

Planning applications committee

Date: Thursday, 09 June 2022

Time: 09:30

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

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

Committee members:

Councillors:

Driver (chair)
Bogelein
Champion
Davis
Grahame
Lubbock
Peek
Sands (M)
Sands (S)
Stutely
Thomas (Va)
Thomas (Vi)
Young

For further information please contact:

Committee officer: Jackie Rodger
t: (01603) 989547
e: jackierodger@norwich.gov.uk

Democratic services
City Hall
Norwich
NR2 1NH

www.norwich.gov.uk

Information for members of the public

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



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

Agenda

Page nos

1 Appointment of vice chair

To appoint the vice chair for the ensuing civic year

2 Apologies

To receive apologies for absence

3 Declarations 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)

4 Minutes

5 - 10

To approve the accuracy of the minutes of the meeting held on 12 May 2022

5 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 and 14:00 if there is any remaining business.

Summary of planning applications for consideration **11 - 12**

Standing duties **13 - 14**

5a **Application nos 22/ 00402/F and 22/ 00404/L 30 Bethel Street, Norwich, NR2 1NR** **15 - 28**

5b **Application no 22/00134/F 27 Beatrice Road, Norwich, NR1 4BB** **29 - 40**

Date of publication: **Monday, 30 May 2022**



Planning applications committee

10:00 to 11:05

12 May 2022

Present: Councillors Driver (chair), Champion, Grahame, Peek, Sands (M), Stutely and Thomas (Va)

Apologies: Councillors Button (vice chair), Bogelein, Everett, Giles (other council business) and Lubbock

1. Declarations of interests

Councillor Driver declared an other interest in item 6 (below) no Application no 21/01753/F 7-9 Queen Street, Norwich NR2 4SG as a member of The Campaign for Real Ale (CAMRA).

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 10 March 2022, subject to adding Councillor Peek to the list of members present.

3. Application no 21/01524/F, 21/01532/A, Telephone Box Adjacent to 195 and 197 Plumstead Road, Norwich

The planner (case officer) presented the report with the aid of plans and slides.

During discussion, the planner, together with the area development manager and the planning team leader referred to the report and answered members' questions. A member commented that the applicant had relocated the hub following the committee's concerns about highway safety. In response to members' concerns regarding the need to mitigate sudden flashes when the adverts changed, it was agreed to add a condition to require a fade between advertisements. Members were also advised that adverts were static and would be displayed for a minimum 10 seconds, and that advertising content was regulated under separate legislation. Members were also advised that no weight should be attached to the provision of free advertising to the council from the applicant. Breaches in the conditions would be subject to enforcement.

The chair moved and Councillor Sands seconded the recommendations as set out the report, and the amendment to the condition to ensure fading between changes in the advertising on the grounds of highway safety.

During discussion members commented on the applications and welcomed that the applicant would share data with the council. The committee noted that there had been objections to the planning application, as set out in the report, and whilst there was no legal obligation to consult on applications for advertisement consent, residents would have been aware of both these applications. The applications had been assessed and the impact of the hub did not warrant refusal.

Councillor Champion said that he could not vote on these applications because of his concerns about the use of energy for this purpose and that the hubs were detrimental to residential amenity.

RESOLVED:

- (1) with 5 members voting in favour (Councillors Driver, Thomas, Sands, Stutely and Peek) and 2 members from abstaining from voting (Councillors Champion and Grahame) to approve application no. 21/01524/F, Telephone Box adjacent to 195 and 197 Plumstead Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Sharing of data with the council.

Informative notes:

1. Highways informative 4: works to the public highway.
- (2) with 5 members voting in favour (Councillors Driver, Thomas, Sands, Stutely and Peek), 1 member voting against (Councillor Grahame) and 1 member abstaining from voting (Councillor Champion) to approve application no. 21/01532/A, Telephone Box Adjacent To 195 And 197 Plumstead Road, Norwich and grant advertisement consent subject to the following conditions:
 1. No advert displayed without permission of owner
 2. No advert to obscure highway infrastructure/endanger pedestrians.
 3. Advert to be maintained as not to impact visual amenity
 4. Advert should be maintained as not to endanger the public
 5. On removal, the site should not endanger the public or impact visual amenity
 6. Screens synchronised to multiple images do not change at different times
 7. Minimum display time set at 10 seconds
 8. Images should be static with no animation or moving images
 9. Maximum level of nighttime illumination should be set at 300 cd/2.
 10. No audio output permitted.
 11. Advertisements shall be faded for a minimum of 1 second when transitioning between advertisements to avoid sudden changes that cause distraction.

(The plans for the following two agenda items had been interchanged in the agenda papers and in the presentation. Members were informed of this at the meeting and confirmed that this did not detract from the committee's ability to determine the

applications. Amended reports were subsequently published on the council's website with the agenda papers and on the public access planning portal.)

4. Application nos 21/01600/F, 21/01603/A, BT Kiosk Outside 2-10 St Stephens Street, Norwich

The planner (case officer) presented the report with the aid of plans and slides, pointing out that the street layout would be altered by the current road works.

During discussion the planner, area development manager and planning team leader answered members' questions. Members were advised that although in the City Centre Conservation area, St Stephens Street was in the main retail area of the city and this proposal did not harm the historic city centre and its impact should be considered in the context of other illuminated signs in shop windows and on bus shelters.

In response to a member's suggestion that the hub would obstruct the cycle path, the planning team leader confirmed that all road users' needs were considered as part of the assessment and that the proposed hub would be located further along the pavement for this purpose.

The chair moved and Councillor Sands seconded the recommendations as set out the report, and the amendment to the condition to ensure fading between changes in the advertising on the grounds of highway safety.

During discussion and in response to a members' comment, the area development manager said that it would be unduly onerous to require the applicant to ensure that the hub was kept free of graffiti.

RESOLVED:

- (1) with 5 members voting in favour (Councillors Driver, Thomas, Sands, Stutely and Peek) and 2 members abstaining from voting (Councillors Champion and Grahame) to approve application no. 21/01600/F, BT Kiosk Outside 2-10 St Stephens Street, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Sharing of data with council.

Informative notes:

1. Highways informative 4: works to the public highway.
- (2) with 5 members voting in favour (Councillors Driver, Thomas, Sands, Stutely and Peek) and 2 members abstaining from voting (Councillors Champion and Grahame) to approve application no. 21/01603/A, BT Kiosk Outside 2-10 St Stephens Street, Norwich and grant advertisement consent subject to the following conditions:
 1. No advert displayed without permission of owner

2. No advert to obscure highway infrastructure/endanger pedestrians
3. Advert to be maintained as not to impact visual amenity
4. Advert should be maintained as not to endanger the public
5. On removal, the site should not endanger the public or impact visual amenity
6. Screens synchronised to multiple images do not change at different times
7. Minimum display time set at 10 seconds
8. Images should be static with no animation or moving images
9. Maximum level of night time illumination should be set at 300 cd/2.
10. No audio output permitted.
11. Advertisements shall be faded for a minimum of 1 second when transitioning between advertisements to avoid sudden changes that cause distraction.

5. Application nos 21/01612/F, 21/01604/A, BT Kiosk Infront of 36 St Stephens Street, Norwich

The planner (case officer) presented the report with the aid of plans and slides.

During discussion, the committee sought clarification on the location of the public phone and were advised that it would be situated facing the road.

The chair moved and Councillor Sands seconded the recommendations as set out the report, and the amendment to the condition to ensure fading between changes in the advertising on the grounds of highway safety.

Councillors Champion and Grahame explained their reasons for not supporting these applications which included concerns about residential amenity and highway safety, use of energy for the illuminated signs and that advertising led to overconsumption.

RESOLVED:

- (1) with 5 members voting in favour (Councillors Driver, Thomas, Sands, Stutely and Peek) and 2 members abstaining from voting (Councillors Champion and Grahame) to approve application no. 21/01612/F, BT Kiosk Infront of 36 St Stephens Street, Norwich and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans.
 3. Sharing of data with council.

Informative notes:

1. Highways informative 4: works to the public highway.
- (2) with 5 members voting in favour (Councillors Driver, Thomas, Sands, Stutely and Peek) and 1 member voting against (Councillor Grahame) and 1 member abstaining from voting (Councillors Champion) to approve application no. 21/01612/F, BT Kiosk Infront of 36 St Stephens Street, Norwich and grant advertisement consent subject to the following conditions:

1. No advert displayed without permission of owner
2. No advert to obscure highway infrastructure/endanger pedestrians
3. Advert to be maintained as not to impact visual amenity
4. Advert should be maintained as not to endanger the public
5. On removal, the site should not endanger the public or impact visual amenity
6. Screens synchronised to multiple images do not change at different times
7. Minimum display time set at 10 seconds
8. Images should be static with no animation or moving images
9. Maximum level of night time illumination should be set at 300 cd/2.
10. No audio output permitted.
11. Advertisements shall be faded for a minimum of 1 second when transitioning between advertisements to avoid sudden changes that cause distraction.

6. Application no 21/01753/F 7-9 Queen Street, Norwich NR2 4SG

(Councillor Driver declared an other interest in this item.)

The planner (case officer) presented the report with the aid of plans and slides. During the presentation she confirmed the changes that had been made to the application following the initial consultation to mitigate noise concerns from the occupants of the adjacent office buildings.

During discussion, the planner confirmed that the existing toilets on the first floor were sufficient. There was a toilet for disabled people on the ground floor. She also confirmed that there were no residential buildings in the vicinity.

The chair moved and Councillor Sands seconded the recommendations as set out the report.

RESOLVED, unanimously, to approve application 21/01753/F at 7-9 Queen Street, Norwich NR2 4SG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External speakers installed in the rear garden area shall be equipped with noise limiters as submitted;
4. TR7 – works on site in accordance with Arboricultural Impact Assessment/ Arboricultural Method Statement/Tree Protection Plan.

Informative:

1. Awning to remain a minimum of 1.98m above the ground.

CHAIR

Summary of planning applications for consideration**ITEM 5****9 June 2022**

| Item No. | Case number | Location | Case officer | Proposal | Reason for consideration at committee | Recommendation |
|-----------------|---------------------------|------------------|---------------------|---|--|-----------------------|
| 5a | 22/00402/F and 22/00404/L | 30 Bethel Street | Danni Howard | Installation of roof top air conditioning unit and associated pipework. | Objections | Approve |
| 5b | 22/00134/F | 27 Beatrice Road | Danni Howard | Single storey side extension and installation of rear dormer. | Called in by Councillor Price | 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

9 June 2022

Item 5a

Report of Head of Planning & Regulatory Services

Subject Application nos 22/00402/F and 22/00404/L – 30 Bethel Street, Norwich, NR2 1NR

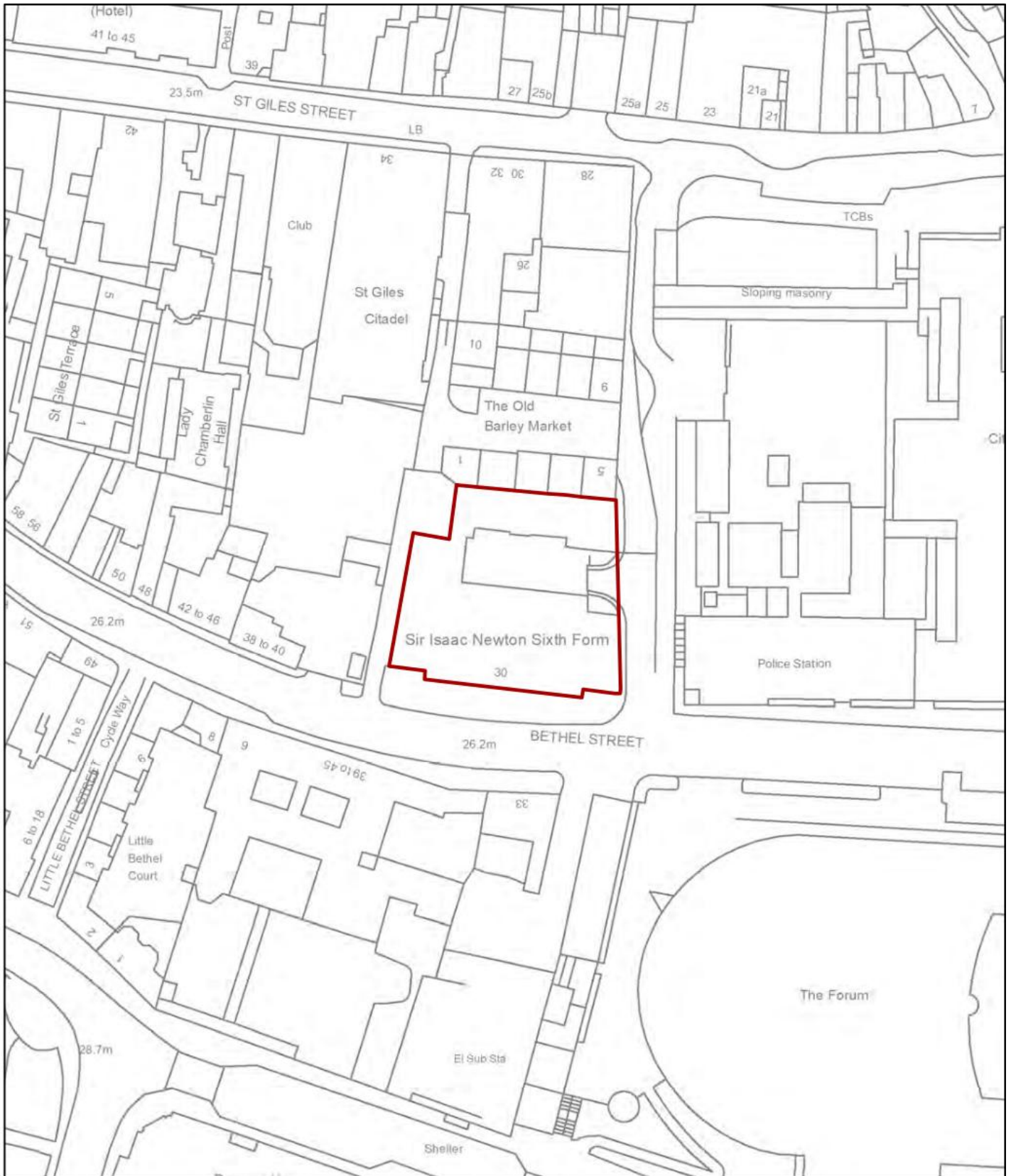
Reason for referral Objections

5a

| | |
|---------------------|--|
| Ward | Mancroft |
| Case officer | Danni Howard - 01603 989423 - dannihoward@norwich.gov.uk |
| Applicant | Inspiration Trust |

| | | |
|--|---------|---------|
| Development proposal – 22/00402/F | | |
| Installation of roof top air conditioning unit and associated pipework. | | |
| Development proposal – 22/00404/L | | |
| Relocation of 2 No. timber stud walls, reconfiguration of lighting and flooring and installation of air conditioning unit and associated pipework. | | |
| Representations | | |
| Object | Comment | Support |
| 3 | 0 | 0 |

| | |
|-----------------------|--|
| Main issues | Key considerations |
| 1 | Design & Heritage |
| 2 | Amenity |
| Expiry date | 15 June 2022 (Extended from 9 June 2022) |
| Recommendation | Approve |



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Planning Application No 22/00402/F & 22/00404/L
 Site Address 30 Bethel Street

Scale 1:1,000

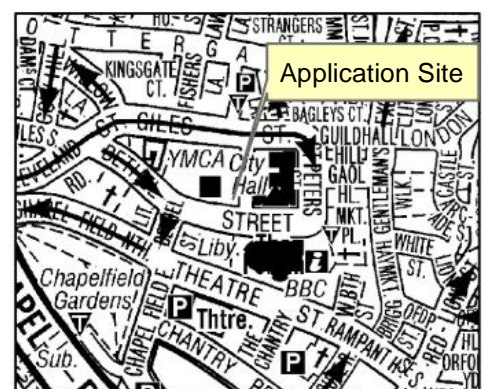


NORWICH
 City Council

PLANNING SERVICES



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The site and surroundings

1. The subject site is located on the north side of Bethel Street, in the Civic Character Area of the City Centre Conservation Area. The building was formerly in use as a fire station and is now currently in use as Sir Isaac Newton Sixth Form.
2. There is existing plant and extraction units located on the roof of the main part of the building, which lies on the southern part of the site adjacent Bethel Street.
3. The site is surrounded by listed buildings to the west, south and east, having group value with the grade II* listed City Hall and Police Station to its east which were also constructed in the 1930s. The north side of the site lies adjacent residential dwellings in The Old Barley Market, with some residential properties also situated opposite the site on the south side of Bethel Street.
4. The building is Grade II listed with the following list description:

Fire Station of 1932-34, by Stanley G Livock.

MATERIALS

The station is constructed of red brick with Portland stone dressings, built on a concrete frame, with a tiled, hipped roof.

PLAN

The plan comprises a three storey front range incorporating vehicular access on ground floor, with leisure rooms and crew accommodation above and staircases and pole access at each end. Family accommodation is in the three and four storey western range, at right-angles to the front block and office accommodation and entrance to the drill yard at the east elevation. Further garaging and a practice and hose drying tower are at the rear, adjoining the former Weights and Measures Office.

EXTERIOR

The facade has eight, double-height, square panelled doors framed by stone pilasters supporting an entablature with the words 'FIRE STATION' affixed. Pedestrian access is through similarly designed doors at the west and east ends. That to the west has a simple moulded stone surround, but the east door has a square fanlight above with curvilinear glazing bars, and stone pilaster architrave. Centrally positioned above each vehicle door is a 28-light Crittall window with a square brick head, and above each pedestrian door, there is a window opening with ogee-shaped head, moulded stone surround and balcony with cast-iron balustrade. On the second floor, there are fourteen smaller 16-light Crittall windows. centrally-placed is a stone plaque with the City coat of arms and date 1934, supporting a flag pole. Both the west and east elevations have similar arrangements of fenestration; the east block is shorter to allow access to the drill yard framed by curving enclosure walls culminating in brick and stone piers adorned by 1930s lanterns. At the rear of the front block, vehicle doors lead to the drill yard on the ground floor where a later C20 partial covering has been erected. Additional garaging is accommodated at the ground floor of the western block and in the practice tower block to the rear. The latter, integrated into the former Weights and Measures office, incorporates the four storey slightly projecting practice and hose drying tower styled as a campanile, with a deeply recessed entrance door with moulded stone surround and recessed window openings with square heads at each storey until the

fourth which has an arched brick head. Above, a dentil cornice and louvred openings on each side are topped by a pyramidal roof supporting a weather vane depicting a fire engine, perhaps a unique feature. Throughout, all windows appear to have the original Crittall frames and the 1930s rainwater goods remain.

INTERIOR

There is a remarkable of original fixtures and fittings in all blocks with the exception of the former Weights and Measures office which was not part of the original station and does not contain any contemporary fittings apart from the staircase. The original doors and window furniture largely remain throughout. In the front block, the vehicle door fittings survive, as does the tiled wall surrounds in the vehicle bay, original poles and staircases. Only the two flights and the balustrade of the east staircase have been replaced. The first floor former library and snooker room have original wooden panelling. The crew rooms on the second floor largely have original basins and radiators. In the western block, individual flats for the station officers are arranged off each landing, with identical layout of rooms and most with their original simple cornices and fireplaces with tiled surrounds.

HISTORY

From the mid C19 onwards, Fire Stations began to appear all over the country, usually following the formation of a local brigade by the Police, insurance companies and local individuals. In the later C19, the Norwich municipal fire engine was kept beneath the Sheriff's office at the Guildhall, relocating to larger premises in Pottergate in 1899. Changing requirements prompted the need for additional facilities and the Bethel Street Fire Station was designed as a key building in the visionary new Civic Centre at the heart of the City, conceived during the 1920s. The layout of the centre was designed to integrate with the historic buildings of Norwich and is described by Pevsner as 'one of the best examples of municipal town planning in England.'

City Hall (James and Pierce, 1937-38) was intended to be the first of the buildings constructed, but in the event the Fire Station, by Norwich architect Stanley Livock, was built first in 1932-34. Photographic evidence of the Fire Station when it was being constructed, and after it was first opened, confirms that the building is little altered.

SOURCES

Pevsner, N 'Norfolk 1 Norwich and the North-east' 1962, revised 1997, p. 163
City of Norwich Corporation, 'City of Norwich Plan' 1945

REASONS FOR DESIGNATION DECISION

The Bethel Street Fire Station is designated for listing in grade II for the following principal reasons.

- *It is substantially intact with a remarkable survival of fixtures and fittings
- *It has architectural quality of design, portraying gravitas and authority combined with successful functionality, and it forms a thoughtful and well balanced composition.
- *It has group value with the II.* listed City Hall and Police Station, and is a key building in the Civic complex in the historic Norwich city centre.

LISTING NGR: TG2277308481

Constraints

5. City Centre Conservation Area, Grade II Listed, City Centre Leisure Area, Area of Main Archaeological Interest, Areas for Increased Parking, City Centre Parking Area.

Relevant planning history

6. The records held by the city council show the following planning history for the site.

| Ref | Proposal | Decision | Date |
|------------|--|----------|------------|
| 12/02114/L | Installation of anti-pigeon netting on balcony. | APPR | 24/01/2013 |
| 13/00113/F | Change of use of Fire Station (Class Sui Generis) to 2,900 sq.m. GIA Sixth Form Free School (Class D1) with conversion works including external alterations and including new vertical external extension to provide new staircase and lift core and elevated corridors within proposed atrium and a new glazed infill extension beneath existing canopy. New landscaping to inner courtyard and building frontage on Bethel Street to include reinstating public footpath and providing street trees. | APPR | 12/07/2013 |
| 13/00115/L | Conversion works including internal alterations, demolition and subdivision, and construction of vertical extension to provide new staircase, lift and corridors within proposed atrium, and glazed canopy infill extensions and curtilage landscaping, to facilitate change of use from fire station to school. | APPR | 12/07/2013 |
| 13/01590/F | Installation of doors in association with new school use and designs as approved by previous planning permission 13/00113/F. | APPR | 27/11/2013 |
| 13/01591/L | Installation of electricity substation and new doors to eastern external elevation, alterations to and infilling part of basement with concrete, removal of existing walls and installation of internal walls, and creation of new opening and doors within courtyard-facing elevation, in association with new school use and designs as approved by previous Listed Building consent 13/00115/L. | APPR | 27/11/2013 |

| Ref | Proposal | Decision | Date |
|------------------|---|----------|------------|
| 14/00217/NM A | Revisions to: (i) the sustainability strategy and proposed energy generation, (ii) the internal layout and external appearance to include an internal electricity substation, and (iii) to the internal layout of the 'Weights and Measures' building to suit amended staff requirements - amendments to previous planning permission 13/00113/F 'Change of use of Fire Station (Class Sui Generis) to 2,900 sq.m. GIA Sixth Form Free School (Class D1) with conversion works including external alterations and including new vertical external extension to provide new staircase and lift core and elevated corridors within proposed atrium and a new glazed infill extension beneath existing canopy. New landscaping to inner courtyard and building frontage on Bethel Street to include reinstating public footpath and providing street trees'. | APPR | 04/04/2014 |
| 14/00285/A | Display of 1 no. externally illuminated stainless steel lettered sign. | APPR | 01/05/2014 |
| 14/00286/L | Revision to approved plans of listed building consent 13/00115/L (conversion of fire station to free school), comprising revisions to internal layout to accommodate internal electricity substation at ground floor of south block, changes to the internal layout of the 'Weights & Measures' building north block, additional of air source heating plant, machinery, chimney flues & revised energy generation strategy; and display of a parapet-mounted sign advertisement on the front elevation. | APPR | 01/05/2014 |
| 15/01765/L | Installation of new internal glazed screen in the hall on the room side of original timber fire tender doors and alterations to ceiling to accommodate screen supports. | APPR | 13/01/2016 |
| 19/00516/F | Installation of 4 no. removable octagonal heritage bollards to the entrance to the vehicle courtyard on the east elevation. | APPR | 31/05/2019 |
| 20/01079/L | Wall mounted mechanical cooling and heating units. Roof mounted DX chiller | APPR | 16/11/2020 |

| Ref | Proposal | Decision | Date |
|------------|--|----------|------------|
| | units. | | |
| 21/00579/L | Re-opening of bricked-up doorway, installation of external light, window bar installation, removal and installation of section of stud wall and relocation of fire door. | APPR | 01/07/2021 |
| 21/01641/L | Installation of a defibrillator at the front elevation. | APPR | 05/05/2022 |

The proposal

7. Two applications are brought before the committee. The first application is for full planning permission (22/00402/F) and the second is for listed building consent (22/00404/L).
8. The proposal included in both applications is to install 1no. Daikin air conditioning unit on the western roof area adjacent to existing rooftop plant.
9. The listed building consent 22/00404/L also includes the internal installation of 2no. stud walls and associated alterations to lighting and pipework to reconfigure the size of a classroom on the fourth floor. The proposed air conditioning unit will service the reconfigured area.
10. The work proposed is as follows : two existing timber studwork walls are to be demolished and removed with two new timber studwork walls constructed in a new position/ configuration with the existing doors retained and relocated, an extant timber cupboard/SGL worktop is to be removed to accommodate the new timber studwork walls. A new modern timber door and ironmongery is to be introduced into the newly formed opening. New sheet vinyl floor coverings are to be introduced to the Science Preparation room to match that extant in the adjacent classroom areas. The extant light fittings are to be reconfigured onto new and existing lighting circuit. A new air conditioning system is to be introduced and connected to a new cassette unit located on the roof of the Building, with a ceiling mounted duct system running up to the roof plant area.

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three 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 |
|---|-----------------------------|
| Additional noise and pollution generated by the proposed unit will disturb residents of The | See main issue 2 – amenity. |

Consultation responses

12. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and conservation

The internal and external modifications to the Building are considered as being acceptable in principle and are considered as offering less than substantial harm to the significance of the Grade II Listed Building, its setting, and the character and appearance of the City Centre Conservation Area. The less than substantial harm offered by the proposal is considered as being mitigated by the science faculty improving its room sizes and the usability of its laboratories and therefore maintaining the Building in its existing viable use as an educational establishment and contributing to its continued conservation needs. It is therefore recommended that Listed Building Consent be granted for the proposal.

Environmental protection

13. Based on the technical data, with an assumption there are no barriers or hard surfaces in the way, the new unit is unlikely to increase noise to a level that would cause disturbance through an open window 25m away. The lip of the building will provide some attenuation which would further reduce noise escape.

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
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
 - DM9 Safeguarding Norwich's heritage

Other material considerations

16. **Relevant sections of the National Planning Policy Framework July 2021 (NPPF):**
- NPPF12 Achieving well-designed places
 - NPPF16 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: Design & Heritage

18. Key policies and NPPF paragraphs – JCS2, DM3, DM 9 NPPF paragraphs 126-136 & 189-208.
19. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possesses and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.
20. The new air conditioning unit is to be mounted on the roof covering of the building, connecting to the newly created central classroom area. It is proposed that the new air conditioning unit is to match those existing. The associated new service pipework is proposed to run under the existing solar panels on the roof of the building and will be routed with those existing supply runs for the existing air conditioning units.
21. The new unit will not be visible from street level but may be visible from some upper levels of neighbouring buildings, most likely to be City Hall. The minor scale of the proposed unit will remain subservient to the host property and will not impact the design or character of the building and its surroundings.
22. The increase of plant machinery to the roofs of statutorily Listed Buildings in the City Centre Conservation has the potential to result in a negative cumulative impact on the character and appearance of the City Centre Conservation Area and the setting of the Grade II Listed Building, as well as the potential to afford harm to the aesthetic and communal heritage values contributing to its overall significance. The proposals as presented are considered to result in a minimal impact.
23. The internal proposals as presented are considered to result in little or no harm to the significance of the Grade II listed Building, with a minimal impact on the evidential and illustrative historic heritage values contributing to the building's significance overall.
24. It is recommended that the listed building consent application is granted subject to a number of standard conditions which seek to protect the fabric of the listed building.

Main issue 4: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
26. Concerns were raised in objections regarding disturbance to residents of The Old Barley Market from noise generated by the new unit. One objector also raised concerns that noise and pollution from the unit will disturb the outside areas of The Old Barley Market.
27. The proposed unit is for air-conditioning and will not extract odour or pollution from the classroom it serves.
28. The unit will be sited in the southwest section of the roof of the main school building, leaving a distance of at least 23m to the closest property at The Old Barley Market to the north, and approx. 30m to the closest residential property on Bethel Street to the south.
29. As confirmed by the Council's Environmental Protection Officer, the unit is sufficiently distanced from nearby residential uses so that the cumulative impact of the new unit, combined with those existing is unlikely to cause harm to residential amenity by noise disturbance. The siting of the unit within the roof will allow physical elements of the existing roofscape to offer attenuation from further noise escape. A condition is recommended which requires the air conditioning unit to be installed using anti-vibration mountings.

Other matters

30. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar
(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading
(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16 March 2022.

Broads SAC/Broadland Ramsar.

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The answer to this question is based on the NE advice that development not including overnight accommodation generally does not need to be included in an assessment.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The answer to this question is based on the NE advice that development not including overnight accommodation generally does not need to be included in an assessment. In addition, the discharge for WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

31. There are no equality or diversity issues.

Local finance considerations

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

Conclusion

33. The proposed works will cause minimal impact to nearby residential amenity and will not harm the significance of the Grade II Listed Building or the surrounding Conservation Area. 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:

- (1) application 22/00402/F at 30 Bethel Street, Norwich NR2 1NR and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. Anti-vibration mountings.

- (2) application 22/00404/L at 30 Bethel Street, Norwich NR2 1NR and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. External finished restrictions;
 4. Listed Building – making good.

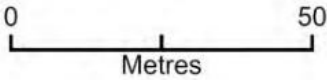
Informatives:

IN4 – Listed building consent;
IN23 – Retain original fabric of the building;
IN8A – Asbestos.

(Reason for approval:

The proposed development is beneficial to the long-term preservation of a designated heritage asset. The proposal is therefore considered to be in accordance with the objectives of NPPF, Policy 2 of the Adopted Joint Core Strategy (March 2011) and saved policies DM1, DM3 and DM9 of the Norwich Development Management Policies Local Plan (December 2014).)

Sir Isaac Newton Location Plan



Plan Produced for: Inspiration Trust
Date Produced: 14 Apr 2022
Plan Reference Number: TQRQM22104125544877
Scale: 1:1250 @ A4



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|-----|-------------|-----|------------|-----|------------|
| Rev | Revision | Rev | Date | Rev | Date |
| 1 | First issue | 1 | 10/10/2010 | 1 | 10/10/2010 |
| 2 | Revised | 2 | 10/10/2010 | 2 | 10/10/2010 |
| 3 | Revised | 3 | 10/10/2010 | 3 | 10/10/2010 |
| 4 | Revised | 4 | 10/10/2010 | 4 | 10/10/2010 |
| 5 | Revised | 5 | 10/10/2010 | 5 | 10/10/2010 |
| 6 | Revised | 6 | 10/10/2010 | 6 | 10/10/2010 |
| 7 | Revised | 7 | 10/10/2010 | 7 | 10/10/2010 |
| 8 | Revised | 8 | 10/10/2010 | 8 | 10/10/2010 |
| 9 | Revised | 9 | 10/10/2010 | 9 | 10/10/2010 |
| 10 | Revised | 10 | 10/10/2010 | 10 | 10/10/2010 |
| 11 | Revised | 11 | 10/10/2010 | 11 | 10/10/2010 |
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| 54 | Revised | 54 | 10/10/2010 | 54 | 10/10/2010 |
| 55 | Revised | 55 | 10/10/2010 | 55 | 10/10/2010 |
| 56 | Revised | 56 | 10/10/2010 | 56 | 10/10/2010 |
| 57 | Revised | 57 | 10/10/2010 | 57 | 10/10/2010 |
| 58 | Revised | 58 | | | |



Client
The Yare Education Trust

Title: **Roof Plan**

Proposed

305060-IWD-XX-XX-DR-A-2005

| | | |
|----|-------------|-----|
| S2 | Information | P01 |
|----|-------------|-----|

New service pipework to run under the existing solar panels (to run with existing supply runs of other air conditioning units).

Existing air conditioning units

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Report to Planning Applications Committee

Item

9 June 2022

Item 5b

Report of Head of Planning & Regulatory Services

Subject Application no 22/00134/F 27 Beatrice Road, Norwich
NR1 4BB

**Reason
for referral** Called in by ward councillor

5b

| | |
|---------------------|---|
| Ward | Thorpe Hamlet |
| Case officer | Danni Howard - 01603 989423 dannihoward@norwich.gov.uk |
| Applicant | Ms Black |

| Development proposal | | |
|---|---------|---------|
| Single storey side extension and installation of rear dormer. | | |
| Representations – 1 st round | | |
| Object | Comment | Support |
| 10 | 0 | 0 |
| Representations – 2 nd round | | |
| Object | Comment | Support |
| 0 | 1 | 0 |

Main issues

1
2

Key considerations

Design

Amenity

Expiry date

15 June 2022 (extended from 24 March 2022)

Recommendation

Approve



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Planning Application No 22/00134/F
Site Address 27 Beatrice Road

Scale 1:500

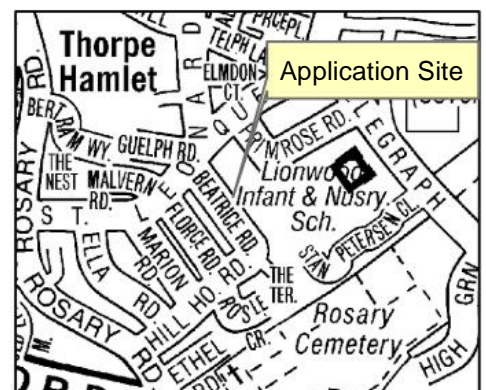


NORWICH
City Council

PLANNING SERVICES



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The site and surroundings

1. The subject property is a two-storey, terraced dwellinghouse located on the northeast side of Beatrice Road, a narrow, tree-lined street east of the city centre. The street is residential, characterised by evenly sized Victorian terraces featuring sash windows, red brick and clay pantiles, with largely unaltered frontages set back from the highway by small courtyard gardens.
2. The rear of the site is constructed over an 'L' shape, with a two-storey outcrop and adjoining single storey outcrop on the southeast side of the property which is mirrored across the terrace. The subject property and surrounding neighbours within the terrace have long, bisected rear gardens which rise very steeply to the rear of the site and are generally levelled out in sections.
3. The site is bordered on the northwest side by 29 Beatrice Road and on the southeast side by no. 25. The rear of the site is bordered by terraced properties on Primrose Road to the northeast.

Constraints

4. There are no additional site constraints.

Relevant planning history

5. The records held by the city council show no relevant history for the site.

The proposal

6. Single storey rear and side infill extension with flat roof. Height = 2.55m, Width = 1.9m, Depth = 3.9m. The roof will have a parapet design to the side adjacent the neighbouring property, with sunken rooflights running the length of the extension, adjacent the existing building. External materials have not been specified.
7. The existing single storey outcrop will have its rear window replaced and rear external wall and roof materials altered to match the extension.
8. Flat roof rear dormer with double doors and obscure glazed Juliet balcony. Height = 2.15m, Width = 4.8m, Depth = 3.25m. Materials are proposed to be grey cladding however the cladding type and colour have not been specified.
9. The proposal originally included a first-floor extension over the existing single storey outcrop, which was noted as a point of concern in letters of objection and was removed from the application following officer comments. The single storey side extension was also revised from a fully glazed lean-to roof to the current flat roof following officer comments with amenity concerns.

Representations

10. Adjacent and neighbouring properties have been notified in writing. Ten 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.

11. Ten letters of representation were received during the consultation of the original proposal as described in paragraph 9. A re-consultation was undertaken for the revised scheme and one further letter from an existing contributor was received at the time of writing this report.
12. The application is being brought before Planning Applications Committee because it has been called in by Councillor Price, the local member for Thorpe Hamlet.

| Issues raised | Response |
|--|--|
| Loss of light to neighbouring properties and gardens by the first floor extension. | The first floor extension has been removed from the proposal. |
| The proposed extensions are alien for the area and will be highly visible. | See main issue 1 – design. |
| Use of metal cladding and excessive glazing is not in-keeping with Victorian property or neighbouring terrace. | The amount of glazing has been reduced. See main issue 1 – design. |
| Noise generated by people using the bathroom and A/V space in the bedroom within the converted attic will cause disturbance to adjoining neighbours. | The internal conversion of the attic into additional living space does not require planning permission. The general day-to-day noise of people using the space as a bedroom/bathroom is part of a normal terraced-living experience. Excessive levels of noise would be reported as an environmental health issue. |
| The scale of the rear dormer will block light to adjoining properties. | See main issue 2 – amenity. |
| Proposed extensions will severely reduce light and privacy to neighbouring properties. | The first floor extension has been removed from the proposal. See main issue 2 – amenity. |
| Steep rear gardens will have direct line of sight with rear dormer and first floor extension. | See main issue 2 – amenity. First floor extension has been removed from proposal. |
| The length of the side extension will present an overbearing structure and loss of outlook to the adjacent neighbour. | See main issue 2 – amenity. |
| Leaf litter and debris could build up between side extension wall and fence, causing damp. | Under the revised proposal, the extension is proposed to be built against the existing fence and would not leave room for a build-up of leaf litter/debris. |
| The potential for guttering overhanging the boundary will cause flooding and damp if not regularly maintained. | Guttering is proposed to be inset into the roof and is not proposed to overhang the boundary. |
| The glazed single storey roof as originally proposed would cause substantial loss of privacy and increased light pollution at night into adjacent property no. 29. | The glazing layout and roof form has been revised. See main issue 2 – amenity. |
| Insertion of first floor side window will cause loss of privacy. | This was removed from the proposal along with the first floor extension. |
| The scale of the rear dormer is very prominent and not in-keeping with other houses in the terrace. | See main issue 1 – design. |

| Issues raised | Response |
|--|---|
| Insertion of 2no. velux windows to front roofslope are not in-keeping with the terrace. | The proposed windows meet the requirement of Schedule 2, Part 1, Class C of the Town and Country (General Permitted Development) Order (GPDO) and do not require planning permission. |
| Concerns regarding the stability of the internal loft structure to be converted. | This is a Building Regulations issue and would be covered in an application for Building Control. |
| Victorian gully positioned against boundary does not lead to a drain but could cause water runoff and subsequent damp issues if blocked by proposed extension. Footings of the proposed side extension could affect and would be affected by the existing gulley and soakaway. | The site is not within a Critical Drainage Catchment and there is no evidence to suggest surface water runoff in the neighbouring site will be negatively impacted. Underground drainage is a building control issue. |
| Noise and debris from construction will cause disturbance and potential damage to neighbouring properties. | Disturbance as a result of construction is not a material planning consideration. Damage as a result of construction is a civil matter. |
| Juliet balcony proposed on the dormer will be overbearing and cause a loss of privacy for neighbours in their gardens. | See main issue 2 – amenity. |
| Concern shared sewage pipes will not cope with additional bathroom. | The internal conversion of the loft to provide a bathroom does not require planning permission. |
| The proposed extensions will set an unwanted/unacceptable precedent within the street. | See main issue 1 – design. |
| The side extension will completely cut off light to neighbouring property no. 29. | See main issue 2 – amenity. |

Consultation responses

13. No consultations have been undertaken as part of this application.

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)**
 - JCS2 Promoting good design
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

Other material considerations

16. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF12 Achieving well-designed places

17. Advice Notes and Guidance

- Extensions to houses advice note September 2012

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 Policy Framework (NPPF), the Council's 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

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 126-136.
20. The rear dormer will create a volume of 16.77m³ and meets the size requirements to be considered permitted development under Schedule 2, Part 1, Class B of the GPDO, however permission is required as the existing materials are not proposed to be similar in appearance to the existing.
21. Materials have not been specified within the revised proposal but are indicated to be a dark grey colour for the rear dormer. Concerns have been raised that this will appear incongruent with the surrounding terrace. Due to the nature of the terrace with the steep rear gardens, the dormer will be visible from across the rear of the terrace. A lighter colour choice would soften the appearance of the dormer within the roofscape however the grey colour choice could offer a contemporary contrast with the historic red brick and tiles that would tie in with the materials of the ground floor extension. The materials will increase the impact of the dormer on the visual character of the property and neighbouring terrace and as such it would be appropriate to control the materials with a condition requiring approval of details.
22. The side extension in its revised form presents a contemporary addition to the rear elevation that will continue the eaves height of the existing single storey outcrop and does not appear out of scale with the existing dwelling. The height against the boundary is higher than the eaves height of the pitched roof originally submitted. The roof is sectioned, with the glazed area adjacent the original house sited lower than the solid roof materials, forming an intentional visual gap in the roofline of the rear elevation.
23. Materials for the side extension have also not been specified but will be continued onto the existing single storey outcrop. The roof materials are shown to be a colour to match the external walls of the rear dormer, which would work with the contemporary design of the extension. As stated above, it would be appropriate to add a condition requiring details of the materials to ensure a cohesive relationship between the extension and dormer.

24. Whilst the extension and dormer will be visible from the rear of the terrace due to the increasing ground level towards the rear of the terrace, it is important to note that the development is placed solely to the rear of the property and the proposals will not be visible from the public realm. The impact of the proposed development on the character of the street and wider area is therefore limited to the private amenity spaces rear of the terrace, and this impact is considered to be acceptable.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 129.
26. The revised proposal remains finely balanced in terms of its impact on neighbouring amenity, although that impact has been improved to a level that could be considered acceptable by the removal of the first-floor extension and revisions to the scheme.
27. Several concerns were raised regarding loss of light to neighbouring properties and their gardens by virtue of the proposed dormer. There may be some overshadowing later in the day to the smaller dormer adjacent at no. 25, however, as the rear roof slopes will remain in shadow for most of the day the impact is not considered harmful to a level that would warrant refusal of the application. Overshadowing from the dormer is more likely to cast over the roof slope of the outcrop of no.29 and will not significantly impact the first-floor rear facing window of no. 29. In any case, the size of the dormer is within permitted development limits and it is only the choice of non-matching materials that cause the dormer to need planning permission. It must therefore be noted that the fall-back position would be a dormer of the same scale but in matching materials.
28. The steep nature of the rear gardens will cause some line of sight between the dormer doors and neighbouring gardens. The Juliet balcony was revised to be obscure glazed, which will offer a higher level of privacy. There is considerable distance from the proposed Juliet balcony and neighbouring rear gardens which further mitigates the impact on overlooking both ways. The existing form of the rear gardens generally offer little privacy to the upper rear windows of all properties within the terrace and the scale of the dormer is not considered to significantly exacerbate the issue. Upper levels of the rear gardens will be somewhat screened by nearby deciduous trees when in leaf.
29. The side extension will not impact the residential amenity of any other properties within the terrace except the adjacent no. 29. The proposal will extend to the side up to the existing boundary fence and to the rear in line with the existing single storey outcrop. The revised roof height of 2.55m is 0.35m taller than the eaves height of the original proposal and will cause a small increase in overshadowing to the ground floor rear window. For a flat roof it is unlikely the roof could be lowered reasonably to further reduce the impact and maintain a useable internal head height. Using the BRE 45-degree rule as a guiding point against the revised height of the extension, the level of overshadowing is close to the centre point of the rear window, and although there will be an impact on the amenity of the neighbours, the level of harm is considered to be acceptable. It should be noted that a 2m high boundary fence could be erected without planning permission and the proposed extension is only 55cm taller than that.
30. By retaining the boundary fence, which is approx. 1.8m tall, the visual impact of the extension from no.29 will be broken up and the appearance from the side and rear

will be less overbearing. As the extension maintains the eaves height of the existing single storey outcrop there will be no significant loss of outlook or skyline from the ground floor side facing windows of no.29.

31. The original roof form was proposed to be entirely glazed up to the boundary, which would have created an unacceptable loss of privacy to both occupants of the extension and the first floor window at no. 29. By revising the roof form to a flat roof there will be a parapet that will reduce the loss of privacy through the proposed rooflights to an acceptable level. The loss of privacy is further mitigated as the rooflights will be positioned over a walkway rather than dining room as originally proposed. The impact of light escaping through the rooflight in hours of darkness will also be reduced by the revised roof form.
32. The proposals will make a positive addition to the subject property and enhance the living conditions enjoyed by occupants without significantly affecting the external amenity space available to them. Subject to the amendments secured by officers, the proposals are considered to be acceptable in terms of their impact on neighbour amenity.

Other matters

33. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar

(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

34. There are no equality or diversity issues.

Local finance considerations

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

Conclusion

36. The proposal will not cause an impact on amenity that warrants refusal of the application. There will be limited impact on the character of the surrounding area and the design will not harm the character of the property to a level that would warrant refusal of the application. 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

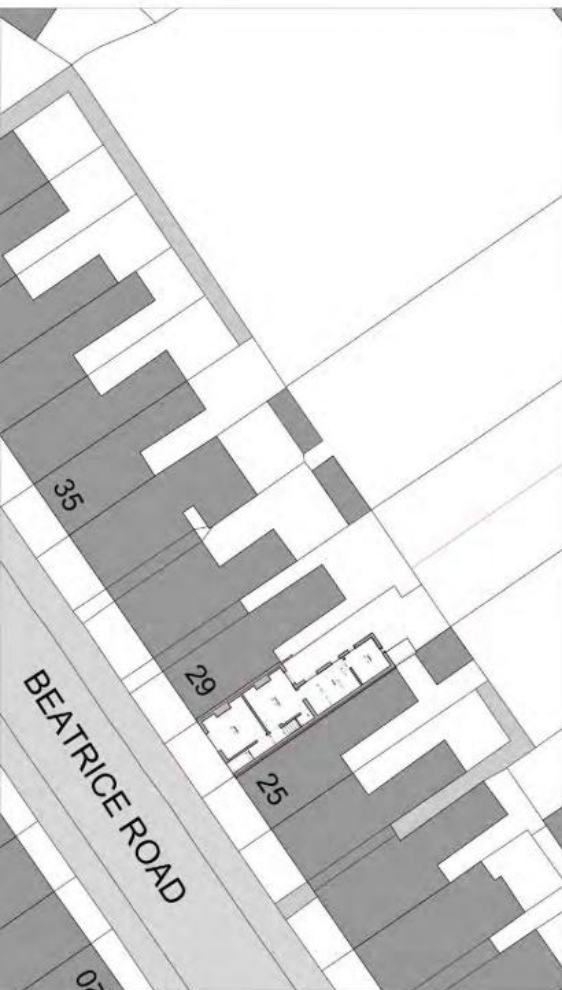
To approve application 22/00134/F 27 Beatrice Road, Norwich NR1 4BB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials.

- Notes:
- All dimensions are to be obtained and confirmed on site by the Contractor or sub-contractor responsible for the build or build prior to construction. Dimensions, particularly for the site, shall be taken along the centre line of the road.
 - All works to comply with current Building Regulations or current construction regulations and standards.
 - Construction works to be completed by the Contractor (Design & Construct) Regulations 2015 (C1074).
 - This drawing is issued under the design and planning responsibility of the architect for the Building Regulations or Construction Regulations. It is not to be used for any other purpose.
 - All drawings are subject to approval of the local planning authority and shall show design details only. All work is subject to design approval.
 - Proposed work shall be subject to the local planning authority's approval of the design details.
 - Where a building is shown, it shall be shown as a building and not as a building under construction.
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KEY:

-  Application Site Boundary
-  Red Line Lane
-  Existing Walls
-  Black
-  Proposed Walls
-  Yellow
-  Demolition
-  Red Dashed Lane




EXISTING SITE PLAN
Scale 1:200
0 5 10 20




PROPOSED SITE PLAN
Scale 1:200
0 5 10 20




PROPOSED BLOCK PLAN
Scale 1:500
0 10 20 30 50


BRITISH HOME DESIGN

ARCHITECTURE - INTERIORS - LANDSCAPES - VIRTUAL REALITY

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