



## **Planning applications committee**

**Date:** Thursday, 06 August 2015

**Time:** 09:30

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

### **Committee members:**

#### **Councillors:**

Sands (M) (chair)  
Herries (vice chair)  
Blunt  
Bradford  
Brociek-Coulton  
Button  
Carlo  
Jackson  
Lubbock  
Neale  
Peek  
Woollard

### **For further information please contact:**

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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



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## **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 - 10**

To approve the minutes of the meeting held on 9 July 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 9:30.
- 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 planning applications for consideration**

**11 - 12**

### **Standing duties**

**13 - 14**

### **4(A) Application no 15/00593/F - 20-22 Bridewell Alley,**

**15 - 22**

**Norwich, NR2 1AQ**

<b>4(B)</b>	<b>Application no 15/00256/F - 111 Adelaide Street, Norwich, NR2 4JD</b>	<b>23 - 40</b>
<b>4(C)</b>	<b>Application no 15/00239/F - 12 - 14 Old Palace Road, Norwich, NR2 4JF</b>	<b>41 - 54</b>
<b>4(D)</b>	<b>Application no 15/00915/NF3 - Garages adjacent to 13 Riley Close, Norwich</b>	<b>55 - 70</b>
<b>4(E)</b>	<b>Application no 15/00683/F - Mile Cross Area Housing Office, 2 - 8 Hansard Close, Norwich, NR3 2LY</b>	<b>71 - 86</b>
<b>4(F)</b>	<b>Application no 15/00559/F – 3 Helena Road, Norwich, NR2 3BY</b>	<b>87 - 98</b>
<b>4(G)</b>	<b>Application no 15/00864/F – 8 Latimer Road, Norwich, NR1 2RW</b>	<b>99 - 108</b>
<b>5.</b>	<b>Performance of the development management service; progress on appeals against planning decisions and planning enforcement action for quarter 1, 2015-16</b>	<b>109 - 118</b>
	<b>Purpose</b> - 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 April to 30 June 2015.	

Date of publication: **Wednesday, 29 July 2015**





**Planning applications committee****10:00 to 11:20****9 July 2015**

Present: Councillors Sands (M) (chair), Herries (vice chair), Blunt, Bradford, Brociek-Coulton, Button, Carlo, Lubbock, Jackson, Neale, Peek and Woollard

**1. Declarations of interest**

Councillors Sands, Bradford, Brociek-Coulton and Lubbock declared an other interest in item 4, Application no 15/00736/NF3 – Heathgate open space, Norwich as members of the Mousehold Heath Conservators.

**2. Minutes**

**RESOLVED** to approve the minutes of the meeting held on 11 June 2015.

**3. Application no 14/01816/F - Land North West Side of 25 - 27 Surrey Street, Norwich**

The senior planner (development) presented the report with the aid of plans and slides.

During discussion the senior planner, together with the planning development team leader (outer), referred to the report and answered members' questions. Members considered that they needed to be sure that although this was a speculative proposal for development, it must be acceptable for development in the future. There was some discussion over whether the ground floor offices in the scheme could be changed to residential units if the government were to extend the current permitted development rights after 2016. This would mean there would be no controls as to amenity and design of the building. The committee also sought clarification on future change of use for the commercial part of the proposed development. It was noted that there was a residential development next to the bus station at Chelmsford. A member pointed out that he did not object to a mixed development on this site under DM12 but considered that there should have been more consideration given to its detail.

Members sought assurance that the use of a spiral staircase and the lack of a lift in a four storey building was building regulation compliant and that it met the minimum lifetime homes standard. The committee expressed concern about the practicality of accessing the higher storeys by a spiral staircase for people with disabilities, young

children and buggies, and carrying heavy loads, such as shopping and furniture etc. and that a lift had not been provided. Members also commented on the layout of the flats and size.

The senior planner confirmed that the bin store provision was considered satisfactory by environmental health. A member expressed concern about the “dead-end” near the residents’ storage area and the potential safety issues for residents. The senior planner explained the layout for the commercial use on the ground floor and provision of toilets on the ground floor, and that the top floor had been configured to hide the plant machinery. The committee considered the comments of the Norwich Society and were advised that the contemporary design complemented the adjacent buildings. In reply to a member, the senior planner explained that the Norwich Society had commented on an earlier plan and its comments on the revised plans were not really concerned with design matters and, in the officer’s opinion, the revised designs had addressed the Norwich Society’s initial concerns.

A member suggested that there should be a roof garden or green wall. Members were advised that it was not practical to require that there was a sedum roof or green wall. The solar panels on the roof meant there might not be sufficient space for a sedum roof and the size of the roof might mean the area was not large enough for rainwater harvesting to irrigate a green wall. Also the cost of maintaining a green wall would be onerous on future residents. Members expressed concern about the use of the roof garden and its safety for children.

Discussion ensued in which members considered that the proposed residential units met minimum standards but offered poor amenity to future residents. Members expressed concern about the access to the upper storeys and considered that it was unacceptable in the 21<sup>st</sup> century not to provide a lift to a new-build four storey apartment building (although acknowledged that in some conversion schemes or listed buildings it might not always be possible). Members considered that some of the design features were positive but that they were also concerned about the lack of amenity for future residents and in particular the access arrangements to the flats from Surrey Street could be improved.

Councillor Sands (the chair) moved and Councillor Button seconded that the application be refused on the grounds that there was not an acceptable standard of amenity for future occupants as the flats met minimum size standards but offered very cramped useable space and poor amenity, and a poor arrival and setting, and there was no level access to the flats on the upper storeys; that the entrance and interior circulation to the flats was too dark and narrow and that not providing a lift most likely meant that the design of the flats did not meet the lifetime homes standard.

**RESOLVED**, unanimously, to refuse Application no 14/01816/F - Land North West Side of 25 - 27 Surrey Street, Norwich on the grounds of amenity to future occupants by not providing a lift; cramped conditions, poor access and setting; the design of the access arrangements and that the committee considered that more of the residential units should meet the lifetime standard; and to ask the head of planning services to provide the reasons for refusal in policy terms,

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

“The development would fail to provide a satisfactory standard of amenity for future occupiers, by reason of: a poor arrival experience for residents through a narrow and cramped passageway which is not surveyed from the public realm; a poor standard of communal internal circulation space within the building, which would fail to meet lifetime homes standards and its good practice advice, particularly as a result of the design of the ground floor lobby, inadequate spiral staircase, absence of a lift; and cramped and convoluted internal layouts of flats which would greatly reduce useable space. As such the proposals would be contrary to Development Management Policies DM2, DM3, DM12 and DM13 of the adopted Norwich Local Plan 2014, paragraphs 58, 61 and 69 of the NPPF, and the impending requirements of the Technical Housing Standards.”)

#### **4. Application no 15/00736/NF3 – Heathgate open space, Norwich**

(Councillors Sands, Bradford, Brociek-Coulton and Lubbock had each declared an interest in this item.)

The planning development team leader (outer) presented the report with the aid of plans and slides.

During discussion the planning development team leader referred to the report and answered members' questions. Members were advised that there would be supervision of the works to ensure that the root system of the oak tree was not damaged. The committee also noted that silver birches and sycamores were not a native species to the heathland and that the replacement planting would comprise the following species: hawthorn, blackthorn, wild cherry and crab apples.

Councillor Brociek-Coulton, as local member for Sewell ward, sought confirmation that the football pitch would be relocated and that the area would be levelled using soil from the top end of the site. The site would be nearer to residential areas.

Members commented that the revised scheme would provide a safe route for cyclists through Heathgate and Cannell Green.

**RESOLVED**, unanimously, to approve Application no 15/00736/NF3 – Heathgate open space, Norwich and grant planning permission, subject to the following conditions:

1. Standard time limit;
2. Development in accordance with approved plans;
3. Landscaping (to include details of paving materials, replacement tree planting);
4. Development in accordance with the Arboricultural report;
5. Submission of a detailed schedule of the Arboricultural monitoring/supervision;

6. No removal of trees and vegetation to be carried out outside of the main bird nesting season (March-September)

Article 35(2) 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 the application has been approved subject to appropriate conditions and for the reasons outlined above.

#### **5. Application no 15/00694/F – 12 Mile End Road, Norwich, NR4 7QY**

The planning development team leader (outer) presented the report with the aid of plans and slides.

During discussion members considered the merits of the application and its impact on the street scene because of the trees and vegetation. Two members considered that an opportunity to improve the appearance of the existing extension had been lost, whilst other members were pleased to see a more contemporary approach to make the building fit the owner's purpose and bring an old house up to date.

**RESOLVED**, with 10 members voting in favour (Councillors Sands, Herries, Blunt, Bradford, Brociek-Coulton, Button, Carlo, Lubbock, Peek and Woollard) and 2 members voting against (Councillors Jackson and Neale) to approve application no. 15/00694/F – 12 Mile End Road NR4 7QY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

Article 35(2) 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 the application has been approved subject to appropriate conditions and for the reasons outlined above.

#### **6. Application no 15/00696/F – 92 Mill Hill Road, Norwich, NR2 3DS**

The planning development team leader (outer) presented the report with the aid of plans and slides. He explained that this modern design approach was not visible from the front of the building and that there were other similar dormer windows in the area. The proposal therefore did not provide significant harm to the conservation area.

**RESOLVED**, unanimously, to approve application 5/00696/F 92 Mill Hill Road Norwich NR2 3DS and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

Article 35(2) 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 the application has been approved subject to appropriate conditions and for the reasons outlined above.

CHAIR



## Summary or planning applications for consideration

## ITEM 4

6 August 2015

Agenda item no	Application no	Location	Case Officer	Proposal	Reason for consideration at committee	Recommendation
4(A)	15/00593/F	20 - 22 Bridewell Alley	James Bonner	Change of use to dwelling house (Class C3), conversion of roof to terrace, new glass lanterns and external alterations.	Objections	Approve
4(B)	15/00256/F	111 Adelaide Street	James Bonner	Conversion and extension of public house to provide 4 No. residential units.	Objections	Approve
4(C)	15/00239/F	12 - 14 Old Palace Road	James Bonner	Rear extension and new roof.	Objections	Approve
4(D)	15/00915/NF3	Garages Adj. 13 Riley Close	John Dougan	Demolition of existing garages and erection of 2 dwellings.	City Council application and site	Approve
4(E)	15/00683/F	Mile Cross Area Housing Office 2 - 8 Hansard Close	Lee Cook	Demolition of existing building and erection of 10 flats.	City Council application	Approve
4(F)	15/00559/F	3 Helena Road	Stephen Polley	External wall insulation to side wall.	Objections	Approve
4(G)	15/00864/F	8 Latimer Road	Stephen Polley	Two storey side and rear extension	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 and in determining the applications the members of the committee will also have due regard to these 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 act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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.

**Report to** Planning applications committee

**Item**

6 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00593/F - 20-22 Bridewell Alley,  
Norwich, NR2 1AQ

**Reason  
for referral** Objection

**Applicant** Black Orange Investments Ltd

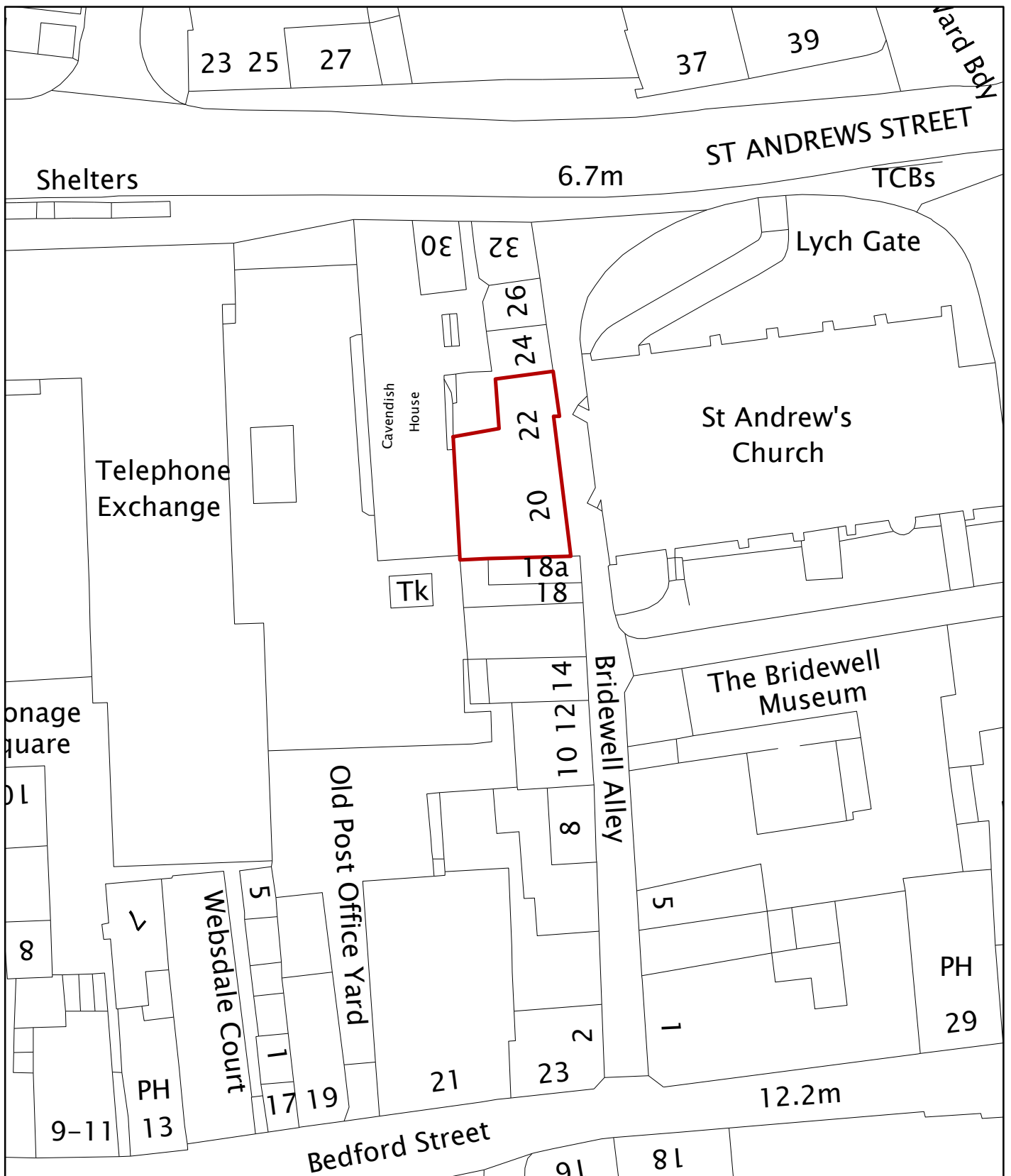
4(A)

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<b>Ward:</b>	Mancroft
<b>Case officer</b>	James Bonner - <a href="mailto:jamesbonner@norwich.gov.uk">jamesbonner@norwich.gov.uk</a>

Development proposal		
Change of use to dwelling house (Class C3), conversion of roof to terrace, new glass lanterns and external alterations.		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
1 Design and heritage	Impact on locally listed building and conservation area
2 Amenity	Neighbours (noise; overlooking; light)
3 Transport	Parking; servicing
<b>Expiry date</b>	16 June 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00593/F

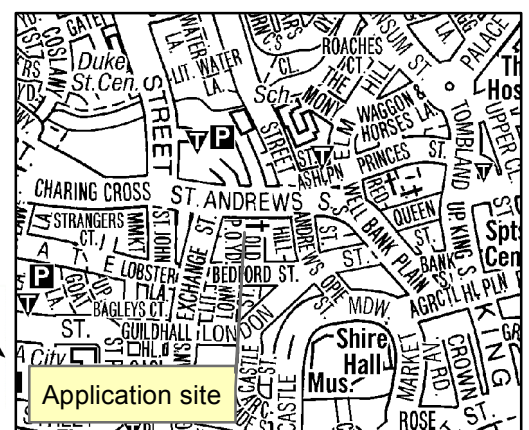
Site Address 20-22 Bridewell Alley

Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The application affects a property on the west side of Bridewell Alley. On the ground floor are two separate commercial units and above is vacant ancillary space.

## Constraints

2. Locally listed building with a grade II listed building attached (18 Bridewell Alley). Directly opposite is the grade I listed St Andrews Church and behind is the II\* listed General Post Office building.
3. The site is within the city centre conservation area and the frontage is identified as positive within the conservation area appraisal.

## Relevant planning history

4. No recent relevant planning history

## The proposal

5. Proposed are changes to the shopfront of No.20 and the creation of a residential terrace at first floor level, including the creation of an external door and balustrades. Also proposed is the change of use of the space above the retail unit(s) to a single flat, although strictly speaking this aspect is permitted development under Schedule 2, Part 3, Class G of GPDO 2015. For the avoidance of doubt it is included within the proposal description.
6. The shopfront has been amended, as has the door to the terrace.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	<b>1</b>
No. of affordable dwellings	<b>0</b>
Total floorspace	<b>266 (residential and two commercial units)</b>
No. of storeys	<b>2</b>

## Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two 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
Noise and disturbance to business from building work and use of roof terrace.	See main issue 2.
Bridewell Alley is a tourist and retail area with no parking.	See main issue 3.

## Consultation responses

8. 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

9. Materials of shop front should be respectful of the locality directly in front of the church's doorway. Current shopfront is modern and neutral but tilting windows will be out of character with surrounding traditional shopfronts, especially when in open position.
10. Rear balcony will be mostly hidden from view and will have minimal impact.

## 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
  - JCS3 Energy and water
  - JCS4 Housing delivery
  - JCS6 Access and transportation
  - JCS9 Strategy for growth in the Norwich policy area
  - JCS11 Norwich city centre
12. **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
  - DM9 Safeguarding Norwich's heritage
  - DM12 Ensuring well-planned housing development
  - DM28 Encouraging sustainable travel
  - DM30 Access and highway safety
  - DM31 Car parking and servicing
  - DM32 Encouraging car free and low car housing

- DM33 Planning obligations and development viability

## **Other material considerations**

### **13. 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
- NPPF12 Conserving and enhancing the historic environment

## **Case Assessment**

14. 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.
15. The use of the upper floor as a residential flat is permitted development providing compliance with the conditions of Schedule 2, Part 3, Class G of the GPDO 2015. In principle the terrace becoming a residential use is acceptable providing compliance with DM2 and the various design policies. The changes to the shopfront are also acceptable in principle, with the main concern being design.

## **Main issue 1: Design and Heritage**

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. Key heritage policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
17. Despite 20 and 22 forming one building, at ground floor level they appear as two distinct shopfronts. Number 22 is currently open as an art gallery and no changes are proposed to this shopfront. Number 20 is empty and the plans originally proposed an opening shopfront window, which would have been visually detrimental. It has since been amended to mirror the adjacent shopfront which is clearly the most desirable option aesthetically as it helps at ground floor level to reintroduce a sense of this being a single building.
18. At first floor level a terrace is being introduced which with its glazed balustrade, works well visually, making good use of the space. The replacement of one of the sash windows with a door is acceptable now that it includes glazing bars to better reflect the adjacent windows. The two lanterns on the flat roof are visually appropriate and none of the works cause any adverse impacts for the character of the locally listed building, the nearby statutory listed buildings or the character of the wider conservation area. To ensure this conditions are attached requiring details of external materials.

## Main issue 2: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
20. The terrace will introduce some external amenity space for the occupiers of the flat. Its use may lead to some increased noise but through reasonable use this would not cause unacceptable impacts for any neighbouring occupiers or businesses given its city centre location. The noise of the building work for such a small-scale development is largely immaterial.
21. While there will be some increase in overlooking from the terrace to the kitchen to the south, it is not considered to lead to an unacceptable level of privacy loss. Some consideration was given to planting or a taller obscured balustrade but the implications for overlooking or design would outweigh the relatively low level of amenity loss. There are no other particularly sensitive uses which would be affected – to the north is Cavendish House, a Norwich Arts University use with barely any facing windows; and to the west the telephone exchange building.

## Main issue 3: Transport

22. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, DM32 NPPF paragraphs 17 and 39.
23. The development is car-free, which is acceptable in this location. There are numerous flats above shops in the surround area, as encouraged by permitted development rights, and this does not present any significant issues. Revisions have led to a cycle store in the lobby on the ground floor which should allow space for a couple of bikes. Refuse collection will be via black sack from the street on collection day. Refuse and recycling will be stored in suitable containers on the terrace. This is acceptable.

## Compliance with other relevant development plan policies

24. 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	DM32	Yes – car free
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition



Requirement	Relevant policy	Compliance
Sustainable urban drainage	DM3/5	Not applicable

### **Equalities and diversity issues**

25. There are some equality and diversity issues. Access to the shopfront is limited by a step and no proposals to overcome this are included within the application. The historic nature of the building and its immediate neighbours restricts the ability to address this, particularly given the tightness of Bridewell Alley.

### **Local finance considerations**

26. 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.
27. 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.
28. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

29. 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.

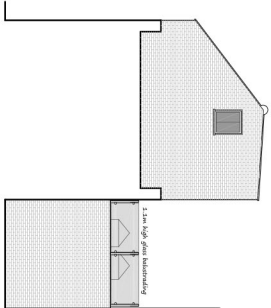
### **Recommendation**

To approve application no. 15/00593/F - 20-22 Bridewell Alley, Norwich, NR2 1AQ and grant planning permission subject to the following conditions:

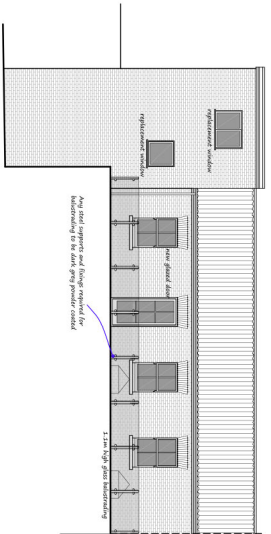
1. Standard time limit;
2. In accordance with plans;
3. Details of materials;
4. Bin and bike storage to be provided within the site prior to occupation;
5. Water efficiency measures;

### **Article 35(2) statement**

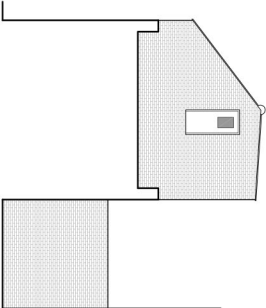
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



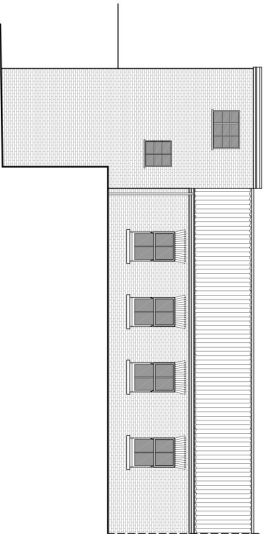
Proposed North Elevation



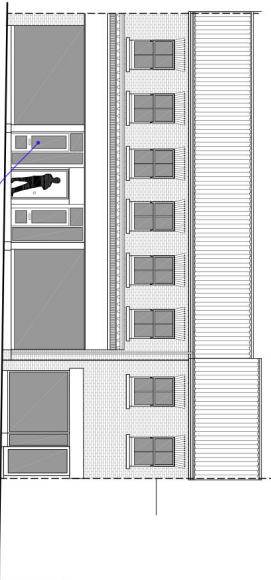
Proposed West Elevation



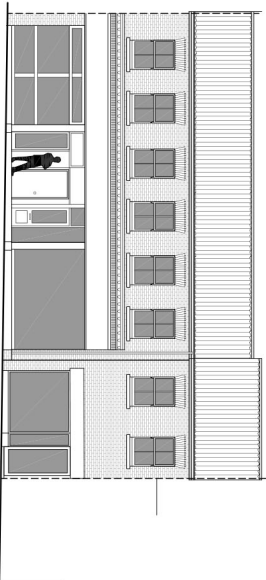
Existing North Elevation



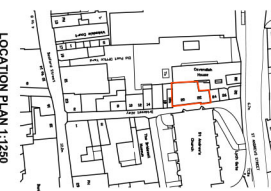
Existing West Elevation



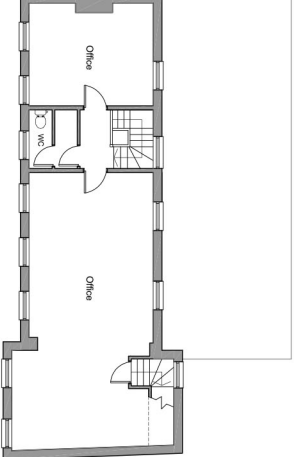
Proposed East Elevation



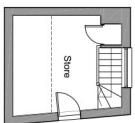
Existing East Elevation



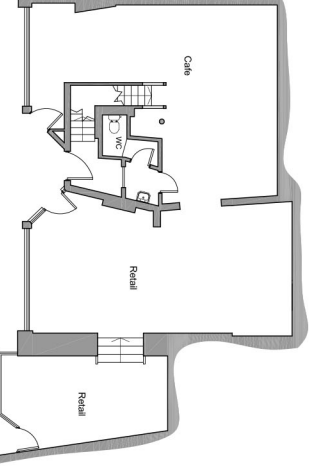
LOCATION PLAN 1:1250



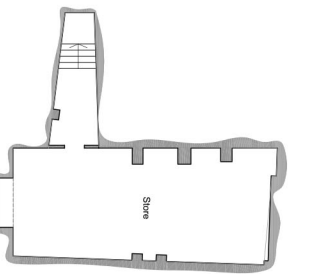
EXISTING FIRST FLOOR PLAN



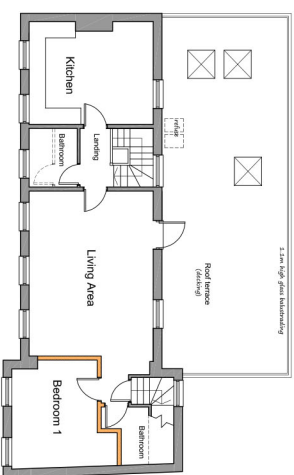
EXISTING SECOND FLOOR PLAN



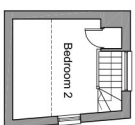
EXISTING GROUND FLOOR PLAN



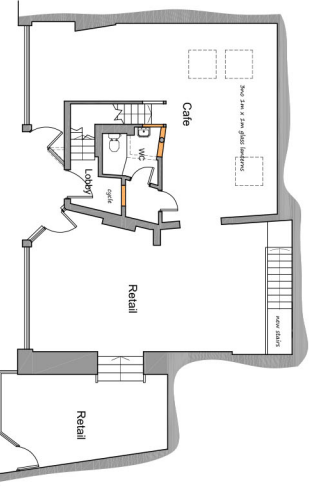
EXISTING BASEMENT FLOOR PLAN



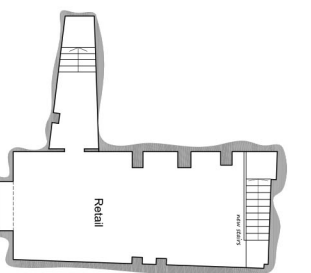
PROPOSED FIRST FLOOR PLAN



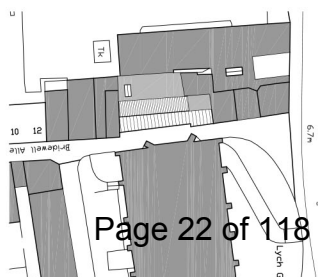
PROPOSED SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN



EXISTING SITE PLAN 1:500



PROPOSED SITE PLAN 1:500

- Notes
- No Dimensions are to be scaled from this drawing.
  - Construction shall comply with all relevant standards and codes of practice.
  - This drawing is the sole copyright of A Squared Architects Ltd and no part of it may be reproduced without the written consent of A Squared Architects Ltd.
  - Site Location Plans are prepared from Ordnance Survey Maps and the location of the building is shown in relation to the surrounding area.
- | No. | Revisions                   | By | Date     |
|-----|-----------------------------|----|----------|
| A   | Initial design and planning | MS | 20/08/15 |
| B   | Revised design and planning | MS | 09/07/15 |

**Report to** Planning applications committee

**Item**

6 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00256/F - 111 Adelaide Street,  
Norwich, NR2 4JD

**4(B)**

**Reason  
for referral** Objection

**Applicant** Mr Richard Keach

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<b>Ward:</b>	Mancroft
<b>Case officer</b>	James Bonner - <a href="mailto:jamesbonner@norwich.gov.uk">jamesbonner@norwich.gov.uk</a>

Development proposal		
Conversion and extension of public house to provide 4 No. residential units.		
Representations		
Object	Comment	Support
6 (from 5 individuals)		

Main issues	Key considerations
1 Principle of development	Loss of pub; principle of new housing
2 Design and heritage	Impact on locally listed building
3 Amenity	Loss of outlook/daylight; overshadowing; occupier amenity (daylight and external space)
4 Transportation	Lack of 1:1 parking provision; pedestrian/vehicle conflict
<b>Expiry date</b>	6 May 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00256/F

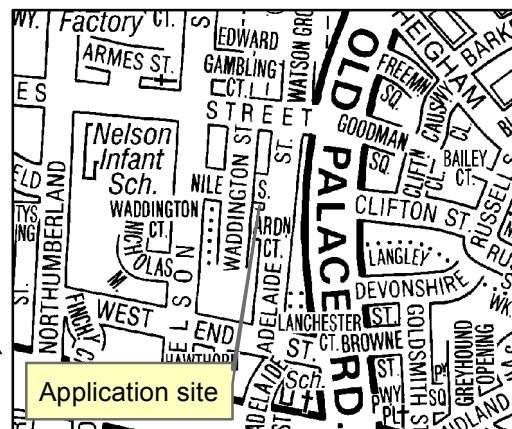
Site Address 111 Adelaide Street

Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. 111 Adelaide Street is a public house on the corner with Nile Street. The building is in an otherwise wholly residential context, surrounded on all sides by various housing types and styles. Directly to the south is an overgrown plot of land previously approved for residential use which has since lapsed – a subsequent application (14/00957/F) for three flats was refused by committee in December 2014.
2. The pub itself has been subject to a number of inappropriate addition and changes over the years, including extensions and the replacement of windows with inconsistent PVC types.

## Constraints

3. The building is locally listed but not within or near a conservation area; no other buildings nearby are of any particular architectural or historical significance. The site is within a critical drainage catchment.

## Relevant planning history

4.

Ref	Proposal	Decision	Date
4/1996/0292	Erection of pair of town houses	REFUSED	30/05/1996
07/00538/F	Retrospective application for erection of a smoking shelter at front of building.	REFUSED	04/07/2007

## The proposal

5. The conversion from a drinking establishment to a residential use, including an extension on top of the existing single storey section to total four one bedroom flats. Several external changes are proposed to the existing building, including removal of extensions at entrances, two new entrances on the north side of the pub and timber cladding to the section between the original building and contemporary extended section. A single storey lean-to for storing bins and bicycles is proposed on the west elevation.
6. There have been a number of amendments, including the removal of a number of second bedrooms including one in the basement – this is now storage space. The first floor extension has been revised to include a pitched roof to better reflect the form of the host building; a parking space has been removed and the landscaping reconfigured; and the bin and bicycle stores have been moved from the north west corner to the dedicated lean-to store.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	<b>4</b>
No. of affordable dwellings	<b>0</b>
Total floorspace	<b>247sqm</b>
No. of storeys	<b>2</b>
Max. dimensions	<b>Extension: 6.2m to ridge (pub 6.4m); 6.95m wide (including bin store; same as existing); 8.4m deep (including front projection; 7.1m without – same as existing)</b>
Density	<b>130dph</b>
<b>Appearance</b>	
Materials	<b>Timber cladding, dark brickwork, timber frame windows; hardwood doors.</b>
Construction	<b>Retention of existing single storey element and building on top of it.</b>
<b>Transport matters</b>	
Vehicular access	<b>From Nile Street</b>
No of car parking spaces	<b>3</b>
No of cycle parking spaces	<b>4</b>
Servicing arrangements	<b>Collection from Nile Street – bin stores on west side of side.</b>

## Representations

- Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 6 letters of representation (from 5 households) 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
<p><b>On original scheme:</b></p> <p>Applicant is developing on public highway and there are existing conflicts between vehicles and pedestrians.</p>	See main issue 4.
There is a severe parking shortage; current parking traps us in.	See main issue 4.
Design is inappropriate in appearance and use of materials. Detrimental to character of locally listed building and pub. The proposal is distinctly 'industrial' and not in keeping with area.	See main issue 2.
Overlooking from additional flat into garden and property.	See main issue 3.
Extension is overbearing due to height and mass. Exacerbated by dark colour of brickwork. It will affect light levels and airflow.	See main issue 3.
Bedroom in cellar is not a practical living arrangement.	See main issue 3.
Additional units will increase noise and disturbance.	See main issue 3.
Previous issues of sewage/water drainage may increase as a result of this development.	See paragraph 37.
Rear access path to our property is fairly narrow and will need to be shared with the main door of one of the flats, possibly blocking access e.g. for wheelie bins, bikes etc. This poses a health and safety risk in the event of a fire.	See paragraph 37.
Building work may affect garden and tree to rear, particularly if footings were required for the additional storey.	See paragraph 37.
<p><b>On revised scheme:</b></p> <p>Although an improvement, the scheme is still lacking. The extension is still imposing and intrusive due to its height and mass as previously mentioned. Additionally the new windows at the rear will increase noise pollution and potentially impact privacy.</p>	<p>Design – see main issue 2.</p> <p>Amenity – see main issue 3.</p>

## Consultation responses

8. 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

9. Proposal to lose pub is unfortunate in heritage terms. The building has some historical architectural value, especially the stained glass that features some brewery signwriting and the retention of this is preferred to indicate former use. The 1885 OS map shows two bay windows which were smaller and their retention is encouraged.
10. [*On revised scheme*]... it is improved but I still do not like the elevation fronting Nile Street with the forward projection of the existing building line. I still do not think they are quite 'there' in terms of providing high quality design.

### Highways (local)

11. No objection – parking is on private land. [*Since amended:*] 3 parking spaces is acceptable providing decent hardstanding.

### Norwich Society

12. We welcome the conversion of this existing building and its contemporary neighbour and are pleased that the original ground floor fenestration of the public house will be retained [*comment only made on original scheme*].

### Private sector housing

13. Basement bedroom provides issues for fire escape, natural light, pollution.

## Assessment of planning considerations

### Relevant development plan policies

14. **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
  - JCS5 The economy
  - JCS6 Access and transportation
  - JCS7 Supporting communities
  - JCS9 Strategy for growth in the Norwich policy area
  - JCS11 Norwich city centre
  - JCS20 Implementation
  -
15. **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
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM22 Planning for and safeguarding community facilities
- 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**

#### **16. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- 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
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

### **Case Assessment**

17. 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**

18. Loss of public house: key policy – DM22.
19. The Bread and Cheese was protected under the previous local plan as an 'historic pub' but this is no longer the case in the new local plan. The pub has not been designated as an asset of community value and in effect there is no planning reason to resist its loss.
20. New residential use: key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.

21. The proposal complies with the criteria within DM13 – main issues 3 and 4 expand on amenity and servicing respectively. The requirements of DM12 (the exception principles and criteria a to c) are also broadly complied with – the biggest potential issue lies with (b) and the impact upon the character and amenity of the surrounding area. This is addressed primarily in main issue 2 and to a lesser degree main issue 3.

## **Main issue 2: Design and heritage**

22. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. Heritage key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
23. The currently vacant pub is locally listed and in a prominent corner position. While the loss of its pub use is unfortunate and does affect the non-designated heritage asset's significance, this is in itself fairly hard to resist in planning terms and is acceptable. The external changes do have the potential to further affect this significance and in combination with the change of use there may be the potential for unacceptable harm.
24. The changes to the main pub themselves are largely acceptable. The removal of the ground floor extensions around the current entrances are welcomed, as are the retention of the bay windows. It is indicated on the plans and in writing from the agent that the stained glass is being kept which helps with interpretation of its former use; a condition is recommended to ensure this as well as the protecting the detailing around the window.
25. On the north elevation fronting Nile Street the scheme proposes to separate the building into three sections: the existing pub with the retention of the yellow brick; the 'new' section with the extension, finished in dark brick; and in between the two a transition section clad in timber. This approach is an interesting way of contrasting between the new and old and is acceptable; the biggest impact comes from the new section itself. There has been continued concern throughout the process from the overhanging first floor section which comes forward of the existing building line. This 'new section' remains the most contentious part of the design, although a number of other amendments have been made which do improve it, notably the move away from a two storey flat roof which projected above the existing eaves. The current form of the building, particularly the roof, is much more sympathetic, although arguably not as subservient as preferred. The bulk and perception of mass on both the north and west elevations have been reduced which helps with design and amenity concerns and although the final design is not ideal, enough has been done to provide a visually agreeable scheme. The new extension is reasonably sympathetic in its design whilst providing a clear contrast to the host building. Subject to high quality detailing through condition this should provide a visually appropriate residential scheme which retains a clear indication of its previous use for the future.
26. The landscaping will introduce a soft edge around the scheme, vastly improving the setting of the building within the street scene. The refuse and cycle stores were subject to much discussion with their previous spots being overly prominent and undermining the positives the scheme was otherwise bringing. Relocating it to a suitably designed lean-to on the side elevation is a good solution within the

constraints of the site and subject to condition on the detail there are no outstanding concerns.

27. Visually, despite some shortcomings, the proposals demonstrate an appropriate scheme which does not cause any adverse harm to the character of the locally listed building or its setting within the street scene, particularly given the numerous existing inappropriate additions to the building.

### **Main issue 3: Amenity**

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

#### ***Neighbouring amenity***

29. The revised scheme eliminates many of the previously identified amenity concerns, including removal of side-facing windows, the setting back of the first floor section and revision of its roof form. This essentially removes overlooking issues for those properties to the west and reduces the overbearing effect of the extension to an acceptable level. There will be some overshadowing during the first portion of the day and some minor loss of daylight through the new structure being 7.8m away, however the extent of both of these is not severe and is tolerable.
30. On the south facing elevation there are new rooflights at first floor level and high level windows on the ground floor. Despite some concern from neighbours it is very difficult to argue reasonably that these would lead to any adverse loss of amenity given the position of the windows and their orientation in relation to neighbouring buildings. Introducing further residential units into a residential area does not cause issues for noise and disturbance, particularly given the building's lawful use as a pub.

#### ***Occupier amenity***

31. Amendments to make all units one bedroom means they all comply with the internal space standards of DM2. The basement room did introduce some concerns for light, escape and pollution from the proximity to the car parking spaces and replacing it with storage is welcomed. The majority of the rooms will receive adequate levels of natural light, although some are a little inadequate, such as the first floor kitchen and living room on the east side. The window serving the room is not too small and the space itself is relatively large so overall no major concerns are raised. On the ground floor the kitchen and bathrooms to the rear of the building are improved through high level windows to overcome the issues of north-facing windows.
32. External amenity space is provided and the communal area is relatively small and exposed. Its value is therefore fairly minimal but better than nothing. Given they are only one bedroom flats this is not critical, particularly given the open space ~140m away to the north. Overall the living conditions for the future occupiers should be adequate and the scheme is considered to comply with DM2 and DM13.

### **Main issue 4: Transport**

33. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, DM32, NPPF paragraphs 17 and 39.

34. DM31 requires one space per dwelling in urban areas without controlled parking such as this. Car parking was reduced from four to three to improve the landscaping and external amenity space available. Although strictly against policy the local highways officer is content that this will not raise significant concerns for nearby on-street parking. Regular buses to the city centre are available from Heigham Street (~350m walk) and Dereham Road (~310m walk), which although strictly above the 200m limit on DM32, is still a reasonable distance but not enough to justify car-free housing against this policy. That being said, a one bedroom flat less than 500m from a district centre is unlikely to exacerbate on-street parking issues and a lack of 1:1 parking provision is tolerable, particularly given the adequate space for secure and covered bicycle storage. Indeed it is not considered that any highway safety issues would result and paragraph 32 of the NPPF advises that applications should only be resisted on transportation grounds where the impacts would be severe which is certainly not the case here. Servicing of the units raises no issues given the appropriately placed and sized bin stores
35. At the beginning of the process some concern was raised with regards the status of the land fronting Nile Street. The carriageway remains public highway but the parking space adjacent to the pub was stopped up in 1979 and its inclusion within the development site is entirely legitimate. There has been some concern over conflicts between pedestrians and vehicles as a result of the development. No evidence has been provided as to why this would be the case, and given the existing space fronting the pub is currently used for car parking, it is not clear how a similar number of parking spaces for a residential use would be materially different. Subject to a landscaping scheme ensuring retained visibility for drivers there are no concerns about highway safety.

#### **Compliance with other relevant development plan policies**

36. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>Yes subject to condition</b>
Car parking provision	DM31	<b>No – see main issue 4.</b>
Refuse Storage/servicing	DM31	<b>Yes subject to condition</b>
Energy efficiency	JCS 1 & 3 DM3	<b>Not applicable</b>
Water efficiency	JCS 1 & 3	<b>Yes subject to condition</b>
Sustainable urban drainage	DM3/5	<b>Not applicable</b>

## Other matters

37. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:

- **Flood risk** – no additional hardstanding is proposed and the landscaping should effectively reduce the amount of impermeable area, reducing the risk of surface water runoff.
- **Sewer capacity** – there is no evidence to suggest there is an existing problem in the area which would be exacerbated by an additional 4 one bedroom flats, particularly when offset by the existing pub's impact.
- **Access** – the front door to one of the flats is no longer accessed via the side (west) elevation, this now allows for access to four separate bin and bike stores. Even so the red line plan shows a 0.9 to 1m gap which affords adequate access to either and no concerns remain.
- **Trees** – There is a fairly large conifer tree in the garden backing onto the single storey terrace section. As this single storey part is not being demolished and the two storey section rebuilt, the works should not cause harm for the roots of the tree. However there will be some implications for the tree in that it may have to be chopped back to accommodate the first floor section. The tree officer has informally stated it would be feasible and not an issue given the tree's relatively low value, but it could also be an option to replace the tree with a higher quality specimen. As a council-owned tree discussions about the options for this can continue post-application if approved and a condition is recommended to secure details of any works or replanting.

## Equalities and diversity issues

38. There are no significant equality or diversity issues.

## Local finance considerations

39. 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.
40. 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.
41. In this case local finance considerations are not considered to be material to the case.

## Conclusion

42. While there are some shortcomings in the design of the scheme, overall the works to extend the building are sensitively done with large positives introduced through

the landscaping scheme and retention of the pub's historic features. This results in a conversion which respects the locally listed building and its setting within the street scene. Several amendments have reduced the amenity concerns for both neighbours and occupiers to an acceptable level and as there are no outstanding transportation concerns the proposal is acceptable.

43. 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**

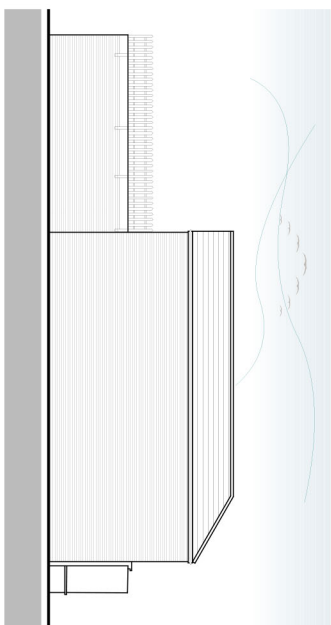
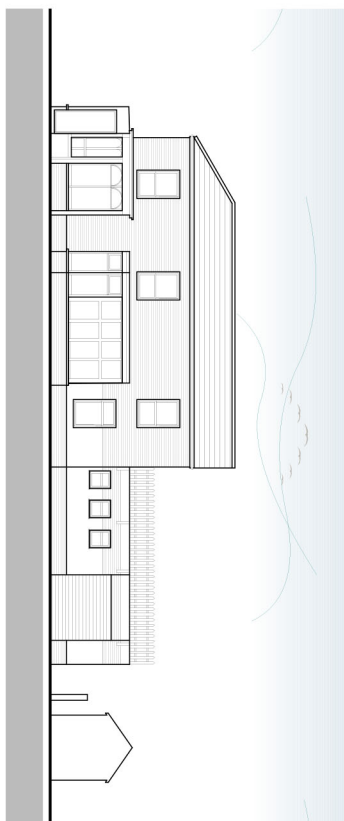
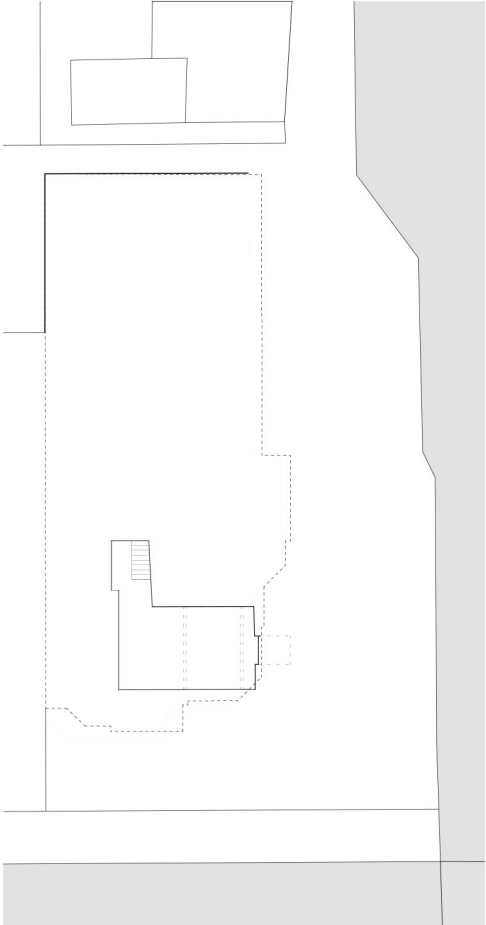
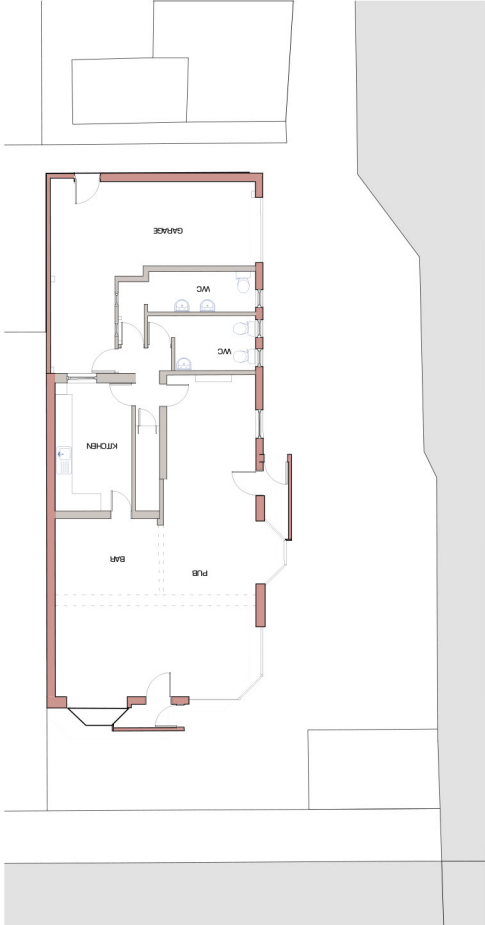
To approve application no. 15/00256/F - 111 Adelaide Street Norwich NR2 4JD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials;
4. Landscaping;
5. Details of bin and bike stores; to be provided prior to occupation;
6. Details of any tree works (including replacement planting if necessary);
7. Retention of stained glass;
8. Water efficiency measures;

## **Article 35(2) 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 the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.











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Planning application



80 St. Georges Street, Norwich, Norfolk, NR3 1DA  
Tel 01603 866151 - Fax 01603 821476  
info@camarchitects.co.uk - www.camarchitects.co.uk

Client

Richard Keach

Project Details

New Residential  
Development

Project Address

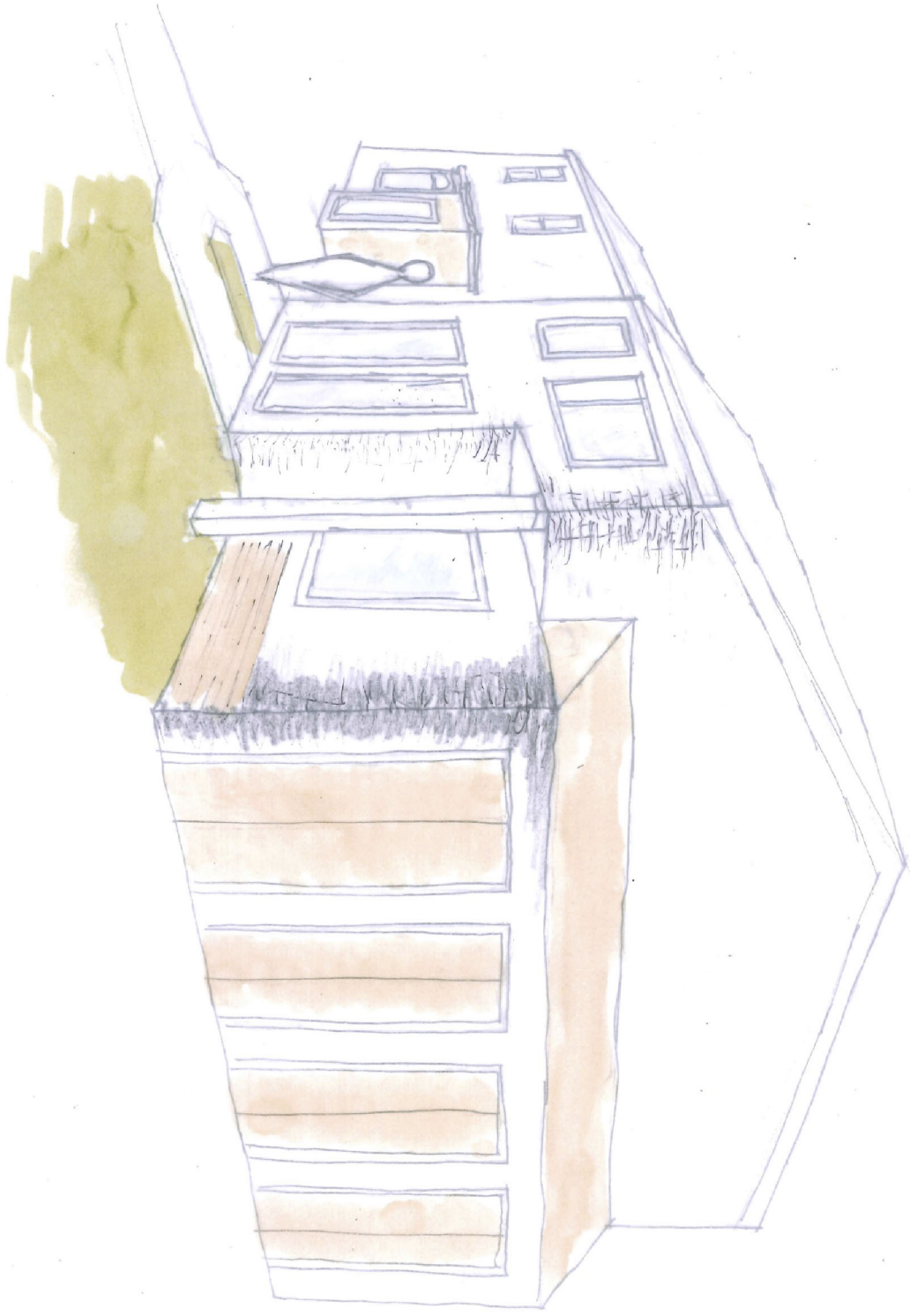
The Bread and Cheese  
Adelaide Street  
Norwich

Drawing Title  
Proposed Visual

Job No.	Drawing Number
1345	1345-A-PL10

Date	Scale	Revision
17.06.15	1:100 @A1	-

Drawn	Checked	CSO Date
DK		





**Report to** Planning applications committee

**Item**

6 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00239/F - 12 - 14 Old Palace  
Road, Norwich, NR2 4JF

4(C)

**Reason  
for referral** Objection

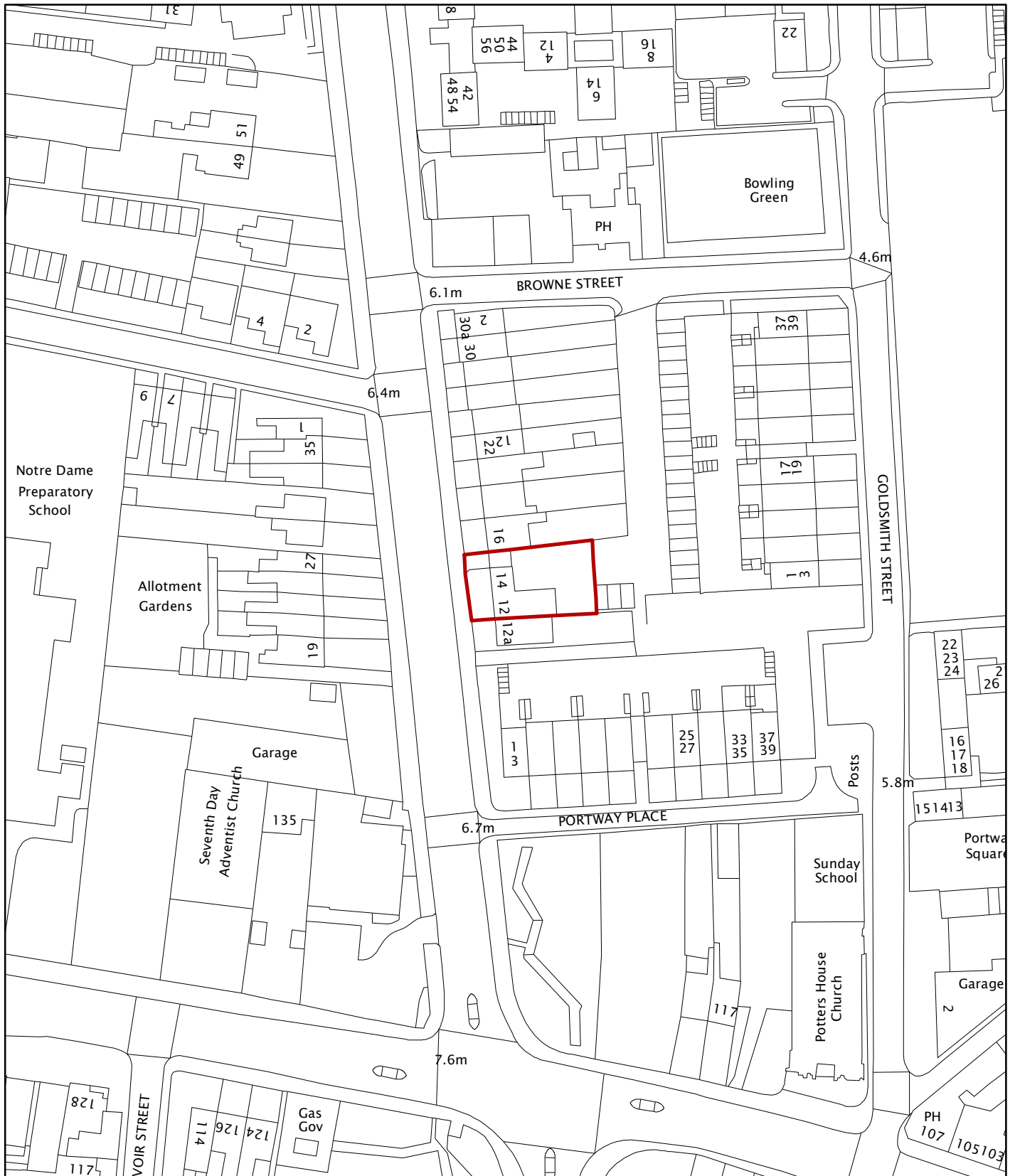
**Applicant** Mr Popinder Singh

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<b>Ward:</b>	Mancroft
<b>Case officer</b>	James Bonner - <a href="mailto:jamesbonner@norwich.gov.uk">jamesbonner@norwich.gov.uk</a>

Development proposal		
Rear extension and new roof.		
Representations		
Object	Comment	Support
8 (from 3 individuals)	0	0

Main issues	Key considerations
1 Principle of development	Extension of temple
2 Amenity	Impact on neighbours (daylight, noise etc)
3 Transport	Parking
4 Design	Street scene impact, impact on surrounding area
5 Flooding	Surface water runoff
<b>Expiry date</b>	5 June 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00239/F

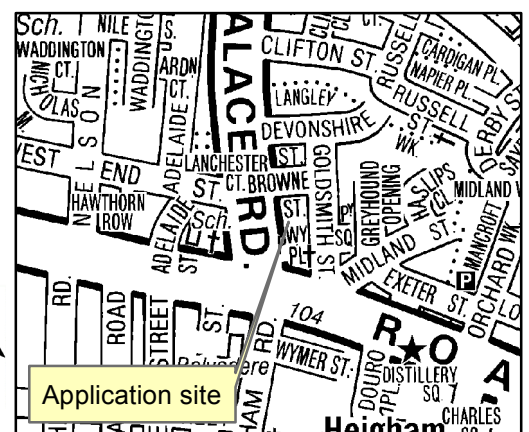
Site Address 12-14 Old Palace Road

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES





## The site and surroundings

1. 12-14 is a building on the east side of Old Palace Road, ~80m north of Dereham Road. The non-listed property is a fairly utilitarian flat-roofed building with two storeys fronting Old Palace Road, with a vehicle access through to a parking area at the rear. The ground levels drop down towards this parking area and the building is three storeys at the rear.
2. The building is lawfully operating as a Sikh temple and features an unauthorised single storey extension to the rear. Either side of the temple are residential properties.

## Constraints

3. The property is not listed, nor is it near architecturally sensitive buildings or within a conservation area. The site is within a critical drainage catchment.

## Relevant planning history

4.

Ref	Proposal	Decision	Date
07/01163/F	Development of 1 no. town house and 3 no. flats.	REF	16/11/2007
08/00212/F	Development of 1 No. town house and 3 No. flats.	REF	02/05/2008
08/00840/F	Development of 1 No. townhouse and 3 No. flats.	APPR	07/11/2008
10/00034/F	Change of use from shop and store (Class A1) to place of worship (Class D1), erection of external staircase, replacement windows and access ramp.	APPR	07/05/2010
10/01224/D	Details of Condition 3: loudspeaker, amplifier, relay or other audio equipment of previous planning permission (App. No.10/00034/F).	APPR	16/08/2010

## The proposal

5. Proposed is a three storey extension to the rear with a dual pitch roof on the existing building. Also proposed is a single storey extension projecting from the rear to replace the existing unauthorised one.
6. The single storey aspect on the lower ground floor will house a kitchen and dining room, the ground floor a classroom and the first floor an extended temple hall.

7. There have been some amendments to the scheme in order to bring the ground and first floor extension away from the side window of 12A Old Palace Road. An additional revision has shown an indicative position for refuse storage at the rear.

### Summary information

Proposal	Key facts
<b>Scale</b>	
Total floorspace	<b>144sqm new floorspace (including replacement of unauthorised part)</b>
No. of storeys	<b>3</b>
Max. dimensions	<b>7.9m to new ridge on front elevation; 7.5m to eaves on rear elevation.</b>
<b>Appearance</b>	
Materials	<b>Marley grey roof tiles, facing brickwork to match, brown PVC windows and doors</b>
<b>Transport matters</b>	
Vehicular access	<b>Via Old Palace Road and through building</b>
No of car parking spaces	<b>3 (1 existing) at rear; 2 disabled spaces retained at front</b>
No of cycle parking spaces	<b>3</b>
Servicing arrangements	<b>Bin store to rear</b>

### Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Eight letters of representation from three individuals 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
Restriction of light to window of 12A Old Palace Road	See main issue 2.
Impact on light to rear of neighbouring properties (including gardens)	See main issue 2.



<b>Issues raised</b>	<b>Response</b>
Overlooking	See main issue 2.
Imposing effect of extension and new roof	See main issue 4.
Intensification of use / noise and disturbance / not an appropriate use for residential area	See main issues 2 and 1.
Current hours and agreed amplification not being adhered to	This is a matter for planning enforcement. For amenity issues see main issue 2.
Nuisance from flue	See main issue 2.
Illegal parking / further pressure on businesses as a result of increased parking	See main issue 3.
Inadequate plans	The plans have been revised and are legible enough to judge what is being proposed.
Poor design (too large / concern over materials)	See main issue 4.
Impact on foul sewerage	There is no evidence to suggest such a small extension of an existing temple would exacerbate any issues.
Flood risk from increase surface water runoff	See main issue 5.
Trees in adjacent properties	No trees will be affected.
Reduction in value of property	Not a material planning consideration
<b>Following amended plans</b>	
Revised plans do not address comments in terms of size, scale or impact on light (and view from window). Both objections either side stand.	See main issues 2 and 4.
Concerns around timescales provided for comment.	While timescales were not ideal, adequate time has been provided (22 <sup>nd</sup> August) to digest what were very minor amendments.

## 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. To confirm suitability of the ventilation we would need a design specification prior to commencement.

## Highways (local)

11. There are distinct advantages with this site as a congregational location – wide walk and cycling catchment and is on a number of bus routes from a significant part of the city. Area is within controlled parking zone, controlled between 8am and 6:30pm Monday to Saturday. The scale of the development, at 100sqm is really very small [*clarified verbally as larger than this at ~144sqm, with similar conclusions*], and I am doubtful that the increased floorspace will lead to growth in numbers of people attending (it seems to me that this is more about the quality of the venue). In any case, I cannot see that any increased parking pressure would be anywhere near severe enough to warrant an objection to this proposal, and I am highly doubtful that we would be able to sustain such an argument on appeal were we to pursue it.

## Assessment of planning considerations

### Relevant development plan policies

12. **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
  - JCS6 Access and transportation
  - JCS7 Supporting communities
  - JCS8 Culture, leisure and entertainment
  - JCS9 Strategy for growth in the Norwich policy area
  - JCS10 Locations for major new or expanded communities in the Norwich policy area
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
  - JCS20 Implementation
13. **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
  - 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

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change

## **Case Assessment**

15. 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**

16. Key policies and NPPF paragraphs – DM22, NPPF paragraph 70.
17. The principle of a Sikh temple here has already been accepted and the principle of extending it is fine given both local (DM22) and national planning policy supports the enhancement of community facilities such as this.

### **Main issue 2: Amenity**

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. Various issues have been raised by the owners of the buildings either side of the temple and the amended plans only really address the impact on the side window of 12A Old Palace Road. The extension has been stepped away from the window, reducing some of the impacts it may have had, including loss of daylight and outlook and some minor overshadowing at the start of the day. While not entirely eliminating these issues the amendments are an improvement and the impact and therefore weight that can be attached to the harm is lessened given that the window serves a stairwell. The changes enable the development to be a little more neighbourly but in isolation it is not considered that this particular aspect represents appreciable harm to the amenity of a neighbouring habitable room and is not considered a reason to refuse the application. This is the same case for the view from the landing window – this is not something which would represent a significant amenity concern, even alongside the other issues such as daylight restriction.
20. In terms of impact on the daylight of No.16 to the north, the additional height of the pitched roof will cause some overshadowing to the garden, in particular the conservatory. However this will only be towards the end of the day and as such the extent is not severe enough to cause significant amenity concerns. Given their scale, the changes (including the extensions) will not have a noticeable impact on daylight to the gardens or the rear windows of the adjoining properties, particularly due to no extensions going beyond the rear building line.

21. Some representations have objected on the basis of the intensification of the temple and the additional issues this raises, for instance with parking (addressed in main issue 3). Also of concern is increased noise as a result of potentially intensified use of the building. Including the lower ground floor extension which replaces the unauthorised existing one, the proposed additional floorspace is ~144sqm. While this does offer a larger dining area, classroom and temple room, the size of the existing facilities are not particularly big and their increase is reasonable. It is also rational to conclude that these changes are merely upgrading of currently inadequate facilities and there is no specific evidence to suggest it would lead to an intensified use which would cause adverse noise and disturbance. This is somewhat assisted by the fact that the Sikh population of Norwich is relatively small. News articles at the time of the temple's opening (2010) suggest there are around 100 Sikhs in Norwich with around 22 families supporting the temple during its establishment. To a degree this is supported by census data suggesting around 0.1% of Norwich's population to be Sikh (0.1% of Norfolk also).
22. In this sense it appears unlikely that this relatively small expansion would draw in huge numbers of worshippers which would cause unacceptable levels of disturbance. Although the extensions effectively double the amount of floorspace available, this is more a reflection of the relatively poor provision the building currently provides. The proposals are considered to represent enhancements of a sensible scale which would not constitute excessive intensification. Alongside more modern sound attenuating windows, internalising the staircase and sorting out the situation at the rear (including a more permanent kitchen/dining room) should help to address some of the existing noise concerns. In addition normal use of the temple would not lend itself to noisy use, for instance through continual comings and goings, particularly late at night.
23. The flue is around 8m from the rear elevation of 12A Old Palace Road and has the potential to cause amenity concerns through noise and odours. The distance is fairly reasonable and its pattern of use is not one where you would expect continuous late-night use. Accordingly it should not be assessed in the same manner a hot food takeaway would be and the impact is likely to be acceptable. To ensure this a condition is recommended to secure details of the flue's specification, including its noise rating.

### **Main issue 3: Transport**

24. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
25. Several objections have mentioned the impact upon on-street parking. The proposals introduce two additional car parking spaces, taking the total to five including the two disabled spaces at the front. There are on-street parking restrictions on Old Palace Road which operate 8am to 6:30pm Monday to Saturday, with no restrictions on Sunday. In addition the parking zones stop basically at the Old Palace Road end of West End Street, meaning no parking restrictions at all west of this. In this sense there is the potential for on-street parking to be affected outside of controlled hours on Old Palace Road and anytime in the surrounding streets.
26. According to representations received this would appear to be the case anyway and the question ought to be whether the increase in size of the building would cause

adverse impacts over and above the current situation. As outlined in main issue 2 the extensions are considered to be more akin to improving the facilities rather than a radical expansion to serve a massive demand. The upgraded community facility may attract additional worshippers but the temple is in an accessible location near a district centre and main bus route. Although there may be some slight increase on on-street parking, this is not likely to be severe as it is likely to be concentrated at relatively short periods once or twice a week. As there are no knock-on effects for highway safety this does not raise major concerns.

27. There is sufficient room for cycle and refuse storage at the rear of the building and these details will be secured via condition.

#### **Main issue 4: Design**

28. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
29. The existing building is of relatively poor quality architecturally, with a number of inappropriate additions over the years (including some unauthorised such as the lower ground extension). The proposed changes to the roof of the building will allow for the currently flat roofed building to look more in-keeping with its neighbours. At the rear the vertical addition extends over three levels and will get rid of the external staircase. Alongside the appropriately scaled lower ground extension this should introduce an element of consistency to the rear elevation and will be a visual improvement. Providing compliance with a condition ensuring materials match the host building, the design is acceptable.
30. Previous drawings have indicated the flue on the lower ground extension as being relatively large. For the size of the kitchen it is quite clear a smaller flue would be practical and the agent has advised it could be changed. A condition is recommended to seek further details of the smaller flue and its specification (notwithstanding what is shown on the plans).

#### **Main issue 4: Flood risk**

31. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
32. As this is a critical drainage catchment and additional floorspace is being created there needs to be some form of mitigation to offset the increase in surface water runoff, particularly given the change in levels. Given the relatively small amount of additional floorspace and the restrictions within the site, water butts are a proportionate means of addressing this issue. As this can easily be achieved within the site there are no concerns leaving the position and specification to condition. A condition is attached to require details of the landscaping to ensure that the parking area does not introduce any further impermeable surfacing.

#### **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.
- 34.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>Yes subject to condition</b>
Car parking provision	DM31	<b>Yes subject to condition</b>
Refuse Storage/servicing	DM31	<b>Yes subject to condition</b>
Energy efficiency	JCS 1 & 3 DM3	<b>Not applicable</b>
Water efficiency	JCS 1 & 3	<b>Not applicable</b>
Sustainable urban drainage	DM3/5	<b>Yes subject to condition - water butt(s)</b>

### **Equalities and diversity issues**

35. There are no significant equality or diversity issues.

### **Local finance considerations**

36. 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.
37. 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.
38. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

39. The proposals will rationalise a fairly disorganised situation to the rear of the building and will lead to significant improvements to this place of worship. Conditions are recommended to overcome a number of issues including surface water runoff and although there are some amenity and transportation concerns, the extent of their impact is relatively minor over and above the current situation and is considered to be outweighed by the significant benefits to the community facility.
40. 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.

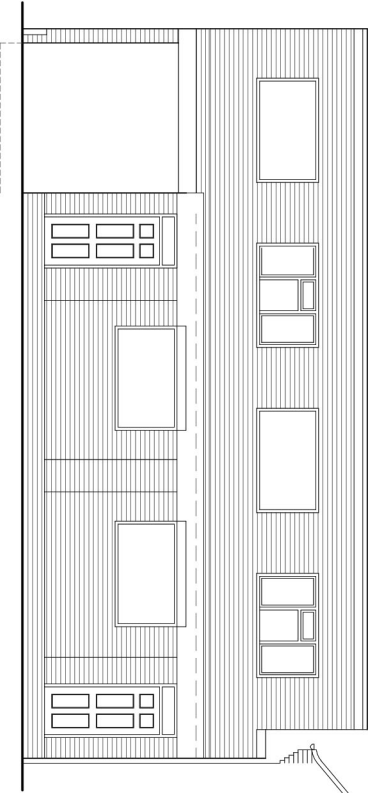
## **Recommendation**

To approve application no. 15/00239/F - 12 - 14 Old Palace Road Norwich NR2 4JF and grant planning permission subject to the following conditions:

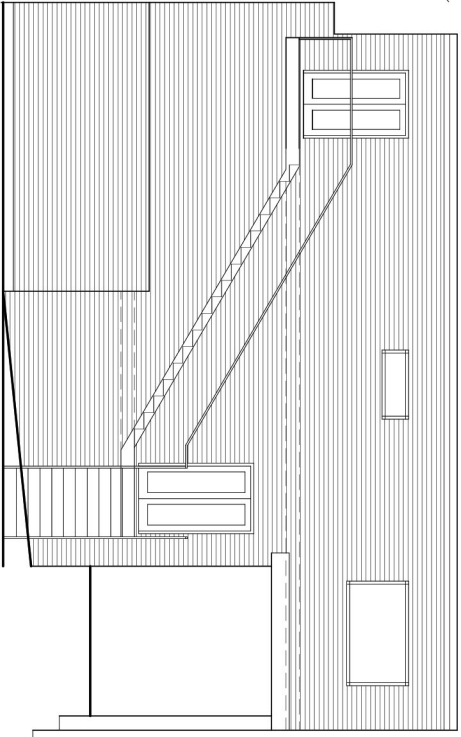
1. Standard time limit;
2. In accordance with plans;
3. External materials to match existing main building;
4. [Notwithstanding what is shown on the plans] Details of flue/extract system;
5. Details of water butts; to be retained in perpetuity;
6. Details of landscaping
7. Details of cycle and refuse storage;
8. Provision of car parking prior to first use.

### **Article 35(2) statement**

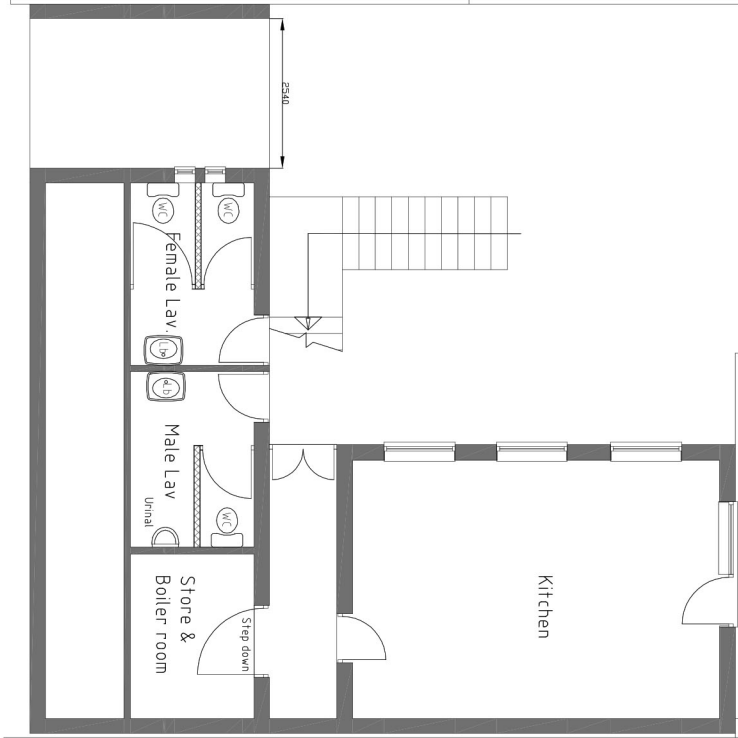
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application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



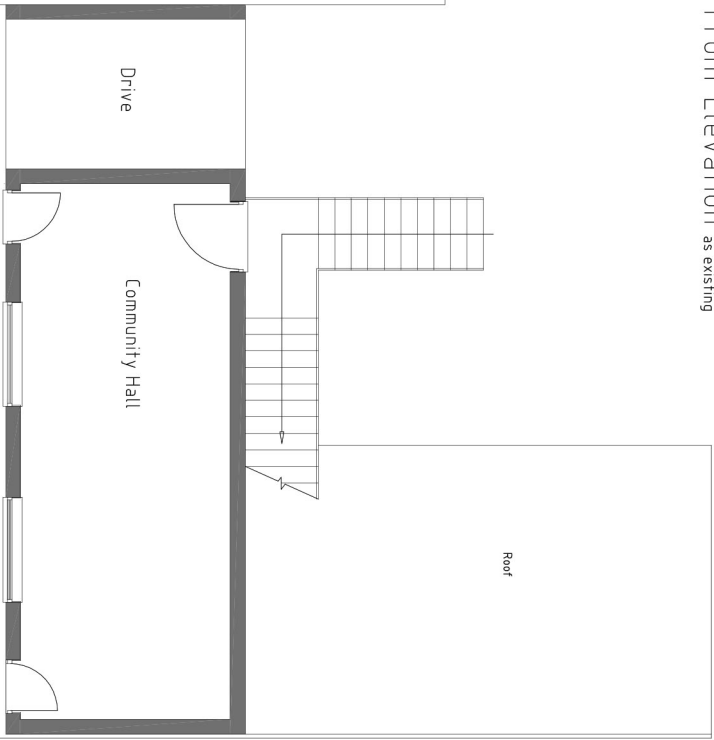
Front Elevation as existing



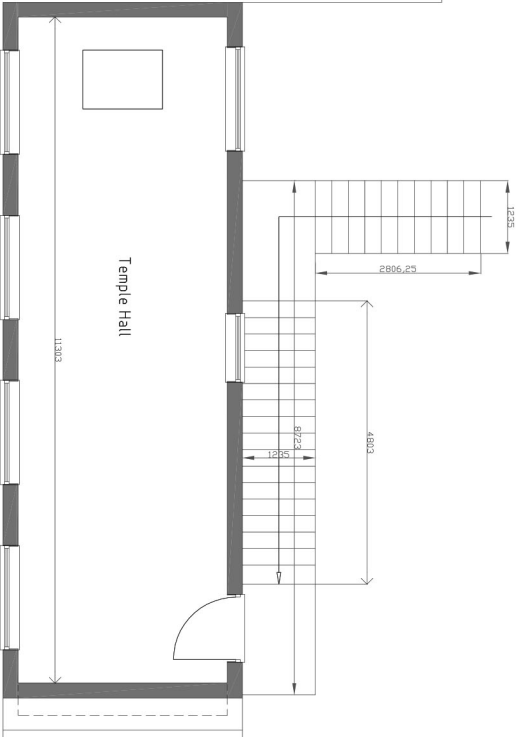
Rear Elevation as existing



Lower Ground floor



Ground floor



First floor

Plans & Elevations as Existing

Proposed extension to Sikh Temple  
(Siri Guru Ram Das Gurdwara) at  
12-14 Old Palace Road, Norwich NR2 4JF

For:- Norwich Sikh Community

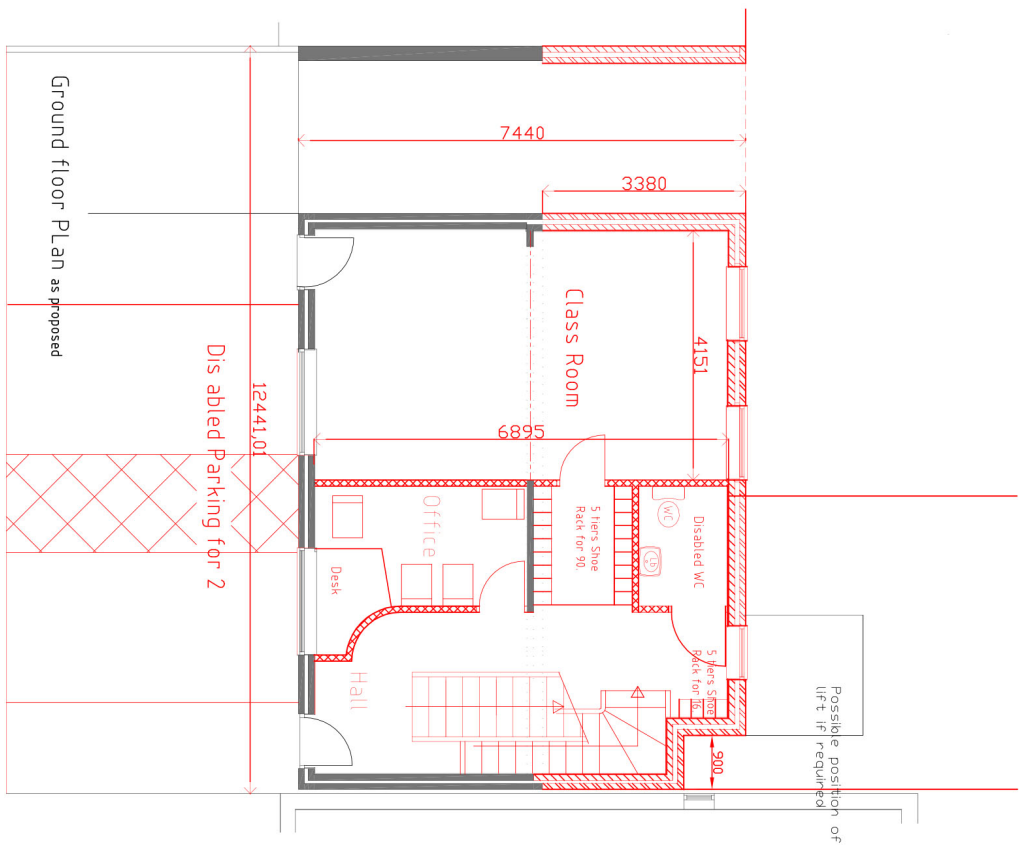
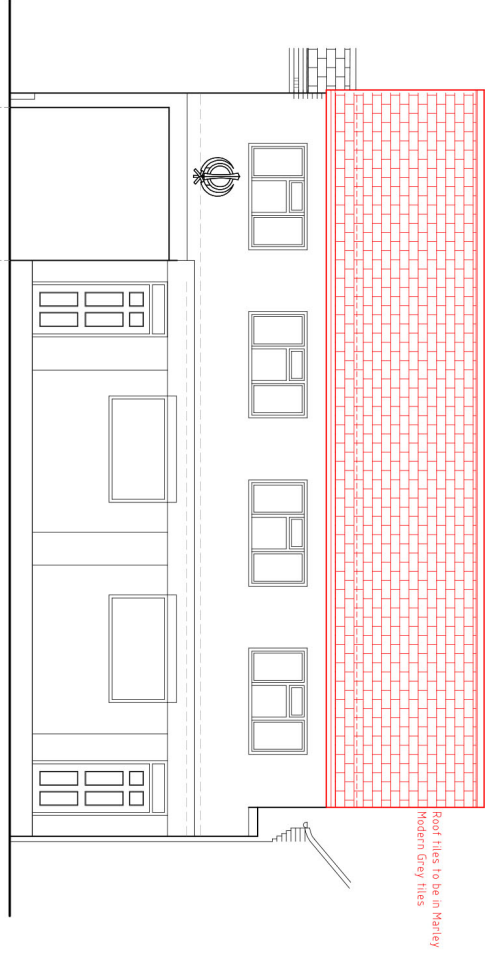
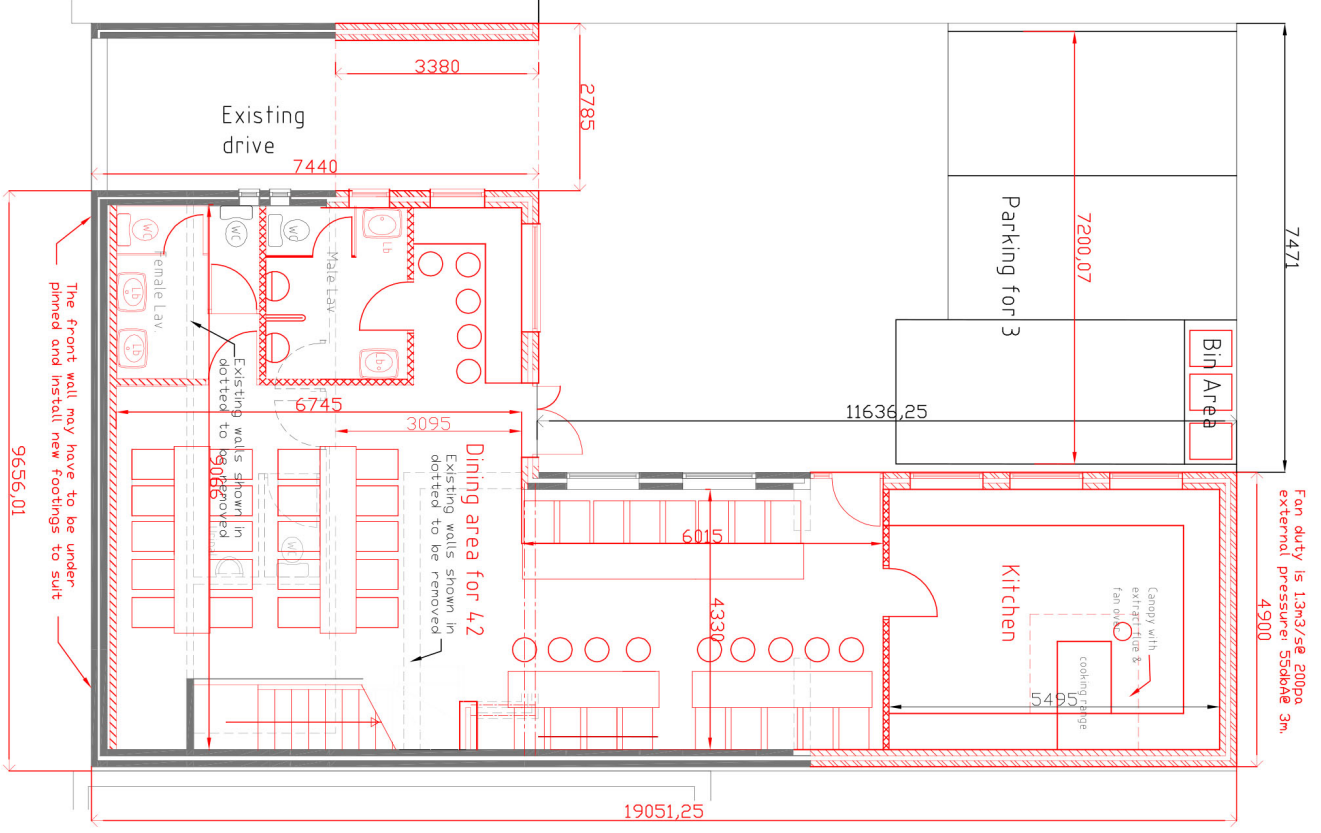
Amar Singh Egan

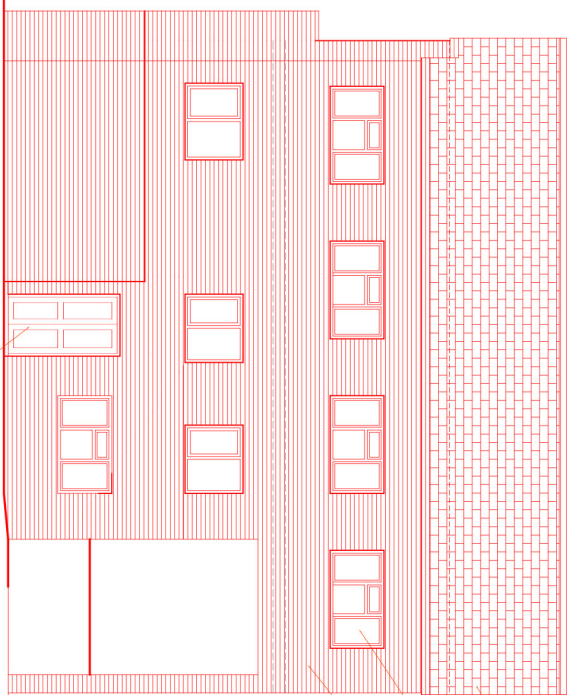
42 Woodhall Avenue, Whitefield  
Manchester M15 7QF Tel:- 0161 766 8754

Lower Ground, Ground, 1st Floor Plans & elevations as existing  
Scale - 1/50 Date - 6/9/14

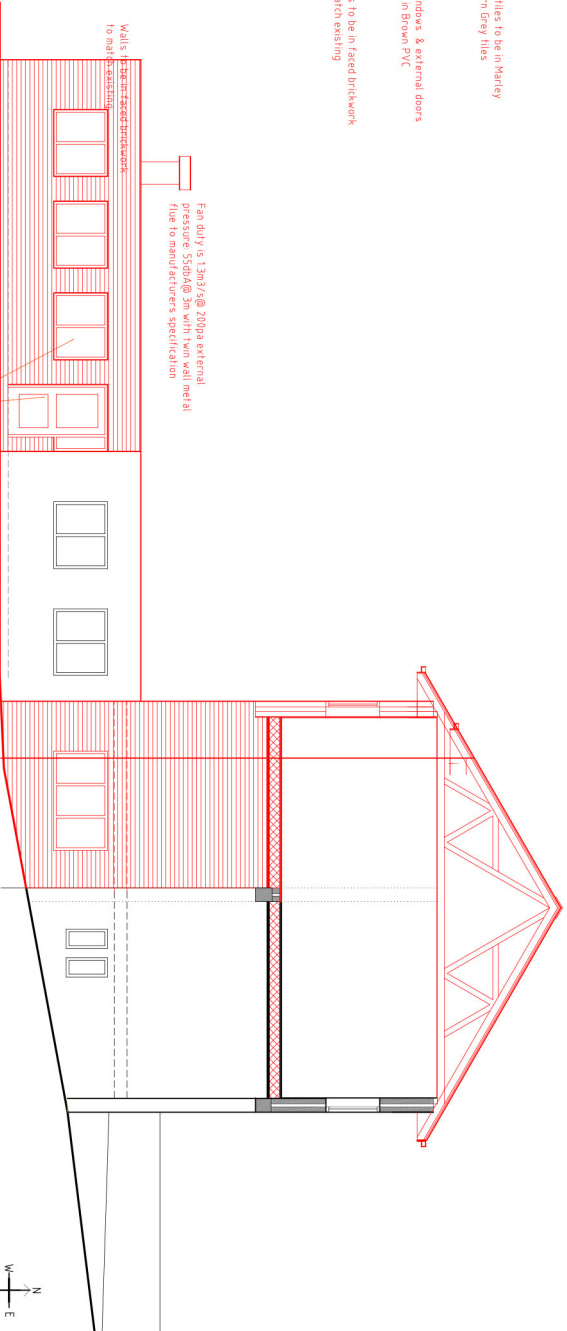
Project No.  
693/1





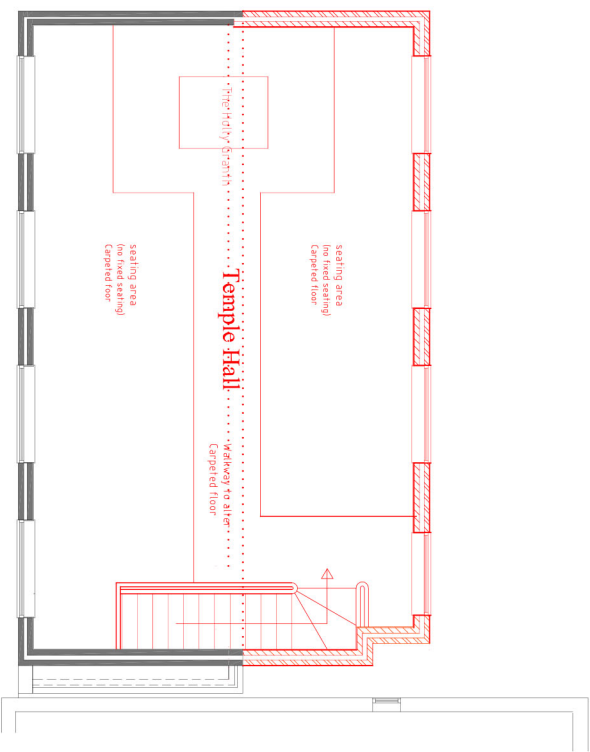


Rear Elevation as proposed

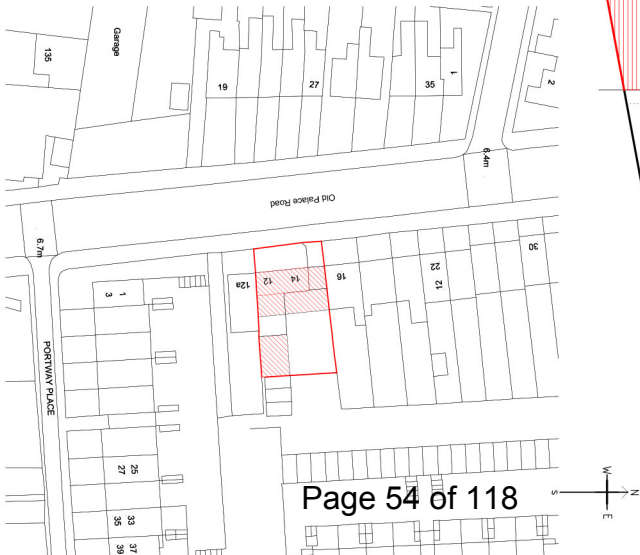


Elevation / Section A-A

Planning Notes:-  
Site area = 0.34 Hectares  
Gross external area of existing building = 1695M Sq.  
Gross external area of proposed building = 319M Sq.  
Net additional area = 14.95M Aq  
Boundary Treatments No change to existing fencing  
Vehicle access and hard standing in Pockdam  
Lighting to be off-previous tube lighting



First Floor Plan as proposed



Location/Block Plan scale 1:1000

Proposed new work shown in Red

Proposed extension to Sikh Temple at  
12-14 Old Palace Road, Norwich

Amar Singh Egan

Chartered architects  
42 Woodhall Avenue, Whitefield  
Manchester M45 7 DP  
Tel:- 0161 766 8754

Project No. 6937/3  
Scale - 1/100  
Date - 6/9/14  
Lower Ground, Ground, 1st Floor Plans & Elevations as proposed

**Report to** Planning applications committee

**Item**

06 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00915/NF3 - Garages adjacent to 13 Riley Close, Norwich

**Reason for referral** City council application and site

**Applicant** Norwich City Council

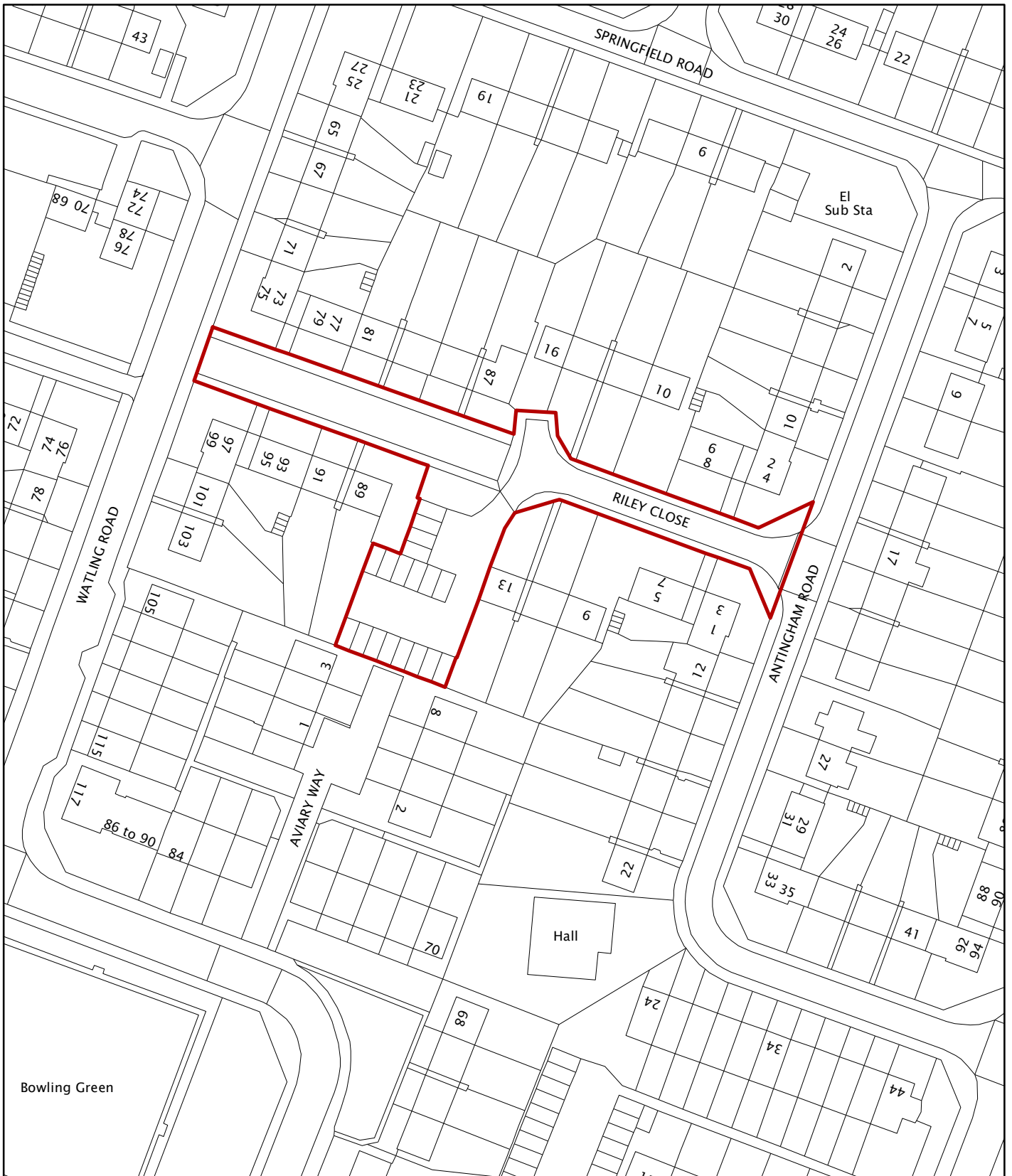
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<b>Ward:</b>	Crome
<b>Case officer</b>	John Dougan - <a href="mailto:johndougan@norwich.gov.uk">johndougan@norwich.gov.uk</a>

Development proposal		
Demolition of existing garages and erection of 2 dwellings.		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1 Principle	Provision of a mix of housing types, accessibility to shops and services
2 Design	Character of the area, scale, design and layout
3 Trees and landscaping	Provision of appropriate screening, streetscape improvements and migratory planting
4 Transportation	Provision of sufficient access, parking and servicing.
5 Amenity	Sufficient amenity space for the occupants, and the new occupants and harm to the amenities of neighbouring properties (outlook, privacy, overshadowing).
<b>Expiry date</b>	28 August 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00915/NF3

Site Address                      Garages Adjacent 13 Riley Close

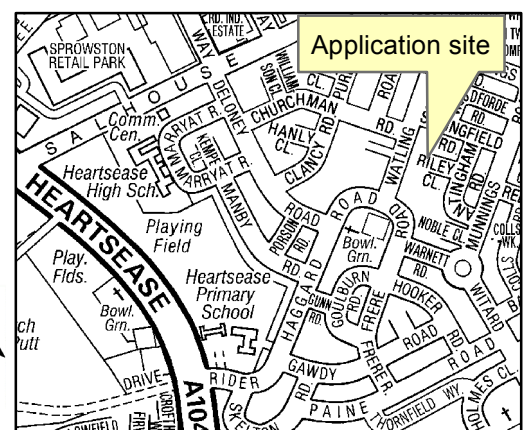
Scale                                      1:1,000



**NORWICH**  
**City Council**

**PLANNING SERVICES**

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## The site and surroundings

1. The character of the wider area is residential comprising two-storey groups of dwellings and flats of gable ended construction set around an area of open space with a number of street trees. The residential blocks are constructed in red brick and brown pan-tile roofing. Although there is a more recent development to the south (former Canary public house) which is constructed in red brick having a mixture of gable and hipped roof construction.
2. The plot sizes in the area are also varied, the dwellings on Riley Close having larger plots compared with the more recent development to the south.
3. The application site currently comprises 18no. single storey flat roof garages being accessed from Riley Close being laid to tarmac and benefiting from mature shrub landscaping to its northern boundary.

## Constraints

4. Critical drainage catchment
5. Research indicated that the adjacent site to the south (former Canary public house) produced Roman finds and a history of military activity. The garages may also contain other contaminated material such as asbestos.

## Relevant planning history

6. None

## The proposal

7. Demolition of 18 garages and erection of 2 two-storey four bedroom houses each having 2 allocated parking spaces and 3 additional unallocated parking spaces for public use, together with hard and soft landscaping.

## Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	<b>Two</b>
No. of affordable dwellings	<b>Two</b>
Total floorspace	<b>110 sqm per dwelling</b>
No. of storeys	<b>Two</b>
<b>Appearance</b>	
Materials	<b>Red brick, pure white render and brown pantile roof.</b>

Proposal	Key facts
Energy and resource efficiency measures	<b>Solar PV panels, water butts and ecological enhancements</b>
<b>Transport matters</b>	
Vehicular access	<b>As existing</b>
No of car parking spaces	<b>2 no. per dwelling and 3 no. for general public use</b>
No of cycle parking spaces	<b>Secure cycle parking in sheds</b>
Servicing arrangements	<b>Private bin storage and bin collection area</b>

## Representations

8. Adjacent and neighbouring properties have been notified in writing. **One letter** of representation has 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
The garages directly adjoin my boundary, its demolition compromising my expensive fence. These garages cannot be demolished without entering my land and this cannot occur without my permission.	See other matters

## 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. I have viewed the information supplied with the potential site contamination and broadly agree with the conclusions. However, it is stated that no further action is required except vigilance by the ground workers for evidence of unrecorded contamination.
11. Whilst this may be correct in terms of proactive remediation, I suggest an informative for the discovery of unrecorded contamination will be appropriate. Also, there is no mention of whether it is proposed to import any materials for the garden

areas. I suspect that there may be such a requirement and therefore I suggest that a condition is applied to cover this. To protect the neighbouring properties from potential nuisance from noise and dust, an informative restricting work times etc will be required. In summary, the following should be added to any consent: CC3 - Unknown Contamination CC4 - Imported Material AA7 - Construction Working Hours AA8 - Asbestos

### **Highways (local)**

12. No objection on highway / transportation grounds

### **Natural areas officer**

13. No comments received.

### **Archaeology**

14. The adjacent site had a programme of archaeological works associated with it, which uncovered a Roman pottery kiln and associated pottery wasters and kiln furniture. Should these proposals be submitted as a planning application, we would request a set of conditions to secure a programme of archaeological works to investigate whether these deposits extend into the Riley Close area.

## **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
  - JCS4 Housing delivery
  - JCS5 The economy
  - 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
  - DM5 Planning effectively for flood resilience
  - DM6 Protecting and enhancing the natural environment
  - DM7 Trees and development
  - DM11 Protecting against environmental hazards
  - DM12 Ensuring well-planned housing development
  - DM28 Encouraging sustainable travel
  - DM30 Access and highway safety
  - DM31 Car parking and servicing

## **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
- NPPF11 Conserving and enhancing the natural environment

## **Case Assessment**

18. 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**

19. Key policies and NPPF paragraphs – DM12 and NPPF paragraphs 49 and 14.
20. Paragraph 50 of the NPPF states that local authorities should deliver a wider choice of quality homes. Policies JCS 4 and DM12 are all supportive of new dwellings which help to meet housing need in the city. A dwelling of this scale is considered to form part of the mix of residential accommodation, contributing to the City housing stock. The principle of a dwelling in an established residential area with easy access to public transport to the city centre is therefore acceptable in principle in accordance with the above policies subject to other material planning considerations below.

### **Main issue 2: Design**

21. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
22. The scale, design and layout of the proposal is consistent with the character of the area. Indeed, the stepped footprint and ridge line of the roof of the new residential block provides a sensitive transition between the existing residential blocks to the west and east. It is acknowledged that the hipped roof structure does not replicate the gable ended arrangements of those existing blocks, but it reflects the hipped roof arrangement of the more recently constructed scheme to the south i.e. the former Canary public house.
23. The chosen materials also reflect the materials used on other properties in the area, with rendered elements and solar PV panels to the frontage introducing more modern elements to the streetscape. The exact specification for these elements can be secured by condition.



24. The layout of each plot is representative of other examples providing all the necessary landscaping, parking and amenity / servicing areas

### **Main issue 3: Trees and landscaping**

25. Key policies and NPPF paragraphs – DM3, DM7, DM8 NPPF paragraphs 9, 17, 56, 109 and 118.
26. The existing site contains minimal levels of landscaping except for mature shrubs along the northern boundary. These shrubs are marked for retention and will be supplemented by additional shrub planting along part of the west boundary, the addition of 2 no. trees, and soft shrubbery directly to the frontage of the new dwellings. All of these measures will soften the appearance of development in the street scape. Further planting along the rear boundary will also soften the appearance of the development from the south.
27. The hard landscaping comes in the form of close boarded fencing ensuring that the amenity of the occupants and nearby properties is secured. The surface materials comprise grass for the rear garden and permeable paving to ensure that the development will not result in any significant surface water run-off.
28. All of the above measures have been incorporated into a landscape plan. It is therefore recommended that a condition be imposed, requiring that works be carried out in accordance with the landscape plan.
29. Whilst the position of the bin presentation area is acceptable suitable screening will be required to ensure that the bins do not detract from the appearance of the development. These details can be secured by a pre-occupation condition.
30. It is regrettable that the provision of the 3 unallocated parking spaces will result in the loss of a section of grassed area. However, this loss can be mitigated by the planting additional trees directly to the west of the parking spaces softening the appearance of this new parking area and supplementing the existing street trees to the benefit of the visual amenities of the wider street scene. These matters can be secured by a pre-occupation condition.

### **Main issue 4: Transport**

31. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.

#### *Loss of the garages*

32. There are no policies to protect existing garages within the city. Whilst their loss is regrettable, there is no evidence to suggest that this would have a significant harm to the local communities' ability to safely park their car.
33. Evidence presented by the applicants suggests that of the 18 council owned garages on the site 12 are empty indicating that there is a low demand. They also cited that there are other alternatives in close proximity to the site, namely garages at Rider Haggard Road, Woodforde Road and Clancy.
34. On the basis of the above, the loss of the garages would not cause any significant harm to parking facilities in the area.

### *Access*

35. The use of the existing access is considered sufficient for a development of this scale. Final clarification of surfacing details and vehicle cross overs can be secured by separate discussions with the local highway authority.

### *Parking*

36. The provision of two parking spaces for each dwelling meets the council's parking policy.
37. The provision of 3 no. unallocated parking spaces next to the turning head on Riley Close, is in excess of maximum parking allocation. However, as the area of grass to be removed is relatively minimal and the spaces will no doubt be of benefit to visitors to the site or nearby residents, the inclusion is considered appropriate in this case.
38. Each dwelling provides adequate secure covered cycle storage facilities in the form of the shed to the rear of the property. However, in an effort to promote sustainable alternatives to the car, a pre-occupation condition is recommended to secure appropriate cycle parking to the front of the site for visitors.

### *Servicing*

39. The site provides for adequate access and space to its frontage for the purposes of servicing the site. The bin presentation area is also with easy access for bin collection services.

## **Main issue 5: Amenity**

40. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
41. The key considerations are whether or not the development would result in any significant loss of amenity of neighbouring properties and that the development provides adequate internal and external amenity space for the occupants.

### *Overlooking*

42. The first floor windows on the dwellings in plot 1 and 2 are 18 metres and 16.5 metres respectively from the north elevations of the neighbouring properties. However, as those dwellings do not have any first floor windows no loss of privacy will result.
43. There may be some overlooking from the new first floor windows on the rear elevation to the rear amenity areas either side of the application. However, as those windows do not directly overlook those areas and such an arrangement is typical of an urban environment, no significant loss of privacy of those amenity areas is expected.
44. Any first floor windows to the side elevations of the new dwellings are small and identified on the plan as being of obscure glazing. Therefore no significant overlooking of the adjoining properties will result. Although, it is recommended that a condition be imposed specifying that the obscure glazing should be obscure

glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass.

#### *Outlook*

45. The new dwellings represent a significant increase in scale compared to the existing low profile garages. However, as the new buildings replicate the scale of the adjoining properties, they will not appear overly dominant when viewed from Riley Close or within the new development to the south.
46. The key receptor is the adjoining property to the east i.e. no.13 Riley Close being presented with a new two-storey element projecting 3.2 metres and 1.6 metres from the boundary. The new built form will be visible from the rear garden of that property and ground and first floor windows resulting. Whilst such an arrangement might result in some loss of outlook, this impact is reduced by the fact that the structure is of a relatively modest projection and set back from the boundary. The impact is lessened further as a result of a hipped roof instead of a gable. In conclusion, the building will not result in any significant loss of outlook for the occupants of that property.

#### *Day light and sunlight*

47. In regards to access to daylight, the nearest receptor is the adjoining property to the east i.e. no. 13 Riley Close. Whilst the BRE guidance 'site layout planning for daylight and sunlight' is not an instrument of planning policy it provides a framework for establishing if a development would cause any significant loss of daylight for the adjoining property.
48. Applying the 45 degree rule, a line is drawn in both plan and elevation to determine how much any given window is blocked by that line. In this instance the applicant has demonstrated that the centre of the patio doors lies outside the 45 degree angle on plan, so the impact of the building is likely to be small.
49. In regards to sunlight, the key receptors are the adjoining properties to the west and east which are S-S-W facing.
50. The new dwelling in plot 2 is likely to project some overshadowing to part of the rear garden / patio door of no.13. However, as this is likely to only occur for a short period in the evening during winter months and still benefiting from sun light for the remainder of the day, no significant loss of sunlight will result.
51. The new dwelling on plot 1 is likely to project some overshadowing to the side garden of no.89 from midday onwards. However, as this area is already set behind the existing garages and not a primary private amenity area for that property, any harm is not considered significant.

#### *Noise and dust nuisance*

52. It is acknowledged that there will a certain level of noise, dust and parking associated with the construction phase and this may cause some inconvenience for neighbouring properties. However, as the construction of dwellings is not uncommon in an urban environment and of a temporary nature, no significant nuisance is expected. Nevertheless, it is recommended that an informative be added asking that the developer sign up to the Considerate Constructor Scheme.

### *Amenity space for new occupants*

53. The indicative internal space standards state that a dwelling of this size should provide for a minimum of 107 sqm. This standard is exceeded by 3 sqm.
54. The external amenity areas are reflective of other examples in the area and considered adequate for family living.

### **Compliance with other relevant development plan policies**

55. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	Yes, subject to condition
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	The private refuse storage provision is acceptable. Although, further details are needed to screen the bin presentation area to the front of the site. This can be secured by condition.
Energy efficiency	JCS 1 & 3 DM3	Yes, although a condition is needed to secure the detailing of the solar PV panels
Water efficiency	JCS 1 & 3	Yes
Sustainable urban drainage	DM3/5	The development will result in a significant reduction in impermeable surfacing ensuring that no significant additional surface water run-off will result. The provision of water butts will also reduce of run off from the roof of the new dwellings. Such measures are considered adequate for a development of this scale.
Contamination	DM11	The recommendations by the Council's environmental protection officer in regards to contamination and protecting the amenity of neighbouring properties or safety of site operatives during the construction are considered reasonable and should be conditioned on any approval.
Biodiversity	DM6	The submitted ecological appraisal has been carried out by a qualified ecologist, cites that the demolition or development will not result in any significant harm to protected species.

		However, it does recommend a series of ecological enhancements which are considered appropriate for a development of this scale. It is recommended that the implementation of these enhancements be secured by condition.
Archaeology	DM9	Yes, subject to condition

### **Other matters**

56. The concerns raised by the adjoining property to the west are noted. The submission has provided an adequate level of boundary treatment between the properties. Any issues relating to access to the adjoining land or the stability of structures owned by that property are civil matters and not material planning considerations. Nevertheless, the applicant is aware of the neighbours concern and will resolve any issues via separate discussions or in accordance with the Party Wall Act.

### **Equalities and diversity issues**

57. There are no significant equality or diversity issues.

### **Local finance considerations**

58. 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.
59. 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.
60. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

61. The principle of the loss of the garages and provision of two dwellings is acceptable.
62. It is of a scale, design and layout which is sympathetic to the visual amenities of the street scene, amenity of the occupants and neighbouring properties subject to conditions.
63. The access, parking provision, servicing / cycle storage facilities are acceptable subject to conditions.
64. Any potential matters relating to contaminated land or archaeological finds can satisfactory addressed by condition.

65. 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. 15/00915/NF3 - Garages adjacent to 13 Riley Close Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials and PV panels
4. Details of mitigatory planting next to the unallocated parking spaces
5. In accordance with the approved landscape plan
6. All boundary treatment to be carried out prior to occupation
7. Biodiversity enhancements to be carried out prior to occupation
8. Details of cycle parking to the frontage prior to occupation
9. If unknown contamination is found, mitigation to be approved prior to occupation
10. Details of all imported material prior to occupation
11. Prior to commencement details of archaeological written scheme of investigation
12. First floor windows to side elevations to be of obscure glazing.

## **Informatives**

1. Adoption matters
2. Street naming
3. Refuse and recycling
4. Considerate construction.
5. Construction working hours
6. Advice relating to processing asbestos

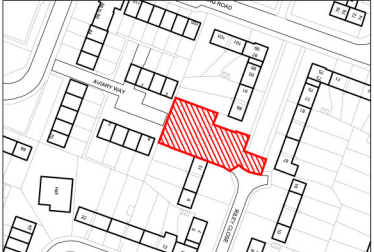
## **Article 35(2) statement**

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 above.





1. Information on the proposed project must be provided to the client, designer and contractor at the start of the project.  
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3. Information on the proposed project must be provided to the client, designer and contractor at the start of the project.



1:1250 SITE LOCATION PLAN

**4thrd-Spersion House**

**PROPOSED RESIDENTIAL SCHEDULE OF ACCOMMODATION:**

Unit 1 - 4thrd-Spersion House 110m<sup>2</sup>  
Unit 2 - 4thrd-Spersion House 110m<sup>2</sup>  
**TOTAL 2 units**

Parking T04 = 7 spaces  
4 allocated, 3 unallocated.

## barefoot & gilles

21 Bedford Street, Norwich, Norfolk, NR1 1LS  
Tel: 01603 7422 7800  
Fax: 01603 7422 7800  
Email: info@barefootandgilles.com  
www.barefootandgilles.com

**Project**  
Garage Site, Riley Close  
Norwich  
Oswell Housing Association  
on behalf of Norwich City Council  
Proposed Site Plan

**Scale & Period**  
100 @ A1  
18-06-2015

**Drawing**  
1809 DE-10-01  
A

PROJECT NO.	DATE	STATUS
1809 DE-10-01	18-06-2015	Final

1809 DE-10-01  
18-06-2015  
Final

1809 DE-10-01  
18-06-2015  
Final

## LEGEND

Existing 1000mm high fence to be removed & replaced with new 1000mm high fence.

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**Report to** Planning applications committee

**Item**

06 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00683/F - Mile Cross Area Housing Office, 2 - 8 Hansard Close, Norwich, NR3 2LY

**4(E)**

**Reason** City council application and site

**for referral**

**Applicant** Norwich City Council

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<b>Ward:</b>	Mile Cross
<b>Case officer</b>	Lee Cook - <a href="mailto:leecook@norwich.gov.uk">leecook@norwich.gov.uk</a>

Development proposal		
Demolition of existing building and erection of 10 flats.		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1 Principle	Provision of housing, loss of area office
2 Design	Scale, appearance, layout. Space standards. Amenity space. Character of area and adjacent conservation area.
3 Amenity	Impact on amenities of neighbouring properties (outlook, privacy, building impact).
4 Trees and landscaping	Protection of viable trees. Streetscape, planting mitigation and appropriate screening.
5 Transportation	Provision of parking and servicing. Suitable access.
<b>Expiry date</b>	10 August 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00683/F

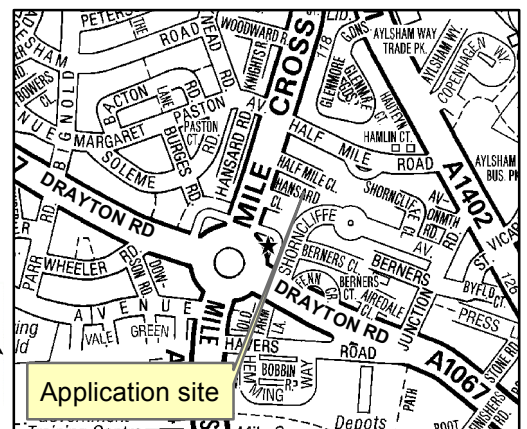
Site Address Mile Cross Area Housing Office  
2-8 Hansard Close

Scale 1:1,000



**NORWICH**  
City Council

PLANNING SERVICES



## The site and surroundings

1. The application site is approximately 1.5 miles North West of the city centre and has an existing vehicular access via Hansard Close. The site is currently occupied by the former Mile Cross Housing office and measures approximately 0.14 Ha. The surrounding area is predominantly residential in character with a proportion of social rent and affordable homes. A designated district retail centre surrounds the Mile Cross Road/Drayton Road roundabout to the south; containing an assortment of mainly A1 retail units. The vast majority of the surrounding buildings are red/orange brick and vary from two to three storey in height.

## Constraints

2. The Mile Cross conservation area boundary is located to the south and west of the site and covers the main Mile Cross estate and north part of the district centre. The site is reasonably level and aligned to Hansard Close but slopes significantly along its southern boundary. This reflects the slope of ground levels down Mile Cross Road towards the river to the south.

## Relevant planning history

3. The site contains the former Mile Cross Housing office and most recent planning history is related to the office use of these earlier domestic buildings.

## The proposal

4. The scheme involves the demolition of existing buildings and erection of 10 flats arranged in two blocks.

### Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	10 units, with a mix of 8No 1B2P flats and 2No 2B3P flats
No. of affordable dwellings	10 No. Social rent flats
Total floorspace	Gross internal floor area of approximately 538m <sup>2</sup>
No. of storeys	Two storey block on east side of site and three storey block on west side fronting corner of Hansard Close and Mile Cross Road
Max. dimensions	Block A approximately 13.65m wide x 10.6m deep x 9.1m to 10.3m tall. Block B approximately 19.35m wide x 10.8m deep x 6.15m to 8.3m tall.
Density	Approximately 71 dwellings per hectare

<b>Appearance</b>	
Materials	Red brick (Hanson Breckland Multi Reserve) for the walls and single ply grey EPDM roofing system.
Construction	Passivhaus specification with insulated and air-tight timber frame and brick cladding. Due to the orientation issues related to Block A this building will have to have a higher fabric performance than Block B.
Energy and resource efficiency measures	Fully Passivhaus throughout
<b>Operation</b>	
Ancillary plant and equipment	MVHR units are positioned within the access area for block A and within service cupboards to the side elevations of block B.
<b>Transport matters</b>	
Vehicular access	Rearranged via Hansard Close and a new parking area to south side of site.
No of car parking spaces	10 spaces including 2 disabled parking bays on Hansard Close and 4 spaces on south side of site.
No of cycle parking spaces	12 bike stores and 2 sheds shown to be provided.
Servicing arrangements	Via Hansard Close.

## Representations

- Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. A response has been received from the Norwich Society. No letters of representation have been received from neighbouring properties. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

<b>Issues raised</b>	<b>Response</b>
<b>Norwich Society:</b> This development is lacking in imagination with large expanses of unrelieved brickwork. The roof shape is not in sympathy with the surrounding properties. A more imaginative solution would be more fitting.	Paragraph 27

## 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.

### Environmental protection

7. No objection in principle. Happy to agree that the site contamination does not present any significant concerns over historical uses etc. Suggests condition relating to the discovery of previously unknown contamination. The proposed development does include private gardens and there will need to be a condition included for the importation of any material (e.g. topsoil etc.) for these areas. Also suggests informatives for asbestos clearing and for the minimisation of nuisance arising from the demolition and construction phases

### Highways (local)

8. No objection in principle. The proposed development is suitable in transportation terms for its location with regard to its amount, layout and use. Has commented on highway works and separate legal agreements for adoption under the Highways Act and also suggests relevant conditions and informatives.

### Housing strategy

9. No objection in principle. The development proposals for this brownfield site are welcomed providing for 100% of the units to be for social rent to further address housing need. The proposed affordable housing types and sizes match the identified housing need and demand in Norwich, in particular the need for one bedroom flats and two bedroom flats designed as wheelchair accessible. The provision of individual entrances to the flats is preferred. It is noted that the proposed scheme either meets or exceeds the HCA design and quality standards, that 10% of homes will meet the Lifetime Homes standard and that the London Mayor's Design Guide has been a reference point for both the internal room sizes and external amenity space. The proposal to achieve Passivhaus standards is particularly welcome, with benefits for both residents in terms of lower fuel bills, and the environment because of the lower carbon footprint. This also meets the council's environmental strategy 2015-19 priority 5 to ensure that new development is carried out in a sustainable way and the aspiration to explore the use of Passivhaus or CSH 4 for all new build. The scheme provides an acceptable percentage of parking provision including parking for the Lifetime Homes ground floor flat located within 10m of the flat entrance. The design of the private and public amenity space provides different settings for a range of activities for different ages and abilities, thereby helping to encourage participation and promote social inclusion.

### Landscape

10. No written comment, informally discussed at pre-application stage.

### Norfolk county planning and flood & water management team

11. No comments

## **Norfolk historic environment service**

12. Consulted at pre-application stage and do not consider archaeological work to be necessary.

## **Tree protection officer**

13. No objection in principle. Happy with tree replacement numbers and landscape scheme for the site. Would like to see the proposed 'no-dig' construction below T7 (Turkey Oak) extended north to cover the whole of the proposed construction within the RPA.

## **Assessment of planning considerations**

### **Relevant development plan policies**

14. **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
  - JCS7 Supporting communities
  - JCS9 Strategy for growth in the Norwich policy area
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
  - JCS20 Implementation
15. **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
  - DM5 Planning effectively for flood resilience
  - DM6 Protecting and enhancing the natural environment
  - DM7 Trees and development
  - DM9 Safeguarding Norwich's heritage
  - DM11 Protecting against environmental hazards
  - DM12 Ensuring well-planned housing development
  - DM13 Communal development and multiple occupation
  - DM22 Planning for and safeguarding community facilities
  - DM28 Encouraging sustainable travel
  - DM30 Access and highway safety
  - DM31 Car parking and servicing
  - DM33 Planning obligations and development viability



## **Other material considerations**

### **16. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

### **17. Supplementary Planning Documents (SPD)**

- Affordable housing SPD adopted March 2015

## **Case Assessment**

18. 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**

19. Key policies and NPPF paragraphs – JCS4, JCS9, JCS20, DM1, DM8, DM12, DM13, DM22, DM33, NPPF paragraphs 9, 14, 17, 49, 73-75 129 and 141.
20. The application site is currently unoccupied with barriers provided to prevent the site being accessed. The site is not allocated for development within the current local plan. The housing office has been closed for a number of years and service provision provided elsewhere or in other forms. The type of historical use is not considered to formally fall within the community facilities description within policy DM22. Loss of the office space in this location is therefore considered to be acceptable.
21. The site provides the opportunity for new housing on a brownfield site with excellent access to jobs and services in the city centre and neighbouring shopping facilities at the district centre and supermarket. Residential use would be compatible with the character of the area and could contribute to the overall housing demands of the City. The re-use of land is encouraged through policy and paragraph 50 of the NPPF states that local authorities should deliver a wider choice of quality homes. Policies JCS 4, DM12 and DM13 are all supportive of new housing development which helps to meet housing need in the City.
22. The development is considered to respond to the concerns of local residents and officers in respect of pre-application discussions. The density of development compares with the characteristics of the area and provides just over 71 dwellings per hectare and arranges the accommodation in such a way as to provide an

attractive and well-designed scheme which provides linkages through the site. The principle of residential development is therefore acceptable and in accordance with the above policies subject to other material planning considerations below.

## **Main issue 2: Design and layout**

23. Key policies and NPPF paragraphs – JCS1, DM3, DM9, NPPF paragraphs 9, 17, 56, 60, 61, 64, 131 and 141.
24. The scheme has undergone lengthy discussions at pre-application and public consultation stage to enable a site layout which maximises development opportunities for new local housing and is designed to limit any impacts from increases in density on the site. The scheme has also been designed to take advantage of this unusual site which lies within an area where ground levels on the adjacent road network slope up from the river to the south thereby allowing some scope for slightly taller buildings which address and create interest along the main road frontage.
25. The Mile Cross conservation area opposite is primarily designated because of its social links to inter-war housing development and layout along strong garden city principles. The existing individual buildings are interesting and provide a variety of built forms which remain largely unchanged. The district centre to the south contains taller buildings which serve a purpose of providing additional accommodation in upper floors but also announce the presence of the retail area at the edge of the housing estate. Other new forms of development have been introduced around the estate and most recently along Valpy Avenue which continue to provide for a variety of built forms within the area.
26. The proposed development is arranged in two blocks of flats with a central pedestrian route to increase circulation north-south. The block A fronting Mile Cross Road takes advantage of the sloping ground along the adjacent roadway and is three storeys in height with a relatively flat roof form. When viewed from Hansard Close the roof slope continues visually with block B and provides an informal link between the two blocks. As individual building elements or as a whole the scheme provides an interesting design element within the street scene and area. The position of the development, built form and scale should not impact on the character of the conservation area opposite the site but continues the sense of change and adaptability within the area.
27. The proposed buildings pick up on the predominant use of red brick in the area. A number of options have been discussed to break up building facades and provide interest within the built form of the scheme. Following comments from the Norwich Society the agent has revised the elevation to help break up block A. Overall the position and variance of height of buildings creates a pleasant mix of built form within the area. Subject to conditions for individual design elements and materials the scheme is considered to make a positive contribution to the area.
28. The proposed dwellings meet with HCA space standards requirements. In addition in terms of a review of minimum internal floor areas as promoted by the RIBA “case for space” and included in the commentary to policy DM2 all of the dwellings exceed the indicative minimum floor area standards. There is an ability to convert two dwellings for “lifetime” type homes purposes and the design builds in circulation and facilities standards to meet design criteria for a percentage of such dwellings

within the development. The applicant has confirmed that 20% of the dwellings would be built to this lifetime homes standard which is significantly in excess of policy requirements of 10% of homes.

### **Main issue 3: Amenity**

29. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
30. The proposed buildings are sited north of the nearest existing properties on Mile Cross Road and at a lower ground level than those on the north side of Hansard Close. The design and position of the proposed buildings should not result in overshadowing or significant loss of light to existing properties within the area. Block A will have some visual impact on 62 Mile Cross Road but is positioned to be parallel to the side of this property and the rear projection limited and broken up in use of materials to help soften the form. No. 62 also has a single storey building to the side which increases separation of the new and proposed buildings.
31. Block A would result in a building height comparable to a two storey building with a pitched roof form but in order to create visual interest and improved site efficiency makes use of a flatter roof form within the proposed design which thereby provides two additional dwellings on site. The proposed siting results in approximately 5.6m to 6.3m separation distance between the upper floor of the buildings which is considered to be an acceptable building relationship within the context of the area.
32. At present the existing area office building is seen from the rear garden of neighbouring properties and the new development has been progressed with this existing relationship in mind. In this regard the proposed block B should not create a significant change in the outlook of properties in the area. It is noted that the existing building has windows at upper floor levels close to neighbouring properties. There may be some overlooking from the new first floor windows and balconies on the rear elevation to the rear amenity areas either side of the application site. However, windows do not directly overlook those areas and screens and replacement tree planting are provided to the limit any impacts from balconies of block B. Such an arrangement is typical of an urban environment and no significant loss of privacy of adjacent amenity areas is expected.
33. Early assessment of shading and building distances has indicated that there will be no significant loss of light or overlooking to adjacent properties. Any first floor windows to the side elevations of the new dwellings have been avoided and previously proposed balconies on the rear of block A have been removed from the scheme. The proposals work well with reference to their relationship with adjacent properties and subject to conditions on joinery and landscaping it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of overlooking or overshadowing.

### **Main issue 4: Trees and Landscaping**

34. Key policies and NPPF paragraphs – JCS1, JCS2, JCS8, JCS12, DM3, DM6, DM7, DM8, DM9, DM33, NPPF paragraphs 17, 56, 58, 70, 74, 75, 109, 118 131 and 141.
35. Early assessment of the trees on site indicated that the turkey oak tree on the southern side of the site was the principle specimen suitable for retention due to its health and beneficial contribution to the edge of the conservation area and local

amenities. Other trees along the highway of Mile Cross Road are also considered important in terms of their contribution to the local area. These trees are shown to be retained and protected as part of the proposed scheme. In terms of the turkey oak further consideration is required to the construction exclusion zone for the tree and conditions are suggested requiring a pre-commencement site meeting and as necessary additional arboricultural method statement for works within the area of this tree.

36. The landscaping scheme provides for private and semi-private spaces with central walkway to serve as access to the district centre and additional new parking to the south. This is mainly designed with simple low maintenance communal areas and replacement tree planting along the walkway. Additional trees should help separate out the spaces on site and help screen adjacent garden spaces. The number of replacement trees will offset those which are to be lost. The scheme is considered to be acceptable subject to suitable landscaping and tree protection conditions.

### **Main issue 5: Transport**

37. Key policies and NPPF paragraphs – JCS2, JCS6, DM2, DM3, DM30, DM31, NPPF paragraphs 9, 17, 39, 40, 56 and 61.
38. The site is located in a residential area in close proximity to the Mile Cross district centre; there are frequent bus services to the city centre and good cycle access via Marriotts Way. The transportation officer has confirmed that, subject to conditions for specific details, the provision of parking, bin and bike stores are acceptable. The proposal should not result in any significant impacts on the operation of parking or servicing within the area.
39. The provision of parking spaces on Hansard Close will necessitate part of the adopted highway to be used for this purpose, and it is intended that the extent of adopted highway is expanded to include the parking bays (over housing land) adjacent to the Close which will require a dedication agreement. A section 278 agreement will be necessary to supervise the work of constructing these bays to an adoptable standard and obtaining highway dedication. The parking bays on the unnamed service road would also be adopted.

### **Compliance with other relevant development plan policies**

40. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	Yes subject to condition – private and secure cycle parking stores are shown within the site plan to meet development needs.
Car parking provision	DM31	Yes subject to condition – parking on Hansard Close has been rationalised and existing site access closed off. Further spaces are provided to the south of the site to allow for parking for existing and new residents.

Requirement	Relevant policy	Compliance
Refuse Storage/servicing	DM31	Yes subject to condition – main collection will be from Hansard Close as existing. Bin stores and collection are shown to be provided close to the highway for ease of collection. The design and position of stores should help reduce any visual clutter and obstruction within the area.
Biodiversity	DM6	Ecological appraisal is submitted showing survey results for protected species which might be on site. Demolition or development should not result in any significant harm to protected species. However, report recommends a series of ecological enhancements which are considered appropriate to incorporate into the development. Recommended that site enhancements are secured by condition.
Archaeology	DM9	Assessed at pre-application stage and agreed with HES that an archaeological survey is not required.
Contamination	DM11	The recommendations by the Council's environmental protection officer in regards to contamination and protecting the amenity of neighbouring properties or safety of site operatives during the construction are considered reasonable and should be conditioned on any approval.
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition – see comments in "other matters" section below
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition – the developed site should cause a negligible change to the permeable area and therefore to surface water runoff. However, it is proposed that the surface water runoff will be managed by sustainable means in order to maintain, and where possible reduce, the effect of the site on the downstream catchment. Surface water runoff will be discharged to a cellular storage type soakaway located in the landscaping area to the south of the dwellings. The surface water runoff for all impermeable areas is proposed to be collected via RWPs and gullies which discharge to the soakaway. Such

Requirement	Relevant policy	Compliance
		measures are considered adequate for a development of this scale.

### Other matters

41. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.
42. Energy efficiency, water conservation and construction
43. A preliminary Passivhaus assessment has been carried out for the development. The buildings are aimed at achieving PassivHaus (PH) certification. PH standard was developed for residential buildings as a means of minimising the heating demand of the building, primarily achieved through considered orientation, internal arrangement and envelope design. PH is increasingly being applied to domestic buildings and is considered both a robust energy performance specification and a holistic low energy design concept.
44. Heating requirement in PH developments is reduced to the point where a traditional heating system is no longer considered essential. Thermal comfort can be achieved solely by post-heating or post-cooling of the fresh air mass. The MVHR units should provide energy-efficient background levels of ventilation throughout the year, but the building will also have opening windows that will allow residents and visitors to control their own environment.
45. The main performance difference between the two buildings comes from the orientation of the blocks which is driven by the site constraints. Due to the orientation issues related to Block A this building will have to have a higher fabric performance than Block B.
46. Energy demand for the buildings should comply with the requirement of PH building and utilise only 120kWh/m<sup>2</sup>/yr of primary energy. Current proposals do not propose any further energy production methods but the agent has been advised that should the buildings fall below PH standards then alternative energy installations should be provided to deliver at least 10% of annual energy demand.
47. The high standard for construction should also have built in efficiencies for water conservation and a number of methods have been discussed with the applicant's agent. The scheme is therefore considered to be acceptable and suitable conditions are suggested for the development to ensure energy systems are provided and maintained on site as necessary and that water conservation measures are incorporated into the scheme. A condition is also suggested in relation to plant and machinery to ensure that the positioning and specification of any equipment, such as the proposed MVHR units, does not cause harm to the amenities of the area.

### Equalities and diversity issues

48. There are no significant equality or diversity issues.

## **S106 Obligations**

49. Affordable Housing.
50. Following changes to Ministerial Guidance affordable housing is not now required as a percentage of housing delivered for this scale of development. It is noted; however, that it is the applicant's intention to deliver the scheme as 100% affordable housing at social rent levels.

## **Local finance considerations**

51. 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.
52. 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.
53. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

54. The proposed scheme provides a suitable arrangement of dwellings with associated parking and servicing. The layout responds to the constraints and topography of the site, links with the existing network within the areas adjoining the site and would lead to an attractive development in accordance with local and national policy. The design and layout is considered acceptable with a good relationship between the public and private realms. Subject to conditions it is envisaged that the proposed development will achieve an appropriate standard of design and would be well integrated with the surrounding area.
55. The development of 100% affordable housing would contribute to the promotion of affordable housing in Norwich in bringing forward a scheme for suitably rented units on site as well as helping combat fuel poverty in the promotion of passivhaus standards for new housing construction. The scheme also proposes site specific solutions to parking, servicing and access which aim to reduce any potential impacts on the wider area. The resultant scheme brings forward a brown field site in a comprehensive and integrated development. Amenity standards are considered to be appropriate for existing and proposed dwellings. The development also responds to site constraints in terms of their implications for trees, energy efficiency, drainage and contamination. 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. 15/00683/F - Mile Cross Area Housing Office 2 - 8 Hansard Close Norwich NR3 2LY and grant planning permission subject to the following conditions:

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accord with drawings and details;
3. Details of plant and machinery;
4. Details of facing and roofing materials; joinery; verges, vent systems, external lighting;
5. Details of car parking, cycle storage, bin stores provision;
6. Details of off-site highways works,;
7. Details of landscaping, planting, biodiversity enhancements, site treatment works, boundary treatments, gates, walls and fences, access road and path link surface and landscape maintenance;
8. Pre-construction site meeting, details of arboricultural monitoring and where necessary AMS for protection of existing tree planting;
9. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
10. Retention of tree protection;
11. Details of provision and maintenance of LZC technologies and renewable energy sources should development not achieve passivhaus accreditation;
12. Details of water efficiency measures;
13. Surface water drainage management;
14. Cessation of works if unknown contaminants found;
15. Details of all imported material prior to occupation.

## Informatives

- Considerate constructors
- Advisory on Asbestos
- Impact on wildlife
- Highways contacts, permits, design note, works within the highway etc.

## Article 35 (2) 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 application stage the application has been approved subject to suitable land management, adoption, appropriate conditions and for the reasons outlined within the committee report for the application.





SCENE A BOUNDARY



STREET SCENE A

PROPERTY NO. 64

MILE CROSS ROAD

HANSARD CLOSE

COMMUNAL ACCESS

PROPOSED SITE

C/B FENCE

No. 60

No. 62

PAVEMENT

SCENE B BOUNDARY



STREET SCENE B

REAR GARDEN  
STORNCLEFFE AVENUE

PROPOSED SITE

COMMUNAL ACCESS

C/B FENCED BIN ENCLOSURE

RAILING / GATES TO DRYERS

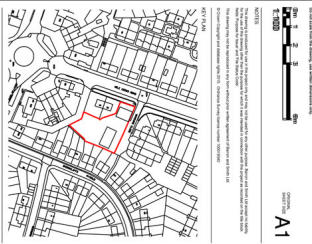
PROPOSED SITE

LANDSCAPING

PAVEMENT

MILE CROSS ROAD

MILE CROSS ROAD



**Report to** Planning applications committee

**Item**

6 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00559/F – 3 Helena Road, Norwich,  
NR2 3BY

**Reason for  
referral** Objection

**Applicant** Mr Giles Conneely

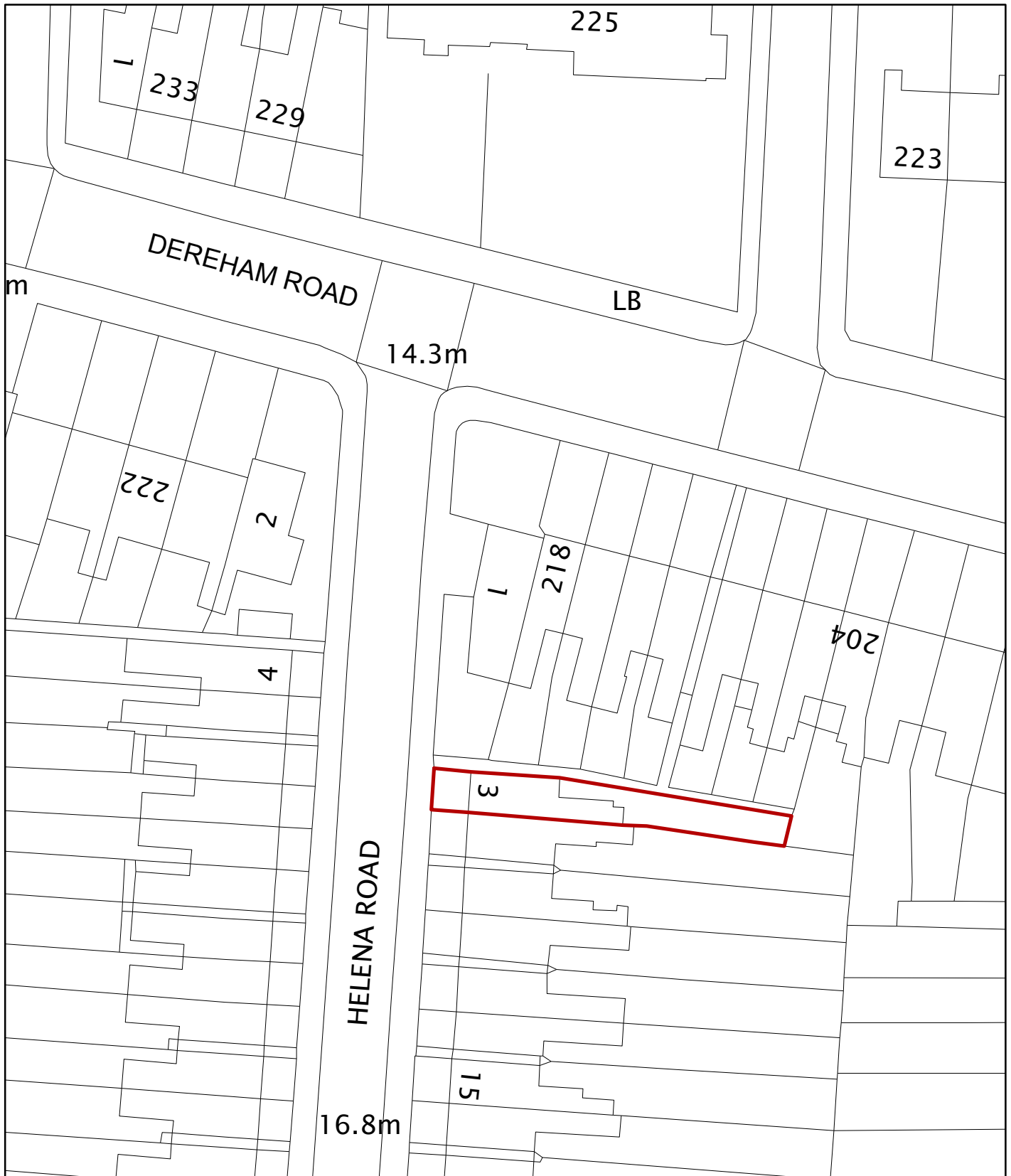
4(F)

<b>Ward:</b>	Nelson
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

Development proposal		
External wall insulation to gable end.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Residential amenity	The potential impact of the proposal on the residential amenities of neighbouring properties.
2 Scale, design and heritage	The potential impact of the proposal on the character and appearance of the subject property and the surrounding area.
<b>Expiry date</b>	13 August 2015
<b>Recommendation</b>	Approve





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Planning Application No 15/00559/F

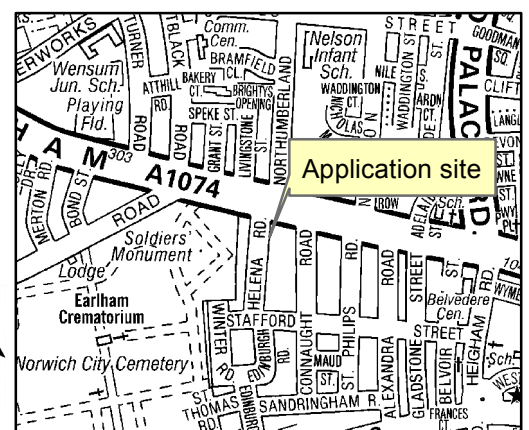
Site Address 3 Helena Road

Scale 1:500



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PLANNING SERVICES



## The site and surroundings

1. The site is located on the east side of Helena Road to the west of the city. The predominant character of the area is residential, comprising 2-storey terrace dwellings built on a large scale circa 1900. The area suffered from bomb damage resulting in a scattering of more modern replacement dwellings having been built. Properties in the area feature small front gardens and larger rear gardens. Some properties make use of shared alleyways which provide access to the rear of properties.
2. The subject property is a 2-storey end of terrace dwelling built using red and buff coloured bricks, located close to where Helena Road meets Dereham Road. An alleyway shared with properties on Dereham Road runs immediately along the northern boundary of the site which is accessed via Helena Road. The site is then bordered by the adjoining property no.5 to the south and the shared alleyway to the north with rear gardens of properties located on Dereham Road to the north beyond.
3. - There are no particular constraints on site.

## Relevant planning history

4. None.

## The proposal

5. The proposal is for the installation of 90mm thick external wall insulation to the side (north) wall of the subject property. The external wall insulation blocks are to be finished with a cream coloured render. It should be noted that the applicant has responded to initial concerns of neighbours and reduced the depth of the insulation at a lower level. The overall depth of the external wall insulation is to be 60mm up to a height of 2.4m and 100mm thereafter.

## Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	2 storey
Max. dimensions	See attached composite plans
<b>Appearance</b>	
Materials	Weber Therm XM PM223 external wall insulation

## Representations

6. 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
Reduction in access to rear of neighbouring properties via shared alleyway as a result of the installation of the external wall insulation.	<p>Objections to the proposal were raised by occupiers of neighbouring properties which share the alleyway located to the north of the subject property. Neighbours were concerned that the installation of the external wall insulation would harm the ease of access to the rear of the properties.</p> <p>It should be noted that access to the rear of nearby properties would still be maintained, although the width of the passageway would be reduced slightly. Issues relating to access and the ownership of land are considered to be not material to the assessment of an application for Planning Permission.</p>

## 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.

## 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 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
  - JCS2 Promoting good design
9. **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

### Other material considerations

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  -

- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF93 Managing the challenge of climate change, flooding and coastal change
- NPPF94 Managing the challenge of climate change, flooding and coastal change
- 
- NPPF95 Managing the challenge of climate change, flooding and coastal change

## **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 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: Amenity**

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

The proposal will have no impact upon the residential amenities of neighbouring properties. It will not result in any overshadowing, loss of light, loss of privacy or increase in noise pollution as a result of its very small scale. The proposal will improve the energy efficiency of the subject property, enhance the residential amenity of the occupiers of the subject property. The proposal is therefore considered to be acceptable in terms of amenity.

### **Main issue 2: Design**

13. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.

14. The proposed external wall insulation is to be applied to only the north elevation of the original dwelling from ground level up to the eaves. 90mm thick thermal polystyrene insulation boards are to be attached to the external walls and finished with a reinforced white render. In order to ensure access via the shared alleyway is maintained, the external wall insulation is to only be 60mm deep up to a height of 2.4m and will be 100mm deep thereafter. The applicant has confirmed that the existing gate serving the alleyway will not be affected as the external wall insulation is to be installed around it.
15. The proposal will result in changing the overall appearance of the subject property as the original red-brick side wall is replaced with a cream coloured render. The change in appearance will only slightly alter the overall character of the surrounding area as a number of nearby properties have similar cream coloured render finishes.
16. The interaction of the insulation and the corner of the property will potentially result in some harm to the appearance of the subject property, however the proposal is to be detailed in a way in which the original form of the subject property is persevered by way a finish which matches the form of the original when viewed from the front and side. The front elevation facing the main road is to remain untouched, preserving the buff brick frontage. The proposal is therefore considered to be acceptable in terms of design.

### **Other issue 3: Sustainable Development**

17. The proposed external wall insulation will reduce the amount of energy required to heat the property. The proposal therefore has the potential to assist in reducing the impacts of climate change by reducing the amount of carbon emissions produced at the subject property

### **Equalities and diversity issues**

18. There are no significant equality or diversity issues.

### **Local finance considerations**

19. 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.
20. 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.
21. In this case local finance considerations are not considered to be material to the case.

### **Conclusion**

22. The proposal will have no impact on the residential amenities of neighbouring properties as a result of the siting and small scale of the proposal.



23. The proposal will have only a minor impact on the character and appearance of the subject property and that of the surrounding area as a result of the design and proposed materials.
24. 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**

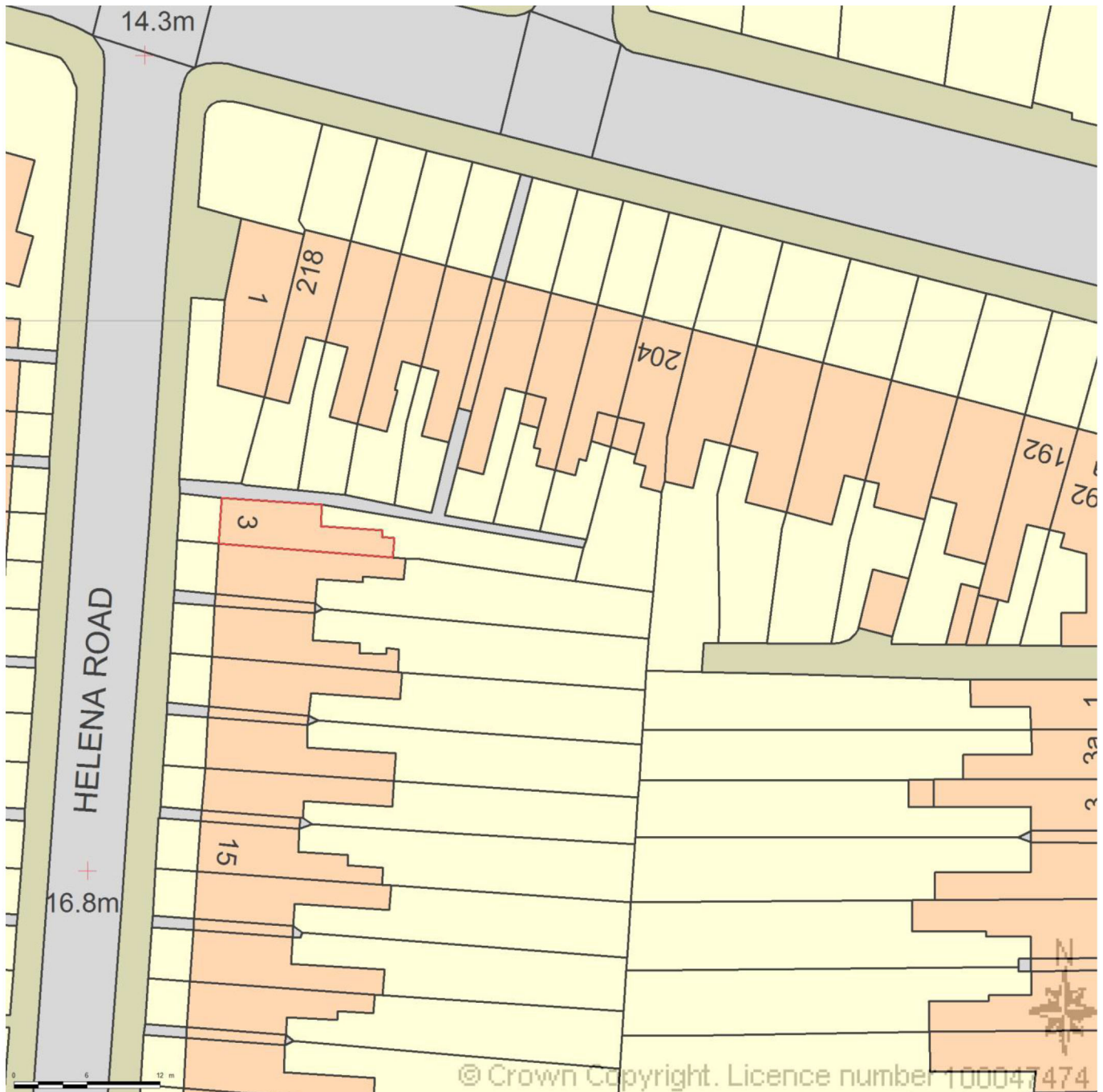
To approve application no. 15/00559/F – 3 Helena Road Norwich NR2 3BY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

## **Article 35(2) 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 the application has been approved subject to appropriate conditions and for the reasons outlined above.

BLOCK PLAN  
AREA 90m x 90m  
SCALE 1:500 on A4  
CENTRE COORDINATES: 621550, 309081





Page 95 of 118  
Side elevation







Elevation showing detail of eaves, flashing and capping at front of  
property



**Report to** Planning applications committee

**Item**

6 August 2015

**Report of** Head of planning services

**Subject** Application no 15/00864/F – 8 Latimer Road,  
Norwich, NR1 2RW

4(G)

**Reason  
for referral** Objection

**Applicant** Mr Andrew Norris

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<b>Ward:</b>	Lakenham
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

Development proposal		
Two storey side and rear extension.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Residential amenity	The impact of the development on the adjoining property to the west (no.6) / privacy overshadowing.
2 Scale, design and heritage	The impact of the development within the context of the local area, scale and design.
<b>Expiry date</b>	10 August 2015
<b>Recommendation</b>	Approve



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Planning Application No 15/00864/F

Site Address 8 Latimer Road

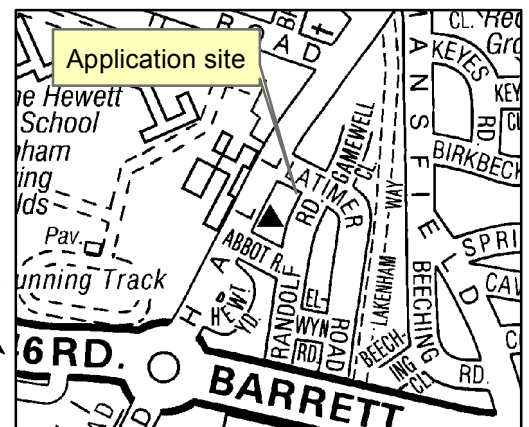
Scale 1:500



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## The site and surroundings

1. The site is located on the southern side of Latimer Road to the south of the city. The predominant character of the area is residential, comprising 2-storey semi-detached and terrace dwellings built as part of a wider post-war housing development. Properties in the area feature front and rear gardens as well, some with mature planting and driveways.
2. The subject property is a 2-storey semi-detached red brick dwelling built circa 1950, on a corner plot, located where Latimer Road meets Randolph Road. The site is accessed on foot via a gate located to the north of the site and via Randolph Road to the west by vehicles. The front garden is predominantly lawn to the front and rear with a small hardstanding and enclosed storage area located to the east. 2 no. small timber sheds are located at the end of the rear garden. The site boundaries are marked by 2m high fencing to the rear south and west, with mature planting marking the boundary to the east and north.
3. The site is bordered by the adjoining property no.6 to the west which creates a symmetrical pair of semi-detached dwellings. No.2 Randolph Road is located to south which forms the end of a row of a 2 storey terrace. It should be noted that no.2 has recently been extended by way of a 2-storey side extension, close to the shared boundary.

## Constraints

4. - There are no particular constraints on site.

## Relevant planning history

5. None.

## The proposal

6. The proposal is for the construction 2 storey rear extension and a 2 storey side extension. The proposal also includes the re-sighting of the current vehicular entrance to the site to allow for the creation of a new parking area within the front garden.

## Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	2 storey
Max. dimensions	See attached composite plans

Proposal	Key facts
<b>Appearance</b>	
Materials	Red brick Concrete roof tiles White UPVC window casements and doors

## Representations

7. 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 light to no.6 Latimer Road and other neighbouring properties  Loss of privacy to no.6 Latimer Road and other neighbouring properties	See main issue 1.
Out of scale / poor design / out of character / over dominant building	See main issue 2.
Proposals will result in noise disturbance.	The proposed extensions once completed will not result in any increase in noise disturbance other than is likely to be experienced from a residential dwelling.
Proposals will result in an increase in the requirement to prune nearby trees.	The proposed extensions once completed will not result in any additional requirements for the management of nearby trees other than is likely to be expected within a residential area.
Proposals would result in the loss of trees.	A small section of mature shrubbery on the eastern boundary is to be removed to allow for the creation of a new vehicular access from Randolph Road. No trees are to be removed.

## Consultation responses

8. 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.

## Assessment of planning considerations

### Relevant development plan policies

9. **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
10. **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
  - DM7 Trees and development
  - DM9 Safeguarding Norwich's heritage

### Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF6 Delivering a wide choice of high quality homes
  - NPPF7 Requiring good design
  - NPPF10 Meeting the challenge of climate change, flooding and coastal change
  - NPPF11 Conserving and enhancing the natural environment
  - NPPF12 Conserving and enhancing the historic environment

### Case Assessment

12. 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: Amenity

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

14. The key areas for consideration in this application are the potential impacts in terms of overlooking and loss of privacy, overshadowing of gardens and loss of daylight to windows of the adjoining properties. The nearest potentially affected properties in relation to these issues are no.6 Latimer Road to the west and no.2 Randolph Road to the south.

Loss of light:

15. Particular concern was raised regarding the impact that the proposal would have on the amount of natural light reaching no.6 to the west and other neighbouring properties. It is accepted that the rear extension will be a prominently visible addition to the rear of the property when viewed from the rear garden of no.6 and other neighbouring properties. However it is not considered that the extension will result in a reduction in the amount of light reaching the rooms and rear garden of the adjoining property, or other neighbouring properties. The rear extension is to project by 2.1m to the rear on the eastern end of the rear wall of the subject property, 3.1m from the shared boundary with no.6. The extension is to have an eaves height which matches the original dwelling at a height of 4.9m and will have a maximum ridge height of 6.7m. The rear extension is to feature a hipped roof which will ensure that the highest part of the new roof is approximately 6.5m from the rear window serving the living space of no.6. It is therefore considered that the relatively small scale of the proposed rear extension and its distances from the shared boundary and living space of no.6 will ensure that no significant loss of light occurs.

The proposed side extension similarly by way of its scale, location within the site and proximity to neighbouring properties will not result in any significant loss of light occurring. No.2 Randolph Road to the south is approximately 8m from the proposed side extension, ensuring that no loss of light will occur.

Overlooking and Privacy:

16. Particular concern was raised that the proposal would result in a loss of privacy for no.6 and other neighbouring properties. It is not considered that the proposal will significantly alter the current situation where views from first floor windows within properties within the area are afforded across neighbouring gardens. 3 no. ground floor windows and 1 door are proposed at ground floor level which will all directly look onto the garden of the subject property, where existing screening prevents any loss of privacy.
17. 2 rear facing first floor windows serving a bedroom and bathroom are to be installed on the side extension and rear extension respectively. The window on the rear of the side extension will face direct across a section of the rear garden and face towards the rear gardens of Randolph Road. 2 trees currently mark the rear boundary of the subject property, helping to provide screening and the window serving the rear extension is to be obscure glazed. A first floor window is to be installed on the front elevation of the side extension, facing directly onto the front garden of the subject property.

## **Main issue 2: Design**

18. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56, 60-66 and 128-141.

19. Particular concern was raised that the proposal is out of scale with the surrounding area and was a poor design. It is accepted that the proposal will result alter the overall appearance of the property when viewed from both Latimer and Randolph Roads, with the side extension being particularly noticeable. It is however, not considered that the proposal is particularly out of scale with the surrounding area. The rear extension will predominantly not be visible from the from the front or side of the site as is of a design which is subservient to the original dwelling, with a roof line which is 1m lower the original. The side extension will continue the ridge of the original roof to then create a new hipped-gable on the front of the property which is also 1m lower than the original roof line. It should be noted that a number of properties within the surrounding area have constructed extensions which are of similar scales, most pertinently no.2 Latimer Road to the south. It should also be noted that the subject property benefits from having being constructed on a larger than normal plot, allowing plenty of space for the construction of the proposals without the loss of significant areas of garden area. The proposal is therefore considered to be of an appropriate scale.
20. Concern was raised that the design of the proposal was out of character with the surrounding area. It is accepted that the proposal will result in some loss of symmetry of the subject property and the adjoining semi-detached property. However it is still considered that the proposal is in keeping with the character of the surrounding area. The surrounding area consists of 2 storey properties arranged as small terraces or semi-detached dwellings. The end properties of the terraces feature a projecting gable end which sits forward of the main front elevations. The proposed side extension is to feature a similar design in which a gable end is to project 1.5m forward of the front elevation.
21. The proposed extensions are to be constructed using materials which match the existing exactly. The use of red bricks, grey concrete roof tiles and white UPVC windows and doors will assist in ensuring that the proposal fits in well with the prevailing character and does not result in an over-dominant building being created.

### **Equalities and diversity issues**

22. There are no significant equality or diversity issues.

### **Local finance considerations**

23. 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.
24. 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.
25. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

26. The extensions will have very little impact upon the amount of daylight reaching neighbouring properties as a result of the scale, positioning and distances from neighbouring properties of the extensions.
27. The potential for an increase in overlooking is minimal as the extensions will not drastically alter the current situation where a degree of overlooking from many properties has always been possible from upper floor windows.
28. The proposal will result in an extended dwelling which is of an appropriate scale and design, which does not cause significant harm to the character of the surrounding area.
29. 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**

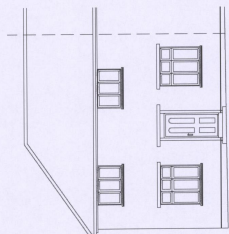
To approve application no. 15/00864/F – 8 Latimer Road, Norwich, NR1 2RW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

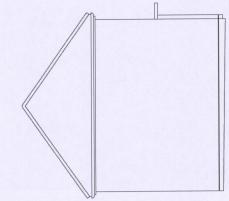
## **Article 35(2) statement**

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 the application has been approved subject to appropriate conditions and for the reasons outlined above.

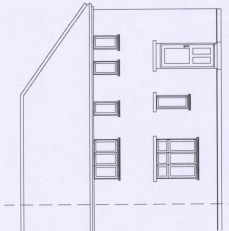




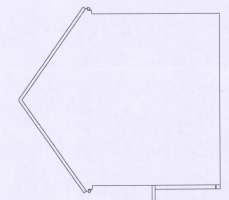
EXISTING NORTH EAST ELEVATION



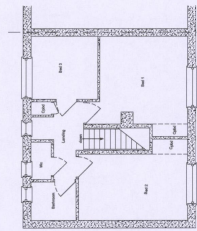
EXISTING SOUTH EAST ELEVATION



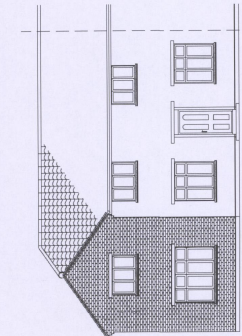
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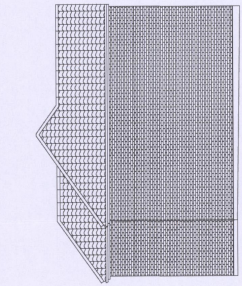
EXISTING NORTH WEST ELEVATION



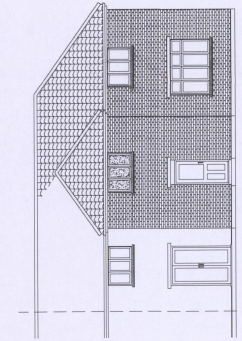
EXISTING FIRST FLOOR PLAN



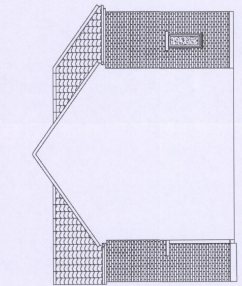
PROPOSED NORTH EAST ELEVATION



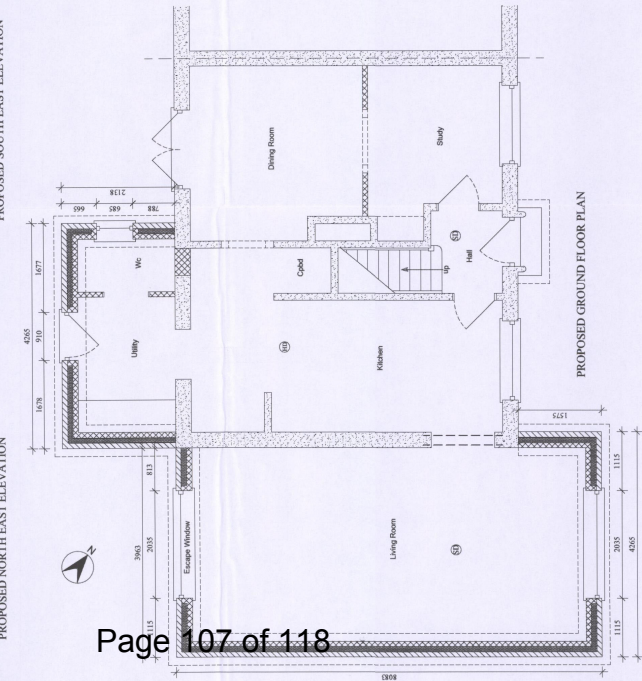
PROPOSED SOUTH EAST ELEVATION



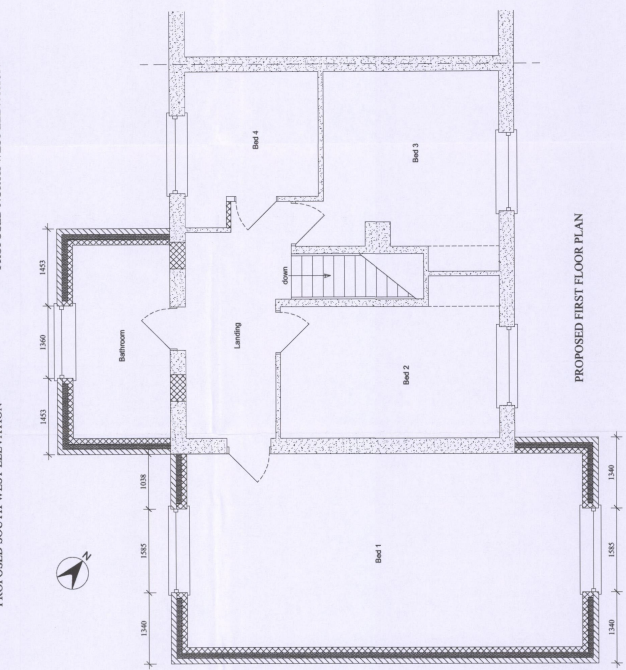
PROPOSED SOUTH WEST ELEVATION



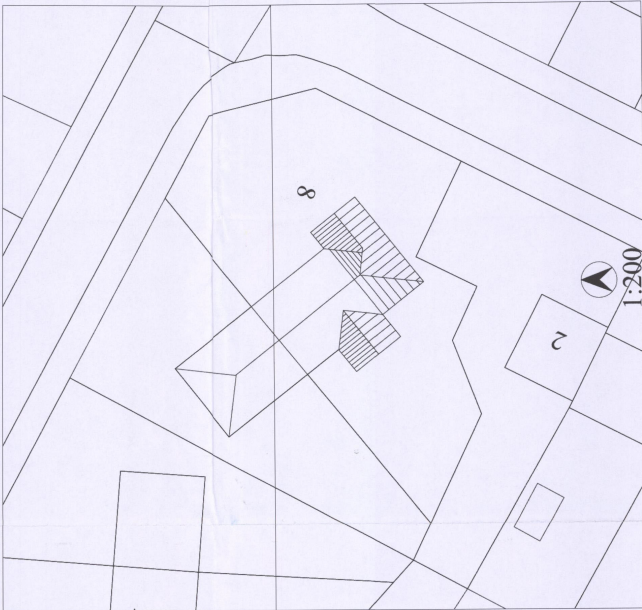
PROPOSED NORTH WEST ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

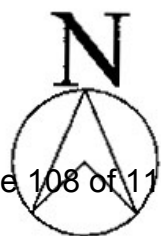


EXISTING GROUND FLOOR PLAN

Organisational Development  
15 JUN 2015  
Post Room

EXISTING AND PROPOSED  
PLANS AND ELEVATIONS  
FOR TWO STOREY  
SIDE AND REAR EXTENSION  
AT  
8 LATTIMER ROAD  
NORWICH  
MR & MRS NORRIS  
FOR  
SCALE: 1:50, 1:100 & 1:200  
drawing no: 318 2nd JUNE 2015  
REV  
MICHAEL RAYNER  
ARCHITECTURAL  
01508 536 669  
07900 431 431  
mike.rayner@aol.com







<b>Report to</b>	Planning applications committee	<b>Item</b>
	06 August 2015	
<b>Report of</b>	Head of planning service	<b>5</b>
<b>Subject</b>	Performance of the development management service; progress on appeals against planning decisions and planning enforcement action for quarter 1, 2015-16 (1 April to 30 June 2015)	

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### **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 April to 30 June 2015.

### **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 Bremner

### **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 200 out of 215 were dealt with by officers (a delegation rate of 93 per cent) and 15 applications, were dealt with by committee. Over the past eight quarters this is the highest rate and has previously varied between 83.5 and 92.7 per cent (the quarter before last being the lowest).

## **Appeals**

6. There were 5 planning appeals pending or awaiting decision at the end of the quarter of which three are new appeals, two of which (420 Dereham Road and 1 The Moorings) were committee decisions to refuse consent. Details are set out in appendix 1.
7. A decision was made on the erection of 1 two bed dwelling at 25 Clabon Road and the appeal was dismissed. This was recommended for approval by officers but was refused by the committee. The Inspector considered the main issue was the effect of the proposed development on the character and appearance of the area and considered that the proposed scheme would materially harm the character and appearance of the area, contrary to the objectives of the development policies, and that there were no material considerations which would justify coming to a decision other than in accordance with those policies. Accordingly, the inspector dismissed the appeal. The inspector also considered neighbour amenity and transport impact but did not note these are reasons for dismissal. The inspector also noted that an approval for a new dwelling at 2 Clabon Road did not provide a direct precedent and in that case there was no 5 year land supply at the time of the decision whereas in this case and at the time of determining this appeal there was a 5 year land supply. The inspector noted that there was no shortfall in housing land supply which might have argued in favour of allowing additional housing.

8. At the time of writing the report an appeal decision has also been received for land and buildings on the north-east side of King Street. This decision was received on 24 July 2015 and is therefore outside the quarter and therefore will be updated in the next set of quarterly reports. However the appeal related to a member overturn of an officer recommendation to approve a revised solution for mooring provision at the site. The appeal was allowed with the inspectorate considering that the revised mooring scheme was an appropriate solution. The appeal decision was subject to a condition that the revised mooring scheme be implemented within three months of the date of the decision i.e. by 24 October 2015. Given the allowed appeal it would no longer be appropriate to serve an enforcement notice.

### **Enforcement action**

9. 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 3. It should be noted that the engine testing facility at Norwich Airport, which the committee has previously authorised enforcement action against, is not yet operational. The facility is largely complete but there are some technical issues with the construction of the facility which is delaying Health and Safety Executive approval for use. An updated timetable for operation of the facility is currently being sought from the airport.

## Planning appeals pending – Quarter 1 (pending on 30 June 2015) 2015-16

City Council Ref. Nos.	Planning Inspectorate Ref. No.	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
14/00003/REF Application No. 13/01090/F and 14/00004/REF Application No. 13/01091/L	APP/G2625/A/14/2216867 and APP/G2625/A/14/2216869	148 Magdalen Street	Refusal of planning permission and listed building consent 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
14/00006/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 drawings ..." Conversion of former flour mills and redevelopment of site to provide 160 residential apartments.	20 June 2014	Written Reps.	Pending

# Appendix 1

City Council Ref. Nos.	Planning Inspectorate Ref. No.	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
15/00001/REF Application No. 14/00618/F	APP/G2625/W/1 5/3006563	Vikings Venture Scout Hut adjacent to 420 Dereham Road	Refusal of planning permission for the erection of 8 No. two bedroom flats.	14 April 2015	Written Reps	Pending
15/00002/REF Application No. 15/00312/F	APP/G2625/D/1 5/3039178	263 Robin Hood Rd. Norwich NR4 6BY	First floor side and rear extension	07 July 2015	Written Reps	Pending
15/00003/REF Application No. 15/00225/F	APP/G2625/D/1 5/3067535	1 The Moorings Norwich NR3 3AX	Erection of single-storey extension at first floor level to side elevation with balconies	15 July 2015	Written Reps	Pending

## Planning appeals dismissed – Quarter 1 (April – Jun 2015) 2015-16

<b>City Council Ref. Nos.</b>	<b>Planning Inspectorate Ref. No.</b>	<b>Address</b>	<b>Proposal</b>	<b>Date Appeal Valid</b>	<b>Type of Appeal</b>	<b>Decision</b>
14/00010/REF Application No. 14/00840/F	APP/G2625/W/1 4/3001125	25 Clabon Road	Refusal of planning permission for erection of 1 No. two bed dwelling to rear	28 January 2015	Written Reps.	Dismissed 06 May 2015

**Enforcement action. Q1 2015-16 Status report on all items previously reported to Planning Applications Committee**

<b>Case no.</b>	<b>Address</b>	<b>Development</b>	<b>Date referred to Committee</b>	<b>Current status</b>	<b>Actions completed Yes/No*</b>
13/00080/CO NSRV/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. An appropriate window design has been agreed with the Conservation & Design Officer and a planning application has been received and approved on 12 May 2015 for revised windows. It is therefore expected that this will be resolved without formal action however if the revised approved windows are not installed shortly an enforcement notice will need to be issued.	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 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. Documentation with planning enforcement	No

Case no.	Address	Development	Date referred to Committee	Current status	Actions completed Yes/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	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 progress has been made outside formal enforcement action and therefore this is with enforcement to draft a notice.	No
13/00068/EXT EN/ENF	268 Heigham Street	Shipping container on land	7 Nov., 2013	Removed	Yes
Planning ref 13/01484/A	Sweet Briar Road	Hoardings	6 March, 2014	All signs against which action could be taken have now been removed. One sign remains however this has deemed consent.	Yes
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 and there are still some further works to be undertaken before green spaces department are satisfied.	No
13/01540/VC	King Street	Read Mills – moorings on river bank	7 May 2014	Appeal lodged against refusal. Appeal decision has now been received on 24 July 2015 and the appeal has been allowed and is subject to a new condition that the developers proposed revised mooring scheme be implemented within three months of the date of the decision i.e. by 24 October 2015. Given the allowed appeal it would no longer be appropriate to serve an enforcement notice.	Yes



Case no.	Address	Development	Date referred to Committee	Current status	Actions completed Yes/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	Use has ceased.	Yes
14/01660/F	114 Cambridge St	First floor rear extension	8 January, 2015	Documents passed to enforcement staff. Appeal period has passed. Enforcement to draft and serve an enforcement notice.	No
14/01588/D and 12/01172/F	Airport	Engine testing	8 January, 2015	It should be noted that the engine testing facility at Norwich Airport, which the committee has previously authorised enforcement action against, is not yet operational. The facility is largely complete but there are some technical issues with the construction of the facility which is delaying Health and Safety Executive approval for use. An updated timetable for operation of the facility is currently being sought from the airport.	No
13/00237/BPC /ENF	9 Edward Jodrell Plain Norwich NR2 2TD	Change of use from residential (Class C3/C4) use to unauthorised house in multiple occupation (sui generis) use.	11 June 2015	Passed to enforcement who have drafted an enforcement notice which will be served shortly.	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 re-reported next quarter.

