



Planning applications committee

Date: Thursday, 29 January 2015

Time: 10:30

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

Committee members:

Councillors:

Gayton (chair)
Sands (M) (vice chair)
Ackroyd
Blunt
Boswell
Bradford
Button
Herries
Grahame
Jackson
Neale
Woollard

For further information please contact:

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Pre-application briefing at 9:30 in the Mancroft room Generation Park, Utilities Site, Norwich

There is a briefing for members of the committee, members of the Broads Authority planning committee, ward councillors and other interested members on proposals for the development of the above site

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

1 Apologies

To receive apologies for absence.

2 Declaration 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 - 16

To approve the accuracy of the minutes of the meeting held on 8 January 2015.

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 10:30.
- 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 to 14:00 if there is any remaining business.

Summary of applications for consideration

17 - 18

Standing duties

19 - 20

4(a)	Application no 1401413F - Emmanuel House 2 Convent Road, Norwich, NR2 1PA	21 - 38
4(b)	Application no 1401881A - Prospect House, Rouen Road, Norwich, NR1 1RE	39 - 48
4(c)	Application no 1401780F - Land adjacent to 36 Sunningdale, Norwich	49 - 60
4(d)	Application no 1401757F - Land North of 2 Primrose Road, Norwich	61 - 74
5	Performance of the development management service 2014-15	75 - 82

Date of publication: **Wednesday, 21 January 2015**



MINUTES

Planning applications committee

09:30 to 14:30

8 January 2015

Present: Councillors Gayton (chair), Sands (M) (vice-chair), Ackroyd, Blunt, Boswell (to end of item 6, other council business), Bradford (to end of item 6, other council business), Button, Herries, Grahame, Jackson, Neale and Woollard

1. Declaration of interests

There were no declarations of interest.

2. Minutes

RESOLVED to approve the minutes of the meeting held on 4 December 2014.

3. Application no 14/01521/F Fishmarket and 69 - 75 Mountergate, Norwich

The planning team leader (development) presented the report with the aid of plans and slides and referred to the supplementary report of updates to reports, which was circulated at the meeting. A letter of support had been received from the Trustees of the Great Hospital who owned the adjacent site and considered that the proposed development would regenerate the area. Members were also advised of an amendment to paragraph 58, to replace “east” with “west”. Members were advised that this was a finely balanced decision and that on balance officers considered that the benefits of the scheme narrowly outweighed the harm to heritage assets and the objections of English Heritage which had been given significant weight in the assessment. The applicant had submitted an indicative plan which appeased concern that the development would prejudice development of the rest of the site.

In reply to a question from the a King Street resident, the planning team leader referred to the report and explained that the planning application comprised demolition of buildings on site, erection of a multi-storey car park and commercial floor space which could be used for either financial and profession services (class A2), restaurant and café (class A3) or business (class B1) uses.

The King Street resident, together with two other local residents and the secretary of the King Street community group and Councillor Price, local member for Thorpe Hamlet Ward, addressed the committee, with their objections to the scheme. These included objections to the café and business units and how the application was presented on the council’s website; objections to the demolition of the Fishmarket as a heritage asset and loss of workshops suitable for creative businesses; concern about the impact of traffic queueing for the new car park on the road network and that the access/egress to the multi-storey car park was opposite the junction at the

entrance to the car park of the Nelson Premier Inn; that the multi-storey was in the wrong place, not required, and could be counter-productive to regeneration; that there was already regeneration taking place in the area without this development; that the proposal was a finely balanced one and would be detrimental to the conservation area and the adjacent Weavers house; and, that the toilet facilities required a noise assessment.

The client property and parking manager, on behalf of the applicant (Norwich City Council), spoke in support of the application and referred to the independent consultant's business case showing that the car park would be economically viable; that this proposal would open up the site for further development and benefit people living, working and visiting the city.

The planning team leader referred to the report and commented on the issues raised by the speakers. Members were advised that the council had already made the decision to fund the scheme, subject to planning consent and therefore it was not an issue for this committee to take into consideration. The principal planner (transportation) referred to the report and commented that there would not be an increase in car park spaces in the city overall, that the scheme was in line with proposals being brought forward as part of the Norwich area transportation strategy (NATS) and that Rose Lane would become two-way in the near future; the multi-storey car park was in the right location and had separate entrance and exit which were not directly opposite the access/egress of the car park of the Premier Inn.

The planning team leader and the principal planner (transportation) referred to the report and answered members' questions. Members sought clarification on air quality; the case for economic regeneration and that the scheme would not prejudice further development of the site. Members were advised that whilst other workshop facilities and business units were available in the city these were some distance from the application site.

Following discussion, some members were minded to refuse the application on the grounds that the scheme was not in the spirit of the NATS, as it was providing short-stay car parking some distance from the shopping centre and 300 extra car parking spaces. Members were advised that the NATS capped the total number of car parking spaces at 10,000 and therefore temporary surface car parks would be closed, allowing better use of these sites, and ensuring that there was no increase in car parking spaces across the city. Members also considered that there was no evidence that the scheme would increase economic regeneration and on heritage grounds did not comply with policies CC4 and DM9. Some members took the view that the Fishmarket built in 1913 was not intended to be retained for ever and that the quality of the workshop facilities was poor and that other facilities were available in the city. Also members noted that the consolidation of car parking spaces would prevent people driving around the city looking for a space in the surface car parks.

Councillor Boswell moved and Councillor Jackson seconded that the application be refused on heritage grounds as the loss of the Fishmarket and the location of the multi-storey car park would be detrimental to the conservation area, adjacent listed buildings and contrary to policies CC4 and DM9 and that the proposals would have a negative impact on the local highway and that the provision of a car park conflicted with policies to promote non-car modes of transport. Members were advised that

the heritage aspect was well documented in the report but the provision of 300 extra car parking spaces did not conflict with the NATS or breach the National planning policy Framework and therefore did not constitute grounds for refusal. On being put to the vote, with 4 members voting in favour of refusal (Councillors Boswell, Jackson, Grahame and Neale), 7 members voting against refusal (Councillors Gayton, Sands, Ackroyd, Button, Herries, Woollard and Bradford) and 1 member abstaining (Councillor Blunt) the proposal to refuse the application was lost.

The chair then moved the recommendations in the report.

RESOLVED, with 8 members voting in favour (Councillors Gayton, Sands, Ackroyd, Blunt, Button, Herries, Woollard and Bradford) and 4 members voting against (Councillors Boswell, Grahame, Jackson and Neale) to approve application no. 14/01521/F 69 - 75 Mountergate and Fishmarket, Norwich and grant planning permission subject to the conditions listed below:

1. Standard time limit;
2. In accordance with plans;
3. No demolition to take place unless contracts for redevelopment are secured;
4. Closure of existing Rose Lane car park prior to opening and details of temporary hoarding;
5. Details of external materials including samples, cladding panel details, details of doors and windows and the folding screen to the external toilets;
6. Details of any signage proposed;
7. Photographic record of Fishmarket;
8. Removal and storage of the plaque and reinstatement within a larger piece of heritage interpretation to be agreed;
9. Landscaping details;
10. Car park not to open until it is providing information to and is fully connected to the car park variable messaging system;
11. Full details of highways works to be agreed and implemented including implementing a traffic regulation order to remove existing on-street car parking adjacent to the site;
12. Disabled and electric charging provision;
13. Car park tariff to be set and provisions for review;
14. CCTV details and provision;
15. Provision of refuse storage area for commercial floorspace;
16. Provision of photovoltaic panels;
17. Compliance with the demolition method statement;
18. Mitigation measures for construction dust suppression to be implemented.

Article 31(1)(cc)

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.

(The committee adjourned for a short break and reconvened, with all members listed as present above, at 11:40.)

4. Application no 14/01094/F - 117-127 Trinity Street, Norwich, NR2 2BJ

The senior planner (development) 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 pointed out that Anglian Water would support the application provided that there was a sustainable drainage system on site. This would be addressed by conditions. Additional conditions were recommended to ensure that demolition of the existing apartments would not take place until a contract for the redevelopment of the site and construction of the proposed new flats had been agreed; and to address concerns from the residents of neighbouring properties to prevent any further windows being installed in the proposed scheme in the future and to screen the balconies. The supplementary report also advised members of typographical errors in paragraphs 61 of the main report (to replace 1.56m with 1.55m) and 70 (replace 1.6m with 1.7m). The applicant had also submitted a revised plan applicant on 7 January 2015 which amended the proposed elevations on plan PL03 from version C to version D and were advised that the only change was the position of the boundary wall between 1 Essex Street and the rear block of the new development, due to an original drafting error. The distance of the closest part of the development from the boundary wall remained at 1.55m as shown on the layout plan, and the overall separation distance between the two rear walls of house and flats remained at 8.7m.

A resident representing the Trinity Street residents' association, a local resident and Councillor Haynes, local member for Town Close Ward, addressed the committee and outlined their objections to the scheme. This included concern that the development contravened policy DM2 and did not protect the character and amenity of the area; that the rear block would be too tall and too close and be overbearing to neighbouring properties and overshadow the rear gardens of properties in Essex Street; that English Heritage should have been asked for comments as the proposed development was in, would adjoin or would affect a conservation area and would obscure views of Holy Trinity Church; some of the flats were below the minimum size set out in the policy; concern about an increase in traffic movements; and, that building works could lead to subsidence.

The agent replied on behalf of the applicant and spoke in support of application explaining that the effect of overshadowing would be minimal and that the balconies would be screened and not overlook neighbouring properties; there would be landscaping to screen the development, and that three of the flats were slightly smaller than the policy standard with 15% as lifetime homes. The design of the buildings was in keeping with the façade of houses in Trinity Street. The senior planner referred to the report and responded to the issues raised by the speakers. The sun modelling report was displayed to the committee and members were advised that discrepancies identified within the report were likely to be evident because the modelling took into account the intensity of the light.

The senior planner and the planning development manager then answered members' questions.

During discussion a member welcomed the redevelopment of the site but it was suggested that the replacement building should be an improvement on the demolished building. Some members considered that the rear block was too

overbearing for the site and it was important that residents of the neighbouring properties could enjoy their gardens particularly in the summer months. The committee considered that there were good elements to the scheme such as the under-croft parking and provision of amenity space for the residents. The senior planner demonstrated the impact on the conservation area and design of the area and explained that although one particular view of the church would be lost from Unthank Road, the defined views within the conservation area appraisal, and other long views, would not be harmed. The planning development manager also explained that concern for the internal space standards provided might not be an appropriate reason for refusal as the properties which were below the minimum size for two-bedroom properties could be marketed as properties with one bedroom and a study.

The committee then considered that the application should be refused. Councillor Neale moved and Councillor Sands seconded that the application be refused because the scale and mass of the rear building would have an overbearing effect on the neighbouring properties in Essex Street. One member said that he did not consider that there were sufficient grounds to refuse the application on the basis of overshadowing and loss of sunlight having taken into account the angle of the sun as shown on the sun modelling plan.

RESOLVED, with 7 members voting in favour of refusal (Councillors Neale, Sands, Boswell, Ackroyd, Woollard, Grahame and Herries) and 5 members voting against refusal (Councillors Gayton, Blunt, Button, Jackson and Bradford) to refuse application no 14/01094/F - 117-127 Trinity Street, Norwich, NR2 and to ask the head of planning to provide the reasons in planning policy terms.

(Reasons for refusal, as provided subsequently by the head of planning services:

By virtue of the height and scale of the three storey elements, in combination with the mass and proximity of the two storey elements of the development next to the site's boundaries with residential dwellings to the rear of the site, the scheme presents an unacceptable design which creates an overbearing form with a harmful effect on the amenity and outlook of neighbouring properties on Essex Street, contrary to the objectives of paragraphs 9, 17 and 58 of the National Planning Policy Framework (NPPF), and adopted policies DM2, DM12(b) and DM13 of the Norwich Development Management Policies Local Plan (2014), and to refuse the application is consistent with paragraph 64 of the NPPF.)

Article 31(1)(cc) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations. Although a scheme had been proposed and revised during pre-application discussions with the local planning authority, and a formal submission had also been further modified following the initial formal public consultation, and had been given a recommendation for approval by officers, the elected members considered for the reasons outlined above that on balance and in light of the above policies that the application was not acceptable. The applicant is advised that no further planning fee would be payable for any resubmission for development of the same character or description on the same site

and by the same applicant within 12 months of the date of this refusal. The applicant is also advised of the Council's pre-application service, further details of which can be found at the following web link:

<http://www.norwich.gov.uk/Planning/pages/Planning-Pre-ApplicationAdviceService.aspx>

5. Application no 14/01450/O rear of 16 and 17 The Hedgerows

The planner (development) 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 said that the applicant had confirmed that the application was for outline planning permission for a residential dwelling for family use (C3).

Two local residents addressed the committee and outlined their concerns about increased traffic and hazard to other road users; concern that the applicant did not intend the new dwelling to be used as a family home because it was adjacent to two houses in multiple occupation (HMOs) which were let to students and that there would be an increase in noise levels; that the scheme undermined the master plan for the area and was detrimental to its character; was contrary to NPPF 24 and DM3 and it would set a precedent for other piecemeal developments.

The agent said that he had nothing further to add to the officer report which recommended that the application was approved.

The planner referred to the report and replied to the issues raised by the speakers. He referred to an aerial view of the area and pointed out that there were no uniform plots and that the gardens were of different sizes and shapes. Members were advised that consideration for outline planning permission was for the principle of development and that the design of the dwelling was indicative and would be subject to approval at the reserved matters stage.

Discussion ensued in which Councillor Sands, local member for Bowthorpe Ward, said that he considered that Bowthorpe had been designed with three distinct areas. The Hedgerows was characterised by decent sized houses with gardens. This proposal was considered to be detrimental to the area and would change its fundamental nature. The community was concerned about access to the site and road safety. He pointed out that thousands of new homes would be constructed in the area at Three Score and the principle of a dwelling on the application site was not acceptable.

Councillor Sands proposed that the application was refused because the development would result in too cramped a form of development on the site and the single storey dwelling was out of keeping with the surrounding large family houses with generous garden space to the south of Beloe Avenue. He considered that the development contradicted the NPPF and local development management policies. Councillor Boswell seconded the proposal and said that the council should establish a policy for developments in gardens. The planner presented the members' reasons for refusal in policy terms.

The planning development manager cautioned that in the view of the council officers the proposal was acceptable and said that under permitted development rights an

ancillary building or out-building of a similar size to the proposed dwelling could be built on the site.

RESOLVED, with 8 members voting in favour of refusal (Councillors Sands, Boswell, Ackroyd, Blunt, Button, Grahame, Jackson and Woollard), 2 members voting against refusal (Councillors Neale and Bradford) and 2 members abstaining (Councillors Herries and Gayton) to refuse application no 14/01450/O rear of 16 and 17 The Hedgerows for the following reasons:

“A dwelling on the this site would result in a cramped form of development which would relate poorly to the density and layout evident on the southern side of Beloe Avenue being large detached dwellings on generous plots. The proposal would therefore have a detrimental impact on the character of this area. It is therefore contrary to paragraphs 58 and 64 of the NPPF and policies DM3 and DM12 of the Development management policies document 2014.”

6. Application no 14/00920/F 63-67 Prince of Wales Road and 64-68 Rose Lane, Norwich, NR1 1PT

The planning development manager introduced the report. The planner (development) presented the report with the aid of plans and slides and explained that the recommendation to refuse retrospective planning permission and authorise enforcement action to remove the unauthorised outside seating area would reduce noise and disturbance for people attending the Islamic Centre and neighbouring residents.

The secretary of the King Street community group and a local resident spoke in support of the officer recommendation and said that they were pleased to see the council reducing noise and disturbance in this area.

RESOLVED, unanimously, to

- (1) refuse application no. 14/00920/F - 63 - 67 Prince Of Wales Road And 64 – 68 Rose Lane Norwich NR1 1PT and refuse planning permission for the following reason:

In the absence of a supporting noise impact assessment covering the rear external seating/smoking area, it has not been demonstrated that the proposal would not have a significantly detrimental impact on the residential and general amenities of the nearby and adjoining residential accommodation and adjoining Islamic centre contrary to policies DM2, DM11 and DM23 of the Norwich Development Management Policies Local Plan, adopted December 2014.

- (2) authorise enforcement action under section 172 of the Town and Country Planning Act 1990 (as amended) to secure the cessation of the unauthorised use of the external seating/smoking area and the taking of legal proceedings, including prosecution if necessary.

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations. The proposal in question is not considered to be acceptable for the reasons outlined above. In addition, it should be noted that the local planning authority 'In addition, it should be noted that the local planning authority requested an additional acoustic report, which the applicant declined to submit.

(The committee adjourned for lunch at this point. Councillors Boswell and Bradford left the meeting on other council business. The committee reconvened with the following members present: Councillors Gayton, Sands, Ackroyd, Blunt, Button, Herries, Grahame, Jackson, Neale and Woollard.)

7. Application no 14/01655/F - 180 Angel Road Norwich NR3 3JD

The planning development manager presented the report with the aid of plans and slides. He pointed out that the applicant had amended the plans and the proposal was considered satisfactory.

RESOLVED, unanimously, to approve application no. 14/01655/F - 180 Angel Road Norwich NR3 3JD and grant planning permission subject to the following conditions:

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

Informatives:

1. Community infrastructure levy.

Article 31(1)(cc) statement

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

8. Application no 14/01383/F - 6 Branksome Road, Norwich, NR4 6SN

The senior planning technical officer presented the report with the aid of plans and slides. He said that the applicant had revised the scheme and reduced its size so it was in keeping with the scale of the house and neighbouring properties.

RESOLVED, unanimously, to approve application no. 14/01383/F - 6 Branksome Road Norwich NR4 6SN and grant planning permission subject to the following conditions:

1. Commencement within 3 years.

2. In accordance with plans.

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application and post-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

9. Application no 14/01382/F - St Clements Nursing Home, 170 St Clements Hill, Norwich NR3 4DG

(The incorrect plan had been attached to the report. The correct plans were circulated at the meeting and had been published on the website with the documents for the meeting.)

The planner (development) presented the report with the aid of plans and slides. The proposal addressed the main concerns of the previous application and had minimised the potential for overlooking and loss of outlook and the amenity impacts were considered to be acceptable

RESOLVED, unanimously, to approve application no. 14/01382/F - St Clements Nursing Home 170 St Clements Hill Norwich NR3 4DG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Provision of 6 cycle storage spaces. Details to be agreed pre-commencement
4. Obscure glazing to be installed and retained in accordance with drawing 1490.12.6B
5. In accordance with AIA
6. In accordance with Travel Plan
7. Landscaping to be in accordance with drawing 1490.12.3A and retained as such

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application and post-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

10. Application no 14/01660/F - 114 Cambridge Street, Norwich, NR2 2BE

The planner (development) presented the report with the aid of plans and slides, and together with the planning development manager answered members questions.

During discussion members considered that the design was unattractive and noted that although it was not visible from a public space, it was visible from the rear of the surrounding terraced houses. Members considered that it was harmful to the appearance and out of keeping with the extensions to the rear of the neighbouring properties. Members asked if planning permission would have been granted if the applicant had made an application for the current design. Members noted that the structure was made of plastic and that it had passed building regulations. The officers said that the materials used and the flat roof would not have been encouraged.

Councillor Neale moved and Councillor Ackroyd seconded that the application be refused because of the adverse visual impact on the neighbouring properties and detrimental effect on the character of the area, the design and form of the extension, comprising a flat roof and choice of materials, was incompatible with the terraced house and surrounding properties. Members also wanted to authorise enforcement action.

RESOLVED, with 9 members voting in favour of refusal (Councillors Gayton, Sands, Ackroyd, Blunt, Button, Herries, Grahame, Neale and Woollard) and 1 member abstaining (Councillor Jackson) to:

- (1) refuse application no 14/01660/F - 114 Cambridge Street, Norwich, NR2 because of the adverse visual impact on the neighbouring properties and adverse effect on the character of the area, the design and form of the extension, comprising a flat roof and choice of materials, was incompatible with the terraced house and surrounding properties and to ask the head of planning services to provide the reasons for refusal in planning policy terms.
- (2) authorise enforcement action under section 172 of the Town and Country Planning Act 1990 (as amended) to secure the demolition of the unauthorised first floor rear extension and the taking of legal proceedings, including prosecution if necessary.

11. Application no 14/01588/D: Norwich International Airport (NIA), Amsterdam Way, Norwich NR6 6JA

The planning team leader (development) presented the report with the aid of plans and slides. He explained that the timetable for the relocation of the engine testing facility had slipped and the council was seeking authorisation to take out enforcement action to ensure it did not slip further.

RESOLVED, unanimously, to:

- (1) refuse planning permission for application no 14/01588/D for the following reasons: "The continued delay in implementation of the noise mitigation measures granted as part of planning permission 12/01172/F would result in unacceptable noise disturbance to surrounding residential occupiers, to the detriment of their residential amenity. This would be contrary to Development Management Local Plan Policies DM2 and DM11".

- (2) authorise enforcement action under section 187A of the Town and Country Planning Act 1990 (as amended) to require compliance with condition 3 of permission 12/01172/F within a set timescale, including prosecution if necessary.

12. Tree preservation order no 468: confirmation.

The planning development manager presented the report with the aid of plans.

RESOLVED, unanimously, to confirm Tree Preservation Order [TPO], 2014. City of Norwich Number 468; Orchard Place Estate, [off Fifers Lane]- Dowding Road, Taylors Lane, Mallory Road, Dakota Drive, Douglas Close and Old Blenheim Way, Norwich, with modifications.

CHAIR

Applications for submission to planning applications committee

ITEM 4

29 January 2015

Item no	Case no	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4(a)	14/01413/F	Emmanuel House, Convent Road	James Bonner	Change of use of offices to provide student accommodation (Class Sui Generis)	Objections	Approve
4(b)	14/01526/A	Prospect House, Rouen Road	Lara Emerson	Erection of 4 illuminated and 1 non-illuminated signs.	Objections	Approve
4(c)	14/01780/F	Land adj 36 Sunningdale	John Dougan	Dwelling	Objections	Approve
4(d)	14/01757/F	Land North Of 2 Primrose Road	James Bonner	Demolition of garages and erection of detached three bedroom dwelling with integrated garage [revised position and layout].	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.

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 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.

Planning (Listed Buildings and Conservation Areas) Act 1990 (S66(1) and S72)

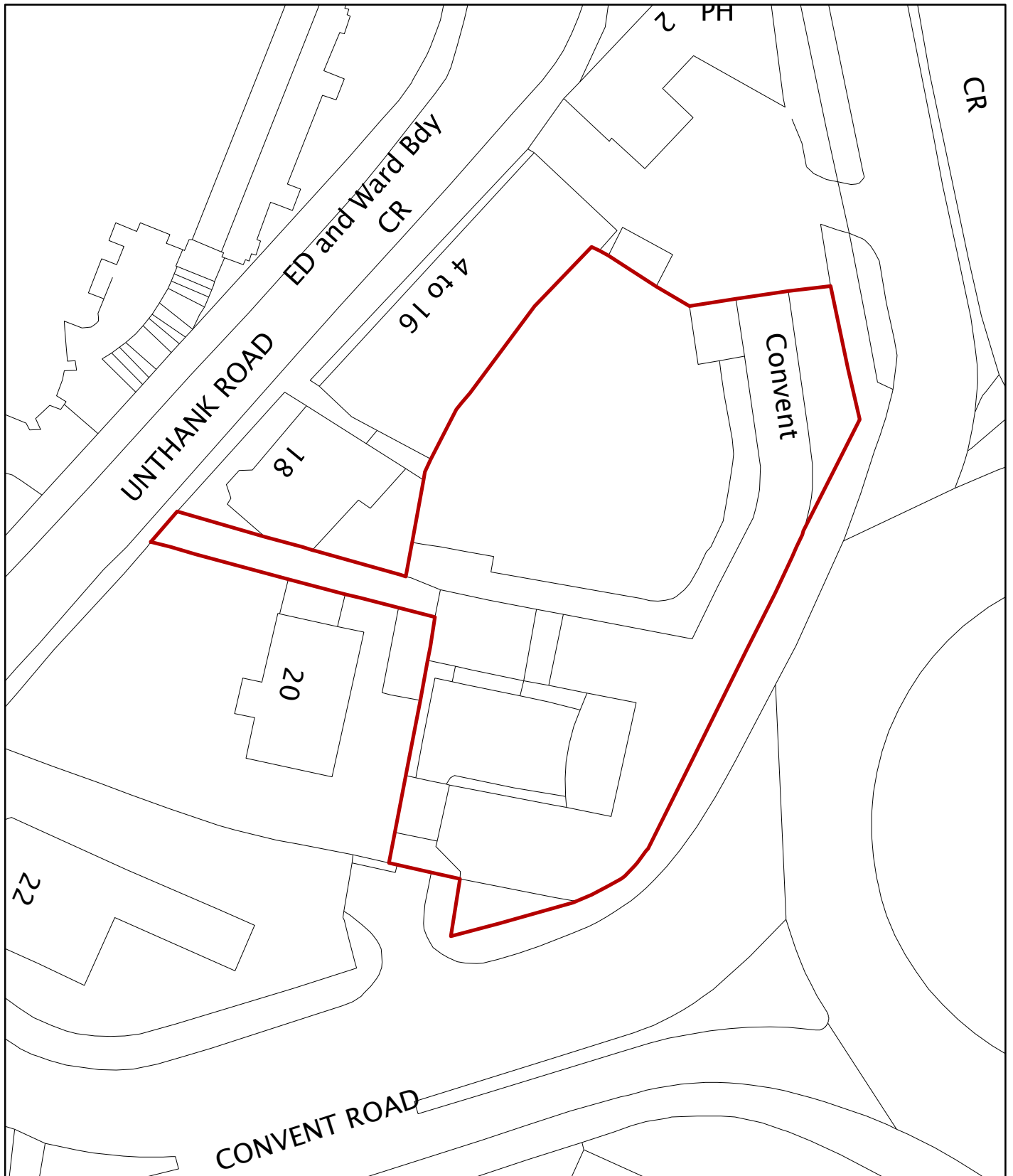
- (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- (2) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- (3) The Court of Appeal has held that this means 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. Furthermore, less than substantial harm having been identified does not amount to a less than substantial objection to the grant of planning permission.

Report to	Planning applications committee	Item
	29 January 2015	
Report of	Head of planning services	
Subject	Application no 14/01413/F - Emmanuel House, 2 Convent Road, Norwich, NR2 1PA	4(a)
Applicant	Dacre Property Holdings	
Reason for referral	Objection	

Ward:	Town Close
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Change of use and conversion of offices (Class B1) to provide student accommodation (Class Sui Generis) including ground floor infill extension.		
Representations		
Object	Comment	Support
4		

Main issues	Key considerations
1. Principle	Loss of office space; principle of new use
2. Neighbouring amenity	Noise, antisocial behaviour, disturbance; overlooking
3. Occupier amenity	Room sizes, communal space
4. Transport	Highway safety, cycle/refuse storage and servicing
Expiry date	25 December 2014 extended to 6 March 2015
Recommendation	Approve



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Planning Application No 14/01413/F

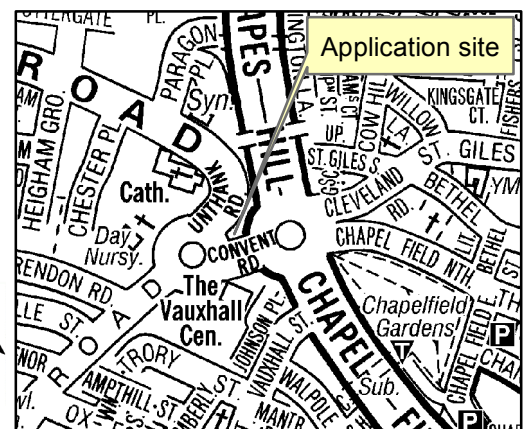
Site Address Emmanuel House, Convent Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. Emmanuel House is a two storey building on the north side of Convent Road. The brick building follows the curve along the north west side of the Grapes Hill roundabout and is separated by the properties along Unthank Road by a courtyard. Built in 1969, its retained cell-like design reflects its original use as the Convent of the Little Sisters. Most recently it has been used as offices.
2. The surrounding uses are mixed in nature, with adjacent to the site: a pub to the north, commercial and residential to west and further surrounding the site, retail, sheltered housing, the R.C Cathedral and hotels. The occupied annexe within the curtilage of 20 Unthank Road directly abuts the application building.
3. The entrance to the site is from Convent Road with vehicles passing under the building into the first smaller courtyard and under again to reach the main parking area in the larger courtyard. Pedestrians enter the building through the entrance in the first courtyard. There is a secondary entrance from Unthank Road between Nos.18 and 20 but this does not appear to have been in use given the tree growing in front of the gate.

Constraints

4.
 - Within Heigham Grove conservation area
 - Statutory listed buildings nearby – Temple Bar (grade II*), R.C Cathedral (grade I)
 - Locally listed buildings – 18, 20, 22 Unthank Road.
 - Traffic noise from Earlham Road, Convent Road and Inner Ring Road.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/1987/0382	Change of use from convent to hostel	APP	02/04/1987
4/1987/0972	Use of convent as offices at Convent	APP	18/08/1987
4/1987/1236	Change of use to supervised hostel for young homeless males (Class C2)	APP	04/11/1987
4/1989/0073	Alterations and erection of two storey extension to form offices and formation of car park.	REF	23/02/1989
4/1989/0407	Alterations and conversion to form offices and formation of car park.	INSFEE	25/05/1989

07/01216/C	Demolition of wall between Emmanuel House and 18 Unthank Road to soil level.	APPR	25/11/2009
08/01318/F	To demolish the wall between Emmanuel House and 18 Unthank Road to soil level and then rebuild using similar materials. The wall is 10M long and 2.3m High.	APPR	25/11/2009

The proposal

6. To change the use of all floorspace within the building from office (Use Class B1a) to student accommodation (Use Class Sui Generis). The Also proposed is infilling ~17sqm at ground floor in the centre of the site which is currently used for vehicles exiting the courtyard.
7. Some car parking will be retained in the smaller and main courtyards with the rest of the space in the main courtyard to be used as a decked amenity area and for cycle parking. The Convent Road entrance is retained for both vehicles and pedestrians.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	40 student flats
Total floorspace	1046sqm
No. of storeys	2
Appearance	
Materials	Brick to match existing on infill, render and cladding in other areas
Energy and resource efficiency measures	Air source heat pump (ASHP) at ground floor facing main courtyard
Transport matters	
Vehicular access	Existing vehicle entrance from Convent Road
No of car parking spaces	12
No of cycle parking spaces	48
Servicing arrangements	Refuse stored within site and collected from Convent Road entrance. See main issue 4.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Five letters of representation from four individuals, including one councillor objection, 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
Annexe and garden directly adjacent is quiet and secluded. Proposal would alter character of area.	Location and character of area – see main issues 1 and 5
Introduction of 40 students will be highly intrusive and disturbing, particularly late at night and early hours. Students bring noise and unruly patterns of behaviour as already experienced. Would compromise living and working conditions (the garden of No.20 is also used for work).	Noise and disturbance – see main issue 2.
Concern about music and general disturbance to garden and annexe, i.e. from bedroom windows facing residential property.	Noise and disturbance – see main issue 2.
Noise from laundry room adjacent also an issue alongside rooms.	Noise and disturbance – see main issue 2.
Overlooking from first floor windows to garden of No.20.	Overlooking – see main issue 2
Location is unsuitable and offices should remain.	Loss of office space and principle of use – see main issue 1.
Is there reliable and relevant evidence for need for student accommodation? Thriving buy to let market suggests otherwise.	Need for student accommodation – see main issue 1.
Demolition of rear boundary wall would exacerbate issues and we trust it is not part of proposal.	The loss of the wall is not shown as part of the proposal.
It has been some 20 years since site was used as residential and increase in traffic will cause issues for noise and air quality for some living quarters. This should be	Occupier amenity – see main issue 3.

evaluated.	
<i>Follow-up representation from No.20's annexe following laundry room revision:</i> Although it will mitigate one concern, the students will inevitably create noise, impacting my work. Objection still stands.	Noise and disturbance – see main issue 2.

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. Laundry room is not entirely isolated from annexe and vibrations travelling through Party Wall may cause issues. Details required for positioning or mounting of machines to avoid transmission of structure borne sound. Room 01 faces onto road and road traffic noise could cause concern. Condition recommended for NIA to ensure noise inside room meets WHO guidelines. Before any room is used for the proposed use the windows on the habitable rooms shall be insulated in accordance with a scheme to be agreed. This may require acoustic vents. **Following additional information:** subject to condition, laundry layout is fine; air source heat pump specification is fine to condition.

Highways (local)

11. Suitable in principle in its position and amount, edge of city centre with high potential for sustainable travel. 48 cycle spaces is welcomed and cyclepods are innovative and suitable for the usergroup in a managed private environment such as this.
12. Given the extra use by pedestrians and cyclists a number of highway improvements are needed, for instance blister tactiles at dropped kerbs on uncontrolled crossings. Cycle routes to and from the site are currently inconvenient and there is a risk that those heading towards Unthank Road and the City Centre will face difficulties. It is suggested that the northern side of Convent Road is signposted as shared use for pedestrians and cyclists alongside Advance Stop Lanes at all arms to the Convent Road roundabout. An associated network and safety audit will also be needed.
13. Reduction in car parking spaces is welcome. Premises would be eligible for business parking permits for operational use only – no resident permits would be issued to the residents. The waiting restrictions on the adjacent highway network are adequate and refuse collection would be via a commercial provider. A travel information plan would be needed, with special consideration to how students arrive and depart at the start and end of the academic year and congestion.

Norfolk police (architectural liaison)

14. Comments raised about Secure by Design, including access control, lighting, restriction to parking area, compartmentalisation of dwelling areas and other security measures.

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
- JCS3 Energy and water
- JCS5 The economy
- JCS6 Access and transportation
- JCS9 Strategy for growth in the Norwich policy area
- JCS10 Locations for major new or expanded communities in the Norwich policy area
- JCS11 Norwich city centre
- JCS20 Implementation

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
- DM4 Providing for renewable and low carbon energy
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM8 Planning effectively for open space and recreation
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM19 Encouraging and promoting major office growth
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing

Other material considerations

17. 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
- 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
- NPPF12 Conserving and enhancing the historic environment

18. Heigham Grove Conservation Area Appraisal (March 2011)

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, DM13, DM17, NPPF paragraph 14.

21. Loss of office space

The existing floorspace is in lawful B1a office use but not in an office priority area. Of relevance is DM17 as the total floorspace is below 1500sqm and is not 'high quality'. A letter has been submitted from William Jones, Head of Norwich Commercial at Bidwells, which supports the loss of the office space. The internal layout is described as highly unlikely to suit any company's occupational requirements as the majority of occupiers in the market typically seek modern open plan offices with specifications including raised floors or perimeter trunking, suspended ceilings and recessed lighting and more often than not comfort heating and cooling. With its long and thin floors serving cellularised rooms, the layout of Emmanuel House is inefficient and inappropriate for modern office use and there is little evidence to suggest otherwise. To supplement this point Bidwells have stated that supply far outstrips demand, with around 10% lettings, the majority of which are for Grade A open plan high specification offices. For the purposes of DM17, the loss of this particular office space is justified under criteria (a).

22. New student dwellings

New student accommodation of this type is assessed against the criteria set out in DM13:

- a) The site is not designated or allocated for an alternative non-residential use;
- b) The site is designated or allocated for housing development and it can be demonstrated that the proposal would not compromise the delivery of a sufficient number of dwellings to meet the calculated five-year housing supply requirement for the city; and in all cases

- c) The location provides convenient and direct pedestrian access to local facilities and bus routes;
- d) The provision of shared amenity space is satisfactory for use by residents and visitors;
- e) Applicants can demonstrate the provision of satisfactory servicing and warden/staff accommodation.

23. The proposal is considered to accord with these criteria, some of which are assessed in greater detail later on, for instance c (main issue 4) and d (main issue 3). The proposal is speculative, but there is no clear obstruction through policy or supplementary guidance against this. There is a clear need for additional student housing in Norwich.
24. New student accommodation must also comply with the general criteria of DM12. The proposal accords with most of these criteria and where it fails to this does not present a significant issue. The criteria should be applied reasonably within the context of the development. The proposal involves conversion of an atypically-laid-out building to student accommodation where the Lifetime Homes and a mix of dwellings and uses are either impracticable or not applicable.
25. The site is well suited to student accommodation both in terms of its layout and its position in relation to the city centre, which offers excellent walking distances to services and bus routes. Alongside its cycle provision and reduction in car parking this ties in well with the overarching sustainability policy DM1. In terms of its impact upon the character of the area, the Heigham Grove conservation area appraisal sees this particular subarea (A) as an area of transition – it has a more urban character and is recognised as closely connected to the city centre despite the inner ring road separation. This is due to the scale of the buildings, the grain of development and the mixture of uses. The proposed student accommodation would continue in this vein and is an appropriate use of the building. The impact upon amenity is explored in the next main issue.

Main issue 2: Neighbouring amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
27. As identified in the supplementary text of DM13, it is important that proposals such as this take account of effects on the surrounding area. In this case, given the mixed use of the area, its effect on a perceived residential character would be fairly minor but this is addressed in main issue 5. The most pertinent issue would relate to the impact on the amenity and working conditions of those neighbours nearby. One of the main issues raised in letters of objection is noise from the students.
28. It is acknowledged there will be a higher level of activity within the site as well as to and from it. However this is not a peaceful and quiet area as it is on the edge of the city centre, adjacent to the inner ring road on one side and separated from the Earlham Road on the other by residential and commercial properties including a beer garden to a public house.. One important means of reducing disturbance to the adjacent dwellings would be to require a condition ensuring the passageway between 18 and 20 Unthank Road is not used. In addition, while it would be impossible for the planning process to completely remove any antisocial behaviour, it would be prudent

to attach a condition requiring details of a management plan. This can then be implemented and enforced by the on-site staff. This plan should include rules on the use of the amenity area and on issues such as loud music. The students would be expected to sign an agreement with their tenancy, for instance car parking, and it would not be unreasonable to expect this to overlap with the requirements of the management plan with regards respecting the living conditions of the neighbours.

29. Given the position of the site within an area already relatively busy with both vehicular and pedestrian traffic, the proposal is considered acceptable. The ability to manage the site and the behaviour of the occupants (to a degree considered reasonable) is considered to adequately address the amenity concerns in relation to noise and disturbance from antisocial behaviour. It is important to note that any future ongoing noise issues may also be addressed through Environmental Protection legislation.
30. The laundry room abuts the occupied annexe of 20 Unthank Road, raising the potential for vibrational transfer causing disturbance to living and working conditions of the occupier. The layout has been revised to position the machines away from the Party Wall on a noise attenuated plinth. A condition is necessary to require detail of the final layout and mounting of the appliances to reduce the opportunity for disturbance. Environmental Protection are content with this approach. Above the laundry room there is a physical separation between the buildings and no significant issues are raised for transfer of noise. Matters of potential disturbance through general noise will be covered through the management condition.
31. Without any new structures at first floor there is no loss of outlook for neighbours. With regards overlooking, rooms 23, 24 and 25 on the first floor directly face the rear windows of 20 Unthank Road, but at a distance of ~21m this is not considered to lead to a significant loss of privacy. The windows facing into the courtyard on rooms such as 20 and 26 do not provide realistic opportunities for overlooking into the windows or gardens of 18 and 20 Unthank Road given the oblique angles and the position of the annexe. Views of the garden of No.20 are fairly limited and what little privacy is lost is acceptable in the urban context.
32. Due to the distance from the neighbours the proposed air source heat pump will not cause significant noise issues.
33. The amenity of those occupying the student flats is including in the main issue below.

Main issue 3: Occupier amenity

34. Key policies and NPPF paragraphs – DM2, DM11, DM12, DM13, NPPF paragraphs 9 and 17.
35. The main issues for the future occupiers come from how liveable the place will be, including considerations of floorspace, shared facilities, noise and overlooking.
36. Its original use as a convent clearly informed the design of the building, which fundamentally remains the same today. The rooms are separated from the road by the corridor which has small openings and skylights providing daylight. It is clear from visiting the site that this buffer will satisfactorily address any concerns about road noise disturbing the occupants. One exception to this is room 01 on the ground floor, adjacent to the Convent Road entrance. This room has windows opening out onto the road and Environmental Protection are happy to condition details of their replacement

in order to bring internal noise levels within World Health Organisation standards. The condition will require these details prior to occupation and will ensure their retention thereafter.

37. An important consideration in DM13 is the shared amenity space. The size and layout of the external space in the courtyard is adequate and will be subject to a landscaping condition to make sure. Internally there is one main communal area on each floor. The application has been amended to provide an additional kitchenette on each floor also to better serve some of the rooms on the periphery. In terms of room sizes, the rooms range from 7.3sqm to 12.1sqm with those in the southern end of the site generally being more generous than those along the corridor to the north. The two accessible rooms, at 23 and 17.2sqm, are the only rooms featuring en-suites.
38. Although the council's policy now includes space standards, these do not extend to student accommodation such as this. For single rooms without bathrooms these sizes are acceptable given the adequate internal and external communal facilities, including a communal gym. This is helped by relatively good natural light and outlook for the majority of the rooms. There will be some overlooking between some units facing the smaller courtyard. At a distance of ~11m it is not severe given the tight-knight nature of the site and its surroundings and it should not raise significant issues.
39. The air source heat pump has to be located near the existing boiler, which places it near one student bedroom in particular. An indicative specification of the type of ASHP required has been provided which shows that the noise it would typically produce would be unlikely to cause significant disturbance to the point mitigation measures would be needed. A condition will require the final specification and a schedule of maintenance.
40. The Grapes Hill Air Quality Management Area is adjacent to the site. As the habitable windows do not face onto the road there are no significant issues for the air quality of the rooms. The scheme should in theory be a less polluting use given the reduction in car parking spaces and its sustainable location for this use. Environmental Protection raise no issues on the matter as they have done some monitoring in the area and have not identified a significant problem.

Main issue 4: Transport

41. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, DM32, NPPF paragraphs 17 and 39.
42. There is an overall reduction of four car parking spaces to leave a total of 12 spaces which is welcomed. No parking permits will be issued for residents but the premises would be eligible for business parking permits where an operational need is demonstrated. The main means of transport would be via foot, bus and bicycle, and 48 spaces are provided within the main courtyard via 'cyclepods' (vertical cycle storage), an acceptable specification and number. With its position on the north side of Convent Road there is a potential risk for cyclists looking to make their way to Unthank Road and Earlham Road given the three city bound traffic lanes on a roundabout with a history of cycle injuries. Those approaching from the city centre along the Grapes Hill roundabout may also face risks and at the very least be dissuaded from cycling.

43. To overcome this a number of minor highway works will be required, including signposting the north and south sides of Convent Road to allow shared use of the footpath for cyclists and pedestrians. On the south side this will stretch from the existing shared use to the pedestrian crossing point near the Convent Road roundabout. On the north side it will stretch from the pedestrian crossing by 22 Unthank Road all the way east and north around the top of the Temple Bar to where the footpath meets Unthank Road again. At this point a dropped kerb can be put in to allow safer access onto Unthank Road. Also required will be blister tactiles at the dropped kerbs on Convent Road and the adjacent junction with Unthank Road. Advance Stop Lanes and cycle approach lanes are also likely to be required at all arms of the convent Road roundabout. This approach has been discussed and agreed with the applicant's agent and it is considered the most practical means of securing these mitigation works is through condition (see condition 3). Given their minor scale there are more than reasonable prospects of the works being done within the time limit of the application and it is considered to pass the tests of reasonability and enforceability. To ensure flexibility it is recommended that prior to commencement details are sought of the works to be done, which then should be carried out in full prior to occupation.
44. At the beginning and end of term time there could be expected to be fairly large numbers of people picking up and dropping off students and although there is some capacity within the courtyards, to reduce disruption and highway safety issues it would be prudent to attach a condition requiring a Travel Information Plan to be agreed and in place prior to first use.
45. Refuse storage will be stored within the main courtyard, the final position of which will be confirmed through condition. Due to the low height of the entrance refuse collection will be made from the pull-in from Convent Road. The agent has indicated that this would be via a smaller commercial vehicle, which if less than 7.1m long would not cause obstruction on Convent Road. The details of this will also be required via condition.

Compliance with other relevant development plan policies

46. 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
Design and Heritage	JCS2, DM3, DM9, NPPF paras 9, 17, 56, 60-66 and 128-141.	Yes subject to condition. Proposed use has no adverse impact on character of wider or adjacent conservation areas (see main issue 1). The operational development is not considered to have an appreciable impact on nearby locally and statutory listed buildings or conservation areas. External works relate to replacement windows and fire exit door and surround on Convent Road. The former are plain PVC and the latter is of no interest and so their replacement is fine to be sorted via

		condition.
Landscaping and trees	DM3, DM9, NPPF paras 9, 17 and 56.	Yes subject to condition. While some landscaping is being removed, the main courtyard retains enough soft landscaping to provide a visually amenable area. The indicative plan shows some new tree planting.
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	Yes subject to condition. Sustainable constructions measures are not particularly feasible given the constraints of the existing building. An air source heat pump will provide 25% of the estimated heating demand for the building – an estimated reduction in overall energy requirements of 13.5%. Three clothes driers in the courtyard will help reduce energy demand.
Water efficiency	JCS 1 & 3	Yes subject to condition on details of measures to maximise water efficiency.
Sustainable urban drainage	DM3/5	The site is within a critical drainage area and the only additional floorspace is a small infill over existing hardstanding. This is not considered to raise significant runoff issues.

Equalities and diversity issues

47. There are no significant equality or diversity issues.

Local finance considerations

48. 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.

49. 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.

50. There are no significant local finance considerations as the development will not attract a Community Infrastructure Levy charge.

Conclusion

51. Student accommodation is appropriate for this mixed use area on the edge of the city centre and subject to conditions, including on the management of the accommodation, the proposals are not considered to adversely affect the living or working conditions of any adjacent occupiers. Internally and externally the scheme also provides acceptable living conditions for the future occupiers. The proposed highway works will improve the accessibility to and from the building by foot and bicycle and as such there are no outstanding transport concerns. As there are no adverse impacts for the setting or character of any nearby heritage assets the proposal is considered acceptable.
52. 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. 14/01413/F - Emmanuel House 2 Convent Road Norwich NR2 1PA and grant planning permission subject to the following conditions:

1. Standard time limit (3 years)
2. In accordance with the approved plans
3. Within 2 months of the development commencing details shall be agreed in writing with the local planning authority on a full scheme of works for improvement to:
 - a. Advance Stop Lanes at arms to Convent Road roundabout
 - b. Blister tactiles at crossings on Convent Road
 - c. Convent Road footpaths, including extent of shared use and associated signage and works required.No occupation of the development shall take place until these works have been completed in accordance with the approved details and certified as such in writing by the local planning authority.
4. Within 2 months of the development commencing, full details of the proposed management agreement are to be agreed, including the supervision, security and operation and welfare support/provision for the student occupiers and consequences for the impact on the students on the neighbourhood. Use of the site shall be in accordance with the approved management scheme unless otherwise agreed in writing with the local planning authority.
5. Within 2 months of the development commencing details of a landscaping scheme to be agreed (including boundary treatments and proposed lighting), carried out in accordance with details prior to occupation and retained as such.
6. Within 2 months of the development commencing details of replacement windows to be agreed. This detail will include an acoustic assessment to show evidence that noise levels inside room will meet WHO standards. The windows shall then installed in accordance with agreed details prior to occupation and retained as such.
7. Within 2 months of the development commencing details (including scaled drawings) of door(s) and surround to be agreed (including material and finish).

The door(s) shall then installed in accordance with agreed details prior to occupation and retained as such.

8. Within 2 months of the development commencing details of parking, refuse/recycling and covered and secure cycle parking to be provided, carried out in accordance with details prior to occupation and retained as such.
9. Within 2 months of the development commencing details of the refuse and recycling collection to be agreed in writing with the local planning authority. Servicing of the development should be carried out in accordance with these details unless otherwise agreed in writing.
10. Within 2 months of the development commencing details of a Travel Information Plan to be agreed in writing. The TIP shall:
 - a. Include provision for travel information to be made publicised to staff and existing and future potential occupants of the flats; and
 - b. specify different methods to be used for publicity and frequency of review.The TIP shall be in place and made available prior to occupation of the development hereby approved and maintained thereafter in accordance with the agreed review details.

The information within the TIP shall include:

 - i. details of the public transport routes and services available within half a mile walking distance of the site, cycle parking provision and facilities for cyclists on site and any other measures which would support and encourage access to the site by means other than the private car.
 - ii. details of the management of arrivals and departures at the start and end of term times.
11. Within 2 months of the development commencing details to be submitted of measures to maximise water efficiency. The measures shall then installed in accordance with agreed details prior to occupation and retained as such.
12. Within 2 months of the development commencing details of ASHP (manufacturer specification, location and maintenance schedule). The ASHP shall then be installed prior to the first occupation of the building and retained as such in accordance with the agreed maintenance schedule.
13. No use of the passageway between 18 and 20 Unthank Road by occupants or visitors of approved scheme.

Article 31(1)(cc)

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.

Informatives

- 1) Highway works subject to shared use notice fee, Section 278 fees and signs and lines costs. Any scheme may require modification in light of network and safety audit feedback. The applicant to fund all design and implementation costs and fees.
- 2) It is an OFFENCE to carry out any works within the Public Highway without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the developer and Norwich City Council. Please note that it is the

applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the City Council's Transport Team based at City Hall, Norwich. Please contact: transport@norwich.gov.uk

3) Parking permits:

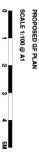
The development will not be eligible for residential on street parking permits, but will be eligible for business permits if justified by operational need.

4) Travel Information Plan

<http://www.norwich.gov.uk/TransportAndStreets/Transport/Pages/TravelPlans.aspx>

5) Street naming and numbering:

Contact Kay Baxter at Norwich City Council if required, tel 01603 21 2468
(Mons & Tuesdays only)



DACRE PROPERTY
Little Sisters

CONTENT

Ground Floor Layout

Proposed GF Layout

Layout 01

09 - 09 - 2014

DRG. No.

FDD 0636 GMD / SIS 004 (a)

SCALE	DRAWN BY
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1:100 @ A1

DRAWN
HLC

REVISÉD

Rev B: 12 - 01 - 15

Air Source Heat Pump Added

COMMENTS

PLANNING

DACRE PROPERTY
Little Sisters

First Floor Layout
Proposed FF Layout
Layout 02

DRG. No.

SCALE

REVISÉD

WC's reconfigured & kitchenettes added.

COMMENTS

PROPOSED FF PLAN
SCALE 1:100 @ A1

A horizontal line representing a proposed FF plan. The line is divided into segments by vertical tick marks. The segments are labeled from left to right as 0, 1, 2, 3, 4, and SM. The segments are of varying lengths, with segment 0 being the longest and segment SM being the shortest.



Report to Planning applications committee

29 January 2015

Report of Head of planning services

Subject Application no 14/01881/A - Prospect House,
Rouen Road, Norwich, NR1 1RE

Applicant Archant

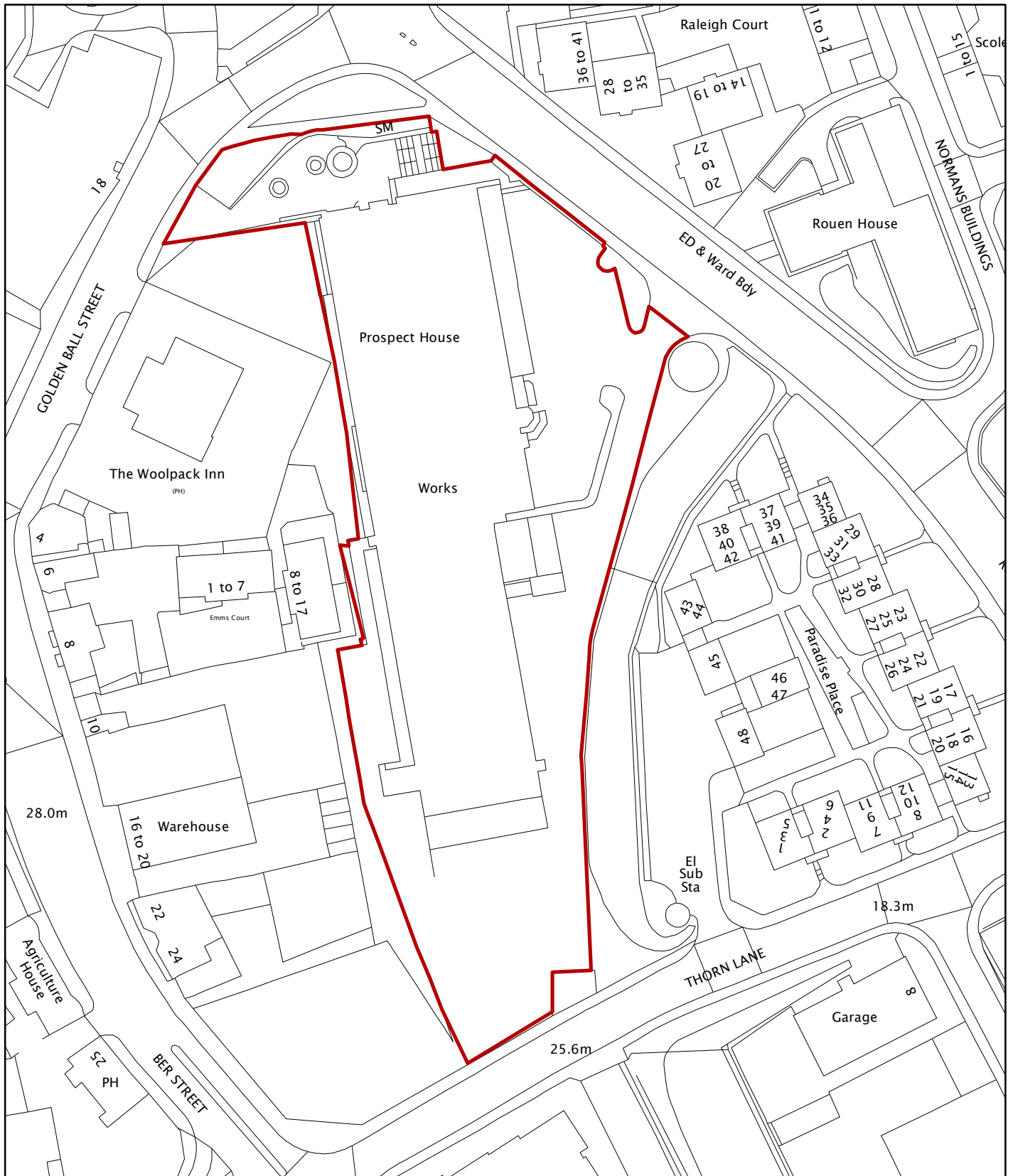
Reason for referral Objections

4(b)

Ward:	Mancroft
Case officer	Lara Emerson – laraemerson@norwich.gov.uk

Development proposal		
Display of 4 No. illuminated signs and 1 No. non-illuminated sign.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1) Design & Heritage (Amenity)	Illuminance, size
2) Public Safety	Distraction to motorists
Expiry date	12 January 2015
Recommendation	Approve



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Planning Application No 14/01526/A

Site Address Prospect House, Rouen Road

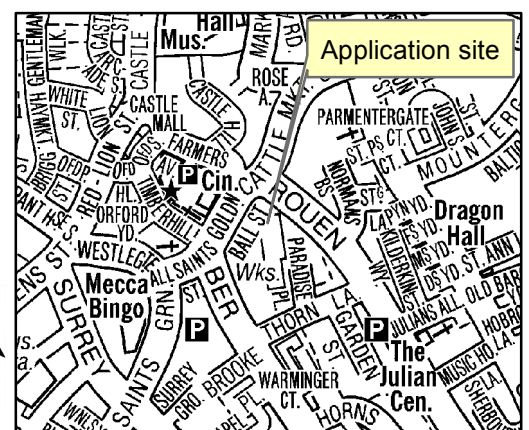
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

Page 40 of 82



The site and surroundings

1. The building is a large and striking office building dating from the 1960s which occupies a prominent site within the city centre. The building has several significant features including a Bernard Meadows statue at the front entrance and bronze-coloured 'Eastern Daily Press' signage on various parts of the building.
2. This is a mixed use area with various commercial and residential uses.
3. The topography of the area is such that Rouen Road to the east of the site is on significantly lower land than Ber Street to the west of the site.

Constraints

4. The site is within the City Centre Conservation Area and there are some locally and statutorily listed buildings in the vicinity

Relevant planning history

Ref	Proposal	Decision	Date
4/1989/1125	Two non-illuminated fascia-level signs.	Temporary permission approved	10/10/1989
4/2001/0258	Display of high level intermittent illuminated digital sign.	Approved	03/09/2001
4/2001/0308	Display of advertising banner for a temporary period between 1st May to 14th May 2001	Approved	02/05/2001
4/2002/0252	Installation of an internally illuminated high level sign.	Approved	12/04/2002
04/01323/A	Temporary display of a banner.	Approved	05/01/2005

The proposal

5. Removal of all existing signage
6. Erection of 5 signs to the north, east and south elevations, each displaying the 'Archant' logo in a red colour

	Sign 1	Sign 2	Sign 3	Sign 4	Sign 5
Location	North elevation	North elevation	North elevation	South elevation	East elevation
	Flint wall	Flint wall	Flint wall	Building façade	Building façade
Size of sign	6m x 3m	3m x 1.5m	3m x 1.5m	3.3m x 1.7m	3.3m x 1.7m
Materials	Steel & aluminium	Steel & aluminium	Steel & aluminium	Steel & aluminium	Steel & aluminium
Text	ARCHANT	ARCHANT	ARCHANT	ARCHANT	ARCHANT
Colour	Red	Red	Red	Red	Red
Height above ground level	1.6m	0.5m	0.5m approx	7m	9m
Illumination	External LEDs	Internal LEDs	None	Internal LEDs	Internal LEDs

Representations

7. This type of application does not require adjacent properties to be notified nor does it require a site notice or press notice to be erected.
8. 2 letters of representation have been received (1 of which is from the Norwich Society) citing the issues as summarised below. Full representations can be viewed at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised Letter of representation	Response
The large sign on the cobbled wall is ugly and this sign should be refused	Paragraphs 16-19
Replacement Archant signage should only be allowed on the upper portion of the Castle frontage and on the Rouen Road frontage	Paragraphs 16-19
The Eastern Daily Press and Evening News branding and signage is an important part of the city's heritage	Paragraph 22
The gold lettering should be retained	Paragraph 22
Issues raised Norwich Society comments	Response
The proposed signs are large, illuminated, inappropriate and clumsy	Paragraphs 16-19
The signs damage the visual quality of this well-known building which has a strong presence in the city	Paragraphs 16-19

The existing signs complement the important Bernard Meadows sculpture	Paragraph 22
It is not necessary to connect the EDP and the EEN with the Archant brand	Paragraph 23

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.

Design and conservation

10. There is no objection to the signage on the building. However it would be preferable not to have signage on the flint retaining walls and it should be located elsewhere on the building itself. Following negotiations, the signage on the foremost retaining wall (sign 3) is deemed acceptable as long as it is not illuminated.

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)**
- JCS2 Promoting good design
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage
 - DM30 Access and highway safety

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF7 Requiring good design (particularly paragraph 67)
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

14. Planning law stipulates that advertisements should be subject to control only in the interests of amenity and public safety, taking into consideration the development plan, so far as material and any other relevant factors.
15. Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest. Factors relevant to public safety include highway safety (including railways, waterways and aerodromes), whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any highway sign or signal and whether the display of the advertisement in question is likely to hinder

the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

Main issue 1: Design & Heritage (Amenity)

16. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-67 and 128-141.
17. The building is a prominent and striking building which can be viewed from a number of surrounding streets. Views from Golden Ball Street are restricted by a number of street trees. The most significant feature is the 1968 Bernard Meadows designed sculpture outside the front entrance.
18. The replacement signage is modest in size when compared with the scale of the building itself. In fact the proposed signs are substantially smaller than the existing signs. The illuminance of some of the signs is not considered to detract from the overall visual amenity of the building and its surroundings.
19. The signs will have a negligible impact on the setting of the conservation area and nearby listed buildings.

Main issue 2: Public Safety

20. Key policies and NPPF paragraphs – DM30, NPPF paragraphs 35 and 66.
21. The signs themselves and their static illumination is unlikely to cause any distraction to passing motorists. Therefore, the signs do not pose a threat to public safety.

Other matters raised

22. The existing signs can be removed at any time without the need for planning consent so the loss of these signs does not form part of the consideration of this application.
23. The content of the signs and association with any brand cannot be considered as part of this application.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Conclusion

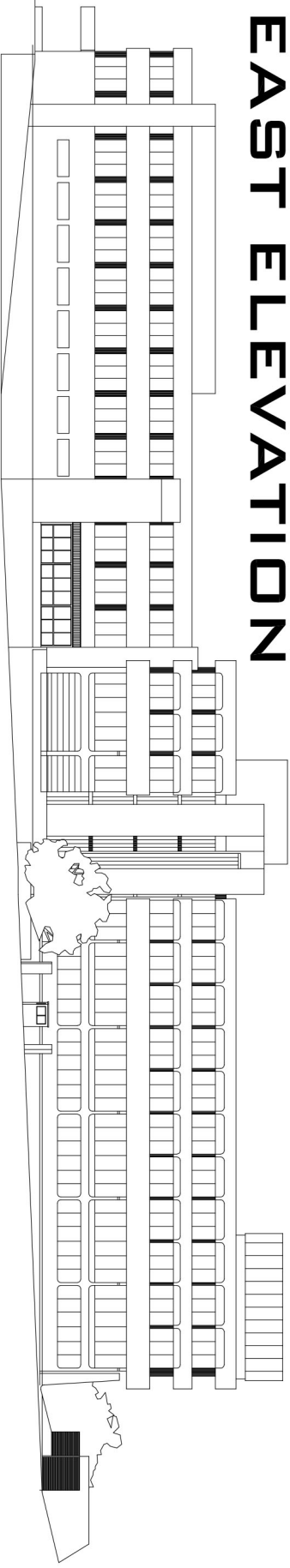
25. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 14/01881/A - Prospect House Rouen Road Norwich NR1 1RE and grant planning permission subject to the following conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to –
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair the visual amenity.
6. In accordance with plans.

EAST ELEVATION



BASEMENT



GROUND FLOOR



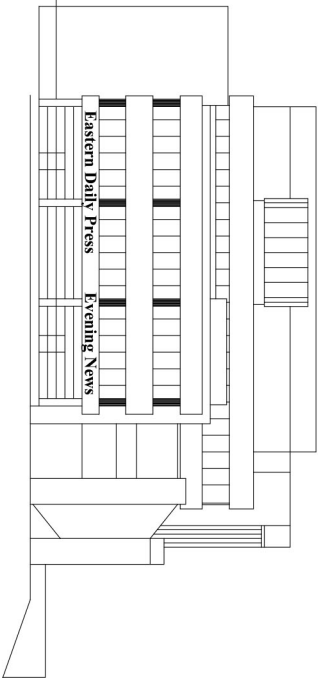
FIRST FLOOR



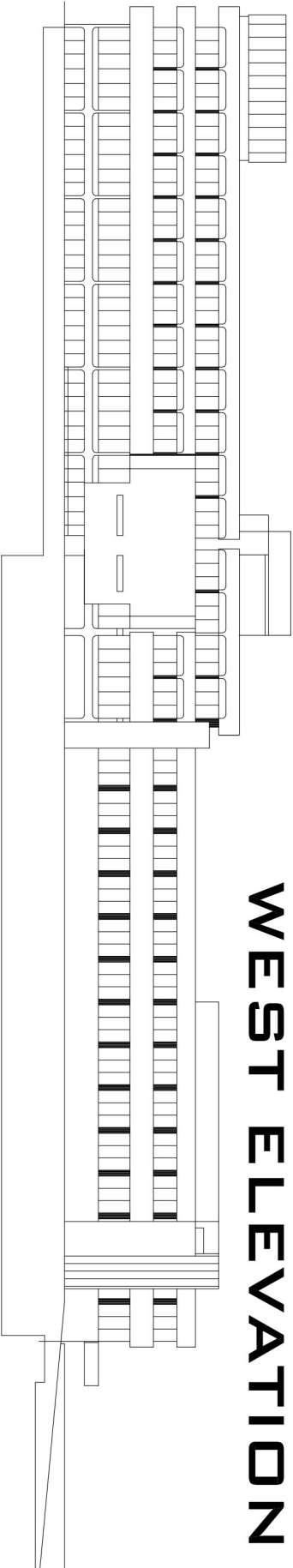
SECOND FLOOR



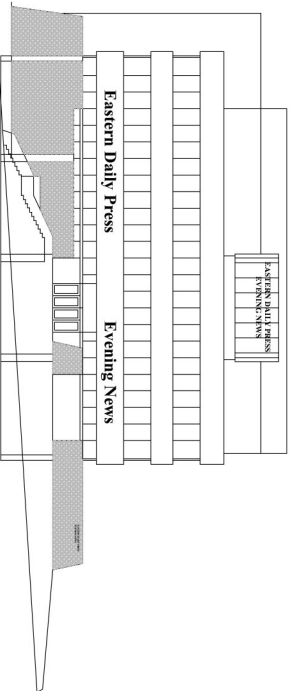
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



DO NOT SCALE FROM THIS DRAWING
All dimensions and levels are given in metres unless otherwise stated.
The Designer shall be responsible for the accuracy of the information provided to the Designer before proceeding.
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bgd burton green design ltd

3 HILTON ROAD, DUNSTON, NORWICH, NORFOLK, NR7 6JZ
01603 441234, 01603 441235, 01603 441236, 01603 441237

ARCHANT

Existing Elevations
Exterior

E

Prospect House
Norwich

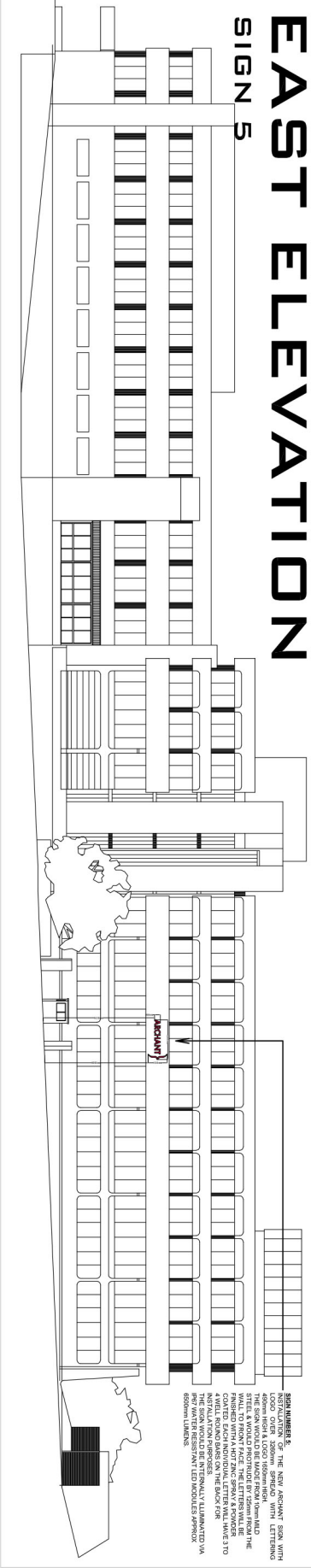
Revisions

A1

25.03.14	SCALE	DWG. NO.	REV.
EG	1:200	14-063-01	

EAST ELEVATION

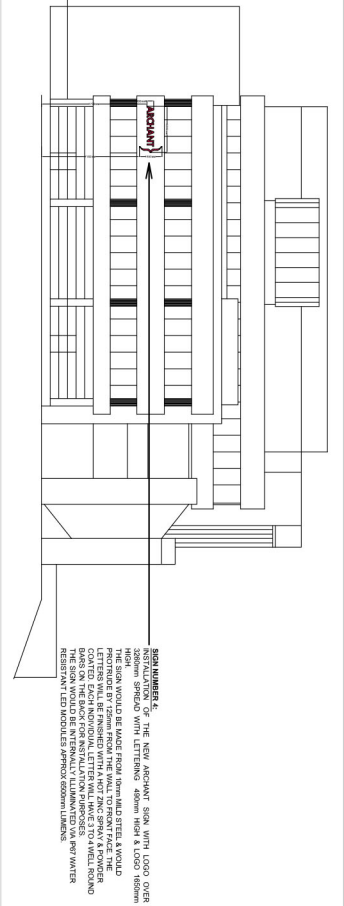
SIGN 5



SIGN NUMBER 5:
INSTALLATION OF THE NEW ARCHANT SIGN WITH LOGO OVER 1200mm SPREAD WITH LETTERING 400mm HIGH & LOGO 160mm HIGH. THE SIGN WOULD BE MADE FROM SPUN MILD STEEL & WOULD BE FINISHED WITH A HOT ZINC SPRAY & POWDER COATED. EACH INDIVIDUAL LETTER WILL HAVE 3 TO 4 WELL ROUND BASES ON THE BACK FOR INSTALLATION PURPOSES. THE SIGN WOULD BE INTERNALLY ILLUMINATED VIA APPROX 6000MM LED MODULES APPROX 600MM LUMENS.

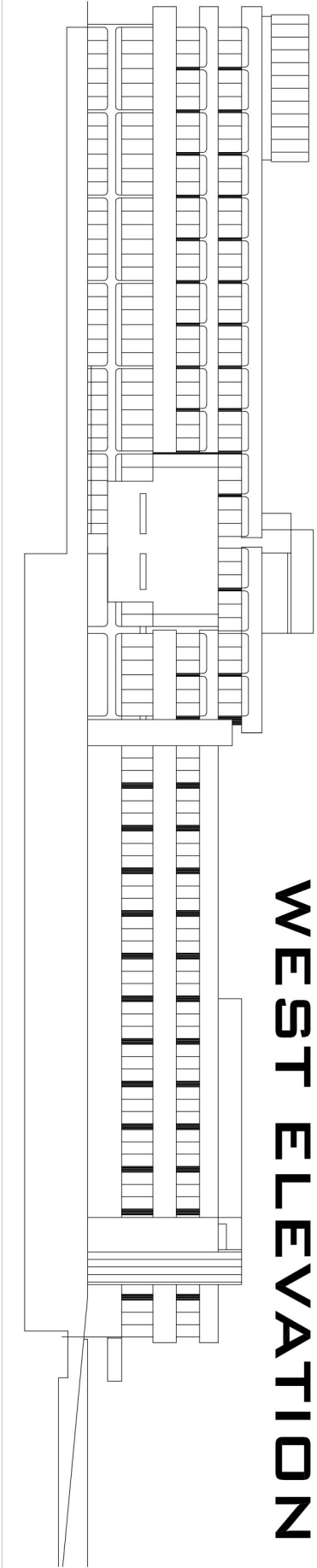
SOUTH ELEVATION

SIGN 4



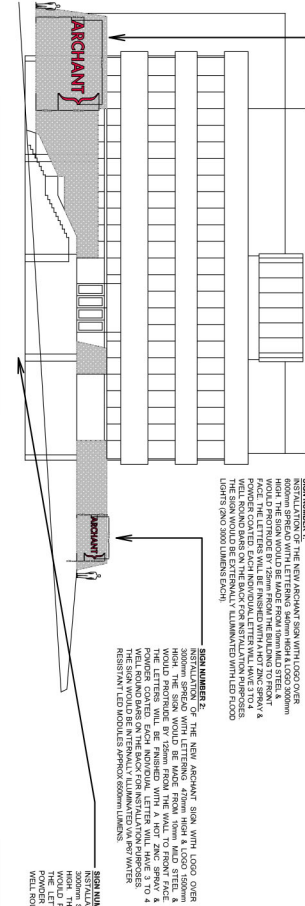
SIGN NUMBER 4:
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WEST ELEVATION



NORTH ELEVATION

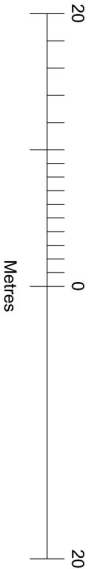
SIGN 1 & 2



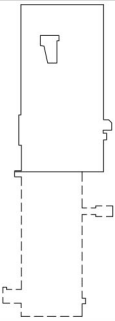
SIGN NUMBER 1:
INSTALLATION OF THE NEW ARCHANT SIGN WITH LOGO OVER 1200mm SPREAD WITH LETTERING 400mm HIGH & LOGO 160mm HIGH. THE SIGN WOULD BE MADE FROM SPUN MILD STEEL & WOULD BE FINISHED WITH A HOT ZINC SPRAY & POWDER COATED. EACH INDIVIDUAL LETTER WILL HAVE 3 TO 4 WELL ROUND BASES ON THE BACK FOR INSTALLATION PURPOSES. THE SIGN WOULD BE INTERNALLY ILLUMINATED VIA APPROX 6000MM LED MODULES APPROX 600MM LUMENS.

SIGN NUMBER 2:
THE NEW ARCHANT SIGN WITH LOGO OVER 1200mm SPREAD WITH LETTERING 400mm HIGH & LOGO 160mm HIGH. THE SIGN WOULD BE MADE FROM SPUN MILD STEEL & WOULD BE FINISHED WITH A HOT ZINC SPRAY & POWDER COATED. EACH INDIVIDUAL LETTER WILL HAVE 3 TO 4 WELL ROUND BASES ON THE BACK FOR INSTALLATION PURPOSES. THE SIGN WOULD BE INTERNALLY ILLUMINATED VIA APPROX 6000MM LED MODULES APPROX 600MM LUMENS.

SIGN NUMBER 3:
INSTALLATION OF THE NEW ARCHANT SIGN WITH LOGO OVER 1200mm SPREAD WITH LETTERING 400mm HIGH & LOGO 160mm HIGH. THE SIGN WOULD BE MADE FROM SPUN MILD STEEL & WOULD BE FINISHED WITH A HOT ZINC SPRAY & POWDER COATED. EACH INDIVIDUAL LETTER WILL HAVE 3 TO 4 WELL ROUND BASES ON THE BACK FOR INSTALLATION PURPOSES. THE SIGN WOULD BE INTERNALLY ILLUMINATED VIA APPROX 6000MM LED MODULES APPROX 600MM LUMENS.



BASEMENT



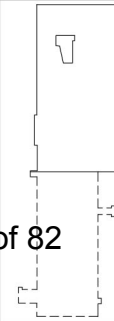
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



DO NOT SCALE FROM THIS DRAWING
Confirmations and Site Contractors must verify sizes and conditions on site before construction. Any discrepancies must be reported to the Designer before proceeding.
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Proposed Elevations
Exterior



Prospect House
Norwich

Revisions		A1	
A	24.10.14	AMENDMENT TO ELEVATION DRAWINGS TO INCLUDE INFORMATION REGARDING SIGNIFICATION OF SIGN PROTECTION FROM BUILDING & ADJACENT BUILDINGS.	
B	20.12.14	AMENDMENT TO SIGN 3 SIGNIFICATION OF EXTERNAL FACE ILLUMINATION FROM THE PROPOSED SPECIFICATION IN LINE WITH COMMENTARY FROM THE CONVENTION TEAM.	
25.03.14		SCALE	
EG		1:200	
		DWG. NO.	
		14-063-02	
		REV.	
		B	

Report to

Planning applications committee

Item

29 January 2015

Report of

Head of planning services

SubjectApplication no 14/01780/F - Land adjacent to 36
Sunningdale, Norwich**Reason for referral**

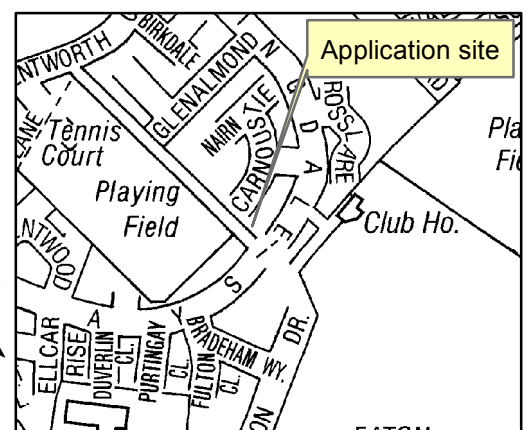
Objection

4(c)

Ward:	Eaton
Case officer	John Dougan - johndougan@norwich.gov.uk

Development proposal		
Erection of a dwelling house.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle of a dwelling in this location	Provision of a mix of housing types, accessibility to shops and services
2 Scale and design	Character of the area, local distinctiveness
3 Trees	Protection of the mature trees with tree preservation orders
6 Amenity	Protection of the amenities of neighbouring properties (outlook, privacy, overshadowing, loss of light and noise).
Expiry date	27 January 2015
Recommendation	Approve



The site and surroundings

1. The site is in a residential area and consists of various styles including chalet and two-storey, with a mixture of materials include red brick, buff brick and cladding. Most of the dwellings sit on generous plots with varying spatial characteristics between each of the dwellings. However, the area to the south-east and west has been redeveloped with modern contemporary properties built using a combination of brick and render.
2. Mature oak trees run along the public footpath that links Sunningdale and Wentworth Green. This group contain trees which have tree preservation order status.
3. The application site lies between the public footpath to the south-west and the adjoining property to the north-east i.e. 36 Sunningdale which is a two storey dwelling with an open garden to the front and garden to the rear. The south-west elevation of no.36 has no windows at first floor level and a small window at ground level but it is not believed to be a primary window serving a habitable room.
4. The adjoining property to the rear is a two-storey dwelling which has windows and a balcony which overlook the application site.
5. Existing boundary treatment to the rear is a combination of 2m. close board fence and overgrown hedge, with the boundary with no. 36 being a 2m close board fence. The boundary to the south-west is a 1.8 metre close boarded fence. The site has been cleared of vegetation.

Constraints

6. Mature trees along the western boundary of the site with tree preservation orders.

Relevant planning history

7.

Ref	Proposal	Decision	Date
08/00046/U	Change of use of site as builders secure compound whilst site opposite is developed. Single container to be stored on site.	APPR	25/04/2008
14/00169/F	Erection of 1 No. four bedroom dwelling with garage.	APPR	16/07/2014
14/01178/D	Details of Condition 3) proposed materials, Condition 4) landscaping and Condition 7) site meeting of previous planning permission 14/00169/F 'Erection of 1 No. four bedroom dwelling with garage'.	APPR	25/09/2014

The proposal

8. Erection of 4 bedroom dwelling with double garage.
9. The current proposal is of the same design, scale and layout to the previously approved scheme. Except that an alternative foundation method is proposed to safeguard the root zone of the protected trees. The revised scheme also amounts to a slight increase in height of the ridge to accommodate the revised foundation system.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	One
Total floorspace	Same as previously approved
No. of storeys	Two (same as previously approved)
Max. dimensions	Same as previously approved (except for the slight increase in height from 7.3 – 7.6 metres)
Appearance	
Materials	Same as previously approved
Construction	Same as previously approved
Energy and resource efficiency measures	Same as previously approved
Transport matters	
Vehicular access	Same as previously approved
No of car parking spaces	Same as previously approved
No of cycle parking spaces	Same as previously approved
Servicing arrangements	Same as previously approved

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view

in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Oversized building on an inappropriate plot	See main issues 1 and 2
Some pruning of the trees has already occurred.	This is a matter which will be investigated by the Council's tree protection officer
Is the revised foundation system sufficient to safeguard the protection of the trees	See main issue 3
Will the pilling process result in instability of adjoining properties and impact on the water table / local drainage.	See other matters
Nuisance from the pilling process	See main issue 4

Consultation responses

11. 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.

Tree protection officer

12. No objection

Assessment of planning considerations

Relevant development plan policies

13. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
14. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- 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
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel

- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

16. 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

17. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
18. The principle of a dwelling of similar scale, design and layout in this location has already been assessed and approved in the previous approval (14/00169/F). With this in mind, that assessment is still relevant to the determination of the current application.
19. The principle of a dwelling in this location is acceptable.

Main issue 2: Design

20. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
21. The reason for the current application is due to change in the design and methodology to be employed to secure the protection of the protected trees along the south-west boundary of the site. This means that the proposed dwelling needs to be raised upon a construction deck above the root protection zone of nearby trees. The new ridge height of the house is raised from 7.3 metres to 7.6 metres
22. It is acknowledged that such a change will increase the height of the house in the street scene. However, as the change reflects the ridge height on the adjoining property, the change to the appearance of the proposed dwelling and character of the area will be negligible.
23. The conclusions of the previous planning approval are still relevant to the determination of the current application i.e. the proposal is of a scale, design and layout which is sympathetic to the character of the area and the visual amenities of the street scene.

24. The proposed materials reflect the range of materials that have already been approved (14/01178/D). With this in mind a further condition relating to the submission of materials is no longer required.

Main issue 3: Trees

25. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
26. The impact on nearby mature protected trees is a major consideration for this development. The trees in question are located along the south west boundary and the footprint of the dwelling and associated driveway/turning area being within the route protection zone of two of those trees.
27. The previously approved application proposed the innovative ‘Abbey Pynford Housedeck System’ method of protecting root protection zones. This was based on an above ground raft, with a void between the existing ground level and the base of the foundation. The suspended slab is supported by piles that can be positioned to suit the ground conditions so as to avoid significant routes. The Council’s tree officer deemed such a solution acceptable.
28. Following further consideration of site conditions the applicant is now proposing a similar method construction to that outlined above, but using a system from an alternative manufacturer. This has resulted in the building height being increased. The Council’s tree officer has reviewed this alternative methodology. It is noted that such a system has not previously been used in the city. However the tree officer and considers that this system, as well the means for protecting root zones in driveway areas and considers them sufficient to ensure that the route protection zones of the protected trees are safeguarded.
29. On the basis of the above, the revised tree protection methods are deemed acceptable subject to a condition requiring a pre-commencement condition with all key parties, enabling the local planning authority to establish a clear method of works and supervision regime.

Main issue 4: Amenity

30. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
31. The conclusions of the previous planning approval are still relevant to the current application i.e. the development will not result in significant harm to the amenities of neighbouring properties. The slight increase in the ridge height will result in negligible change to that original assessment in terms of the outlook, level of light and overshadowing of adjoining properties.
32. It is acknowledged that piling operations can be noisy. However, in the context of a residential area, a development of this scale and nature is not considered untypical and unlikely to occur over a long period of time. Therefore, any noise impacts association with such operations are not considered significant.

Compliance with other relevant development plan policies

33. 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
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes

Other matters

34. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
35. The site is not within a critical drainage area. Nevertheless, the site layout is flat and has a high level of permeable surfacing which is unlikely to lead to any significant surface run off from the site.
36. The previous permission had a condition that no site clearance associated with the development occur between the months of March and August. However, a recent site visit by officers found that the long grasses and mature hedge along the west boundary has already been removed. Therefore a similar condition is not deemed to be necessary.
37. Details relating to materials and hard / soft landscaping have already been approved as part of the recent discharge of condition application and indicated on the current submission. Therefore, this matter does not need to be conditioned on any new approval.
38. Policy DM11 requires that local planning authorities have regard to environmental hazards associated with development such as subsidence, water quality and noise emissions.
39. There is no evidence of subsidence of ground instability on the site and the site is not known to be in a ground water protection zone. With this in mind there are no reasonable grounds to suggest that the piling operations would have a significant adverse impact on neighbouring properties. That being said, separate legislation in the form of the Building Regulations and Party Wall Act are in place to determine the appropriateness of the structure and the stability of neighbouring properties.

Equalities and diversity issues

40. There are no significant equality or diversity issues.

Local finance considerations

41. 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.
42. 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.
43. In this case local finance considerations are not considered to be material to the case.

Conclusion

44. The principle of the development has already been established in the previously approved scheme.
45. The scale, design and layout of the proposal is the same as the previously approved scheme. The slight increase in height and foundation system will have a negligible change to the character and local distinctiveness of the area or the amenities of neighbouring properties.
46. The revised foundation system is appropriate subject to the recommended conditions.
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

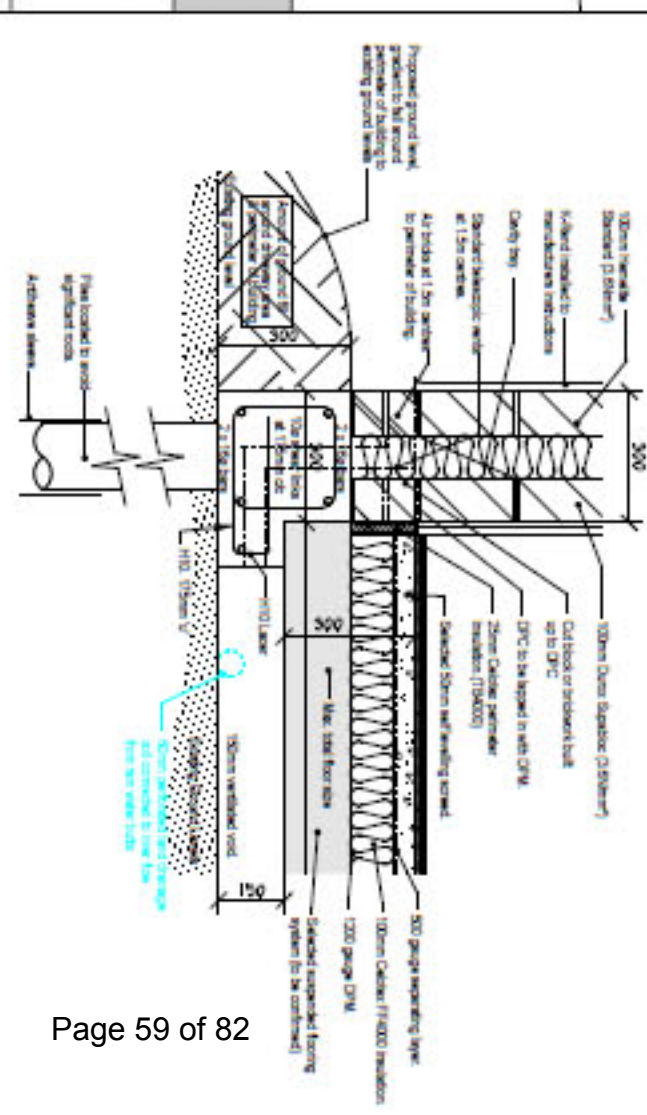
To approve application no. 14/01780/F - Land Adjacent To 36 Sunningdale, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. In accordance with the arboricultural method statement and tree protection Plan
4. Pre-commencement meeting and arboricultural supervision
5. Details of water conservation measures.

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national

planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined above.



Report to

Planning applications committee

Item

29 January 2015

Report of

Head of planning services

SubjectApplication no 14/01757/F - Land North of
2 Primrose Road, Norwich**Applicant**

Mr A Crotch and L M Reid

Reason for referral

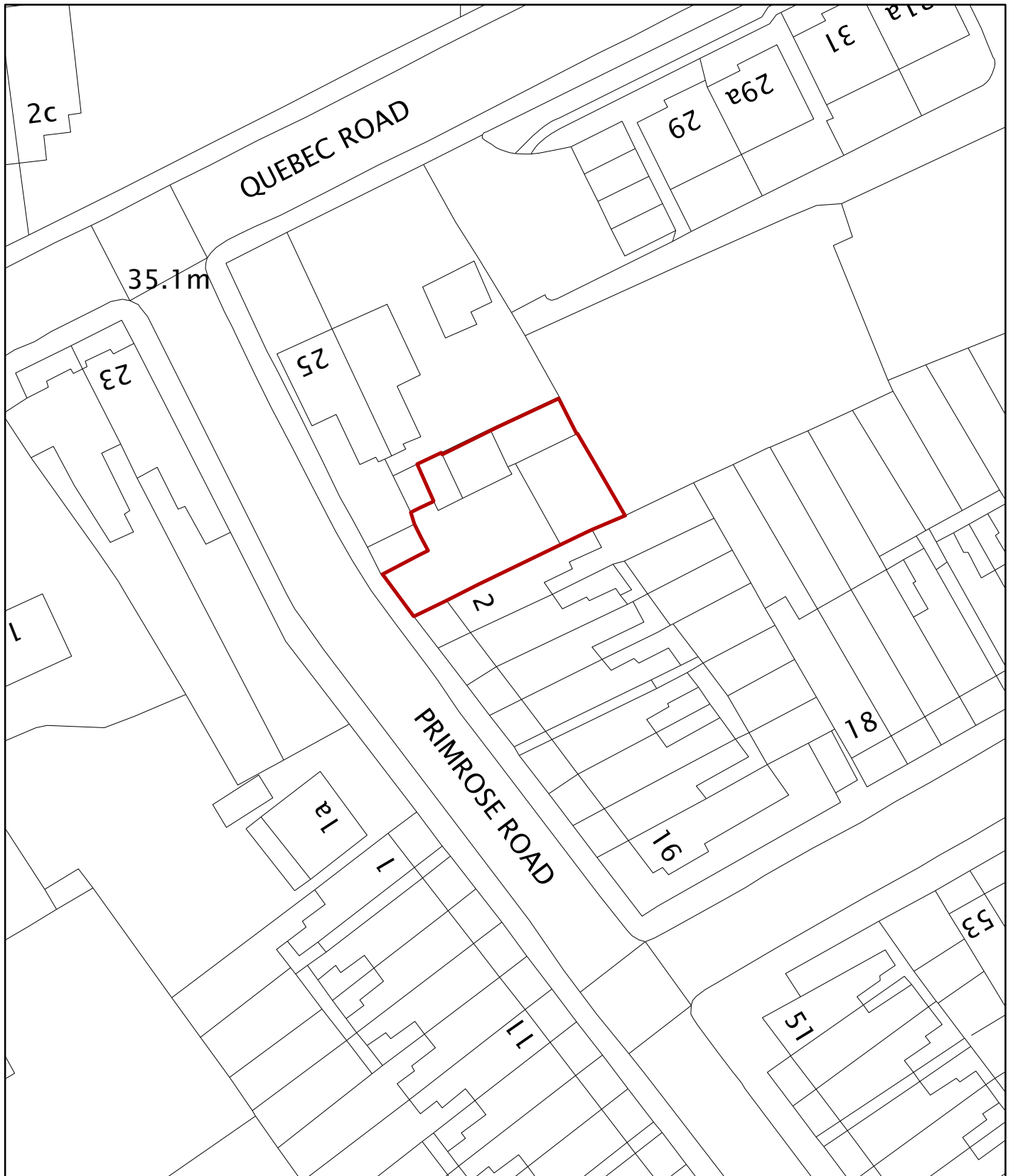
Objection

4(d)

Ward:	Thorpe Hamlet
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Demolition of garages and erection of detached three bedroom dwelling with integrated garage [revised position and layout].		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
1 Principle of development	Removal of garages; new dwelling
2 Design	Impact upon street scene
3 Amenity	Occupier (external space) and neighbouring (overshadowing/overlooking)
4 Transport	Safety of access and egress
Expiry date	4 February 2015
Recommendation	Approve



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Planning Application No 14/01757/F

Site Address Land North of 2 Primrose Road

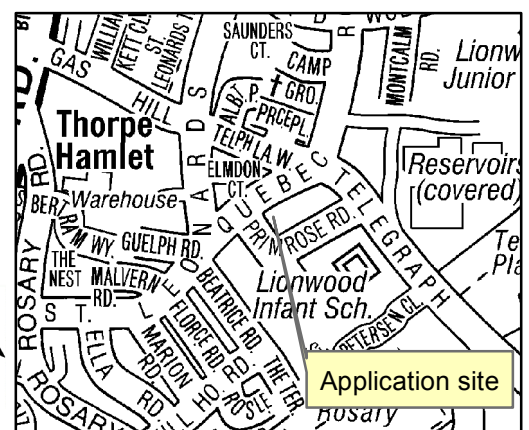
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NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. This application affects the land between 2 Primrose Road and 25 Quebec Road. To the west is Primrose Road and to the east is land with permission for two dwellings (13/01964/F). The application site is currently overgrown and is home to five dilapidated garages. In the northwest corner the red line abuts another garage which is outside the ownership of the site and is to be retained and accessed via the new dwelling's access. Next to this entrance is another garage, facing onto Primrose Road. This is also in different ownership and is being retained, hence the jagged nature of the site.

Constraints

2. The site is not within a conservation area or near any buildings of heritage significance. The garages have clearly not been in use for some time and hence have potential ecology implications. An ecology report has been included. The site is higher than Primrose Road by at least 1.5m.

Relevant planning history

- 3.

Ref	Proposal	Decision	Date
13/01964/F	Site to rear: Erection of 2 No. semi detached three bedroom dwellings.	Refused.	Allowed on appeal 12 th January 2015

The proposal

4. The demolition of five garages and erection of a three bedroom detached house with integral garage. It is separated from the end terrace of 2 Primrose Road by 1.2m and is set back 4m from its front elevation. Shared access to both the house and the remaining adjacent garage is from Primrose Road.
5. Following negotiation the house has been brought forward 1.5m to provide a more agreeable rear garden area.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of affordable dwellings	0

Total floorspace	133.5sqm
No. of storeys	2 (plus liveable loft space)
Max. dimensions	9m high, 8.8m long, 9.4m wide
Appearance	
Materials	Red brick, red clay pantile
Transport matters	
Vehicular access	Via Primrose Road, shared access with garage in different ownership
No of car parking spaces	1
No of cycle parking spaces	2
Servicing arrangements	Bin store to rear

Representations

6. Adjacent and neighbouring properties have been notified in writing. Following the amended layout the application has been re-advertised and this neighbour consultation period expires on the 28th of January. Two letters of representation (one from the Norwich Society) 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
Although it is good to put land to use, shared access causes concern for reversing out onto Primrose Road. Headlights will also shine into window causing potential disputes.	Highway safety – see main issue 4 Headlights/amenity – see main issue 3
Four dormers of 25/27 Quebec Road will overlook proposed garden.	Occupier amenity – see main issue 3
Norwich Society: The front elevation of the proposed house is not in keeping at all with the adjacent Victorian terrace and setting it back from the line of the terrace makes it more conspicuous.	Design – see main issue 2

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.

Highways (local)

8. It is possible to turn in and out in situations like this. It will be tight and they will have to drive with care but no objections raised. Gradient will require design of surface to be resistant to icy conditions.

Natural areas officer

9. The mitigation measures in ecology report should be sufficient subject to changing clearance date from July 31 to August 31 to reduce risk of disturbing any birds with second broods. *[The report has been amended]*

Assessment of planning considerations

Relevant development plan policies

10. **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
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
11. **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
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

12. **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
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

13. 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

14. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
15. The removal of the garages is acceptable given their very dilapidated state. The proposal affects previously developed land in an established residential area. When assessed against DM12 the development accords with all criteria and is in an accessible location for non-car users subject to assessment against the main issues below. Accordingly the principle of the development is acceptable.

Main issue 2: Design

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The proposed house is of a clearly different design than the Victorian terraces adjacent and opposite. Due to the retention of the two garages and requirement of shared access, the dwelling is set back from the established building line of the terrace which is unfortunate. In some specific views this may look odd, but the presence of 25-27 Quebec Road and the detached 1a Primrose Road (opposite the site) establishes there is no one dominant architectural style in the vicinity.
18. It is regrettable that ownership of the two garages could not be sought and a comprehensive development of the site be proposed. This would have made better use of the land and could have undoubtedly produced a much more visually amenable scheme. That being said the proposal must be assessed on its merits. With the separation between the end terrace and the new detached property (1.2m) and the setback of 4m from the front elevation there are only limited views of the proposed dwelling. Even in these views, subject to securing details and samples on the materials, the development is not considered to cause adverse harm to the relatively varied street scene.

Main issue 3: Amenity

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

Neighbouring Amenity

20. A sun-path analysis has been provided which shows there will be some increased overshadowing to the windows on the rear projections of 25 and 27 Quebec Road.

This would typically be in the morning and would be of a fairly minor extent which does not raise any significant concerns. As the dwelling does not extend past the rear elevation of 2 Primrose Road there is no assessment to be made in this respect. In terms of the impact upon the those dwellings to the north recently allowed on appeal (13/01964/F), the development will lead to some shadowing later in the day but given the distance of ~14m, the impact is not unacceptable.

21. There is no adverse impact upon the outlook of the windows of 25 and 27 Quebec Road given the distance (~6m) and otherwise relatively open nature of the space immediately to their east. The same can be said for the impact on daylight levels.
22. The proposal has no windows in the side elevation and although there is some chance for overlooking from the rear windows into the gardens of 2 Primrose Road, opportunities are limited and no concerns are raised. The biggest potential impact comes from the pair of semi-detached houses on the adjacent site. There are habitable rooms facing each other (including balconies on the neighbouring development), which will lead to some overlooking. However given the distances involved (~14m), the change in levels and the vegetation that exists and is expected through the conditioned landscaping, there are no unacceptable concerns for overlooking.

Occupier Amenity

23. The house has been moved forward to provide a more usable rear garden space. It is acknowledged that the space will often be overshadowed by the two storey flank wall of 2 Quebec Road, however the projecting kitchen on the proposed house being single storey should not exacerbate the issue. There is some merit to an argument that that for a family home this space is inadequate in terms of space and its layout. The provision of further garden space at the front does help in this respect and overall it is considered that there is an adequate level of external amenity space for future occupiers. This would be acceptable subject to a landscaping condition to maximise the usability of the space and a condition restricting the normal permitted development rights a dwellinghouse would have to extend and erect outbuildings. This is in the interests of protecting the borderline inadequate external amenity space within the tight site.
24. The issues of overlooking from neighbours does not undermine the provision and given the urban context this is unavoidable and not an issue that can substantiate refusal.
25. Internal space is generous and complies with policy. Headlights from the cars using the garage are unlikely to have much of an effect on the living room for much more than a couple of seconds.

Main issue 4: Transport

26. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
27. The position of the two garages leads to a fairly tight site and a tracking diagram has been provided to show access and egress is possible but turning within the site is not. The parking restrictions in front of the Primrose Road garage and the width of the access should allow for some flexibility on the approach which would be

needed given the parked cars opposite the site. This is acknowledged by the local highways officer as tight but achievable and no objection is raised on behalf of the highway authority. It is noted there would be a need for the landscaping scheme to incorporate details of the surfacing on the access given the gradient and the potential for hazards during icy periods.

28. One car parking space is agreeable with policy given the on-street parking restrictions. Bearing in mind the garden constraints there is sufficient room allocated for bin and cycle storage to the rear. The details shall be secured through condition.

Compliance with other relevant development plan policies

29. 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
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Not applicable

Other matters

30. The matter of biodiversity has been assessed and considered satisfactory and in accordance with relevant development plan policies, the ecology report did not identify any protected species on the site and subject to a condition restricting site clearance between March and September and seeking provision of a single bat box the proposal is acceptable.

Equalities and diversity issues

31. There are no significant equality or diversity issues.

Local finance considerations

32. 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. In this case the development will be liable for around £11, 350 of CIL.

33. 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.
34. In this case local finance considerations are not considered to be material to the case.

Conclusion

35. The proposals is acceptable in principle. The quality of the design and layout of the proposals are hindered by the requirement to retain the two garages next to the site. This awkward layout leads to a debatable level and quality of rear external amenity space for a family home, an issue which is improved by an additional parcel at the front. Vehicle access is also tight but achievable and no significant transport concerns have been raised. The design does have several weaknesses, again partially from the site layout. One of these issues is the discontinuation of the terrace's building line, although it is because of this setback and the position of the other buildings that the prominence and therefore potential impact is somewhat reduced. The effect upon a street scene which is otherwise fairly varied in nature is deemed to be acceptable subject to a good level of detail.
36. It is considered that there are a number of shortcomings which make this decision fairly finely balanced, but given the relatively low level of harm to any neighbouring occupiers and the need for new housing, the recommendation is one of approval.
37. It is considered 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

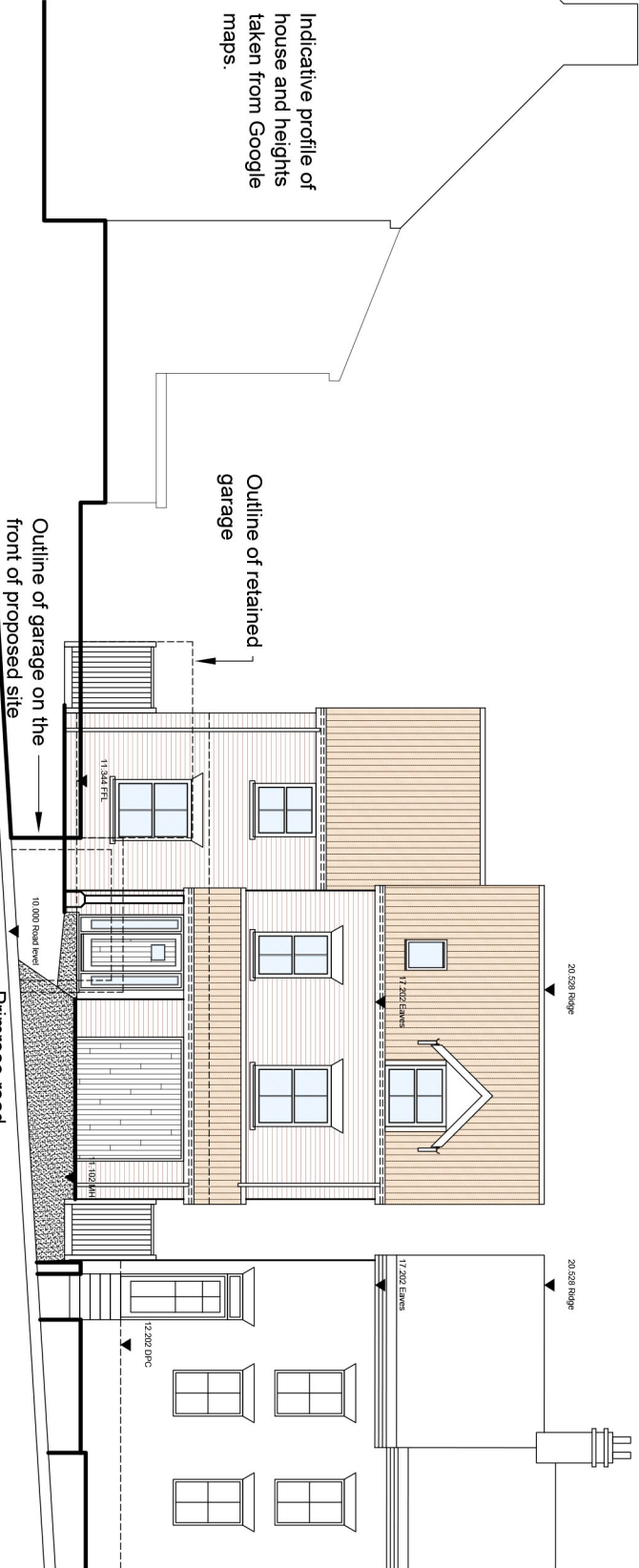
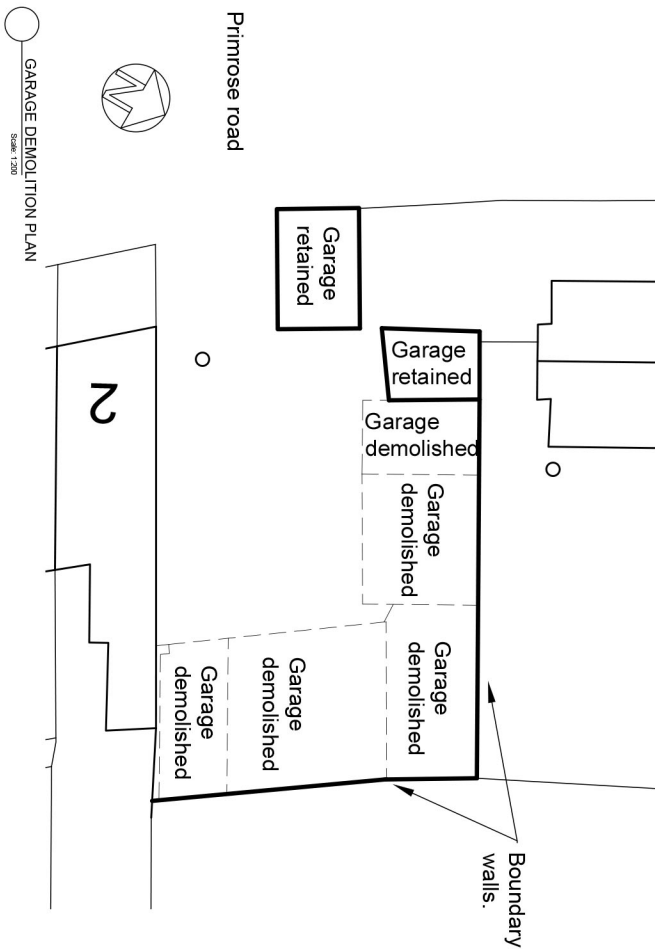
To approve application no. 14/01757/F - Land North Of 2 Primrose Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External materials (including samples), windows, doors, dormer, rainwater goods;
4. Landscaping scheme (to include details of access surfacing);
5. Bin and cycle store details;
6. Water conservation measures;
7. Removal of permitted development rights for extensions, outbuildings etc;
8. No site clearance between March to September;
9. Provision of a bat box.

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has

been approved subject to appropriate conditions and for the reasons outlined in the officer report.



REVISION

PRELIMINARY

PETER CODLING ARCHITECTS

7 THE OLD CHURCH, ST. MATTHEW'S ROAD, NORWICH, NORTHERN, NR6 6BB

01603 868686

www.petercodling.co.uk

Mr A Crotch

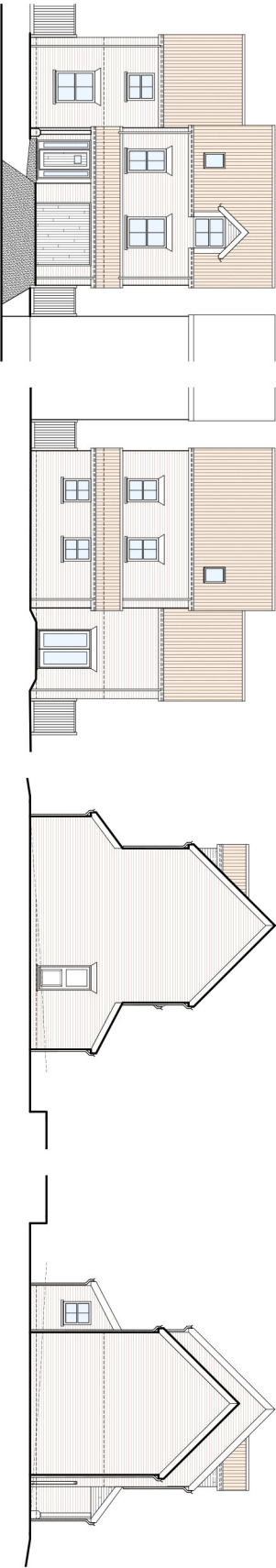
Street Scene viewed from Primrose road.

SCALE 1:100 1:200@A3

JOB NO 5442 03

DATE Dec 14 DRAWN BY NDB

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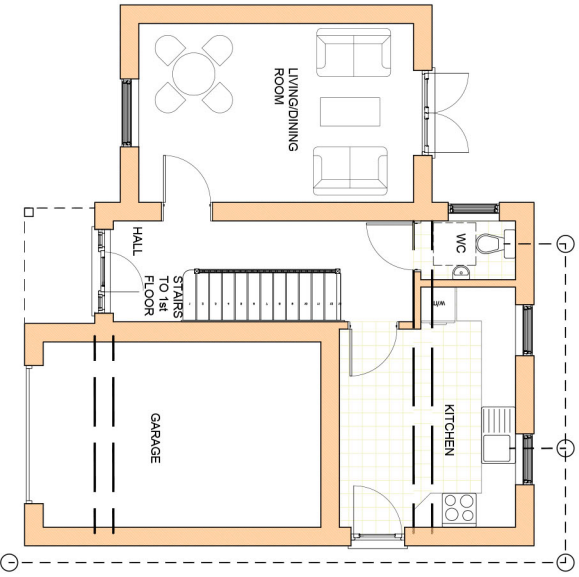


WEST ELEVATION
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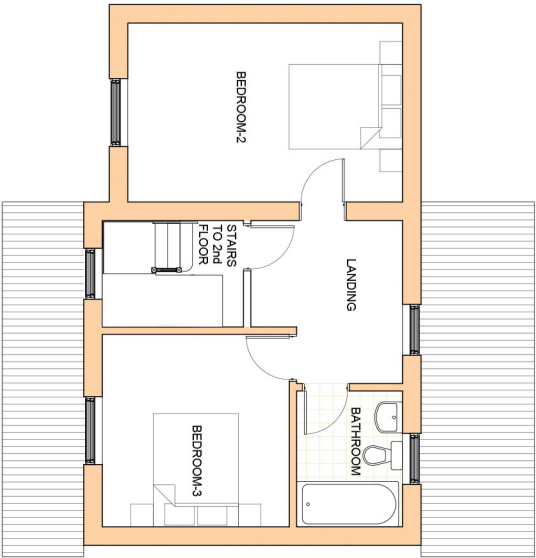
EAST ELEVATION
Scale: 1:100

SOUTH ELEVATION
Scale: 1:100

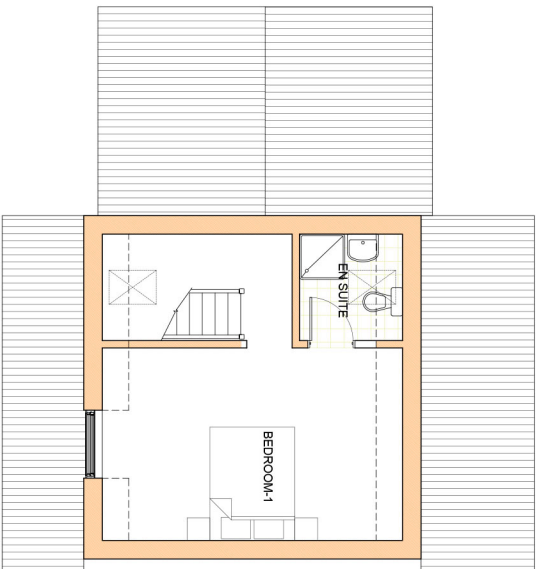
NORTH ELEVATION
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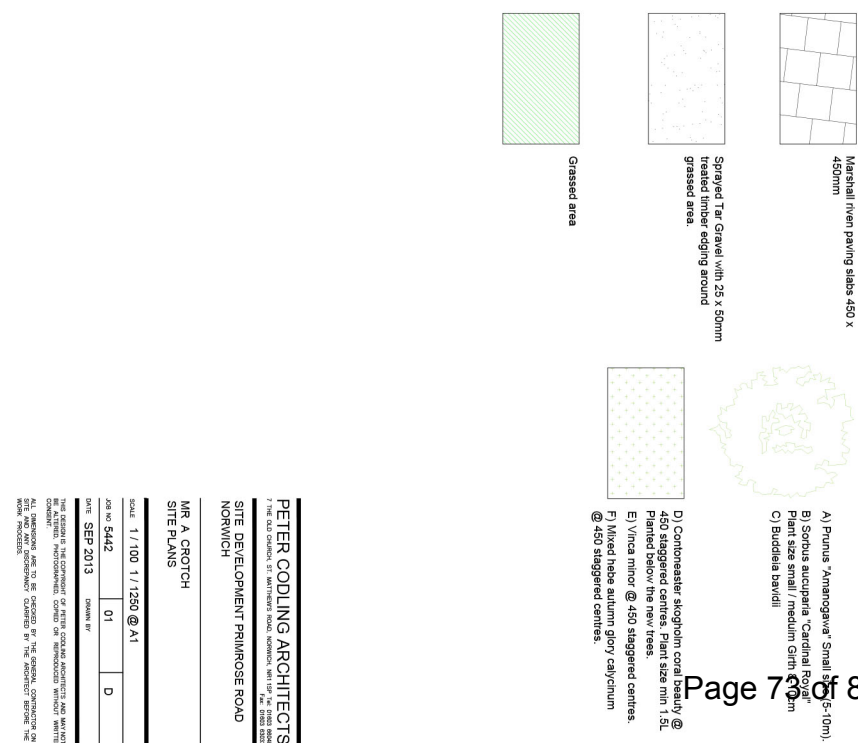
GROUND FLOOR PLAN
Scale: 1:50



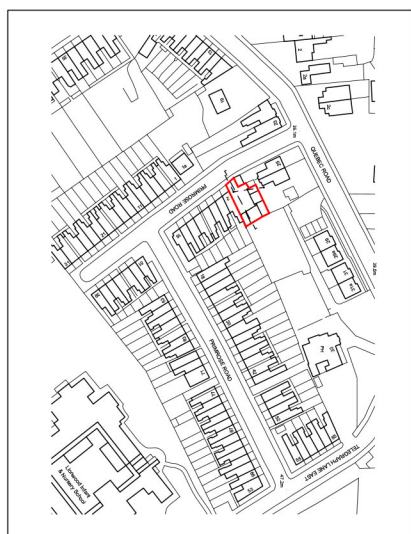
FIRST FLOOR PLAN
Scale: 1:50



SECOND FLOOR PLAN
Scale: 1:50



SITE LOCATION
Scale: 1:1200



Report to	Planning applications committee	Item
	29 January 2015	
Report of	Head of planning service	5
Subject	Performance of the development management service; progress on appeals against planning decisions and planning enforcement action for quarter 3, 2014-15 (1 October to 31 December 2014)	

Purpose

This report updates members on the performance of development management service; progress on appeals against planning decisions and planning enforcement action for the quarter covering the period 1 October to 31 December 2014.

Recommendation

To note the report.

Corporate and service priorities

The report helps to meet the corporate priority a safe and clean city.

Financial implications

There are no direct financial implications arising from this report.

Ward/s: All wards

Cabinet member: Councillor Stonard – Environment and transport

Contact officers

Graham Nelson, head of planning services 01603 212530

Ian Whittaker, planning development manager 01603 212528

Background documents

None

Report

Background

1. On 31 July 2008 the planning applications committee considered a report regarding the improved working of the committee which included a number of suggested changes to the way it operates. In particular it suggested performance of the development management service be reported to the committee and that feedback from members of the committee be obtained.
2. The committee has also asked to be informed on the outcome of appeals against planning decisions and enforcement action.

Performance of the development management service

3. The cabinet considers quarterly reports which measure the council's key performances against the council's corporate plan priorities. The scrutiny committee considers the council's performance data regularly throughout the year and will identify any areas of concern for review.
4. This report will only highlight trends or issues that should be brought to the attention of the planning applications committee for information.
5. Of all the decisions that are accounted for by the governments NI157 indicator, some 151 out of 170 were dealt with by officers (a delegation rate of 88.8 per cent) and 19 applications, were dealt with by committee. Over the past six quarters this rate has varied between 84.4 per cent and 92.7 per cent).

Appeals

6. There were five planning appeals pending or awaiting decision at the end of the quarter. Details of the appeals that have been lodged and are pending a decision are set out in appendix 1.
7. There were no appeals lodged, nor decisions issued, by the Planning Inspectorate in the quarter. However on 12 January a decision was made on the two dwellings at the rear of 27-29 Quebec Rd. and the appeal allowed. This was recommended for approval by officers but was refused by the committee. The Inspector considered the main issues was effect on the living conditions of neighbouring occupants and concluded that "the proposal would result in some loss of sunlight to nearby properties but I am not persuaded that this would result in an unacceptable loss of sunlight" and "due to the design of the proposal and the characteristics of the site and adjoining land I consider any overlooking would be minimal and not dissimilar to that found in built-up areas. I therefore conclude the proposal would not result in any unreasonable loss of privacy"

Enforcement action

8. All items that have been referred to committee or where committee has required enforcement action to take place, since April 2013 are listed in appendix 2.

Planning appeals in progress – Quarter 3 (at 31 December) 2014-15

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
14/00001/REF Application No. 13/01593/CLP	APP/G2625/X/14 /2211377	8 Taylors Buildings Magdalen Road	Refusal for a Lawful Development Certificate for a single storey side extension.	9 January 2014	Written reps	Pending
14/00003/REF Application No. 13/01090/F	APP/G2625/A/14 /2216867	148 Magdalen Street	Refusal of planning permission for demolition of rear outbuildings and extension and construction of 4 No. two bedroom residential flats in two blocks.	23 April 2014	Written reps	Pending
14/00004/REF Application No. 13/01091/L	APP/G2625/A/14 /2216869	148 Magdalen Street	Refusal of Listed Building Consent for demolition of rear outbuildings and rear extension to facilitate construction of 4 No. residential units in rear curtilage.	23 April 2014	Written reps	Pending
14/00006/REF Application No. 13/01540/VC	APP/G2625/A/14 /2220356	Land And Buildings on The north-east side of King Street	Refusal to vary condition 9 of planning permission (app. No. 04/00274/F) to "Within 3 months of the date of this decision moorings shall be provided in full accordance with drawing numbers 046-M-	20 June 2014	Written reps	Pending

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
			1001, 046-SW-220 _ 046-FY-264/1 and shall be retained as such thereafter" Conversion of former flour mills and redevelopment of site to provide 160 residential apartments.			
14/00009/REF Application No. 13/01964/F	APP/G2625/A/14 /2223336	Land Adjacent To 25 - 27 Quebec Road	Refusal of planning permission for erection of 2 No. semi-detached three bedroom dwellings.	12 August 2014	Written reps	Pending at end of quarter and decision received in January (para 7 refers)

Enforcement action

Case no.	Address	Development	Date referred to Committee	Current status	Actions completed*
13/00080/CON SRV/ENF	33 Grosvenor Road	Replacement windows (Art. 4)	25 July, 2013	Enforcement notice appealed and dismissed. The owners of the property are currently liaising with the Design and Conservation Officer on an appropriate window design to replace the existing windows.	No
12/01444/F	Norwich Family Life Church Heartsease Lane Norwich NR7 9NT	Erection of new church building (Class D1) incorporating preschool, sports and community facilities.	18 April 2013 12 Sept 2013	Indication at the time of the application was that portakabin buildings on site would be removed and temporary use of premises on Mason Road would cease following the part completion of a new church building. Members agreed a 15 th month period from the date of the permission to allow this to happen. This expired at the end of 2014, no further contact has been made with the planning service and it appears no action to secure a church building, as previously indicated by the applicant, has happened.	No
10/01081/U	4 - 6 Mason Road Norwich NR6 6RF	Change of use from general industrial to place of worship, non-residential education centre and associated office space.	26 August 2010	See above – temporary permission has expired and building is occupied without the benefit of planning permission. Suggested to authorise cessation of that use in line with the agreed timetable of works and occupation of the church on the Heartsease site.	No
13/00068/EXTE N/ENF	268 Heigham Street	Unauthorised development - shipping container on land	7 Nov., 2013	Notice served and time period has expired for compliance. Prosecution file to be submitted w/c 19 th January 2015.	No
EH12/8433	64-66 Westwick	Unauthorised development –		Notice served and appealed, appeal was dismissed, the notice has not been complied with.	No

Case no.	Address	Development	Date referred to Committee	Current status	Actions completed*
	Street	conservatory fronting the river		Re-listed in Court for 28 th January 2015 at Norwich Magistrates' Court. The defendant will be represented.	
Planning ref 13/01484/A	Sweet Briar Road	Hoardings	6 March, 2014	<p>First correspondence sent to NPS 29/08/2012 and further contact made to NPS on 13/05/2013, 28/08/2014 requesting removal of the sign given its location on council owned land.</p> <p>One sign remaining which is on Council owned land, it would be advisable that NPS Norwich Ltd remove sign rather than reporting for prosecution. We are unable to prove the other large 96-sheet poster panel does not have immunity and as a consequence we are unable to take enforcement action in this particular case.</p>	No
Planning ref 13/01982/F	463-503 Sprowston Road	Aldi foodstore fire escape steps	6 March, 2014	There have been a number of condition compliance issues with the site, these have all now been resolved with the exception of the steps to the fire escape. Aldi have been advised of need to work with local access groups and following a meeting earlier in the year Aldi have agreed to replace the steps with an access ramp. It is understood that Aldi are in the process of commissioning a ramp to be fabricated off site before being installed on site. This matter is to be kept under review. Failure by Aldi to move the matter forward could lead to the issue of a breach of condition notice to be issued pending outcome of this meeting.	No
Planning ref 13/02087/VC and 13/02088/VC	Football ground area	River bank, landscaping, street trees, etc	6 March, 2014	Various compliance dates between August 2014 and August 2017. Various works are ongoing in the area.	No

Case no.	Address	Development	Date referred to Committee	Current status	Actions completed*
13/01540/VC	King Street	Read Mills – moorings on river bank	7 May 2014	Appeal lodged against refusal, the outcome is awaited before further action is taken.	No
14/00920/F	63-67 Prince of Wales Rd and 64-68 Rose Lane	Unauthorised use of external seating / smoking area.	8 January, 2015	Documents passed to enforcement staff	No
14/01660/F	114 Cambridge St	First floor rear extension	8 January, 2015	Documents passed to enforcement staff	No
14/01588/D and 12/01172/F	Airport	Engine testing	8 January, 2015	No action required until the current timetable is breached in February at which point a breach of condition notice can be issued requiring compliance by June 2015.	No

*If the actions have been concluded a “yes” indicates that the item will be deleted from the next quarterly report. Items with ongoing actions (listed as “no”) will be reported next quarter.

