

Report to Planning applications committee

Item

17 December 2015

Report of Head of planning services

Subject Application no 15/01103/NF3 – 26 Grosvenor Road,
Norwich, NR2 2PY

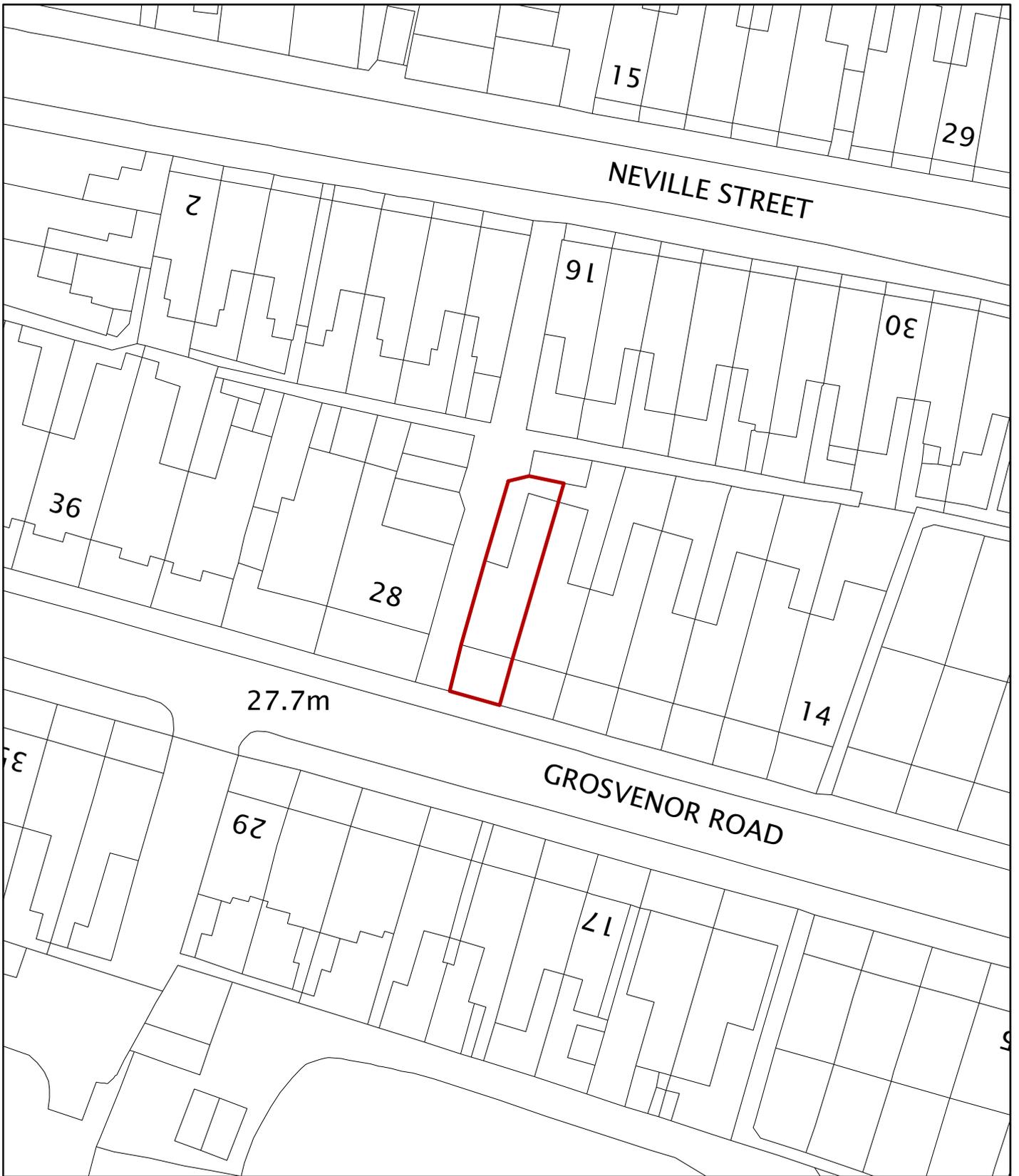
4(I)

**Reason
for referral** Objections

Ward:	Nelson
Case officer	Charlotte Hounsell – charlottehounsell@norwich.gov.uk

Development proposal		
Replacement windows and doors		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Impact upon the character and appearance of the house and surrounding conservation area.
Expiry date	20 October 2015
Recommendation	Approve



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Planning Application No 15/01103/NF3

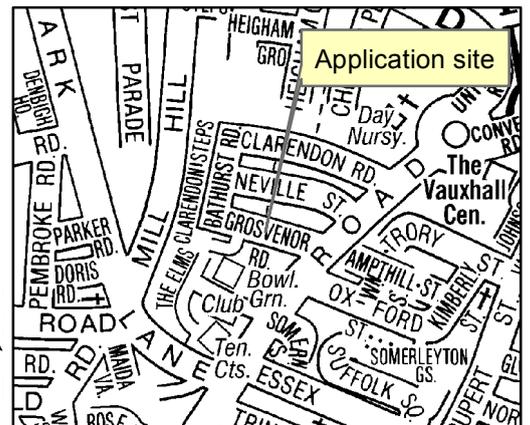
Site Address 26 Grosvenor Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the Northern side of Grosvenor Road, South West of the City Centre. The subject property is a 2 storey Victorian end of terrace house constructed of red brick and is currently a Council-owned property. The property is set back from the road by a front garden and there is side access to a small paved garden area to the rear.
2. The prevailing character of the surrounding area is residential, with sets of terraced dwellings ranging in age from the late 1800's to early 1900's. Many of the dwellings have their original timber-framed sliding sash windows and solid timber four panelled wooden doors, although several properties have replaced these, either with like-for-like timber specifications or PVC specifications.

Constraints

3. Conservation Area: Heigham Grove
4. Locally Listed Building
5. Subject to Article 4 Direction

Relevant planning history

6. There is no relevant planning history in relation to the application site. However planning permission has been granted for PVC replacement windows at 10 Essex Street in October 2013 (ref: 13/01314/NF3) and 33 Grosvenor Road in March 2015 (ref: 15/00330/F). Both these sites are within the Heigham Grove Conservation Area and subject to the Article 4 Direction.

The proposal

7. The proposal is for the replacement of 3 windows and front door in the front elevation and 3 windows and one door in the rear elevation. Existing windows are top-hung non-original timber framed single glazed windows. Existing doors are part-timber, part-glazed. These are to be replaced with sliding sash PVC double glazed windows, and part-PVC, part-glazed rear door and four-panelled PVC front door.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing

the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The proposed materials are out of keeping with the conservation area and article 4 direction	See main issue 1
The proposed window design is out of keeping with the surrounding area	See main issue 1
The proposed door design is out of keeping with the surrounding area	See main issue 1
The subject property is council owned and should by example follow conservation area and article 4 direction guidelines	This application has been treated as any other application for a private dwelling subject to the same constraints and the design and heritage objections addressed in main issue 1.

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.
10. Comments have been received from the Conservation and Design Officer who considers the additional details with regard to window design is acceptable.

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)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM3 Delivering high quality design

- DM9 Safeguarding Norwich's heritage

Other material considerations

13. 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
- 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.

Main issue 1: Design and Heritage

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

Concerns were raised over the materials being used for the proposed windows and doors, specifically in the elevation fronting the highway. It is acknowledged that PVC is not the original material used in windows in the surrounding conservation area. However they have been granted planning permission in a limited number of situations within the surrounding area, including at 10 Essex Street and 33 Grosvenor Road (see history section). In both these cases original windows had previously been replaced with windows of unsympathetic design which detracted from the appearance of the conservation area. The proposed replacement windows were of sash opening style and carefully detailed to match original timber windows. As such they enhanced the appearance of the dwellings and were considered acceptable.

The existing windows at No. 26 are of unsympathetic proportions and opening style. Following negotiations, additional details have been agreed with the agent including provision of run through sash horns and externally chamfered glazing bars. The proposed replacement windows are now of carefully detailed sash window style, similar to those used at 10 Essex Street. They will therefore appear to be very similar in appearance to the original sash windows which would have been used at the property. As such these proposed window

replacements are considered to enhance the appearance of the parent building and conservation area in comparison to the existing situation and this is considered acceptable.

In addition concerns were raised over the design of the front door and comments suggested that a four-panelled timber door would be more suitable. Previous comments regarding materials apply here. After discussion with the agent the door choice was altered so a four-panelled PVC door is now proposed at the front elevation. The design of the front door also includes wood grain effect and therefore is considered to be in keeping with the majority of door designs in the surrounding area.

Equalities and diversity issues

17. There are no significant equality or diversity issues.

Local finance considerations

18. 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.

19. 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.

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

Conclusion

21. The impacts on the character and appearance of the subject property are considered acceptable as the detailing of the proposed windows and doors in the principal elevation are considered sufficient to reduce any detrimental impact on the character of the surrounding area and would enhance the appearance of the dwelling in comparison to the existing situation.

22. 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. 15/01103/NF3 – 26 Grosvenor Road, Norwich, NR2 2PY and grant planning permission subject to the following conditions:

1. Standard time limit;

2. In accordance with plans;
3. For the avoidance of doubt, all windows will have:
 - (i) Run through sash horns
 - (ii) Externally chamfered glazing bars
 - (iii) Sliding sash opening function only and outward opening mechanism disabled



Please tick the boxes to indicate your choice



Front Door

Rear Door



Front Door Colour



White



Red



Green



Blue

Customer Name: _____

Address: _____

Postcode: _____

Telephone Number: _____

Signature: _____

Date: _____

Please complete information on the reverse page

Glass/Cat Flap

Cotswold



Clear



Please tick box if
cat flap is required
for rear door
(£78 will be charged for this)

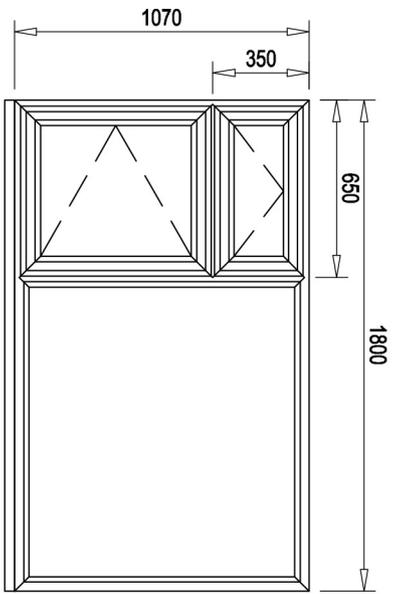
Please Note:

- Front door style complies with planning requirements
- All doors are white internally with silver furniture.
- Exact colour may vary due to reproduction techniques, please ask the Surveyor to see colour swatches for exact colour.

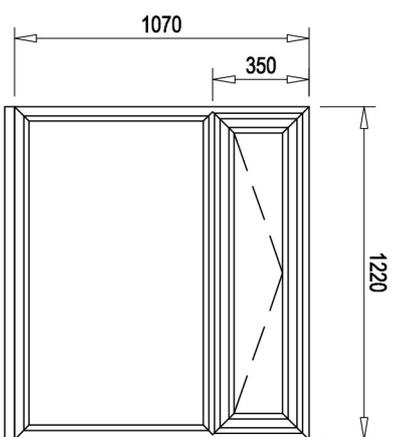
Side Panel Option

N/A

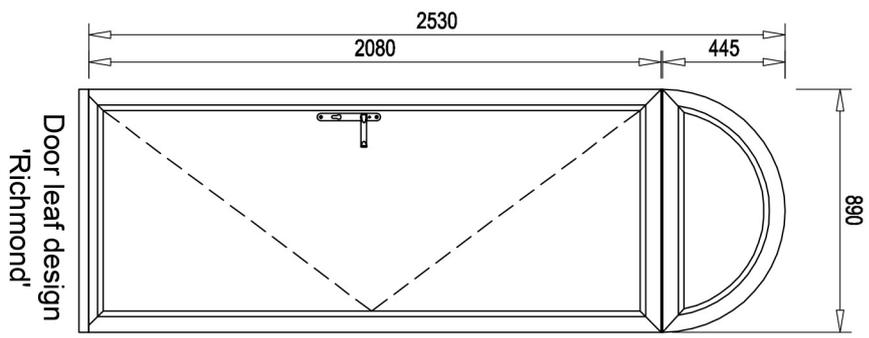
Window 7



Window 8

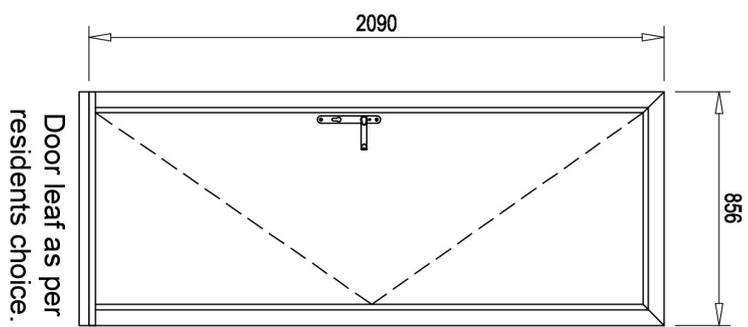


Door 1



Door leaf design
'Richmond'

Door 2



Door leaf as per
residents choice.

Rev	Description	Name	Date	Title	Name	Date	Scale
A	Door design added to D1	Lionel	17/11/15		Anglian Design Services	M.R. Cubitt	08/07/15
				PLANNING APPLICATION DRAWING NCC - 26 Grosvenor Rd - Proposed	Checked	Date	Sheet
					Product codes		
				Drawing No.	WPA/2837 - 3		Rev
							A

The NEW VEKA

Vertical Slider Window System



NEW Run-through Sash Horn

NEW run-through Sash Horn offers enhanced aesthetics which are particularly suited to period properties for an authentic traditional look

The run-through horn is optional – the VEKA VS is also available with clip-in horns or without horns

