max height from rear ground level</p> <p>With balcony 5.9m wide, 5.2m long</p> <p>Green roof to existing extension No change in overall height. Ridge height will remain 3.85m.</p>
Appearance	
Materials	<p>Roof: Green roof</p> <p>Walls: Rough sawn cedar/timber</p> <p>Windows and doors: Reclaimed softwood painted light grey, hardwood double French doors</p> <p>Other: Hardwood handrail left to naturally silver, galvanised steel (light grey), black plastic rainwater goods, pathway reclaimed York stone and gravel.</p>

Representations

11. 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
The development will change the appearance of the area	Main issue 1: Impact upon character of area
The development will not enhance the Conservation Area	Main issue 1: Impact upon character of area
Impact upon visual amenity	Main issue 2: Design and scale
Sets a precedent for similar development in the area	Main issue 1: Impact upon character of area
The proposal is too large	Main issue 2: Design and scale
Other comments	Response
The applicant is not an architect and the proposal is not a shed, it's a residential development.	Not a planning matter
Work commenced in January 2014 with the felling of trees, not November 2016 as the application states.	Not a planning matter. The works were completed under 14/00073/TCA
The applicants proposal borders on private property, there is no driveway and the applicant has no right to park on Ranson Road.	Not a planning matter
The development is unsafe due to its situation upon a slope and contrary to building regulations. There are no structural engineer applications.	Not a planning matter. The application will be referred to and inspected by CNC Building Control
The shed will be used as a garage to park in, additional living accommodation or a room to rent.	There is no evidence to suggest this

Consultation responses

6. The following consultations have been undertaken:

7.

Consultee: Design and Conservation

Comments: 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.

Consultee: Transportation
Comments: No comments received

Consultee: Tree Protection
Comments: My main concerns regarding the neighbouring robinia (T2) have been addressed, and if the recommendations contained within the Arb Impact Assessment are fully implemented (particularly 5.3 of the AMS, confirmation that shuttering and membrane are in place), I have no further comments.

Assessment of planning considerations

Relevant development plan policies

8. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
9. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM6 Protecting and enhancing the natural environment

Other material considerations

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF 11 Conserving and enhancing the natural environment

Case Assessment

11. 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: Impact upon character of area

12. Key policies and NPPF paragraphs –, DM2, DM6, NPPF11, NPPF12
13. Objectors have raised concerns about setting a precedent within the area with this type and size of development. However, outbuildings including garages at the rear of neighbouring properties are a common feature within the area, therefore precedent has already been set and the appearance of the area is unlikely to be significantly changed. Furthermore, the neighbour at no.192 has an existing timber outbuilding

backing onto Ranson Road with a balcony at the front, facing towards Thorpe Road, which is similar in scale to the proposal.

14. The proposal preserves the important character of mature trees in the area, specified in the Conservation Area Appraisal as well as providing additional greenery and habitat within the area with a well-designed and sustainable structure and use of green and reclaimed materials.

Main issue 2: Design and scale

15. Key policies and NPPF paragraphs - JCS2, DM3, DM6, NPPF7 and paragraphs 9 & 17
16. The scale and dimensions of the outbuilding are considered appropriate for the site and area. Although concerns have been raised over its height (3.2m), from Ranson Road it will protrude 1m over the retained boundary fence. The green roof will be visible, but it can be argued this will improve the visual impact as it helps the development to harmonise with the green surroundings.
17. The proposal is considered acceptable for this area with its use of sustainable materials and initiative and respectful design. The proposal goes a long way to blend in with the surrounding environment by using natural materials such as timber, a green roof, a green wall and reclaimed windows and doors. The design imaginatively takes advantage of the surroundings with a viewing platform without compromising the amenity of neighbours.

Equalities and diversity issues

18. There are no significant equality or diversity issues.

Local finance considerations

19. 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.
20. 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.
21. In this case local finance considerations are not considered to be material to the case.

Conclusion

22. The proposed outbuilding is considered a welcome addition to the conservation area. It is well designed, respectful of its surroundings and takes appropriate advantage of its environment. 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.

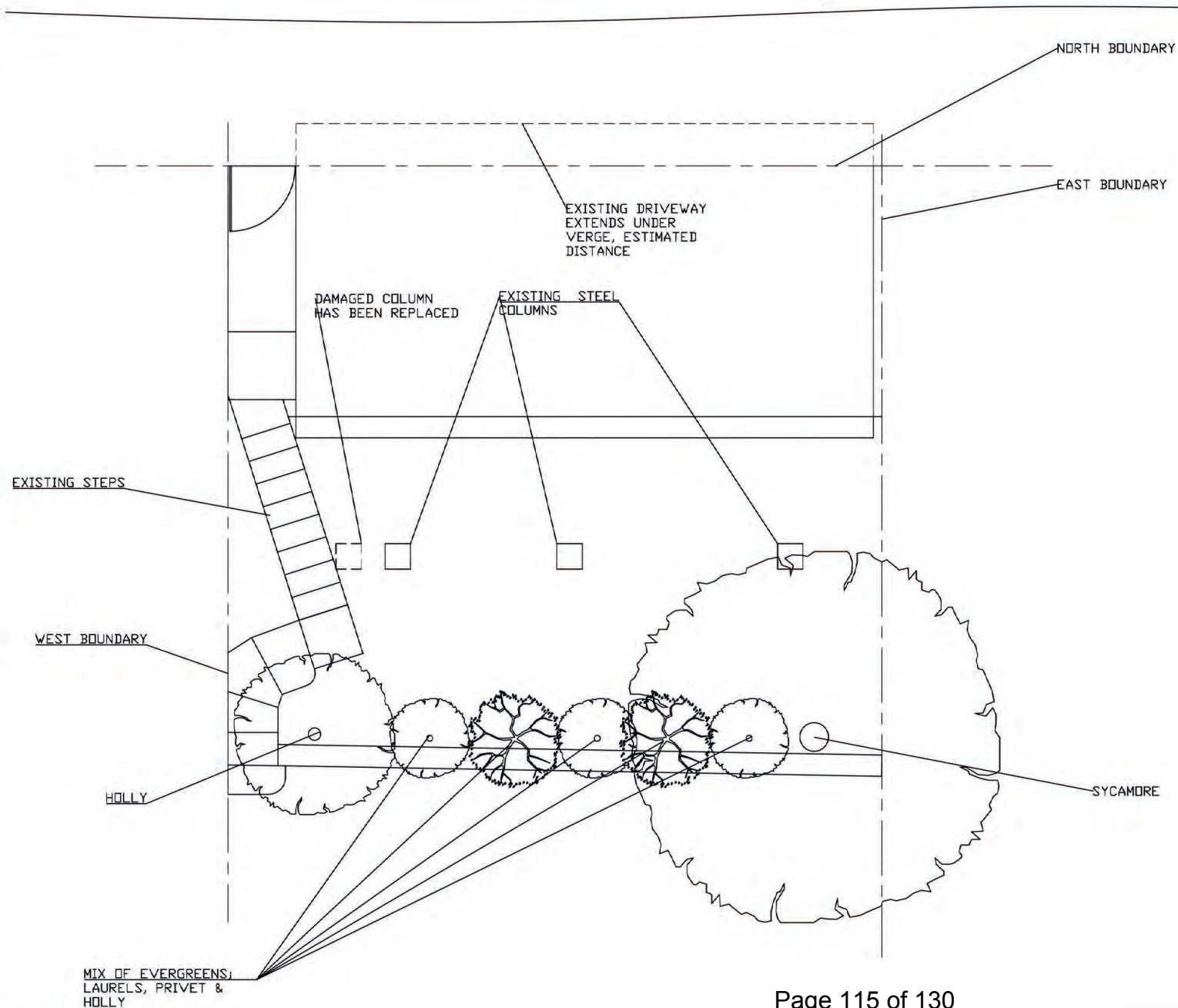
Recommendation

To approve application no. 17/01028/F 194 Thorpe Road, Norwich, NR1 1TJ and grant planning permission subject to the following conditions:

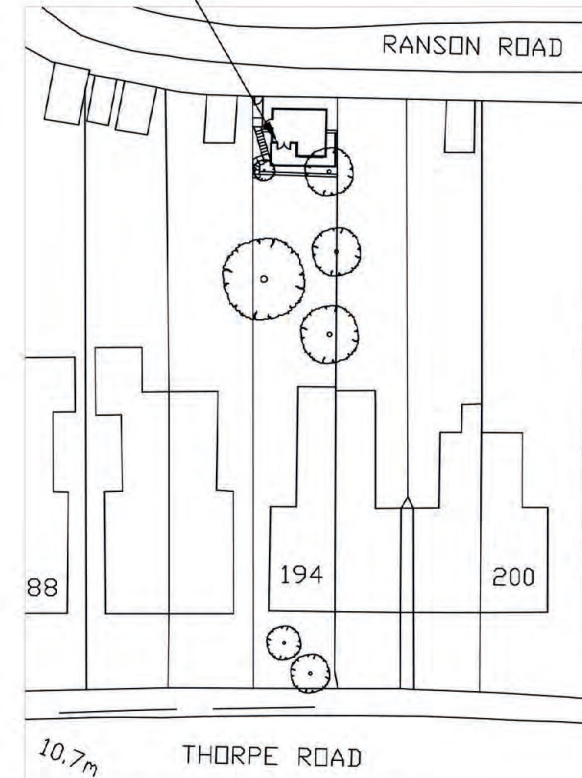
1. Standard time limit;
2. In accordance with plans;
3. Works in accordance with Arboricultural Impact Assessment and Method Statement.

Article 35(2)

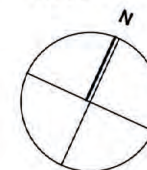
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



PROPOSED SITE



BLOCK PLAN
1:500



		by	date
		by	date
REV	DESCRIPTION	BY	DATE
REV	DESCRIPTION	BY	DATE
STATUS: PLANNING			

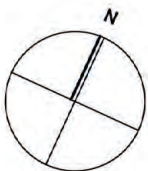
CLIENT:	James J Church 194 Thorpe Road Norwich NR11TJ
ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
-------	--------------------------------------

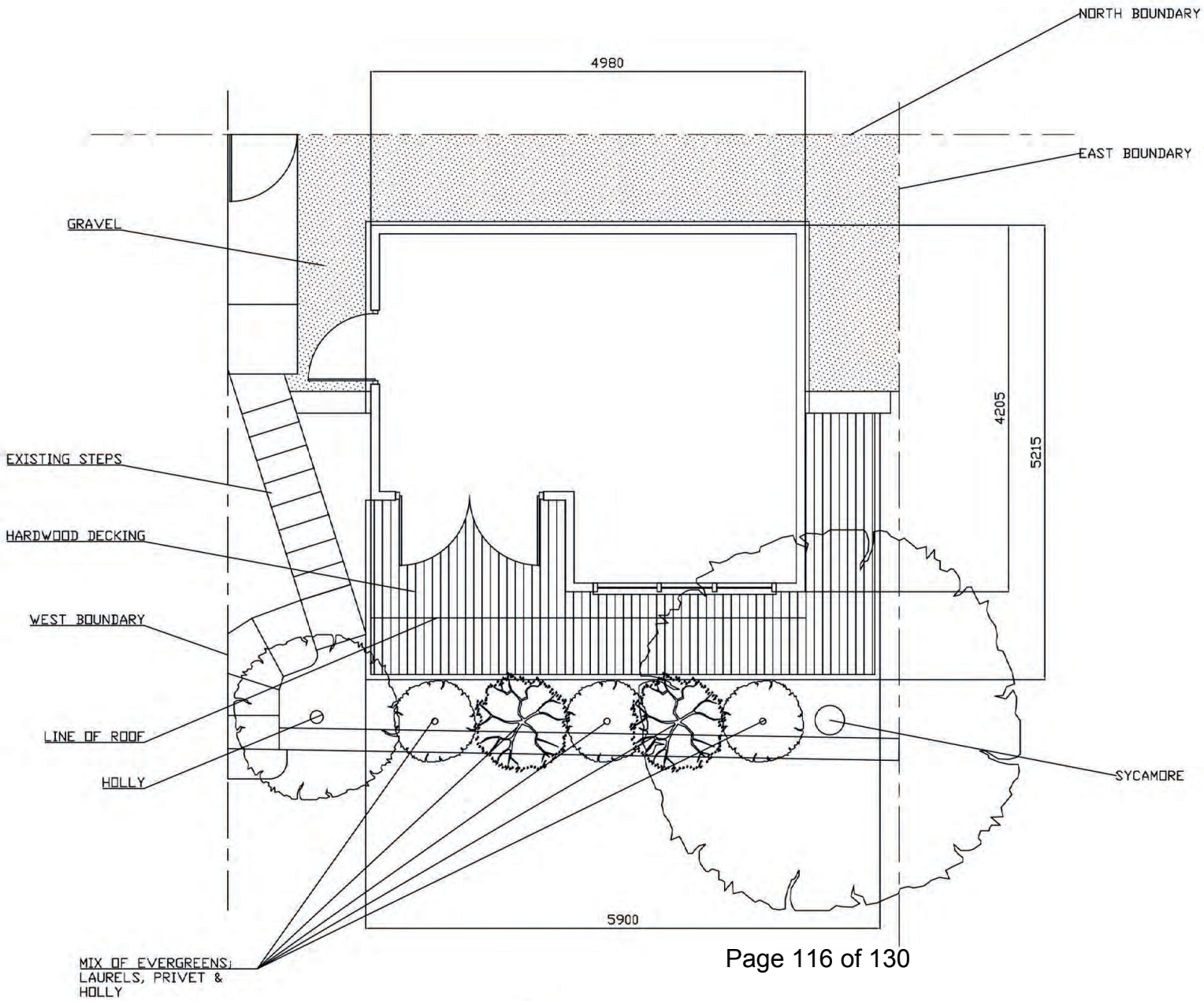
TITLE:	WHITLINGHAM VIEW - Existing
--------	-----------------------------

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	06.06.20	7 JJC	Y
PROJECT NO:	DRAWING NO:	REVISION:	
TH001	01		0

RANSON ROAD



PROPOSED PLAN
1:50



		by	date
		by	date
rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

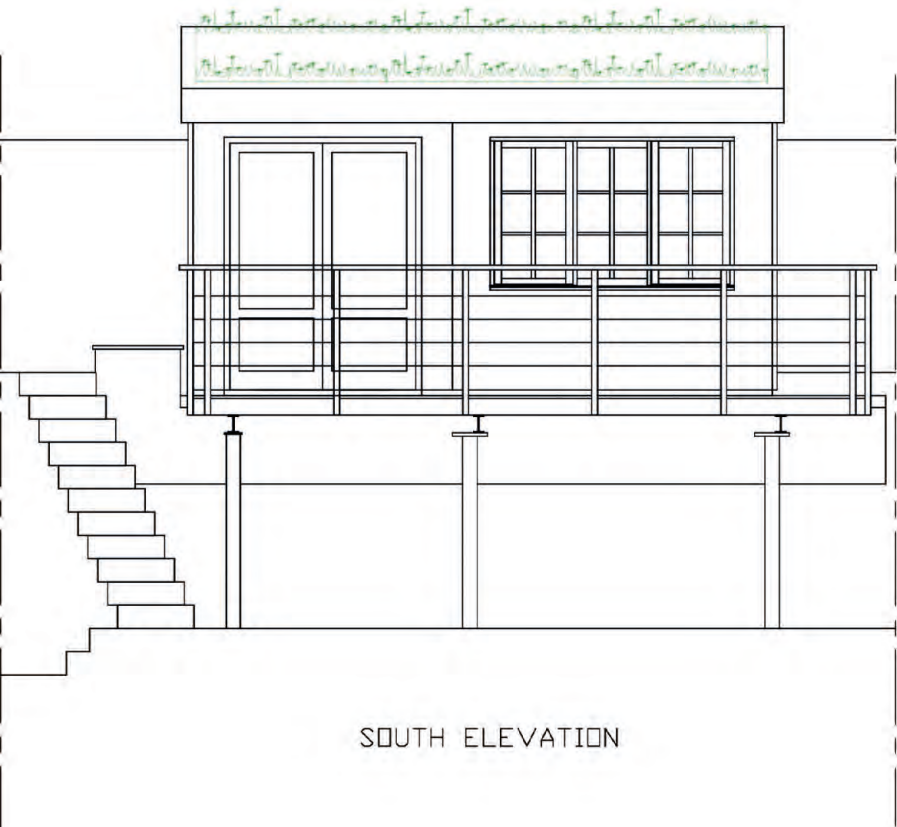
CLIENT:	James J Church 194 Thorpe Road Norwich NR11TJ
ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
-------	--------------------------------------

TITLE:	WHITLINGHAM VIEW - Proposed
--------	-----------------------------

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	06.06.2017	JJC	Y
PROJECT NO:	DRAWING NO:	REVISION:	
TH001	01	0	

PROPOSED
SOUTH ELEVATION
1:50



SOUTH ELEVATION

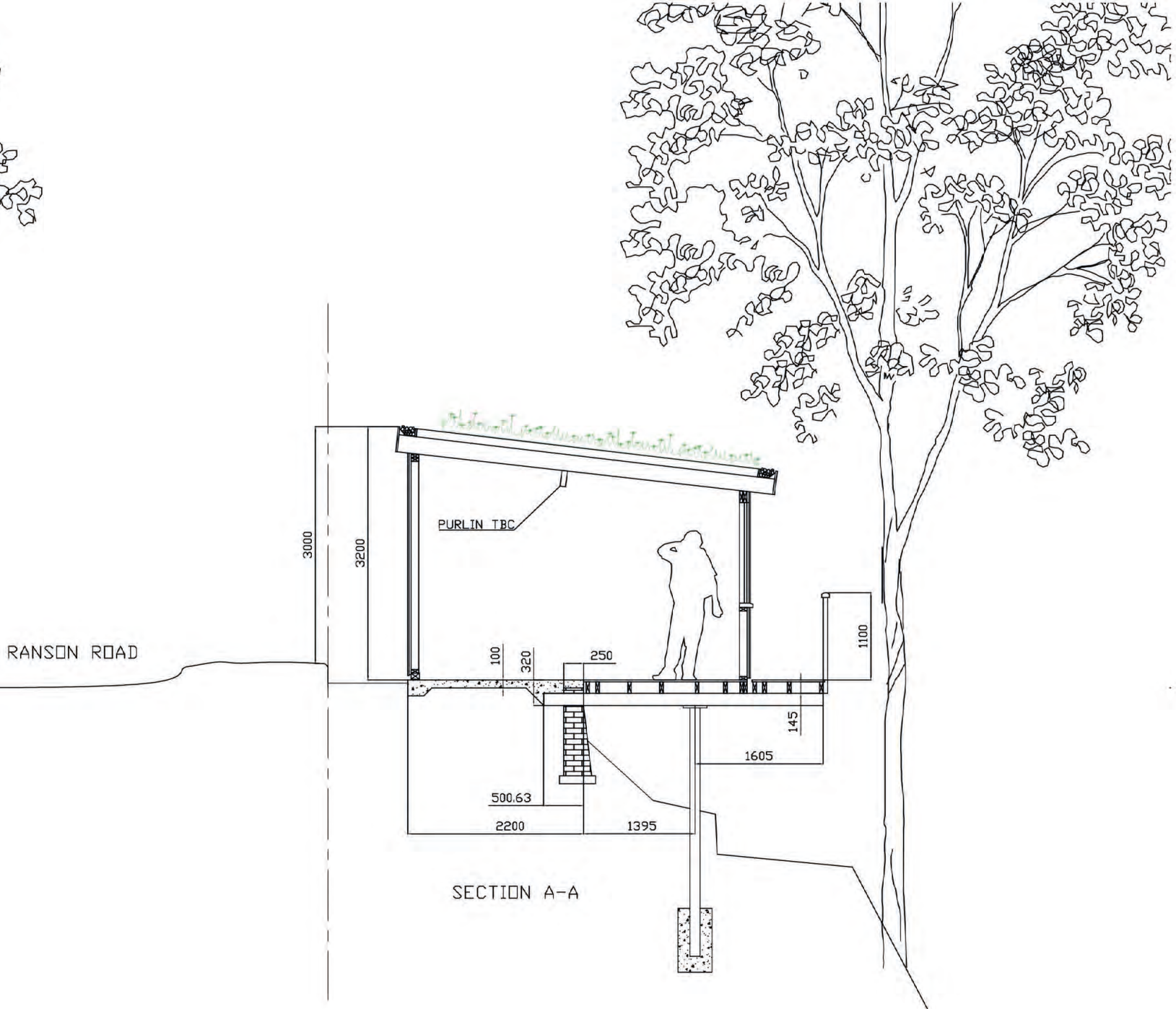
		by	date
		by	date
rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

CLIENT:	James J Church 194 Thorpe Road Norwich NR11TJ
ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
TITLE:	WHITLINGHAM VIEW - Proposed

SCALE: AT A3: 1:50	DATE: 06.06.20	DRAWN: J JJC	CHECKED: Y
PROJECT NO: TH001	DRAWING NO: 01	REVISION: 0	

PROPOSED
SECTION A-A
1:50



SECTION A-A

		by	date
		by	date
rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

CLIENT:	James J Church 194 Thorpe Road Norwich NR11TJ
ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

SITE:	194 Thorpe Road Norwich NR11TJ
-------	--------------------------------------

TITLE:	WHITLINGHAM VIEW - Proposed
--------	-----------------------------

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	06.06.2017	JJC	Y
PROJECT NO:	DRAWING NO:	REVISION:	
TH001	01	0	

PROPOSED NORTH
ELEVATION
1:50



		by	date
		by	date
rev	description	by	date
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

CLIENT:	James J Church 194 Thorpe Road Norwich NR11TJ
ARCHITECT:	James J Church Design Consultancy 194 Thorpe Road Norwich NR11TJ

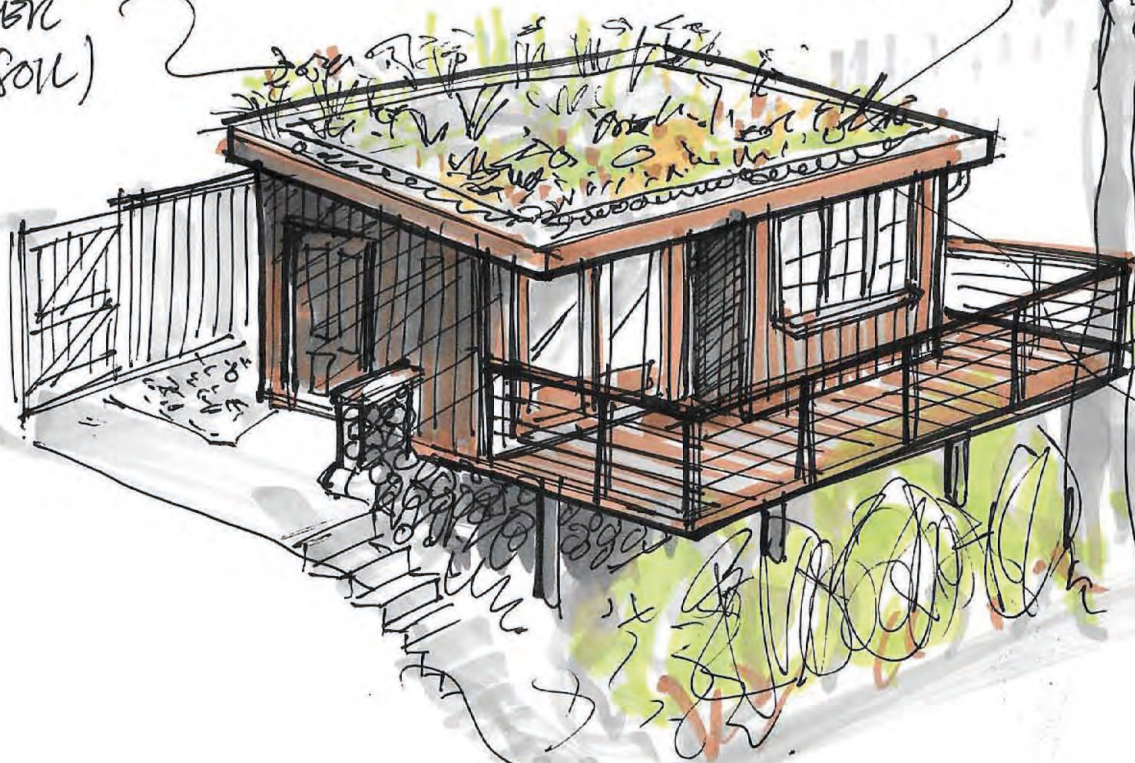
SITE:	194 Thorpe Road Norwich NR11TJ
-------	--------------------------------------

TITLE:	UTILITY GREEN ROOF - Proposed
--------	-------------------------------

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	06.06.20	7 JJC	Y
PROJECT NO:	DRAWING NO:	REVISION:	
TH001	01	0	

ANALYSIS & FLOWCHART
TOWARDS BACK
(MEANING
SUB-SOIL)

ROOMS @
FRONT - LIGHTEN
SUB SOIL



Report to Planning applications committee

Item

14 September 2017

Report of Head of planning services

Subject Application no 17/01063/F 79 Church Lane, Norwich,
NR4 6NY

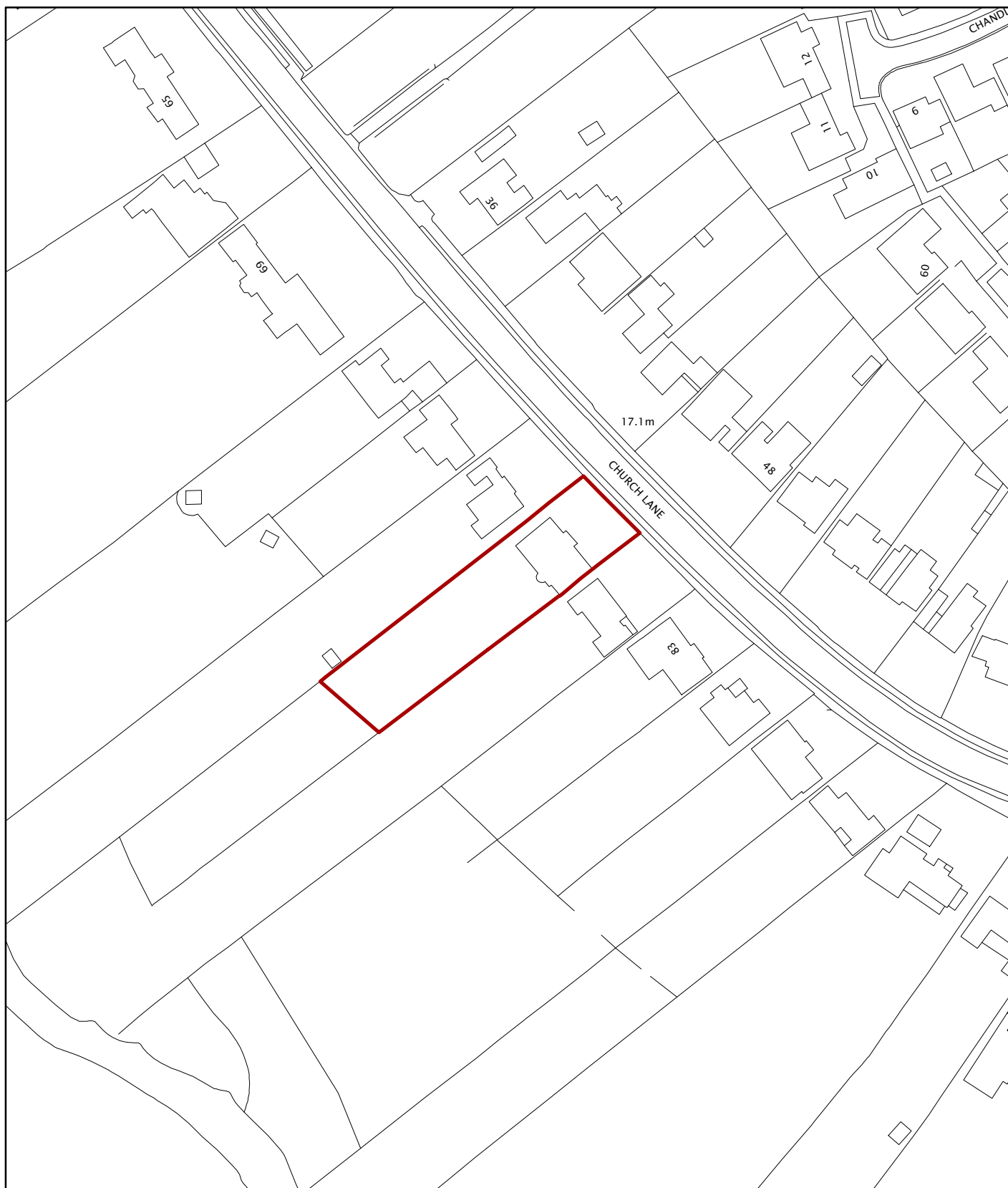
**Reason
for referral** Objections

4(h)

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

Development proposal		
Construction of two bay cart lodge.		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
The proposed dimensions, materials and design are out of scale with the main dwelling and surrounding area. As a result, the proposal is out of character with the area.	1. Design and materials 2. Impact upon the character area.
Expiry date	22 September 2017
Recommendation	Approve



© Crown Copyright and database right 2017. Ordnance Survey 100019747.

Planning Application No 17/01063/F
Site Address 79 Church Lane

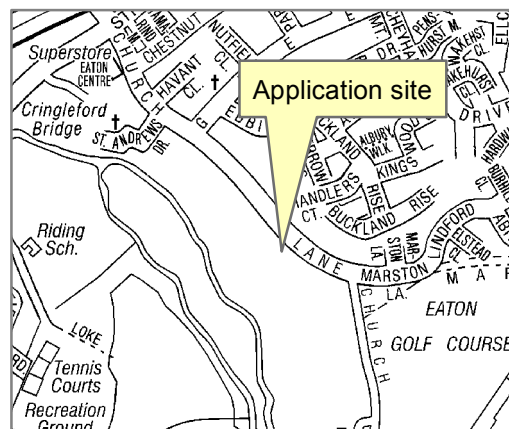
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

Page 122 of 130



The site and surroundings

1. The subject property is a large, two-storey detached dwelling located on the southern side of Church Lane in the south-west of the city and within the Yare Valley Character Area. The property is constructed of red brick, a dark tiled hipped roof and white uPVC windows of various styles, including a two storey bay window at the front with hanging tile detail and intersecting gable roof.
2. The front of the property has a large driveway laid to gravel leading off the highway. Either side of the entrance to the driveway are red brick pillars, to the right of the entrance is a red brick dwarf wall with dwarf columns and black railings. Behind the dwarf wall and railings is a recently established evergreen hedge (cherry laurel). The driveway slopes down towards the house which is therefore set slightly lower than street level.
3. Properties within the area display a mix of designs, materials and style, however all maintain a property line which sets them back from Church Lane with large driveways or gardens to the front screened by dwarf brick walls and hedges along the boundary. Most properties on the southern side of the street have retained the original garage which is connected to the main dwelling. However, there are garages/outbuildings set forward of the main dwelling no.91 and no.93 and garages up to the front boundary at no.61 and under consideration at no.65. Properties opposite (north side) are set higher than those on the southern side of the road, and therefore look down onto no.79 and neighbours.

Constraints

4. Yare Valley Character Area

Relevant planning history

- 5.

Ref	Proposal	Decision	Date
06/00029/F	Two-storey and single-storey rear and side extensions and alteration to roof form.	WITHDN	20/02/2006
06/00185/F	Rear and side extension and conversion of roof space to habitable accommodation.	APPR	12/04/2006

The proposal

6. The proposal is for a two bay cart lodge situated within the gravel driveway in front of 79 Church Lane. The purpose for the proposed building is to provide safe parking and additional storage. The proposal will sit 1m from the north-east boundary (roadside), 0.5m-1m from the north-west boundary with no.77 and 5m from the north-east corner of the property. The cart lodge will have gable ends with the ridge line running parallel

to the road. It will be constructed of timber cladding and grey neo-clay pantiles with a gable roof to a maximum height of 4.2m. The front of the cart lodge, which faces south-east, will have grey metal roller doors.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Single storey
Max. dimensions	6m long, 6m wide, 2.1m to the eaves, 4.2m max height.
Appearance	
Materials	Roof: Antique grey sand-toft neo-clay pantiles Walls: Timber cladding in planned redwood planking stained dark brown. Green oak posts and beams Doors: Anthracite grey roller doors

Representations

7. 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
Inappropriate and out of scale with the site	Main issue 1: Design and materials
The materials, aspect or detail are not appropriate for the location	Main issue 1: Design and materials
The proposal is out of character with the dwelling and neighbouring properties	Main issue 2: Impact upon character of area

Consultation responses

8. The following consultations have been undertaken:
- Consultee: Transportation
Comments: No comments received
- Consultee: Yare Valley Society
Comments: No comments received

Assessment of planning considerations

Relevant development plan policies

Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)

-
- JCS2 Promoting good design

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

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM6 Protecting and enhancing the natural environment

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF 11 Conserving and enhancing the natural environment

Case Assessment

9. 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 and materials

10. Key policies and NPPF paragraphs - JCS2, DM3, NPPF7 and paragraphs 9 & 17
11. Objectors consider the design to be out of scale and inappropriate for the area. However, the proposal is still subservient in scale to the main dwelling and the large driveway provides adequate space to house this scale of development. The design is considered in keeping with traditional cart lodges, with the addition of modern roller doors to provide additional security.
12. To address concerns about the overbearing design of the proposal, the roof has been rotated 90° so the pitch of the roof rather than the gable end faces the highway. The pitch sloping away and the distinction in materials between the roof and timber cladding help to reduce the overbearing and visual impact of the proposal from the highway.
13. To address concern about the materials being inappropriate for the area, the permission will be conditioned to ensure the timber cladding will be stained a darker brown, helping to match with colours on the main dwelling and within the vicinity, compared to the bare timber cladding, which would have a much more stark

appearance. The choice of grey neo-clay pantiles is considered acceptable due to the popular use of grey pantiles within the area. Although roller doors are not common within the area they are considered appropriate for use.

14. Overall, the design and scale is considered appropriate for the area and respectful of the main dwelling and its setting. The materials are considered appropriate for use and correspond to those within the area.

Main issue 2: Impact upon character of area

15. Key policies and NPPF paragraphs –DM6, DM2, NPPF11

16. Neighbours also argue that the proposal is out of character with the property and area due to its size, prominent position along the boundary and change in appearance of the main dwelling. However, precedent has been set in the area with garages/outbuildings up to the front boundary at no.61, no.91, no.93 and under consideration at no.65. There is also variety in the design and style of properties along Church Lane, therefore the materials and design are considered appropriate and in keeping with the area.

17. As the new building is subservient to the existing dwelling it's positioning maintains key character features within the area such as the set back of properties from the highway and the retention of natural screening from hedging along the front boundary. Neighbours enquired if the proposal could be set back closer to the main dwelling, however, due to concerns around safety with vehicles driving close to the entrance of the house, this was not considered appropriate.

18. The property is located within the Yare Valley Character Area. DM6 states development will only be permitted where it would not damage the environmental quality, biodiversity or character of the area where it is for limited extensions of or alterations to existing buildings. Due to the existing precedent of garages/outbuildings up to the front boundary, the acceptability of design, scale and materials and the preservation of environmental quality and biodiversity, the proposed development is not considered to detrimentally harm or impact negatively upon the character of the area.

Equalities and diversity issues

19. There are no significant equality or diversity issues.

Local finance considerations

20. 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.
21. 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.
22. In this case local finance considerations are not considered to be material to the case.

Conclusion

23. The proposed two bay cart lodge is considered to uphold the character of the area and use an appropriate choice of design and materials. The scale is also considered to be acceptable and changes made through the application process help to address some neighbour concerns. 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.

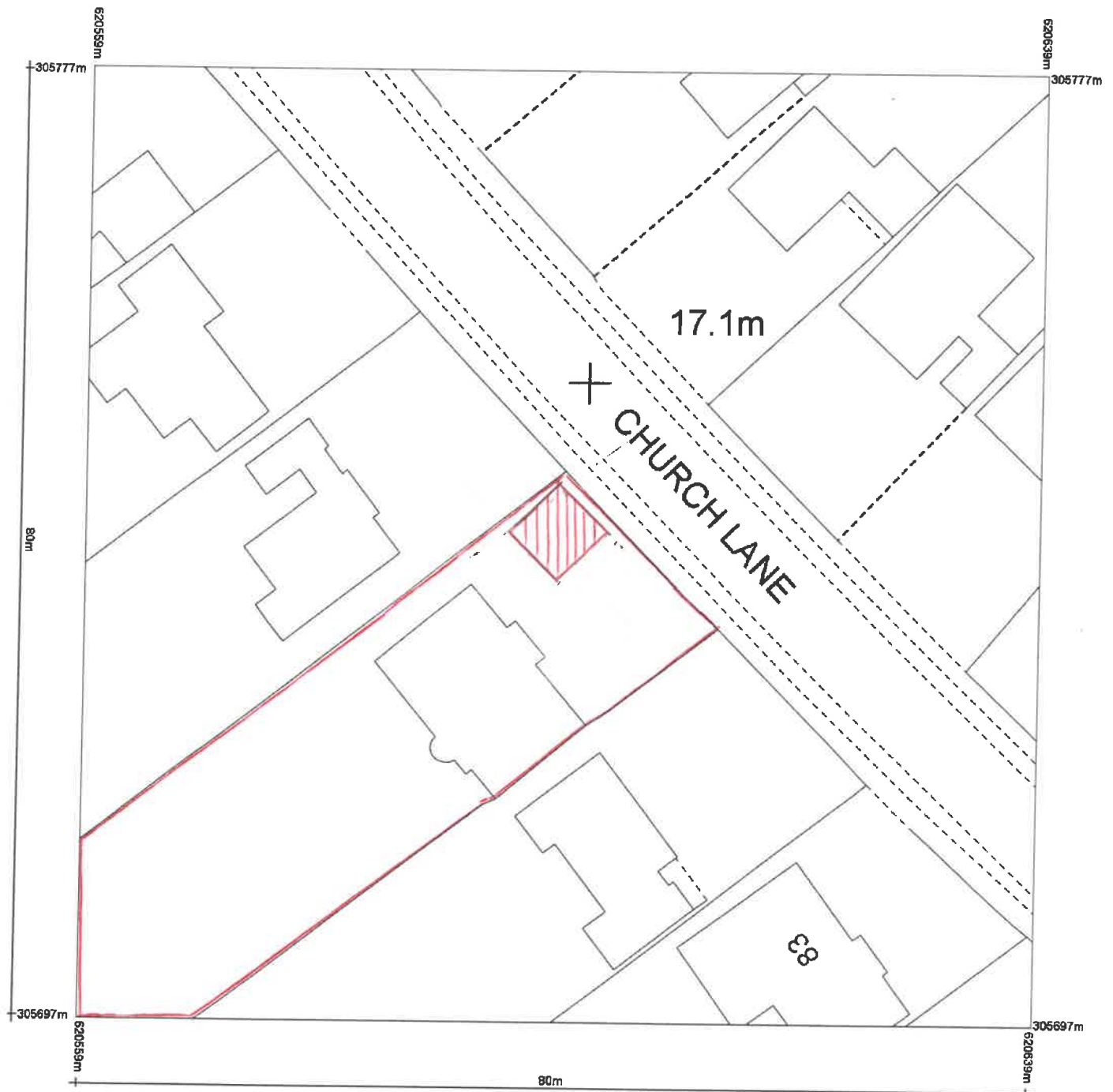
Recommendation

To approve application no. 17/00734/F 15 Mount Pleasant Norwich NR2 2DH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of stain colour to be secured

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.

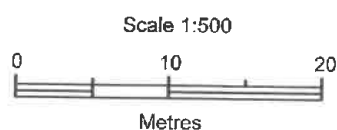


Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

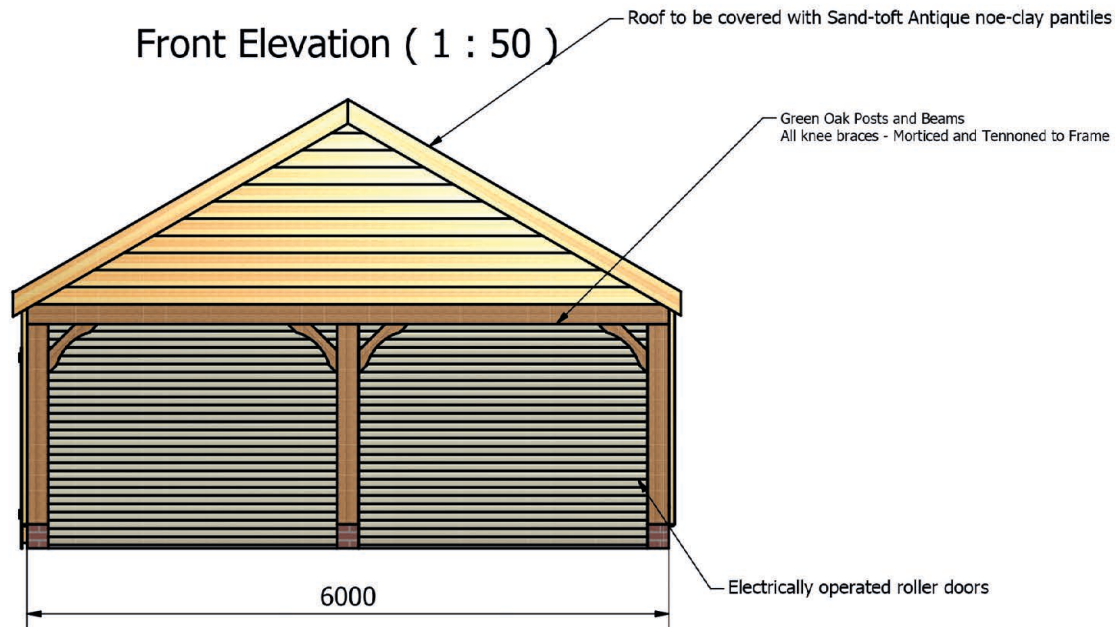
The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

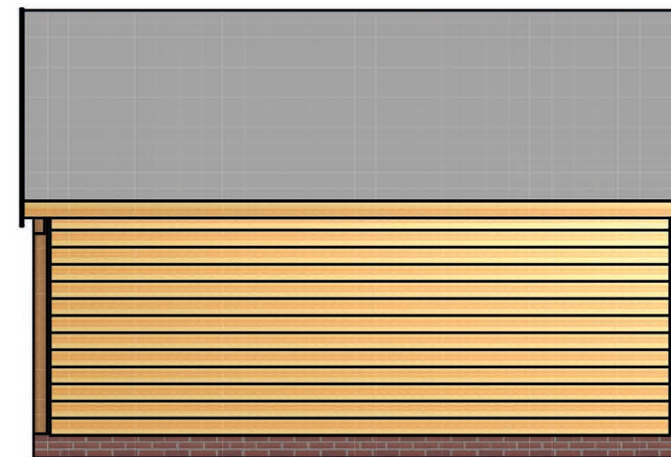


Supplied by: Getmapping
Centre coordinates: 620599, 305737
OS License Number: 100030848

Front Elevation (1 : 50)

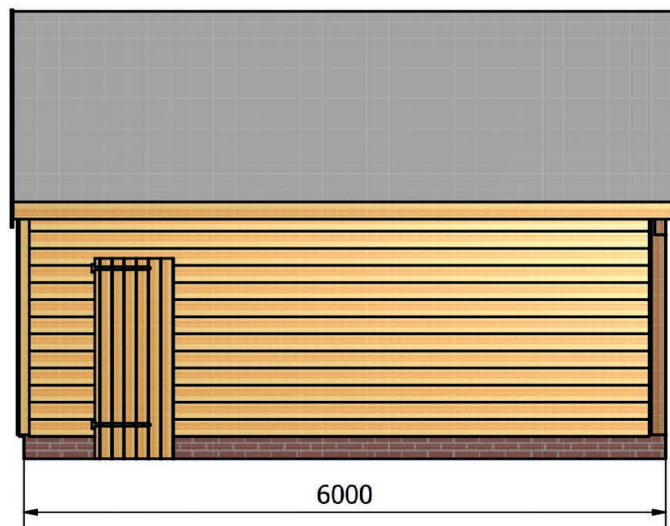


Right Side Elevation (1 : 50)

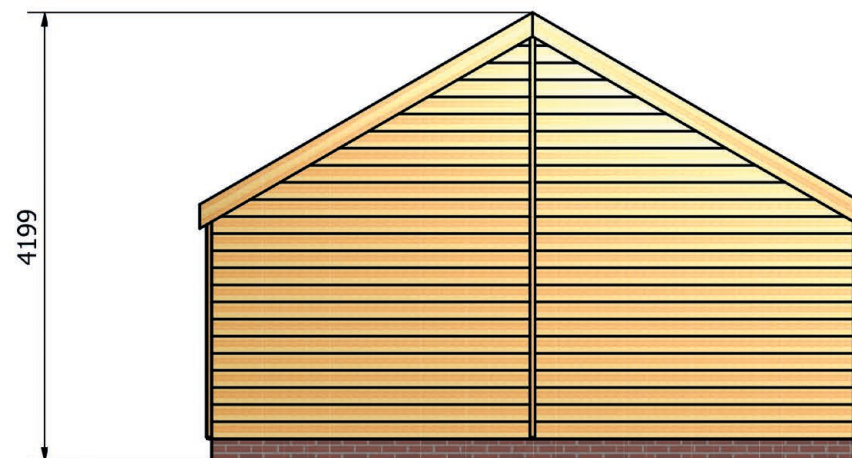


Timber Cladding - planed redwood planking

Left Side Elevation (1 : 50)



Rear Elevation (1 : 50)



Designed by info	Checked by	Approved by	Date	Date 26/06/2017	
SCOTT SHEDS LIMITED			Mr & Mrs Ross		
			Edition 1	Sheet 1 / 2	

