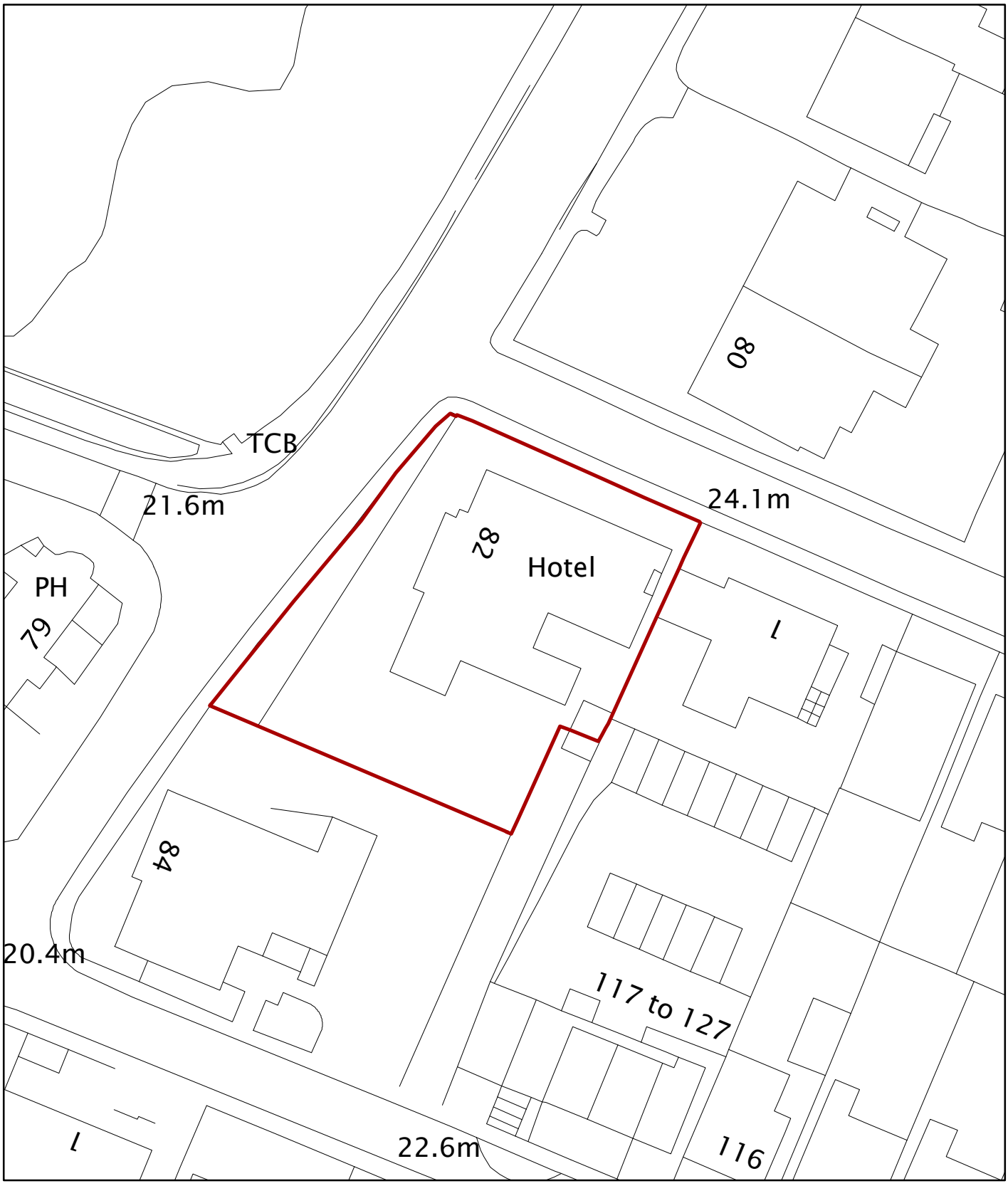
Report to	Planning Applications Committee 8 March 2018	**Item**
Report of	Head of planning services	
Subject	Application no 18/00008/F - 82 Unthank Road, Norwich, NR2 2RW	4(f)
Reason for referral	Objections	

Ward	Town Close
Case officer	Lara Emerson -laraemerson@norwich.gov.uk

Development proposal		
Single storey rear extension including first floor terrace, external alterations, associated new lighting and landscaping works.		
Representations		
Object	Comment	Support
2	0	0

Main issues	**Key considerations**
1. Design & heritage	Impact on character and appearance of locally listed building & wider conservation area.
2. Amenity	Loss of outlook, light, privacy.
Expiry date	8 March 2018
Recommendation	Approve



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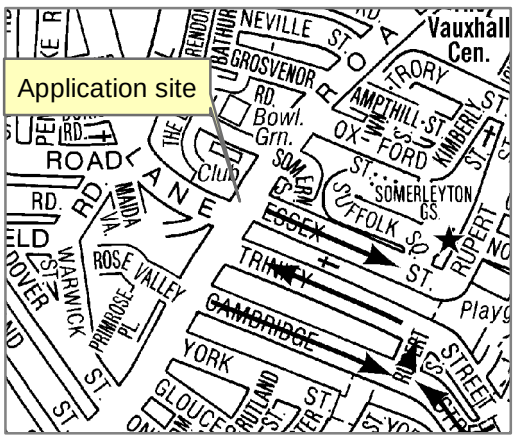
Planning Application No 18/00008/F
Site Address 82 Unthank Road

Scale 1:500



NORWICH City Council

PLANNING SERVICES

The site, surroundings and constraints

1. This substantial mid Victorian villa has been built in the Gothic Revival style and is a former rectory dating from the 19th Century. The building is located at the edge of the Unthank Road shopping centre on the corner with Essex Street. To the south of the property is Tesco Express and a site on Trinity Street which is currently under construction and will provide a flatted development. To the east of the site is a detached residential dwelling known as 1 Essex Street. The property has been added to and altered over the years and has most recently been in use as a 22 bedroom hotel.

2. The property is locally listed and is located within the Heigham Grove Conservation Area. This part of the conservation area is subject to an Article 4 Direction which seeks to protect the area's historic character by removing permitted development rights for a range of development including alterations to a building which front a highway and replacement of windows and doors.

3. The site is also within the critical drainage catchment.

Relevant planning history

Ref	Proposal	Decision	Date
15/01390/F	Demolition of hotel and erection of 6 No. houses of multiple occupation comprising 2 x 5 bed and 4 x 6 bed (use class C4).	Refused	18/12/2015
18/00010/A	Display of 3 No. externally illuminated fascia signs.	Approved	12/02/2018

The proposal

4. The proposal is for a single storey rear extension, window replacement works and installation of 5 cycle stands, an external staircase, walkway and terrace

Representations

5. 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
Overlooking from terrace	See main issue 2 relating to amenity.
Historical noise and anti-social behaviour issues at this site	See main issue 2 relating to amenity.

Consultation responses

6. Consultation responses are summarised below the full responses are available to view at http://planning.norwich.gov.uk/online-applications/ by entering the application number.

Design and conservation

7. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Assessment of planning considerations

Relevant development plan policies

8. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan 2014**
    - JCS2 Promoting good design

9. **Norwich Development Management Policies Local Plan adopted Dec 2014**
    - DM1 Achieving and delivering sustainable development
    - DM2 Ensuring satisfactory living and working conditions
    - DM3 Delivering high quality design
    - DM9 Safeguarding Norwich's heritage
    - DM16 Supporting the needs of business

Other material considerations

10. **Relevant sections of the National Planning Policy Framework March 2012**
    - NPPF0 Achieving sustainable development
    - NPPF1 Building a strong, competitive economy
    - NPPF7 Requiring good design
    - NPPF12 Conserving and enhancing the historic environment

Case Assessment

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan polices are detailed above. Material considerations include policies in the National Planning Policy Framework, the council's standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design & Heritage

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

13. The proposed works comprise a small flat roof rear extension which, due to its size and location, will have a minimal impact on the appearance of the building. The extension is to be constructed of red brick which is considered appropriate against the painted brick of the main building (to be repainted light grey).

14. Some of the modern casement windows are to be replaced with white painted timber sliding sashes which is considered to enhance the appearance of the building.

Main issue 2: Amenity

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

16. The proposed extension, due to its size and location, will not cause any loss of light or outlook to neighbouring occupants. Some

17. Neighbours have raised concerns about overlooking from the first floor terrace and the access walkway. Overlooking towards 1 Essex Street from the terrace on the east elevation is to be restricted by a 1.8m high opaque glass screen. The walkway providing access to rooms on the south elevation is only 1.2m wide and is therefore unlikely to be used for sitting out. In any case, a 1.8m high opaque glass screen will restrict any overlooking into the development which is currently under construction on Trinity Street.

18. Whilst the proposal is not for a change of use, the applicant has provided a management plan which details the way in which the site will be operated as a hotel:

    - CCTV cameras to run 24 hours a day across the site

    - The on-site concierge team will be available 7 days a week to deal with any anti-social behaviour issues. There will be a number available to call out of hours.

    - Housekeeping staff will keep the internal and external spaces clean and tidy on a daily basis.

19. The proposals are considered to adequately protect the amenity of neighbouring occupiers in accordance with policy DM2.

Other matters

20. The works do not constitute a change of use. Serviced apartments can operate within the C1 Hotel use class and it is understood that the hotel will have daily housekeeping and rooms will be bookable through hotel websites.

Equalities and diversity issues

21. There are no significant equality or diversity issues.

Local finance considerations

22. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to

raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

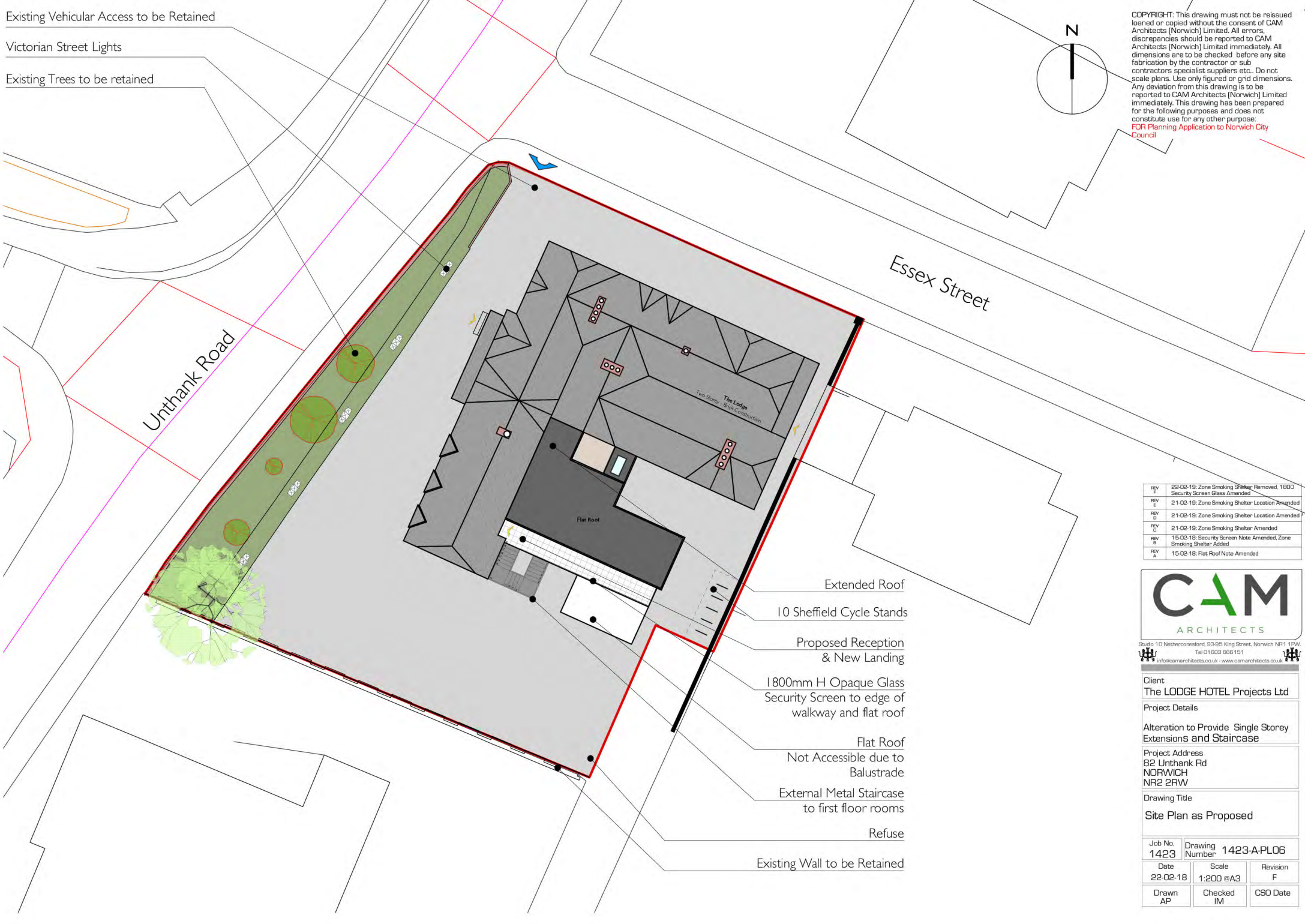
Conclusion

23. The development provides for minor alterations to an existing business premises. The works are considered to be 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. 18/00008/F - 82 Unthank Road, Norwich, NR2 2RW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Glass screens to be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington glass and to be fitted and maintained prior to occupation of the rooms to which they relate.



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FOR Planning Application to Norwich City Council

REV F	22-02-19: Zone Smoking Shelter Removed, 1800 Security Screen Glass Amended
REV E	21-02-19: Zone Smoking Shelter Location Amended
REV D	21-02-19: Zone Smoking Shelter Location Amended
REV C	21-02-19: Zone Smoking Shelter Amended
REV B	15-02-18: Security Screen Note Amended, Zone Smoking Shelter Added
REV A	15-02-18: Flat Roof Note Amended

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Client
The LODGE HOTEL Projects Ltd

Project Details
Alteration to Provide Single Storey Extensions and Staircase

Project Address
82 Unthank Rd
NORWICH
NR2 2RW

Drawing Title
Site Plan as Proposed

Job No. 1423	Drawing Number 1423-A-PL06	
Date 22-02-18	Scale 1:200 @A3	Revision F
Drawn AP	Checked IM	CSO Date

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FOR Planning Application to Norwich City Council

North West Elevation as proposed

South West Elevation as proposed

North East Elevation as proposed

South East Elevation as proposed

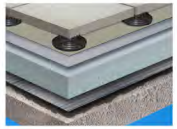
Victorian Outdoor Wall Light

Black Walk Over Led Light

External Trough Light

Up & Down External Wall Light

Classic Sheffield Bike Stands
750mm X 800mm



*Flat Roof Grey Sama Membrane

REV	
B	22/02/18 1800h Glass Security Screen Note Amended
A	25/08/17 Concierge Brick and Note Amended, Staircase Balustrade Amended, Roof Light Note Amended and Reference picture added, 1800h Glass Security Screen added

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Client
The LODGE HOTEL Projects Ltd

Project Details
Alterstion to Provide Single Storey Extensions and Staircase

Project Address
82 Unthank Rd
NORWICH
NR2 2RW

Drawing Title
Elevations As Proposed

Job No.	Drawing Number	
1423	1423-A-PL09	
Date	Scale	Revision
22-02-18	1:100 @A1	B
Drawn	Checked	CDM Date
AP	IM	