

**Planning Applications Committee
20 August 2009
Section C**

Agenda Number:	C1
Section/Area:	Inner
Ward:	Mancroft
Officer:	Sarah Platt
Valid Date:	24th June 2009
Application No:	09/00487/NF3
Site Address:	82 - 90 Pottergate Norwich NR2 1DZ
Proposal:	Installation of digital aerial.
Applicant:	Steven Cleveland
Agent:	Steven Cleveland

THE SITE

The application site is located to the East of Pottergate opposite residential houses and in close proximity to Borrow House, a listed building. The surrounding area is mainly residential with a mixture of houses and flats. To the rear of the application site is a secluded garden for use of the residents of the flats. This is also a public footpath.

The site is within the City Centre Conservation Area.

PLANNING HISTORY

A previous retrospective planning application was made for the same proposal but after a site visit further negotiation was required surrounding the siting of the aerial and its appearance in order to minimise the visual impact this would have on the street scene and wider conservation area. The application (09/00117/NF3) was withdrawn and re-submitted with the revised location and appearance for consideration at this meeting.

THE PROPOSAL

Retrospective installation of digital aerial and satellite dish in a revised location.

CONSULTATIONS

Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the following issues:

- Visual appearance of the aerial and dish in the Conservation Area
- Position of the aerial and dish.

PLANNING CONSIDERATIONS

Relevant National Policy:

PPG15 – Planning and The Historic Environment

Relevant Regional Policy:

ENV7 – Quality in the Built Environment

Relevant Local Policy:

HBE8 – Development within a Conservation Area

HBE12 – High Quality of Design

Introduction:

The residential block currently is served by an analogue aerial situated on the roof of an adjacent building, protruding approximately 1m in the air above the roof height. Due to the national analogue “switch off” in 2011 a new digital aerial and satellite dish are being fitted as part of a city wide scheme on all Council owned properties. The old analogue aerial will be removed.

The installation of the 1 no. aerial and 1 no. satellite dish will facilitate the viewing of television in all flats within the block (5 in total) through aerial ports within each flat, thereby eliminating the future need for individual satellite dishes.

Two main issues have been raised through representations received and these will be addressed below as one issue as they are interlinked:

Visual appearance and position of the dish in the Conservation Area:

Whilst the dish is being located in a very visually prominent location on Pottergate it is being located here to achieve the best possible digital reception

possible. The position of a mature tree unfortunately blocks the main signal line to the rear of the premises. The only way the dish could be located to the rear would be to remove this mature tree. The previously withdrawn application had the dish sited on the main street. This revised scheme sees the location of the satellite dish on a brick return to the main street elevation

It has been agreed that the post attaching the satellite dish to the wall will be painted a colour similar to the wall, and this will be conditioned on the approval should it be granted, and, that the dish size will be reduced by 25cm from 85cm to 60cm dish and will be clear and not grey/black as it exists at present.

The digital aerial will replace the existing analogue aerial. The height of the aerial is being reduced as far as is possible in order to reduce the visual impact on the street scene. The aerial currently stands 1m above the roof height, but this can be reduced by approximately half in order to reduce the visual impact on the street scene and wider conservation area.

It is important that the application is determined on the acceptability of the proposals submitted in terms of design and positioning and it is considered that all measures have been taken to reduce the visual impact the aerial and dish will have on the street scene and wider Conservation Area.

Conclusions:

It is considered that every effort has been made to reduce the visual impact of the aerial and satellite dish and whilst the position of this equipment is unfortunate, the visual impact has been reduced as far as is possible.

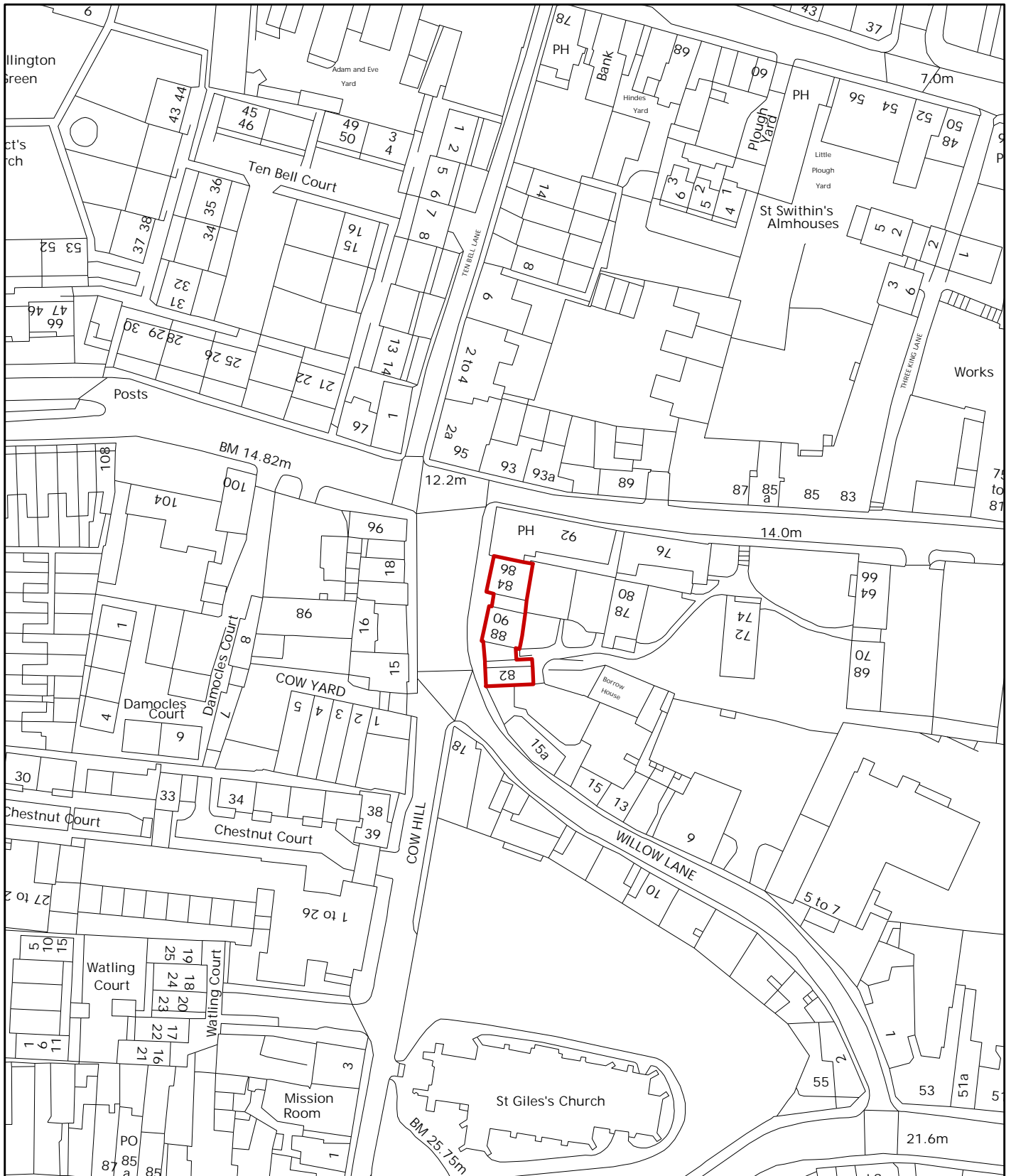
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit
2. The post attaching the dish to the wall will be painted to match the existing wall.

Reasons for Approval:

The design and position of the dish have been carefully considered so as to reach an acceptable compromise between the visual appearance and the required position of the aerial to achieve a strong reception. The visual impact of the aerial and dish is further reduced by the reduction in height and use of a clear dish. Therefore the proposals are considered to be in accordance with PPG15, policy ENV7 of the East of England Plan (May 2008) and saved policies HBE8 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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 Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

