



## Planning applications committee

**Date: Thursday, 08 August 2024**

**Time: 09:30**

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

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

### Committee members:

#### Councillors:

Driver (chair)  
Sands (vice chair)  
Caine  
Calvert  
Davis  
Harper  
Haynes  
Lubbock  
Prinsley  
Sands (M)  
Sands (S)  
Smith  
Young

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### Information for members of the public

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

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



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

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**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 of planning applications committee 13 June 2024**

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To agree the accuracy of the minutes of the meeting held on 13 June 2024

**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 on the following items 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.

**5 Application No. 23 00383F - Southgate House, Southgate Lane-**

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**Proposal:** Garage and pool extensions at Southgate House and detached annexe at Butter Hills House, 7 Southgate Lane.

**Ward:** Lakenham

**Case Officer:** Nyasha Dzwowa

**Applicant/agent:** Mr Matthew Wild & Richard Aldous

**Reason at Committee:** Applicant is a relative to a local councillor

Date of publication: **Thursday, 01 August 2024**



**Planning Applications Committee**

**09:30 – 11:05**

**13 June 2024**

Present: Councillors Driver (chair), Sands (M) (vice chair following election), Caine, Calvert, Davis, Harper, Haynes, Lubbock, Sands (S) and Young

Apologies: Councillors Prinsley and Smith

**1. Election of Vice Chair**

**RESOLVED** to elect Councillor Sands (M) as chair for the Civic Year 2023/2024.

**2. Declarations of interests**

Councillor Sands (M) explained that he had called in in item 4 (below), Application no 23/01551/U to committee for determination on behalf of residents as ward councillor for Bowthorpe Ward. He explained that he did not have a predetermined view on this application and would approach it with an open mind.

**3. Minutes**

**RESOLVED** to approve the accuracy of the minutes of the meeting held on 11 April 2024, subject to the following correction under Item 2, Minutes, correcting the date of the minutes approved to 21 March 2024.

**4. Application no 23/01551/U – 3 The Hedgerows**

(Councillor Haynes arrived during consideration of this item and did not participate in the debate or determination of the application.)

**Proposal:** Change of use from dwellinghouse (Class C3) to residential institution for children with special educational needs and disabilities, learning difficulties or emotional and behavioural difficulties (Class C2).

The Development Management Team Leader presented the report with the aid of plans and slides.

Two residents of neighbouring properties addressed the committee and outlined their objections. These included concern that the proposal did not comply with Policy 5 of the Greater Norwich Local Plan (GNLP) and DM15 because there was no evidence that the county council supported this change of use and therefore the strategic need

for children's residential homes could not be a material planning consideration; that the proposed condition to restrict the number of residents to three could not be enforced; that the fourth bedroom was too small to be an office and bedroom for staff and therefore there should only be two residents; that there was harm to residential amenity as the proposal would exacerbate parking and access issues on the cul-de-sac. The residents also had concerns about the management of the residential home and would like contact details to report concerns. This worked with landlords of HMOs in the area. It was also suggested that a former care home, Lambert House, would be a more suitable residential home for several vulnerable young people rather than converting a family home.

The Development Management Team Leader confirmed that the conditions attached to the recommendation for approval met the tests in the National Planning Policy Framework (NPPF) and were enforceable. Members were required to consider the application that was before them and not an alternative premises. A potential condition via a management plan could include actions to alleviate residents' concerns, including the provision of contact details. The Senior Planner explained that the residential home would be regulated and monitored by Ofsted. The county council did not give specific support because it did not want to be drawn into each individual case, but it had indicated that there was a strategic need for children's residential accommodation.

Discussion ensued in which the Development Management Team Leader and Senior Planner referred to the report and presentation and answered members' questions. This included discussion about the parking management plan and the impact of staff changing shifts and other visitors to the proposed residential home. Members were advised that cycle storage had not been requested because there was adequate space for cycles in the area between the garage and the house, and in the garden. The provision was for four car parking spaces which exceeded the policy provision for C3 and C2 uses by one. The proposal was that each shift had one side of the garage and drive to park their cars, restricting the necessity to move cars to let the other staff member out. Parking would not be much different than that of the existing C3 residential use as a family home. Members noted the policy provision was for two cycle storage spaces for 10 bed C2 residential use. Members also considered that the applicant should demonstrate an active travel plan to include the use of public transport and cycling. It was also noted that the residents would be educated within the residential home.

The chair moved and the vice chair seconded the recommendations as set out in the report.

During discussion members considered that specific residential accommodation for children was important and that the council was obliged to provide housing suitable for specific needs for looked after children. A member pointed out that such facilities were generally underoccupied to ensure safeguarding and the needs of its residents were met. Members considered that the parking management plan could work well, and there was an opportunity to control the parking arrangements unlike with C3 or C4 uses, that included HMOs and families with several cars. Ofsted would ensure that the management adhered to legislative requirements. The open event (paragraph 40 of the report) and further outreach would provide an opportunity for the neighbours to get to know the managers. Members were sympathetic to the

concerns of the residents but appreciated that that they had demonstrated that they were good neighbours by liaising with the landlords of the HMOs. Item 3

Councillor Sands (M), said that he could not support this application as he was concerned that the cul-de-sac was narrower than most roads, and that the additional traffic movements arising from four members of staff changing shifts every 12 hours and other visitors to the home, was not sustainable in this location.

Members considered that the following conditions should be added to the planning consent: details of the management plan, an active travel plan, and cycle storage. The chair moved the recommendations as set out in the report together with the additional conditions, jointly seconded by Councillors Davis and Lubbock, and it was:

**RESOLVED**, with 7 members voting in favour (Councillors Driver, Calvert, Caine, Davis, Harper, Lubbock and Young) and 2 members voting against (Councillors Sands (S) and Sands (M)) to approve application 23/01551/U 3 The Hedgerows, Norwich, and grant planning permission subject to the following conditions:

1. Standard time limit.
2. In accordance with plans.
3. Compliance with parking management plan.
4. Maximum of three residents.
5. Management Plan.
6. Active travel plan.
7. Cycle storage.

(The committee had adjourned for a short break at this point. The committee then reconvened with all members present as listed above.)

## **5. Application No 24/00253/F – Heath House, Gertrude Road**

**Proposal:** Change of use of existing public house and ancillary flat to 1 no. dwelling

The Planner (case officer) presented the report with the aid of plans and slides.

During discussion, the Planner, together with the Development Management Team Leader, referred to the report and presentation and answered members' questions. This included clarification on the proposal to secure access to the designated open space, bowling green. Alternative access from Mulberry Court was not existing or achievable because of differing levels, protected trees. It was noted that there was an error on the plans in relation to the bin storage and that 1,100 litre bins were not required for a property of this size and could be addressed by an informative. Members were concerned about the proposed seven bathrooms and that the applicant intended the property to become a large HMO, but were advised that further planning consent for this would be required for a Sui Generis larger HMO of seven or more occupants. There was no Article 4 direction in place to prevent change of use to small HMOs by permitted development. Members were also advised that as the former public house was not a Statutory Listed Building and not in a conservation area, therefore a historic building survey could not be requested by condition as internal changes could be made at any time without the need to apply for planning consent. An informal request could be made to the applicant, though this

would need to be from their good will as they would be under no obligation to agree to this. It was conceivable that the property could convert back to a public house with the necessary licensing and planning permissions. Members noted that an informative relating to protected species was being recommended. In response to a member's request, the Development Management Team Leader confirmed that it would be appropriate to include biodiversity enhancements within the landscaping condition to protect wildlife.

The chair moved and the vice chair seconded the recommendations as set out in the report.

The chair commented on the loss of the public house but that provided the exterior character of the building was retained, the conversion would work well.

Councillor Haynes moved and Councillor Davis seconded that condition 8 be amended to incorporate biodiversity enhancements and with all members concurring was incorporated into the recommendations.

**RESOLVED**, with 8 members voting in favour (Councillors Driver, Sands (M), Calvert, Harper, Haynes, Sands (S), Lubbock and Young) and 2 members voting against (Councillors Caine and Davis) to approve application 24/00253/F Heath House, 99 Gertrude Road, Norwich NR3 4SG and grant planning permission subject to the following conditions:

1. Standard time limit.
2. In accordance with plans.
3. Retention of access to adjacent open space.
4. Materials to be used in external alterations to pub to match existing.
5. Details of insulated roof system replacement of existing conservatory roof to be agreed.
6. Provision of parking and servicing prior to first occupation.
7. Detailed scheme for the parking of cycles to be submitted and approved and fully implemented prior to first occupation.
8. Detailed scheme for landscaping to be submitted and approved and fully implemented prior to first occupation, to include consideration for biodiversity enhancements.

Informative notes:

1. Protected species.
2. The applicant is advised that the bin size noted on the approved plans (1,100l x 2) is unlikely to be necessary for a property of this size. The applicant should apply for bins via Norwich City Council's online form:

[Instructions | Request a bin - New build property \(norwich.gov.uk\)](#).

CHAIR



**Committee name:** Planning applications

**Committee date:** 08/08/2024

**Report title:** 23/00383/F Southgate House and Butter Hills House, Southgate Lane, Norwich NR1 2AQ

**Report from:** Head of planning and regulatory services

**OPEN PUBLIC ITEM**

**Purpose:**

To determine:

**Application no:** 23/00383/F

**Site Address:** Southgate House and Butter Hills House, Southgate Lane, Norwich NR1 2AQ

**Decision due by:** 16/08/2024

**Proposal:** Garage and pool extensions at Southgate House and detached annexe accommodation at Butter Hills House, 7 Southgate Lane.

**Key considerations:** Principle of development; Design; Amenity; Transport; Trees; Biodiversity

**Ward:** Lakenham

**Case Officer:** Nyasha Dzwowa

**Applicant/agent:** Mr Matthew Wild & Richard Aldous

**Reason at Committee:** Applicant is a relative to a local councillor

**Recommendation:**

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 101 of this report, and grant planning permission.



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Scale: 1:1,000

Planning Application No:  
Site Address:

23/00383/F  
Southgate House,  
Southgate Lane,  
Norwich NR1 2AQ





## The site and surroundings

1. The site is located on the north west of Southgate Lane which is to the north of Bracondale. Southgate Lane is a pedestrian only through route with vehicular access.
2. Southgate House is a detached Victorian dwelling situated within a large plot with brick and flint garden walls. The property was extended and renovated in 2018. There are trees adjacent to the site on the escarpment which drops away towards King Street and the river as well as some trees on the site.
3. Southgate House is locally listed; the local list describes it as-
4. *Late C18 and later. 3 storeys, red brick, and painted brick. Pantiles. Earlier right-hand portion has rustic flint dressings to sashes and quoins. Left-hand has 2 sashes and right-hand entrance with pilasters, surround, keystone, and semi-circular fanlight.*
5. Butter Hills House is a two-storey detached dwelling constructed in a modern contemporary architectural style. The property is constructed using light brick and timber cladding. The dwelling is set on higher ground level, there is a difference of approximately 2m in ground level differences between Southgate House and Butter Hills House.
6. Both properties are set back from the highway and the ground level slopes downwards towards the end of Southgate Lane.
7. The site is adjacent to an area designated for Publicly Accessible Recreational Open Space and Woodland.
8. The site is within Ber Street character area of the City Centre Conservation Area.

## Constraints

9. Southgate House is locally listed
10. The site is within the City Centre Conservation Area
11. The site is an area of main Archaeological Interest
12. There is a tree protection order (TPO 100) east of the site.

## Relevant Planning History

13. The records held by the city council show the following planning history for the site.

Ref	Proposal	Decision	Date
08/00961/F	Conversion and extension of existing dwelling house to provide four x 1no. bed self-contained flats and one x 2no. bed self-contained flat and associated car parking.	APPR	14/11/2008
11/01755/ET	Extension of time period for commencement of development for	APPR	14/11/2011

	previous permission 08/00961/F 'Conversion and extension of existing dwelling house to provide four 1 No. bed self-contained flats and one 2 No. bed self-contained flat and associated car parking'.	Item 5	
17/00489/CLE	Application for a lawful development certificate for a replacement boundary wall.	CANCLD	16/10/2017
18/00491/F	Demolition and construction of single storey side extension. Demolition of part first floor and construction of two storey extension from first floor. Alterations to ground floor to facilitate external access to cellar.	APPR	29/06/2018
18/01141/D	Details of Condition 3: materials and specifications of previous permission 18/00491/F.	APPR	04/10/2018

### The Proposal

14. The proposal is to construct an indoor swimming pool on the eastern elevation of Southgate House. The pool will be set in the upper most sloping hillside of site and would be invisible from within the site. The poolside would be exposed by the slope on the eastern part of the site and would comprise elements of glass and full height flint gabion wall panels. The pool extends the length of the house and would measure 17m in length and 3.7m in width. The pool is located in the basement and covered by a green roof.
15. To erect a new roof over the garage, the new roof would be hipped and would feature a dormer. The roof would be constructed using reclaimed glazed black pantiles. The existing garage would be converted into a studio.
16. To construct an annexe on Butter Hills House, the annexe would be constructed with timber cladding and buff brick. The annexe would have a Gross Internal Area of 79sqm. The annexe would have a depth of 9.6m and a width of 8.1m on the north elevation and on the southern elevation the annexe extends longer in length due to the odd inconsistent form.
17. Below the annexe would be the garage for Southgate House, the garage would have the same area as the annexe and would be accessed through Southgate House. As part of the works to construct the garage and annexe the concrete block boundary wall between Southgate House and Butter Hills House would be reconstructed in red and brown brick as this was the original material on the original boundary wall.

### Representations

18. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received. The application is being brought before committee because the applicant is a relative of a councillor.

## Consultation responses

19. 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.

### Statutory and non-statutory consultees

Design and Conservation (Norwich City Council)

20. Below is a summary of the comments received:

21. In principle there is no objection to the proposed works however a few concerns are raised. The flint on the swimming pool should match the flint on the existing property. The proposal to reinstate original materials on the boundary wall and garage roof is supported. The gate should be a timber and of traditional style to match the character of the Conservation Area. In regard to the annexe at Butter Hills House it is recommended that the bricks are red clay in Flemish bond. Cladding is appropriate on the elevation facing Butter Hills House.

Highways (local highways authority) (Norfolk County Council)

22. Below is a summary of the comments received:

23. Proposal is acceptable in principle; however, it is noteworthy that if the site is subdivided vehicle access to annexe would be through third party land. A condition requiring the use of the annexe to be ancillary to the main dwelling should be attached.

24. Visibility from Southgate House is restricted however as the cul de sac has low traffic movements and the access is extant it is difficult to justify an objection.

25. Landscaping details would be beneficial and EV charging point can be accommodated in the garage.

26. Conditions recommended –

27. Garage size and provision of EV charging points

28. Landscaping for parking

29. Ancillary use

Tree Protection Officer (Norwich City Council)

30. No objection from an arboricultural perspective. However, to ensure the protection of retained trees it would be appropriate to apply condition TR4- arb supervision for works within root protection areas and, TR7- works on site in accordance with AIA/AMS/TPP.

## **Assessment of Planning Considerations**

### **Relevant Development Plan Policies**

Item 5

#### **31. Greater Norwich Local Plan for Broadland, Norwich and South Norfolk adopted March 2024 (GNLP)**

- GNLP1 Growth Strategy
- GNLP2 Sustainable Communities
- GNLP3 Environmental Protection and Enhancement
- GNLP4 Strategic Infrastructure

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

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM10 Supporting the delivery of communications infrastructure
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

#### **33. Relevant sections of the National Planning Policy Framework 2023 (NPPF):**

- NPPF2 Achieving sustainable development
- NPPF5 Delivering a sufficient supply of homes
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPPF16 Conserving and enhancing the historic environment

#### **34. Advice Notes and Guidance**

- Extensions to houses advice note September 2012

### **Case Assessment**

35. 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 Policy Framework (NPPF), the council's 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. Item 5

### **Main Issue 1. Principle of development**

36. Key policies and NPPF paragraphs – GNLP5, DM12, NPPF Paragraph 11 and Section 5.
37. The proposed development is within the setting of a residential property. The proposed are additions to residential properties and would be ancillary to the use of the main dwellings.
38. In principle the proposed developments are considered to be acceptable.

### **Main Issue 2. Design**

39. Key policies and NPPF Sections– GNLP2, DM3, NPPF Section 12.
40. The proposed changes to Southgate House include changing the roof of the garage to a hipped roof constructed with reclaimed black tiles. The proposed change is acceptable as the proposed roof form is consistent with the roof form on the main dwelling. Furthermore, the existing roof is slate which is not consistent with the roof material on the main dwelling. The proposed changes to roof garage is pantiles is considered to be an improvement from the existing roof.
41. The works to the roof garage also include a side facing window dormer, the dormer window is circular in shape.
42. In addition to changing the roof on the garage the, garage will be converted into a studio. There will be no changes to the footprint of the garage. The proposed conversion will include some elements of external works, which include installing fenestrations on the northeast and southeast elevations of the garage and changing the roof from flat to hipped which is more sympathetic to the character of the area.
43. A swimming pool will be constructed below ground at Southgate House, the proposed swimming pool would be on the east elevation and would be set within the slope of the grounds around the property. The pool is set below ground level and at ground level the pool would be covered by a green roof therefore from outside the site the swimming pool would not be visible. The pool extends the length of the house and would be seen from the east elevation against the backdrop of the kitchen. The swimming pool will be comprised of glazing and rusticated flint base. The proposed glazing elements would be complementary to the glazing on the kitchen therefore is considered to be sympathetic to the existing character.
44. Furthermore, elements of the pool will be constructed with flint. This will complement the cobble flint used on the north-eastern corner of the dwelling and the garden walls to the north side of the garden. The applicant has confirmed the flint would not be cladding and no knapped flint is proposed. The flint on the swimming pool is proposed to be similar to the existing flint on the dwelling. To ensure the proposed flint would be acceptable it is considered

appropriate to attach a condition requiring the details of the flint to be submitted to the local planning authority prior to first use on site.

Item 5

45. The eastern elevation of the property is hidden from view by the surrounding dense woodland. From within the site the pool would be visible from the north elevation.
46. Further alterations to Southgate House include changes to the vehicular access, the existing vehicular access into the property will be slightly enlarged to enable better manoeuvring of vehicles. The new access forms part of the works to the boundary wall. The existing concrete boundary wall will be replaced by a red and brown brick wall which is more consistent with the original boundary wall as well as more complimentary to the bricks used on Southgate House. The new boundary wall will be embedded into the underground garage at Butter Hills House.
47. There are no works proposed to the front door of Southgate House.
48. The proposed works at Butter Hill House compromise of an annexe and an underground garage which is accessed from Southgate House.
49. The proposed annexe and garage will have a gross internal area of 79sqm each. The annexe would be set within the front garden of Butter Hills House and would be positioned towards the boundary with Southgate House. The annexe is considered to be large annexe however it is an appropriate scale for the surrounding environment. The annexe has a height of 3m and will have a flat green roof.
50. The materials to be used to construct the annexe are complementary to those on the main dwelling at Butter Hills House. The walls of the annexe will comprise of brick and timber cladding matching the materials on the main dwelling at Butter Hills House. The extension has a brick soldier course to the top of the redbrick wall which is Flemish bond to match the existing wall and house. There is then a setback above the soldier wall where the new annexe abuts and is proposed to be built in the brick matching Butter Hills House. Additionally, the annexe will feature several elements of full height glazing. The fenestrations on the annexe will be UPVC, this consistent with those on the main dwelling.
51. The entrance to the garage will be a timber sliding door, this will be visible from Southgate House. Above the garage door is the brick wall which forms part of the boundary wall. The annexe can only be accessed from within Butter Hills House. The garage would be accessed via an extant vehicle access from Southgate House. Vehicles would have restricted visibility however as this is a residential street with low vehicle traffic and considering that vehicles would be moving at low speed it is considered that the access would be acceptable. The transport officer did not object to the proposal however there has been some recommended conditions to be attached.
52. The annexe has been designed in such a way that it would not be obviously visible from Southgate House. The proposed annexe would extend above the boundary brick wall therefore the upper part of the annexe would be visible from Southgate House as it is on lower ground. However, the boundary wall and the wall of the annexe will match in the appearance so the annexe and the boundary wall would be somewhat camouflaged. Furthermore, the proposed

green roof over the annexe allows for views from the upper floors of Southgate House to have a view of the front garden of Butter Hill House as a continuous landscaped front garden. Item 5

53. The annexe is positioned at the lowest ground level on the site and from outside of the property boundary the annexe would not be visible due to boundary treatments.
54. Overall, in terms of design the proposed developments are considered to be acceptable subject to conditions for details of flint to be submitted for assessment and for the roof tiles to be black clay pantile and bricks to match in colour finish and bond with the existing.

### **Main Issue 3. Heritage**

55. Key policies and NPPF Sections – GNLP3, DM9, NPPF Section 16.
56. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.
57. Southgate House is locally listed and features elements which are of historic interest. The property was constructed circa 18<sup>th</sup> century and has been altered from its original form since then. Some of the notable historic elements include, sash windows, flint walls, quoins, and pilasters.
58. The proposed works to Southgate House are considered to be adding to the historic interests of the property by incorporating some of the historic materials such as flint walls and also reinstating original pantiles and reflecting the roof form of the main dwelling adding to a consistent form at the property. Overall, the proposed works are enhancing the historic interest of the property.
59. The annexe has limited visibility from Southgate House therefore it is considered that it has minimal impact on the character of the listed property. It is noted that the annexe is a very modern architectural design nonetheless this is consistent with the architectural style of the main dwelling at Butter Hills House.
60. Within a wider context there are several other locally listed properties within the vicinity of the site, nevertheless it is considered that the proposed works will not result in harm to the setting of the heritage assets.
61. The visibility of the site from outside of the boundary is limited therefore it is considered that the proposed works would have minimal impact on the overall character of the conservation area.

#### **Main Issue 4.        Amenity**

62. Key policies and NPPF Section – DM2, DM11, NPPF Section 12. Item 5
63. The proposed works to Southgate House will not result in harm to amenity by way of overshadowing, outlook and overlooking due to the setting of the surrounding context.
64. The annexe at Butter Hills House has been designed in such a way to not result in harm to amenity. The orientation and positioning of the annexe does not result in harm to amenity by overlooking and overshadowing and outlook. The annexe has glazing facing towards the main dwelling, nevertheless it is considered that given the distance between the two properties it is not considered to be significant harm to amenity. Although the proposed annexe is large, it is not considered appropriate for it to be subdivided from the main dwelling. A condition is recommended.

#### **Main Issue 5.        Transport**

65. Key policies and NPPF Sections – GNLP2, GNLP4, DM28, DM30, DM31, NPPF Section 9.
66. The garage proposed will be accessed via an existing vehicle access on Southgate House. Vehicles would have restricted visibility from the gate at Southgate House however as this is a residential street with low vehicle traffic and considering that vehicles would be moving at low speed it is considered that the access would be acceptable. The transport officer did not object to the proposal.
67. The proposed garage will replace the existing garage, the new garage is a basement garage with a gross internal area of 79sqm. The garage has sufficient space to accommodate two cars as well as cycle storage. It is considered that the size of the garage is big enough to accommodate the various types of vehicles which may be used by existing and future occupiers. The garage meets the parking standards for residential properties and there is no loss of parking space.
68. The size of the proposed garage would exceed the minimum internal measurements recommended by the transport officer therefore the garage meets the garage space parking standards. The property has an existing electrical vehicle charging point. The proposed garage has the capacity to accommodate an additional electrical vehicle charging points this is noted in the comments received by the transport officer. However, given that there is no policy requirement for securing the electrical charging point for the proposed development this cannot be required by condition.
69. In regard to refuse the additional refuse created by the annexe will be accommodated for in the existing bins serving the main dwelling at Butter Hills House. The bins are stored on the eastern elevation of Butter Hills House.
70. In regard to the ground surfacing both properties have shingle driveways, and these will remain. As for the gates, the metal gate at Southgate house will remain. Butter Hills House does not have a gate and no gate is proposed. The vehicle access is envisaged to remain as it is.



## **Main Issue 6.        Trees**

71. Key policies and NPPF Sections – GNLP2, GNLP3, DM7, NPPF Section 15.
72. There is a designated woodland east of the site, the woodland consists of mature trees. There are also several trees which are close to the main access gate and adjacent to the boundary wall.
73. No trees will be lost to the proposed developments; however, the proposed works will be within the root protection areas of several trees on Southgate House. The root protection area of 3 trees will be impacted by the proposed works, however it is unlikely that there would be long term damage to the trees.
74. To mitigate the effects of the foundations within root protection areas of trees several measures will be used to protect the trees, this includes using hand tools for the initial excavations close to the tree under supervision and carrying out pre-emptive root pruning.
75. To safeguard the growth of the trees a condition has been attached for supervision by an arboriculturist during works with the root protection area of trees. An additional condition is also proposed for the works to be carried out in accordance with the Arboricultural Impact Assessment.

## **Main Issue 7.        Nutrient Neutrality**

76. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)
77. Site Affected:    (a)    Broads SAC/Broadland Ramsar
78. (b)            River Wensum SAC
79. Potential effect: (a)    Increased nitrogen and phosphorus loading
80.                    (b)    Increased phosphorous loading
81. The application represents a ‘proposal or project’ under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.
82. The Council’s assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16<sup>th</sup> March 2022.
83. (a) Broads SAC/Broadland Ramsar
84. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
85. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

86. Answer: NO

87. The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

88. Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

89. (b) River Wensum SAC

90. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

91. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

92. Answer: NO

93. The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

94. Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

### **Other matters**

95. It is noteworthy that the application was submitted prior to the requirement for biodiversity net gain therefore the application is not required to have a 10% biodiversity uplift.

### **Equalities and diversity issues**

96. There are no equality or diversity issues.

### **Local finance considerations**

97. 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/are not considered to be material to the case.

### **Human Rights Act 1998**

98. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of

Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest. Item 5

### **Section 17 of the Crime and Disorder Act 1998.**

99. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

### **Planning Balance and Conclusion**

100. 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**

101. To approve application no. 23/00383/F, Southgate House, Southgate Lane, Norwich NR1 2AQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Garage dimensions;
4. Materials to be agreed including flint;
5. Parking areas;
6. Residential ancillary accommodation;
7. Arboricultural supervision;
8. Works on site in accordance with AIA, AMS and TPP.

**Background papers:** None

**Appendices:** None

**Contact officer:** Planner

**Name:** Nyasha Dzwowa

**Telephone number:** 01603987998

**Email address:** nyashadzwowa@norwich.gov.uk



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.

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APPLICATION SITE



02	FOR PLANNING	DC	MW	4/5/24
01	FOR PLANNING	AP	MW	1/12/23
REV	DESCRIPTION	DRAWN	CHECKED	DATE

# CREATE

DESIGN + ARCHITECTURE

Wigglesworth House 69 Southwark Bridge Road London SE1 9HH  
 +44 207 021 0267 info@createdesign.org www.createdesign.org

CLIENT: **MR MATTHEW WILLIAMS**

PROJECT: **SOUTHGATE HOUSE**  
 BUILDING NAME: **SOUTHGATE HOUSE**  
 ADDRESS: **NR1 2AQ**

DRAWING NAME: **PROPOSED BLOCK PLAN**

DRAWING SERIES: **Block Plan**

CDA REF: **480** SCALE(S): **1:25000, 1:500,** ORIGINAL PAPER SIZE: **A3**

STATUS: **1:500, 1:7.21** SUITABILITY DESCRIPTION:

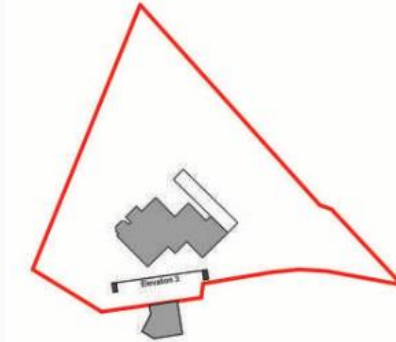
REVISION: **02** REVISION DESCRIPTION: **FOR PLANNING**



View A

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**KEY PLAN (NOT TO SCALE)**

**MATERIAL KEY**

- 01 - Brick
- 02 - UPVC Windows & Doors
- 03 - Flint
- 04 - Timber frame / sash Windows & Doors
- 05 - Roof Tile
- 06 - Boundary Wall
- 07 - Porch
- 08 - Lead Dormer
- 09 - Zinc Cladding
- 10 - Roof light
- 11 - Full Height Glazing
- 12 - Glass Balustrade
- 13 - Timber Cladding
- 14 - Wooden Sliding door
- 15 - Rusticated Flint base
- 16 - Ridge Tile
- 17 - Lead Flashing
- 18 - Flemish Bond Brick Soldier Course to match Existing
- 19 - Red Multi Brick to match Existing

02 FOR PLANNING DC MW 4/5/24

01 FOR PLANNING AP MW 1/12/23

REV	DESCRIPTION	DRAWN	CHECKED	DATE

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CLIENT: **MR MATTHEW WILLIAMS**

PROJECT: **SOUTHGATE HOUSE**  
 BUILDING NAME: **SOUTHGATE HOUSE**  
 ADDRESS: **NR1 2AQ**

DRAWING NAME: **Proposed Annexe Elevation\_3**

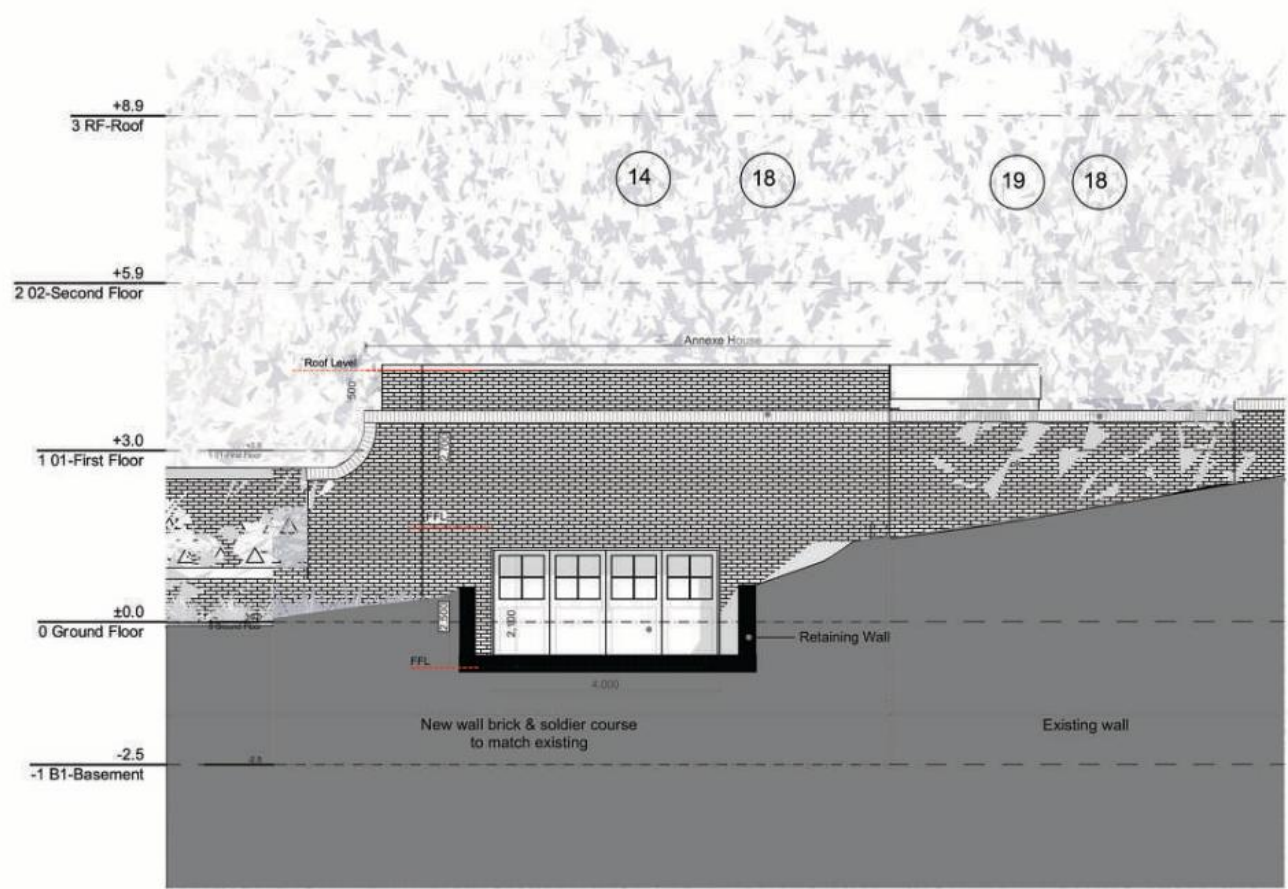
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CDA REF:	SCALE(S):	ORIGINAL PAPER SIZE:
480	1:100	A3

STATUS: SUITABILITY DESCRIPTION:

REVISION: **02** REVISION DESCRIPTION: **FOR PLANNING**

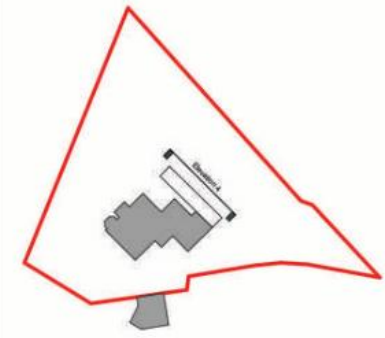
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480	CDA	A	00	DR	DR	A	0202



**ELEVATION 03**  
 1:100



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**KEY PLAN (NOT TO SCALE)**

**MATERIAL KEY**

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02	FOR PLANNING	DC	MW	4/5/24
01	FOR PLANNING	AP	MW	1/12/23

REV	DESCRIPTION	DRAWN	CHECKED	DATE
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PROJECT: **SOUTHGATE HOUSE**  
 BUILDING NAME: **SOUTHGATE HOUSE**  
 ADDRESS: **NR1 2AQ**

DRAWING NAME: **PROPOSED ELEVATION 04**

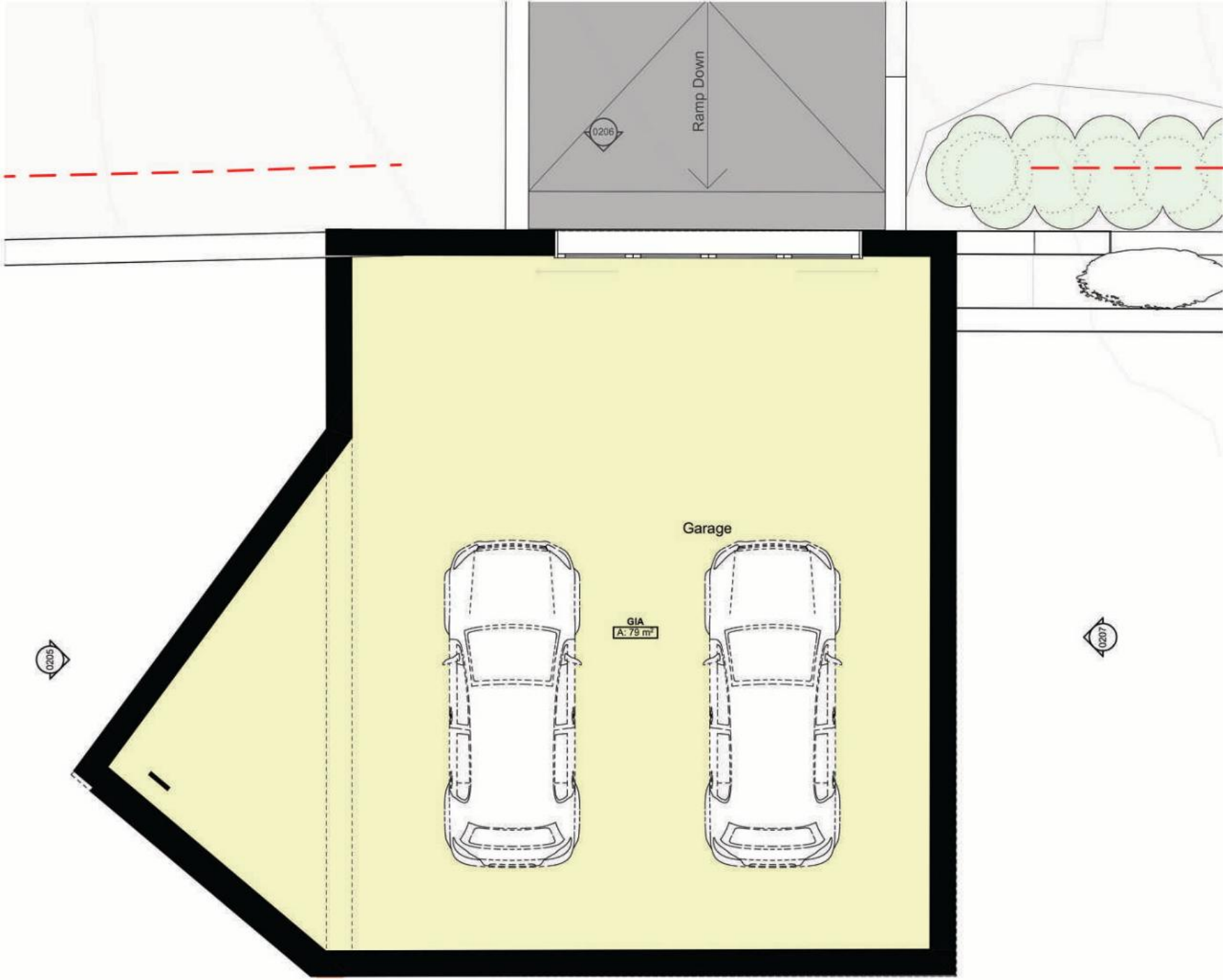
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STATUS: SUITABILITY DESCRIPTION:

REVISION: **02** REVISION DESCRIPTION: **FOR PLANNING**

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480	CDA	A	ZZ	DR	DR	A	0204



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----- Site Boundary

**Area of Garage**

- 1. GIA - 79sqm

01	FOR PLANNING	AP	MW	12/01/2023
REV	DESCRIPTION	DRAWN	CHECKED	DATE

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CLIENT: **MR MATTHEW WILLIAMS**

PROJECT: **SOUTHGATE HOUSE**  
 BUILDING NAME: **SOUTHGATE HOUSE**  
 ADDRESS: **NR1 2AQ**

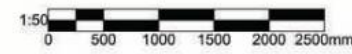
DRAWING NAME: **LGF -Proposed Annexe Lower Ground Floor**  
 DRAWING SERIES: **0000-0199 Proposed Butter Hill**

CDA REF: **480** SCALE(S): **1:50** ORIGINAL PAPER SIZE: **A3**

STATUS: SUITABILITY DESCRIPTION:

REVISION: **01** REVISION DESCRIPTION: **FOR PLANNING**

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480	- CDA	- A	- -01	- DR	- DR	- A	- 0199





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--- Site Boundary

**Area of Annex**

1. GIA - 79sqm

**Total GIA of Garage and Annex**

Garage below -79sqm + Annex above -79sqm = 158sqm

01 FOR PLANNING AP MW 12/01/2023

REV DESCRIPTION DRAWN CHECKED DATE

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 DESIGN + ARCHITECTURE

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CLIENT: **MR MATTHEW WILLIAMS**

PROJECT: **SOUTHGATE HOUSE**  
 BUILDING NAME: **SOUTHGATE HOUSE**  
 ADDRESS: **NR1 2AQ**

DRAWING NAME: **GF - Proposed Annex Ground Floor**

DRAWING SERIES: **0000-0199 Proposed Butter Hill**

CDA REF: 480 SCALE(S): 1:50 ORIGINAL PAPER SIZE: A3

STATUS: SUITABILITY DESCRIPTION:

REVISION: 01 REVISION DESCRIPTION: FOR PLANNING

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	CLASS	ROLE	NUMBER
480	CDA	A	00	DR	DR	A	0100

