

Report to Planning applications committee

Item

8 March 2018

Report of Head of planning services

Subject Application no 17/02023/MA - Kingdom Hall of Jehovah's Witnesses, Clarke Road, Norwich, NR3 1JL

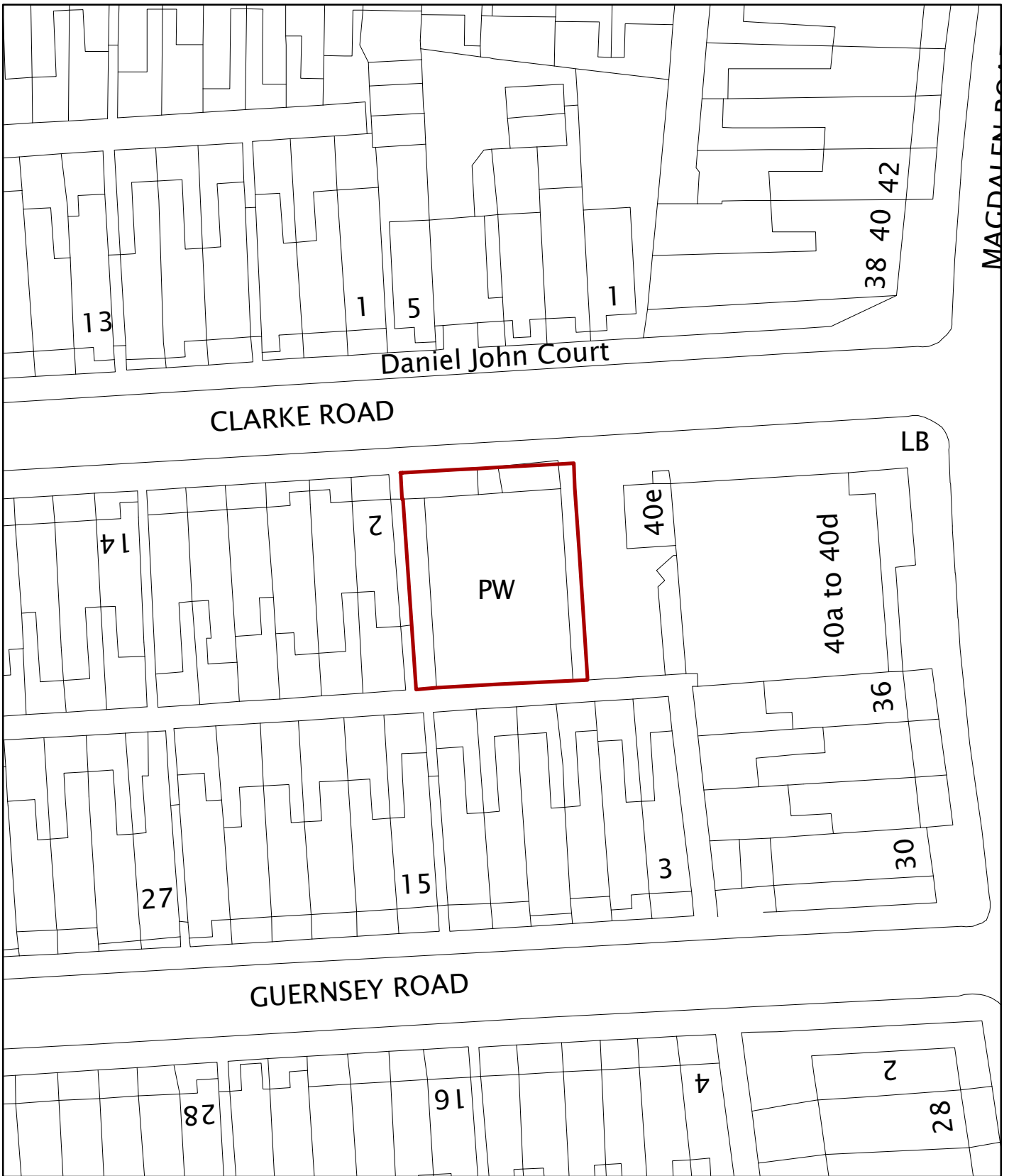
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Reason for referral Objections

Ward:	Sewell
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Amendment to previous planning permission 16/00563/F to: simplify facade; alter internal layout; add balcony to rear lounge.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle of development	Previously approved consent
2 Design	Impact on character of surrounding area
3 Amenity	Internal space and impact upon neighbouring dwellings
4 Transport	Access to site and parking provision
Expiry date	14 February 2018
Recommendation	Approve



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Planning Application No 17/02023/MA
 Site Address Kingdom Hall of Jehovah's Witnesses
 Clarke Road
 Scale 1:500



NORWICH
 City Council
 PLANNING SERVICES



The site and surroundings

1. The site is located on the South side of Clarke Road, North of the City Centre. Clarke Road slopes away towards the West. To the rear of the site is a small alley which provides access to the rear gardens of properties along Clarke Road and Guernsey Road. The immediate neighbours are largely residential, however a convenience store (Tesco Express), with an attached maisonette, is located to the east of the site.
2. The site previously housed Kingdom Hall of Jehovah's Witnesses which took up the majority of the site. The hall has now been demolished and is currently empty.

Constraints

3. The site is located within an Area of Archaeological Interest
4. The site is located in a critical drainage area.
5. The site is within a Controlled Parking Zone (CPZ)

Relevant planning history

6.

Ref	Proposal	Decision	Date
4/1997/0675	Erection of pitched roof on existing flat roof and internal alterations	APCON	17/11/1997
16/00563/F	Demolition of existing building and erection of 3 No. dwellings (revised plans).	APPR	08/11/2016
17/00405/D	Discharge of Condition 3 (a) and (d): landscaping details; Condition 4: external materials; Condition 6: water efficiency and Condition 7: bicycle and refuse of previous permission 16/00563/F.	CANCLD	05/10/2017

The proposal

7. The proposal is an amendment to previously approved consent 16/00563/F.
8. The previous permission granted consent for three 2 ½ storey terraced dwellings with integral garages and three bedrooms each.
9. The current application seeks amendment to that application including small changes to the size of the dwellings, changes to the internal layout and the exterior appearance of the dwellings.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	3
Total floorspace	406sqm (including attic space)
No. of storeys	2.5
Max. dimensions	14.80m x 10.80m, 5.00m at the eaves and 8.80m maximum height
Appearance	
Materials	Likely to be brick and render with aluminium windows and doors. Details to be secured by condition.
Transport matters	
Vehicular access	Single integral garage per dwelling. No parking permits to be issued.
No of car parking spaces	One space per dwelling within the garages (3 total).
No of cycle parking spaces	Sufficient bicycle storage can be accommodated on site and details to be secured by condition.
Servicing arrangements	Sufficient bin storage can be accommodated on site and details to be secured by condition.

Representations

10. 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
Loss of light to neighbouring window	See Main Issue 3
Overlooking from balconies at the rear	See Main Issue 3
Insufficient parking provision which would result in additional parking pressures in the	See Main Issue 4

Issues raised	Response
surrounding area. Traffic impact report not provided.	
Highway safety concerns regarding access/egress from garages	See Main Issue 4
Maintenance issues due to proximity with neighbouring buildings	See Other Matters

Consultation responses

11. 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.

Highways (local)

12. No objection on highway grounds. It is not clear from the application where bins and bikes will be stored. Recommendations: Construction Management Plan as condition; to explain how demolition/construction traffic will be managed. For skips, hoardings etc. permits will be required from our Streetworks team. Dropped kerb work will require reconstruction of the footway to an adoptable standard (fees apply for road opening notices). Our Engineer Ken Willis can advise on technical requirements and streetworks permits. Note: a utility cover is present within the footway; this will need consent with the relevant utility to reconstruct it. These residential properties will not be entitled to on street parking permits.

Assessment of planning considerations

Relevant development plan policies

13. **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
 - JCS4 Housing delivery
14. **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
 - 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

Other material considerations

15. **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
 - NPPF8 Promoting healthy communities
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

16. 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

17. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
18. The principle of constructing three terraced dwellings on this site has previously been accepted under permission 16/00563/F. As an amendment to that application, the purpose of the current application is to assess the acceptability of the changes.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The amendment to the proposal includes changes to the exterior appearance of the dwellings. The overall size of the buildings is altered to be slightly smaller overall than in the previous scheme. The proposal includes alterations to the fenestration arrangements which include grey windows and doors of a more contemporary style. Details of the materials for the windows and doors is secured by condition.
21. The dormer windows at the rear of the site are of slightly different dimensions to those approved as part of the previous application. However, this is not considered to raise any additional design or amenity related issues.
22. The external finish is proposed as facing brick and render with grey windows and doors. Whilst this is considered to be a more appropriate suite of materials in this context, minimal details have been given and therefore further information should be requested by condition.
23. Overall, the amendments to the design are considered to be an improvement to the previously approved scheme.

24. The site is located in an Area of Archaeological Interest. No report was submitted with this application, however Norfolk Historic Environment Service advised under the previous application that the proposed development would be unlikely to have any impact upon archaeological remains.

Main issue 5: Transport

25. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
26. Concerns were raised that the proposal would result in increased parking pressures in the surrounding area.
27. New dwellings in this location are permitted to be car free or provide a maximum of 1 parking space per dwelling in accordance with Appendix 3 of the local plan. Therefore the proposal provides a policy compliant level of parking. Whilst it is noted that the proposal would result in the loss of some on street parking to provide access to the garage, it should be noted that the same level of parking was included in the previously approved proposal and therefore the principle of the parking arrangement has already been accepted. The Transportation Officer has also confirmed that the new dwellings would not be eligible for on street parking permits.
28. Further concerns were also raised regarding possible highway safety issues relating to access and egress from the garages. The Transportation Officer did not raise any concerns regarding access to the garages. As above, the principle of integrated garages to provide on-site parking has already been accepted under the previous application.
29. An objector identified that a traffic impact report had not been submitted for this application. However, transport statements are not required for residential applications of this scale and it is not considered proportionate to request this information. The Transportation Officer has been consulted on the application and also did not request this information.

Main issue 6: Amenity

30. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
31. The internal layout and dimension of the buildings have changed slightly resulting in a very small reduction in the amount of internal space. However, all of the dwellings meet the Technical housing standards – nationally described space standards for a three bedroom three storey dwelling.
32. Concerns were raised regarding the potential for loss of light to a neighbouring first floor window at No. 2 Clarke Road. The amended proposal would be built slightly closer to the neighbouring dwelling reducing the gap from approx. 1.60m to 1.00-1.20m gap to the existing dwelling. Whilst the alterations to the scheme may result in some additional overshadowing to this window, it is not considered to be significantly different compared with the approved scheme. It should also be noted that this window appeared to be obscure glazed and is therefore unlikely to serve a primary living space.

33. Concerns were also raised regarding the inclusion of Juliet balconies on the rear elevations of the new dwellings resulting in a loss of privacy. These balconies were originally proposed removed from the last scheme and were therefore not included on the approved plans.
34. Two windows at first floor were approved on the rear elevation of each of the dwellings under application 16/00563/F. Insertion of a Juliet balcony is normally considered to be permitted development and therefore could be added to the previous scheme, once built, without requiring consent. The level of overlooking resulting from the construction of these new dwellings was considered acceptable under the previous application and the impacts from the proposed Juliet balconies are not considered to differ compared with a window in the same location.
35. Therefore, the changes to the scheme are not considered to be significantly detrimental to future occupier or neighbouring amenity compared with the previously approved scheme.

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.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes – policy compliant level
Refuse Storage/servicing	DM31	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition

Other matters

37. Concerns were raised regarding the reduction in space between 2 Clarke Road and the proposed dwellings resulting in difficulty maintaining the gable walls. Whilst there is a small reduction in the space between the dwellings, this is not envisaged to cause future maintenance issues.

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. The amendments to the scheme are considered to be acceptable and would not result in a detrimental impact upon the design, character of the surrounding area or future occupier and neighbouring amenity compared with the previously approved scheme. 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. 17/02023/MA - Kingdom Hall of Jehovahs Witnesses, Clarke Road, Norwich, NR3 1JL and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Landscaping;
4. Details of materials of dwellings;
5. Removal of PD rights;
6. Water efficiency;
7. Bin and bike storage;

Article 35(2) statement

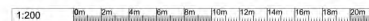
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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



LOCATION PLAN
Scale 1:1250



SITE LAYOUT
Scale 1:200



NOTES

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The Main Contractor is to carry out the construction work in reference to a Design Risk Assessment prepared by DFAL.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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A Dormer windows revised 12/02/2018
rev: date:

architects and consulting engineers

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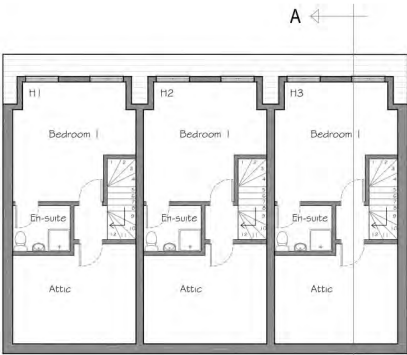
RIBA Chartered Practice

Project:
Norman Mews, Clarke Road, Norwich Residential Development - 3 terrace houses

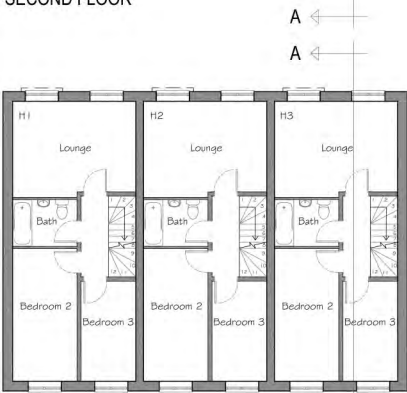
Client:
D&W Properties

Drawing:
Site Layout & Location Plan

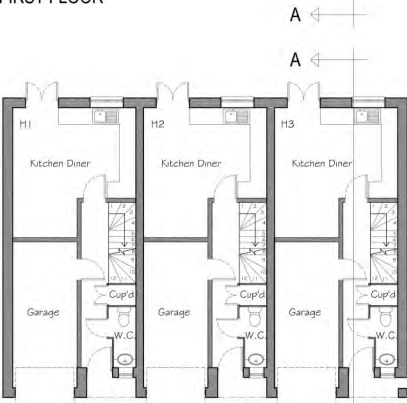
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Date: December 2017			



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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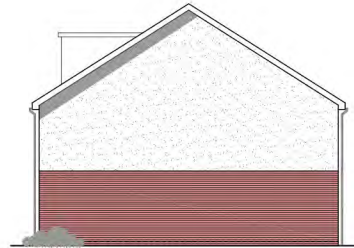
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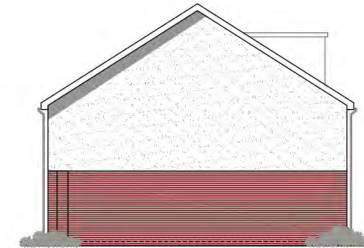
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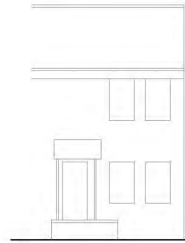
Section A-A



Side Elevation



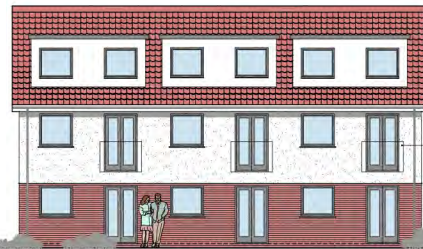
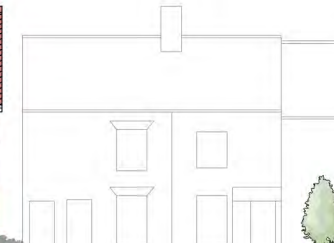
Side Elevation



Street Elevation



Front Elevation



Rear Elevation



Front Elevation

Sandtoft Shire panbles (Rustic)
Light grey window
Cream Render
Taylor Maxwell orange
red stock facing bricks

Glass Juliet Balcony

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rev: _____ date: _____

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RIBA Chartered Practice

Project:
**Norman Mews Clarke Road
Residential Development - 3 terrace
houses**

Client:
D&W Properties

Drawing:
Proposed Floor Plans & Elevations

Drawn by: AM	Checked by: nlc	Orig. No.	Rev:
Scale: 1:100 @A1	6778 P01		-
Date: December 2017			