

Report to Planning applications committee
10 September 2020

Report of Area Development Manager

5(a)

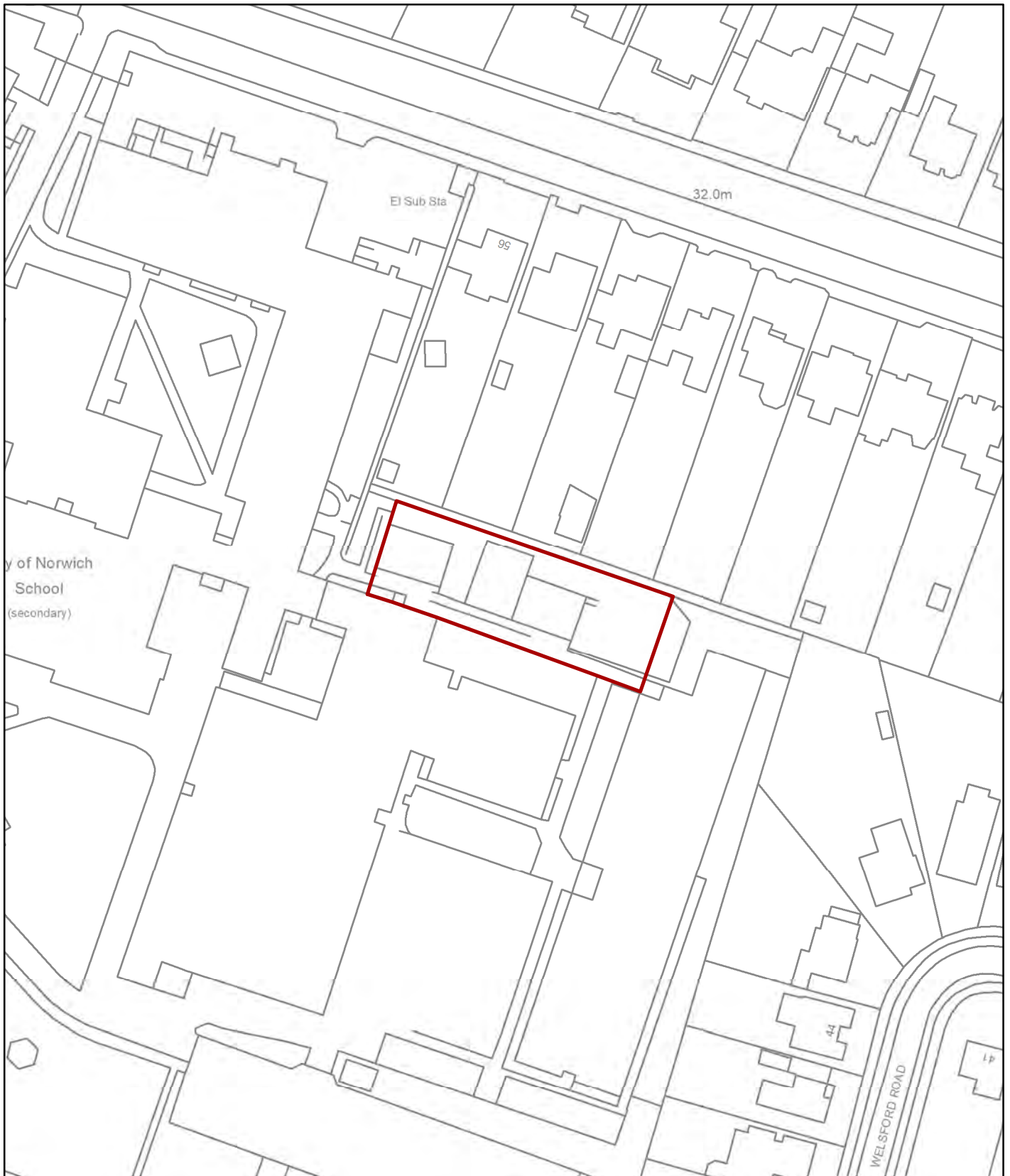
Subject Application no 20/00819/F - Eaton (City of Norwich)
School, Eaton Road, Norwich NR4 6PP

**Reason
for referral** Objections

Ward:	Eaton
Case officer	Sarah Hinchcliffe- sarahhinchcliffe@norwich.gov.uk

Development proposal		
Demolition of existing mobile science blocks and replacement sixth form block with associated alterations.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Principle
2	Design
3	Amenity
4	Trees and landscaping
Expiry date	11 September 2020
Recommendation	Approve



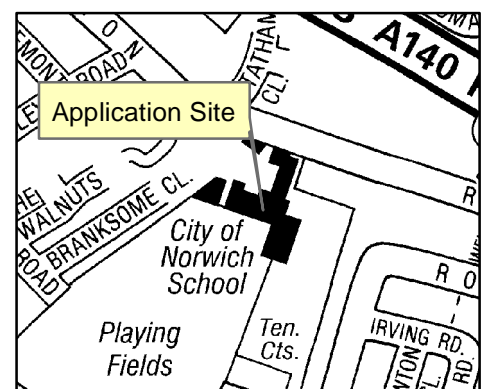
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Planning Application No 20/00819/F
 Site Address City of Norwich School, Eaton Road

Scale 1:1,000



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The application concerns development proposals within the grounds of the City of Norwich School (an Ormiston Academy). Due to the school's academy status Norwich City Council is now the local planning authority for the purpose of determining development proposals at the site.
2. The area in question is in the north eastern corner of the school site where there are currently mobile science blocks and a small informal area of open space/horticultural area. The school buildings are concentrated in the north of this extensive site, closest to Eaton Road, with open sports fields to the south.
3. Residential dwellings border the school on all but the far southern side, with those on Eaton Road to the east of the main site entrance and more distant those to the north west corner of Welsford Road immediately adjacent to the area of proposed development. These roads have a generally quiet, suburban residential character.
4. A 2 metre high close boarded fence is located along the northern site boundary to the rear of the existing science buildings and separates this area of the site from the rear gardens of the dwellings on Eaton Road.

Constraints

5. None.

Relevant planning history

- 6.

Ref	Proposal	Decision	Date
4/2001/0123	Erection of two mobile Laboratories	CCD	14/03/2001
4/1995/0778	Construction of new classroom block to replace existing mobile classrooms.	APPR	12/12/1995
05/00598/CF3	To provide 1no. 5-bay double mobile classrooms.	APPR	25/07/2005
05/01212/CF3	Erection of a performing arts block, new classroom/science block plus associated new car parking, social areas, multi use games area and adjustment to the pitch arrangement on the playing field.	APPR	20/01/2006
08/00017/CF3	Retention of 1 no. 3-bay mobile classroom for a period of five years.	APPR	21/02/2008
11/00712/CF3	Provision of external glass and steel platform lift/enclosure to serve 3 No. first floor science classbases in the school's	APPR	20/05/2011

Ref	Proposal	Decision	Date
	existing science block.		
12/00455/CF3	New biomass boiler plantroom, flue and fuel store within the existing fives court. Installation of photovoltaic panels on the main school building.	REF	23/03/2012
18/00129/PA	Notification of Prior Approval for the installation of solar photovoltaic panels.	AEGPD	10/05/2018
19/01002/F	Change in orientation and refurbishment of 5 No. tennis/netball courts and hardstanding PE court. Installation of floodlights to tennis/netball courts. Proposed hours: 9am-7pm Monday to Friday, 9am-1pm Saturdays only.	APPR	19/06/2020
20/00560/F	Demolition of existing mobile science blocks, replacement sixth form block, new dance studio with associated alterations.	WITHDN	16/07/2020

The proposal

7. The application proposes the demolition of existing mobile science blocks and the erection of a sixth form block in their place. The new sixth form block has a larger footprint than the existing buildings and therefore will extend into part of a small area of informal open space/horticultural area to the east of the existing science buildings.
8. The building is single storey with a mono-pitch roof and integrated solar pv panel array on the roof. The proposed building of 518 square metres gross internal floor area (GIA), measures 51.6 metres long, between 11.6 and 9.5 metres deep and between 3.34 and 4.17 metres high. The building is of a modular construction, with a steel frame erected on a brick plinth, walls with a vertical western red cedar cladding finish, profiled metal composite roofing and dark grey coloured aluminium windows and doors.
9. The one remaining science classroom in use within the existing block will be relocated to the main school building as part of wider re-purposing of accommodation, which is possible as a result of the freeing up of existing sixth form accommodation.
10. The application follows a previous application for a smaller sixth form block and separate dance studio, which was withdrawn immediately prior to the submission of this application. The withdrawn submission encountered potential noise issues relevant to the positioning of the new dance studio (and associated music) within a similar modular building within close proximity to residential properties to Branksome Close.

Representations

11. Advertised by site notices at the main school entrance and Welsford Road. 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
Loss of privacy due to fence height adjacent to the rear elevation being 1.8 metres high while the north facing elevation of the building is 4.27 metres high, with windows 2.1 metres high allowing occupants to look directly into the gardens and houses on Eaton Road.	See main issue 3 The fence has been confirmed to be 2 metres high and the building height has been revised so that it measures 4.17 metres high where located closest to the site boundary.
Noise, disturbance due to the scale of the building and its purpose as the hub of the sixth form. Nearly a quarter of the student population of the school would be using the building (374 sixth form learners at the last Ofsted inspection) which will significantly increase footfall compared to present, increasing noise adjacent to the adjacent gardens to Eaton Road.	See main issue 3
The size and use of the building to replace the mobile classrooms appears to suggest a significant increase in traffic and usage.	See main issue 1 and 3
The recent removal of a dense and tall leylandii hedge along the site boundary has reduced privacy screening and increased noise impacts on residential gardens.	See main issue 3
There are a range of windows on the north elevation which will be openable allowing sound to carry out and students will also wish to spend time outside.	See main issue 3
The building will not be well screened from neighbouring properties. A 20 foot high, 4 foot thick hedge which helped to absorb noise, was removed from the boundary and replaced with a fence earlier this year.	See main issue 3 and 4
Judicious use of soft landscaping could resolve the issue raised relating to noise and assimilate the building into its immediate	See main issue 4

Issues raised	Response
surroundings.	

Consultation responses

12. 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

13. No comments received.

Landscape

14. The removal of existing trees is acceptable subject to adequate replacement tree planting. There is probably insufficient space adjacent to the proposed building, other locations around the school site should be considered. The landscape plan provided is rather basic. Suggests that the applicants engage a landscape consultant to produce landscape proposals to a suitable level of detail.

Arboricultural officer

15. No objections from an arboricultural perspective. It would be useful to apply a couple of conditions though. Works in accordance with AIA, AMS – TR7, and TR4 would be good, to supervise the work within the root protection areas.
16. They're going to be losing a few 'C' category trees in G4 (which is not a problem), and the AIA mentions new planting to off-set this loss, but I couldn't find any details of this. Condition TR12 – mitigatory planting, to ensure something appropriate is put back.

Norfolk County Council Planning Services

17. No comments received.

Assessment of planning considerations

Relevant development plan policies

18. **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
 - JCS 7 Supporting Communities
19. **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
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM11 Protecting against environmental hazards
- DM22 Planning for and safeguarding community facilities
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

20. Relevant sections of the National Planning Policy Framework February 2019 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF8 Promoting healthy and safe communities
- NPPF9 Promoting sustainable transport
- NPPF12 Achieving well-designed places
- NPPF 11 Making effective use of land
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment

21. Supplementary Planning Documents (SPD)

- Landscape and Trees SPD adopted June 2016

Case Assessment

22. 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

23. Key policies and NPPF paragraphs – JCS7, DM22, NPPF section 8 and 11.
24. The application proposes a new sixth form block at an existing educational establishment. Policy 7 of the Joint Core Strategy and policy DM22 of the Local plan set out the policies for the provision of enhancement and extension to educational facilities. Policy DM22 sets out that school's development will be accepted and permitted subject to it meeting a number of criteria. Of relevance to this case are that the proposal would not undermine the objectives for sustainable development set out in policy DM1 and that it would not give rise to significant impacts on the environment, highway safety or traffic arising from locational constraints.

25. The school has an overall capacity of 1,730 students with 1,597 reported to be on the school roll in March 2020. The applicant has confirmed within their submission that the overall maximum capacity of the school will remain unchanged as a result of the proposal and therefore highway safety, traffic generation and sustainable development considerations will remain as existing.
26. The proposed sixth form block is located amongst the main school buildings and will replace three modular buildings used for teaching science, which are reaching the end of their life. The proposal will result in efficient and effective use of this existing school site through provision of up to date accommodation in a location on the site alongside other teaching accommodation and which does not impact on areas of designated open space further to the south within the school site.
27. It is considered that the proposal provides a number of qualitative benefits to the school. The building allows facilities (including a library, ICT space and study area/café) and teaching space for sixth form students to be accessed in one location, from within the school site. Whereas such facilities are currently spread across the school site with some of these facilities having shared access by other students.
28. An ICT room will be provided within the building as a result of repurposing some of the existing ICT provision located within the existing performing arts block. This is required to provide the possibility to accommodate a dance studio within the existing performing arts accommodation, rather than seeking to provide this as a standalone building, as formed part of previous proposals which were subsequently withdrawn.
29. The principle of enhanced educational facilities as proposed, at an established school site is therefore acceptable in principle subject to further consideration of the matters below.

Main issue 2: Design

30. Key policies and NPPF paragraphs – JCS2, DM3, NPPF section 11 and 12
31. The sixth form block would be located in the same position on the site as three rather dilapidated modular buildings last used as science buildings. The new building although of extensive continuous frontage is single storey and of a more consolidated modern appearance. The proposed vertical timber cladding finish across the entirety of the building is not an approach typical of this urban site. However, the modern contemporary design, in a location surrounded by other built form on the site with a mixture of buildings of a variety of materials and designs is not considered inappropriate development in this location.
32. The mono-pitch roof of the building will house an array of solar photo-voltaic panels which are oriented to face south and away from the neighbouring properties to the north, preventing any glint or glare issues. The solar arrays add to the reported high environmental performance standards of the building.
33. Overall, the proposal would not significantly change the appearance of the wider school site and would improve the quality of building in this immediate location significantly. While the introduction of suitable landscaping will reinforce visual links to the wider school site. The proposal is therefore acceptable in design terms.

Main issue 3: Amenity

34. Key policies and NPPF paragraphs – DM2, DM11, NPPF section 12 and 15, paragraphs 127 and 180-182.
35. The proposal has potential to affect the amenity of neighbouring occupiers due to noise and disturbance associated with the use of a building in close proximity to the site boundaries. The intensification of use of this part of the site and impacts of noise and disturbance associated with use of the building is a concern that adjacent local residents have raised.
36. The single storey sixth form block will be oriented with its main entrance and circulation space to the south of the building and away from the boundary with residential neighbours to the north. A leylandii hedge along the northern site boundary was removed earlier this year by the school and a more recently erected solid close boarded fence helps to provide some privacy to the dwellings and their gardens adjacent to the north, but not of the height of the previous hedge. The north facing area to the north of the building is limited in extent and being located between the building and a solid boundary fence is not an area which would be suited to or necessarily attractive for students to wish to congregate in. The applicant has confirmed that the area is already managed by teachers as part of the general school management plan and the school management team will continue to ensure that this area is effectively monitored during break periods.
37. There are a number of proposed window and door openings within the rear/north elevation of the building, which are required to provide access to a plant room and secondary means of escape from the building and to optimise lighting conditions within the rooms. The top of the windows are shown to be approximately 2.1 metres above ground level and the presence of a 2 metre high solid fence within 4 to 6 metres of the building will not give rise to users of the building having direct views into residential gardens along Eaton Road.
38. The proposed single storey form of the development is a maximum of 4.17 metres high closest to the site boundary. This represents a greater overall height than the existing modular buildings to be replaced, which are approximately 3.67 metres high. The continuous extent of almost 52 metres of building in relatively close proximity to this boundary has visual amenity implications for residents to the north. The residential properties along Eaton Road to the north of the site however have rear garden areas in excess of 35 metres in length. Therefore, although the upper most 2.17 metres of the proposed sixth form block will be visible from residential dwellings at distance above the boundary fencing, views of the building will be seen in the context of the existing school buildings and the existing character of this school site. There will also be a localised impact on the southern most extent of residents' gardens. However, the provision of appropriate landscaping to the rear of the sixth form block can also serve to break up views of the building by residents to the north and can be secured by planning condition.
39. Therefore, it is concluded that the scale, form and position of the proposed building will not result in levels of overshadowing, loss of light or loss of privacy to residential property or gardens to Eaton Road at unacceptable levels and is acceptable in accordance with policy DM2.

Main issue 4: Trees and landscaping

40. Key policies and NPPF paragraphs – DM3, DM6, DM7, NPPF section 12 and 15.
41. A small number of category C trees (crab apple and plum) within a small overgrown former horticultural area to the east of the existing mobile buildings will need to be removed to accommodate the proposals. Works are also required within the root protection area of a beech tree to the north east of the proposed building, located within the garden of a property on Eaton Road.
42. The council's arboricultural officer has no objections to the proposal subject to the use of planning conditions to ensure that the works are carried out in accordance with the submitted arboricultural report, with works within the root protection areas of trees carried out with supervision by a qualified arborist.
43. The submission states that provision will be made for hard/soft landscaping to help assimilate the building into its immediate surroundings to readily connect into the existing defined circulation routes of the school, although detailed landscaping proposals are absent. The council's landscape architect has similarly no objection to the removal of a small number of trees subject to adequate replacement planting taking place, including within the area to the rear of the building to break up the visual elongated expanse of the building.

Compliance with other relevant development plan policies

44. 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	Not applicable – school capacity not expanding as a result
Car parking provision	DM31	Not applicable – school capacity not expanding as a result
Biodiversity	DM6	The construction and condition of the existing mobile buildings is considered to offer low potential for protected species to be present. An informative note can advise of the need to take action should anything be found.
Sustainable urban drainage	DM3/5	The application proposes sustainable drainage via soakaway. Full details of surface water drainage will need to be agreed by condition.

Equalities and diversity issues

45. There are no significant equality or diversity issues.

Local finance considerations

46. 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.
47. 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.
48. In this case local finance considerations are not considered to be material to the case.

Conclusion

49. The proposed construction of a sixth form block is acceptable in design and use terms within the confines of the built-up areas of the site and would not result in any unacceptable impacts on the amenity of neighbouring occupiers.
50. Conditions can also ensure that there is no harm to trees, adequate and appropriate landscaping and no increased surface water flood risk.
51. 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. 20/00819/F - Eaton (City of Norwich) School Eaton Road Norwich NR4 6PP and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Works to be carried out in accordance with submitted arboricultural report;
4. Works within RPA of trees to be carried out under arboricultural supervision;
5. Hard and soft landscaping to be agreed;
6. Surface water drainage to be agreed;

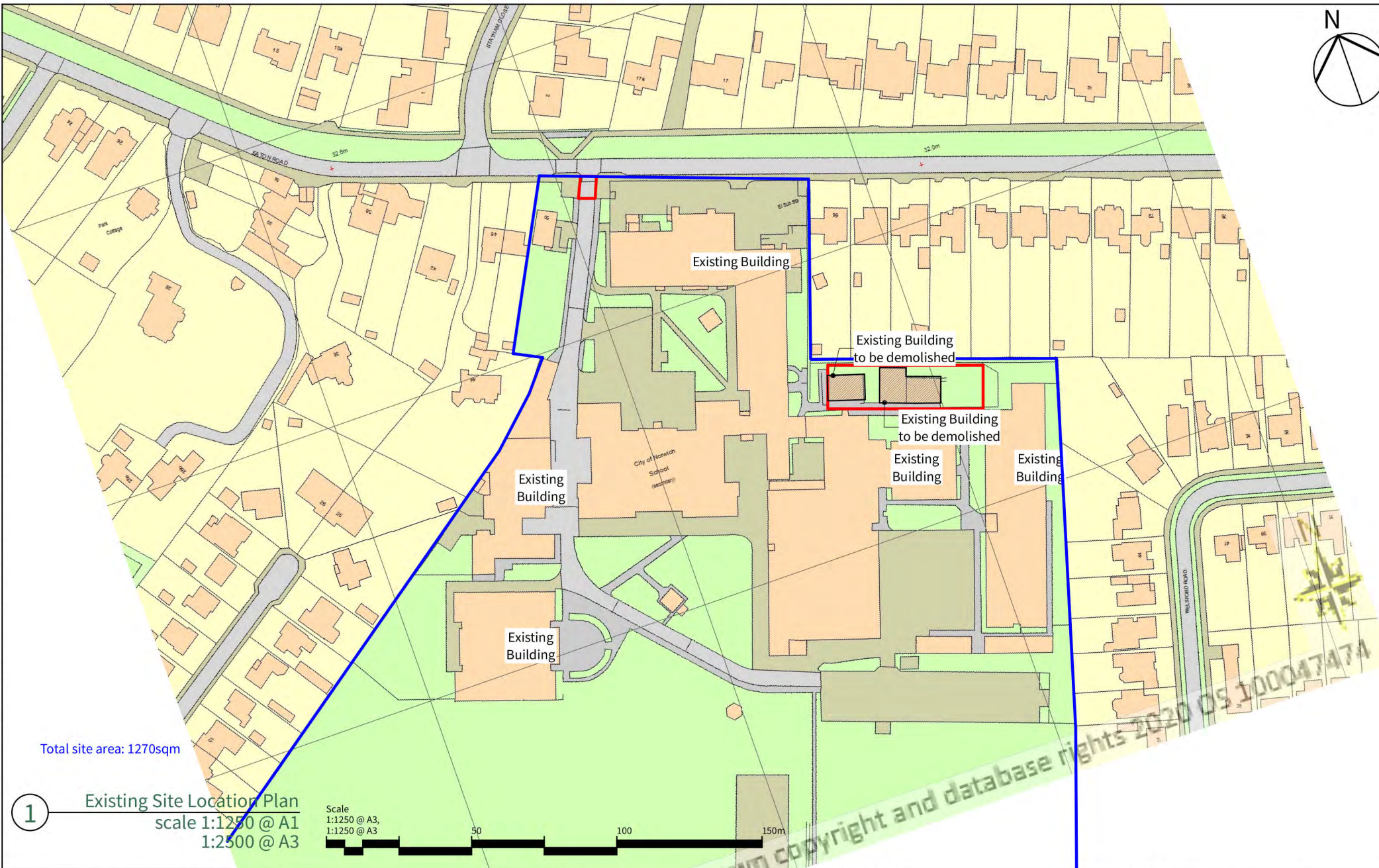
Informatives

1. Construction working hours and practices
2. Site clearance and wildlife

Article 35(2) statement

The local planning authority in making its decision has had due regard to paragraph 38 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 to the height of the building and the need to provide additional information in respect of landscaping and surface water drainage by

condition, the application has been recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.



Total site area: 1270sqm

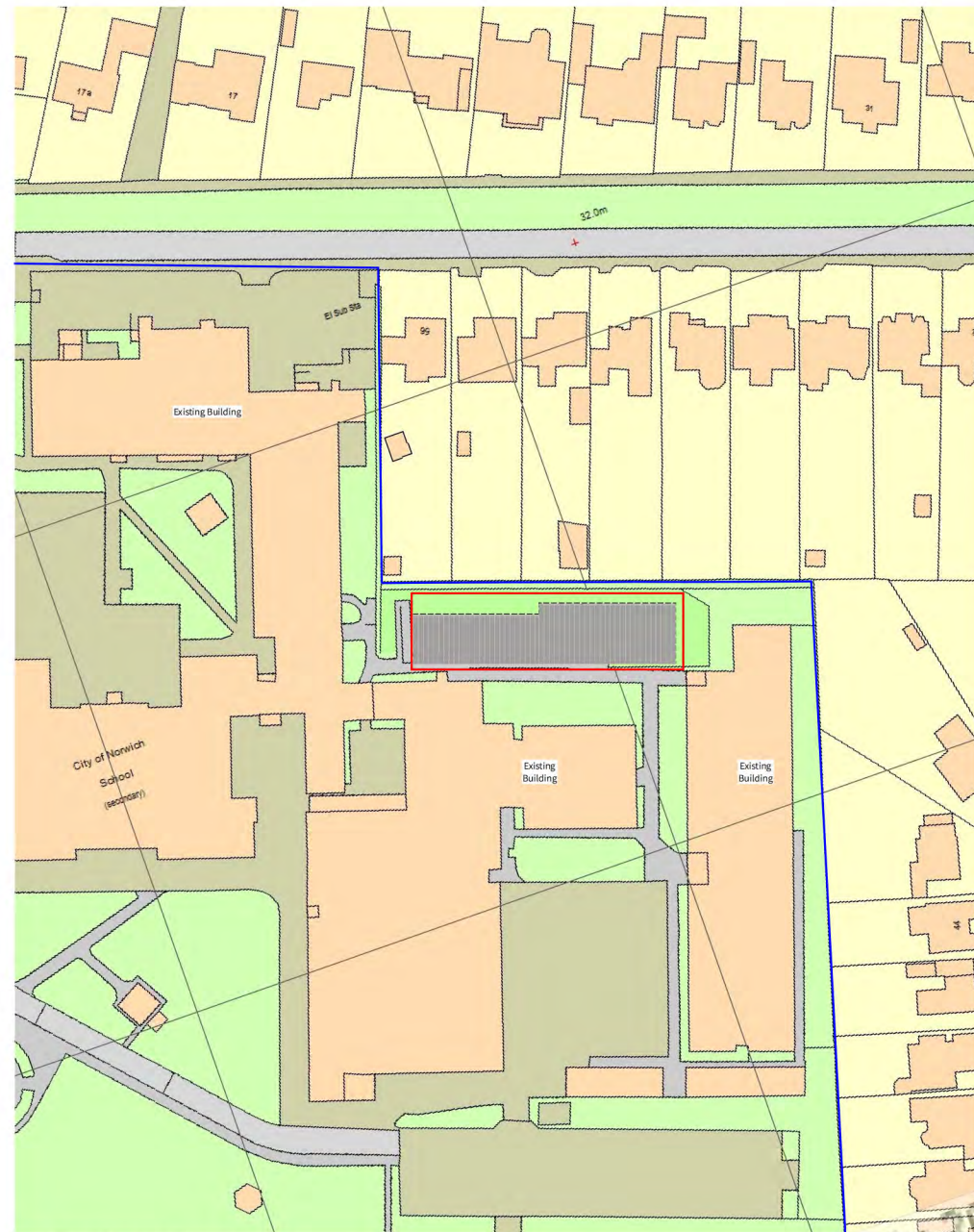
1 Existing Site Location Plan
scale 1:1250 @ A1
1:2500 @ A3

Scale
1:1250 @ A3,
1:1250 @ A3
50 100 150m

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		SITE ADDRESS Eaton Rd Norwich NR4 6PP, UK Client Mr Fabrice Vinson	SCALE 1:1250 @ A1, 1:2500 @ A3 DATE 24/08/2020 DRAWN RP CHECKED MT PROJECT-COMPANY-VOL-LEVEL-TYPE-ROLE-NUMBER-STATUS-REV CNS1-NZB-01-ZZ-DR-A-0102-S4-P11



① 6 Form Block - Existing Block Plan
scale 1:500 @ A1
1:1000 @ A3



② 6 Form Block - Proposed Block Plan
scale 1:500 @ A1
1:1000 @ A3

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PROJECT

City of Norwich School
6th Form Building

SITE ADDRESS
Eaton Rd
Norwich NR4 6PP, UK

Client
Mr Fabrice Vinson

DRAWING
Draft Contractor's Proposal
Existing and Proposed Block Plans
Issue: PLANNING

SCALE	DATE	DRAWN	CHECKED
1:500 @ A1 1:1000 @ A3	24/08/2020 RP		MT

PROJECT-COMPANY-VOL-LEVEL-TYPE-ROLE-NUMBER-STATUS-REV
CNS1-NZB-01-ZZ-DR-A-0104-S4-P11



1 North Elevation
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1:100 @ A3



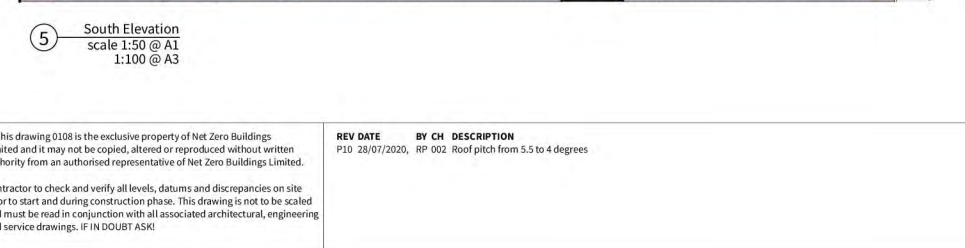
2 North Elevation
scale 1:50 @ A1
1:100 @ A3



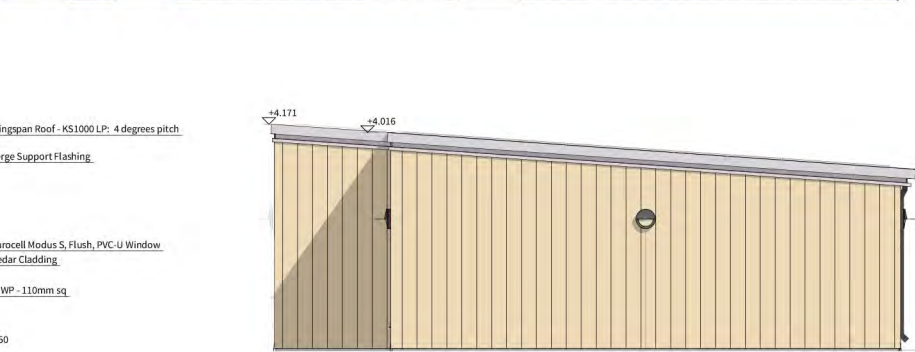
4 South Elevation
scale 1:50 @ A1
1:100 @ A3



5 South Elevation
scale 1:50 @ A1
1:100 @ A3



3 East Elevation
scale 1:50 @ A1
1:100 @ A3



6 West Elevation
scale 1:50 @ A1
1:100 @ A3

Proposed Materials

Walls:
- Vertical western red cedar cladding.

Windows and Doors:
- Aluminium and PVC dark grey double glazed units.

Gutters, Downpipes and Trimmings:
- Dark gray ppc metal.

Roof:
- Profiled metalcomposite roofing with PV panels.

Light:
- Half Moon wall mounted external lighting.

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REV DATE BY CH DESCRIPTION
P10 28/07/2020, RP 002 Roof pitch from 5.5 to 4 degrees



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PROJECT

City of Norwich School
6th Form Building

SITE ADDRESS
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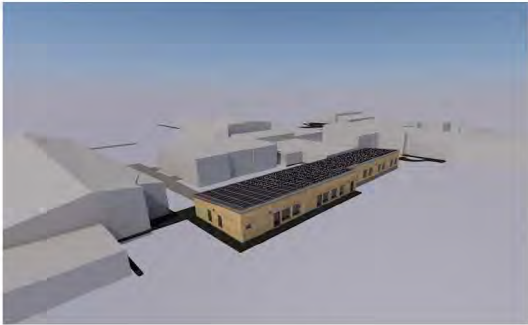
Client
Mr Fabrice Vinson

DRAWING

Draft Contractor's Proposal
6 Form Block Elevations
Issue: PLANNING

SCALE DATE DRAWN CHECKED
1:50 @ A1 24/08/2020 RP MT

PROJECT-COMPANY-VOL-LEVEL-TYPE-ROLE-NUMBER-STATUS-REV
CNS1-NZB-01-ZZ-DR-A-0108-S4-P11



1 6 Form Block - Roof Plan
scale 1:100 @ A1
1:200 @ A3

2 6 Form Block - Ground Plan
scale 1:100 @ A1
1:200 @ A3



GROSS EXTERNAL AREAS		
STORY	ID	AREA (m²)
GF-Ground Floor		546.57
GEA-6F Block		546.57 m²

GROSS INTERNAL AREAS		
STORY	ID	AREA (m²)
GF-Ground Floor		518.12
GIA-6F Block		518.12 m²

B NET INTERNAL AREA		
GD	NAME	AREA (m²)
6th Form Block		
KG01	Reception	9.42
GF02	Office	10.34
GF03	Meeting Room	9.42
GF04	Study / Cafe Area	75.40
GF05	WC Lobby	3.07
GF06	Female WC	1.98
GF07	Male WC	1.98
GF08	Acc. WC	3.00
GF09	Cleaner Store	3.26
GF10	Library	140.00
GF11	ICT Room	55.09
GF12	Storage 4	2.30
GF13	Cupboard	1.71
GF14	Cupboard	1.44
GF15	Plant Room	5.16
GF16	Classroom 3	55.09
GF17	Storage 3	2.30
GF18	Classroom 2	55.09
GF19	Classroom 1	55.23
GF20	Storage 2	2.30
GF21	Storage 1	2.30
		496.43 m²

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PROJECT
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6th Form Building
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DRAWING
Draft Contractor's Proposal
Roof and Ground Floor Plans
Issue: PLANNING
SCALE
1:100 @ A1,
1:200 @ A3
PROJECT-COMPANY-VOL-LEVEL-TYPE-ROLE-NUMBER-STATUS-REV
CNS1-NZB-01-ZZ-DR-A-0107-S4-P11

DATE	DRAWN	CHECKED
24/08/2020	RP	MT