

Planning Applications Committee
30th July 2009
Section C

Agenda Number:	C6
Section/Area:	Inner
Ward:	Mancroft
Officer:	Miss Sarah Platt
Valid Date:	6th June 2009
Application No:	09/00456/F
Site Address:	34 Colegate Norwich NR3 1BG
Proposal:	Erection of single storey rooftop extension comprising two bedroom apartment (including internal alterations to existing 2nd floor apartments).
Applicant:	Premier Properties (East Anglia) Ltd
Agent:	Premier Properties (East Anglia) Ltd

THE SITE

The application site is located on the South side of Colegate on the corner with St Georges Street. The Merchants of Colegate Public House is adjacent to the East, and on the opposite corner of Colegate and St Georges Street is The Last Wine Bar at ground floor level and Merchants Court comprising of offices and residential above. Opposite on Colegate is Bacon House, the ground floor of which is offices and storage with residential above. On the opposite diagonal corner is St Georges Colegate Church.

The wider surrounding area is mainly residential; there are residential flats above Merchants Court, and along St Georges Street itself. St Georges forms a highly used pedestrian and cycle link to the City Centre.

The application site is located within the City Centre Conservation Area and it is within the area of Colegate which has a High Significance in the City centre Conservation Area Appraisal.

PLANNING HISTORY

Planning permission was refused under application reference 4/1999/0166/CU for use of the premises at ground floor level from office and ancillary storage use (Class B1) to a restaurant/cafe with takeaway service (Class A3).

In 2003 permission was granted for the demolition of the existing motor room on the roof and the erection of a single storey roof top extension. The application reference was: 03/00183/F.

A further application for an amended scheme to provide a rooftop/penthouse with a two bedroomed apartment was submitted in February 2009 (Application ref: 09/00140/F) but due to negotiations taking longer than expected it was decided to withdraw the application, continue discussion and re-submit a new scheme.

THE PROPOSAL

The proposal is for the erection of single storey rooftop extension comprising of a two bedroom apartment (including internal alterations to existing 2nd floor apartments) and encompasses many energy efficient design features.

There contemporary design has been reached after extensive consultation with the Council's Design & Conservation section.

CONSULTATIONS

The application was advertised on site and in the press. Neighbouring properties were notified in writing.

1 letter of representation has been received citing the following issues:

- Loss of natural daylight,
- Height of the proposed development, and;
- Overlooking by occupants of the proposed property

The Norwich Society:

The Norwich Society generally welcomes the proposals and they state that they harmonise with the scale and period of the existing property.

PLANNING CONSIDERATIONS

Relevant National Policies:

PPS1 – Delivering Sustainable Development

PPS1 Annex – Planning & Climate Change

PPS3 - Housing

Relevant Regional Policies:

SS1 – Achieving Sustainable Development

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE8 – Development within a Conservation Area

HBE12 – High Quality of Design

HBE13 – Protection of major views and height of buildings

EP18 – High Standard of Energy Efficiency for new development

EP19 – Renewable Energy Development

EP22 – High Standard of amenity for residential occupiers

TRA6 – Parking Standards

TRA7 – Cycle Parking Standards

Supplementary Documents:

City Centre Conservation Area Appraisal.

Principle:

The proposal is in accordance with National Policy PPS3 Housing and will provide additional housing on an existing site within the city centre. The development meets high standards in terms of energy efficiency and meets all the criteria of PPS1 Annex and policies EP18 and EP19 of the Local Plan. It is considered that the design will have a positive impact on the street scene and enhance the character of the City centre Conservation Area.

Concern has been raised regarding loss of light, overlooking and height. Each of these concerns will be addressed separately.

Light:

Concern was expressed about the height of the proposed extension blocking light from residential properties on St Georges Street. The roof top extension is proposed to be set back from the front façade of the building and as such it is not considered to have a detrimental impact upon light into neighbouring properties.

Sunlight and daylight perspectives have been submitted with the application and these will be presented at the meeting. They clearly show that daylight and sunlight into the properties on St Georges Street will not be adversely affected. Therefore the concern raised about the potential for loss of light is not considered to be a reason to refuse this application.

Overlooking:

Issues of overlooking were also raised with regards to residential properties on St Georges Street. Overlooking is not considered to be of concern as the windows

facing the St Georges Street residential properties are windows for a communal stairwell and bathroom (which will have obscure glazed windows). The main windows for the residential area are set back 2.3m. from the existing parapet wall and these will be used predominantly for access onto the roof terrace to the rear area of the roof. This parapet wall of the roof terrace is 5.2 m. from the windows of the residential properties on St Georges Street. It is therefore considered that claims of overlooking and loss of privacy to the adjacent residential units will not be a significant issue.

Height:

The height of the proposed extension has been raised as an area of concern. The height of the previously approved scheme back in 2003 (03/00183/F) was 2050mm in height above the parapet wall. This proposed scheme has reduced this height to 2000mm, a reduction of 500mm. In comparison, this proposed scheme is favourable.

The height is not considered to have a detrimental or negative impact on the surrounding street scene or neighbouring properties with the exception of the view from St Georges Street walking towards Colegate. The mono pitch roof is quite visible but conditions will be placed on any approval to ensure that roofing materials, materials for the eaves, verges and rainwater goods mitigate the visual impact of the extension.

Design:

The contemporary approach to the design of the extension is in contrast to the previously approved scheme (previously approved elevations and floor plans will be shown at the meeting) but it is supported as an innovative design solution to the situation. Art Deco references have been made which relate the existing building to the new extension and the elevation appears balanced and picks up the symmetry and horizontal emphasis of the elevation below.

Conclusions:

In conclusion, the proposals are considered to be in accordance with national, regional, and local policy. The proposals are considered to have a positive impact on the street scene and wider conservation area. The roof top extension sits comfortably with the existing elevations and reflects their design and appearance. Conditions can be placed on an approval to ensure that all materials used will enhance the appearance on the elevations.

RECOMMENDATIONS

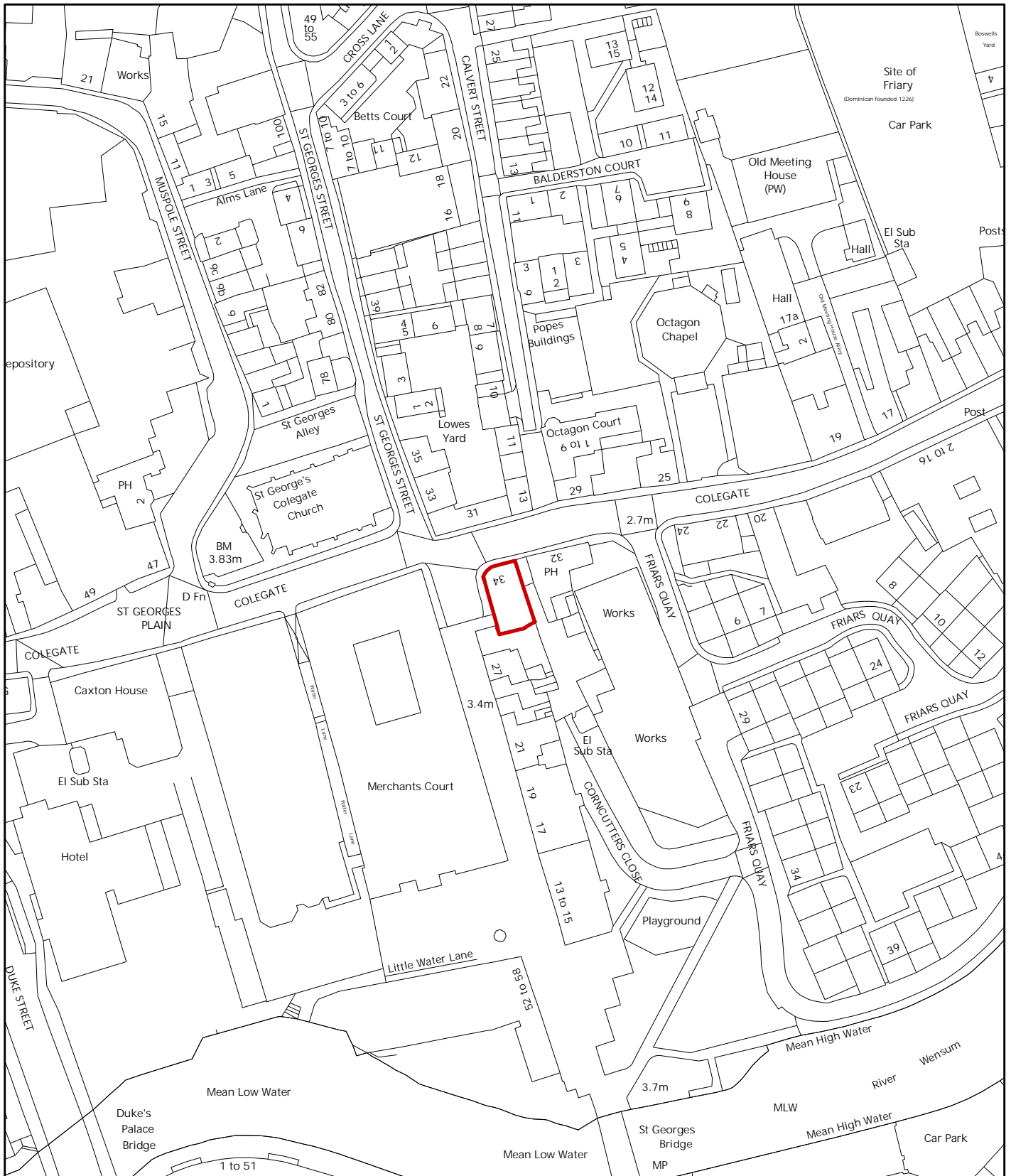
APPROVE PLANNING PERMISSION subject to the following conditions:

- 1) Standard time limit

- 2) Details of:
 - a. Roofing materials (to include the eaves, verges and roofing material);
 - b. Rainwater goods;
 - c. External joinery, to include the hardwood folding sliding doors, all new windows doors;
 - d. Brise soleil;
 - e. Parapet railings;
 - f. Render finish;
 - g. Solar/photo voltaic panels;
 - h. Air heat source pump;
 - i. New parapet wall;
- 3) Details of cycle storage for 3 no. cycles.
- 4) Obscure glazing to be used on communal stairs and bathroom windows facing St Georges Street.

Reasons for Approval:

The development hereby permitted is considered to have a positive impact upon the street scene and wider conservation area. The proposed design reflects the design of the existing building and emphasises the horizontal appearance of the building. Extensive energy efficiency measures have been proposed within the development which is considered to further enhance the positive attributes of this proposal. Therefore the proposals are considered to be in accordance with PPS1, PPS1 Annex and PPS3, policies SS1 and ENV7 of the East of England Plan (May 2008) and saved policies HBE8, HBE12, HBE13, EP18, EP19, EP22, TRA6 and TRA7 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



© Crown copyright. All rights reserved. Licence No. 100019747 2009

Planning Application No- 09/00456/F
 Site Address - 34 Colegate
 Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

