



Planning applications committee

Date: Thursday, 26 March 2015

Time: 09:30

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

Committee members:

Councillors:

Gayton (chair)
Sands (M) (vice chair)
Ackroyd
Blunt
Boswell
Bradford
Button
Herries
Grahame
Jackson
Neale
Woollard

For further information please contact:

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Agenda

1 Apologies

To receive apologies for absence

2 Declaration of interest

(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)

3 Minutes

5 - 14

To agree the accuracy of the minutes of the meeting held on 26 February 2015.

4 Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 4 above are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website:

<http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9:30
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

Summary of applications for consideration

15 - 16

Standing duties

17 - 18

4(A)	Application no 1500225F - 1 The Moorings, Norwich, NR3 3AX	19 - 54
4(B)	Application no 1401615FT - Telecommunications mast in front of 47 - 69 Newmarket Road, Norwich	55 - 78
4(C)	Applications nos 1401604F and 1401605L - The Cottage, 2 The Crescent, Chapel Field Road, Norwich NR2 1SA	79 - 94
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4(F)	Application no 1500195F - 414A Dereham Road, Norwich, NR5 8QG	113 - 124
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4(I)	Application no 1500113F - 20 Grosvenor Road, Norwich, NR2 2PY	161 - 170
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Date of publication: **Wednesday, 18 March 2015**

Planning applications committee**9:30 to 11:40****26 February 2015**

Present: Councillors Gayton (chair), Sands (M) (vice-chair), Ackroyd, Boswell, Bradford, Button, Grahame, Henderson (substitute for Councillor Blunt), Herries, Jackson, Neale and Woollard

Apologies: Councillor Blunt

1. Declarations of interest

Councillor Boswell declared an other interest, in item 3 (below), Application no 14/01413F, Emmanuel House, 2 Convent Road, Norwich, NR2 1PA because he had attended functions at 20 Unthank Road.

Councillor Herries declared an other interest in item 6 (below), Application no 14/01608/U 1A Oak Street because she lived in the vicinity.

Councillor Gayton declared that he would leave the room and not participate in the determination of item no 8 (below), application no 14/01850/F, 49 Hunter Road because a close relative had objected to the proposal and therefore he could be perceived to hold a pre-determined view.

2. Minutes

RESOLVED to approve the minutes of the meeting held on 29 January 2015.

3. Application no 14/01413F Emmanuel House, 2 Convent Road, Norwich, NR2 1PA

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

The planner (development) presented the report with the aid of plans and slides. The committee was advised that the proposed changes would adequately address the concerns about the impact on the neighbours in the adjacent property. The planner then referred to the supplementary report of updates to report, which was circulated at the meeting and summarised issues raised by Councillor Little, local member for Town Close Ward, and the officer response. It was not reasonable to expect the applicant to provide 24 hour onsite management of the site given the size of the student accommodation on the site. Members were advised that the applicant was willing to undertake measures to alleviate noise although the council's environment protection officers had not considered that this was an issue.

The owner/proprietor of 20 Unthank Road addressed the committee and outlined her ongoing concerns about the proposed change of use and asking that in addition to

soundproofing the laundry, the upper floor rooms were soundproofed. She pointed out that the annex was centimetres from Emmanuel House and that she considered that all the student rooms should be soundproofed; that the entrance from Unthank Road should be out of bounds and the gate to the passageway kept locked; and to prevent her garden being overlooked from student rooms on the upper floors, the boundary fence should be heightened.

The agent addressed the committee and referred to planning permissions previously granted for the site, including a residential care home for single male occupiers. He said that the applicant recognised the desire to protect the amenity of neighbouring property and therefore had proposed conditions to ameliorate their concerns.

Discussion ensued in which the planner, referred to the report and answered members' questions. It was not possible to stipulate that the accommodation was for a specific group of students, eg, postgraduates. Members considered that soundproofing all of the student rooms would be too onerous on the applicant but suggested that the laundry room and the rooms above it should be soundproofed. A member pointed out that there were other measures to alleviate the sound of laundry equipment successfully, such as placing the machines on a plinth. Members also noted that the landscaping would soften the boundaries and that increasing the height of the fence would alleviate concerns about overlooking there could be some detrimental impact on amenity.

Members noted that the applicant had gone a long way to address the concerns of the occupiers of the adjacent property. Councillor Boswell moved and Councillor Neale seconded that the conditions be amended to incorporate, within the timescales set for the other conditions: soundproofing measures for the laundry room and the upper floor rooms above the laundry (adjacent to the party wall with no 20 Unthank Road); and increasing the height of the fence to 2.4m. On being put to the vote, with 8 members voting in favour (Councillors Sands, Ackroyd, Henderson, Button, Grahame, Neale, Woollard and Bradford), 2 members voting against (Councillors Herries and Jackson) and 1 member abstaining (Councillor Gayton) the amendment was carried.

The chair then moved the recommendations set out in the report as amended.

RESOLVED, unanimously, to approve application no14/01413/F - Emmanuel House, 2 Convent Road, Norwich, NR2 1PA and grant planning permission, subject to the following conditions:

1. Standard time limit (3 years);
2. In accordance with the approved plans;
3. Within 2 months of the development commencing details shall be agreed in writing with the local planning authority on a full scheme of works for improvement to:
 - (a) advance stop lanes at arms to Convent Road roundabout
 - (b) blister tactiles at crossings on Convent Road
 - (c) Convent Road footpaths, including extent of shared use and associated signage and works required.

No occupation of the development shall take place until these works have been completed in accordance with the approved details and certified as such in writing by the local planning authority.

4. Within 2 months of the development commencing, full details of the proposed management agreement are to be agreed, including the supervision, security and operation and welfare support/provision for the student occupiers and consequences for the impact on the students on the neighbourhood. Use of the site shall be in accordance with the approved management scheme unless otherwise agreed in writing with the local planning authority.
5. Within 2 months of the development commencing details of a landscaping scheme to be agreed (including boundary treatments and proposed lighting), carried out in accordance with details prior to occupation and retained as such.
6. Within 2 months of the development commencing details of replacement windows to be agreed. This detail will include an acoustic assessment to show evidence that noise levels inside room will meet WHO standards. The windows shall then be installed in accordance with agreed details prior to occupation and retained as such.
7. Within 2 months of the development commencing details (including scaled drawings) of door(s) and surround to be agreed (including material and finish). The door(s) shall then be installed in accordance with agreed details prior to occupation and retained as such.
8. Within 2 months of the development commencing details of parking, refuse/recycling and covered and secure cycle parking to be provided, carried out in accordance with details prior to occupation and retained as such.
9. Within 2 months of the development commencing details of the refuse and recycling collection to be agreed in writing with the local planning authority. Servicing of the development should be carried out in accordance with these details unless otherwise agreed in writing.
10. Within 2 months of the development commencing details of a travel information plan (TIP) to be agreed in writing. The TIP shall:
 - (a) Include provision for travel information to be made publicised to staff and existing and future potential occupants of the flats; and
 - (b) specify different methods to be used for publicity and frequency of review.

The TIP shall be in place and made available prior to occupation of the development hereby approved and maintained thereafter in accordance with the agreed review details.

The information within the TIP shall include:

- (i) details of the public transport routes and services available within half a mile walking distance of the site, cycle parking provision and facilities for cyclists on site and any other measures which would support and encourage access to the site by means other than the private car.
 - (ii) details of the management of arrivals and departures at the start and end of term times.
11. Within 2 months of the development commencing details to be submitted of measures to maximise water efficiency. The measures shall then be installed in accordance with agreed details prior to occupation and retained as such.
12. Within 2 months of the development commencing details of ASHP (manufacturer specification, location and maintenance schedule). The ASHP

shall then be installed prior to the first occupation of the building and retained as such in accordance with the agreed maintenance schedule.

13. No use of the passageway between 18 and 20 Unthank Road by occupants or visitors of approved scheme.
14. The residential units hereby permitted shall only be occupied by students enrolled with higher educational providers.
15. Within 2 months of the development commencing details of the following shall be submitted to and agreed in writing by the local planning authority:
 - (a) sound-proofing treatment(s) to the Party Wall between the proposed laundry room and the annexe at 20 Unthank Road;
 - (b) sound-proofing treatment(s) to the Party Wall between the proposed units 26 and 27 and the annexe at 20 Unthank Road;
 - (c) layout and specification of machinery and the noise attenuating plinth in laundry room.

Prior to occupation the development shall be carried out in accordance with the details as agreed and retained as such thereafter.

16. Within 2 months of the development commencing details of the boundary treatments (to include the boundary treatments' location, height, materials and colour) between the site and 20 Unthank Road shall be submitted to and approved in writing by the local planning authority. No occupation of any of the development shall take place until the approved boundary treatments have been erected and, following completion, the boundary treatment shall be retained as such thereafter unless agreed in writing with the local planning authority.

Article 31(1)(cc): The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

Informatives

1. Highway works subject to shared use notice fee, Section 278 fees and signs and lines costs. Any scheme may require modification in light of network and safety audit feedback. The applicant to fund all design and implementation costs and fees.
2. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the developer and Norwich City Council. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the city council's transportation and network team based at City Hall, Norwich. Please contact: transport@norwich.gov.uk
3. Parking permits: The development will not be eligible for residential on street parking permits, but will be eligible for business permits if justified by operational need.
4. Travel information plan

<http://www.norwich.gov.uk/TransportAndStreets/Transport/Pages/TravelPlans.aspx>

5. Street naming and numbering: Contact Kay Baxter at Norwich City Council, if required, t: 01603 21 2468 (Mondays and Tuesdays only).

4. Application no 14/01526/A - Prospect House Rouen Road, Norwich, NR1 1RE

The planner (development) presented the revised report with the aid of plans and slides, and referred to the supplementary report of updates to reports which was circulated at the meeting and comprised a summary of further representations from the applicant and agent.

RESOLVED, with 9 members voting in favour (Councillors Gayton, Sands, Ackroyd, Henderson, Button, Herries, Jackson, Neale, Woollard), 1 member voting against (Councillor Bradford) and 2 members abstaining (Councillors Boswell and Grahame), to approve application no. 14/01526/A - Prospect House Rouen Road Norwich, NR1 1RE and grant planning permission subject to the following conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to –
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair the visual amenity.
6. In accordance with plans.
7. No internal or external illumination of the signs shall be used on the site between 00:01 hours and 07:00 hours on any day.

5. Application no 14/01846/F - 27 Trinity Street, Norwich, NR2 2BQ

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

RESOLVED, unanimously, approve application no. 14/01846/F - 27 Trinity Street, Norwich, NR2 2BQ and grant planning permission subject to the following conditions:

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

6. Application no 14/01608/U - Julian Housing Support Trust, 1A Oak Street, Norwich, NR3 3AE

(Councillor Herries had declared an other interest in this item.)

The planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which was circulated at the meeting and contained a further representation from a local resident, forwarded by Councillor Stammers, local member for Mancroft ward, and the officer response to the issues raised. During the presentation specific reference was made to the conditions relating to car parking and a travel information plan which should address the concerns raised by local residents.

RESOLVED, unanimously, to approve application no. 14/01608/U - Julian Housing Support Trust, 1A Oak Street, Norwich, NR3 3AE and grant planning permission subject to the following conditions:

1. Commencement of development within three years;
2. In accordance with approved plans and details;
3. The premises shall be used as a health centre and for no other purpose (including any other purpose in Class D1);
4. Provision of car parking and cycle parking prior to occupation;
5. The existing first floor glazed windows on the southern elevation of the premises shall remain obscure glazed and have opening restrictors unless otherwise agreed in writing with the council, as local planning authority;
6. Submission of a Travel Information Plan;
7. Submission of a Flood Response Plan.

Article 31(1)(cc) 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

Informative: This use would not be eligible for on street parking permits.

(The committee had a short break at this point and reconvened with all members listed above as present.)

7. Application no 14/01814/F – 52 Arnold Miller Road, Norwich, NR1 2JH

The planner (development) presented the report with plans and slides, and referred to the supplementary report of updates to reports which was circulated at the meeting and contained supporting information provided by the applicant.

RESOLVED, unanimously, to approve application no 14/01814/F - 52 Arnold Miller Road, Norwich, NR1 2JH and grant planning permission subject to the following conditions:

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

Article 31(1)(cc) 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 above.

8. Application no 14/01850/F - 49 Hunter Road, Norwich, NR3 3PY

(Councillor Gayton, having declared a pre-determined view, left the meeting at this point and did not take part in the determination of this item. Councillor Sands, vice-chair, was in the chair.)

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports circulated the meeting and said that a 51 signature petition had been received from local residents concerned that the proposal would result in significant interest in traffic congestion and have an adverse impact on pedestrian safety. He explained the context of the application that there was a shortfall in home-based childcare facilities and the change of use was not unusual to a residential area.

A neighbour addressed the committee outlining her concerns about the about increased traffic congestion at peak times, particularly between 8.15am and 9am when children were dropped off for the school and Sure Start nursery and concern about child safety; that there would be a 10ft wall blocking off light to her front room; that the extension of the childcare facility would mean more vehicular movements and staff would need somewhere to park; and that residents could not move their cars on a regular basis.

The applicant then addressed the committee in support of the application. Members were advised that there was a need for nursery provision in the area and that the applicant was eligible for a grant to extend the number of places. The applicant proposed a phased start and finish time for both staff and children as part of the business plan. One potential staff member had indicated that they would cycle to work.

During discussion the planner, together with the planning team leader (development), referred to the report and answered members' questions. Members were advised that planning permission for change of use was subject to planning enforcement like any other consent. The nursery was an ancillary use to the primary use of the building as a residential dwelling. The conditions related to the use of the nursery on the ground floor, such as the maximum number of children who could attend the nursery at any one time. However if the family were to hold a party for one of their children then the number of children attending would not be restricted.

Discussion ensued on the issue of traffic and congestion. Members referred to the representations made by residents and the petition and expressed sympathy that people dropping off children at the school and nursery were obstructing driveways and blocking the turning centre at the end of the cul-de-sac. The majority of members considered that the applicant's travel and parking management plan, which would be subject to a review every 12 months, mitigated the impact on the existing traffic issues. One member considered that noise from children playing in the garden of 49 Hunter Road would have a detrimental impact on neighbouring properties. Other members considered that it was a finely balanced application but the need for nursery places and the management measures to address issues of travel and outside play in the rear garden outweighed their concerns.

RESOLVED, with 9 members voting in favour (Councillors Sands, Ackroyd, Henderson, Boswell, Button, Grahame, Herries, Woollard and Bradford) and 2 members voting against (Councillors Jackson and Neale) to approve application no. 14/01850/F - 49 Hunter Road, Norwich, NR3 3PY and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. Hours of operation;
3. Number of children and staff;
4. Phasing of child play in the rear garden;
5. Submission of a travel information and parking management plan;
6. Details of noise suppression measures;
7. Submission of an arboricultural method statement and tree protection plan;
8. Details of SUDs to be submitted for approval;
9. Four Sheffield cycle stands to the frontage to be installed prior to commencement;
10. Cycle storage to the rear to be made available prior to commencement.

Article 31(1)(cc) statement

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

(Councillor Gayton was readmitted to the meeting at this point and resumed his position as chair for the remainder of the meeting.)

9. Application no 14/01798/F - 19 The Avenues Norwich, NR2 3PH

The planner (development) presented the report with the aid of plans and slides. He and referred to the supplementary report of updates to reports, which was circulated at the meeting, and included a summary of a letter of support from the neighbours at 21, The Avenues and officer response to the sketch (included in the presentation at committee) and the letter.

The resident of the adjacent property (no 17) addressed the committee and outlined her concerns about the proposal which included: loss of sunlight to rooms in the back of her house (kitchen/living room) through Velux windows, study and to the

garden which was used by the family throughout the year for sports training. She explained that the back of her house was north facing and that the proposed extension at no 19 would block off sunlight from that side.

The applicant addressed the committee and said that the extension was to create an additional bedroom and extend the house built in 1928 in a similar way to other houses in the street. The house was in a wide plot. A single storey extension was not acceptable to the family as the intended additional bedroom was for a child.

The planner referred to the supplementary report of updates to reports, which was circulated at the meeting, and included a summary of a letter of support from the neighbours at no 21 The Avenues and officer response to the sketch (which had been included in the presentation at committee) and the letter.

Discussion ensued in which the planner and the planning team leader (development) answered members' questions. A member commented that there would be some loss of sunlight at no 17 but that this would not be significant.

RESOLVED unanimously to approve application no 14/01798/F - 19 The Avenues, Norwich, NR2 3PH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Brick samples to be submitted for approval;
4. Yew hedge along the east boundary to be retained;
5. All ground floor windows to the east elevation of the extension to be of obscure glazing;
6. Details of sustainable urban drainage.

Article 31(1)(cc) statement

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

CHAIR

Summary of applications for consideration

Item 4

26 March 2015

Item No.	Case Number	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(A)	15/00225/F	1 The Moorings	James Bonner	Erection of single-storey extension at first floor level to side elevation with balconies.	Previously at committee	Refuse
4(B)	14/01615/FT	In front of 47 – 69 Newmarket Road	James Bonner	Replacement of existing 11m telecommunications pole with 12.5m pole supporting 6 No. antennas, replacement cabinet and additional ground based cabinet	Objections	Approve
4(C)	14/01604/F and 14/01605/L	The Cottage, 2 The Crescent, Chapel Field Road	James Bonner	Demolition of extension and associated external alterations to rear annex, installation of photovoltaic panels to flat roof of rear garage.	Objections	Approve
4(D)	15/00147/VC	240 Hall Road	James Bonner	Variation of conditions 2, 3 and 4 of previous permission 14/01120/F for a new dwelling	Previously at committee	Approve
4(E)	15/00188/F	24 Ipswich Road	Lara Emerson	Two storey extension and garage	Councillor call-in	Approve

Item No.	Case Number	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(F)	15/00195/F	414A Dereham Road	Stephen Polley	12 roof-lights, infill of existing window to front elevation, formation of a 12 bedroom House in Multiple Occupation (HMO).	Objections	Approve
4(G)	14/01841/F	36-50 Drayton Road	John Dougan	Internal reconfiguration to provide a 1,696 sq.m. open A1 food retail unit (class A1) and 1,620sqm bulky goods retail unit (class A1), extension to form loading bay dock and plant room, external alterations and car park.	Objections	Approve
4(H)	15/00095/F	18 Jessopp Road	John Dougan	Two-storey side and single-storey rear extension.	Objections	Approve
4(I)	15/00113/F	20 Grosvenor Road	Kian Saedi	Rear extension	Objections	Approve
4(J)	15/00044/F	1A Oak Street	Caroline Dodden	Erection of new rooftop fence, ventilation units, refuse storage area and provision of cycle stands.	Objections	Approve

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

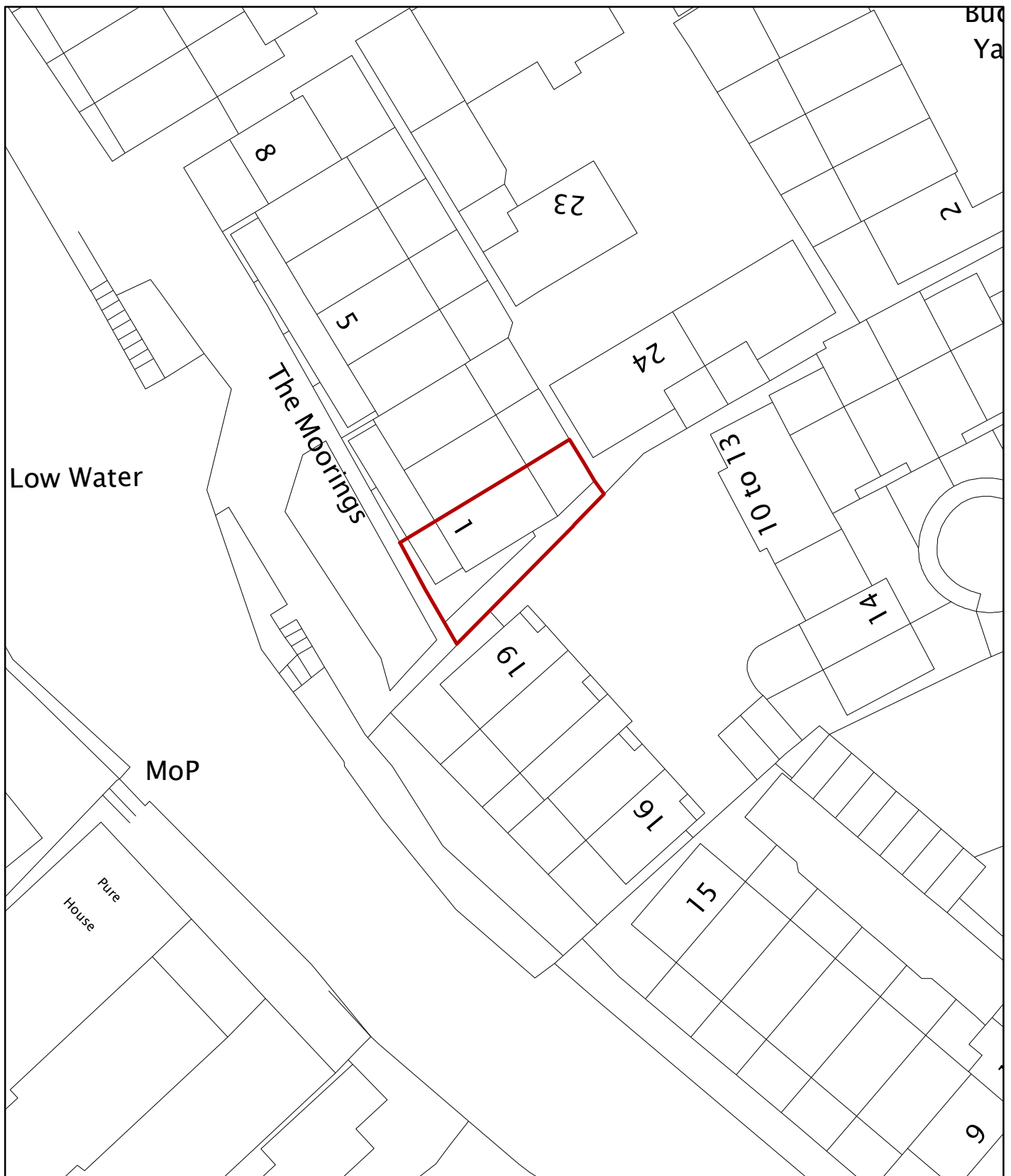
Report to	Planning applications committee	Item
	26 March 2015	
Report of	Head of planning services	
Subject	Application no 15/00225/F - 1 The Moorings, Norwich, NR3 3AX	4(A)

Reason for referral Previous application at committee

Ward:	Mancroft
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Erection of single-storey extension at first floor level to side elevation with balconies.		
Representations		
Object	Comment	Support
5		

Main issues	Key considerations
1 Design and Heritage	The impact of revisions on previous reason for refusal
2 Amenity	Overlooking from new balcony
Expiry date	8 April 2015
Recommendation	Refuse



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Planning Application No 15/00225/F

Site Address 1 The Moorings

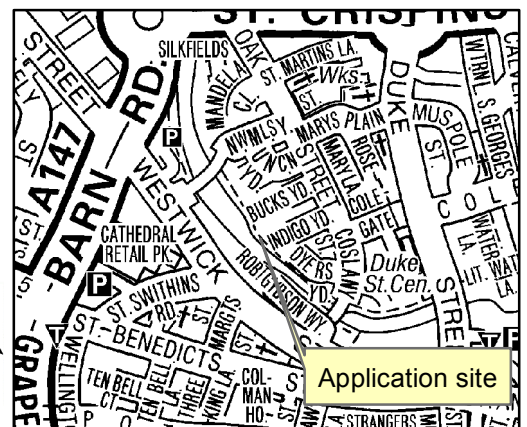
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NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. See the previous committee report (14/01134/F – Appendix 1).

Constraints

2. See the previous committee report (14/01134/F – Appendix 1).

Relevant planning history

- 3.

Ref	Proposal	Decision	Date
14/01134/F	Erection of single storey extension at first floor level to side elevation with balcony [revised description and elevational treatment].	Refused by committee 6 November 2014	19/11/2014
14/01784/TCA	T1 Alder - Option 1: Fell and replant with Silver Birch or Liquidambar; Option 2: Crown lift to 25ft, reduce western side by up to 12ft, reduce height from approx 60ft to 40ft, crown thin and reduce east side to clear balcony by 6ft.	No TPO required	09/12/2014

The proposal

4. Proposed is a single storey first floor extension of the same scale and position as refused in 14/01134/F. A full description of its dimensions can be found in the appended committee report. Where it differs, is the focus of this report:
 - the addition of a side/rear balcony on its eastern corner;
 - the removal of the tall and narrow side window;
 - a more pronounced eaves detail and reconfiguration of cladding ‘panels’;
 - a change in materials, including a greater emphasis on zinc for beams and windows; and the retention of Thermowood cladding, albeit in a colour to match the brickwork;
 - the slight repositioning of the gate.

Representations

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Five 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
<p>Strongly objecting to extension and loss of tree at front for the impact on conservation area.</p> <p>Houses were designed to allow light and space between the buildings to create a balance in volume of housing and create pleasant community with trees and walkways – contributes to mental health of its inhabitants.</p> <p>Questions need for extension.</p>	<p>Trees – see paragraph 25.</p> <p>Design and heritage – see main issue 1.</p> <p>Health – see paragraph 25.</p> <p>The need for the extension is not a material consideration for this assessment.</p>
<p>No significant change from the previously refused application and is to all intents and purposes identical. Inconsequential changes to cladding and rear ‘glazed element’ do not change scale/mass and impact on Riverside Walk and conservation area.</p> <p>Continues to have overbearing impact.</p> <p>Computer generated drawings do not reflect the real impact, including the over-exaggerated tree cover. The potential loss of the tree as applied for through 14/01784/TCA would reduce this further.</p> <p>Design and conservation comments are noted.</p>	<p>Design and heritage – see main issue 1.</p> <p>Amenity – see main issue 2.</p> <p>The visualisations, when used alongside on-site photographs, provide an accurate enough representation of the proposal to make a reasonably informed decision.</p>
<p>Despite changes, it still detracts from different architectural styles between Indigo Yard and The Moorings and essentially closes the gap between them.</p>	<p>Design and heritage – see main issue 1.</p>
<p>Inconsistencies in proposal relating to drawings showing trees blocking extension when they are proposed to be felled.</p> <p>Infilling negates the benefits of the rows previously raised. Conservation officer’s opinion remains the same.</p>	<p>Trees – see paragraph 25</p> <p>Design and heritage – see main issue 1.</p>
<p>Still raises antisocial behaviour and safety concerns.</p>	<p>ASB – see paragraph 25</p>

Consultation responses

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

Design and conservation

7. The proposed plans appear to be identical to those refused previously except for the additional of a further rear/side balcony. The objection remain the same as for 14/01134/F as the plans do not seem to have addressed the concerns committee had about the application.

Police architectural liaison

8. Access to rear – I am pleased to note the proposal to make the gate lockable, although the intention to only lock the gate if nuisance proves a problem is disappointing. As previously explained excessive permeability can compromise security by allowing legitimate access to the rear and side of properties and provides escape routes for offenders. Evidence proves that lower levels of crime can be achieved through the control and limitation of permeability. For this reason I recommend that this gate should be kept locked shut.
9. Repositioning of gate – The proposal to move the existing gate forward and to provide additional fencing to the side of the gate will prevent access to the covered area beneath the extension and reduce the opportunity for anti-social behaviour - but only if locked.
10. Lighting – Will additional lighting be provided beneath the side extension? The side extension is likely to reduce the effectiveness of existing street lighting. I recommend that footpaths should be lit to the relevant standards as defined in BS 5489:2013

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. **Northern City Centre Area Action Plan adopted March 2010 (NCCAAP)**
 - TU1 Design for the historic environment
13. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

15. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.
16. This report should be read alongside the appended previous committee report as the majority of the assessment remains the same. The focus of this report will be on whether the design changes adequately address the previous reason for refusal (main issue 1) and what implications the new balcony has on neighbouring amenity (main issue 2).

Main issue 1: Design and Heritage

17. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
18. The applicant has made several changes which may not appear as immediately obvious when compared to the previous application. Many of these do arguably help to tie the extension in better with the host dwelling, particularly in views from Indigo Yard where the introduction of the balcony softens its impact and reduces the perception of its mass.
19. However given the council's previous decision, the focus now must be on whether these changes overcome the reason for refusal:

The proposed first floor extension would partially fill the wedge-shaped gap between the host dwelling and 19 Indigo Yard, and this would detract from one of the positive elements of the adjacent Riverside Walk and conservation area. A key element of the attractiveness of this section of the Riverside Walk is the spatial relationship between the public walkway and the residential development blocks fronting it, with gaps between buildings adding to the variety and interest of the street scape. As a result of its scale and massing the addition sits incongruously at the end of the attractively designed terrace, and in this specific location partially infilling the gap in the river frontage, it fails to respect or respond to the character and local distinctiveness of the area and accordingly the proposal would cause unacceptable harm to the character of the City Centre conservation area, contrary to the objectives of the National Planning Policy Framework (March 2012), policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2014),

saved policies HBE8 and HBE12 of the City of Norwich Replacement Local Plan (2004) and emerging Norwich Development Management Policies Local Plan 2014 policies DM3 and DM9.

20. As its position and scale remain the same it is difficult to argue that this revised proposal addresses the fundamental concerns raised as the extension continues to partially infill the gap. Although the perception of mass is addressed in some views, the addition of the rear/side balcony does not adequately address it in the most important view from the west. When approaching along the Riverside Walk there is in reality very little to overcome the awareness of a first floor extension of essentially the same mass. Although there are some refinements which may go some way to address its incompatibility, they are not considered to overcome the concerns raised by members and the extension would still appear to sit incongruously against the side of the terrace. As such it still fails to respect or respond to the character and local distinctiveness of the area and accordingly continues to cause unacceptable harm to the character of the City Centre conservation area, contrary to JCS policy 2 and policies DM3 and DM9.

Main issue 2: Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
22. As the scale and position of the extension remains the same as the previous proposal, the assessment from the previous committee report is still relevant with the exception of overlooking due to the changes. Although the objections to this particular proposal still make reference to the dominating effect of the extension, officer opinion remains that there are no adverse implications for loss of outlook.

Overlooking

23. There is no longer a tall, narrow window on the side elevation and the front balcony continues to present no significant issues for the two north west facing (side) windows of No.19 as they serve a stairwell rather than habitable rooms. The main overlooking comes as a result of the new side/rear balcony. Its position does offer some almost direct overlooking to the windows of the properties on the east side of Indigo Yard in particular. However this is a distance of ~17m in a reasonably tight-knit urban environment where many properties are overlooking each other at similar distances, for instance between 14 and 17 Indigo Yard. Although a balcony does offer a slightly different opportunity for overlooking it does not raise severe concerns for loss of neighbouring amenity given the nature of this courtyard where almost all properties are looking inwards. In fact it may be seen to better address the courtyard than the previous proposal.

Compliance with other relevant development plan policies

24. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Not applicable

Car parking provision	DM31	Not applicable
Refuse Storage/servicing	DM31	Not applicable
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Not applicable
Sustainable urban drainage	DM3/5	Not applicable

Other matters

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

Crime and antisocial behaviour – See the appended report for a full assessment on this issue. As previously identified any approval, notwithstanding the information about gate locking on the plans, this raises no new issues for antisocial behaviour or safety as any approval would be subject to a condition on the gates, including their locking methods.

Trees – Despite what is indicated on the tree application (14/01784/TCA) and which was submitted following the previous refusal, it is worth clarifying that these trees along the front of The Moorings are council-owned. The TCA application gives no permission to actually do works to these trees and correspondence with council tree officers has suggested the felling of this tree is not proposed, nor is such heavy reduction. As the current planning proposal does not involve works to trees, this information does not raise any new issues.

Health – The same matters raised in the previous committee report about the private ownership of the alleyway apply and these matters do not affect the assessment of this application.

Equalities and diversity issues

26. There are no significant equality or diversity issues.

Local finance considerations

27. 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. This particular development would not attract a CIL charge.

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

Conclusion

30. While officer opinion remains that there are no outstanding amenity concerns that should lead to refusal, the revisions currently proposed do not appear to have satisfactorily addressed member concerns relating to the extension's visual impact. It is noted that the previous officer recommendation was for approval, albeit on the caveat in the conclusion that it was a:

 'finely balanced judgement, and if a differing level of weight is given to some of the negative aspects explained in the report above then a different decision could easily be justified'.
31. As noted in the minutes, members clearly found the balance to tip in the direction of refusal. Despite the applicant's attempts to address these concerns, given the spatial constraints of the site there appears to be very little that can be done to achieve a first floor extension in this position that does not conflict with the fundamental reasoning behind refusing the previous proposal. As such, due to the unacceptable harm to the character of the conservation area the same reason for refusal is recommended.

Recommendation

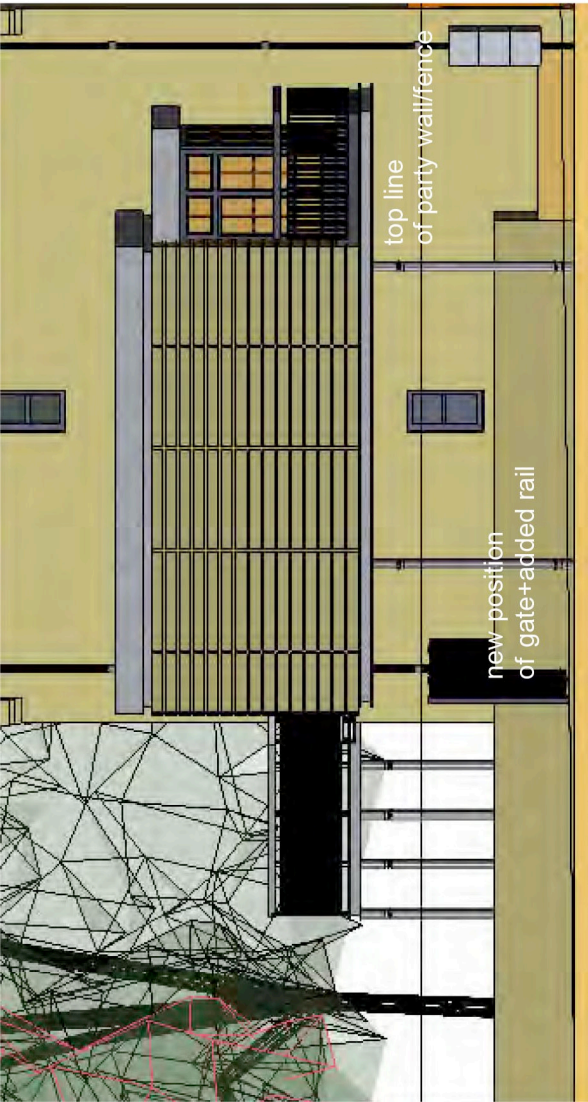
To refuse application no. 15/00225/F - 1 The Moorings Norwich NR3 3AX for the following reason:

1. The proposed first floor extension would partially fill the wedge-shaped gap between the host dwelling and 19 Indigo Yard, and this would detract from one of the positive elements of the adjacent Riverside Walk and conservation area. A key element of the attractiveness of this section of the Riverside Walk is the spatial relationship between the public walkway and the residential development blocks fronting it, with gaps between buildings adding to the variety and interest of the street scape. As a result of its scale and massing the addition sits incongruously at the end of the attractively designed terrace, and in this specific location partially infilling the gap in the river frontage, it fails to respect or respond to the character and local distinctiveness of the area and accordingly the proposal would cause unacceptable harm to the character of the City Centre conservation area, contrary to the objectives of the National Planning Policy Framework (March 2012), policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2014) and Norwich Development Management Policies Local Plan 2014 policies DM3 and DM9.

Article 31(1)(cc) 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. Whilst a scheme had previously been

given a recommendation for approval by officers, elected members considered for the reasons outlined above that on balance and in light of the above policies that the application was not acceptable. The applicant has made attempts to address these concerns but officers do not feel this addresses the fundamental concerns clearly raised by members. Should the applicant be aggrieved by any decision of the local planning authority, the applicant's attention is drawn to the right of appeal.



SW elevation

SE elevation

1:100 @ A4 scale of metres

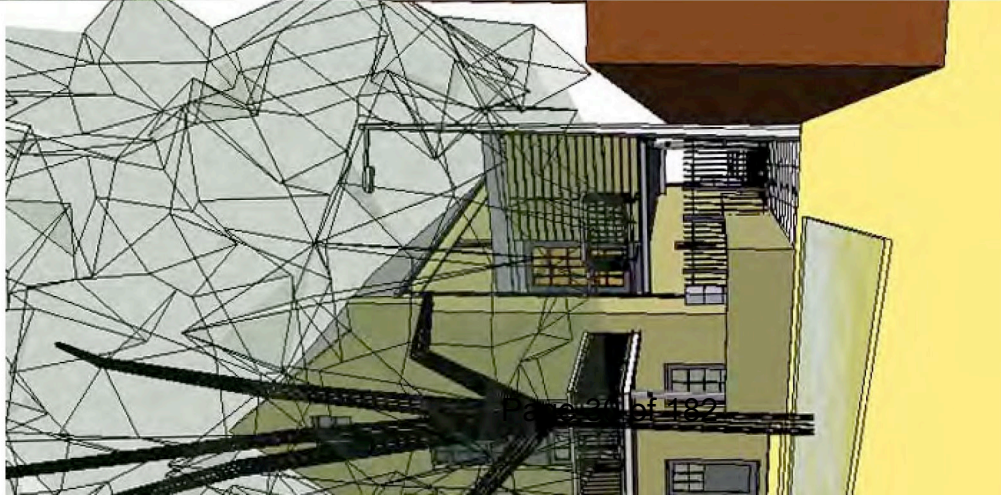


Three substantial trees dominate the planting of the bed in front of 1, The Maltings, and in times of leaf this corner is pretty well totally obscured. Planting at all levels has been omitted in the illustration on the left, and would only further unify the proposal with its parent.

There is more a extensive use of zinc in this proposal. The zinc facings and treatment of beams, the window detailing and colour, the use of 'Thermawood', appropriately coloured to harmonise with the brickwork, should work in combination to ensure that it feels part of a whole.

The solid elements of the facade have been broken down into vertically emphasised panels, which suits the intention to have a framed construction, (reducing the time of build) and helps to express an appropriate domestic scale.

The detailing ensures a unity of treatment between the extension and the building extended.



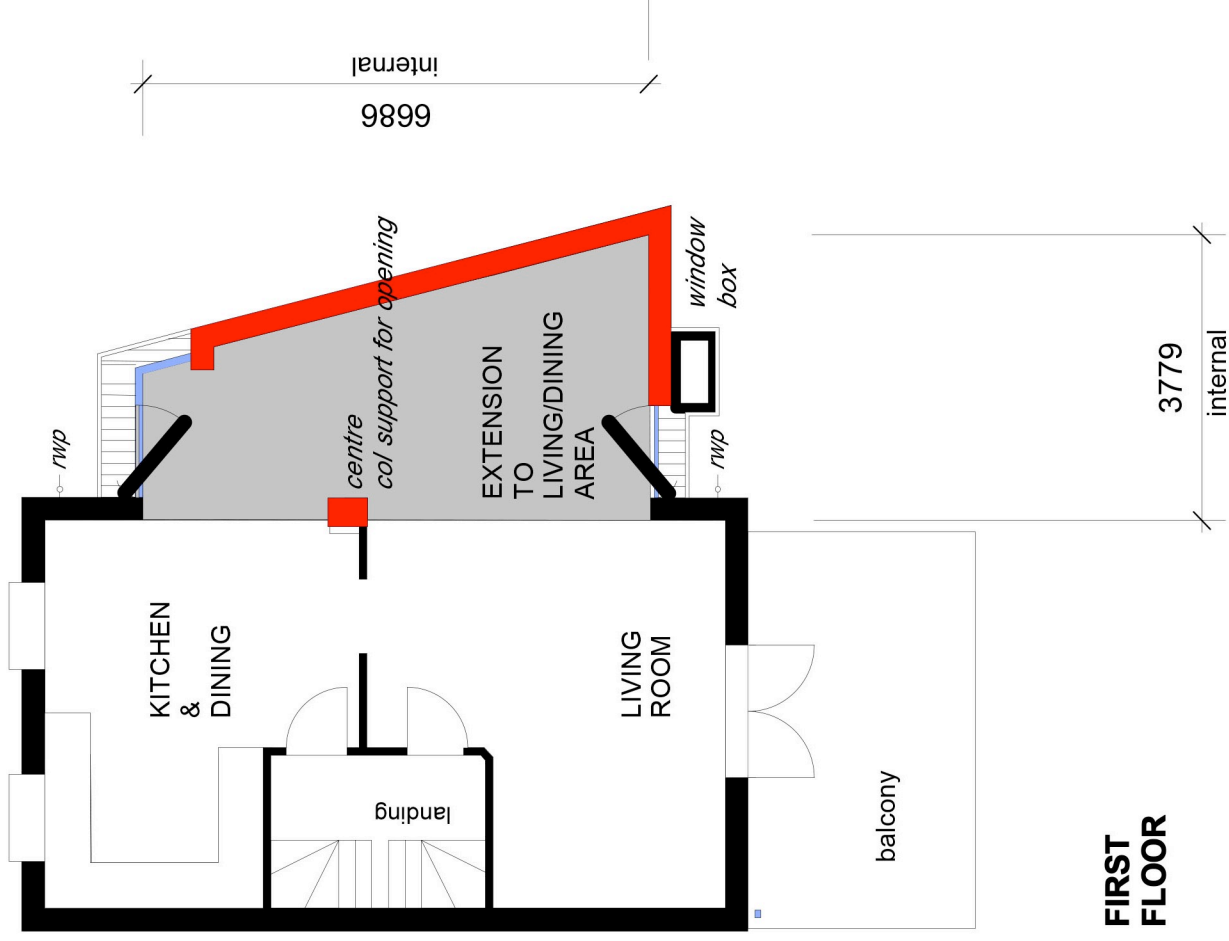
The general intention is an extension at first floor level only - this is now detailed with greater reference to the parent terrace windows and balconies.

The path, will be unobstructed by this addition and will continue its existing uses.

The gate to the path, with a side railing added, will be brought forward towards the building line of the terrace .

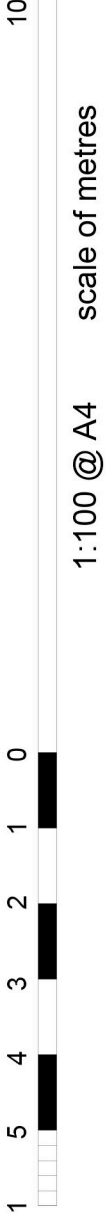
The gate will be made lockable and the intention will be to lock, only if nuisance proves a problem. This is the practice elsewhere in this area.

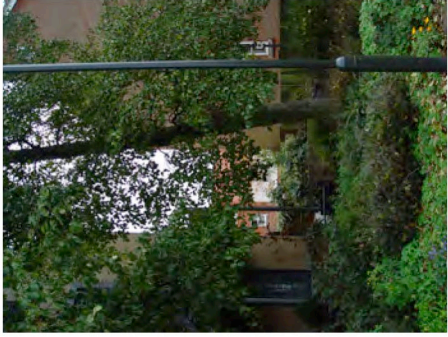
FIRST FLOOR



plan and view from river

2





1, The Moorings

views of Indigo Yard from extg. window over extension

new gate position

boundary fence av 2m approx.

car parking along fence line

entrance to 19, Indigo Yard

approx. zone of overlap

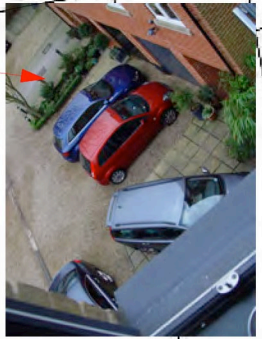
19, Indigo Yard

INDIGO YARD



frontages of alternating garages & entrance

plan showing relationships between 1, The Moorings & 19, Indigo Yard



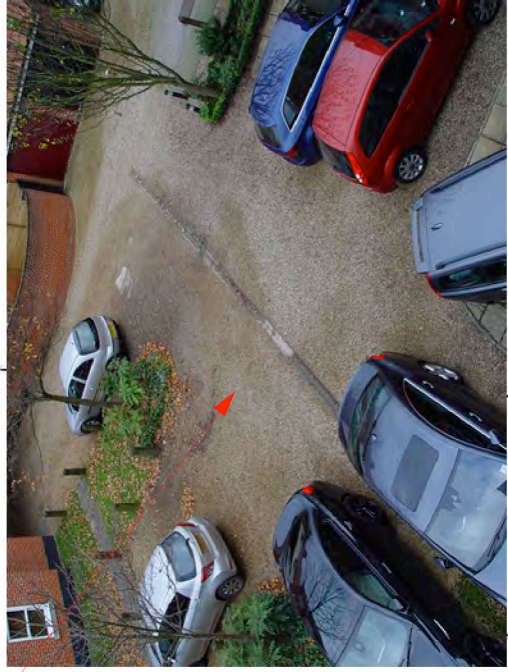
When the trees are in leaf the gap, between The Moorings and Indigo Yard, viewed from the Riverside Walk virtually disappears. Whatever is 'in the gap' can then make very little difference to the wider scene.

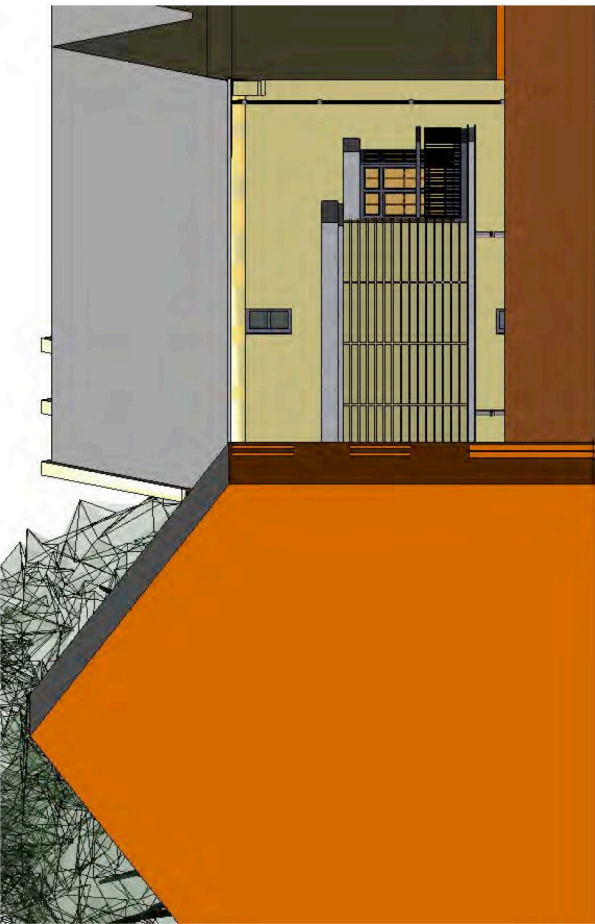
In very limited view, even in winter, the detailed appearance of the gap will be ornamented by a glimpse of the new balcony and the matched window included on the extension - the balcony detail, also matched to the present larger balconies, does little more than intrude on the gap at first floor level, and is itself intended for planting, rather than for other use.

This proposal is of most significance in Indigo Yard, and on sheet 5, attention has been paid to this.



The 'gap', especially in winter, does not reveal the river but the opposite bank. The view above is on entry to Indigo Yard, and will be altered mainly by a more modelled 'surface' to the blank end of No 1, wholly revealed here in winter, on the right in Indigo Yard.





These terraces are not parallel and are staggered on plan: thus overlap at the river end is about 1.5 metres

This (SE) elevation, has been drawn as *true to the face of the extension*, and is shown, **with-(left)**, and **without-(right)** the mass of the adjoining Indigo Yard Terrace. The comparison well illustrates the small extent of the overlap at the river end.



10.00



14.00



16.00

The studies above show the sun shadows in Indigo Yard in mid September.

The gap between terraces is at an apparent maximum when viewed square-on to The Moorings. The study below shows the appearance of the extension moving from max. impact square-on and diminishing impact as the view point moves SE across Indigo Yard



1



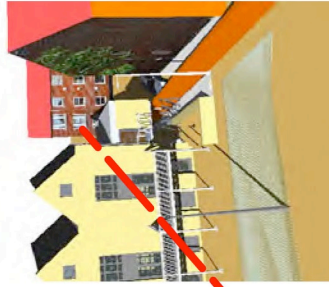
2



3



4



*From within a few neighbouring dwellings the extension will be **apparent**, from the northernmost windows of 10-13, Indigo Yard. It will appear as in views 2 - 4, shown on the left.*

From within Indigo Yard, the proposal changes the appearance of a mainly blank end, and arguably, adds an item of interest.

Context - 1

29 January 2015

Report to Planning applications committee
Date 6 November 2014
Report of Head of planning services
Subject 14/01134/F 1 The Moorings Norwich NR3 3AX

Item
4A

SUMMARY

Description:	Erection of single storey extension at first floor level to side elevation with balcony [revised description and elevational treatment].
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Mancroft
Contact Officer:	Mr James Bonner Planner 01603 212542
Valid Date:	13 August 2014
Applicant:	Mr Michael Innes
Agent:	N/A

INTRODUCTION

Background

1. The application was reported to the last planning applications committee where members resolved to defer the application for a site visit. Members also sought clarification as to why the conclusions of the head of planning differed from the conservation and design officer and expressed concern that conservation and design comments were not summarised within the report.
2. With regard to the procedures for reporting internal views of staff within the planning service the concerns of members have been noted and these procedures are under review, however, members will be updated separately on this matter of procedure as this is not pertinent to the determination of this application.
3. Given that the comments of the design and conservation officer were circulated at the last meeting they have been appended to this report. They were fully considered in drafting the previous report to committee however officers considered on balance that the concerns set out within them did not amount to sufficient justification to refuse the application for the following reasons:
 - (1) Character and Appearance - Paragraphs 29-31 and 38-39 assess design and impact on the conservation area. It is necessary when assessing the impact to not only outline what that impact is (as has been undertaken at bullet 1 of the conservation and design officer comments) but also to assess the level of harm and the weight that should be attached to that

harm in the context of the heritage assets and buildings in question. The officer report discusses the extent to which the extension would be viewed from the public realm and outlines that less weight should be given to private views particularly in the absence of any reference to such views in the conservation area appraisal. Given the limited opportunity for public views of the structure the conclusion is that there is no harm to the character of the conservation area. However should members consider that there is a degree of harm it will be necessary to ascertain the level of harm and the weight this should be given in the decision making process. In this regard it is relevant to highlight that the building itself is not a heritage asset (it is neither listed nor locally listed) but is a recently (within the last ten years) constructed dwelling albeit one that could be said to contribute positively to the conservation area.

- (2) Indigo Yard - This matter is considered further at paragraphs 29-32 of the report. It is relevant to note in considering any harm to the conservation area that this yard is predominantly a semi-private yard rather than a public open space which would be regularly visited or appreciated by the wider public.
- (3) Private Views - This matter is discussed at paragraph 23 and is of limited to no weight given that private views are typically not material planning considerations.
- (4) Walkway access - This is discussed at paragraphs 24-28 and of particular relevance is that the path was originally intended to be a private route for residents with a locked gate as indicated in the original landscaping proposals, albeit such a locked gate does not appear to have been installed. This matter was confused by the applicant's original plans including the annotation 'public path under extension' and as such the true status of the path may not have been clear to the design and conservation officer.

Updates and further representations

- 4. To assist in members understanding of the spatial relationship officers requested a layout plan showing the extension in the context of the boundary fence and 19 Indigo Yard. This has been supplied and is at the end of the report.
- 5. The application has not been re-advertised as no changes have been made to the scheme, however the further representations included in the updates report at last committee and any further representations have been included in an updated representations section below.

The Site

Location and Context

6. 1 The Moorings is the end terrace in a modern row of eight properties along the east side of the river. Including No.1, seven of the eight properties are almost identical in design: three storeys with steeply pitched gables facing the river, intended to reflect the character of the warehouse development that previously overlooked the river. No.8 – the other end terrace – is set back from this building line and is finished in render rather than the white brick of the others. It also has a slate roof but with a shallower pitch orientated at 90 degrees to the main row.

Constraints

7. The site is within the City Centre conservation area, within the Northern Riverside area, described in the CA appraisal as of 'significant' significance. The nearest building of interest is the grade II listed New Mills Yard Pumping Station, which at 100m away is not affected by the proposals.
8. Adjacent to the site, running underneath the proposed extension, is a footway which provides access to bin and bike stores as well as to Unicorn Yard, which includes flats above garages. It is not adopted and is within the ownership of 1 The Moorings with shared access to be provided to certain residents.
9. The site is within Flood Zone 2 but flooding is not considered an issue at this height.
10. There are mature trees nearby but they are not a direct constraint on this development.

Planning History

04/2000/0732/F - Redevelopment of car park site with 62 residential units with associated garages and parking spaces – Approved.

04/01367/D – Condition 2: Materials; Condition 3: Details; and Condition 4: Elevations for previous permission 4/2000/0732/F "Redevelopment of car park site with 62 residential units" – Approved

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

11. A first floor extension to the south side of the property, overhanging a footpath. It will be supported by two columns and will feature a balcony facing out onto the river. The design has been amended to change the external cladding from metal to Thermowood (heat treated softwood cladding) and to introduce a side window.
12. The flat roofed extension is 7.9m long and wider at the front (3.9m) than the rear

(1.9m), following the line of the adjacent path it overhangs. From the ground it is 6m to its roof and 2.9m to its underside. Two columns support the structure and are placed to the south of the path next to the boundary fence.

Representations Received

13. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Eleven letters of representation have been received citing the issues as summarised in the table below.

14.

Issues Raised	Response
<p>Amenity</p> <ul style="list-style-type: none"> • Affects sensitively designed gap, creating feeling of being shut-in. • Closing in of light and space between buildings • Outlook negatively impacted from side windows of 19 Indigo Yard and further so by balcony • The so-called 'bland gable' is infinitely preferable to the extension and therefore dispute that it will 'add some interest'. • Unsightly extension will block the open view through the gap to mature trees and the river. • This ill-conceived proposal will reduce light for 10, 11, 12 and 13 Indigo Yard. The river view from south east facing windows will be either considerably reduced or completely obstructed. • Blocked view/restricted sunlight will impact on gardens and residents (more so in winter). • Will overshadow and reduce light to properties along The Moorings (balconies and living rooms). • Will reduce light to side path. • Intrudes into IY in a significant fashion, affecting quiet enjoyment of yard. • Overbearing effect on front 	<ul style="list-style-type: none"> • Assessment takes account of two windows (paragraph 17). Amenity impact assessed from the perspective of this being a full balcony (paragraphs 17-18). For the avoidance of doubt the word Juliette has been removed from the description. • Amenity – see paragraphs 17-23. • Loss of light to side path not a significant amenity concern

<p>Design</p> <ul style="list-style-type: none"> • Hideous and completely out of context with the rest of the (sensitively and sympathetically designed) riverside development. • Will compromise well-proportioned row. • Box on stilts will detract from unified frontage. • Will negatively impact riverside, street scene and conservation area. <p>Other</p> <ul style="list-style-type: none"> • Affected path has history of antisocial behaviour, drug and noise issues – the extension will exacerbate these issues. • Support column will impede members of public using path. • Extension comes up to boundary fence of Indigo Yard – construction/maintenance needs co-operation of neighbours who are all vehemently opposed to proposal. • Questioning need for extension. • Will set a precedent for similar developments. • Glazing on NE elevation needs clarifying • Stressed that area of Indigo Yard affected is front gardens 	<ul style="list-style-type: none"> • Design – see paragraphs 29-39. <ul style="list-style-type: none"> • Crime and antisocial behaviour issues addressed in paragraphs 24-28. • They do not appear to impede access any more than the streetlamp. • Not a material planning consideration <ul style="list-style-type: none"> • Not a material planning consideration – the application is assessed on its merits rather than whether it is necessary • Precedent – see paragraph 33. • No glazing is proposed on NE elevation (the smaller end of the wedge). • Orientation noted throughout assessment e.g. paragraph 21.
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Consultation Responses

15. Norfolk Constabulary – There have been seven incidences of ASB reported to police within the last twelve months in relation to The Moorings and Indigo Yard. This does not take into account incidents not reported to the police. The proposal would create a covered area that would exacerbate ASB - the existing gate would not adequately protect against this. Two gates should be provided [*annotated plan provided within comments*] alongside lighting.

Norwich Society – This extension may tend to unbalance the visual aspect of the front façade but we have no other comment on the design proposal. We note the objections and agree that the underside of the extension must be well lit for security. We note that the route is in the ownership of No 1 and acts only as access to cycle stores for numbers 1-4 The Moorings. This route will be gated and kept

locked.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 7 – Requiring good design

Statement 12 – Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE8 – Development affecting conservation areas

HBE12 – High standard of design in new development

EP22 – High standard of amenity for residential occupiers

Supplementary Planning Documents and Guidance

Northern Area Action Plan (March 2010)

Other Material Considerations

Development Management Policies Development Plan Document – Pre-submission policies (April 2013) (As modified by the Inspector's Main Modifications):

DM1 – Achieving and delivering sustainable development

DM2 – Ensuring satisfactory living and working conditions

DM3 – Delivering high quality design

DM9 – Safeguarding Norwich's heritage

Emerging DM Policies:

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the JCS and RLP policies above are considered to be compliant with the NPPF.

The Council submitted the Development Plan Policies local plan and Site Allocations and Site Specific Policies local plan for examination in April 2013. The examination process is now complete with the publication of the Inspector's report for each plan, dated 13th October, 2014 (available at <http://www.norwich.gov.uk/Planning/Pages/DMAAndSAPoliciesPlans.aspx>). Significant weight must now be given to all the following policies, as proposed to be modified by the Inspector's reports, pending formal adoption.

Principle of Development

Policy Considerations

16. The principle of a residential extension is acceptable. With the identified constraints the main concerns relate to design and amenity (including the material consideration of crime and antisocial behaviour which is intrinsic to both design and amenity in this case).

Impact on Living Conditions

Overlooking

17. The proposed side window does not offer any serious opportunities for overlooking into the north east facing habitable (front) windows of 19 Indigo Yard given the oblique view. The side window and the balcony do not present significant issues for the two north west facing (side) windows of No.19 as they serve a stairwell rather than habitable rooms. Accordingly there is no appreciable loss of privacy.

Noise

18. Given its size, the balcony does not give rise to any serious issues for increase in noise compared to the existing balcony on the property.

Overshadowing / Loss of light

19. Because of the way the properties are orientated, there is no significant overshadowing (including those along The Moorings). During winter when shadows are longer it would only affect 24 Indigo Yard to the north east towards the end of the day when the sun is almost set. The neighbour(s) are more likely to be affected by 18 and 19 Indigo Yard than the proposed development.
20. Despite the extension being closer to the property, the loss of light to 19 Indigo Yard will not be substantial as the amount of visible sky (see paragraph 17) lost compared to the effect of the host dwelling is relatively low. The loss of light to the 10, 11, 12 and 13 Indigo Yard cannot be considered to be a significant issue given the distance (over 17m), the scale of the proposal and the open nature of the yard.

Overbearing Nature of Development

21. The first floor extension brings the property closer to the boundary and the impact on the outlook for the occupiers of 19 Indigo Yard is an important factor in assessing the acceptability of the proposal. The north west elevation facing out onto Indigo Yard is the property's front elevation. In views out of the first floor window the structure will be around 4 to 6.5m away, but affecting only oblique views. Its presence would have an effect on the occupier's outlook, but the extent of this is not considered to be significantly detrimental as there would remain a good 135° of relatively uninterrupted field of vision.
22. The addition of the 3.1m tall first floor structure closer to their boundary has the potential to be an imposing mass in views from the ground floor windows and front door of 19 Indigo Yard. As above, while there is an impact, given the scale of the extension and the otherwise fairly open nature of the space, it is not considered to cause an unacceptable impact on the quality of life the neighbour could expect to have. Aside from the rest of the yard there will still be an element of openness in views over to the north west (between 10 Indigo Yard and 24/25 Unicorn Yard)

which also helps in reaching a conclusion that the extension will not be an overly dominant feature. While in some oblique views the outlook will be worse it is considered that the difference is marginal given the scale and mass of the large blank elevation, albeit further away than the proposed structure.

23. The development will result in some loss of view through to the river from 10 Indigo Yard being blocked. Limited weight can be attached to this due to the private view not being identified through policy as of public interest. Additionally the current view in itself is somewhat blocked (except in winter) by the dense mass of existing trees both inside Indigo Yard and on the Riverside Walk. As such fairly limited weight is attached to this particular amenity concern.

Crime and antisocial behaviour

24. Numerous letters have raised an existing issue in the area relating to crime and antisocial behaviour including drug use/dealing and urination in the footpath. The police have been consulted who have confirmed there is an issue in the immediate area. It is accepted that introducing an overhanging structure (effectively a shelter) into an alleyway that is not well overlooked would exacerbate the issue.
25. The applicant is looking to live in the property and it is within his interests to reduce the opportunities for crime and antisocial behaviour. A solution is to move the existing (but unlocked) gate to the back of the edge of ownership by the bin store and to introduce a new gate in line with the front wall of No.1 as suggested by the police. This will effectively reduce the opportunities for behaviour that would cause amenity concerns for neighbours and alongside appropriate lighting, will lead to an improvement in this particular location.
26. The property faces onto the Riverside Walk, which although not adopted, is accessible by the public on foot and by bicycle. It is considered that it would be possible to put a gate here (up to 2m) without planning permission given the set back from the highway. It should also be noted that the originally approved landscape scheme for the housing development shows a 1.8m high railing and lockable gate along the front elevation in the proposed position.
27. Given the potential negative impacts on crime, permission should not be granted without a condition requiring details of gates and lighting prior to commencement. However given that a gate could be installed without permission, no significant weight should be attached to the security benefits the extension will bring to the area.
28. For the purposes of understanding the ownership of the adjacent alleyway the applicant has provided a conveyance plan [*included at end of report*], and a letter from the management agent which shows support for the gates which fall within the boundary of 1 The Moorings. The status of the path is understood to be a 'private drive and pedestrian access with right of access (shared access)', with right of access likely to be provided (as a civil matter) to other residents listed on the deeds. It will be necessary to provide key or code access for those that need it. The details of this as well as any lighting is recommended to be included within the list of conditions.

Design

29. This is an unusual design that has drawn some criticism, particularly from those within Indigo Yard to the east. 1 to 8 The Moorings makes a positive contribution to the street scene and character of the wider conservation area and the most important design question is whether the introduction of this extension causes harm to this.
30. A point is made that the proposed extension spoils the architectural composition of the row. Actual public views are somewhat limited, but if the row could be appreciated in its entirety in a wider context, such as from across the river, the presence of the contrasted design and step back of No.8 would be more significant. While the buildings are well designed and provide for an attractive streetscape, it would be disingenuous to suggest the immediate area has a dominant architectural character or style that should be protected. This and the impact on the conservation area is discussed further in paragraphs 33 and 34. Various architectural features (e.g. balconies) and building line irregularities have been purposefully included within the design of the original development and an argument could be had that this proposal is an appropriate feature as the built environment evolves and changes.
31. When walking along the Riverside Walk, views of the proposed extension are blocked by the trees (when the trees are in leaf) when approaching from the north and by 16 to 19 Indigo Yard from the south. It only really becomes visible when approaching the last tree or the rear gate of 16 Indigo Yard . When pedestrians reach this point (~10m window of visibility, which is partially obscured by trees in parts), they would have to purposefully look to the east to see the extension. In this sense the addition would be visible, but its size and mass is not considered excessive for the host dwelling. The choice of Thermowood cladding should soften its impact somewhat from the side and the balcony to the front will not look dissimilar to the adjacent balconies. As such the impact is fairly limited in its harm to the street scene.
32. The extension will be very noticeable from Indigo Yard to the east and although less weight is attached to this private view, it could be argued that the extension brings some 'interest' to this otherwise predominantly blank elevation. This is a highly subjective judgement as to whether the bland and largely blank wall is an unattractive and dull feature to the view from Indigo Yard and whether the proposal will provide variety and interest that would improve the appearance in this view. While it could be seen as an innovative means of extending a property within a tight-knit urban environment, it would also be possible to conclude that the unfamiliar addition is unacceptable in design terms for its lack of successful integration into the existing locale. As set out in saved policy HBE12, consideration must be given to the setting and spatial quality of new development in relation to both public and private spaces, which members may feel this extension falls short of. 3-D visualisations have been produced to help in this judgement, which should be made with both local and national policy in mind, for instance paragraph 58 of the NPPF:

[development should] respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

33. The potential for the approval in setting a precedent carries fairly limited weight given the unique nature of the development. If other similar extensions were applied for they would be assessed on their own merits and the impact on their entirely different context. An example could be on the south side of 9 The Moorings – the elevation is much more prominent and therefore it does not hold that a similar extension would be approved in a different location.
34. In terms of materials, the columns and balconies are to match those of the adjacent balconies along The Moorings and Thermowood will be used to clad the exterior. Including the windows, a condition is recommended so that details (and samples where necessary) are provided to ensure the visual impact is minimised.
35. The design of the gates would be dealt with by condition. Given the objections however it is worth assessing its effect on the closing off of the path. The alleyway has fairly limited prominence from the Riverside Walk, is not inviting to use and gives the appearance of a private alley way leading to bins. In comparison the other pedestrian access to Unicorn Yard (between 8 and 9 The Moorings) is wider and gated but undoubtedly more inviting. This particular gate is identified on the conveyance plan by the developer as 'public access point'.
36. The endpoint of the view down the alleyway is a gate and for the casual visitor on the Riverside Walk there is little to indicate that this is any more than access for residents to the rear of gardens, bins and the rear of the properties. The path does not offer a legible route and one can be better provided through alternatives (e.g. between 8 and 9 The Moorings, New Mills Yard or Coslany Street).
37. It is important to note that this is private land that currently could be gated at any time. Access for the residents is a civil matter.

Conservation Area – Impact on Setting

38. As with all development affecting a conservation area, "special attention shall be made to the desirability of preserving or enhancing the character or appearance of that area". In assessing this impact reference is made to the character area (Northern Riverside) in the City Centre conservation area appraisal. This document was completed before much of the development in the immediate area was, and reference is made to its rapidly changing character. It is acknowledged that the modern housing developments tend to respond better to their context and exhibit traditional detailing. Reference is made to New Mills Yard using white brick. From visits to the site it can be seen that The Moorings exhibit a traditional form that reflects the site's industrial past but with a number of modern details such as balconies and windows. As made clear in the appraisal and in assessment of the site, a key element of the character area is the Riverside Walk.
39. Given the relative lack of prominence from many views it is not clear that the development would cause harm to the Riverside Walk nor have a significant effect

on the character of the conservation area. However it will be visible to pedestrians (albeit for a short period of time) and because of the relative infancy of the development site on this side of the river, there have been little if any inappropriate developments that have eroded its character since the houses were built. In this respect the introduction of an extension could be argued to not preserve the character, but on balance it is considered that the opportunity for public views of the structure would be so limited that it would be unreasonable to suggest it causes harm to the character of the wider area, particularly as you do not view the east side of the river in isolation from some of the more inappropriate developments opposite it.

Local Finance Considerations

40. Although technically liable for Community Infrastructure Levy (CIL), the extension is below the threshold of minor development (100sq.m) and is exempt from payment.

Conclusions

41. The proposed extension is certainly an atypical and contentious design that has raised a number of comments relating to design and amenity. There are also significant crime and antisocial behaviour concerns that overlap with both of these issues. Whilst on its own the extension would exacerbate antisocial behaviour in the area, a condition requiring details of gates and lighting prior to commencement is considered to adequately mitigate against this. As the gates may well be erected without permission it is inadvisable to frame the improvements to security as a benefit that can be weighed against the potential design and amenity shortcomings.
42. The proposal brings the extension closer to the boundary with the neighbours at Indigo Yard and while there are some amenity concerns for loss of outlook, the tangible harm is fairly limited due to scale of the structure, the otherwise open nature of the courtyard and the comparison being made to a largely blank existing elevation. Less of a concern is overlooking and overshadowing/loss of light due to the positioning of windows and the orientation and scale of the surrounding buildings.
43. Its visual prominence is most apparent from the private Indigo Yard and there will be limited views of the extension from the public Riverside Walk. The scale of the structure is not excessive for the host dwelling and the use of materials, subject to condition, should adequately soften its impact on the street scene and character of the wider conservation area. That being said, this is a finely balanced judgement, and if a differing level of weight is given to some of the negative aspects explained in the report above then a different decision could easily be justified.
44. On balance, given the surrounding development, the scale of the proposal and its relative inconspicuousness from public views, the recommendation is for approval as it is considered to accord with the policy objectives of the National Planning Policy Framework (March 2012), policies 1 and 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2014), saved policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan (2004) and all other material

considerations.

RECOMMENDATIONS

To approve application no 14/01134/F and grant planning permission, subject to the following conditions:-

1. Standard time limit (3 years);
2. In accordance with the plans;
3. Details of materials (to include columns, windows and doors, external cladding, balcony, eaves);
4. Detail of gates and locking/access scheme;
5. Detail of lighting.

Article 31(1)(cc) Statement

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

Informative:

1. Considerate construction.

Application Number: 14/01134/F

Location: 1The Moorings, Norwich

Proposal: Erection of single storey extension at first floor level to side elevation with balcony.

Conservation and Design Comments

The Context

The Moorings are situated within the Northern Riverside Character Area of the Norwich City Centre Conservation Area. This part of the Conservation area is characterised by elegant terraces of residential townhouse development along the riverside. They have symmetrical and repetitious form. The riverside frontages are punctuated intermittently by breaks in the houses and public walkways running between (perpendicular to the riverside walk) allowing public access through the housing to and from the river and the city centre. This makes this a pleasant and permeable area for a pedestrian to navigate.



The proposal

The proposed first floor extension would have the following Conservation & Design impacts:

1. The elegant, symmetrical and repeating form of the buildings within this Northern Riverside character area of the Conservation Area would be detracted from. The proposed first floor end-of-terrace extension would project from the side of the building on stilts, harming the character of this key part of the Conservation Area by the listed New Mills Yard Pump House and

the character and appearance of both The Moorings terrace and Indigo Yard (the terrace adjacent) would also be harmed. It would sit only slightly back from the front building line of the terrace and will be particularly visible for the half of the year when the frontage trees are bare.



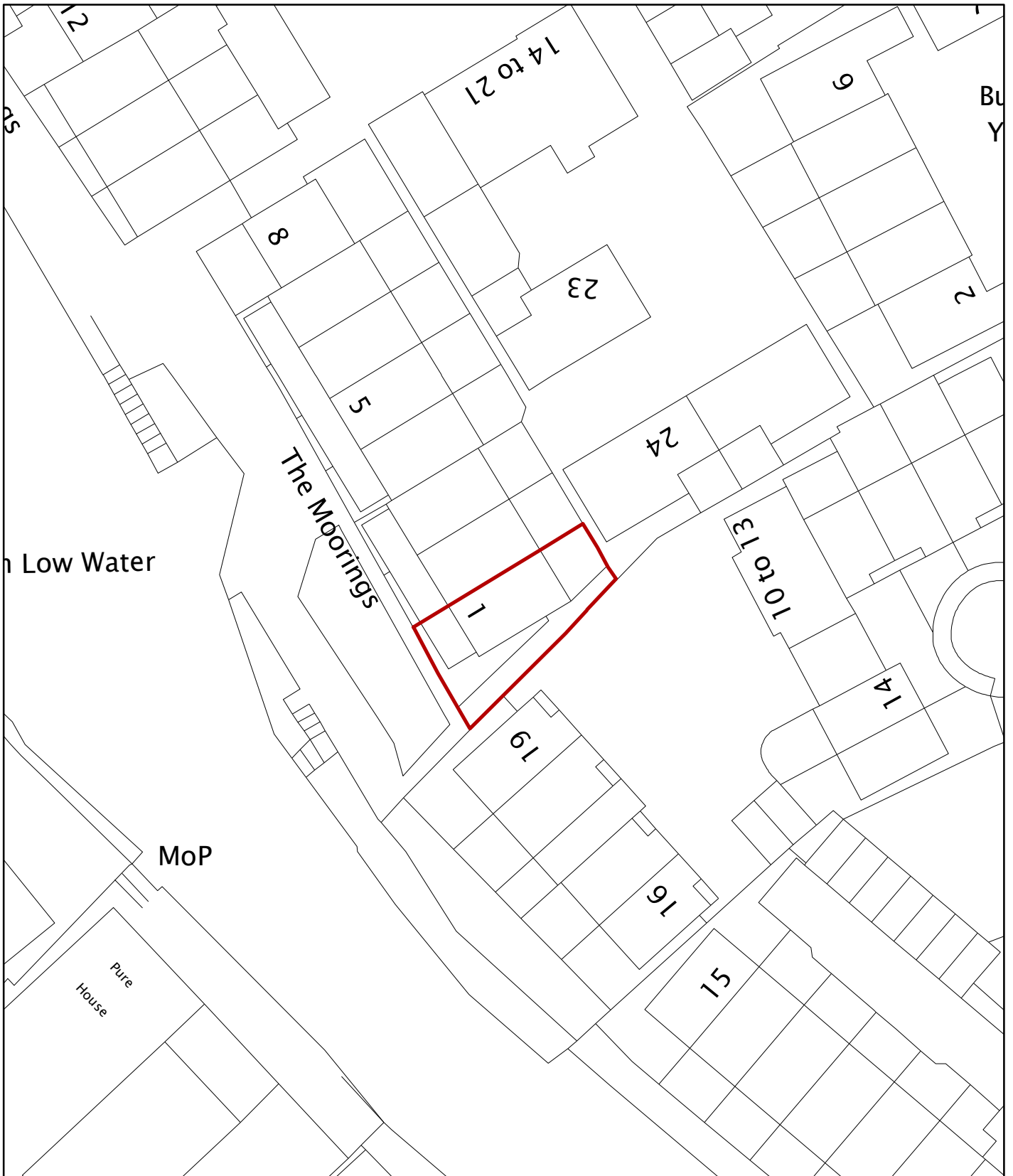
2. The proposed first floor projecting wedge extension would be exceptionally close to 19 Indigo Yard's frontage. It would be an alien timber structure floating on stilts above the boundary fence. It would detract from Indigo Yard's terraced townhouses and attractively landscaped frontage courtyard.
3. The mass of the extension would fill the existing gap between The Moorings and Indigo yard, blocking residents existing views of the river from 10-13 Indigo Yard properties and those beyond.
4. It would negatively affect the shared access walkway by: appearing to 'privatise' it; reducing the existing natural surveillance of the walkway from the three side facing windows of 19 Indigo Yard (which currently directly overlook it) and from the quayside by obscuring a section of the walkway from view by overflying it and by overshadowing it; and worsening the current antisocial behaviour issues within the walkways.

The only way the antisocial behaviour issue could be resolved below such an extension would be to add a further gate below the front of the extension and lock both gates, to prevent access to the space below the extension from the front and the rear (full public access can be gained from either direction at the moment when the gate is left open). Such an arrangement would presumably have to be agreed in advance with the residents behind, who presumably have shared access rights through to the river.



In Conservation and Design terms, this proposal is inappropriate for the reasons outlined above. It is contrary to National Planning Policy framework statements 7 and 12, and it conflicts with the relevant development plan policies, including policy 2 of the Joint Core Strategy² and 'saved' policies HBE8 and HBE12 of the Local Plan. These policies require development to be designed to the highest possible standards and to respect local distinctiveness; such proposals should also be sympathetic to the form and character of a conservation area's development.

Chloe Canning-Trigg 22.8.14
(Conservation and design officer)



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Planning Application No 14/01134/F

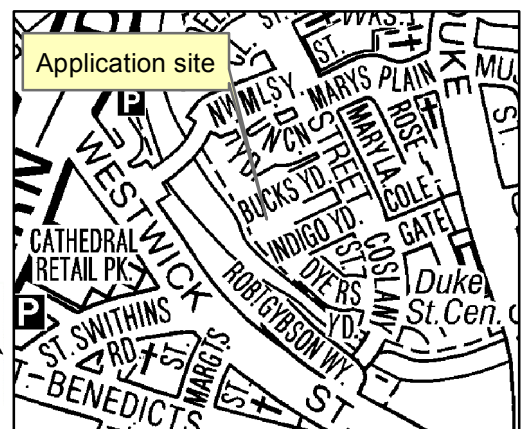
Site Address 1 The Moorings

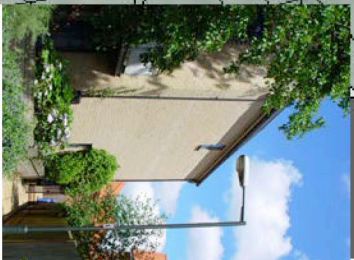
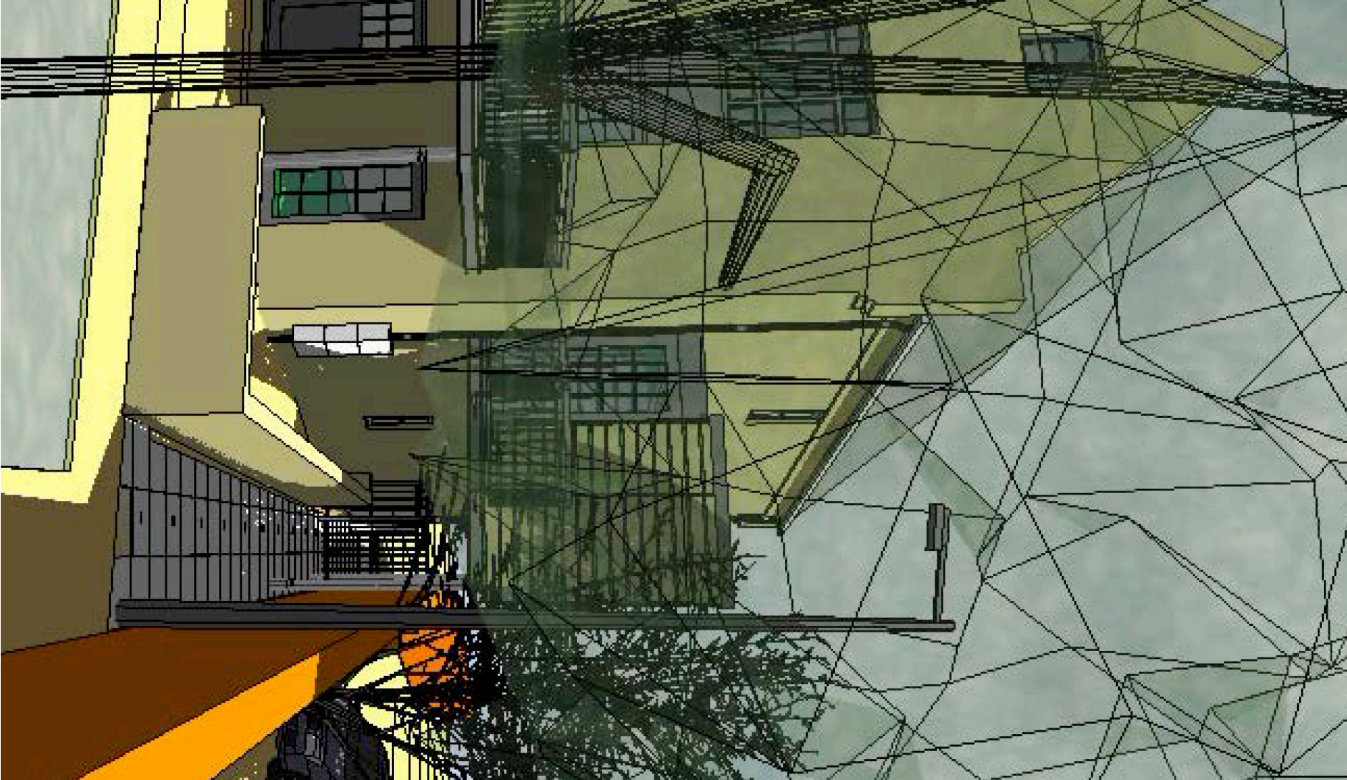
Scale 1:500



NORWICH
City Council

PLANNING SERVICES



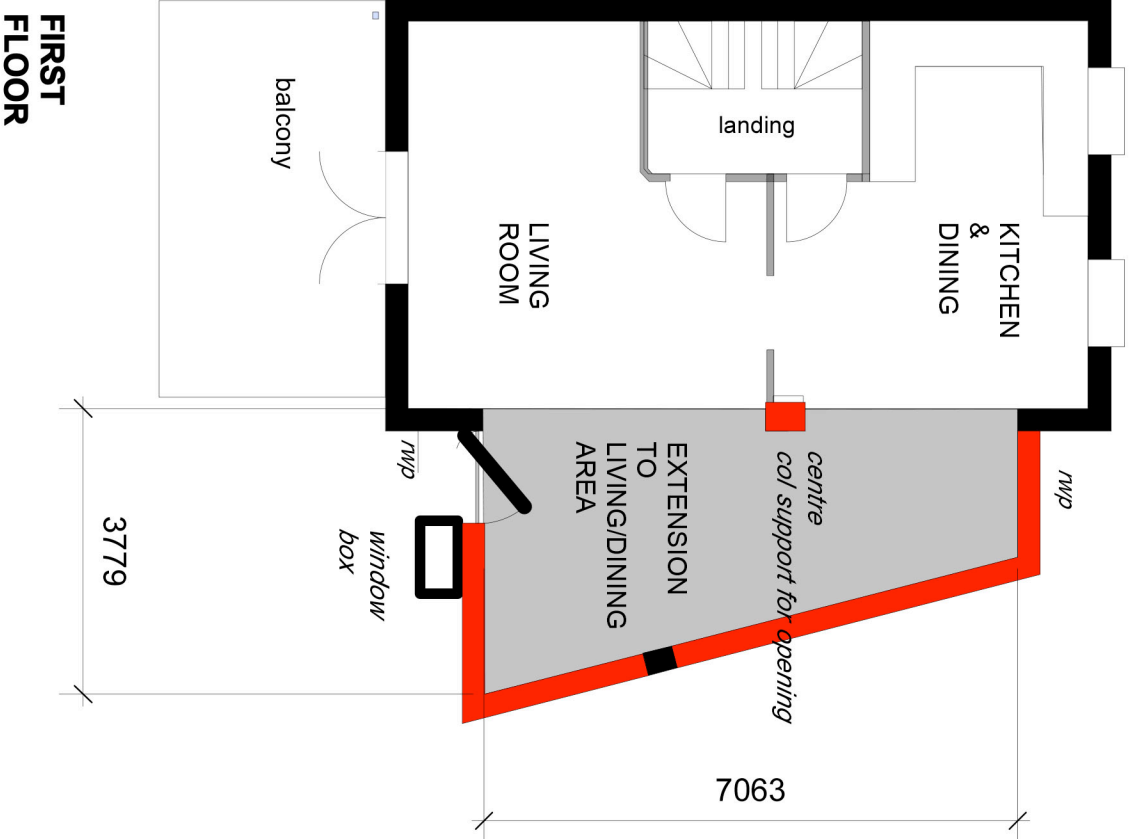


The general intention is an extension of No 1 The Moorings at first floor level only - externally expressed as a supported blind bay.

The path, albeit for public use, will be unobstructed by this addition and the land that it spans is within the conveyed boundary of No 1

The path, already narrowed at the gate and further still at the rear, will not in any practical way be reduced by the support columns, chosen to continue the theme set by the front balcony.

The extension will be mainly prefabricated, to reduce the difficulties of construction.



**FIRST
FLOOR**



1:100 @ A4

scale of metres

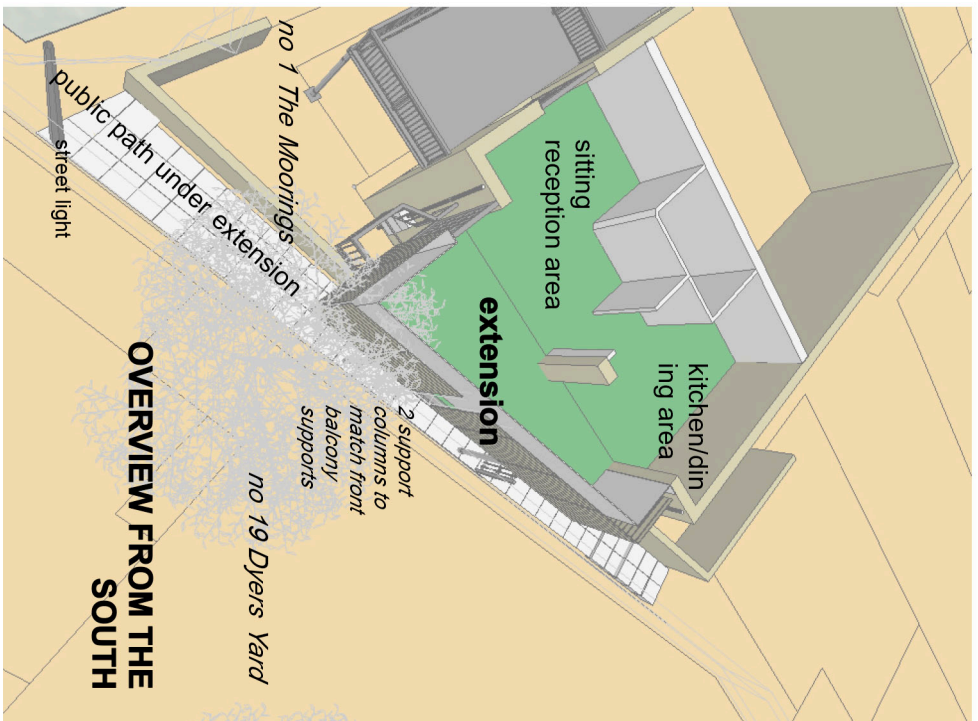
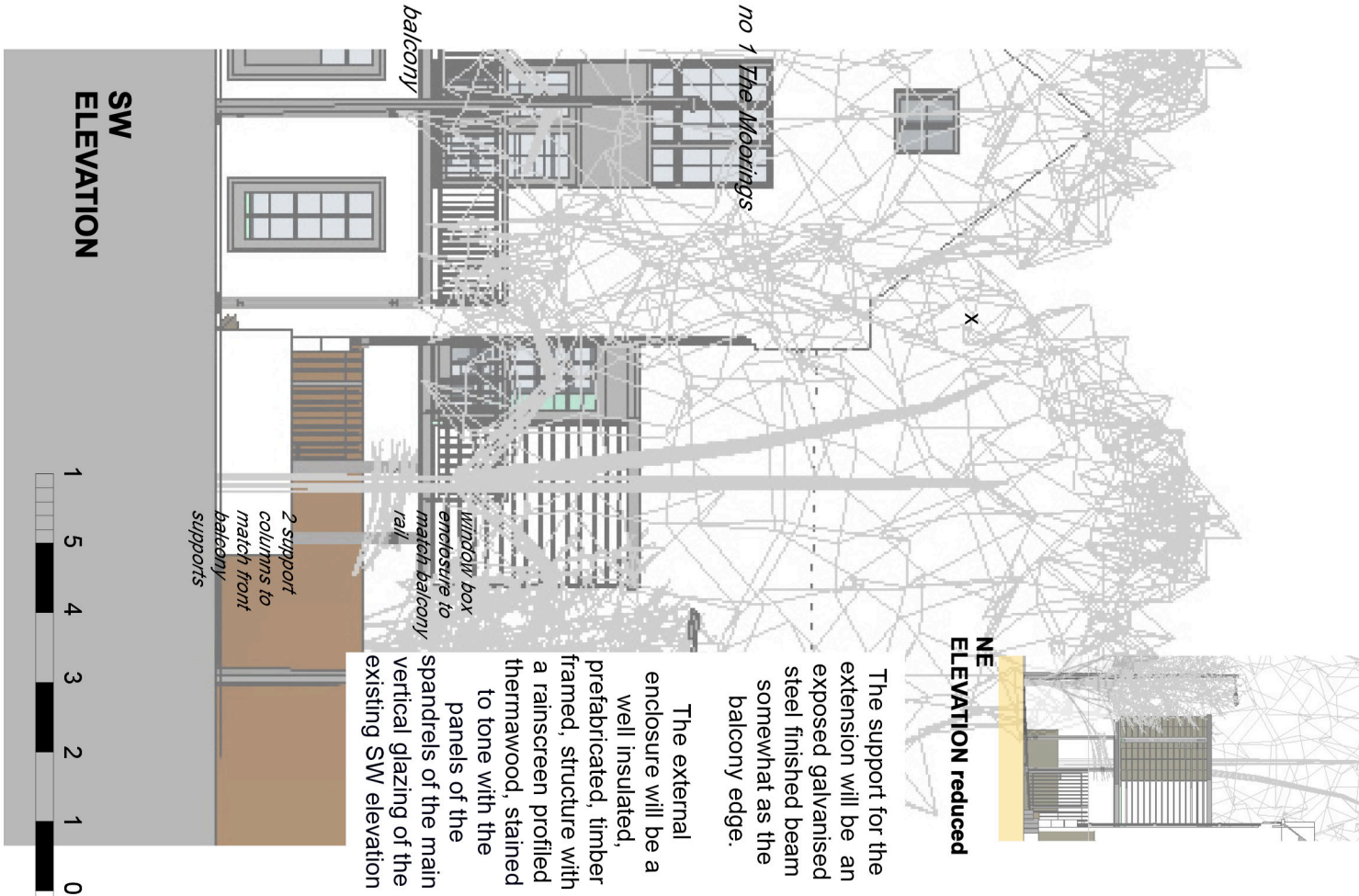
10

2

plan and general view

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20 August 2014



CONSTRUCTION NOTES FOR EXTENSION

1 ROOF

flexcoat membrane or similar
ply base, thermal board, firrings to falls
timber joists
gypsum board ceiling
skim coat plaster

2 EXTERNAL WALL

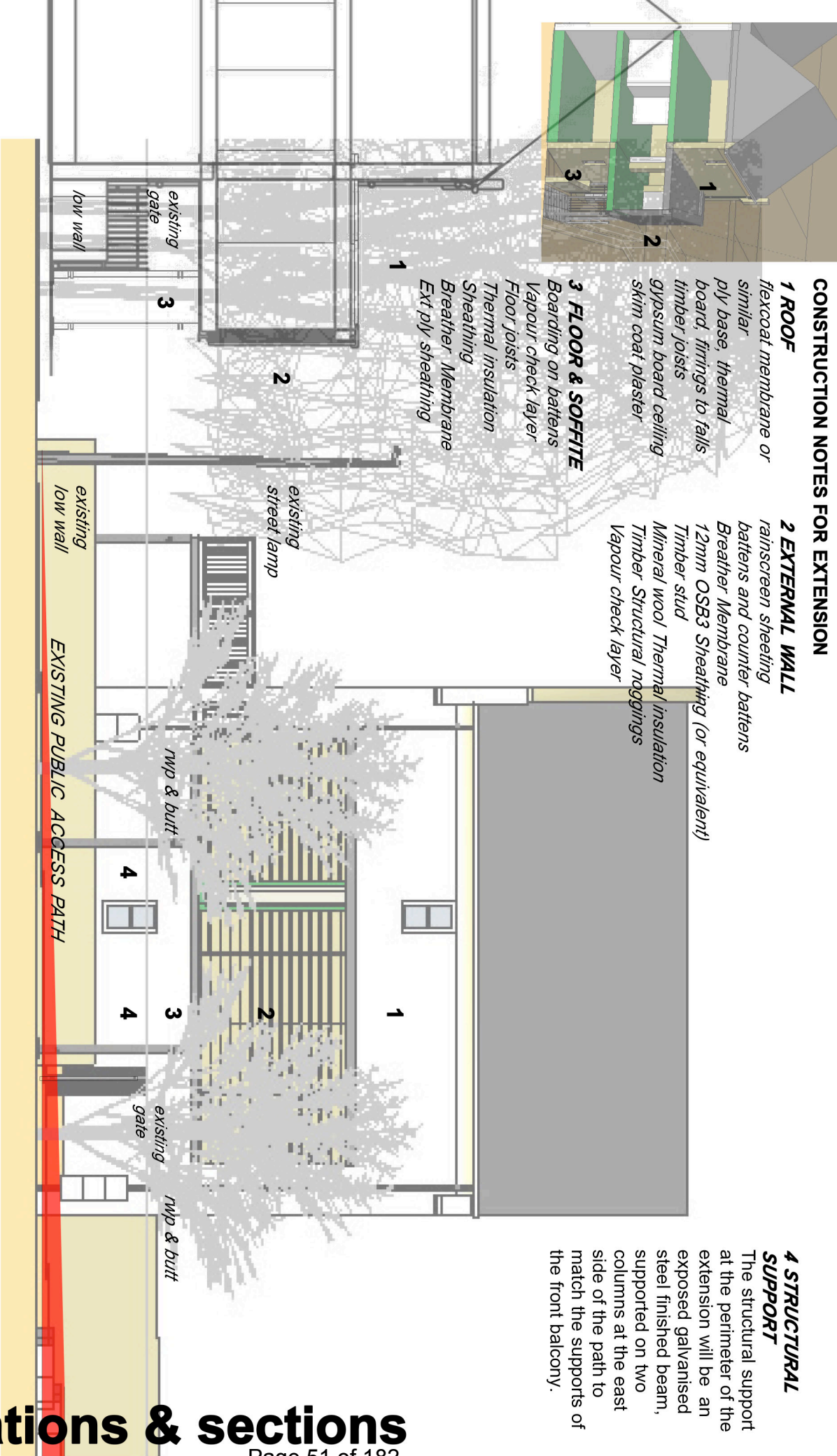
rainscreen sheeting
battens and counter battens
Breather Membrane
12mm OSB3 Sheathing (or equivalent)
Timber stud
Mineral wool Thermal insulation
Timber Structural noggings
Vapour check layer

3 FLOOR & SOFFITE

Boarding on battens
Vapour check layer
Floor joists
Thermal insulation
Sheathing
Breather Membrane
Ext ply sheathing

4 STRUCTURAL SUPPORT

The structural support at the perimeter of the extension will be an exposed galvanised steel finished beam, supported on two columns at the east side of the path to match the supports of the front balcony.

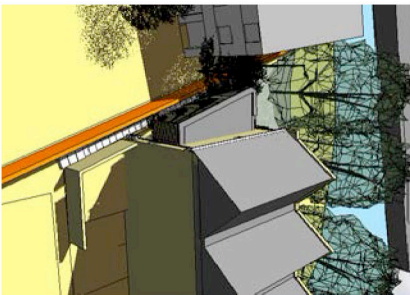
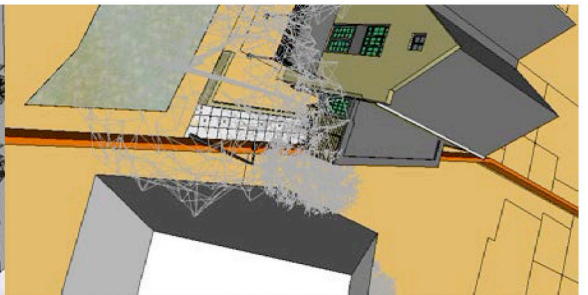
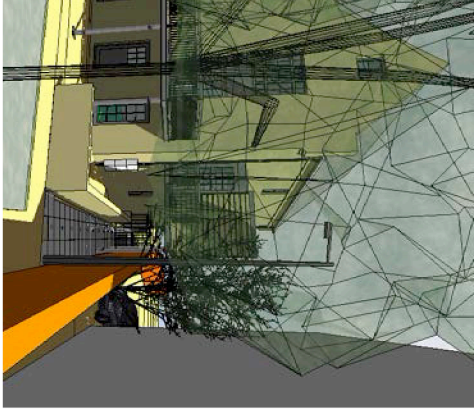


CROSS SECTION

SE ELEVATION



1:100 @ A4 scale of metres



The addition does not really impact on any view of public significance - certainly not from the Riverside Walk nor the opposite bank.

From approach to houses on the adjoining Indigo Yard, the impact is small and will add some interest to a bland gable.

To soften the aspect at close range, the cladding material has been changed from metal to timber/thermawood and profiled to give greater texture than the previous metal proposed.

The trees shown exist and are approximately correct as to placing and size.

6

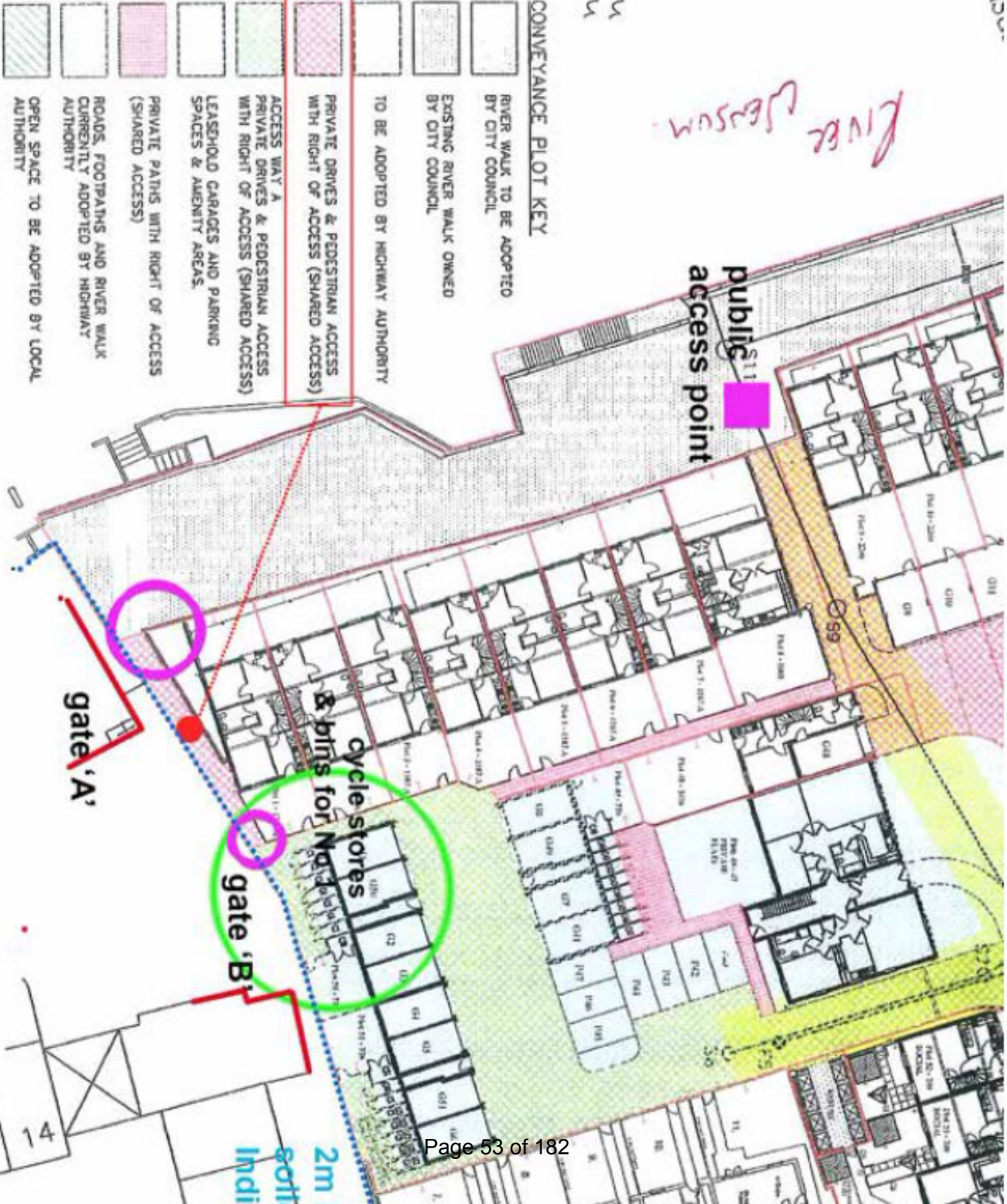
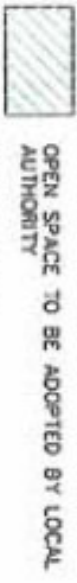
additional studies

Live Mason

public
access point

CONVEYANCE PLOT KEY

- OPEN SPACE TO BE ADOPTED BY LOCAL AUTHORITY
- ROADS, FOOTPATHS AND RIVER WALK CURRENTLY ADOPTED BY HIGHWAY AUTHORITY
- PRIVATE PATHS WITH RIGHT OF ACCESS (SHARED ACCESS)
- LEASEHOLD GARAGES AND PARKING SPACES & AMENITY AREAS.
- ACCESS WAY A PRIVATE DRIVES & PEDESTRIAN ACCESS WITH RIGHT OF ACCESS (SHARED ACCESS)
- PRIVATE DRIVES & PEDESTRIAN ACCESS WITH RIGHT OF ACCESS (SHARED ACCESS)
- TO BE ADOPTED BY HIGHWAY AUTHORITY
- EXISTING RIVER WALK OWNED BY CITY COUNCIL
- RIVER WALK TO BE ADOPTED BY CITY COUNCIL





Report to

Planning applications committee

Item

26 March 2015

Report of

Head of planning services

Subject

Application no 14/01615/FT -
Telecommunications mast in front of 47 -
69 Newmarket Road, Norwich

Reason for referral

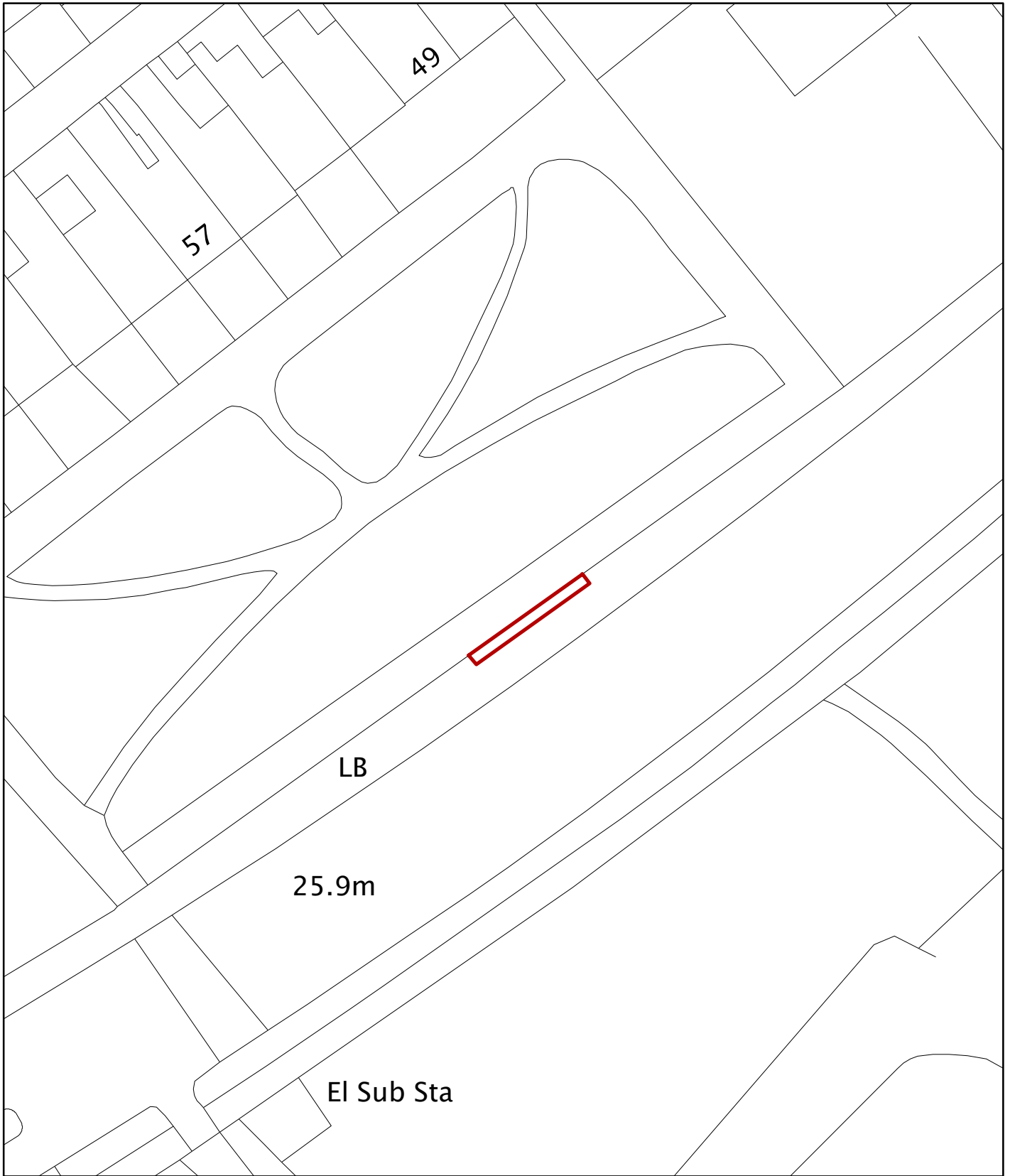
Objection

4(B)

Ward:	Town Close
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal			
Replacement of existing 11m telegraph pole supporting 3 No. antenna with 12.5m pole supporting 6 No. antennas. Installation of replacement cabinet and 1 No. additional ground based cabinet plus ancillary development thereto.			
Representations			
	Object	Comment	Support
Original scheme	10 (from 8 individuals)		
Amended scheme	5 (from 5 individuals)		

Main issues	Key considerations
1 Principle of development	Compliance with DM10; health concerns.
2 Design and heritage	Design of new equipment; impact upon conservation area, street scene and listed buildings.
3 Amenity	Noise
Expiry date	26 December 2014 extended to 06 March 2015
Recommendation	Approve



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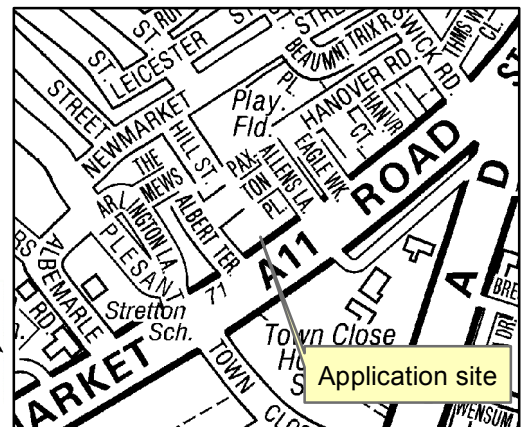
Planning Application No 14/01615/FT
 Site Address Telecommunications mast
 in front of 47-69 Newmarket Road

Scale 1:500



NORWICH
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PLANNING SERVICES



The site and surroundings

1. The site is on the north side of Newmarket Road fronting numbers 47 to 69. The proposed replacement base station sits on the pavement in front of the small wooded area that creates a ~30m buffer between the terrace and the main road. The actual distance from the front elevation of the terraces to the proposed mast is ~43m.

Constraints

2. The site is within the Newmarket Road conservation area. The entire row of properties it sits in front of (47-69) is grade II listed. Either side of this 45 and 71, as well as numerous others surrounding, are also grade II listed and are closer to the highway (~15 to 25m) than the 43m for the terrace.
3. Town Close House Preparatory School sits opposite the site ~120m to the south east. There are a number of mature trees adjacent to the existing and proposed masts and the site is within a critical drainage catchment.

Relevant planning history

4.

Ref	Proposal	Decision	Date
08/01055/FT	The installation of a 10 metre imitation 'telegraph pole' incorporating 3 No. antennas, an equipment cabinet at ground level and ancillary development.	Refused Allowed on Appeal (3 rd July 2009)	18/11/2008
11/00583/FT	Removal of existing 10m high replica telegraph pole and the installation of a 15m slimline wood clad monopole supporting 6 No. antennas (3 x 2G/3G for Vodafone and 3 x 3G for O2 and 1 No. additional equipment cabinet) and all ancillary development.	Refused	27/05/2011

The proposal

5. The applicant seeks to remove the existing 10m high 'mock telegraph pole' mast (11.4m including antennas within shroud at top of pole) and the associated equipment cabinet (1.95m high, 1.3m wide and 0.8m deep). In the same position as the existing pole, a new 12.5m high pole 'Pandora' mast (total height including antennas) is proposed. Two equipment cabinets, each measuring 1.6m tall by 1.9m wide by 0.6m deep are proposed either side.

6. The proposal has been revised, with the originally advertised application showing the same proposal but with the cabinets in different places and the mast positioned 15m north west of the existing mock telegraph pole mast.
7. A pre-application enquiry was submitted with the response advising against its position 15m north of the current mast.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 10 letters of representation from 8 individuals have been received with respects the originally advertised proposal. Following re-consultation [ending 19 Mach 2015] on the current position (in the same position as the existing mast), 5 letters of representation from 5 individuals the 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
Object to additional visual clutter on pavement including potential for worsening of graffiti, fly-posting and drinking.	Design and heritage – see main issue 2. Graffiti – see paragraph 48. Antisocial behaviour – see paragraph 48
Noise from existing cabinet especially bad in morning. No mention of issue in proposal. There should be a decibel limit on the new box.	Noise and disturbance – see main issue 3.
Affects a conservation area; adjacent row is statutory listed. Newmarket Road is the finest approach to Norwich but blighted by existing signs and paraphernalia. Proposal would worsen clutter.	Design and heritage – see main issue 2.
Present mast reaches the end of the tree canopy. Proposed mast will be over 1m higher, obtruding that much over the canopy. Will be more visible from terrace and will impact enjoyment of area.	Design and heritage – see main issue 2.
Proposal inconsistent with special status of area. Fails to be as aesthetically sympathetic and least intrusive as possible. Optimum position would be where existing mast is; existing cabinet is an eyesore due to graffiti and lack of maintenance.	Design and heritage – see main issue 2. Graffiti – see paragraph 48
Extremely concerned about long-term health	Health – see main issue 1.

for occupants and visitors.	
<p>Councillor objection:</p> <p>Cutting back/thinning of trees in front of 47-69 Newmarket Road coupled with increase in height and more prominent position mean reasons for allowing previous appeal no longer apply.</p> <p>Further unacceptable clutter by cabinets impacts the street scene and conservation area. Graffiti issue will be exacerbated.</p> <p>Will a noise impact be carried out on the new units? Will constant nature of the noise be considered?</p>	<p>.</p> <p>The only recent permissions for tree works relate to a sycamore and cypress set back from the Newmarket Road boundary (14/01274/TCA).</p> <p>Design and heritage – see main issue 2</p> <p>Noise and disturbance – see main issue 3.</p>
One note about public consultation	This particular neighbour was sent a letter for the previous application and so a consultation for this proposal was subsequently sent.
Following re-consultation:	
<p>The existing site now opted for is more preferable. Two outstanding issues:</p> <p>For reasons of symmetry replacement cabinets should be equidistant from pole (by one cabinet occupying space of existing)</p> <p>Painting the new pole brown is neither desirable nor necessary. Should be same green as cabinets or silver like adjacent lamp.</p>	Design – see main issue 2.
Continue to object: visual impact from higher mast and additional clutter at pavement level.	Design and heritage – see main issue 2.
<p>If approved despite its clear detrimental impact on conservation area, issues raised with detail:</p> <p>Existing wooden mast partially blends in and new metal mast should be wood effect finish. Hideousness of mast further up Newmarket Road is an example of how intrusive they can be.</p> <p>It should be ascertained whether there is no viable alternative to size and number of</p>	<p>Design and heritage – see main issue 2.</p> <p>The need for the size and number of cabinets is addressed in the main issue 2.</p> <p>Noise and disturbance – see main issue 3.</p>

cabinets.	
Previous concerns not addressed. Design continues to impact special nature of conservation area. Will be visible from terrace and affect resident and visitor amenity. Graffiti and potential health risks. Will affect property value.	Design and heritage – see main issue 2. Graffiti – see paragraph 48 Health – see main issue 1. Impact on property values is not a material planning consideration.
Noise from cabinets is an issue; acoustic information requested.	Specification has since been submitted and forwarded on. Noise and disturbance – see main issue 3.
Following receipt of cabinet specification on 13 March 2015:	
Although revised mast position is an improvement, cabinet is a big, ugly, noisy, beast of a thing as far as I can see and something which can only detract from the 'streetscape' not to mention provide additional noise pollution.	Design and heritage – see main issue 2. Noise and disturbance – see main issue 3.

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.

Design and conservation

10. *NB. These comments were made prior to the amendments and so refer to the original position of the mast and cabinets, but with this in mind the comments are still relevant.*
11. Only glimpsed views of the mast will be seen from the listed buildings and there are no inward views of the building from the highway o their setting is largely unaffected. The primary impact and levels of less than substantial harm will be had on the conservation area and views up and down Newmarket Road. There is already a considerable amount of street furniture along the road, especially in this particular location.
12. The two cabinets, while replacing a taller one, will result in an increase of already cluttered communications boxes and units which are out of character with the existing conservation area. While the mast is a possible visual issue and could constitute a negative structure within the conservation area, the same can be said for the impact of the cabinets.

13. The mast in its new position is less screened and needs justification [*NB. this position has since been changed*]. If approval is granted solutions should be looked at to reduce the amount of cabinets, reducing the amount of clutter and impact upon conservation area.

Environmental protection

14. Without the final specification and details of position etc. it is difficult to comment. However, I am aware that some street cabinets are constructed with sound attenuation systems built in (the green BT type often are, though they are perhaps a bit more bulky). Therefore, it is likely that something could be done if there is concern regarding the noise from the installation.

15. **Following submission of cabinet specification:**

From the spec sheet, the fan noise is given as 72dB at 1m within an anechoic chamber (i.e. no other noise sources influencing the measurement). Whilst this figure is higher than I expected, the resultant sound pressure level at 40m would be 40dB. This is likely to be below or very close to the night time background noise level at this location (based on historical measurements taken on Ipswich Rd). Given the above, it may be just possible to hear the unit under certain conditions.

I note that the unit does not appear to have any sound insulation or silencers on the air ducts, which would be beneficial (if available). However, if there are no other unit types available, a wall of the same height to the rear and sides would likely achieve inaudibility at the dwellings to the rear.

Tree protection officer

16. Previous comments on 08/01055/FT regarding National Joint Utilities Group No.4 (NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees) still apply, i.e. providing done in accordance with this there are no immediate concerns. When asked, the tree officer was of the opinion a mast of this height would be feasible in it the position of the existing mast.

Assessment of planning considerations

Relevant development plan policies

17. **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
 - JCS5 The economy
 - JCS6 Access and transportation
18. **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

- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM10 Supporting the delivery of communications infrastructure
- DM11 Protecting against environmental hazards
- DM30 Access and highway safety

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF5 Supporting high quality communications infrastructure
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

20. 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

21. Key policies and NPPF paragraphs – DM10, NPPF paragraphs 42-46.
22. The principle of this site being used as telecommunication base station (i.e. mast and cabinets) is accepted by the Planning Inspectorate's decision on the 3 July 2009 which allowed the current installation.
23. This proposal exceeds the limitations set out in Part 24 of the General Permitted Development Order and so requires full planning permission. Proposals for the provision, upgrading and enhancement of telecommunication networks such as this are encouraged and accepted by DM10 where:
- (a) there is no unacceptable impact on the character and appearance of the area, on residential amenity or on the safe and satisfactory functioning of highways
 - (b) the proposal can be accommodated as a shared facility with existing infrastructure unless it can be demonstrated that this would result in unacceptable visual or environmental impacts which would outweigh the advantages of sharing;

- (c) it can be demonstrated that there will be no significant and irremediable interference with electrical equipment, air traffic services or instrumentation operated in the national interest; and
 - (d) all reasonably practicable steps are taken to minimise adverse visual impact; and
 - (e) the proposal is certified to be in conformity with the latest national guidelines on radiation protection. This will include consideration of both individual and cumulative effects of the apparatus having regard to any other significant electromagnetic field generators in the locality.
24. In addition, where the proposal affects designated or locally identified heritage assets or natural assets such as an SSSI or open space, the proposal will be accepted where it is designed and sited to be as unobtrusive as reasonably practical or where other mitigating benefits can be demonstrated to outweigh the impact. For the purposes of this policy the proposal does not affect any designated natural assets. The impact on designated heritage assets is assessed in main issue 2.
25. The footpath affected is relatively wide (4.5m) and there are no unacceptable impacts for the satisfactory functioning on the highway. Subject to condition, the amenity issues are considered to be acceptable as addressed in main issue 3 and there are no concerns for significant interference as per (c).
26. An operator declaration has been submitted which demonstrates that when operational the proposal will conform to ICNIRP (International Commission on non-ionising radiation protection) guidelines, taking into account all radio base stations present at, or near, the site. While perception of health risks can be a material consideration, given the ICNIRP declaration has been submitted there is no evidence to suggest there are any outstanding risks to health that could substantiate a refusal. This is the approach supported by national policy (paragraph 46 of the NPPF).
27. The proposed development would involve the sharing of a site by two different operators (Telefonica and Vodafone), reducing the need to find an alternative base station, as encouraged by statement 5 of the NPPF. As the proposal is considered to comply with the other criteria, the main question on the acceptability of this proposal is whether or not it has an satisfactory impact upon the character and appearance of the area (DM10 criteria a, b and d). This is explored in more detail in main issue 2 below. As raised by neighbours, also of concern are the implications for neighbouring amenity as per DM10 criterion (a), addressed in main issue 3.

Main issue 2: Design and Heritage

28. Design key policies and NPPF paragraphs – JCS2, DM3, DM10, NPPF paragraphs 9, 17, 56 and 60-66. Heritage key policies and NPPF paragraphs – DM9, DM10 NPPF paragraphs 128-141.
29. The design assessment can be split into two sections, the mast itself and the cabinets, with subsequently an evaluation of their impact on the various heritage assets.

Mast

30. The existing mast, allowed on appeal, is designed to appear as a telegraph pole and does a good job of assimilating into the street scene. Another important aspect of this relative inconspicuousness is its position against mature trees. When applied for originally in October 2014 the position of the enlarged pole 15m east of the existing one meant there was much less tree coverage. The additional 2.12m and lack of mock telegraph pole design exacerbated the visual intrusion this proposal had and it was made clear to the applicant's agent that this would not be approved.
31. The agent was encouraged to reuse the existing position of the pole and the significant delay in finding this current solution is due to their concerns about feasibility, for instance in removing the foundations. A subsequent amendment positioned the new pole in-line with the existing, but 0.9m closer to the road. This was rejected given its prominence in views approaching either way on Newmarket Road and two months later revised plans showing the current layout were submitted and consulted on.
32. Despite its design deviating from the mock telegraph pole, the proposed 'Pandora' pole has a similar diameter (0.35m compared to the telegraph's 0.3m) up until the ~9m mark where the diameter increases to 0.45m. This wider shroud on the tallest 3.42m section of the pole is necessary to house the 4G antennas (which are wider than 3G antennas) and also to include the 'MORAN' technology required to allow shared use of the site. This approach is a better solution for the street level impact than having a consistently wider pole for its entire height. Given this shape the mock telegraph pole design would not work.
33. While the visual impact of the proposed pole will be more significant than the existing mock telegraph pole, the degree of additional visual harm it causes is relatively low. When the trees are in-leaf, a similar conclusion to that of the Inspector can be reached: that its slim profile would have a similar impact to that of the streetlights against a backdrop of high mature trees. When the trees are not in-leaf the number of branches either side will still provide an adequate backdrop and the pole will still be read as an item of street furniture not uncommon for its setting. Thought has been given to the colour of the pole and Olive Drab (RAL 6022) is considered the most appropriate means on blending in with its backdrop. In this position with these measures there are no outstanding concerns that the pole will appear overly prominent within the street scene.

Cabinets

34. The operator seeks to remove the existing tall cabinet and put two new 'Hercules' enclosure cabinets either side of the pole. The existing radio base station cabinet directly north east of the pole is to remain, leaving a total of three cabinets and a smaller meter pillar. The cabinet being removed is of substantial size in its height, width and depth. At street level its scale is fairly imposing and although the two replacements are wider (1.9m instead of 1.3m), the reduction in height is welcomed (1.6m instead of 2m). The reduction in depth of the cabinets (0.6m instead of 0.8m) alongside them being set back closer to the hedge (0.8m from front face instead of 1.2m) should reduce the sense of imposition that the overly tall and deep cabinet currently has.

35. That being said it would be misleading to suggest that there was not an element of visual clutter as a result of an additional cabinet within this 11m stretch. There is some harm caused by the cumulative impact but it is important to note that the reason for the additional cabinet is as a result from two operators sharing the site. This approach is supported by local and national policy in order to prevent an unnecessary proliferation of additional base stations in the area.
36. As identified in the applicant's appeal statement and the Inspector's decision for 08/01055/FT, the surrounding area is constrained in terms of availability and for technical and amenity reasons. There is no reason to doubt that this is still relevant given the high number of statutory listed buildings along Newmarket Road. The presence of an existing base station and other street furniture here means this is the most suitable site and some weight can be attached to this position when assessing whether the harm of the cabinets is tolerable.
37. It is worth noting it is not the local planning authority's role to question the need for equipment such as this (NPPF paragraph 46). The agent's justification states 'the additional ground based equipment cabinets are the most minimal available in size and quantity'. Attempts were made early during the process to reduce the number of cabinets which is not possible due to the need to house the operator's MORAN equipment required for sharing the site.
38. In assessing the visual appearance of the cabinets themselves, the size and position of the specified cabinet is clearly an improvement over the one being removed. Although there are two, the height does not exceed that of the established evergreen hedge which already provides a decent backdrop for the green cabinets (Fir Green – RAL 6009). This will help to assimilate the cabinets within the street scene, particularly in longer views. With this and the site-sharing justification in mind, the scale, design, number and layout of the cabinets is considered acceptable. An assessment of the heritage impact of both aspects of the development is explored in further detail below.

Impact upon heritage assets

39. Given the distance, the substantial soft landscaping buffer and the existing street lamps, there are no unacceptable impacts upon the setting of the nearby listed buildings. This is made with special regard being given to the desirability of preserving the special architectural and historic interest which the nearby listed buildings have, in line with the requirements of S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
40. As the development affects a conservation area, as per S72(1) of the same Act, 'special attention shall be made to the desirability of preserving or enhancing the character or appearance of that area'. Although there is no appraisal of the Newmarket Road conservation area presently, desk-based study and a site visit can provide an adequate understanding of the character of this particular part of the conservation area and the impact this development will have. Newmarket Road is a relatively wide main road entry into Norwich with a high number of mature trees lining it. Fairly large properties are set back from the road on both sides within relatively generous plots, the accesses to which interrupt generally low boundary walls, which are a consistent feature particularly on the north side of the road. One of the defining characteristics is the almost continuous line of trees which provide an effective visual barrier to much of the built environment behind, the majority of

which are either locally or statutory listed houses. The immediate environment surrounding the application site is no different and as a main A-road into the city the presence of street furniture is common and to be expected. Aside from the two existing cabinets, the pillar box, the streetlamps and the mock telegraph mast, within 15m of the site there is a bus stop, post-box, bin and an additional utilities cabinet clustered together to the south west. It is also noted that the footpath on the affected north side of Newmarket Road is particularly wide (~4.5m), allowing some breathing space for the fairly high number of items of street furniture here.

41. Upon visiting the site it is clear that both the mast and the cabinets would not be alien features within an area already featuring similar street furniture. As discussed above, the mast in particular is more visible than the existing one but it is positioned to sufficiently blend into the street scene in the majority of views. During winter its visibility will increase, but in most views the heavily treed backdrop continues to reduce this prominence, particularly in longer views. Despite this in some views the visibility of the mast will cause some less than substantial harm to the character of the conservation area.
42. The cabinets also cause less than substantial harm to the character of the conservation area through visual cluttering, but their scale and appropriate colour against the backdrop of the hedge means it is a fairly localised impact. The less than substantial harm caused for both aspects of the development is not considered to undermine the significance or character of wider conservation area to the degree that could substantiate refusal, particularly as the reason for the additional cabinet and larger shroud is so that two operators can share a 4G base station. This and the public benefits from providing up-to-date and fit for purpose communications infrastructure is considered to outweigh the less than substantial harm identified. In summary, there are no unacceptable impacts for the character of appearance of the area and all reasonably practical steps have been taken to minimise any adverse visual impacts. The development is therefore considered to comply with DM3, DM9 and DM10.

Main issue 3: Amenity

43. Key policies and NPPF paragraphs – DM2, DM10, DM11, NPPF paragraphs 9 and 17.
44. With the distances involved there are no direct amenity implications through overshadowing, loss of light or outlook. The main amenity concern raised by neighbours is the potential noise from the proposed cabinets due to the noise a number of residents have identified as emanating from those in-situ. Upon visiting the site the larger cabinet does make an audible hum but it did not appear to be one that would constitute an amenity concern given its position on the busy Newmarket Road. It should be noted that this visit was during the day and at least one neighbour letter mentions the noise is most obtrusive at night.
45. A specification of the proposed cabinet has been provided which specifies the noise from its fans. Environmental Protection have said although the figure is higher than would be expected from a street cabinet, the resultant sound pressure level at 40m, around the point of the row of properties, would be 40dB. This is likely to be below or very close to the night time background noise level at this location (based on historical measurements taken on Ipswich Road). Given the above, it may be just

possible to hear the unit under certain conditions. Although Environmental Protection suggested either sound insulation or silencers to the air ducts, the agent has indicated these options are not available and the larger alternative cabinet produces the same levels of noise. The remaining solution is to erect a retaining wall of the same height to the sides and rears which would more than likely make the noise inaudible. The adverse effect this would have on the street scene and character of the conservation area outweighs the marginal benefits that a retaining wall would have and so is not recommended.

46. Given the presence of the existing audible cabinet and the distances between the cabinets and the residential properties (~42m), the two new cabinets are not likely to give rise to significant levels of noise above that of the typical background levels, at least not to the degree which may constitute a disturbance that would warrant a refusal. There are no outstanding with respects this matter and the development is considered to comply with the objectives of DM2, DM10 and DM11.

Compliance with other relevant development plan policies

47. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The majority are irrelevant for a development of this type. The table below indicates the outcome of the officer assessment in relation to the one remaining relevant matter.

Requirement	Relevant policy	Compliance
Sustainable urban drainage	DM5	Not applicable. While within a critical drainage catchment, the overall increase in footprint is approximately 1m² and this does not warrant any mitigation measures even if they were practical.

Other matters

48. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
- **Trees** – providing done in accordance with National Joint Utilities Group No.4 there are no concerns for the health of trees and the development complies with DM7.
 - **Graffiti** – The existing cabinets do have an issue with fly-postering and graffiti, as do many items of street furniture around the city. The presence of an additional cabinet may or may not attract similar issues. Graffiti does cause harm to the visual amenity of the area but it should be remembered that many items of street furniture can be installed without planning permission, including a number of cabinets along Newmarket Road, eliminating what negligible control planning has over the matter. The responsibility to remove the graffiti remains with the operator of the site and the agent has provided an email address for residents to report graffiti – CTIL.Estate.General@ctil.co.uk

- **Antisocial behaviour** – there is no evidence to suggest an additional cabinet would increase the instances of on-street drinking.

Equalities and diversity issues

49. There are no significant equality or diversity issues.

Local finance considerations

50. 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.
51. In this case local finance considerations are not considered to be material to the case.

Conclusion

52. While the development will result in some visual harm to the street scene and character of the conservation area, the extent of the harm is relatively localised and partially justified by the fact that the site is being shared by two operators. This negates the need to find an alternative site for a base station, which itself is likely to cause some harm to heritage assets given the character of the surrounding area. The less than substantial harm that cannot be further mitigated is considered to be outweighed by the public benefits of enhanced mobile telecommunication coverage.
53. Although there are some concerns for noise, given the context and the distances involved between the cabinets and dwellings, the proposal raises no significant concerns for the living conditions of any neighbouring residents. As there are no other outstanding concerns 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. 14/01615/FT – Telecommunications mast in front of 47 - 69 Newmarket Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Works done in accordance with National Joint Utilities Group No.4;
4. Mast to be finished in colour Olive Drab (RAL 6022);
5. Cabinets to be finished in Fir Green (RAL 6009).

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national

planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE

N.G.R. E: 822249 N: 307465

CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
TRAVELLING SOUTH ON THE A1(M1) TOWARDS
NEWARK. AFTER PASSING BARNSDALE BAR
SERVICE AREA, AT RED HOUSE JUNCTION
CONTINUE FORWARD ONTO A1(M). AT
JUNCTION 34 CONTINUE FORWARD ONTO THE
A1. APPROX. 14 MILES AFTER RETFORD
MARKHAM MOOR SERVICES, BRANCH LEFT
THEN AT ROUNDABOUT TAKE 3RD EXIT ONTO
A17. AT ROUNDABOUT TAKE 1ST EXIT ONTO
A17. AT ROUNDABOUT TAKE 2ND EXIT ONTO
A17. CONTINUE ON THE A17 FOR 45 MILES
THEN AT ROUNDABOUT TAKE 2ND EXIT ONTO
A47. KEEP IN RIGHT HAND LANE AND
CONTINUE FORWARD. NORWICH. CONTINUE ON
THE A45 FOR APPROX. 35 MILES THEN AT
ROUNDABOUT TAKE 2ND EXIT ONTO A47.
NORWICH. GREAT YARMOUTH. BRANCH LEFT.
THEN AT ROUNDABOUT TAKE 2ND EXIT ONTO
A11. AFTER THORNTON SERVICES AND AT
ROUNDABOUT TAKE 2ND EXIT ONTO A11.
ROUNDABOUT TAKE 2ND EXIT ONTO A11.
APRINE ON NEWARK ROAD AND SITE IS ON
THE LEFT. HAND SIDE JUST AFTER JUNCTION
WITH ALBERT TERRACE.

NOTES:

REV

A. Issued for Approval

SPD MS

07/03/14

BY CH

DATE

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telecom

Oldham, Old 987
1000 Oldham Road
Oldham, Greater Manchester
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CTIL - BEACON

Cell Name

NEWMARKET ROAD SW

Cell ID No

TEF VF

117348 045292 49974

Site Address / Contact Details

NEWMARKET ROAD
NORWICH
NORFOLK
NR2 2HN

Drawing Title:

SITE LOCATION MAPS

Purpose of Issue:

PLANNING

Drawing Number:

100

Surveyed By:

MS

Original Sheet Size:

A3

Drawn:

SPD

Date:

07/03/14

Checked:

BN

Date:

07/03/14

Pack Issue:

E

SITE LOCATION

DETAILED SITE LOCATION

(Scale 1:1250)

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SITE LOCATION

SITE LOCATION

(Scale 1:50000)

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SITE PHOTOGRAPH

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
Designed in accordance with CTIL document: SDN008

Page 70 of 182

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N.G.R

E: 622249

N: 307465

CONCESSION REQUIRED

NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	Issued for Approval	JP	JP	17/12/14
A		SPD	MS	07/03/14

CLARKE

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CTIL - BEACON

Cell Name

NEWMARKET ROAD SW

Cell ID No

VF

Cell ID No

117348

Cell ID No

49974

Site Address / Contact Details

NEWMARKET ROAD
NORWICH
NORFOLK
NR2 2JH

Drawing Title:

EXISTING SITE PLAN

Purpose of Issue:

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200

Surveyed By:

MS

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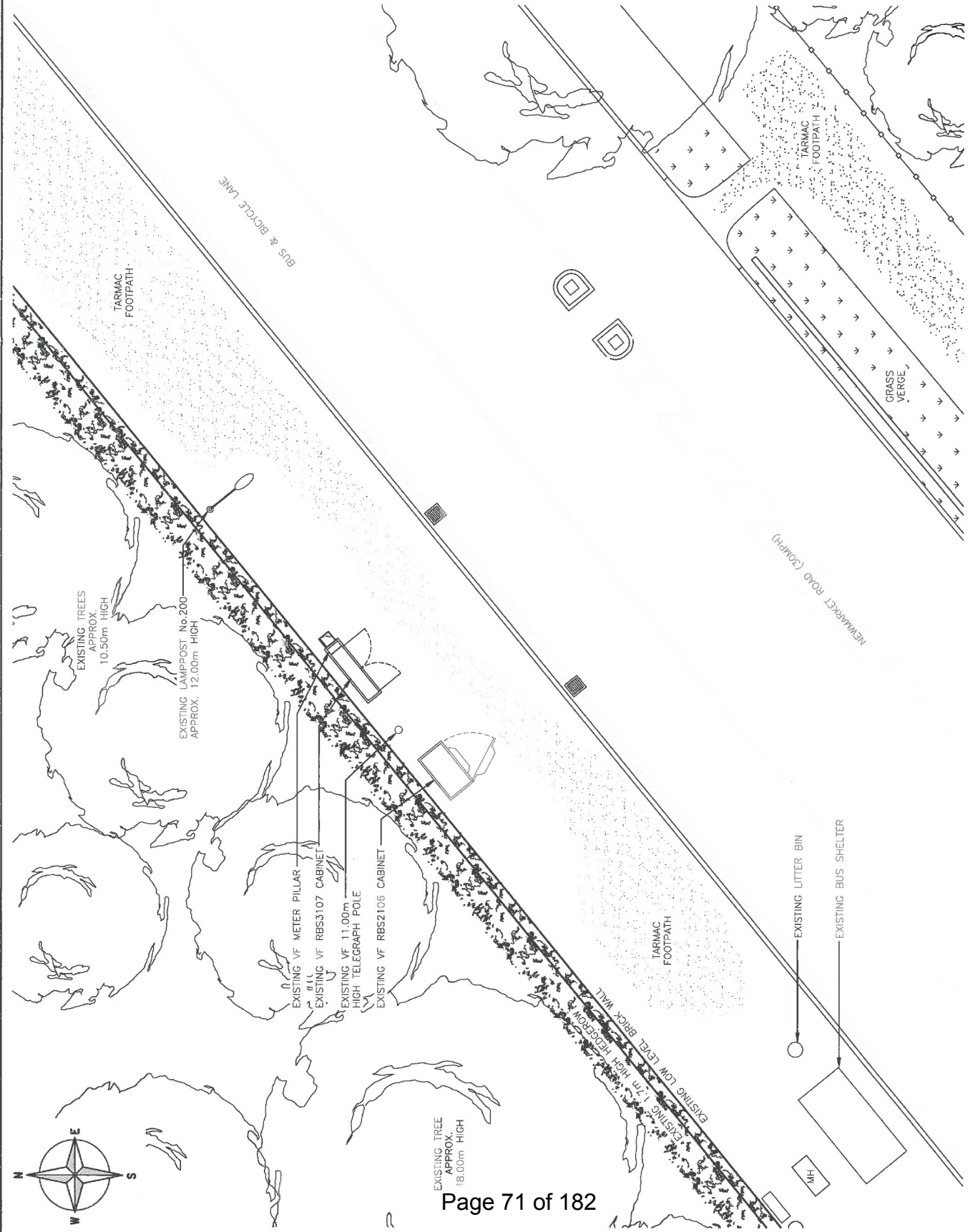
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Issue:

E



EXISTING SITE PLAN
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N.G.R E: 622249 N: 307465
CONCESSION REQUIRED NO
NOTES:

REV	MODIFICATION	BY	CH	DATE
E	Proposed Plan issued to existing site location	AP	IT	18.03.15
D	Drainage Corrected/ Site Layout Re-designed	AP	AP	17.12.14
C	Proposed Hercules cabinets	SPD	MS	21.10.14
B	Proposed scheme amended	SPD	MS	09.06.14
A	Issued for Approval	SPD	MS	07.03.14

Clarke
telecom

Prestington House, Seck Lane, Chiddingfold,
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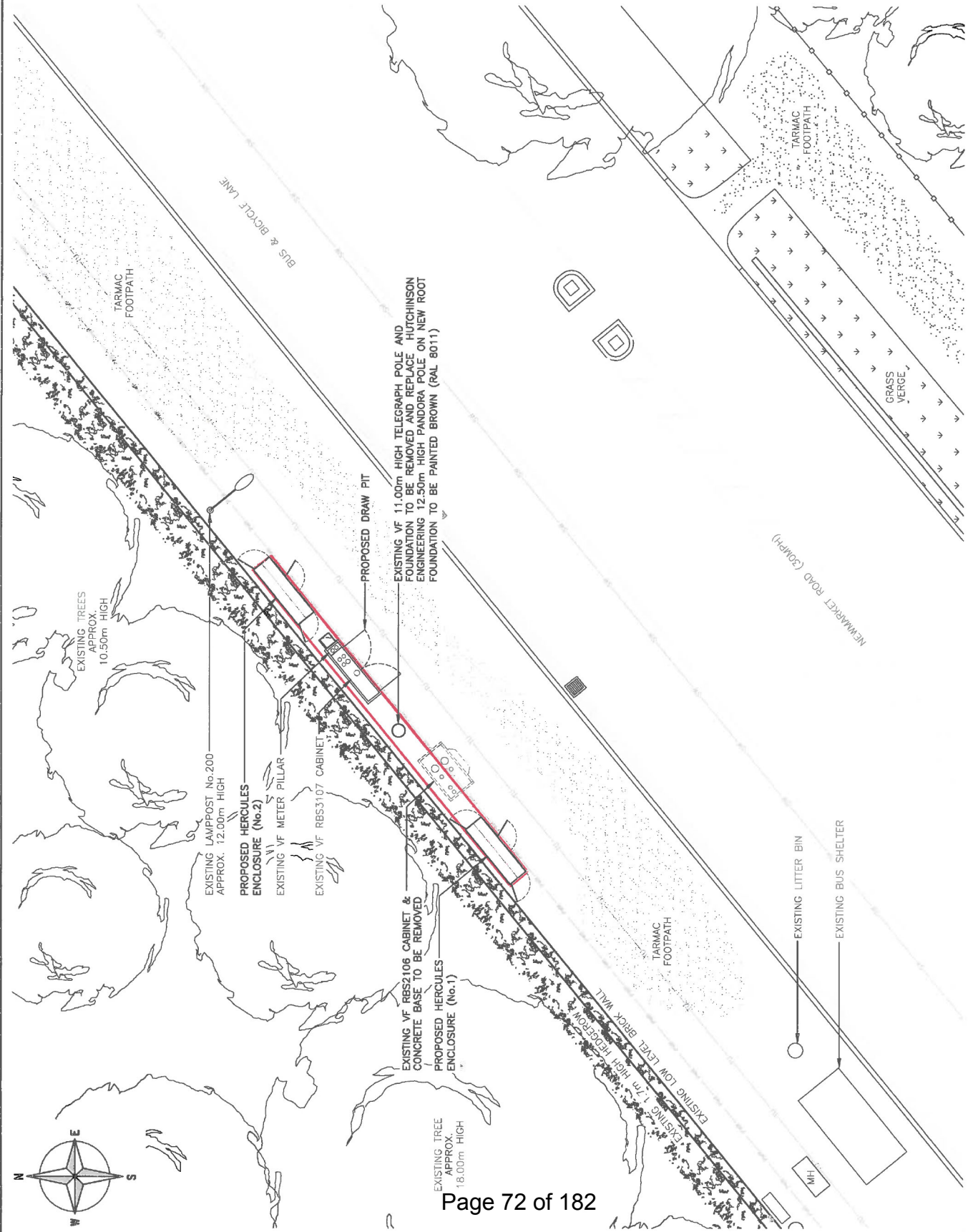
CTIL - BEACON

Cell Name	Opt
NEWMARKET ROAD SW	-

Cell ID No	VF
CTIL	TEF
117348	045292
	49974

Site Address / Contact Details
NEWMARKET ROAD
NORWICH
NORFOLK
NR2 2HN

Drawing Title: PROPOSED SITE PLAN
Purpose of Issue: PLANNING
Drawing Number: 201
Surveyed By: MS
Original Sheet Size: A3
Pick Issue: E
Drawn: SPD
Date: 07.03.14
Check: DH
Date: 07.03.14
Pick Issue: E



PROPOSED SITE PLAN
(1:100)

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N.G.R

E: 622249

N: 307465

CONCESSION REQUIRED

NO

NOTES:

D

Drawn

Corrections/Status Legend: Re-designed

AP

17/12/14

C

Checked

Hercules cabinets

SPD MS

21/10/14

B

Processed

scheme amended

SPD MS

09/03/14

A

Issued for approval

SPD MS

07/03/14

REV

MODIFICATION

BY

CH

DATE

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O₂

CTIL - BEACON

Cell Name

NEWMARKET ROAD SW

Opt

-

Cell ID No

VF

CTIL

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VF

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045292

49974

Site Address / Contact Details

NEWMARKET ROAD
NORWICH
NORFOLK
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Dwg Ref:

PLANNING

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MS

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Date:

07/03/14

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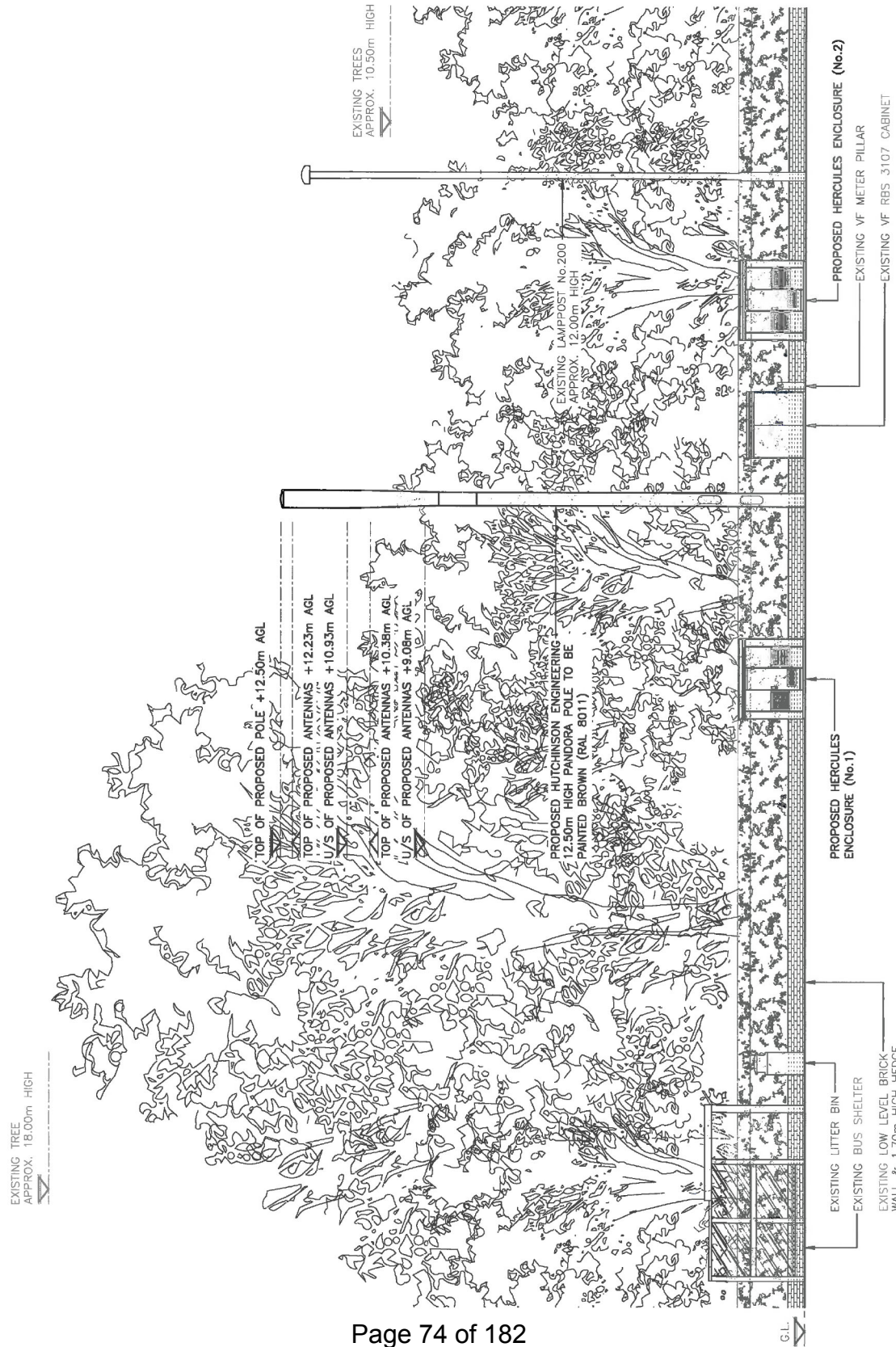
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Date:

07/03/14

Plot:

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HERCULES CABINET



ASD-263

SECTION 2- GENERAL DESCRIPTION

2.1 General

The Hercules is a triple compartment cabinet designed for use in the UK on cell site locations.

The compartments provide a secure weather protected (IP55) environment for the safe housing of the Radio and Comms equipment, PSU and Battery Backup. The cabinet life expectancy under normal atmospheric conditions is 20 years, subject to regular routine maintenance.

2.2 Quality Assurance

Alifabs aims to provide defect free goods and services to its customers, on time and to budget. The organisation operates a quality management system that has gained BS EN ISO 9001: 2000 certification.

2.3 Mechanical Information

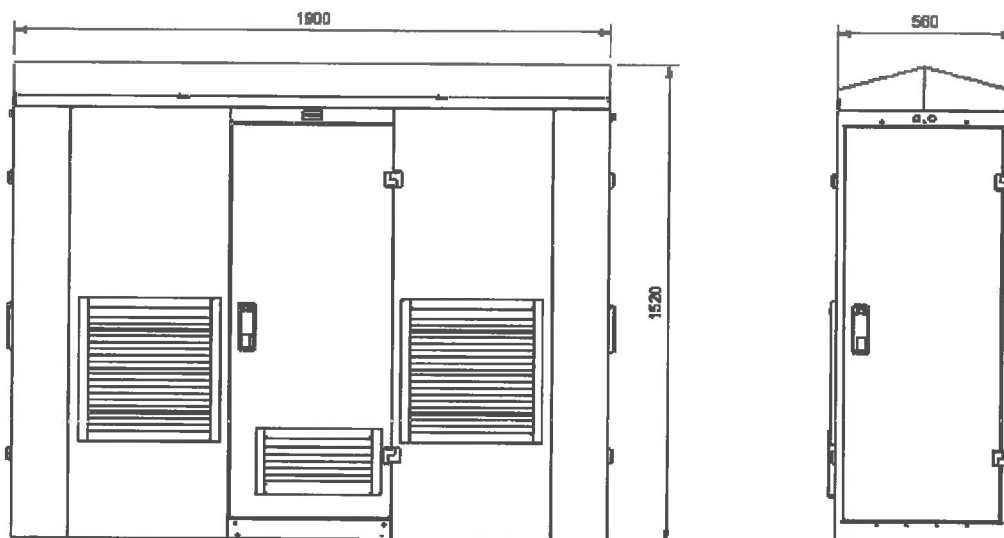
The cabinet is made to a sheet metal design, fabricated to create a single piece rigid carcass with three compartments and three doors. All doors are lockable using a bespoke locking mechanism and a standard lock.

2.4 Dimensions

The cabinet footprint is 1900mm wide and 560mm deep.

The overall height of the cabinet is 1520mm.

For weights see section 3.2 page 12.



2.5 Finish

All of the cabinet parts will be finished with polyester powder coat paint except where components are made from corrosion resistant self colour materials. See appendix 1 for paint specification.

2.6 Insulation

Insulation is provided around the thermally managed compartment. The Polyurethane based material provides a thermal resistance of 0.75m²-K/W. See appendix 2 for data sheet.

2.7 Ingress Protection

The cabinet has been designed to meet the requirements of ingress to IP55.

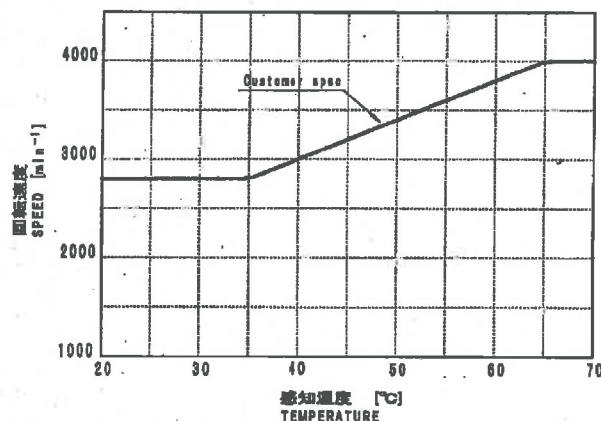
2.8 Lifting

The cabinet has been designed to be lifted by two detachable lifting lugs fitted to each end of the cabinet, at a high level. The cabinet has been designed to withstand the loads applied under lifting conditions using the two lifting eyes (Not supplied) attached to the cabinet. The all up lifting load should not exceed 400Kg. Lifting details are provided on a label adhered to the inside of the doors. See appendix 7 for lift diagram and label.

Appendix V

Fan details

項目 (Items)	説明 (Description)
モーターの種類 (Motor Type)	DCブラシレスモーター (DC Brushless Motor)
定格 (Rating)	
最高回転速度時 (At Max Speed Condition)	
定格時間 (Duty)	連続 (Continuous)
定格電圧 (Rating Voltage) [V]	48
使用電圧範囲 (Operating Voltage) [V]	30~60
始動電圧 (Starting Voltage) [V]	30
定格回転速度 ☆3☆4	標準値 (Average) 4000
(Speed) [min ⁻¹]	最小値 (Minimum) 3800
最大風量 ☆1☆4	標準値 (Average) 10.5
(Max Air Flow) [m ³ /min]	最小値 (Minimum) 10.0
最大静圧 ☆2☆4	標準値 (Average) 590
(Max Static Pressure) [Pa]	最小値 (Minimum) 535
定格電流 ☆3☆4	標準値 (Average) 1.52
(Current) [A]	最大値 (Maximum) 1.62
定格入力 ☆3☆4	標準値 (Average) 72.96
(Input Power) [W]	最大値 (Maximum) 77.76
騒音 (Acoustical Noise) [dB] ☆3☆4	72.0
※ 測定条件 (Measuring Conditions)	
1. 無障害室内で、かつ障害物のない大気中において測定する。 (Measurement with in anechoic test chamber under free air condition.) 2. 測定機は、モーターの吸込側より1mの距離に位置する。 (Microphone is placed at a distance of 1m on the axis of air intake side.) 3. 騒音値は18dB以下のこと。 (Chamber back ground noise max 18dB.) 4. 騒音は標準回転速度時。 (Acoustical noise at average speed.)	



感知温度 (Temperature) [°C]	-10~35	65~70
回転速度 (Speed) [min ⁻¹] ☆3	2800	4000
電流 (Current) [A] ☆3	0.64	1.52
入力 (Input Power) [W] ☆3	30.72	72.96
最大風量 (Max Air Flow) [m ³ /min] ☆1	7.5	10.5
最大静圧 (Max Static Pressure) [Pa] ☆2	280	590

※ オーバーライド番号

このファンにはオーバーライド番号(黄線)を掲載しております。
 黄線が浮いた状態では、ファンは通常の温度感知制御にて動作をします。
 黄線がGNDに接続した状態では、ファンは最高速(4000min⁻¹)で動作をします。

※ Override Signal

This fan has an Override Signal (yellow lead wire).
 If the Override Signal is floating then the fan is thermally controlled (normal).
 If the Override Signal is grounded (0V) then the fan goes to full speed (4000min⁻¹)

Report to Planning applications committee

Item

26 March 2015

Report of Head of planning services

Subject Applications nos 14/01604/F and 14/01605/L - The Cottage, 2 The Crescent, Chapel Field Road, Norwich NR2 1SA

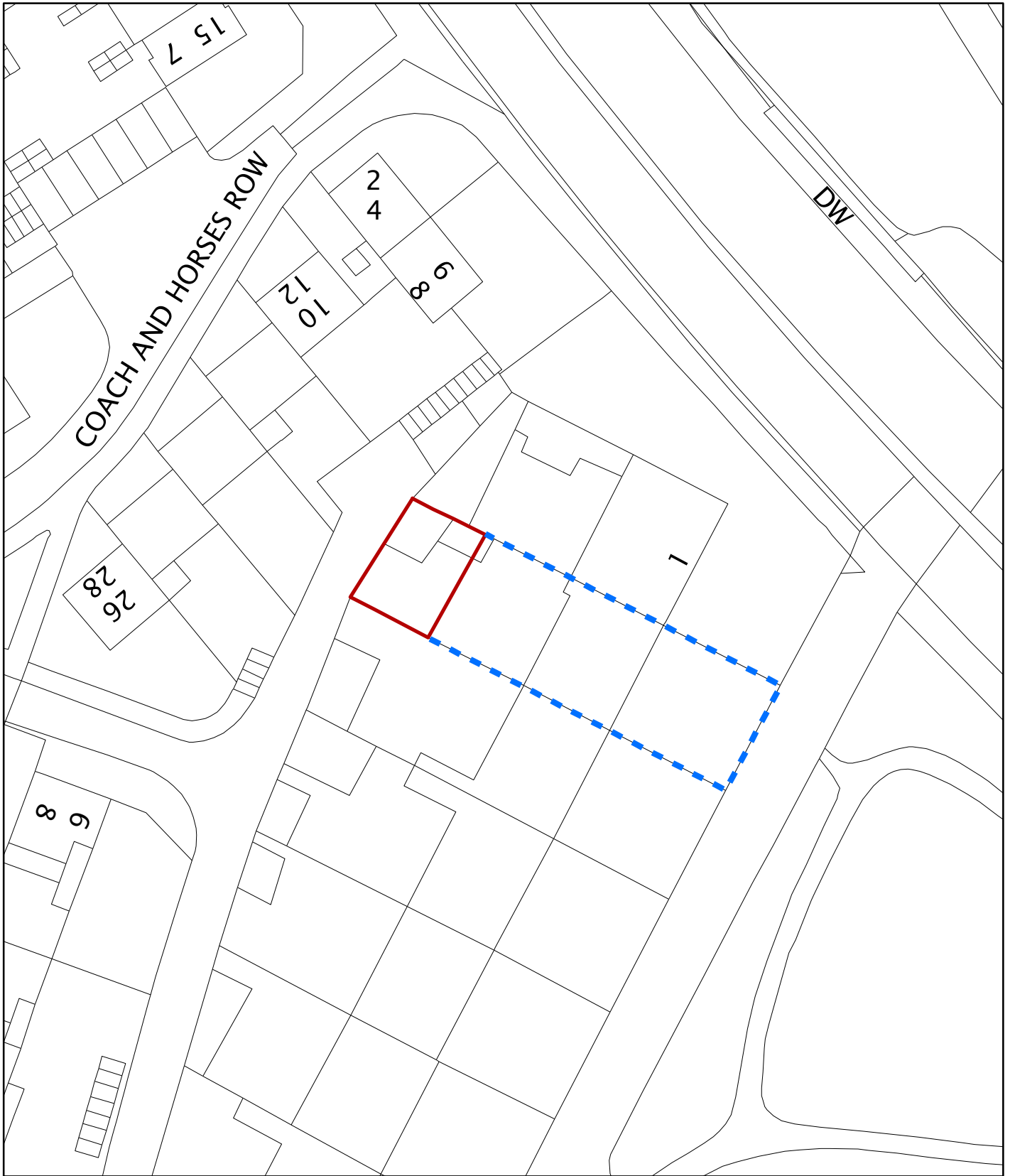
Reason for referral Objection

4(C)

Ward:	Town Close
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
14/01604/F: Demolition of extension and associated external alterations to rear annex, installation of photovoltaic panels to flat roof of rear garage.		
14/01605/L: Demolition of extension and associated internal and external alterations to rear annex, installation of photovoltaic panels to flat roof of rear garage.		
Representations		
Object	Comment	Support
4		

Main issues	Key considerations
1 Design and heritage	PV panels; materials; loss of fabric; impact on conservation area and setting and character of listed buildings.
2 Amenity	Overlooking; glare
Expiry date	16 March 2015 (extended to 3 April 2015)
Recommendation	Approve



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Planning Application No 14/01604/F and 14/01605/L

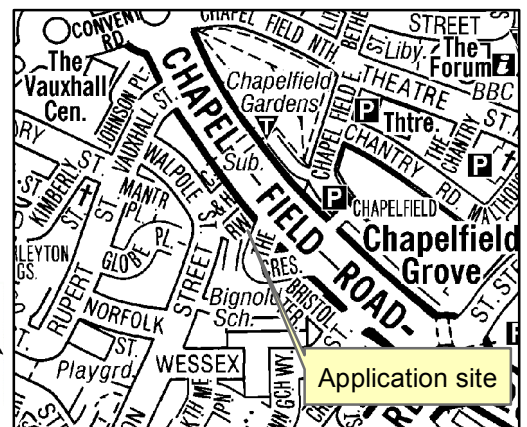
Site Address The Cottage
2 The Crescent, Chapelfield Road

Scale 1:500



NORWICH
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PLANNING SERVICES



The site and surroundings

1. Number 2 is a terraced property on the north west side of The Crescent, off Chapelfield Road. The application affects the cottage and garage along its rear boundary.

Constraints

2. As part of the row, the property is grade II listed with the following description:
 - Terrace of 7 houses. Circa 1820. Red brick with some rendered plinths: slate roof; 12 brick ridge chimneys and 2 end stacks. 2 storeys; 21 first floor windows. Each unit symmetrical. Panelled (double-leaf style) doors have overlights with lattice glazing bars in panelled reveals, each flanked by 2 Tuscan half columns with plain entablature under a small hood. Most windows have large-paned sashes under flat gauged brick arches, but No.7 has full set of 16-pane sashes. Paired modillion cornice. Façade of 3 central houses is set back slightly.
3. Although not included within the list description, historic mapping shows the rear cottage to predate 1948, making it also listed. It is unclear whether the garage is also, but for the avoidance of doubt the PV panels are included within the listed building consent. The site is within the St Giles character area of the City Centre conservation area and is within a critical drainage catchment.

Relevant planning history

4.

Ref	Proposal	Decision	Date
10/00465/L	Re-establishment of a rear access door to dwelling.	Approved	27/04/2010
09/01534/D	Details of Condition 2) materials for external surfaces and Condition 3i) the linking of the extension to the existing brickwork of the house and adjacent boundary wall; 3ii) the alignment of the top of the wall of previous planning permission (App. No. 09/00178/F)	Approved	15/03/2010
09/00183/L and 09/00178/F	Removal of existing dilapidated lean-to sun room, currently used as a utility space, with repairs made to existing building fabric to make good. Extension to West elevation (not as replacement of existing sun room) as kitchen extension in contemporary style.	Approved	27/04/2009

The proposal

5. Proposed are works to the cottage, including:
- the removal of the later lean-to extension and replacement with full height windows;
 - its internal refurbishment, including reconfiguration of internal partitions;
 - replacement of ground floor door and window with double doors;
 - replacement of double doors to garage with double doors to match those replaced on the cottage;
 - insertion of first floor side window; and
 - replacement of two rooflights, one of which is to be located on rear roof pitch.
6. On the adjacent flat roof of the garage a total of eleven raked PV panels are proposed, arranged vertically in a two rows running east to west: one of seven and north of this a row of four. They are laid at 45 to 50 degrees and are estimated to produce around 3kWp. A post and wire trellis fence with ivy is proposed on the west side of the garage to provide a green screen.
7. The application has been amended from the original 12 panels arranged vertically in two rows of five with two additional panels laid horizontally next to the side elevation of the cottage.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four 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
History suggests rear buildings to Nos.1-7 were coach houses and are as historic and important as the main houses. Application ignores unsightly void created by lack of pitched roof on garage. PV panels, screen and planting are inappropriate and do not solve issue.	Heritage value of building – see main issue 1. Design – see main issue 1.
New additional side window overlooks property	Overlooking – see main issue 2.
Loss of tree further degrades natural environment already in short supply.	Trees – see paragraph 36.
Design and use of inappropriate materials:	Design and heritage impacts – see main

<p>information needed on window and rooflight specifications. Removal of brickwork for windows and doors will erode integrity.</p> <p>No mention of design specifics or density of PV panels. Sight of panels from neighbouring windows will harm visual amenity. The screen has no specified material and will be out of keeping with the LB and conservation area. No maintenance schedule is provided.</p>	<p>issue 1.</p> <p>Principle of panels – see paragraph 18.</p> <p>Design, landscaping and heritage impacts – see main issue 1.</p>
<p>Use of flat roof for PV panels contravenes listed building/CA regulations [PD regulation extract included].</p>	<p>Principle of panels – see paragraph 18.</p>
<p>Panels will cause glare to residents as they appear higher than screen.</p>	<p>Glare – see main issue 2.</p>
<p>Panels are visually intrusive.</p> <p>No comments on Coach House and would support screening at rear of garage roof to add to security.</p>	<p>Design and heritage – see main issue 1.</p>
<p>Solar energy may be necessary to save the health of the planet but they can also be unsightly. The panels are visually inappropriate on a listed building. Also support the objections made by No.3 (first objection).</p>	<p>Design and heritage impacts – see main issue 1.</p>
<p>While support is shown for improvement of residential part of cottage, objection relates to principle of PV. Green foliage will not cover view from The Crescent and who will maintain plants so they remain viable? The sedum roof on recent extension has failed and so may this.</p> <p>Questions raised over plans not showing elevations of panels or greenery.</p> <p>We take issue with architect's assumption that these panels will reduce the likelihood of the property being divided. High Court has decreed that these properties, by nature of their heritage, may not be divided.</p>	<p>Design and heritage impacts (including viability of planting) – see main issue 1.</p> <p>The proposed elevations available to the public show elevational representations of the solar panels with the green screen behind. An annotation is included which reads 'post and wire trellace [sic] with ivy and summer flowering creeper'.</p> <p>The potential for subdivision has been given no weight in this assessment. Main issue 1 discusses the heritage implications.</p>

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.

Design and conservation

10. The proposal is acceptable and the impact upon the character of the main listed building is minimal. The character of the rear courtyard has recently been substantially altered by the contemporary extension and the new proposal ties in well with this contemporary approach. The only comment would be to retain the existing small window on the west elevation to break up the elevation.

Landscaping

11. *[When asked about to plausibility of the living screen]* The level of success I would have thought will rely on the maintenance of any planting, so I think an automated watering system would be advisable. Instead of individual pots with plants ivy I would have thought a trough with ivy screens would be better <http://mobilane.co.uk/products/green-screen>. Not sure what they mean by summer flower? If they use a pre planted screen there are several options available and the screening would be instant. Otherwise bamboo makes a fairly effective screen.

Assessment of planning considerations

Relevant development plan policies

12. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS11 Norwich city centre
13. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage

Other material considerations

14. **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
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

15. City Centre conservation area appraisal (September 2007)

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.
17. Renewable energy generation schemes are encouraged through national policy and local policy in principle (DM1) and more specifically (through DM4). As part of DM4 proposals are subject to consideration of on four points:
 - a) neighbouring uses or amenity;
 - b) visual amenity, particularly from sensitive viewpoints;
 - c) environmental and heritage assets; and
 - d) highway safety.

The panels will not be readily visible from any sensitive viewpoints and will not cause issues for highway safety. The main considerations on their acceptability are the impact on heritage assets and neighbouring amenity, assessed in main issues 1 and 2 respectively.

18. Neighbour representations make reference to restrictions stating 'panels must not be installed on a building that is within the grounds of a listed building'. These are the limitations in the General Permitted Development Order for installing solar or PV panels under permitted development rights. As planning permission has been applied for this is irrelevant.

Main issue 1: Design and Heritage

19. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
20. Although no explicit reference is made to the cottage being a former coach house, it is noted within this report. The proposals are assessed in the context of its current state with its history in mind – it has been clearly subject to numerous alterations over the years and there are minimal signs of its original use, reducing the amount of significance it once will have had. Internally the cottage has lost much of its original character and is need of significant refurbishment. Its continued use as accommodation and office use ancillary to the main dwelling is not in question.

Works to the cottage

21. The removal of the lean-to is acceptable as judging from its different brick and bond type it is clearly a later addition of no particular historic or architectural significance. Some original brick will need to be removed for the door and window but with the scale of the changes the amount is not excessive.
22. The windows and doors are of appropriate scale, design and material and their final detail is recommended to be secured via condition. It was questioned whether the small window in the rear could be retained or replaced like-for-like, but for security reasons the applicant would prefer to see it go. This does not raise significant design or heritage concerns as the reason for retaining it would be to break up the elevation, which can be adequately achieved through the proposed recessive brick panel. The rooflights, indicated as heritage specification, look to be an improvement over those in place and are fine to condition.

Where there is less than substantial harm in the removal of fabric or through introduction of elements, this does not adversely affect the significance of cottage given the changes that have occurred over the years. Bringing it back into a useable condition in this way is seen a positive contribution towards the longer term conservation of the heritage asset, although it should be noted the cottage is by no means being near or at risk.

PV panels

23. The proposed racked PV panels on the flat roof of garage will have no unacceptable consequences for the fabric of the listed building. Given their visibility they will clearly have an impact on the conservation area, the listed terrace and the listed curtilage buildings and an assessment must be made as to whether this is tolerable. Wider views of the panels from Union Street will be limited, but where they are visible (and particularly from the rear alley), their impact will be mitigated through the 'living screen' proposed along the western edge of the garage roof, currently suggested as a post and wire trellis with ivy and summer flower creepers to a height of 1.5m. Neighbours have raised questions about the plausibility of this visual barrier and Norwich City Council landscaping have confirmed that it should be achievable, subject to adequate maintenance. This and the final specification can be addressed through a landscaping condition. The photographs of the extension's sedum roof appear to show it in healthy condition and this does not provide a reasonable impediment for the achievability of the proposed green barrier.
24. A specification of the proposed PV panel (measuring 1640mm by 922mm by 40mm) has been provided and its all-black appearance looks appropriate. A condition will require details of the final specification, the racks on which they are supported and a condition requiring their removal and restoration when no longer needed.
25. Even where not publicly visible the impact of the development upon the setting of statutory listed buildings must be considered, such as in views westwards towards the elevation not covered by the green barrier. Orientated at 45-50 degrees, the panels will reach a height of 1.4m. Although their visibility causes some implications for the character of the cottage and those neighbouring, their setting is already somewhat compromised by the flat roof of the garage and the obvious gap it

provides through to the flats at Coach and Horses Row just ~13m away and further behind this Winchester Tower. The panels do not infill this as effectively as a pitched roof but the amount, location and orientation of PV panels is considered acceptable, particularly when positioned against the green screen which would further soften the impact and provide a good visual barrier in the gap.

26. In terms of the impact upon the main row of host listed buildings themselves it is noted that although the rear of the buildings do play a role, the key elements of the terrace's significance come from the group value of their front elevations in particular. A distance of ~14m separates the cottage from the rear elevation of the main house, which itself has a contemporary single storey extension. This extension does inform the assessment of the significance of the setting of the rear of this property and its neighbours, as does the presence of other elements within the curtilage such as the flat roof garage. Similarly informative are elements outside the curtilage such as the nearby modern flats and the significant lack of uniformity between the row of curtilage buildings in terms of their general form, height and appearance.
27. While the panels certainly do not improve the setting of the listed buildings and may be considered an alien feature, the qualities of the specified panel and the mitigation measures as identified above do go an adequate way to minimising the harm caused. The panels cause less than substantial harm to the significance of the designated heritage assets, albeit in areas of a relatively lower level of significance. As noted in national guidance (paragraph 134 of the NPPF), this harm should be weighed against the benefits of the proposal, which in this case are the environmental benefits of adapting to climate change. Of some importance to this conclusion is the relatively temporary nature of the development – PV panels typically have an approximate lifespan of 25 years – and the ease in which the development can be completely reversed.
28. This less than substantial harm applies to the character and setting of all statutory listed buildings within proximity, particularly the main row of host dwellings and the curtilage listed buildings within and adjacent to the site, bearing in mind the assessment of their significance above. It is important to note that Court of Appeal in *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 when carrying out the balancing exercise. Furthermore, less than substantial harm having been identified does not amount to a less than substantial objection to the grant of planning permission. It should be noted that The Barnwell Manor case principles (see above) are of similar application in the context of s72 duties, also, - i.e. considerable importance and weight is to be given.
29. Aside from the listed building consideration, the works to the cottage do not give rise to any significant concern for the character of the wider conservation area. The site is within the St Giles character area of the City Centre conservation area, identified in the appraisal as of 'high' significance. The Crescent itself is identified as a key building group but again this focuses on the significance of the way in which the terraces front the triangular space. As identified above the immediate area around the rear of this particular part of The Crescent has been undermined by numerous developments over the years. Given the screening and relatively localised harm of the panels, the fairly small-scale proposals altogether manage to

preserve the special character of the conservation area. The proposals are therefore considered to comply with policies DM3, DM4 and DM9.

Main issue 2: Amenity

30. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
31. The main amenity concern from the works to the cottage is from the new first floor side window. It does not present any direct overlooking concerns, only oblique views towards 3 The Crescent one side and 22-24 Coach and Horses Row the other, both around 18 to 22m away. This does not raise significant concerns for the amenity of any neighbouring occupiers through loss of privacy.
32. The PV panels have caused some concern for neighbours through potential glare from the panels. It is important to remember PV panels are designed to absorb sunlight to be as efficient as possible, but there may be a portion of it that has the chance to reflect. The orientation of the panels in relation to the windows may make the opportunities for glare relatively low, but the agent has specified a black PV panel with an anti-reflective surface and this detail will be secured via condition.
33. Given the scale of the proposals and their distance from neighbouring properties there are no unacceptable concerns for overshadowing or loss of outlook or daylight. Although there is no right to a view identified in planning law, particularly where it fails to coincide with another more severe amenity impact such as the over-dominating effect of a development, the impact it has on views of the listed cottages (i.e. as part of the appreciation of their setting) is a factor assessed in main issue 1.
34. As there are no adverse amenity concerns the proposal is therefore considered to comply with DM2 and DM4.

Other matters

35. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
 - i) Trees – although the tree is shown as being removed on the plans, it is outside the red line plan and its loss does not factor in this assessment. The agent has been informed of this and an informative will be attached to any approval.
 - ii) Critical drainage – the proposals do not raise significant concerns for runoff as per DM5 given no additional floorspace is proposed.

Equalities and diversity issues

36. There are no significant equality or diversity issues.

Local finance considerations

37. 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.

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

Conclusion

40. Subject to adequate detailing and landscaping, the proposals are not considered to adversely affect the character of the wider conservation area. Considerable importance and weight is given to the impact on listed buildings. Although the proposals will lead to less than substantial harm to the listed buildings, the degree of the harm is considered to be relatively low and does not undermine the setting or significance of the heritage assets. Some weight should be given to the benefits of bringing the cottage back into a usable state and the environmental benefits the PV panels bring in supporting a move to a low carbon future.
41. 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. 14/01604/F - The Cottage 2 The Crescent Chapel Field Road Norwich NR2 1SA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The Cottage annexe is not to be used as a separate dwelling.

Article 31(1)(cc) statement

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

Informative:

Notwithstanding what is shown on the plans, this approval does not give permission for the removal of any trees as they are outside the submitted red line plan.

And

To approve application no. 14/01605/L - The Cottage 2 The Crescent Chapel Field Road Norwich NR2 1SA and grant listed building consent subject to the following conditions:

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

3. Details (including samples) of external materials: bricks, tiles (including details of reinstatement for removed rooflights);
4. Details of (including rooflights);
5. Landscaping details (including soft and hard screening and a management scheme/maintenance schedule)
6. Details of:
 - a. bricks(including samples), bond type and mortar colour;
 - b. tiles (including details of reinstatement for removed rooflights);
 - c. all internal and external joinery;
 - d. rooflights;
 - e. PV panel specification and rack;
 - f. eaves/parapet detail including flashing.
7. Any damage caused to the building by the works hereby approved shall be made good in accordance with a scheme first submitted to and agreed in writing by the local planning authority and the making good in accordance with the scheme as agreed shall take place within three months of the approval of the scheme;
8. Within 6 months of the cessation of use of the PV panels hereby approved the garage roof shall be restored to its former condition.



Prop Site Plan 1:500



community sustainability architecture
design studio

Job Number	Proposed GF & FF Plans	Drawing	
00630			
Orig. No.			
03.01			
Revisions			
1. A	Mr D & Mrs G Anderson-Brown	Client	
Scale @ A2		Address	
1:50			
Scale @ A1			
1:100			
Date Created			
03.07.14			

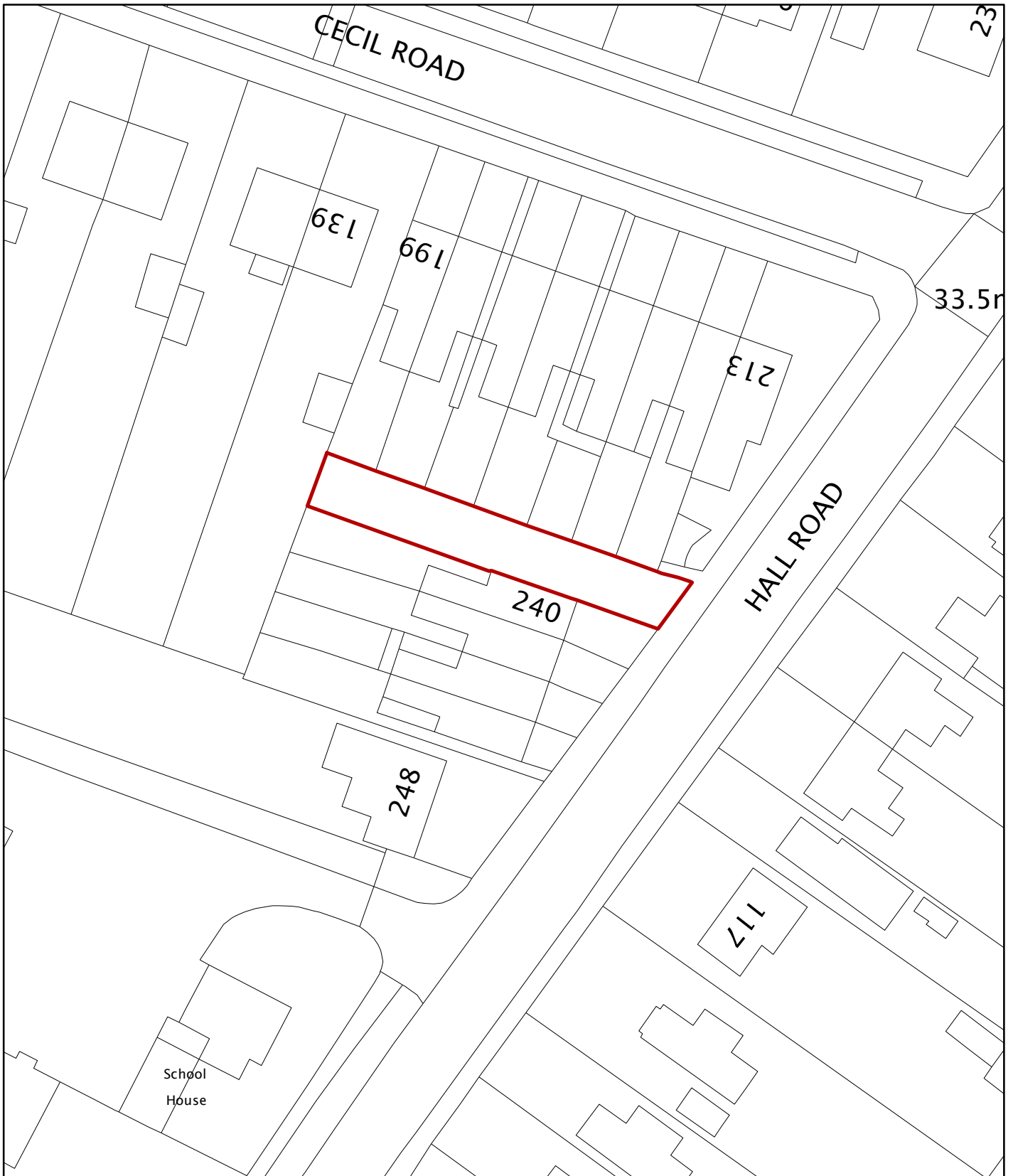


Report to	Planning applications committee	Item
	26 March 2015	
Report of	Head of planning services	4(D)
Subject	Application no 15/00147/VC - 240 Hall Road, Norwich,NR1 2PW	
Reason for referral	Previous applications at committee	

Ward:	Town Close
Case officer	Mr James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Variation of Condition 2: Plans; Condition 3: Materials; and Condition 4: Car parking, bin store, bicycle store and amenity areas of previous permission 14/01120/F.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Amenity	Impact of dormer on neighbours
2 Design	Impact of changes from previous approval
Expiry date	26 March 2015
Recommendation	Approve



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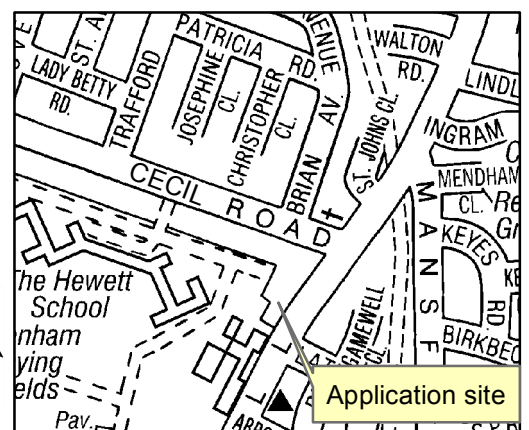
Planning Application No 15/00147/VC
 Site Address 240 Hall Road

Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is situated on the west side of Hall Road near the junction with Cecil Road. It is a vacant plot to the north of the end terrace property (240 Hall Road). It is in the same ownership as 240 Hall Road, although there is a 1.8m fence separating 240 Hall Road and the site.
2. The surrounding area is mainly residential although the site is in close proximity to the Hewett School. A row of terrace properties (199-213 Cecil Road) back onto the site. The type of properties is mixed in the area with there being terrace properties, semi-detached and detached dwellings.
3. This application is the third attempt to gain permission for this new dwelling, following 14/00269/F and 14/01120/F which were both approved by committee but unimplementable.

Constraints

4. The site is not within a conservation area and there are no listed buildings in close proximity.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/1999/0732	Single storey side extension for garage and living room.	Approval	25/10/1999
14/00269/F	Erection of 3 bedroom dwelling.	Approval	10/06/2014
14/01120/F	Erection of 1 No. three bedroom dwelling.	Approval	17/09/2014
14/01837/NM A	Non-Material amendments comprising reduction of finished floor level by 450 mm and subsequent elevation changes; reduction of main building depth by 700 mm; and the addition of pre-commencement condition information of previous permission 14/01120/F.	Refusal	14/01/2015

The proposal

6. Proposed is essentially the same two storey, three bedroom dwelling as approved under 14/01120/F but with the following changes:
 - The introduction of a rear dormer to overcome head height issues in loft space, replacing two rooflights.

- Revision to front access to allow access via steps, including increase in height of front door and change to lintel detail.
 - Introduction of two rooflights to front elevation and two rooflights at on the rear elevation at ground floor.
 - Inclusion of brick quoin detail on corner of front and side elevation.
 - Replacement of first floor render at rear with brick.
 - The reduction in length of the dwelling from 9.2m to 8.45m, the actual length of the neighbouring property.
7. Some of the changes are necessary to overcome issues stemming from incorrect surveying which meant the dwelling could not be built in accordance with the approved drawings.
 8. The application also seeks to address the outstanding conditions attached to the previous approval.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of storeys	2
Appearance	
Materials	Tile, red brick and render to match adjacent terrace.
Transport matters	
Vehicular access	Driveway from Hall Road
No of car parking spaces	2
No of cycle parking spaces	2
Servicing arrangements	Bin store at front.

Representations

9. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

10. No objections on transportation grounds..

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
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - 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

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

14. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following

paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

15. The principle of a residential unit here has been accepted. The main issues for consideration are what impact the changes have on the design and amenity issues identified in the previous reports (14/00269/F and 14/01120/F).
16. The amendments do not deviate substantially from the approved plans and can be considered as a minor material amendment.

Main issue 1: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. As previously established, the main issues for consideration are the impact upon the neighbouring property to the south (240 Hall Road) and the neighbouring properties to the north (199-213 Cecil Road). It is not considered that the proposal will impact upon the properties on the opposite site of Hall Road.
19. The ground floor projects the same as the previous approval (14/01120/F) and the impact is no different in this respect. The correction in survey plans means the first and second floor are in actually in-line with the rear elevation of 240 Hall Road as always intended and the impact remains the same. Given the orientation the introduction of a dormer will have a no appreciable effect on overshadowing and the minimal effect on loss of outlook and daylight is justified by its ability to be built under permitted development rights.
20. With regards the impact on the properties along Cecil Road, the assessment on overlooking is still relevant. The higher level windows will provide greater opportunity for overlooking than the approved rooflights but the impact on loss of privacy remains relatively low and acceptable for this urban setting. The same can be said for loss of light and overshadowing.
21. Concern was previously raised about the over-dominating effect of the property, mostly from bringing it closer to the boundary. The inclusion of the dormer may have some impact on this but it is negligible.
22. There are no new implications for occupier amenity and accordingly the amenity impacts are acceptable bearing in mind the weight given to the permitted development fallback position.

Main issue 2: Design

23. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
24. The changes proposed to the front are relatively minor and do not raise significant concerns for the street scene. The brick quoin detail, while originally resisted, has been included to avoid maintenance issues in the future due to the brick treatment on the side elevation right up against the boundary. Neither this nor the change in lintel detail raise significant design issues given there have already been numerous changes to the terrace and which affect its uniformity. The main thing is the continuity in scale, form and proportions.

25. One of the rooflights in particular is fairly close to the Party Wall and their alignment is not visually optimal, however it is acknowledged if this aspect were refused, they could put the same specification of rooflight (standard Velux top hung) in without planning permission.
26. The proposed dormer to the rear is 4.5m wide by 2.4m tall and projects a maximum of 3.3m – a total increase of 17.8 cubic metres. As it sits below the ridge line the dormer would be permitted development if proposed on the dwelling when built. If an assessment had to be made of its visual impact it would be concluded it is acceptable. Although glimpsed views will be available from Hall Road, its public visibility is relatively limited due to the orientation of the terrace and presence of 213 Cecil Road. Its material (Hardiplank cladding in iron grey) is satisfactory.
27. Samples of the bricks and tiles have been provided and they are an adequate match to the rest of the terrace. A condition will require the render to match those adjacent in both colour and texture. The permeable paving specified is fine, as is the bin and cycle stores. At the rear a proportionate level of detail is provided for the amenity space which is acceptable.

Compliance with other relevant development plan policies

28. 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 subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Not applicable

Equalities and diversity issues

29. There are no significant equality or diversity issues. Access was a contributing factor for the applicant's agent to ensure compliance with Part M of Building Regulations.

Local finance considerations

30. 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.
31. 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.
32. In this case local finance considerations are not considered to be material to the case.

Conclusion

33. Cumulatively the proposed changes are acceptable. 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. 15/00147/VC - 240 Hall Road Norwich NR1 2PW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details:
 - a. Bricks – TBS Waveney red blend
 - b. Tiles – Imerys Monopole Clay tiles
 - c. Render textured finish and colour to match 240 Hall Road.
 - d. Bay window – plain tiled with lead rolled hips to match 240 Hall Road.
 - e. Rooflights – standard top hung Velux units
 - f. Paving – Driveway Drivesett tegular priora porous paving
 - g. Paving – rear garden patio Bradstone Grey Textured slab or similar
 - h. Bin and cycle store as per drawing no. RS/3538/14/01 Rev B

Details to be provided as per above prior to occupation and retained as such unless otherwise agreed in writing with the local planning authority.

4. Water conservation measures.

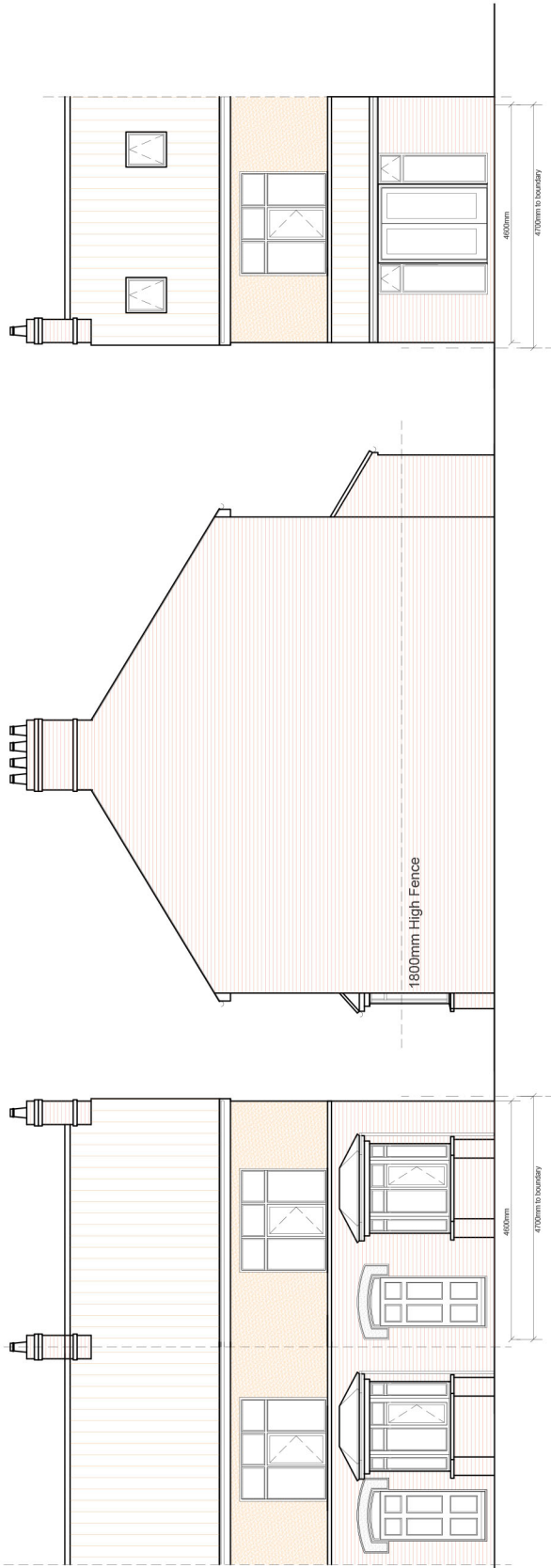
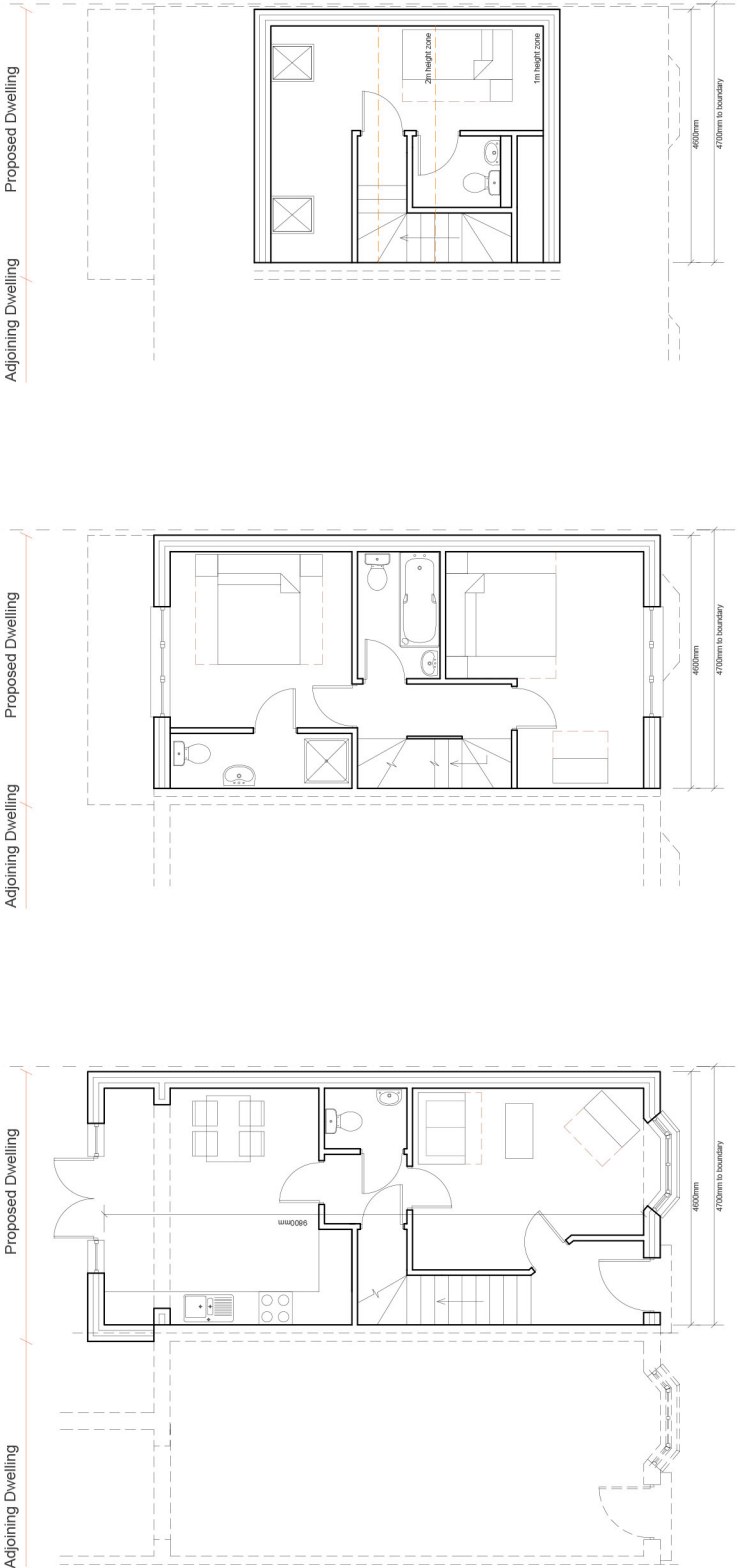
Article 31(1)(cc) statement

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

PROPOSED PLANS
AND ELEVATIONS

Note: Do not scale from drawings.
All dimensions to be confirmed on site.

Gross Internal Floor Areas:	
Ground Floor	42.53m ²
First Floor	36.98m ²
Second Floor	21.28m ²
Total:	100.79m ²



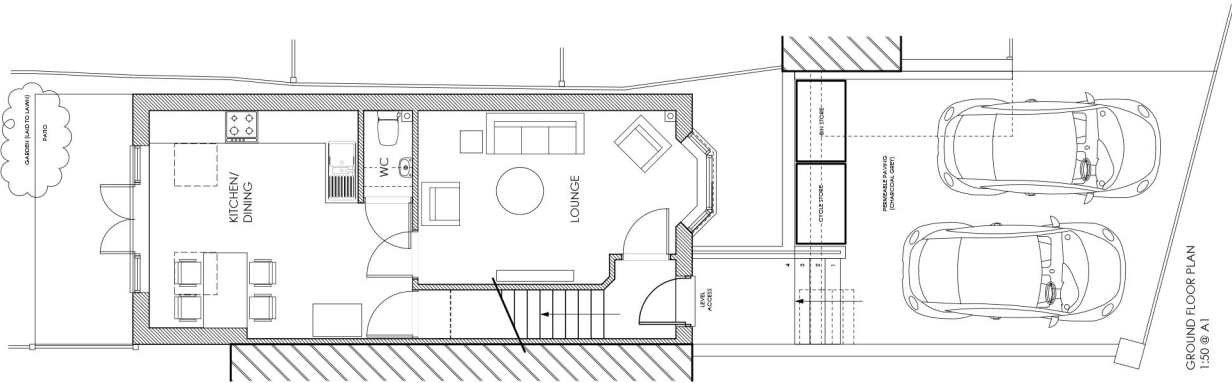
Mr S Ives-Keeler

Land off 240 Hall Road,
Norwich

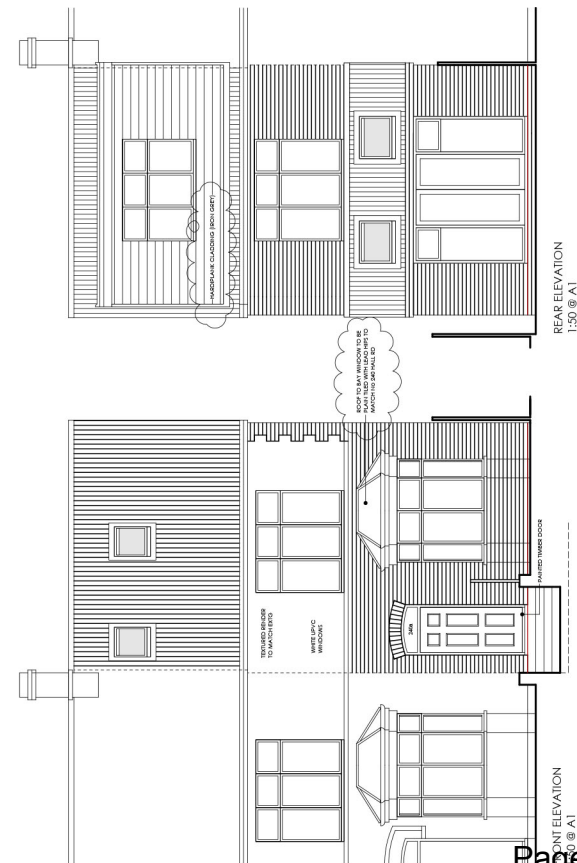
April 2014 - Rev C



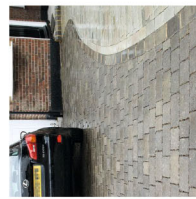
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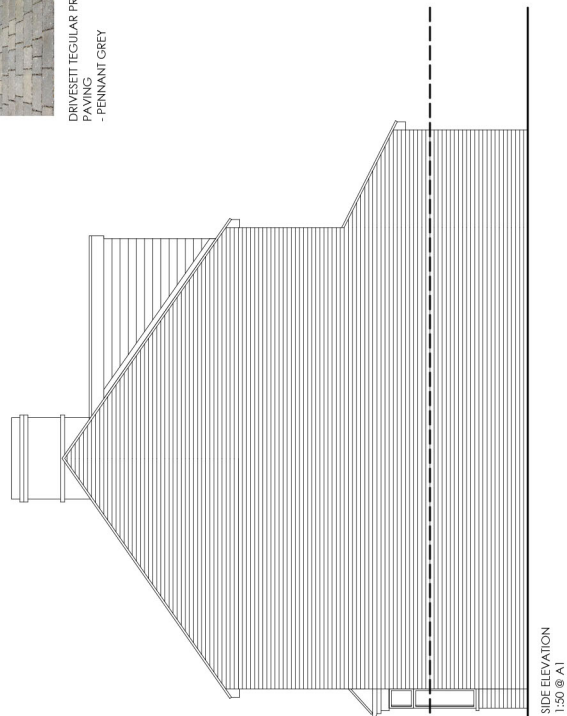
GROUND FLOOR PLAN
1:50 @ A1



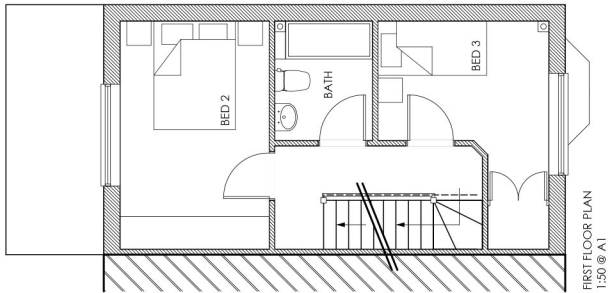
REAR ELEVATION
1:50 @ A1



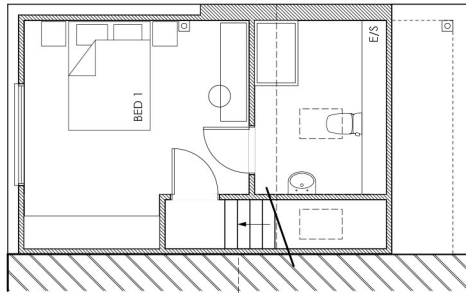
DRIVEBET REGULAR PRIORKA POROUS
PAVING
- FENNANT GREY



SIDE ELEVATION
1:50 @ A1



FIRST FLOOR PLAN
1:50 @ A1



SECOND FLOOR PLAN
1:50 @ A1



LOCATION PLAN 1:1500 @ A1

B 09-03-15 PLANNING REVISIONS II
A 26-01-15 PLANNING REVISIONS

Anglia Design
architects . surveyors
11 Chipping Cross
Norwich
tel: 01603 666576
em: mail@angliadesign.co.uk

Proposed Plans

Site adj 240 Hail Road,
Norwich, Norfolk, NR1 2PW

Drawing No: RS/3538/14/01 Date: November 2014



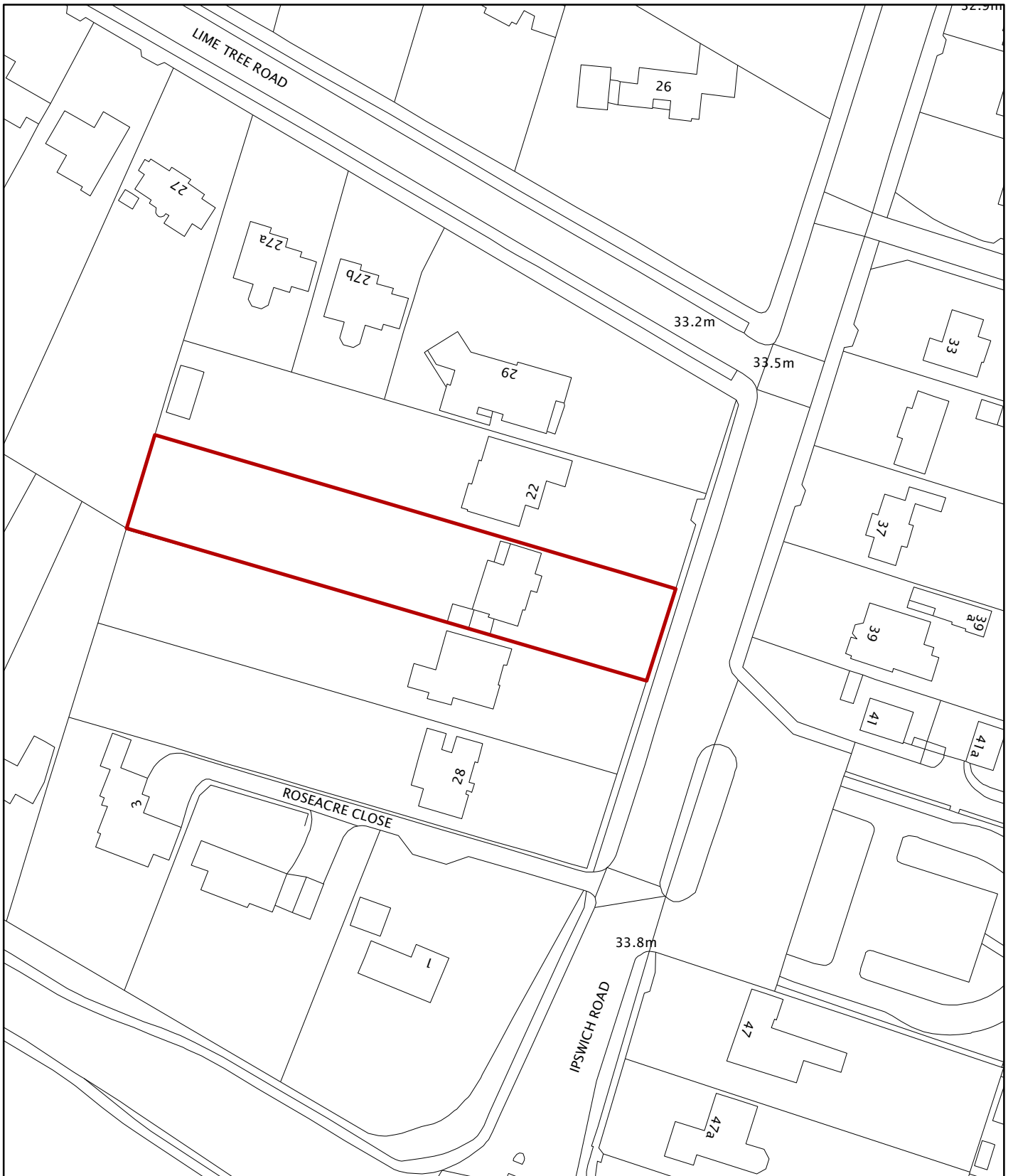
BIN/CYCLE STORAGE (KETER)
900mm x 1500mm

Report to	Planning applications committee	Item
	26 March 2015	
Report of	Head of planning services	4(E)
Subject	Application no 1500188F - 24 Ipswich Road, Norwich, NR2 2LZ	
Reason for referral	Called in by an elected member	

Ward:	Town Close
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Two storey extension and garage.		
Representations		
Object	Comment	Support
2 (1 from Cllr)	0	0

Main issues	Key considerations
1) Design	Materials, form
2) Amenity	Light, outlook, privacy, noise
3) Trees	Loss of tree
4) Sustainable urban drainage	Surface water management
Expiry date	2 nd April 2015
Recommendation	Approve



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Planning Application No 15/00188/F
 Site Address 24 Ipswich Road

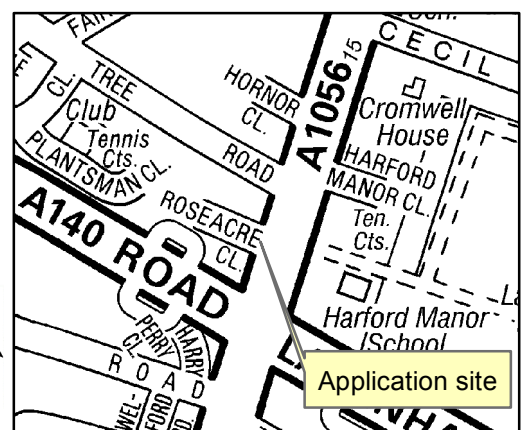
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NORWICH
 City Council

PLANNING SERVICES

Page 106 of 182



The site and surroundings

1. The site is located on the north-west side of Ipswich Road. The area is populated by large two-storey detached residential dwellings which are varied in appearance and set well back from the road.
2. The property is a large detached dwelling which is somewhat jumbled in appearance, with flat and pitched roofs and a number of window styles. The property has large front and rear gardens.

Constraints

3. There is a tree located on the lawned part of the front garden.
4. The site is located within the Critical Drainage Catchment. As such, management of surface water drainage must be considered.

Relevant planning history

5. No recent planning history.

The proposal

6. The proposal falls into three parts.
7. Erection of two storey and single storey rear extension extending 6.5m to 12m from the whole rear wall. This extension provides additional bedrooms and living spaces. The two storey section stands at a full height of 7.6m. The single storey part is to the north, nearest the boundary with 22 Ipswich Road. Facing bricks and pantiles are to match existing.
8. Erection of two storey extension around front entrance to create a pitched roof and feature window. The entrance is to be rendered with a full height first floor window.
9. Erection of a single garage in the front garden near to the northern boundary. Red facing bricks and black pantiles. The erection of the garage necessitates the removal of the tree in the front garden.
10. Soakaways are proposed to deal with additional surface water.

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation have been received from a neighbour, and 1 letter of representation has been received from Councillor Little, 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
Extension is too large and extends beyond the building line of 22 Ipswich Road	Paragraph 18-22
Loss of light to garden and several ground floor rooms at 22 Ipswich Road	Paragraph 24
Noise disturbance to 22 Ipswich Road	Paragraph 27
Loss of outlook for 22 Ipswich Road	Paragraph 25

Consultation responses

12. No internal or external consultations have been undertaken.

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)**
- JCS2 Promoting good design
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
 - DM7 Trees and development

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF7 Requiring good design

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: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
18. The rear extension is of a respectful scale considering the size of the existing dwelling and its materials have been chosen to match existing. This will help the extension to blend in with the existing dwelling.
19. The front entrance extension will be of a more contemporary design but will provide an attractive and interesting feature on the front façade.
20. Although the garage is in the front garden and projects well forward of the house it would be relatively inconspicuous as it will sit at some distance from the road and be well screened by fences and boundary planting and so it is not expected that the garage will have a significant visual impact on the house itself or the wider street scene. It is worth noting that similar proposals for garages in front gardens have been approved at 22 and 28 Ipswich Road (12/00007/F & 08/01017/F).
21. The design of the extensions and the garage is considered acceptable.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 1.
23. The considerations are loss of light, outlook and privacy and protection from noise disturbance.
24. 22 Ipswich Road, to the north of the site, has a rear building line which is some 8m further back from the existing rear building line of the subject property. This means that only the final 4m of the proposed extension (which is only single storey) will project far enough to have any impact on light to the rear windows of 22 Ipswich Road. Additionally, the single storey part of the extension is 6m away from the dwelling at 22 Ipswich Road and the two storey part is 10m away. Owing to the site's orientation, there is unlikely to be any impact on the other neighbour to the south, 26 Ipswich Road. To summarise, there is unlikely to be any significant loss of light to neighbouring properties.
25. For similar reasons to those discussed above, there is unlikely to be any loss of outlook for neighbouring residents. The part of the extension which is closest to a boundary stands at 2.5m high, which is only just higher than a standard boundary fence.
26. First floor windows have been considerably placed to face mainly to the rear. There is one first floor window facing towards 26 Ipswich Road, which serves a bathroom. A condition is recommended to require this window to be obscure glazed and non-opening except at 1.7m+ above floor level.
27. Concerns have been raised about noise disturbance from the 'games room' within the extension. It is important to remember that this is a detached residential dwelling with proposed extensions which are set at a distance of at least 6m from neighbouring properties. No significant noise can be expected to be created from the creation of additional living spaces.

Main issue 3: Trees

28. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
29. The erection of the garage necessitates the removal of a medium sized tree in the front garden. There is no reasonable way of accommodating a garage without removing the tree, and since the tree is unprotected, it could be felled at any time. There is sufficient space in the remaining front garden to plant a replacement tree which, in time, would be an attractive addition to the street scene. A condition is recommended.

Main issue 4: Sustainable urban drainage

30. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
31. The site sits within the Critical Drainage Catchment and as surface water drainage scheme is required. In this case, soakaways are proposed a minimum of 5.5m from the rear extension and would satisfy the policy.

Equalities and diversity issues

32. There are no significant equality or diversity issues.

Local finance considerations

33. 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.
34. In this case local finance considerations are not considered to be material to the case.

Conclusion

35. 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. 15/00188/F - 24 Ipswich Road Norwich NR2 2LZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. First floor side facing windows to be obscure glazed and non-opening except at 1.7m+ above finished floor level.
4. Replacement tree in front garden.



David Scott BA (Hons) Dip Arch (Brighton)
www.formhouseandinteriordesigners.co.uk
07887 928871

PROJECT

24, Ipswich Road
NORWICH
NR2 2LZ

CLIENT

Drs. M. and S. Raja

DRAWING TITLE

Survey Plans

DATE

Jan. 2015

DRAWING NUMBER

SCALE

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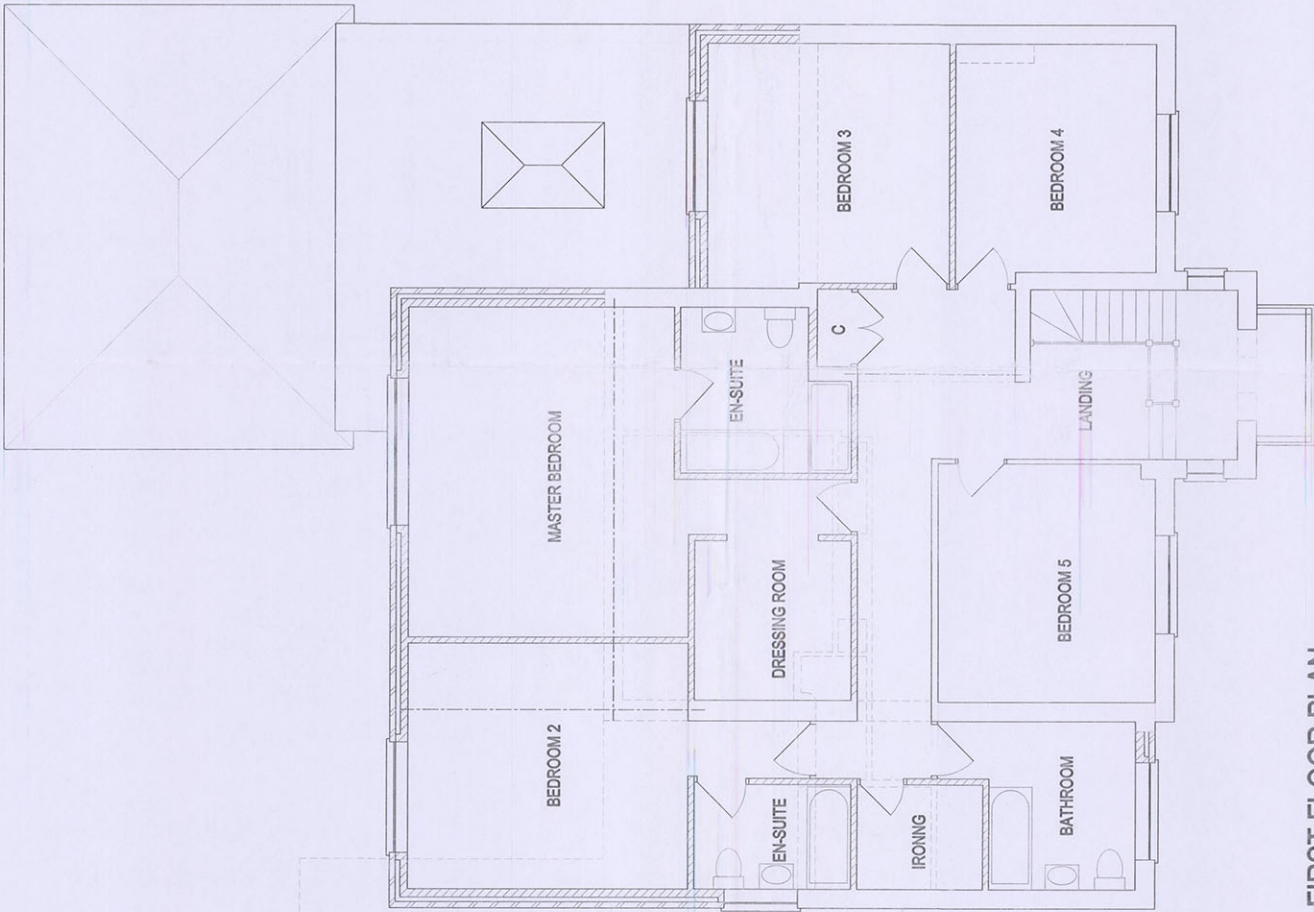
PL 05

Operational Development
05 FEB 2015
Post Room

REVISIONS

REV. DATE

DETAIL



FIRST FLOOR PLAN

PROJECT

24, Ipswich Road
NORWICH
NR2 2LZ

CLIENT

Drs. M. and S. Raja

DRAWING TITLE

Survey Plans

DATE

Jan. 2015

SCALE

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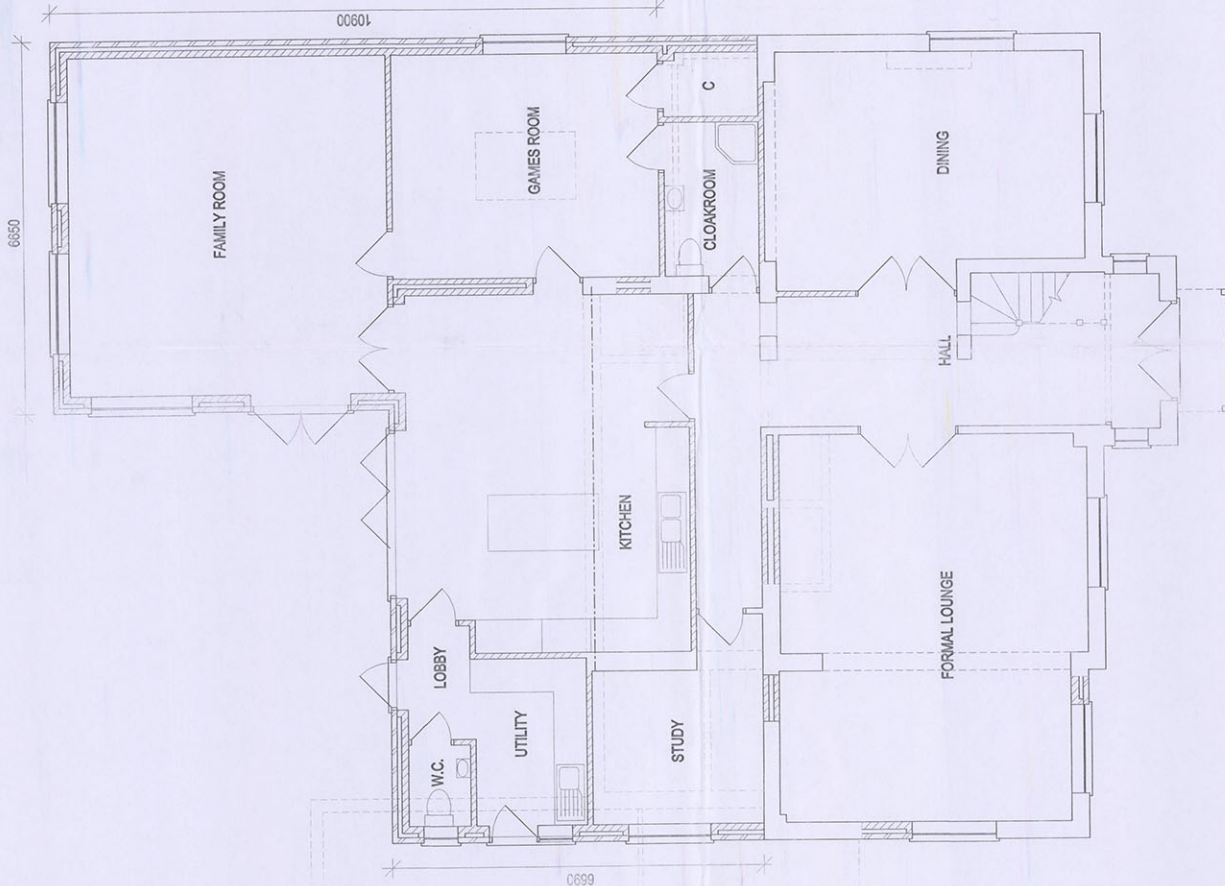
DRAWING NUMBER

PL 04

Organisational Development
05 FEB 2015
Post Room

REVISIONS

REV: DATE: DETAIL:



GROUND FLOOR PLAN

Report to Planning applications committee

Item

26 March 2015

Report of Head of planning services

Subject Application no 1500195F - 414A Dereham Road
Norwich NR5 8QG

Applicant Mr Sean Smith

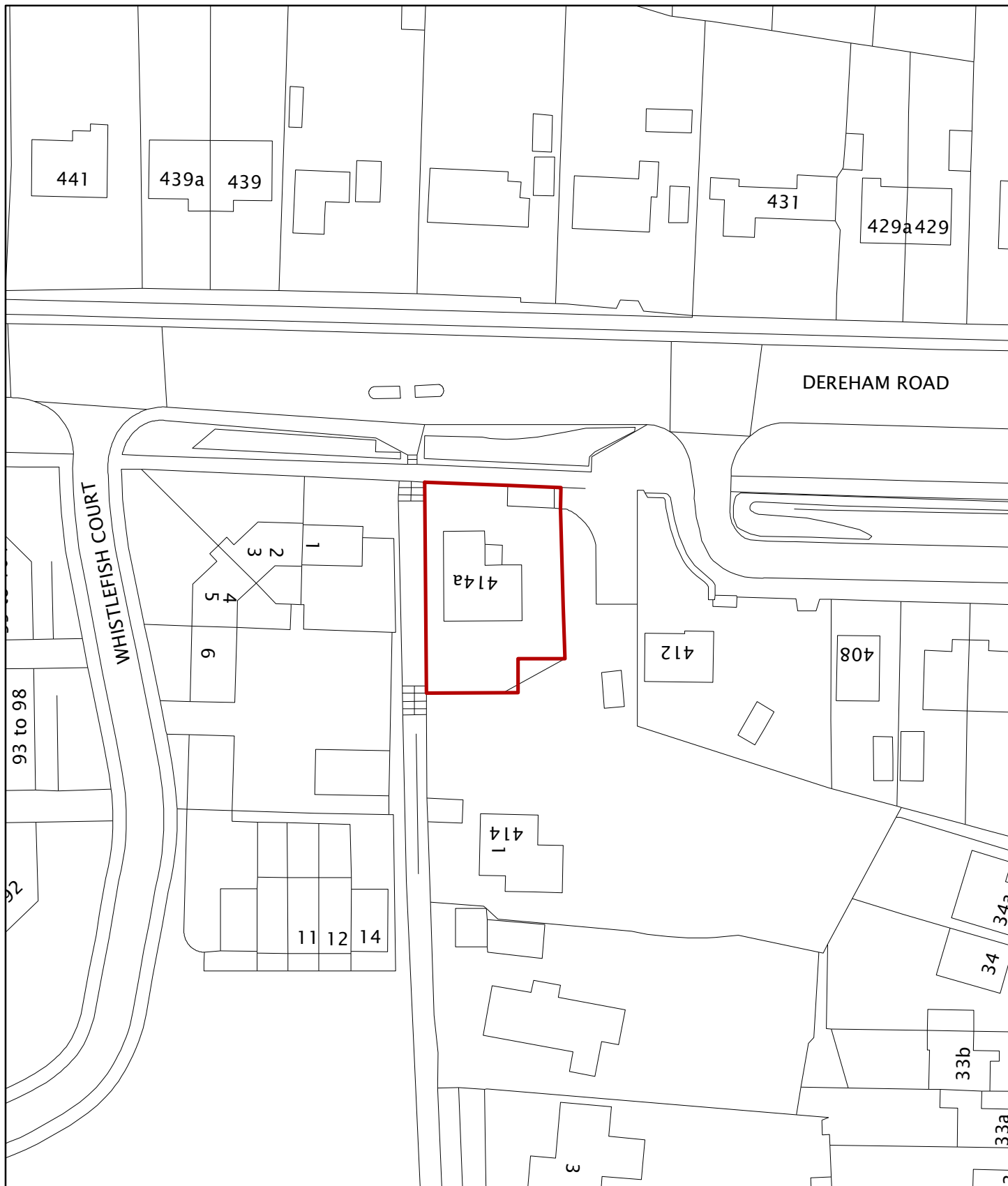
**Reason for
referral** Objection

4(F)

Ward:	Wensum
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Installation of 12 rooflights to front, rear and side elevations, infill of existing window to front elevation, in connection with formation of a 12 bedroom House in Multiple Occupation (HMO).		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Impact upon the appearance of the parent building and surrounding area
2 Amenity	Overlooking and potential noise and disturbance.
3 Transport	Car / cycle parking, and access.
Expiry date	6 April 2015
Recommendation	Approve



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Planning Application No 15/00195/F

Site Address 414A Dereham Road

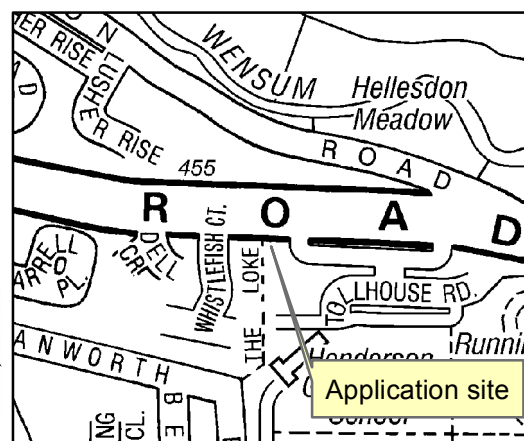
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PLANNING SERVICES

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The site and surroundings

1. The site is located on the southern side of Dereham Road to the west of the city. The subject property is a large 2 storey dwelling situated on an elevated position set back from Dereham Road. The property is surrounded by a modest garden and is accessed via a steeply sloping shared driveway located to the west of the site. A formal entrance with disabled ramps and rails has been added on the western portion of the garden. The property is bordered by a boundary fence to the east which separates the garden from an alleyway and further housing. To the north the land drops steeply in the form of a terraced garden with a footpath and Dereham Road below. A single garage is also located at road level to the front of the property. To the west of the site and driveway are a row of large mature trees which provide screening from the dwellings located beyond. The site is bordered to the north by mature trees and fencing which separates the site from 414 Dereham Road which sits in a further elevated position, higher than the subject property.
2. The subject property was last used as an HMO by the St Martins Housing Trust as a half-way house for homeless people.

Constraints

3. There are no particular constraints on site.

Relevant planning history

4. There is no relevant planning history.

The proposal

5. The proposal is for the installation of 12 no. rooflights to the front, rear and side elevations and the creation of 3 no. additional rooms in the roof, expanding an existing HMO.

Summary information

Proposal	Key facts
Scale	
Total floorspace	3 additional rooms proposed within existing roofspace.
No. of storeys	3
Appearance	
Materials	External alterations comprise rooflights only.
Transport matters	
Vehicular access	There is a driveway and garage located on site.
No of car parking	1

spaces	
No of cycle parking spaces	Unspecified – potential to use existing garage.

Representations

6. 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
Increasing the number of bedrooms will result in car parking issues	See main issue 3
Letting the rooms to students will result in noise disturbance / anti-social behaviour	See main issue 2
Access to the property is dangerous	See main issue 3
Residents are to be unsupervised / previous owners employed a live in site warden	See main issue 2
Covenants exist which prohibit the use of the building as an HMO	This is not a material planning consideration.
Covenants exist which prohibit the erection of a shed on site	This is not a material planning consideration.
Rooms will be let to the wrong type of student	See main issue 2.
There are too many buy to let properties in the area	The ownership and tenure arrangements of properties in the surrounding area are not material planning consideration.

Consultation responses

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

Norwich City Council Transportation

8. Comments received 11 March 2015

Overall the proposed development is suitable in transportation terms for its location due to proximity to bus stops and extant vehicle access to the site. Pedestrians can walk to a safe crossing point on the outer ring road by walking uphill towards Guardian Road. No objections on transportation grounds.

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS4 Housing delivery
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
10. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF9 Protecting Green Belt land

Case Assessment

12. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design

13. The proposals involve the installation of 12 no. rooflights to the existing roof slope of a former 3 storey HMO building. The property is laid on an 'L' shaped footprint and features two dual pitched roof slopes as a result. The front section of the property has roof slopes facing west and east whilst the rear section features roof

slopes facing north and south. 4 no. roof lights are proposed to be installed on the west facing roof slopes, 4 no. roof lights are proposed to be installed on the north facing roof slopes, and 4 no. roof lights are proposed to be installed on the south facing roof slope.

14. 2 no. original windows are already serving the roof space with 1 located on the north front facing gable end and 1 on the east side facing gable end. The proposal also involves the blocking up of the window located on the north elevation.
15. The proposed roof lights will have very little impact on the overall character and appearance of the subject property. 8 of the 12 proposed roof lights will be visible from the highway. The original form of the building will remain and the impact on the character of the surrounding area will be minimal as the surrounding area is characterised by a range of styles and sizes of residential properties built at various times across a 70 year period.

Main issue 2: Amenity

16. The proposed rooflights will allow for a potential increase in the amount of overlooking possible from the new rooms to be created in the roof space. As a result of the lay of the land and the mature trees located to the east of the boundary, no views into residential properties will be possible. The windows located on the southern roof slope will potentially afford the occupiers of 2 bedrooms views across the front garden of 414 Dereham Road. Any overlooking will be of limited consequence as the neighbouring property is a minimum of 35m from the proposed windows. 2 bedrooms facing west will have views across the rear of neighbouring properties located on Whistlefish Court. Such an increase will be limited as the neighbouring properties are located a minimum of 20m away and primarily face onto the gable end of the neighbouring terrace.
17. Particular concern was raised that an increase in the number of bedrooms would result in an increase in the level of disturbance caused by noise. The property was used as an 8 bed HMO by the St Martins Housing Trust. It is considered that an increase of 4 bedrooms will not significantly alter the potential for disturbance to be caused by noise.
18. Similarly concern has been raised that the rooms in the property will be let to students which will result in disturbances associated with other anti-social behaviour. An additional statement has been provided by the applicant dated 11 March 2015 which seeks to address such concerns. In the statement the applicant confirms that he is a locally based student let landlord with over ten years' experience, letting rooms on Assured Shorthold tenancy agreements which contain clauses forbidding excessive noise, litter and disturbance.
19. Concern has been raised that some of the additional rooms are labelled as being 'double rooms' which will result in more than the specified 12 tenants living permanently at the property at any one time. In the applicants additional statement dated 11 March 2015 the applicant confirmed that the Assured Shorthold tenancy agreements will contain clauses which prevent double occupancy occurring.
20. One objector stated that the St Martins Housing trust employed an onsite warden to manage the property preventing disturbances occurring. The additional statement provided by the applicant dated 11 March 2015 confirms that a warden will not be

employed as part of the proposed used as an enlarged HMO. However, regular visits are to be made by a cleaner, the landlord and a maintenance man, helping to ensure that any on site issues causing amenity related issues to neighbours are quickly resolved. A warden is not legally required for this type of development and the proposed management of the site by the landlord is considered to be acceptable.

Main issue 3: Transport

21. Particular concern has been raised that an increase in the number of rooms let to students within the property will result in an increase in car parking related problems in the area surrounding the site. The site currently provides 2 car parking spaces in the form of the existing single garage and the hard standing located immediately in front of the property. The site is located outside of the managed parking zones, allowing for residents and visitors to park on neighbouring streets including the side road section of Dereham Road and Tollhouse Road. As the property is intended to be let to students, it is not expected that all or many of the tenants will have cars and instead will make use of the locally accessible public transport.
22. The site allows for the safe unloading and turning off vehicles via the driveway and hard standing turning area located next to the main entrance. The safe unloading of vehicles close to the main entrance of the property will help to ensure that the main Dereham Road is not obstructed by vehicles using the property. It is therefore considered that the proposal is acceptable in terms of car parking.

Equalities and diversity issues

23. There are no significant equality or diversity issues.

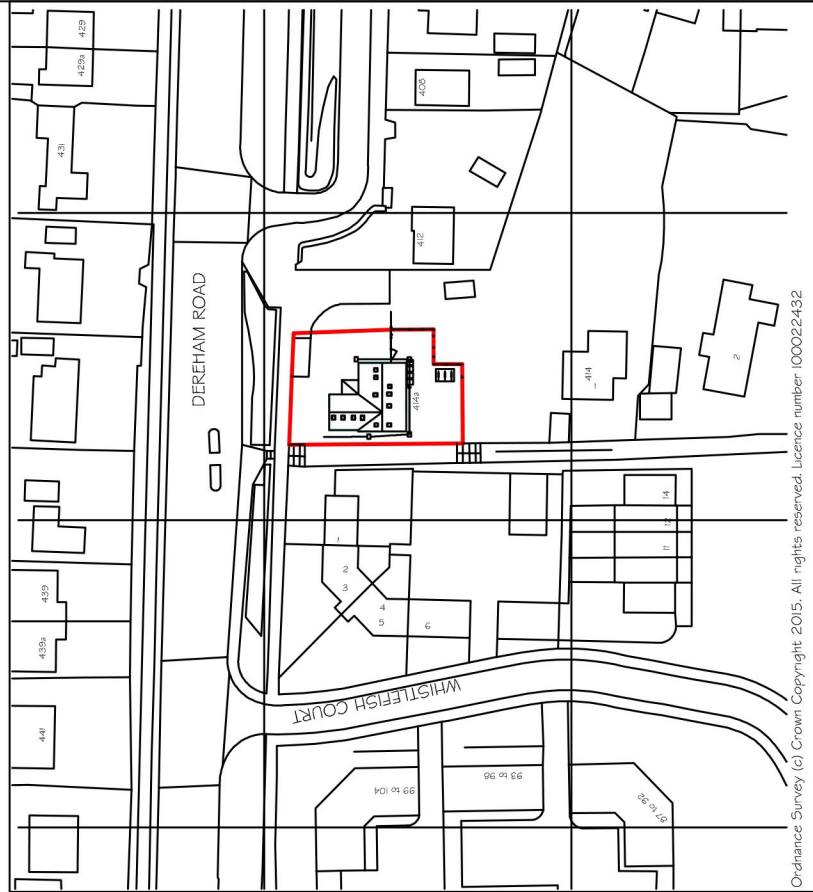
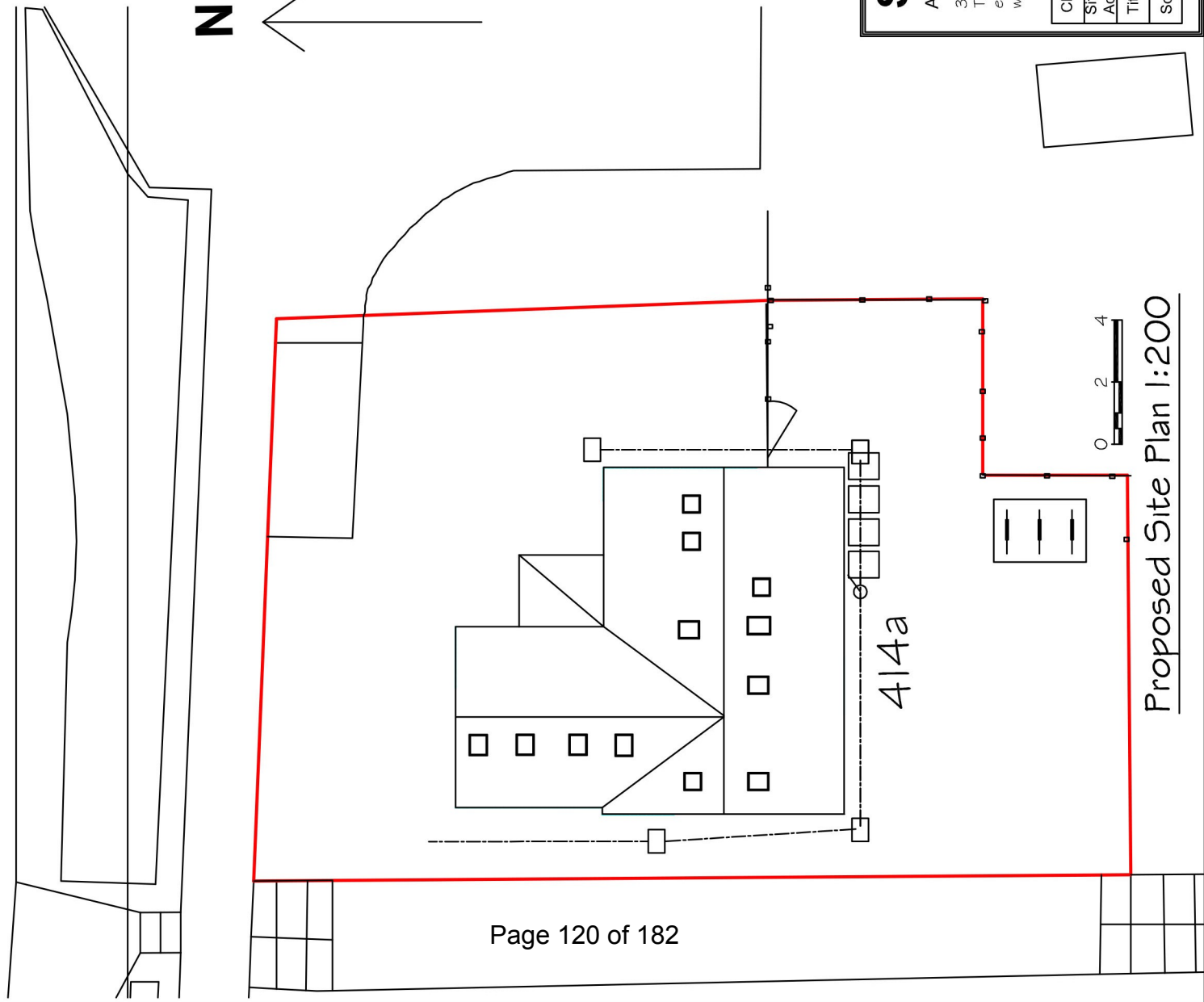
Conclusion

24. The proposals would not detract from the appearance of the parent building and surrounding area, and would not result in undue impacts upon the amenity of nearby occupiers. In addition the proposals would not result in harmful impact upon parking congestion in the surrounding 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 application no. 15/00195/F - 414A Dereham Road Norwich NR5 8QG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Condition restricting number of full time occupants

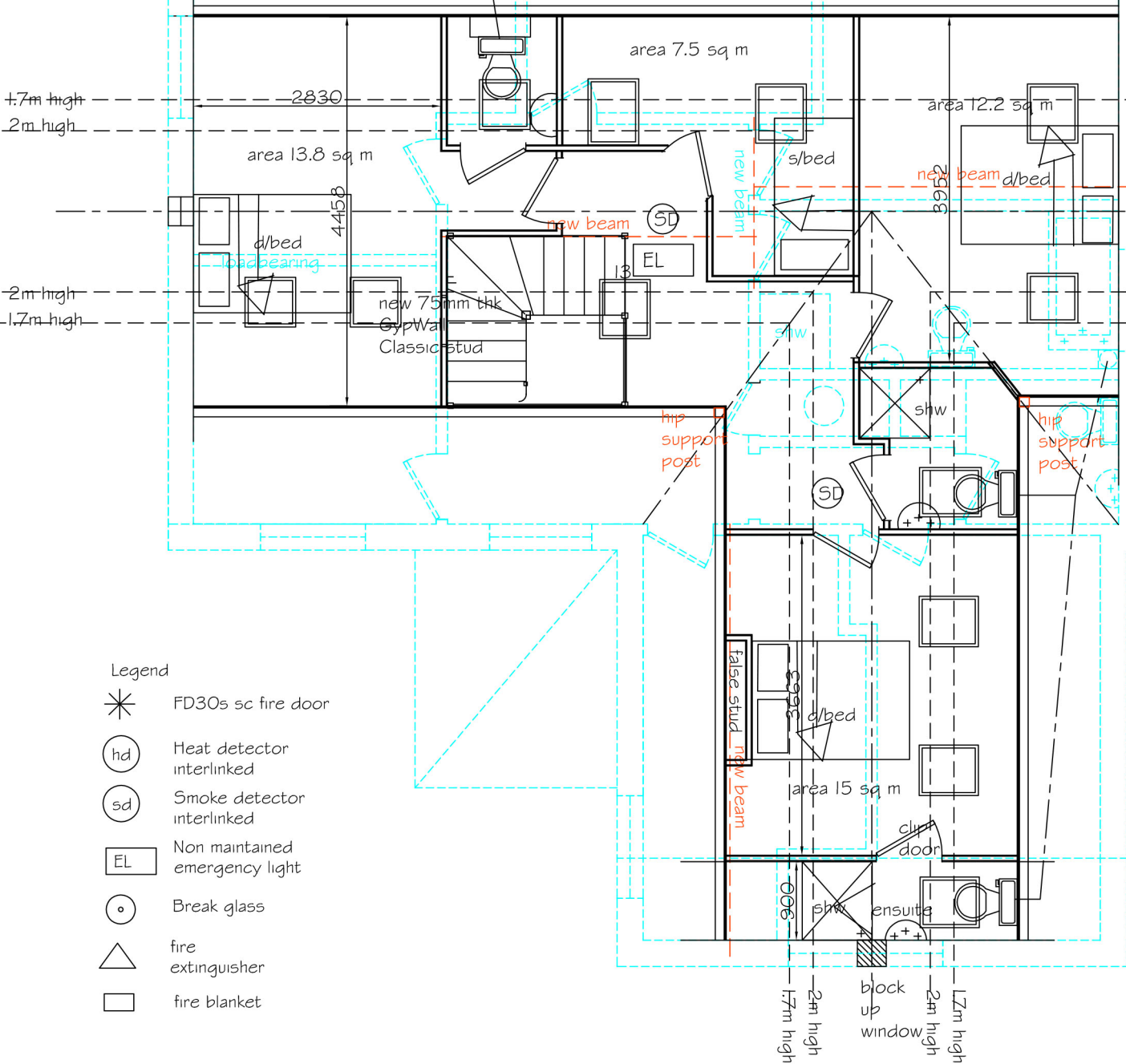


Location Plan 1:1250

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Client:	Mr S Smith	Drawing No.	1412/852/7
Site Address:	414A Dereham Road Norwich NR5 8QG		
Title:	Proposed Elevations		
Scale:	As ntd @ A3	Date:	Jan 2015
		Drawn By:	SMM

Proposed Site Plan 1:200



Proposed Second Floor plan
1:50

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Client:	Mr S Smith	Drawing No:	1412/852/4
Site Address:	414A Dereham Road Norwich NR5 8QG		
Title:	Proposed Second Floor Plan		
Scale:	1:50 uno @A3	Date:	Jan 2015
Drawn By:	SMM		

Drawing prepared only for purposes of planning approvals

- Legend
- *

FD30s sc fire door

hd

Heat detector
interlinked

sd

Smoke detector
interlinked

EL

Non maintained
emergency light

o

Break glass

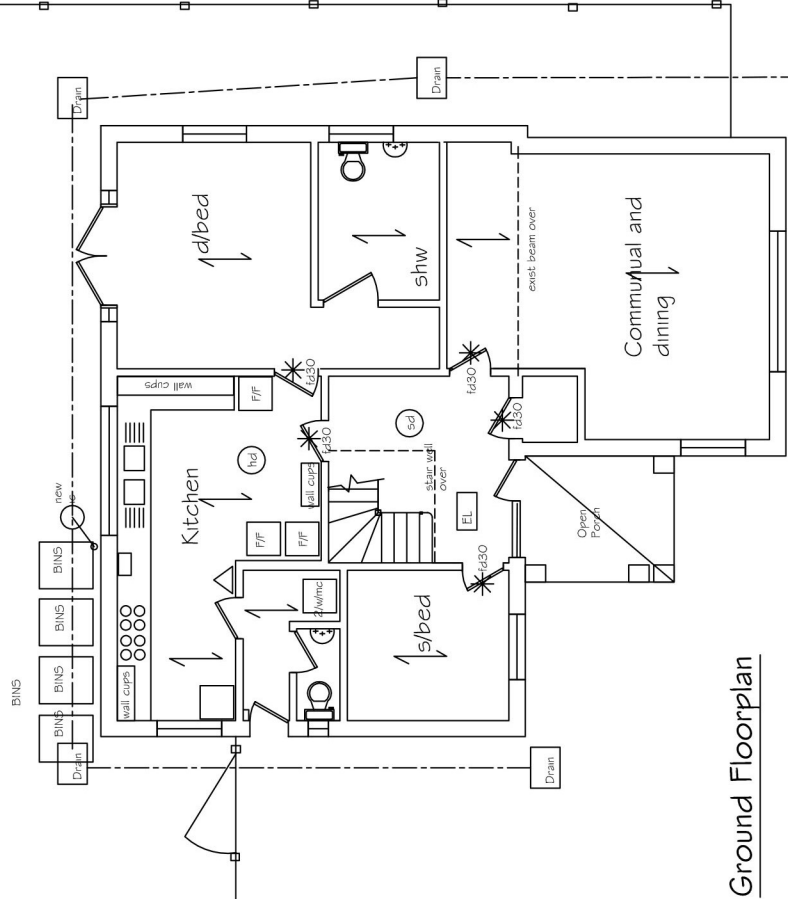
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fire
extinguisher

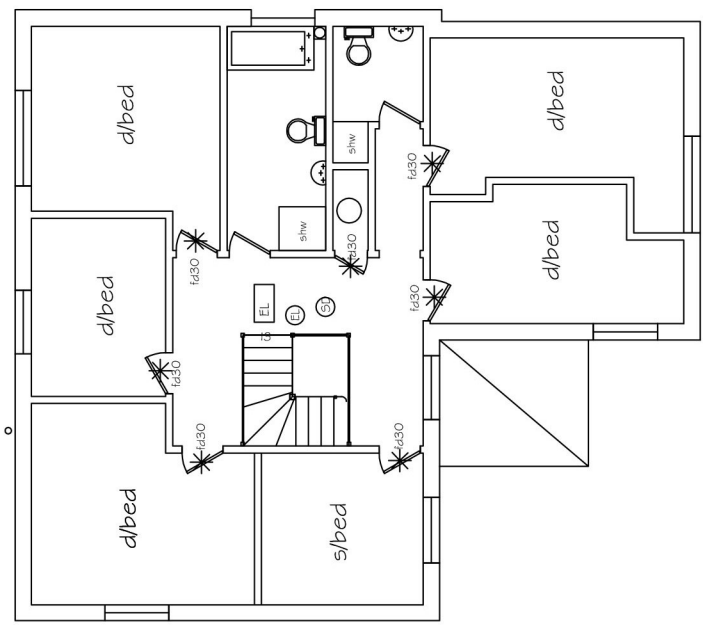
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fire blanket

- 3
- sheffield
- cycle
- stands
- under
- cover



Ground Floorplan



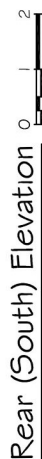
Stephen Moore MCABE MRICS
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Tel: 01603 250000 Fax: 01603 250001 Email: stephen@smm.co.uk
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First Floorplan

Client:	Mr S Smith	Drawing No:	1412/852/3
Site Address:	414A Dereham Road Norwich NR5 8QG		
Title:	Ground and First Floor Plans		
Scale:	1:100 uno @A3	Date:	Jan 2015
Drawn By:	SMM		



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Front (North) Elevation



Side (West) Elevation

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Client:	Mr S Smith	Client:	1412/852/2
Site Address:	414A Dereham Road Norwich NR5 8QG	Site Address:	
Title:	Proposed Elevations	Title:	
Scale:	1:100 uno @ A3	Date:	Jan 2015
		Drawn By:	SMM

Report to Planning applications committee

Item

26 March 2015

Report of Head of planning services

Subject Application no 1401841F - 36 - 50 Drayton Road
Norwich

Applicant Cullen Investment Holdings Ltd

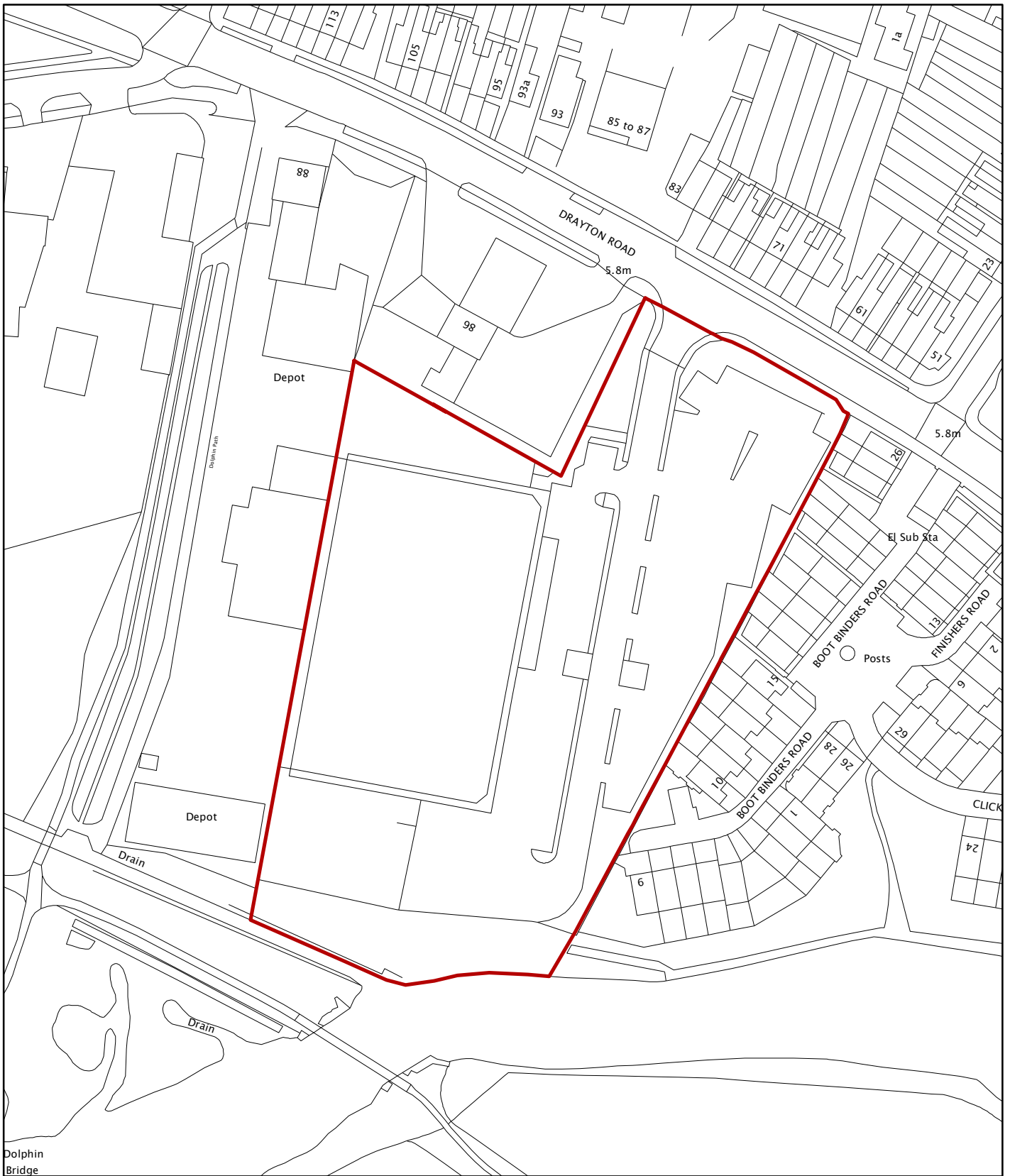
Reason for referral Objection

4(G)

Ward:	Mile Cross
Case officer	John Dougan - johndougan@norwich.gov.uk

Development proposal		
Internal reconfiguration to provide a 1696 sqm open A1 food retail unit (class A1) and 1620sqm bulky goods retail unit (class A1), erection of extension to north elevation to form loading bay dock and plant room, external alterations to building facade and layout of car park.		
Representations		
Object	Comment	Support
6	0	1

Main issues	Key considerations
1 Principle of development	Protection of existing retail centres, existing lawful use of the site, contribution to the economy, employment opportunities and accessibility
2 Design	Appearance of site and surrounding area
3 Trees and landscaping	Protection of trees along the boundaries of the site, loss of trees within car park.
4 Transport	Parking / vehicular movements, safe access / egress, pedestrian safety, servicing
5 Amenity	Impact upon neighbouring occupiers from noise and disturbance and light pollution.
Expiry date	20 March 2015
Recommendation	Approve



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Planning Application No 14/01841/F
Site Address 36-50 Drayton Road

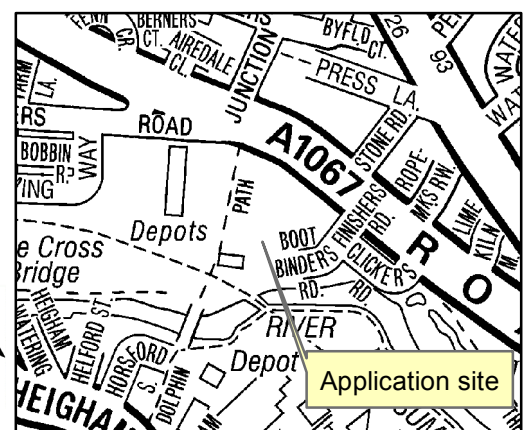
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. The character of the area is a mixture of residential and employment area activities to the north and south of Drayton Road adjacent to an area of green space with mature trees / waterways which surrounds the Marriot's Way cycle path. There is a large district centre located 440 metres further to the west comprising a small supermarket, a post office and a series of small shops and hot food takeaway uses. It is also noted that there are two allocated sites in close proximity to the site being R25 and R32, both being allocated for housing.
2. The application site is located to the southern side of Drayton Road, there being residential properties to the east boundary, residential properties opposite the access, a car showroom to the north-west boundary, industrial units to the west boundary and an area designated as open space to its southern boundary. Part of the southern section of the site is also designated as open space in the form of a dense section of mature trees.
3. The site is set below the level of Drayton Road and is of a scale which sits relatively sensitively in the context of the residential properties to the east and also from the perspective of the Marriott's Way to the south. This is primarily due to the extensive tree planting to the south and east boundaries as well as the planting within the existing parking area.
4. The site contains a retail warehouse 74 metres long, 47 metres wide and 8 metres high, the exterior faced in blue cladding with glazed elements to its east, north and southern elevations. The building is split into two sections comprising Topps Tiles (827 sqm) and Wickes (2442 sqm). It also contains a staff block (146 sqm) at first floor level.
5. The unit comprising Topps Tiles operates under the benefit of planning permission 4930682/U, restricted to the sale of bulky goods (DIY goods, building materials, vehicle parts, flat pack furniture, garden goods, pets & pets accessories, cars, caravans and boats and no other purpose.
6. The southern section of the site comprises a delivery yard / storage compound serving the Wickes directly adjoining the mature trees designated as open space. There is a separate delivery yard to the north east corner of the site serving Topps Tiles.
7. The site is served by a wide junction from Drayton road and a 131 space car park to the east of the site which is bounded by a 1.8 metre high close boarded fence of average condition relatively mature trees along the east boundary which partially screen the residential development to the east. The site also contains various tree stands within the car park area and along the road frontage.
8. Pedestrian access is via the existing access road with no cycle storage in place. It was also noted that the access to the site is particularly wide for pedestrians to walk in a safe manor.

Constraints

9. The south of the site comprises an area of open space which forms part of a wider area of open space comprising mature trees, water ways and the Marriott's Way./ / Wensum Park.
10. The site is located in flood zone two, comprising land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.
11. The site is designated as being an employment area, prioritising employment and business development.

Relevant planning history

Ref	Proposal	Decision	Date
4/1988/1380	Two externally illuminated wall mounted signs, and one free standing car park entrance sign.	TEMP	01/02/1989
4/1993/0682	Use of part of existing building as retail use (Class A1).	INSFEE	04/11/1993
4/1998/1012	Seven internally illuminated high level signs; One internally illuminated pylon sign; one externally illuminated high level sign; four non-illuminated signs and three flag poles.	PART	05/05/1999
4/1998/0888	Erection of entrance arch feature and external alterations.	APCON	27/11/1998
4/2002/0579	Retrospective application for the standing at a snack trailer on the car park.	APCON	04/07/2002
4/2002/1029	Formation of compound to create outdoor project centre	APPR	16/01/2003
12/01454/CLP	Application for Certificate of Lawfulness for proposed use for unrestricted class A1 sales. (this permission relates to the existing Wickes unit)	APPR	24/08/2012

The proposal

12. The proposal comprises reconfiguration of the building to provide a 1696 sqm food retail unit within the northern section of the building. This is served by the existing delivery yard to the north-east of the site which would be equipped with a new loading bay / ramp and refrigeration plant.

13. The remainder of the building (1620 sqm) to the south would comprise a retail unit which is restricted to bulky goods sales only, served by the existing storage compound and servicing area to the south the site.
14. The development also includes the upgrading of the walls to roof in a range of white and grey metal profile cladding. Alterations also include deletion of the majority of the glazing to the north elevation and reconfiguration of the glazing to the east elevation.
15. The car park would be reconfigured to provide an increase of 31 parking spaces amounting to a total of 162 spaces. A total of 60 cycle spaces would also be provided, primarily to the frontage of the building and 8 no. hoops to the north-east corner of the site. Additional disabled and parent parking spaces would also be provided. Lighting in the car park area would also be provided.
16. The development would also result in the loss of some existing trees and landscaping within the site and providing an additional pedestrian access to the north-east corner of the site. The existing access gates are to be retained. Although new low level shrub planting is proposed to the frontage of the site.

Summary information

Proposal	Key facts
Scale	
Total floorspace	A1 (retail) – 1696 sqm and A1 (restricted retail) 1620 sqm
No. of storeys	As existing
Max. dimensions	As existing except for the small addition of the loading bay / ramp to the north of the building.
Appearance	
Materials	White and grey profiled metal cladding
Energy and resource efficiency measures	Improved energy efficiency by virtue of new wall insulation and cladding
Operation	
Opening hours	None proposed
Ancillary plant and equipment	Refrigeration plant to the north elevation
Transport matters	
Vehicular access	As existing
No of car parking spaces	Increase from 131 to 162

No of cycle parking spaces	60 spaces
Servicing arrangements	Inclusion of a ramp and loading bay to the north and the reduction in size of the existing servicing area to the south.

Representations

17. Adjacent and neighbouring properties have been notified in writing. 7 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.
18. Planning procedure for this type of application does not require that all properties in the area be formally consulted, specifically those whom are directly opposite or adjoin the boundary of the application site. The application has been subject to the correct neighbour consultation procedure.

Issues raised	Response
Another retail unit is not necessary in the area	See main issue 1.
Noise, air and light pollution from lorries, forklift trucks and cars in and outside the delivery areas causing disturbance to residential properties.	See main issue 5.
What time will deliveries occur at the site? Before 8am and after 6pm would be unreasonable as it would impact on residential amenity	See main issue 5.
The existing store opens from 0700 to 2000. A 24 hour opening would seriously compromise our amenity especially as our garden adjoins the car park.	See main issue 5.
Light pollution from the new glazed areas and parking areas causing nuisance on residential properties and character of Wensum	See main issue 5.
Loss of trees within the site will compromise neighbour amenity	See main issue 3.
There is existing unauthorised parking and reversing to the frontage of the site causing traffic congestion and an unsafe pedestrian environment. The development will make	See main issue 4.

things worse	
Alterations are needed to provide safe access for vehicles and pedestrians	See main issue 4.
Increase in traffic flow resulting in an adverse impact on highway safety	See main issue 4.
An increase in traffic will make it difficult to cross Drayton Road	See main issue 4.
Cumulative traffic impact of site and nearby allocated sites	See main issue 4.
The plans do not show the modifications to the building	Not accepted. Existing and proposed elevations have been submitted clearly showing the external changes to the building.
Inappropriate scale and design	See main issue 2.
Will the development harm the area of open space to the south of the site?	See main issue 3
Lack of shop and site security	See main issue 5.
Littering and anti-social behaviour and littering causing nuisance to nearby residential properties	See main issue 5.
Some residents were not notified of the planning application	The application has been subject to the correct neighbour consultation procedure.
The Nearby Lidl is too small with no room to expand. Aldi will be a welcome addition to the community also creating employment.	See main issue 1.
As deliveries are going to be made to the north of the building and contained within an undercover loading facility and screened on three sides there should be little noise intrusion.	See main issue 4 and 5.

Consultation responses

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

Environmental protection

20. The location of the store is ideal in terms of minimising the impact of noise from deliveries. The loading dock is located relatively close to the entrance of the site and furthest away from the nearest sensitive noise sensitive properties. The loading dock is also shielded to some extent by a commercial building providing a measure of protection for the residents living on Drayton Road. However, those properties on Drayton Road could be adversely affected by deliveries during night time hours. Due to the nature of the food retail business, the deliveries in question are likely to be more frequent compared to the existing operator. The cumulative impact of those more regular deliveries is likely to have a greater noise impact so it is recommended that delivery hours be restricted and a delivery management plan be submitted to keep noise to a minimum.
21. Issues relating to noise disturbance and light intrusion arising from parking cars could be addressed by the erection of a 2.0 metre close boarded fence along the boundary with residential properties at Boot Binders Road.
22. The noise report is rather light in detail and the consultant suggests that only a single compressor unit will be installed. It is important that the applicant complete a list of plant and machinery they wish to installed with the application. The applicant must also fully consider the impact of all plant and machinery as well as any relevant mitigation measures required to attenuate the noise. For example, the applicant expects the noise from the deliveries to be less than the existing Topps Tiles operator. However, no evidence for this assertion has been provided and whilst it is possible that a comparable HGV delivery might be delivery might be quieter due to the installed loading dock, the overall effect of more deliveries for the use might result in an increase in the overall noise. A more detailed report is required for a large food retail scheme.

Environment Agency

23. No objection, see flood risk standing advice.

Highways (local)

24. The development benefits from direct access to Drayton Road, frequent bus services and bus stops and direct pedestrian / cycle links to Marriott's Way via the adjacent Dolphin path.
25. The site is easily accessible by Heavy Goods Vehicles and private vehicles via a priority junction with Drayton Road. The proposed reconfiguration of the site spine road enables a new walking route to be created to the store entrances and a new pedestrian link from Drayton Road is welcomed.
26. The use will have a strong neighbourhood walk-in catchment and the walking routes are not adequate. A pedestrian refuge is also needed to improved safe access from the bus stop on the opposite side of the road to the site.
27. The excessively wide mouth of the access is highway dominated and remains a concern for pedestrians walking along Drayton Road, being faced with walking approximately 14 metres in a busy site access junction. Given the nature of the use likely to increase pedestrian footfall to and from the site, improvements are needed to make this more pedestrian friendly e.g. tightening of the radii of the

junction and give way markings / pedestrian refuge being set back from the junction. It is also recommended that wooden bollards be placed on the pavement either side of the junction, deterring unauthorised parking by customers or transporters.

28. The council has a long term aspiration to connect Dolphin path to Clickers Road via this site to form a riverside path. This is not fulfilled by the proposals.
29. The new layout of the car park will increase the parking provision from 131 to 162 which is significant and existing landscaping will be removed. The provision of 60 cycle parking spaces is sufficient for staff and customers.

Tree and landscapes officer

30. Concern about the lack of information about the impact on existing trees and the loss of trees within the existing car park area having a negative effect on the visual amenities of the area. The existing trees along the east boundary need to be retained to protect the amenities of those properties. An arboricultural implication's, method statement and tree protection plan is required, alongside compensatory planting.
31. The new pedestrian access from Drayton Road is useful but enhancements would be needed to improve accessibility. Furthermore, the opportunity to open a public access route to the path to the south of the site to offset the loss of biomass within the car park.
32. The site fronts the River Wensum, a key natural asset which is a bat feeding corridor. Any lighting within the site should be conditioned to ensure that it will not compromise the character of the Wensum and or protected species.

Natural areas officer

33. The development would be expected to provide replacement landscaping and biodiversity enhancements. Proposed lighting should minimise impacts on the river Wensum and should be designed to be bat friendly, such as low emission LED lighting. The documentation provided does not mention the presence of Japanese Knotweed. This invasive species is, or was, present on part of the Wickes site adjacent to the river and Wickes, supported by the Norfolk Non-native Invasive Species Initiative, carried out control measures on it. If the plant is still present, there is a risk that site clearance or construction activities could spread it around the site. If Japanese Knotweed does still occur, there should be a plan for managing it, and preferably eradicating it, prior to construction work. Otherwise the applicants should be able to demonstrate that the plant has already been successfully eradicated from the site.

Norfolk police (architectural liaison)

34. Positive that the existing access gates will be retained, as some retail developments in the city have found that towards the evening periods, their car parks have been used as a gathering point for vehicles and anti-social behaviour.
35. The new glazed frontage will provide a visual link between the occupants of the building and the car parking area, providing natural surveillance.

36. The new cycle parking to the frontage of the building will have good natural surveillance. However, the new 8 cycle hoops to the north east corner of the site may be a target for thieves. These should be relocated to the front of the store.
37. A uniform spread of lighting is required and in conjunction with CCTV coverage and landscape design will aid surveillance and deter intruders.

Assessment of planning considerations

Relevant development plan policies

38. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS19 The hierarchy of centres
 - JCS20 Implementation
39. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM8 Planning effectively for open space and recreation
 - DM11 Protecting against environmental hazards
 - DM16 Supporting the needs of business
 - DM18 Promoting and supporting centres
 - DM20 Protecting and supporting city centre shopping
 - DM21 Protecting and supporting district and local centres
 - DM25 Retail warehousing
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

40. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy
 - NPPF2 Ensuring the vitality of town centres
 - NPPF4 Promoting sustainable transport
 - NPPF7 Requiring good design

- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

41. 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

42. Key policies and NPPF paragraphs – DM16, DM18, NPPF paragraphs 19, 24.
43. The site is within a designated employment area where employment and business uses are prioritised in line with the intent of policy DM16. Policy DM18 states that new retail development should be located in city, district and local centres. proposals outside a defined retail centre should normally be subject to a sequential test establish if they are appropriately accessible sites within the retail hierarchy, ensuring that the viability of those centres are not unduly compromised. However the existing building on site is already within a retail use, and it would not be appropriate to apply a sequential test to be carried out in this instance.
44. The existing building is subdivided into two retail units, occupied by Wickes (2442sqm) and Tops Tiles (827m2). The smaller unit is restricted to bulky goods sale only. However the larger unit, as a result of a certificate of lawfulness (ref: 12/01454/CLP, see history section) can operate as an unrestricted retail unit.
45. The proposed reconfiguration of the existing building would result in the unrestricted A1 retail presence being reduced from 2442 sqm to 1696 sqm. As such the proposed type of retail floorspace would be more suited to this out of centre location, and would have less impact upon nearby centres than the existing situation. A condition is proposed, restricting the remaining floor space of the building (1620 sqm) to bulky goods retail (A1) only.
46. The site is also located in an accessible location in close proximity to residential properties and the nearby district centre on the Mile cross roundabout. Drayton Road benefits from regular bus services, there being cycle routes along Drayton Road and the Marriot's Way to the south. This will mean that users can use sustainable alternatives to the car such as walking, cycling and public transport.
47. Consideration also needs to be given to the fall-back position for the applicant in which they could theoretically lawfully operate an A1 retail unit of 2442 sqm without the need for planning permission. This would result in more impact upon nearby centres and would be more intensive in terms of vehicular movements and associated amenity impacts compared to what is proposed.

48. As such the principle of the development which contributes to the economy and provides jobs is acceptable subject to the assessment of the main issues below.

Main issue 2: Design

49. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
50. The scale of the original building (height and footprint) will largely remain unchanged. The provision of a below ground level loading ramp with the existing loading area alongside a compound for site plant are of a scale and location which will not compromise the appearance of the building or visual amenities of the street scene.
51. The existing building appears rather tired and would benefit from an upgrade to help improve the appearance of the area. The choice of colours for the new cladding (grey and white) is deemed to be appropriate in an area which has varied architectural styles.
52. The re-configuration of the glazed elements within the main frontage to the east elevation is considered appropriate as it will help break up the industrial façade, allow natural light within the store and also enhance natural surveillance to the exterior of the store improving natural surveillance.
53. It is not accepted that the introduction of the glazing would have a detrimental effect on the character of the area such as Wensum Park or the street scene. This is due to the amount of fenestration being very comparable to what is already in place. However, this conclusion is conditional on the trees along the south and east boundaries being retained to both absorb light pollution and soften the appearance of the development from the east and south.

Main issue 3: Trees and landscaping

54. Key policies and NPPF paragraphs – DM3, DM7, DM8, NPPF paragraphs 9, 17, 56, 109 and 118.
55. The replacement landscaping to the site frontage is noted. However, the development will result in the loss of trees within the site, a clump of trees to the south-east corner and works to facilitate the additional parking spaces along the east boundary.
56. An arboricultural implications assessment, method statement and tree protection plan has not been submitted with the application. As previously stated, the loss of the trees within the site are not acceptable as the trees in question play an important role in screening the site and creating a natural transition with the area of open space to the south.
57. The retention of trees within the site is considered necessary to ensure that the above mitigation continues. With this in mind, it is recommended that a condition be imposed requiring that a revised landscape plan be submitted alongside an arboricultural implications assessment, method statement and tree protection plan
58. However, it is likely that the applicant will be unable to provide the same amount of tree planting within the parking area due to their need to provide additional parking

spaces. With this in mind, the reduction in planting needs to be offset by other enhancements in the form of opening up the southern boundary of the site to pedestrian and cycle access linking the site with residential properties to the east and to the Marriott's Way cycle path.

59. The provision of the new pedestrian access and walkway within the site is welcomed as it will improve pedestrian movement from the public realm to the new store. However, the use of steps is not acceptable and will have to be replaced by a ramp allowing access for wheel chair users. Furthermore, the new pedestrian pathway should be designed to enable legible access for users including those with impaired vision. These matters alongside the new car park surfacing and method of marking can be secured by condition.
60. Similarly, sensitive placement and luminance of on-site lighting will aid customer experience, protect the amenities of neighbouring properties and also help deter crime.

Main issue 4: Transport

61. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39. The key considerations are the suitability of the parking, access and servicing.
62. Whilst the increased level of parking is broadly compliant with the maximum parking standards, the nature of the use has changed in the form of a more intensive retail operation, and a reconfiguration of the parking area. These changes will result in an intensification and alteration to the movements of vehicles and customers using the site as stated by the comments of the local highway authority. However this is not considered to result in undue impacts upon the surrounding highway network.
63. The existing vehicle access is proposed to be reconfigured as part of the proposals. Concerns are raised that it would be car dominated. As such it would be reasonable and necessary to mitigate these additional impacts by imposing a condition requiring an enhanced pedestrian refuge for the being dropped off by bus, a safer and more legible pedestrian experience on the main access to the site / through the site. In addition the council has an aspiration to complete a riverside path from Clickers Road to Dolphin path, along the south of the site. Such a path could also provide a new pedestrian entrance to the site from the south, with significantly improved pedestrian access. Officers are in discussion with the applicants with regard to this issue and members will be updated in due course. .
64. It is also understood that there have been unauthorised incidences of large articulated HGVs either parking on the pavement or using the existing access as a turning area. Such manoeuvres are regrettable and no doubt causes congestion for other road users including those using the footpath.
65. Whilst the applicant cannot be responsible for such incidences, it is important that delivery vehicles associated with the site do not undertake similar operations which would no doubt potentially result in danger for vulnerable road users such as pedestrians and cyclists. A Service Management Plan will ensure that servicing takes place in appropriate locations without detriment to highway safety.

66. In addition the existing delivery compound to the south for the remaining bulky good unit will be reduced in size moving further away from the residential properties to the east, so no significant additional impacts are expected.
67. The more intensive A1 retail element containing the ALDI will be located to the north west of the site within the existing loading area which currently serves Topps tiles. Such a location is considered to be ideal as it is set behind an existing commercial building in the adjacent site to the north and some 60 metres from the residential properties to the east.
68. Whilst the delivery locations are considered acceptable, the increased HGV movements may cause noise or light pollution to the residential properties to the north or east. It is therefore recommended that a delivery management plan be submitted providing details of the types of delivery vehicles to be used, use of refrigeration plant, trolleys, reversing beepers and delivery times.

Main issue 5: Amenity

69. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
70. The key issues to consider are whether or not any activities, movements or other environmental impacts would have a significant additional detrimental impact on the amenity of nearby properties particular those to the north and east.
71. In relation to the new refrigeration plant to the north of the site and the reservations by the Council's environmental protection officer, it is recommended that a condition be imposed requiring a schedule of all plant and associated mitigation. Such detail will enable officer to fully assess the cumulative impact of any plant on nearby receptors.
72. It is acknowledged that the existing A1 unit does not have any restrictions on opening or delivery hours. However, in light of the nature of the use and close proximity to residential properties, it is recommended that hours of operation be between 0800 and 2200 and deliveries be restricted to the hours of 0600 and 2300.
73. It is not accepted that the revisions to the fenestration of the building will result in significant harm to the amenities of the area or neighbouring properties. This is due to the revised arrangement being of a similar area to the existing levels of fenestration.
74. The reconfiguration of the parking will now mean that cars will now be parked with head lights facing the boundary fence with the residential properties to the east. The new parking area will also have new parking to aid easy use of the car park. Given this change of conditions and that the existing fence is in varying states of repair, it is recommended that a condition be imposed required details of a suitable new boundary treatment to protect the amenities of those residential properties.
75. Anti-social behaviour within the site can have an adverse impact on the amenity of the area. It is advised that the recommendations of the Police's architectural liaison officer relating to moving the cycling hoops to the front of the building and providing further details of car park light and CCTV coverage be secured by condition. It is also recommended that this condition also clarify general site security measures including the times for opening and closing the access gates to the site.

76. The Police's architectural liaison officer has also provided further guidance on general building security and it is recommended that this be added as an informative.
77. Given the changed nature of the use, there may be increased incidences of littering within and outside the site, particularly along the frontage to Drayton Road and if a new access gate for pedestrians is opened to the south of the site, along the footpath leading to Clickers Road. With this in mind, it is recommended that a condition be imposed, requiring details of a litter picking protocol to many any litter associated with the use.

Compliance with other relevant development plan policies

78. 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
Energy /water efficiency	JCS 1 & 3 DM3	The development will result in an upgrade of an existing premises improving its insulation qualities and allowing improved passage of light within the building which will improve the user experience and make the building more energy efficient, in accordance with policy.
Sustainable urban drainage	DM3/5	The development will result in an increase in parking which will result in loss of sections of existing soft landscaping It is unlikely that the loss of these areas will result in a significant net increase in surface water run-off. However, has no details have been submitted and some of the areas are in close proximity to residential properties, it is recommended that further details of surfacing materials and run off controls be conditioned.
Biodiversity		The Wensum is a valuable natural asset which has provides important contribution to the character or the area and a habitat for wildlife. As the scale of the building and external parking area will be largely unchanged it is not expected that any harm to that area will result. Nevertheless, loss of trees within the car park area and an inappropriate lighting within the site could compromise the character of the area and the habitat for protected species. A condition requiring compensatory planting within the car parking and appropriate lighting will enable the planning authority to safeguard those issues.

Equalities and diversity issues

79. There are no significant equality or diversity issues. Although, safe access for vulnerable road users has been considered with further improvements being secured by condition.

Local finance considerations

80. 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.
81. 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.
82. In this case local finance considerations are not considered to be material to the case.

Conclusion

83. The proposed reconfiguration of the existing retail unit would not result in any undue impact upon the vitality and viability of other city centre, district and local centres in comparison to the existing situation.
84. The existing access to the site in association with the improved pedestrian, cycle and public transport is sufficient for a development of this nature and scale subject to the conditions cited below.
85. The nature of the use and configuration of the parking and servicing has also changed, resulting in slightly different vehicular movements which may cause nuisance to the neighbouring residential properties to the north and east. Nevertheless, a suitable solution in relation to delivery operations and customer movements is considered feasible subject to conditions in the form of a delivery protocol and restricting the opening / delivery hours for the site.
86. The proposed refrigeration plant is unlikely to cause any significant harm to neighbour receptors. However, further details are needed to determine the likely cumulative impacts / mitigation of all plant needed to serve the site.
87. The proposal is of a design, which will enhance the appearance of the building and the visual amenities of the street scene. In addition impacts upon landscaping trees and biodiversity are acceptable, subject to conditions.
88. 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. 14/01841/F - 36 - 50 Drayton Road Norwich and grant planning permission subject to the following conditions, which are summarised as follows:

1. Standard time limit;
2. In accordance with plans
3. Unit 2 to be restricted to restricted retail only i.e. bulky goods
4. Opening and delivery hours 0800 to 2200 and 0700 to 2300 respectively
5. No commencement until the following has been approved in writing:
 - Revised junction layout.
 - Details of pedestrian refuge to bus stop (subject to 278 agreement and feasibility)
 - Revised parking and soft / hard landscaping including surface materials
 - Details of new boundary treatment to the east boundary
 - Revised cycle storage layout
 - Details of bat friendly lighting
6. Landscape schedule, implementation and management plan
7. Arboricultural implications, method statement and tree protection plan
8. Submission of a delivery management plan
9. Details of lighting, site security and control of anti-social behaviour
 - Closure of access gates and servicing areas
 - Position and coverage of on-site CCTV
 - Litter management protocol
 - Position, luminance and spread of internal / external lighting, to minimise light spill upon bat habitat.

Informatives:

- Highway guidance relating to junction improvements and provision of a pedestrian refuge to serve the bus stop
- Add police guidance re security
- Informative with regard to Japanese Knotweed.

Article 31(1)(cc) 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 above.

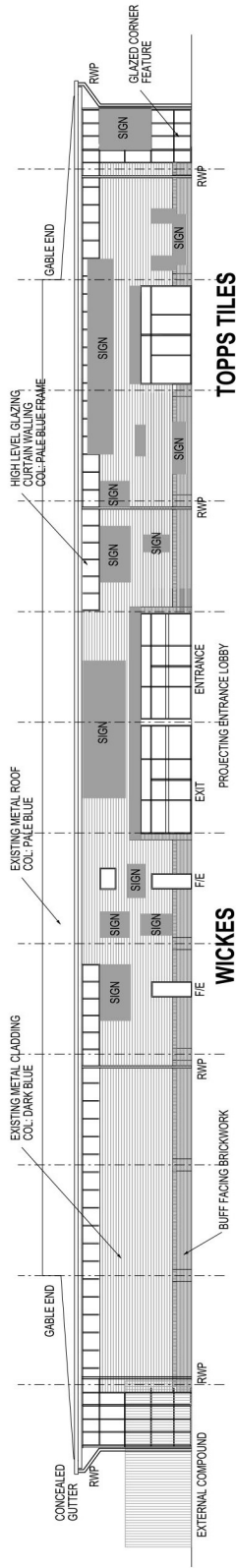
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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION (CIVIL) REGULATIONS 2007 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MITIGATING ANY HAZARDS BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING.



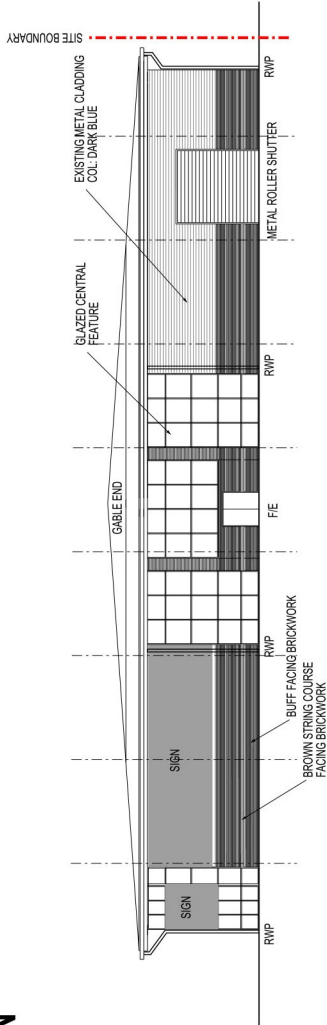
NOTE: DRAWING SUBJECT TO SITE SURVEY



TOPPS TILES

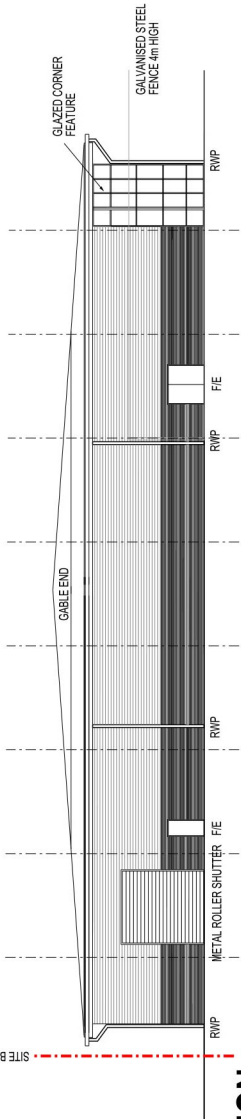
WICKES

EAST ELEVATION

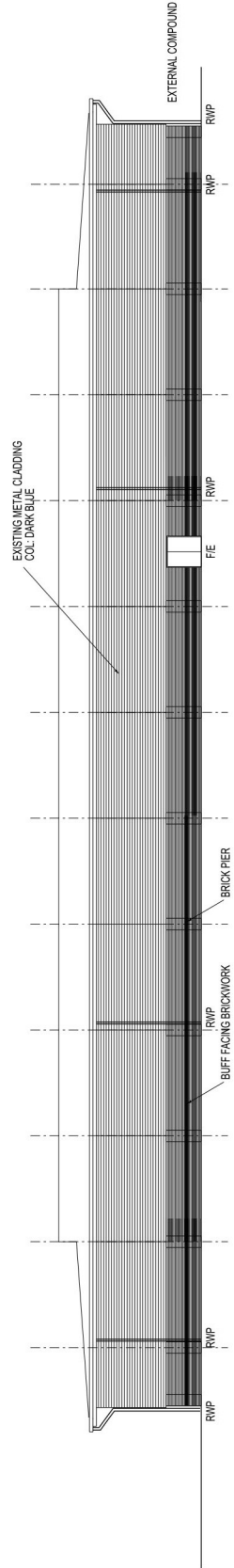


NORTH ELEVATION

SITE BOUNDARY



SOUTH ELEVATION



WEST ELEVATION (REAR)

GENERAL AMENDMENTS

REV.	DATE	NOTES	INT.
A	13.11.14		

CLIENT/PROJECT

CULLEN INVESTMENT HOLDINGS LTD
36-50 DRAYTON ROAD
NORWICH NR3 2DW

DRAWING TITLE

EXISTING
ELEVATIONS

PLANNING ISSUE

DATE	SCALE	ISSUE
16.10.14	ME	1:200

PROJECT NUMBER

9280

DRAWING NO.

9280

STATUS

PLANNING ISSUE


THE RATCLIFFE GROVES PARTNERSHIP

LONDON
100, RATCLIFFE GROVES
LONDON, N1 1 2BB
www.ratcliffe.co.uk


MANCHESTER
100, RATCLIFFE GROVES
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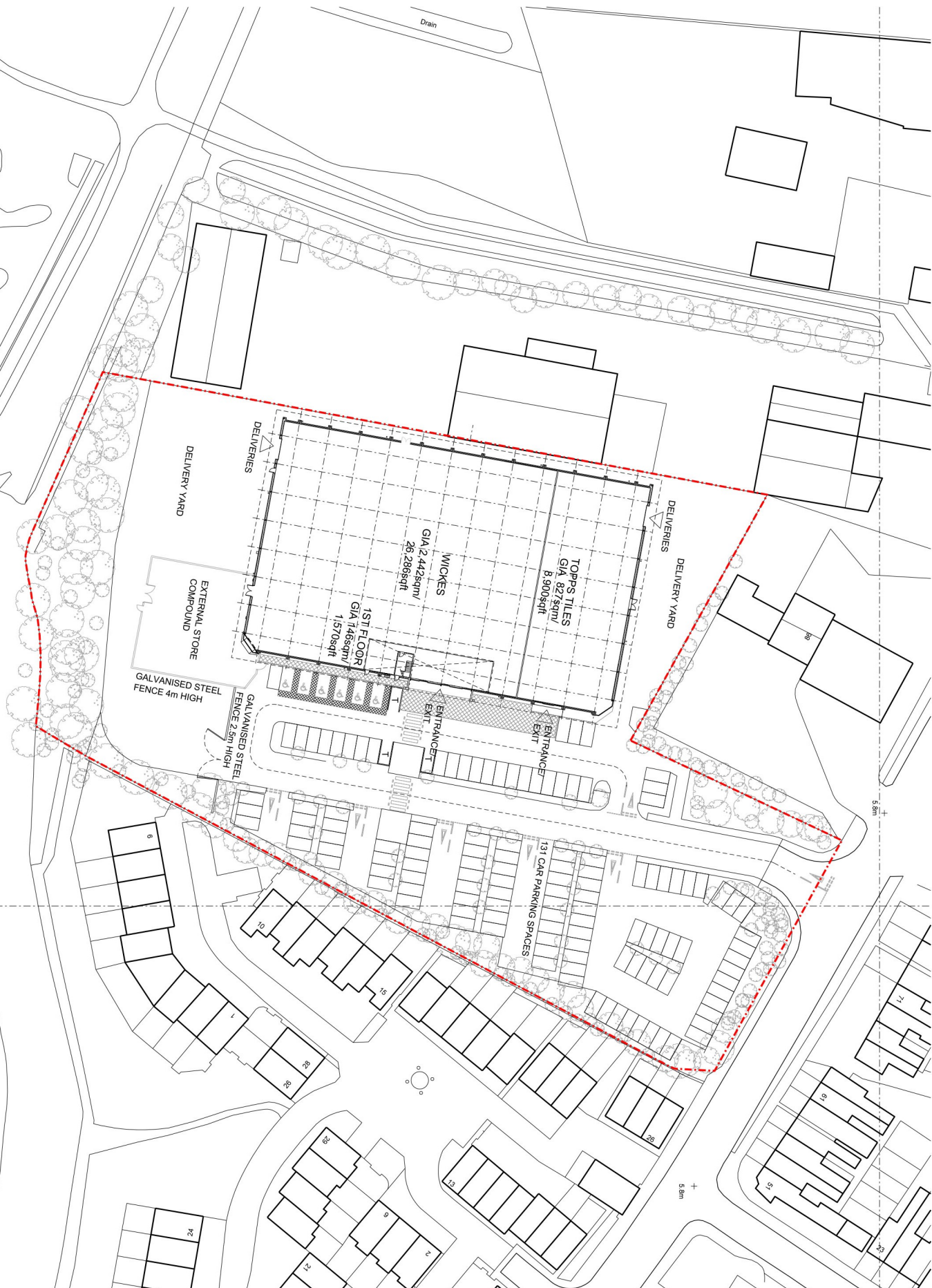
N



SITE BOUNDARY

PARKING SPACES = 131
INC 6m DISABLED BAYS

SCALE 0 2 4 6 8 10 20m



STATUS

PLANNING ISSUE

DATE 08.05.12 ME SCALE 1:500

PROJECT NUMBER	DATE	CLASH	TIME	REVISION
9280	08.05.12	ME	1:500	1

DRAWING NO. L002 C

CLIENT PROJECT

CULLEN INVESTMENT HOLDINGS LTD

36-50 DRAYTON ROAD

NORWICH NR3 2DW

DRAWING TITLE

EXISTING SITE PLAN

REVISIONS

REV.	DATE	NOTES	BY
A	13.11.14	GENERAL AMENDMENTS	ME
B	19.11.14	SCALE DATA ADDED	ME
C	13.11.14	GENERAL AMENDMENTS	ME

MANCHESTER

100 MANCHESTER ROAD

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architects

Report to Planning applications committee

26 March 2015

Report of Head of planning services

Subject Application no 1500095F - 18 Jessopp Road,
Norwich, NR2 3QA

Applicant Mr Andy Naylor

Reason for referral Objection

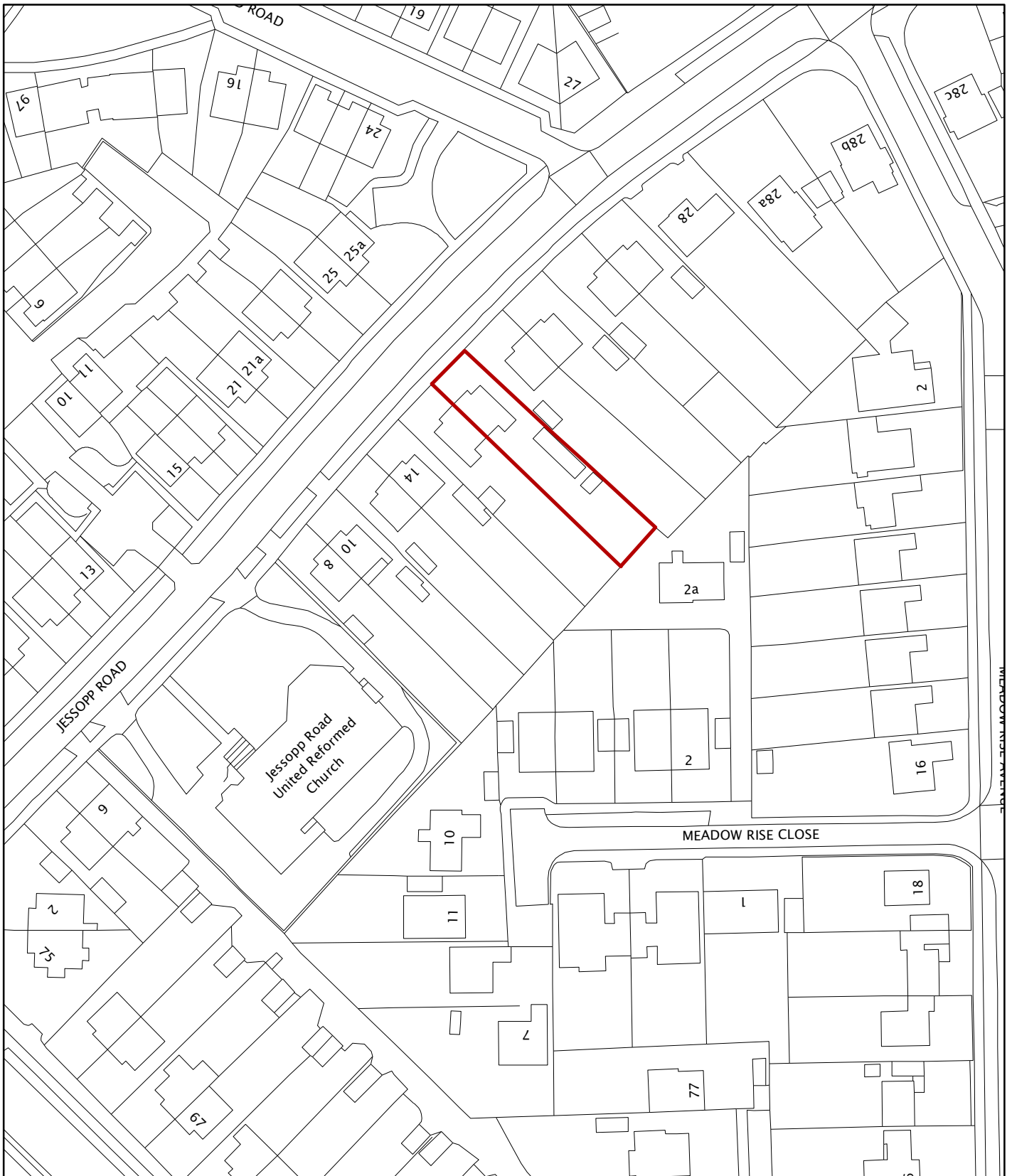
Item

4(H)

Ward:	University
Case officer	John Dougan - johndougan@norwich.gov.uk

Development proposal		
Two-storey side and single-storey rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Scale and design	Visual amenities of the street scene
2 Residential amenity	Daylight and overlooking
Expiry date	24 March 2015
Recommendation	Approve



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Planning Application No 15/00095/F
Site Address 18 Jessopp Road

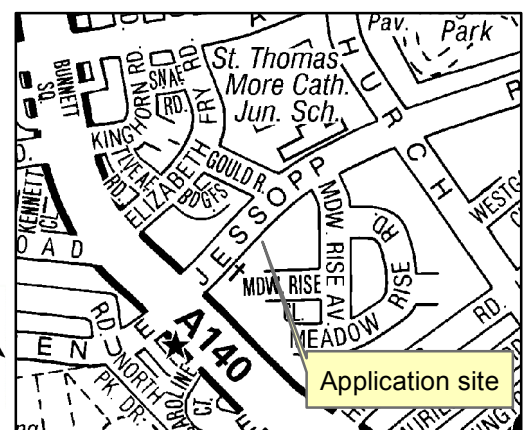
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

Page 148 of 182



The site and surroundings

1. The character of the area is residential predominantly comprising two-storey semi-detached dwellings in red brick, some having elevations in render. The roof profiles are also quite varied some being of gable construction and others of hipped roof construction.
2. The spatial characteristics between the residential blocks are quite varied. The majority of the properties along the south-east side of Jessopp Road are elevated and display quite generous spatial characteristics compared with the denser new development on the opposite side of the road. Both sides of the street are quite well screened by lines of mature street trees.
3. The application site comprises a two-storey semi-detached dwelling in red brick of hipped roof construction. The site has a driveway to the side of the dwelling, small garden to its frontage and a large garden to the rear comprising a detached garage. There are no mature trees in close proximity to the development area, except for a hedge to the rear boundary of no.16. It is also noted that no.16 has a single storey extension to the rear.

Constraints

4. Critical drainage area (DM5)

Relevant planning history

5. There is no relevant planning history at the application site. However two storey side extensions have been granted planning permission at no.26 Jessopp Road in December 2012 (ref: 12/01619/F) and at no 28 Jessopp Road in June 2012 (ref: 12/00889/F)

The proposal

6. Two-storey side and single-storey rear extension.
7. Revised plans were submitted clarifying and slightly increasing the distance between the boundary and wall of the two-storey extension. The distance to the boundary fence will now be 420mm at the front elevation and 550mm at the rear elevation.
8. The revised submission also confirmed that all windows on the side elevation of the two-storey extension will be of obscure glazing, together with the addition of water butts and a soak away to reduce surface run-off from the site.

Summary information

Proposal	Key facts
Scale	
No. of storeys	Two-storey side and single-storey rear extension.
Appearance	

Materials	Walls – Hanson LBC rustic antique Roof – Old English pan-tile in red for the main roof and sandtoft old pan-tile in red for the rear extension
Transport matters	
Vehicular access	As existing
No of car parking spaces	2 no.
Servicing arrangements	As existing

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the 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
Proposals would be too close to the boundary with no.20 and cut out natural light.	See main issue 2
Proposals would result in overlooking of side windows.	See main issue 2
Drawings do not include sufficient context to assess the proposals properly.	Comments are noted. However the plans in conjunction with photos and site visit are sufficient to adequately assess the proposals.
The closeness of the proposed extension will have an adverse effect on proposals for side extensions at adjoining property given proximity to the boundary. And would make construction difficult.	See main issue 1. Complexity during the construction process is not a material planning consideration.
Proposals could result in harm to boundary fence.	The retention or replacement of the boundary fence would be a civil matter between adjoining properties and could be addressed through a party wall agreement.
Removal of ground floor chimney breast brickwork would require support of brickwork above.	This is a matter for building regulations and is not a material planning consideration.

Assessment of planning considerations

Relevant development plan policies

10. **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
11. **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

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design

Case Assessment

13. 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

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The south side of Jessopp Road is characterised by two storey semi-detached dwellings with space between dwellings allowing views of rear gardens. The proposed two storey side extension would infill this space. Concerns are noted that the proposals in conjunction with similar extensions at the adjoining property to the east, (no.20) could result in a terracing effect in the street scene. However revised proposals have been received which would set the side extension further away from boundary and maintain a gap with no.20. This level of separation would be similar to the space between no.26 and no.28 Jessopp Road following construction of side extensions at these properties (see history section), and allow views of trees and rear gardens behind the dwellings.

16. The proposed side extensions would be of similar scale other side extensions within the street would be subservient in scale and proportions to the parent dwelling. The single storey extension to the rear is also of a scale and design which is sympathetic to the appearance of the original dwelling. Indeed, an extension of this size would be classed as permitted development. As such the proposals would not harm the appearance of the application site or surrounding street scene, in accordance with policy DM3.

Main issue 2: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. Concerns are noted with regard to proposals resulting in a loss of daylight to the windows within the side elevation of no.20 Jessopp Road to the east. However these windows serve secondary rooms and spaces such as hallways and toilets. As such daylight to these rooms cannot be protected to the same extent as primary living accommodation with windows facing to the front and rear of the property. Given the nature of affected rooms it is not considered that the proposed side extension would result in undue loss of daylight to this property.
19. In addition the proposed single storey rear extension would project a similar depth into the rear garden as an existing extension at the adjoining property to the west, no.16. No loss of daylight would occur to this property. The rear extension is also set in from the boundary with no.20 to the east which will ensure that it will not result in loss of daylight to windows within the rear elevation of this property.
20. Concerns are also noted with regard to potential for windows within the side elevation to result in overlooking. However the applicant has confirmed that these windows will be obscure glazed and this is proposed to be secured by condition. As such the proposals will not result in any undue overlooking to adjoining properties.

Compliance with other relevant development plan policies

21. 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
Sustainable urban drainage	DM3/5	The site is within a critical drainage area. However the footprint of the proposed extensions is currently covered by hard standing. The proposals would not therefore result in any loss of permeable surfacing and would not increase surface water runoff.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

23. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
24. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
25. In this case local finance considerations are not considered to be material to the case.

Conclusion

26. The proposal is of scale and design which is sympathetic to the appearance of the building and the wider street scene. It will also not result in any significant loss of amenity of surrounding properties.
27. 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.

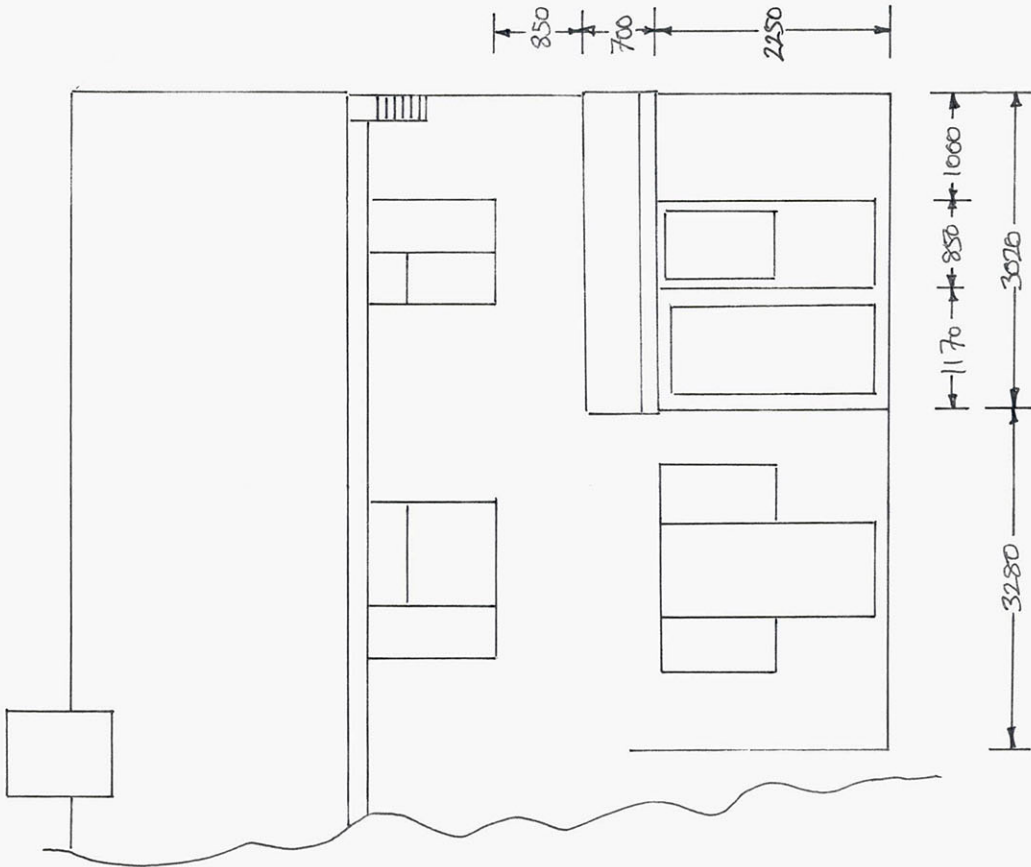
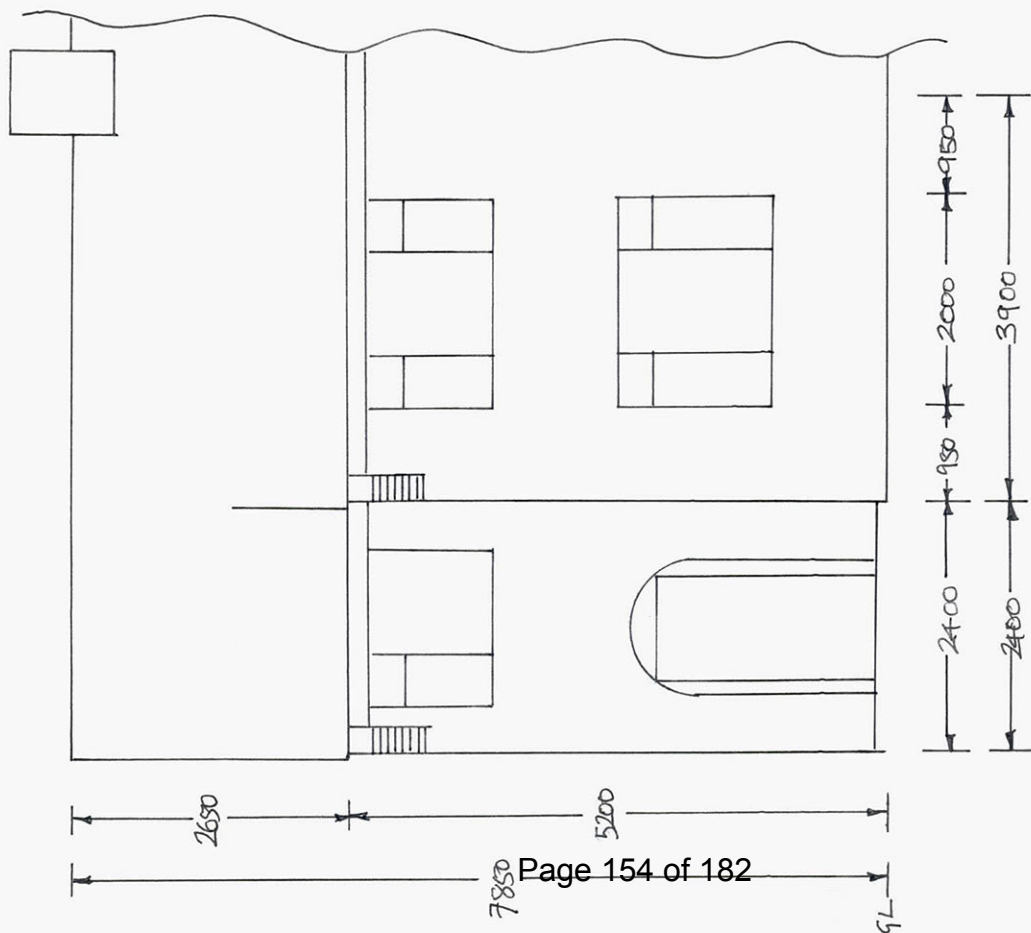
Recommendation

To approve application no. 15/00095/F - 18 Jessopp Road Norwich NR2 3QA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. Side windows to be obscure glazed.

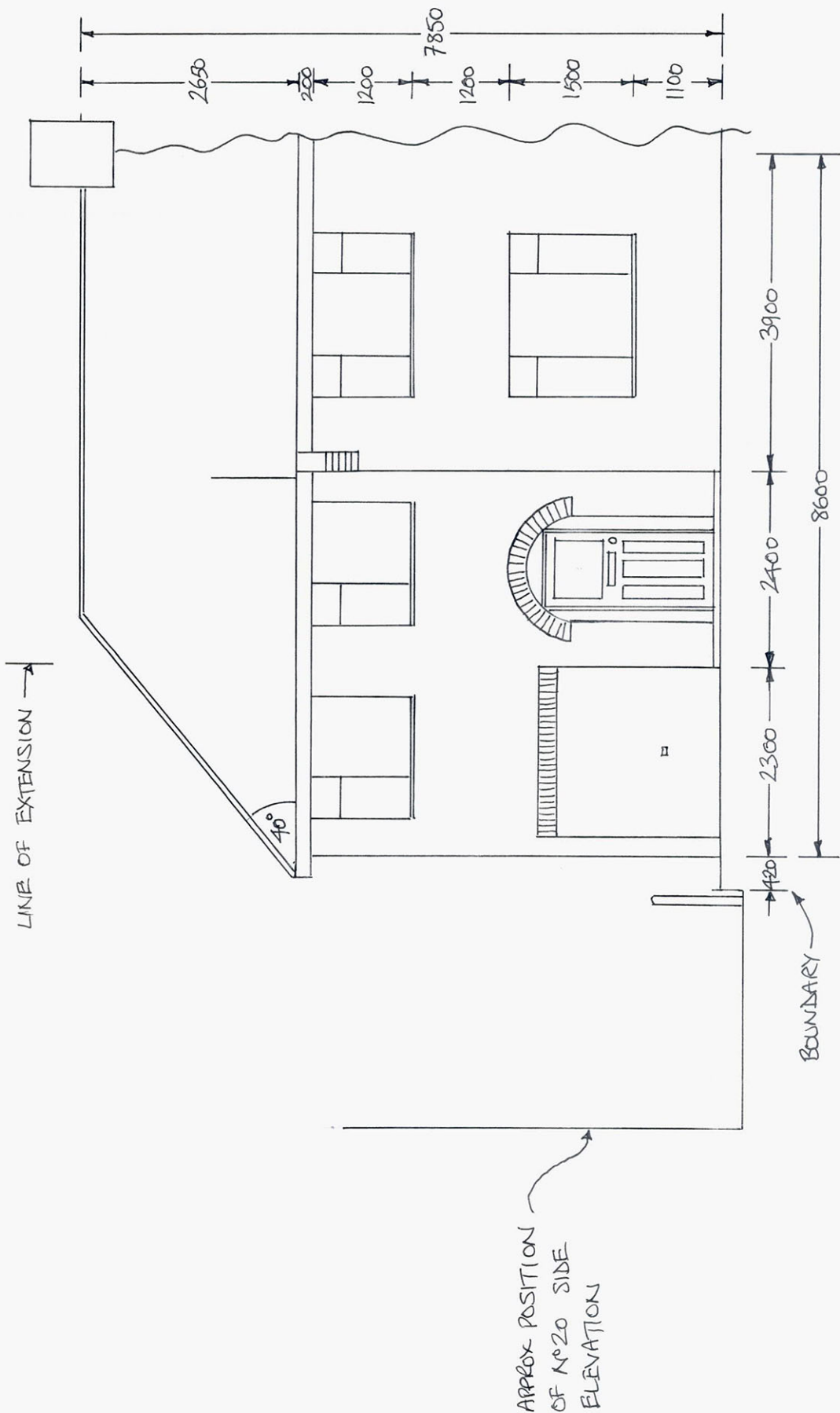
Article 31(1)(cc) statement

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



18 JESSOPP ROAD
 DRAWING 3
 ELEVATIONS AS EXISTING
 SCALE 1:50 AT A3

70 JAN 2015
 Planning Services

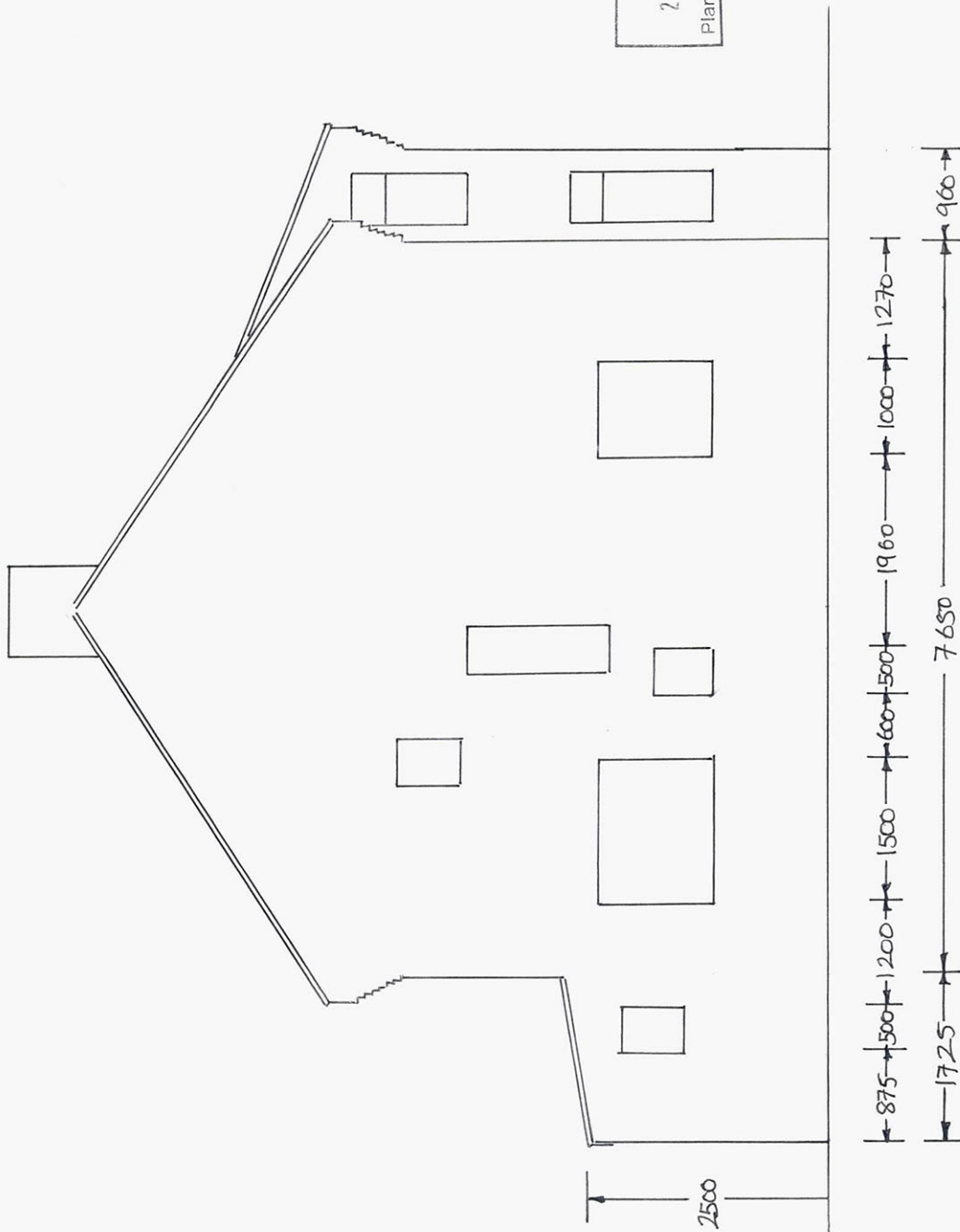


18 JESSOPP ROAD

DRAWING 7 REV A

FRONT ELEVATION AS PROPOSED

SCALE 1:50 AT A3

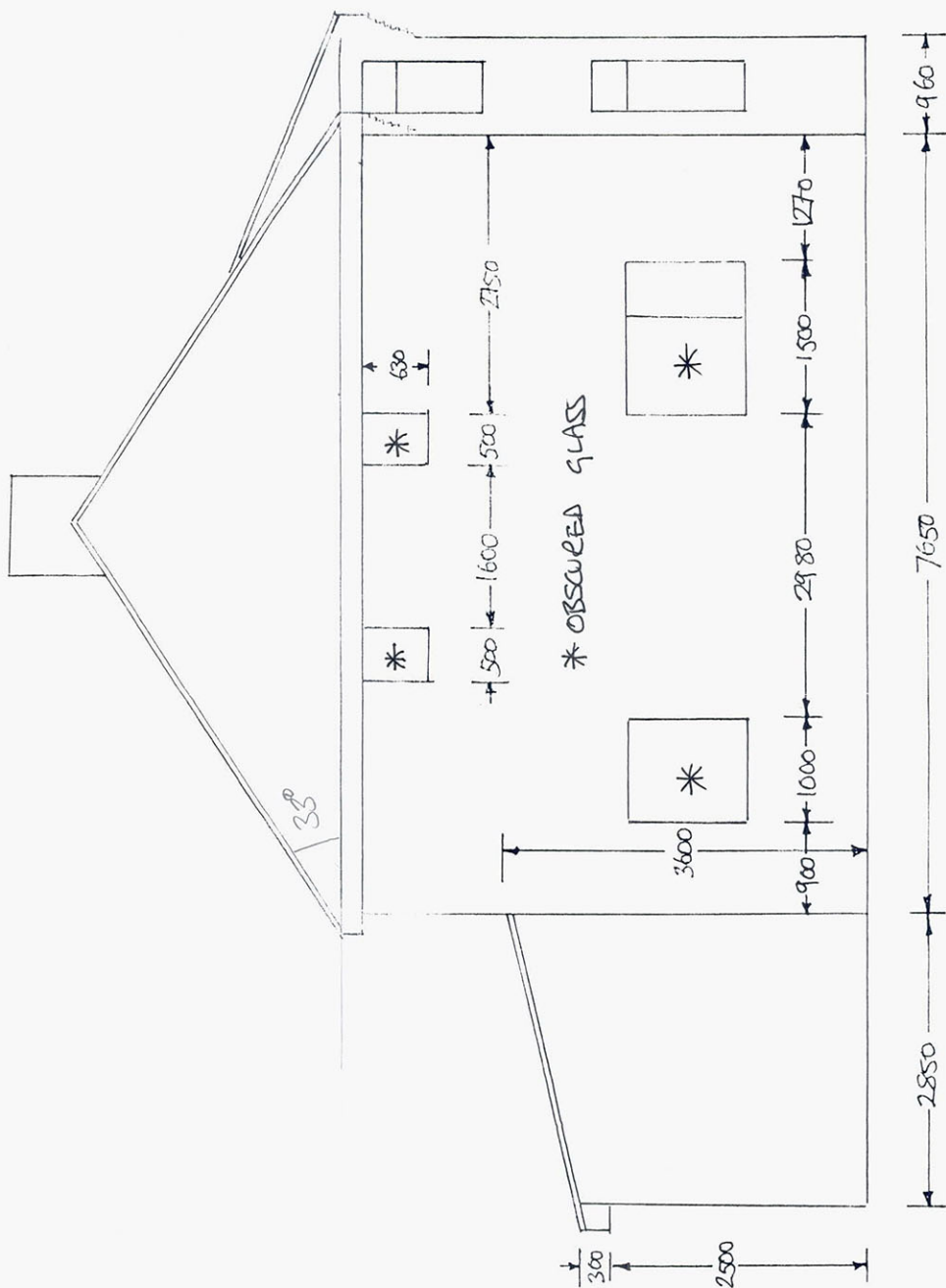


18 JESSOPP ROAD

DRAWING 4

SIDE ELEVATION AS EXISTING

SCALE 1:50 AT A3



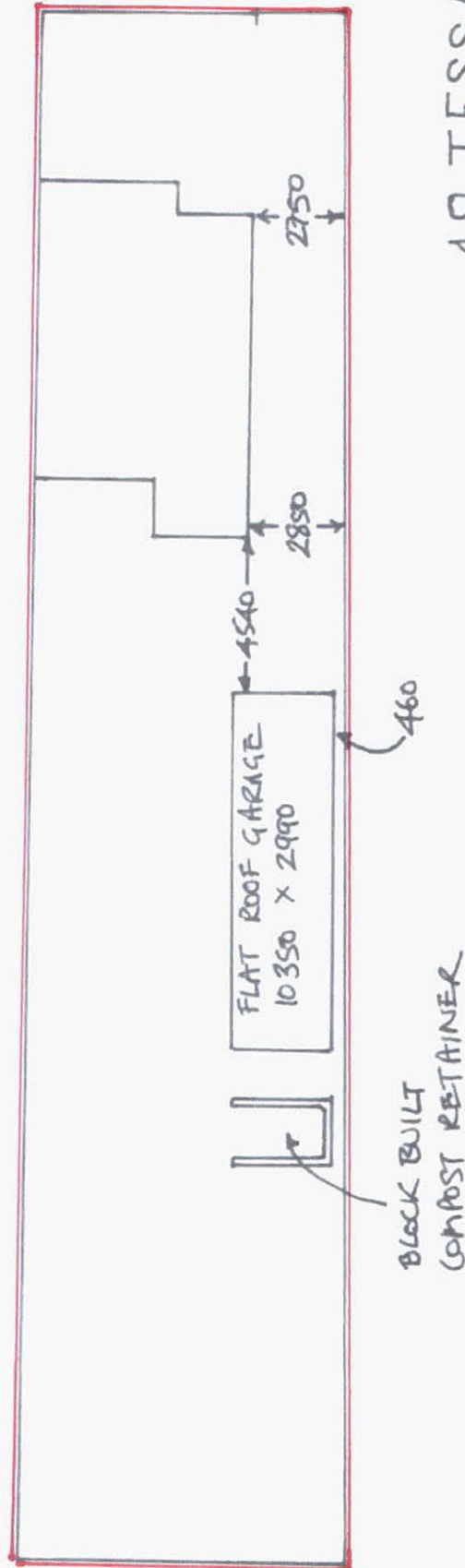
18 JESSOPP ROAD

DRAWING 8 REV A

SIDE ELEVATION AS PROPOSED

SCALE 1:50 A1 A3

27 JAN 2015
Planning Services

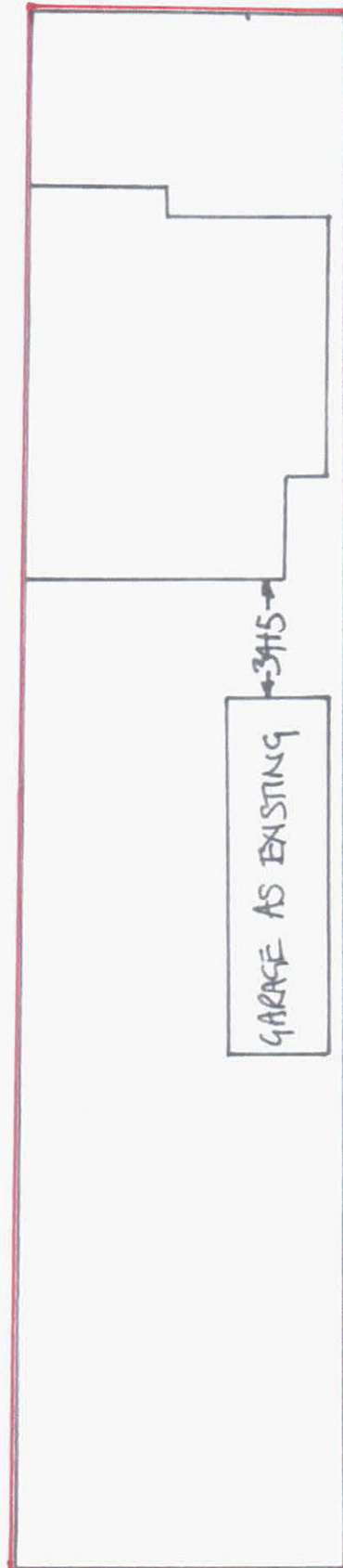


18 JESSOPP ROAD

DRAWING 10

BLOCK PLAN AS EXISTING

SCALE 1:200 AT A4



18 JESSOPP ROAD

DRAWING 11

BLOCK PLAN AS PROPOSED

SCALE 1:200 AT A4

27 JAN 2015

Planning Services

Report to Planning applications committee

Item

26 March 2015

Report of Head of planning services

Subject Application no 15/00113/F - 20 Grosvenor Road,
Norwich, NR2 2PY

Applicant Mr Iain Kirkpatrick

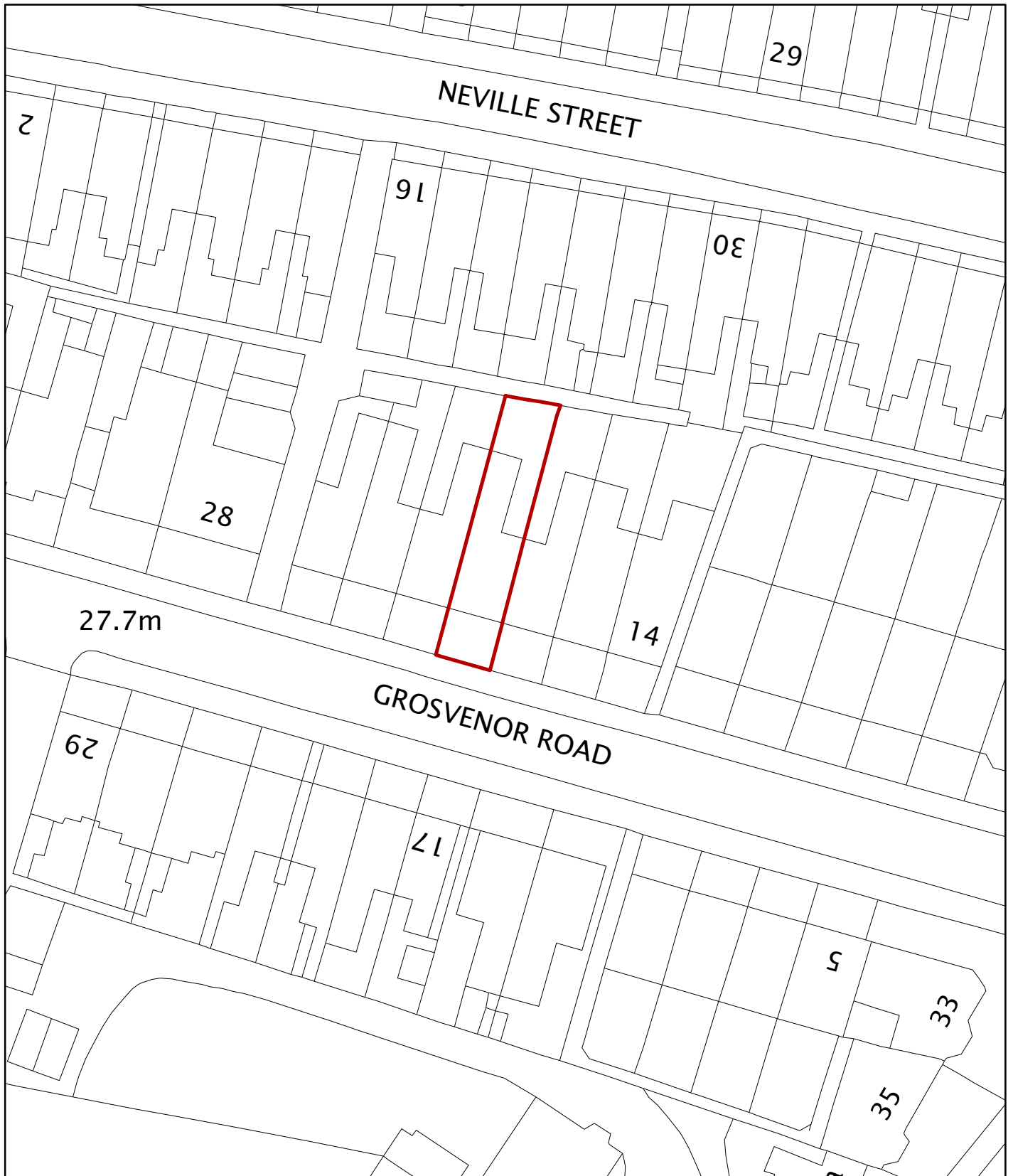
**Reason for
referral** Objection

4(I)

Ward:	Nelson
Case officer	Kian Saedi - kiansaedi@norwich.gov.uk

Development proposal		
Rear extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1 Residential amenity of neighbouring properties.	Overlooking/loss of privacy, overshadowing, noise and disturbance.
2 Design and Heritage	Character of the area, visual amenities of the street scene and respecting the appearance of the parent dwelling.
Expiry date	20 March 2015 (extended to 01 April 2015)
Recommendation	Approve



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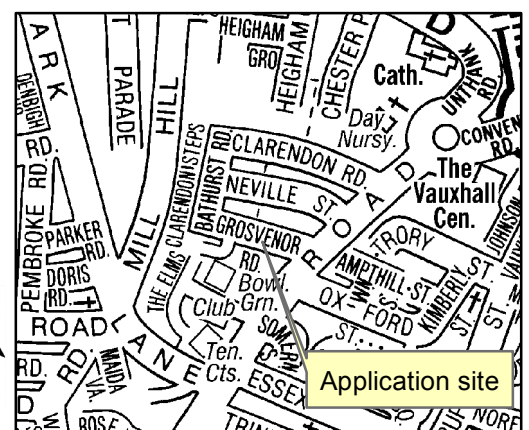
Planning Application No 15/00113/F
 Site Address 20 Grosvenor Road

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on Grosvenor Road in the ward of Nelson to the west of the city centre. The building forms part of a row of medium sized, 19th Century, two-storey terraces and is rendered white at the front and part painted white at the rear.
2. The site is located within Heigham Grove Conservation Area and served by an Article 4 direction removing certain permitted development rights relating to development fronting the highway.

The proposal

3. The proposal is for extensions at the rear of the property.

Summary information

Proposal	Key facts
Scale	
No. of storeys	The proposal was originally for single and two-storey rear extensions. Following concerns being raised regarding the impact of the first floor extension the application now only seeks a single-storey ground floor extension to the rear of the property in addition to minor window alterations.
Max. dimensions	The extension measures approximately 5.5 metres in depth and forms a parapet wall on the boundary with number 18 measuring 2.3 metres in height.

Representations

4. 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
Overlooking/loss of privacy	Main issue 1
Loss of sunlight	Main issue 1
Noise and disturbance	Main issue 1
Harm to the character of the surrounding area	Main issue 2

Consultation responses

5. 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

6. No comments were made in response to the application.

Assessment of planning considerations

Relevant development plan policies

7. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
8. **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
9. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF7 Requiring good design
 - NPPF11 Conserving and enhancing the natural environment
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

10. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Amenity

11. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
12. The original scheme included a first floor extension projecting a further 1.3 metres to the rear. This would have narrowed the separating distance between rear windows of Neville Street properties to approximately 10 metres. Following concerns being raised regarding the increased potential for overlooking and loss of privacy between neighbouring properties to the rear, the applicant has revised the

scheme to remove any first floor extension. The current proposal involves only a single-storey rear extension and the replacement of an upper floor bathroom window and will not exacerbate the existing potential for overlooking to neighbouring properties.

13. The proposed extension will project as to fit flush with the rearmost elevation of the property, which currently projects in an L-shape. The parapet wall of the extension will form the boundary with the neighbouring property to the east (number 18) and reaches a height of 2.3 metres. The roof of the extension then pitches away from the neighbouring boundary to avoid any sense of overbearing. The roof lights will ensure adequate daylighting and prevent any overlooking to the neighbouring property.
14. Such is the orientation and scale of the extension that the proposal will not result in any increased incidence of overshadowing that could otherwise harm the residential amenities of the surrounding area.
15. The first floor bathroom window will be fitted with obscure glazing and this will ensure that privacy is protected between neighbouring properties. A condition will be imposed on any planning permission to ensure the window is obscure-glazed to a suitable standard.
16. The application has attracted several objections raising concern with the increased potential for noise and disturbance that will result from the proposed development.
17. The application makes no provision for additional bedroom space and occupancy levels are therefore unlikely to increase as a result of the proposed development. The application also involves no material change of use with the property remaining in C4 residential use. Double doors are to be installed leading from the rear of the newly created kitchen area, which has raised concern amongst neighbours that a greater level of noise and disturbance is likely to be created from communal use of the rear garden space. Whilst the doors will be brought closer to the properties located along Neville Street, two sets of doors already lead to the rear garden space from the dwelling and the opportunity to use the space therefore remains unchanged. Whilst it is accepted that in certain circumstances the behaviour of residents can lead to noise and disturbance, this application does not intensify the use of land and any incidences of anti-social behaviour that might occur in the future could be reported as an environmental health complaint for further investigation.

Main issue 2: Design and Heritage

18. Key policies and NPPF paragraphs – JCS2, DM3 & DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
19. The site is served by an article 4 direction which has been introduced in order to retain a unified street scene and to protect architectural features that contribute positively to the character of the wider area. Alterations to the rear of properties are considered less sensitive in terms of their potential impact upon the character of the conservation area.
20. The proposed extension is relatively small in scale and will not result in any discernible impact upon the character of the wider area. Materials have been

selected to bear close resemblance to those existing and although the two replacement aluminium windows represent a departure from the use of timber, the windows will not harm the appearance of the building and in any case would ordinarily constitute permitted development.

21. The proposed alterations are therefore considered to be acceptable and will not harm the appearance of the application building or character of the surrounding conservation area.

Other issues:

22. The site is located within a critical drainage area as defined on the *local plan policies map*. The proposal will not however increase the non-permeable surface area of the site and it is not considered necessary therefore to require sustainable drainage measures as part of the scheme.

Equalities and diversity issues

23. There are no significant equality or diversity issues.

Local finance considerations

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

Conclusion

27. 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.
28. The proposal will not result in any harm to the appearance of the application building nor detract from the character of the wider conservation area and the proposed development will not result in any significant harm to the residential amenities of the surrounding area.

Recommendation

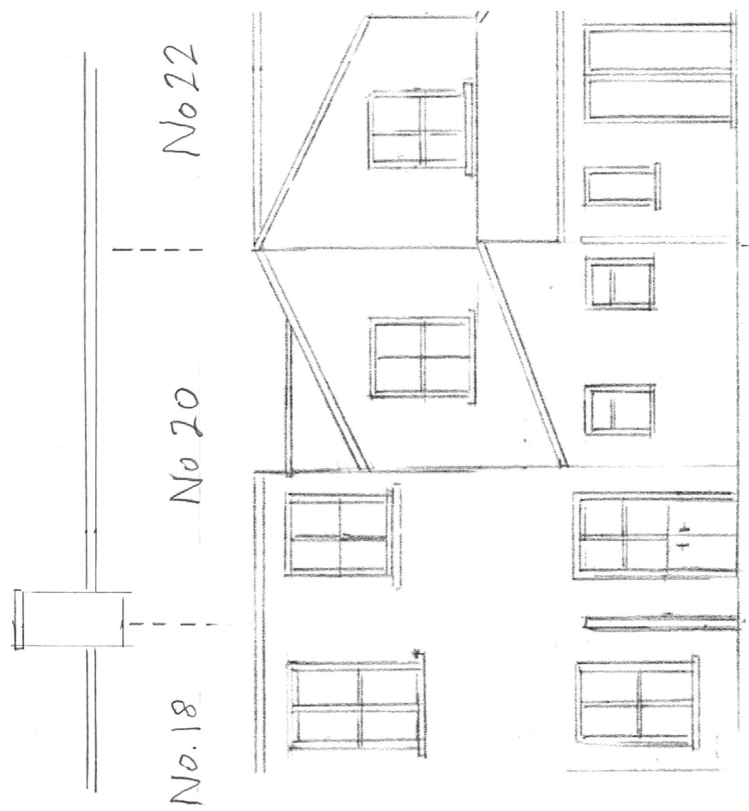
To approve application no. 15/00113/F - 20 Grosvenor Road Norwich NR2 2PY and grant planning permission subject to the following conditions:

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

3. First floor bathroom window to be obscure-glazed to an acceptable standard.

Article 31(1)(cc) statement

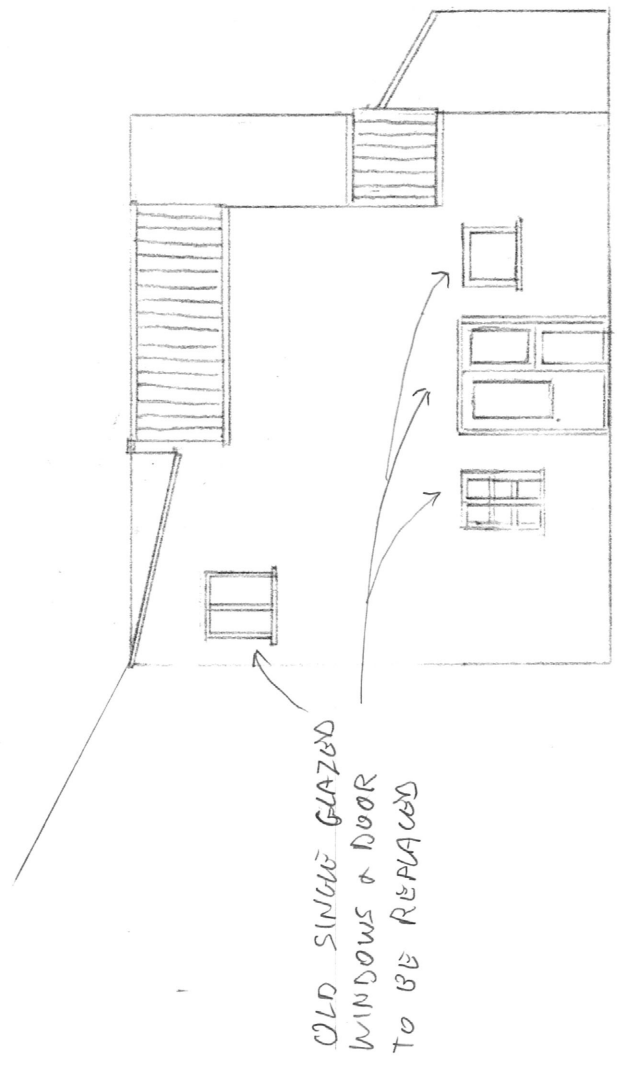
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



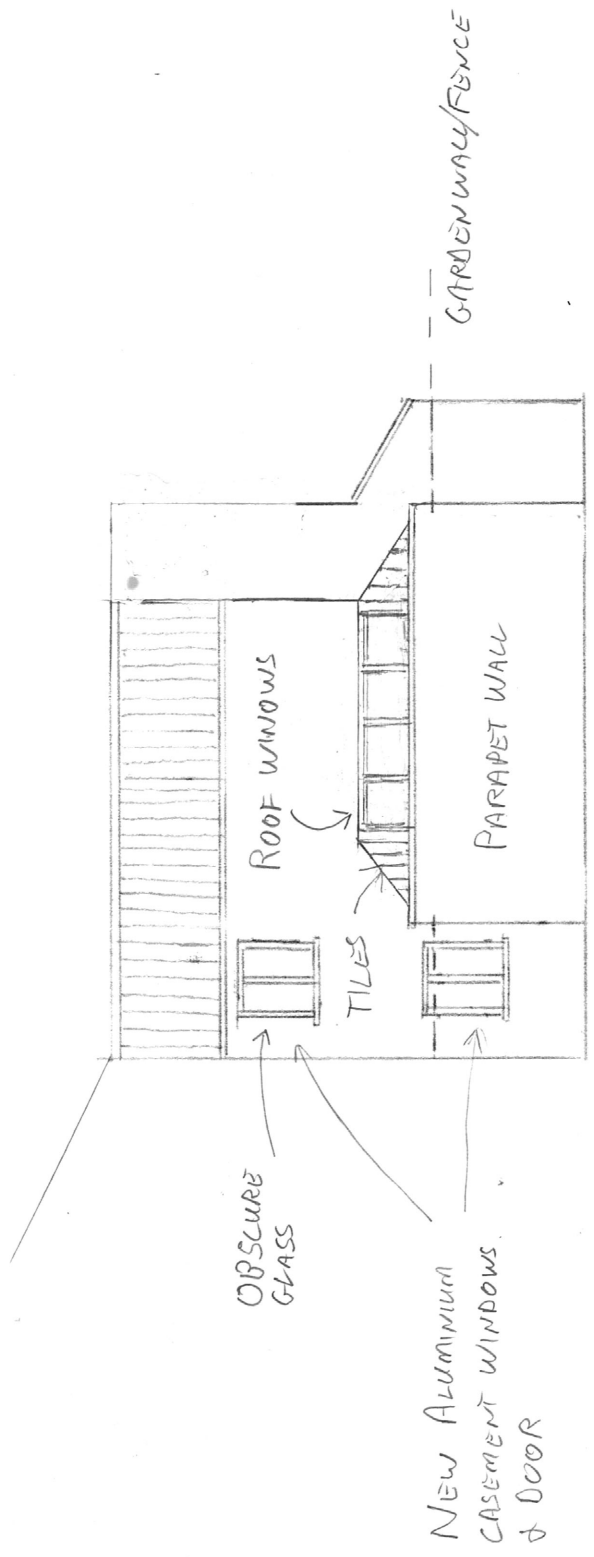
EXISTING REAR ELEVATION (NORTH)



PROPOSED REAR ELEVATION (NORTH)



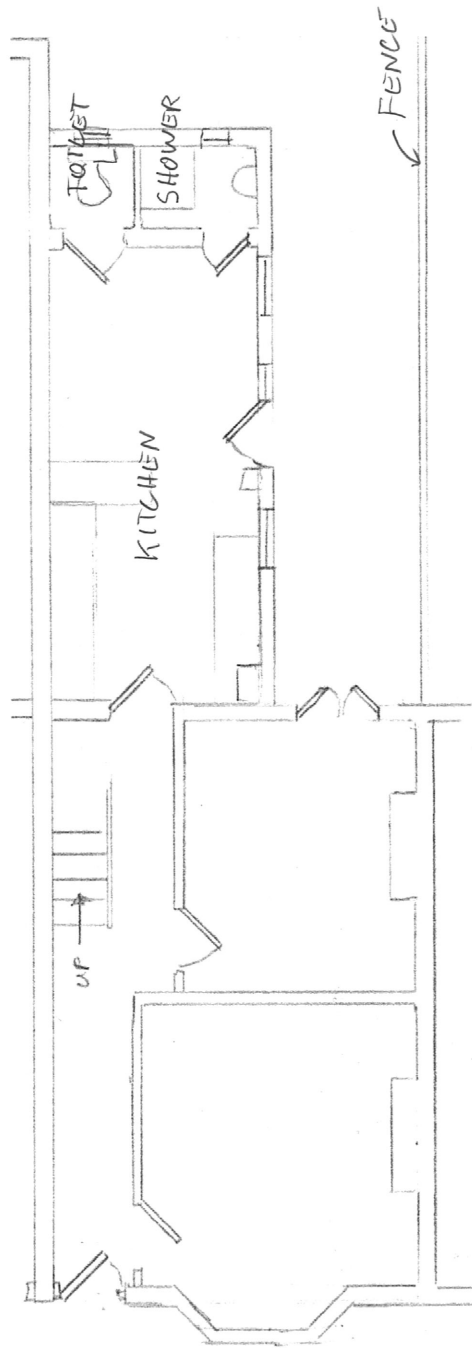
EXISTING SIDE ELEVATION (EAST)



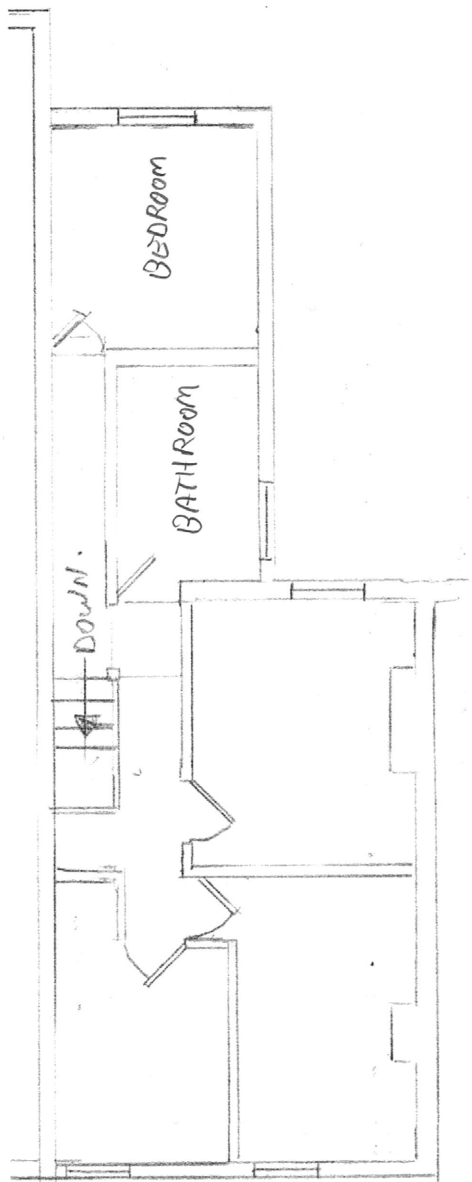
PROPOSED SIDE ELEVATION (EAST)

0 1 2 3 4 5 6 SCALE - METERS
1:100-A3

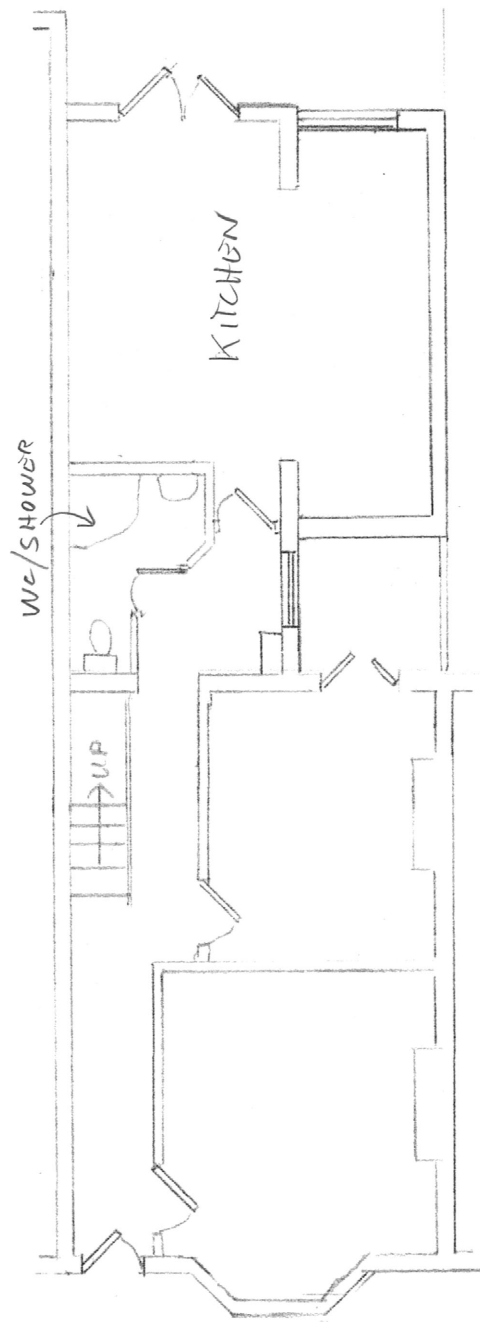
TITLE	ELEVATIONS - EXISTING & PROPOSED			
ADDRESS	20 GROSVENOR ROAD NORWICH			
SCALE	1:100-A3	PP REF	03927815	
DATE	26/2/2015	DRAWING NO.	2A	



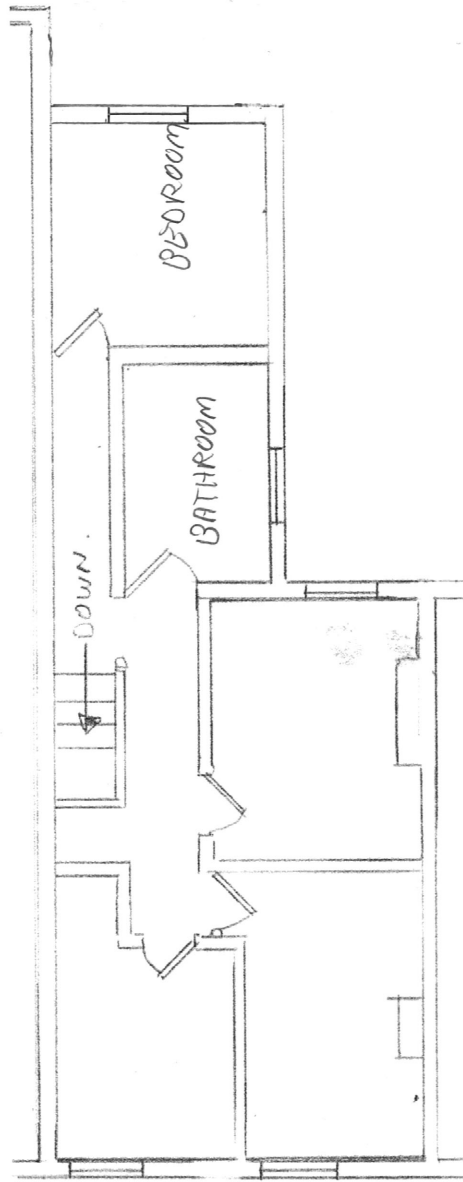
EXISTING GROUND FLOOR PLAN (1:100)



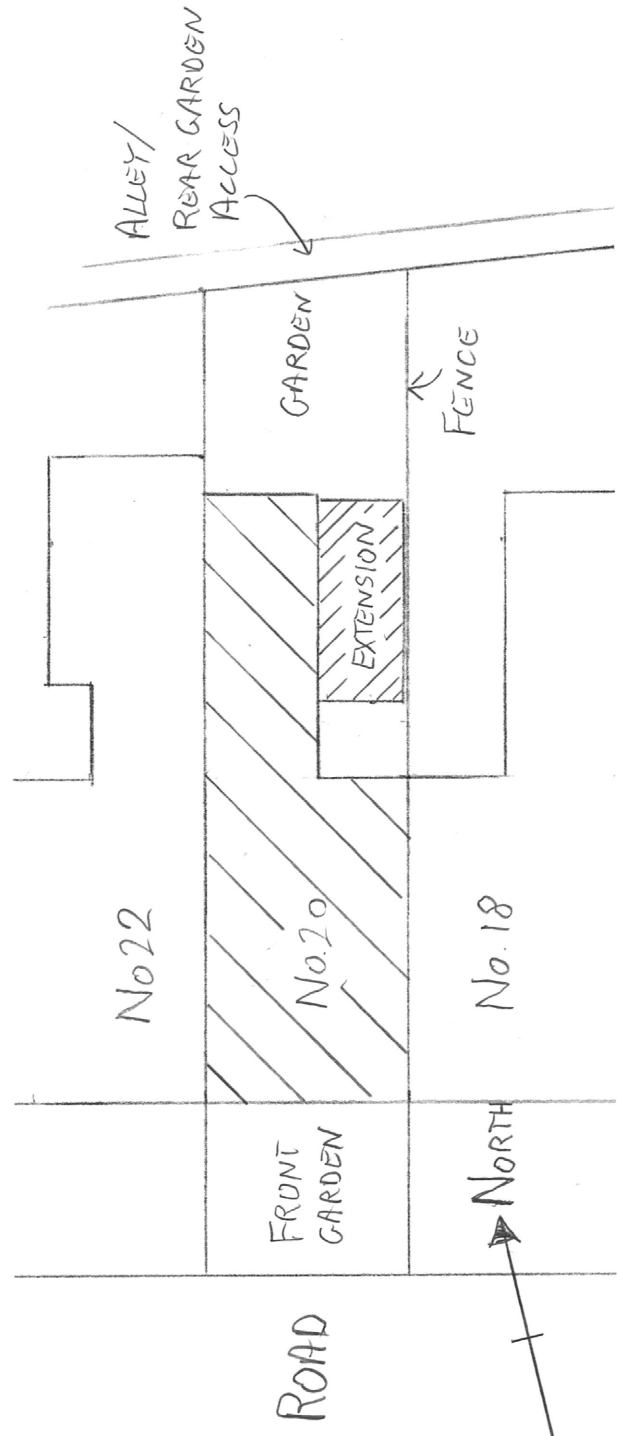
EXISTING FIRST FLOOR PLAN (1:100)



PROPOSED GROUND FLOOR PLAN (1:100)



PROPOSED FIRST FLOOR PLAN (1:100) - NO CHANGE



SITE PLAN (1:200)

0 1 2 3 4 5 6 7 SCALE - METERS
1:100 - A3

0 2 4 6 8 10 12 14 SCALE - METERS
1:200 - A3

TITLE	PLANS - GROUND, FIRST & SITE
ADDRESS	20 GROSVENOR ROAD NORWICH
SCALE	1:100/1:200-A3 PP REF 03927815
DATE	26/2/2015 DRAWING NO. 1A

Report to Planning applications committee

Item

26 March 2015

Report of Head of planning services

Subject Application no 1500044F - 1A Oak Street, Norwich,
NR3 3AE

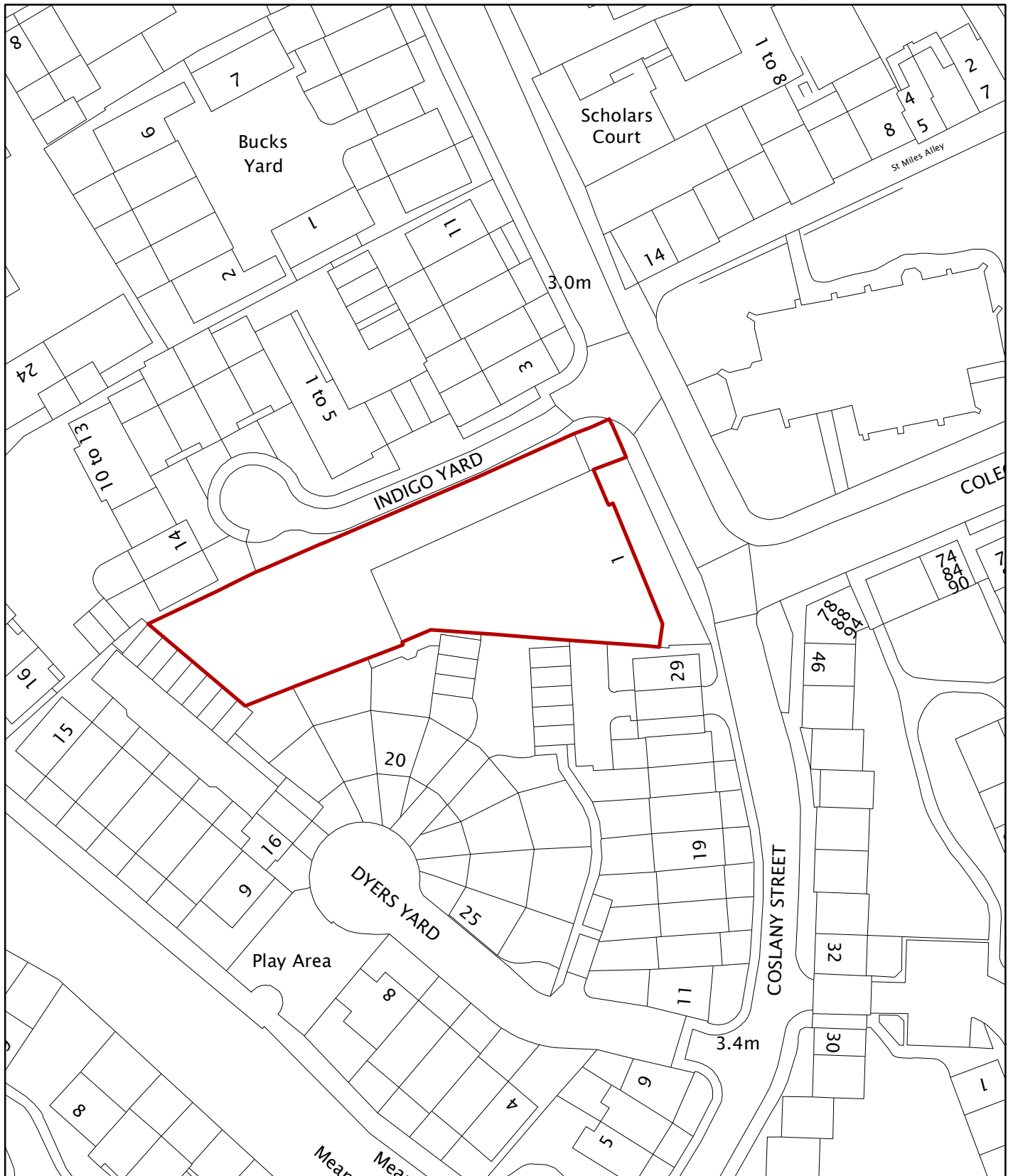
**Reason for
referral** Objections

4(J)

Ward:	Mancroft
Case officer	Caroline Dodden - carolinedodden@norwich.gov.uk

Development proposal		
Erection of new rooftop fence, ventilation units, refuse storage area and provision of cycle stands with minor associated alterations.		
Representations		
Object	Comment	Support
2	1	

Main issues	Key considerations
1 Principle of development	Need for plant, cycle parking and servicing provision
2 Heritage	Visual impact on heritage assets
3 Amenity	Visual impact and noise disturbance
Expiry date	March 2015
Recommendation	Approve



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Planning Application No 14/01608/U

Site Address 1A Oak Street

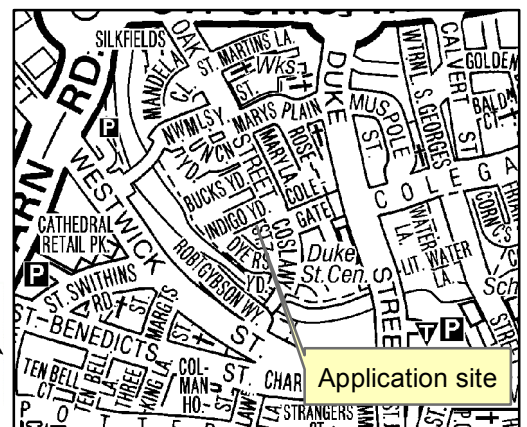
Scale 1:750



NORWICH
City Council

PLANNING SERVICES

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Application site

The site and surroundings

1. No. 1A Oak Street is a flat roofed office building with a wedge shaped footprint, situated on the west side of the road. Residential dwellings within Dyers Yard and Indigo Yard bound the site to the north, south and west and the Grade I listed church of St. Michael Coslany is located on the opposite side of Oak Street on the corner of Colegate.
2. The immediate area is largely residential in nature with Barnards Yard, Dyers Yard, Indigo Yard and St. Miles Alley being the closest groups of residential dwellings. Oak Street Medical Centre is located approximately 160 metres away on Oak Street.

Constraints

3. The site falls within the city centre conservation area, being part of the Northern Riverside characterisation area, where the residential dwellings to the north and south of the building are identified as having positive frontages. The Grade I church of St. Michael Coslany, on the opposite side of Oak Street, is identified as a local landmark within the city centre conservation area appraisal.
4. The site is within the boundary of the Northern City Centre Area Action Plan, where it falls within an area of main archaeological interest, an area identified for city centre regeneration and an area for reduced parking.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/2002/0438	Conversion of first floor from manufacturing use to offices including erection of entrance lobby and external ladder.	Approve	03/07/2002
04/01214/F	Installation of new windows to first floor offices.	Approve	14/12/2004
05/00882/F	Installation of 16 air conditioning units to flat roofed area on north side of building.	Refuse	08/11/2005
06/00755/F	Retention of air conditioning units in a modified form.	Approve	06/11/2006
14/01608/U	Change of use to a non-residential institution (Class D1).	Approve	05/03/2015

The proposal

6. The erection of new rooftop fencing, ventilation units (retrospective), refuse storage area and provision of cycle stands with other minor alterations.

Summary information

Proposal	Key facts
Appearance	
Materials	<p>Metal guardrail to lower section of rooftop. Approximate height 1.1 metres.</p> <p>Close boarded timber panels, 1.8 metres high, to create secure enclosure for refuse bins.</p>
Operation	
Plant and equipment	Retention, removal and replacement of ventilation units on rooftop to match existing (Ecodan air source heat pump).
Transport matters	
No of cycle parking spaces	Additional six cycle stands proposed, which can accommodate 12 bicycles.
Servicing arrangements	New bin store enclosure provided in rear car park to house 3 no. 360L bins.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Three letters of representation from two households have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The proposed alterations will impact upon the beauty of St.Michael Coslany church to its detriment.	Paragraphs 24 - 26
The provision of a refuse storage area needs to have regard to other residents, particularly if this is for medical refuse.	Paragraph 29
The ventilation units have already been installed on the roof prior to the determination of the application.	Paragraph 31

The existing cycle store is an eyesore in terms of its shape, size, construction and colour, being out of keeping with the building and the area. We object if the proposed cycle stands is to be the same.	Paragraph 28
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Consultation responses

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

Design and conservation

9. This site is within the City Centre Conservation Area and sensitively located opposite the grade I listed St Michael Coslany Church. The part of the proposal that has the potential to affect the conservation area is the removal of the existing rooftop trellis and the installation of new guardrail.
10. In order to minimise any harm it is suggested that at the east end of the building the guardrail is set back as close to the air conditioning units as possible and that the guardrail is a matt black finish.

Environmental protection

11. In order to ensure satisfactory servicing provision in the form of a secure clinical and general waste storage, a condition should be attached to require provision and permanent retention.
12. In order to protect residential amenity a condition should be attached to ensure no trade deliveries or collections including trade waste or clinical waste before 07:00 hours or after 22:00 hours, Monday to Saturday and none on Sundays or Bank Holidays.
13. A condition should be attached for the specification and maintenance of the new ventilation units.

Highways (local)

14. No objection on transportation grounds. Additional cycle parking is welcome. The premises would not be entitled to on street business permits.

Assessment of planning considerations

Relevant development plan policies

15. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS6 Access and transportation

- JCS11 Norwich city centre

16. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM28 Encouraging sustainable travel
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF7 Requiring good design
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

18. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

19. Key policies and NPPF paragraphs – DM1, DM3, NPPF paragraph 56.
20. Members may recall the planning application (ref: 14/010608/U) for the change of use of the premises to a health clinic being presented to committee in February. Planning permission was granted subject to conditions.
21. This application seeks external alterations involving the removal and replacement of ventilation units on the north side of the rooftop, the provision of six additional cycle stands and a secure refuse store.
22. Given the approved change of use for a health clinic and the minor external alterations required, it is considered that the principle of the proposal is acceptable.

Main issue 2: Heritage

23. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
24. The site is situated within the city centre conservation area, where the residential dwellings to the north and south of the building are identified as having positive

frontages. The Grade I listed church of St. Michael Coslany, which is situated on the opposite side of Oak Street, is identified as a local landmark within the city centre conservation area appraisal.

25. The alterations include the removal of existing rooftop trellis and the installation of a new guardrail. Although it is recognised that this will be visible, it is not considered that this will significantly worsen the existing situation. The impact of the rail should not be great when viewed from pavement level due to it being slightly set back at rooftop level and when viewed from a distance to the north, the buildings fronting Oak Street will mask much of it.
26. However, in order to minimise any harm it is suggested that at the east end of the building the guardrail is set back as close to the air conditioning units as possible and that the guardrail has a matt black finish. This matter can be subject to a condition.

Main issue 3: Amenity

27. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
28. One objector is concerned about the design, size and colour of the existing cycle store. It is not known when this existing cycle store was installed. However, it was taken into account as part of the change of use application and as such, its legitimacy has now been approved. As the cycle store is set back within the site there is considered to be very little visual impact to the public realm in terms of the city centre conservation area and the church opposite. Consequently, there is considered to be no planning or conservation reason that would require the re-colouring of the cycle store frame.
29. Concern has also been raised about the security of the refuse store, particularly in relation to medical waste. The proposed bin store would be a 1.8 metre high close boarded enclosure with lockable doors. In addition, the vehicular access has a lockable gate which will allow the rear car park area to be secured when the clinic is closed. As such, it is considered that the proposed bin store is adequate for its needs.
30. A condition would also be attached to restrict the times of trade and medical waste collections and deliveries in order to protect residential amenity.
31. An objector is concerned that the ventilation units have already been installed. The Applicant is aware that this has been at their own risk. Enforcement action would only be taken if Members refuse the application.

Compliance with other relevant development plan policies

32. 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	Not applicable
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Not applicable
Sustainable urban drainage	DM3/5	Not applicable

Other matters

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

Equalities and diversity issues

34. There are no significant 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.

36. 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.

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

Conclusion

38. 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.

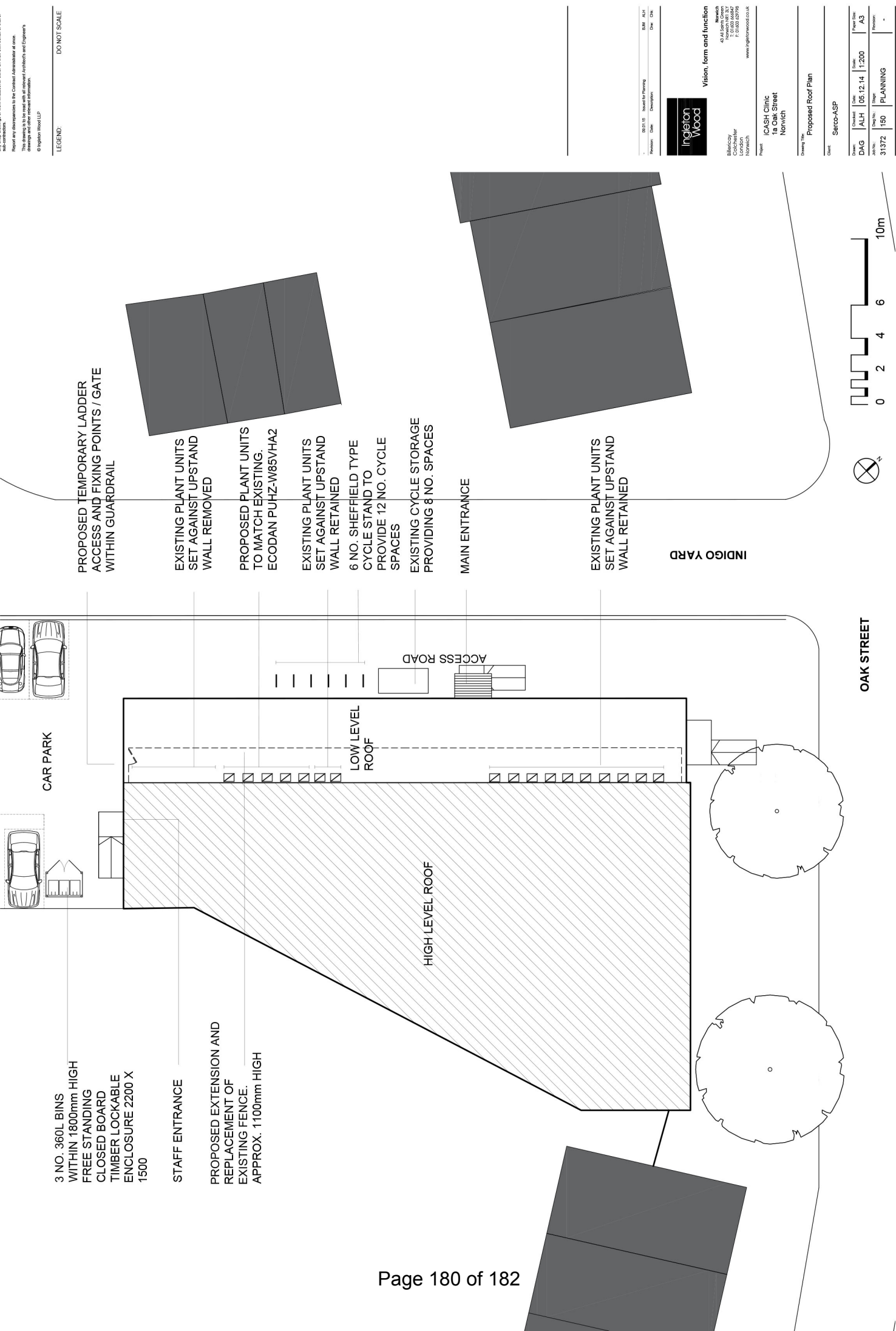
Recommendation

To approve application no. 15/00044/F - Julian Housing Support Trust 1A Oak Street Norwich NR3 3AE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Guardrail to have matt black finish;
4. Provision of cycle stands and refuse storage prior to occupation;
5. No trade deliveries or collections before 7000 hours and after 22000 hours Monday to Saturday. None on Sundays or Bank or Public Holidays;
6. Ventilation units installed in accordance with approved drawings and maintenance scheme to be submitted.

Article 31(1)(cc) 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.



3 NO. 360L BINS
WITHIN 1800mm HIGH
FREE STANDING
CLOSED BOARD
TIMBER LOCKABLE
ENCLOSURE 2200 X
1500

STAFF ENTRANCE

PROPOSED EXTENSION AND
REPLACEMENT OF
EXISTING FENCE.
APPROX. 1100mm HIGH

LOW LEVEL
ROOF

HIGH LEVEL ROOF

ACCESS ROAD

MAIN ENTRANCE

INDIGO YARD

PROPOSED TEMPORARY LADDER
ACCESS AND FIXING POINTS / GATE
WITHIN GUARDRAIL

EXISTING PLANT UNITS
SET AGAINST UPSTAND
WALL REMOVED

PROPOSED PLANT UNITS
TO MATCH EXISTING.
ECODAN PUHZ-W85VHA2

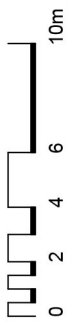
EXISTING PLANT UNITS
SET AGAINST UPSTAND
WALL RETAINED

6 NO. SHEFFIELD TYPE
CYCLE STAND TO
PROVIDE 12 NO. CYCLE
SPACES

EXISTING CYCLE STORAGE
PROVIDING 8 NO. SPACES

EXISTING PLANT UNITS
SET AGAINST UPSTAND
WALL RETAINED

OAK STREET



LEGEND: DO NOT SCALE

REV	DATE	REVISION	BY	CHK
01	05.12.14	ISSUED FOR TENDERING	ALH	ALH
02		FOR INFORMATION	ALH	ALH



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Project
ICASH Clinic
1a Oak Street
Norwich

Drawing Title
Proposed Roof Plan

Client:	Serco-ASP
Drawn:	ALH
Checked:	ALH
Date:	05.12.14
Scale:	1:1200
Sheet Size:	A3

Job No:	31372
Draw No:	150
Stage:	PLANNING
Revision:	-

