

## **Planning Applications Committee: 26 November 2015**

### **Updates to reports**

#### **Application no: 15/01149/F – Land at Corner of St Saviours Lane and Blackfriars Street**

##### **Item 4 (A) Page 19**

##### **Amendment to conditions**

Condition 4 should clarify that the approved plans also need to make reference to the detailed bin and cycle stores already agreed in 14/01091/D.

##### **Additional letter of representation**

Norwich Society – ‘We have no objection to this application’.

#### **Application no: 15/01204/F – Site between 95 and 111 Adelaide Street**

##### **Item 4 (B) Page 37**

##### **Additional letter of representation**

One letter of representation has been received on the amended proposal. This is from the neighbouring residents to the south (95 Adelaide Street).

The issues raised are as follows:

- Although the revised plans are an improvement we still have objections and concerns.
- The proposal now includes a flat roof to the rear and although no reference is made to it being used as an outside area/balcony, there are windows right above it and as such there could be a temptation to use it as such. This would create health and safety issues as well as overlooking to neighbouring residents and noise. The window should be restricted or something written in the contract to indicate that it should not be used.
- The two storey element is still 1.5m deeper than the neighbouring property to the south so it is still intrusive. The single storey element is higher than the fence so will also impact upon living conditions.
- There is also a proposed door within the side elevation of the single storey element. This is unnecessary and will add to noise and privacy issues.

##### **Officer response**

- To prevent the flat roof being used as amenity space it is proposed to add one additional condition. This would be as follows: Notwithstanding

the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), the flat roof area of the development hereby approved shall not be used as balcony or, in any other way, as a form of roof terrace or extension to the premises.

- With regards to the two storey element due to the distances involved it is not considered that the proposal will be overbearing upon the neighbouring property to the south. Due to the orientation it will not create additional overshadowing.
- With regards to door within the single storey element, although the top of it may be partially visible to the neighbouring property, due to the height of the fence it will not create any overlooking issues to neighbouring residents.

### **Application no: 15/01487/F – The Windmill, Knox Road**

#### **Item 4 (C) Page 53**

#### **Additional information from the agent**

- Currently, maximum number of cars washed in a day is 12. At £6 per wash this is not a profitable enterprise and the applicant would obviously like to see more.
- The car wash water supply is on a separate meter and the applicant is paying for the use, so that alone is a conservation incentive. Not sure if there are any practical means of conserving water via a pressure washer.
- I inspected the silt trap and drain connection myself and the work is definitely complete. The silt trap is a specially built large pit with removable grating (see pic below) which catches all the mud off the cars before it passes on to the sewer. The pit is emptied of silt regularly
- The car position indicated is quite accurate since it puts the vehicle washing directly over the silt trap/drain. There are no other convenient drains to allow other car wash positions. As for water spray blowing into the adjoining gardens, the silt trap drain is 16metres from the eastern boundary, so even with a large car over the drain it will be well away from the boundary. It is also proving difficult to understand how water spray could seriously affect the neighbour given the presence of a substantial close boarded fence and hedge between the car wash and the garden. Picture below:



### **Officer response**

- The data provided by the applicant is consistent with the view of officers that the use is of a scale and intensity which will not cause significant harm to the amenity of neighbouring properties. Nevertheless, restrictions relating to hours of operation and staff is still deemed to be reasonable and necessary to ensure that future expansion does not compromise the amenity of neighbouring properties. Any future changes to these restrictions would need to be regularised by the planning authority.
  - No further comments. See paragraph 36
  - The measures are sufficient for a development of this scale and would not result in any significant harm to sewerage infrastructure.
  - The supporting information provided by the agent indicates that the scale and position of the operation, coupled with the extensive boundary treatment which is unlikely to result in significant levels of water spray entering the rear gardens of the properties to the east.
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