

Report to Planning applications committee

Item

12 November 2020

Report of Area Development manager

Subject Application no 20/00896/F - Barclays Bank PLC,
6 Church Lane, Norwich, NR4 6NZ

4(b)

**Reason
for referral** Objections

Ward:	Eaton
Case officer	Maria Hammond - 07717 451417 - mariahammond@norwich.gov.uk

Development proposal		
Replacement existing building to provide a ground floor commercial unit (flexible Class A1/A2/A3/B1 or Class E), and four residential dwellings with associated works.		
Representations		
Object	Comment	Support
9	0	0

Main issues	Key considerations
1	Principle of loss of existing use and proposed mixed use redevelopment
2	Design and heritage
3	Amenity
4	Transportation
5	Trees and biodiversity
Expiry date	17 November 2020
Recommendation	Approve



© Crown Copyright and database right 2020. Ordnance Survey 100019747.

Planning Application No 20/00896/F
 Site Address 6 Church Lane

Scale 1:500



NORWICH
City Council
 PLANNING SERVICES



The site and surroundings

1. The application site occupies 800 square metres on Church Lane, Eaton, adjacent to the junction with Chestnut Hill and 50 metres south of the crossroads between Church Lane, Eaton Street and Bluebell Road.
2. It is occupied by the vacant Barclays Bank building: a single storey, flat roofed mid-twentieth century structure with access ramps spanning the rising ground from road level and a vehicular access to the northern side to a car park at the rear.
3. To the north is a two storey red brick building occupied by a funeral directors and beyond this is a recently completed residential development of two and a half storey flats and houses.
4. A mature, mixed hedge defines the rear site boundary and separates the site from the rear gardens of one detached dwelling and a terrace of four on Tamarind Mews, a residential road off Chestnut Hill. A grass bank and hedge separate the site from Chestnut Hill. The residential development along this road and those off it has a distinctly suburban character and dates from the latter half of the twentieth century.
5. Across Church Lane, is the Waitrose supermarket and this, the application site and area around the crossroads and along Eaton Street forms the defined district retail centre. The site is, however, outside the Eaton Conservation Area, the extent of which follows the sites northern and western boundaries. The Conservation Area Appraisal notes the site represents an opportunity for enhancement.

Constraints

6. The site is within the Eaton District Retail Centre and adjacent to the Conservation Area.
7. A surface water flow path exists along Church Lane and Chestnut Hill.

Relevant planning history

8.

Ref	Proposal	Decision	Date
4/2001/0168	Internally illuminated lettering and projecting globe at front elevation.	ADVCON	09/04/2001
4/2002/1152	Illuminated ATM box panel sign.	PART	27/03/2003
4/1993/0142	Installation of cash point facility and waste bin on front of bank.	APCON	11/06/1993
04/00408/F	Access ramps to front & rear of bank.	APPR	22/06/2004

Ref	Proposal	Decision	Date
04/00794/D	landscaping scheme as required in Condition 3 for previous permission 04/00408/F	APPR	27/08/2004
05/00808/F	Installation of four external air condenser units to the rear of the building.	APPR	18/10/2005
10/00468/A	Display of: 2 No. internally illuminated fascia and 1 No. internally illuminated projecting sign.	APPR	04/05/2010

The proposal

9. It is proposed to demolish the existing building on site and construct a mixed use development comprising of one ground floor commercial unit at the northern end of the site, with a first floor flat above and a terrace of three townhouses attached to the south. Car parking would be set along the Church Lane frontage, with each dwelling having a garden to the rear.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	Four: a terrace of three townhouses and one first floor flat.
No. of affordable dwellings	None required by policy.
Total floorspace	Residential: 395 square metres Commercial: 60 square metres
No. of storeys	Two, with accommodation in the roof also
Max. dimensions	10.3 metres to ridge of townhouses, footprint: 25 metres by 16 metres
Density	50 dwellings per hectare
Appearance	
Materials	Red brick, flint, blue/black clay pantiles, oak plank panels, aluminium dark grey windows and rainwater goods.

Proposal	Key facts
Operation	
Opening hours	None specified
Ancillary plant and equipment	None specified
Transport matters	
Vehicular access	Directly off Church Lane to off-street parking
No of car parking spaces	Six in total: two for the commercial unit and one for each dwelling.
No of cycle parking spaces	Store proposed for commercial unit, storage in rear gardens for dwellings
Servicing arrangements	Bin storage at rear and collection area at front

Representations

10. Adjacent and neighbouring properties have been notified in writing. Eight letters of representation were received in response to the initial consultation, including one from Eaton Village Residents' Association, and one new representation and four additional comments were received in response to the re-consultation on amended plans and additional information. The representations received cite 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
Too high density and overbearing	See main issue 2
Loss of privacy	See main issue 3
Insufficient parking so cars would try to park in surrounding streets, exacerbating an existing traffic problem	See main issue 4
Proposal doesn't consider negative impact on Tamarind Mews	See main issue
Pitch of roof incredibly steep to allow accommodation	See main issue 2
Loss of afternoon and evening sun, especially in winter months, overshadowing	See main issue 3

Issues raised	Response
Compromised view	See main issue 3
Do not believe proposal retains a main town centre use	See main issue 1
If commercial use is food outlet, concern about smell and opening hours	See main issues 1 and 3
Recognise need to be redeveloped	Noted
Dominant scale, particularly when viewed from the south on elevated corner site	See main issue 2
Not clear whether hedgerow along boundary with Chestnut Hill will be retained and who will be responsible for maintaining hedges	The hedge is proposed to be retained. See main issue 5.
Concern about impact on sparrows and bees in hedgerow and grass bank	See main issue 5
Traffic congestion and access direct off Church Lane – vehicles will need to cross footpath or reverse out onto busy section of road. Not the most sensible option. Doesn't take account of the volume of traffic in Church Lane	See main issue 4
Traffic impacts during construction – proper traffic control must be in place to manage construction vehicles, any road closures and contractor parking	See main issue 4
Revised height is a token gesture, it is still out of character and doesn't go far enough to address the highly detrimental loss of daylight and privacy to Tamarind Mews. The living accommodation should not exceed two storeys.	See main issues 2 and 3
Car parking proposal is not the most sensible option, doesn't take account of the volume of traffic in Church Lane	See main issue 4
Despite the statement, will experience a significant loss of daylight and sunlight	See main issue 3
Odour and noise from bin store	See main issue 4
Detrimental effect on health and well-being from noise, loss of light and privacy due to individual circumstances	See main issue 4

Issues raised	Response
Plans need to be more explicit about what will be required in terms of utility supplies and impacts of road works	See main issue 4

Consultation responses

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

Highways (local)

12. The principle of mixed use residential and commercial development at this site is acceptable in highway terms given its sustainable location adjacent to Eaton village centre. The means of access to the site for parking and pedestrian traffic from Church Lane is acceptable as it is a 20mph zone with waiting restrictions that protects the vehicle accesses.
13. The development will require highway works to construct a vehicle crossover and dropped kerbs for the full extent of the site, and possible relocation of the street light and speed restriction signage that will necessitate a Small Highway Works Agreement to reconstruct the footway with dropped kerbs for the entire length of the site and reinstate the waiting and loading restriction markings.
14. The development offers 1 parking space per dwelling and 2 parking spaces for the commercial development and a bike store for that unit, this is compliant with policy standards in the Norwich Local Plan.
15. There may be additional off site parking generated by this development but there is unrestricted highway on adjacent streets that could accommodate it and extant waiting restrictions (double yellow lines) for critical safety.
16. For cycle parking it is recommended that sheds or storage units are provided in rear gardens.

Tree protection officer

17. No objections, however, it would be beneficial to apply condition TR12 (mitigatory planting) to ensure adequate tree replacement takes place.

Ecologist

18. I am satisfied that in this case the letter from Norfolk Wildlife Services is sufficient. The letter is written by a qualified professional, and given the low level of risk to protected species is considered adequate.
19. I am happy that our standard condition regarding nesting birds is suitable in this case.

20. I cannot see that any mitigation or enhancement is proposed, except for that proposed as part of the landscape scheme. As such I would ask that more measures are implemented to achieve net gain.

Assessment of planning considerations

Relevant development plan policies

21. 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
- JCS5 The economy
- JCS6 Access and transportation
- JCS19 The hierarchy of centres

22. 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
- DM9 Safeguarding Norwich's heritage
- DM12 Ensuring well-planned housing development
- DM21 Protecting and supporting district and local centres
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

23. Relevant sections of the National Planning Policy Framework February 2019 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF5 Delivering a sufficient supply of homes
- NPPF7 Ensuring the vitality of town centres
- NPPF9 Promoting sustainable transport
- NPPF11 Making effective use of land
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment
- NPPF16 Conserving and enhancing the historic environment

24. Supplementary Planning Documents (SPD)

- Trees, development and landscape SPD adopted June 2016

Case Assessment

25. 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 council's standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

26. Key policies and NPPF paragraphs – DM12, DM21, NPPF section 5 and 7
27. The site is within the Eaton district centre where Policy DM21 allows for new retail and other main town centre, public and community uses to complement local shops.
28. The proposal would result in the loss of the existing bank building, but a replacement commercial unit of a similar size is proposed to be incorporated in the development. This is considered necessary in accordance with Policy DM21 to protect the vitality and viability of the district centre and a wholly residential development would be contrary to this and Policy DM12.
29. Under the new use classes introduced on 1 September 2020, it is proposed that the commercial unit would have a Class E use which encompasses the former separate classes of A1 (retail), A2 (financial and professional services), A3 (café or restaurant), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure). This change in the Use Classes Order means planning permission is not required to change between the uses within Class E with the Government's intention being to allow more flexibility and responsiveness to changes in the economic climate. The existing bank building, if retained, could change to any of these uses without requiring assessment through a planning application. The uses within this range are main town centre uses broadly appropriate in principle for this district centre location and the unit, whilst smaller than the former bank, would be of a size that would complement other existing premises. This aspect of the proposal is therefore considered to comply with Policy DM21, subject to amenity and other matters considered below.
30. With regards the proposed residential element of the proposal, Policy DM12 allows for this in district centres providing it would not result in the loss of existing non-residential floorspace and the provision of a replacement commercial unit ensures that is not the case here. The site is not subject to any of the other exceptions to DM12, so is acceptable in principle. Furthermore, Policy DM21 and NPPF paragraph 85 (f) recognise that residential development can play an important role in ensuring the vitality of centres and allow for it on appropriate sites.
31. The site has been vacant since 2018 and the proposal to redevelop it is welcomed. In principle, the mixed use development proposed is acceptable and appropriate for the district centre location, subject to considerations of the impacts below.

Main issue 2: Design and Heritage

32. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF sections 12 and 16
33. The existing single storey, flat roofed, bank building is of no architectural merit and detracts from the character of the adjacent Conservation Area. The extensive ramps and steps to the front are particularly detrimental to the appearance of the site. In design and heritage terms, the demolition of the building is acceptable and the opportunity to redevelop and enhance the site is welcomed.
34. In terms of layout, the proposal sites the replacement commercial unit at the northern end, closest to the other commercial uses within the district centre, which is considered appropriate and allows for the residential units to the south to transition into the suburban area of the village.
35. The layout also sites parking to the front of the building with service and garden space to the rear. The highways implications of this are considered below, however in terms of making the most effective use of the space available on this relatively shallow site, this is considered to result in the most efficient use of land. As noted above, the existing ramps and steps to the bank are harmful to the appearance of the site and surrounding area. The parking spaces would be set within retaining walls to overcome the change in levels from the road and soft landscaping is incorporated to enhance the appearance of the hard surfaces. Securing high quality landscaping and materials by condition shall be necessary to ensure this aspect of the proposal fulfils the opportunity to enhance the frontage of the site.
36. With regards scale, it is recognised the proposal represents a significant increase in footprint, height and density from the existing situation which is an inefficient use of land with the majority of the site occupied by car parking and access and the modest single storey building is out of scale with the predominantly two storey and higher surrounding development. This is a brownfield site in a district centre and accessible location. Paragraph 21.19 to Policy DM21 identifies that residential use in district centres should be at a higher density where this is in keeping with the character of the surrounding area and section 11 of the NPPF encourages making more efficient and effective use of under-utilised land.
37. In terms of footprint, the proposed building allows for adequate parking, servicing and amenity space around it whilst providing sufficient internal space for the replacement commercial unit and four dwellings compliant with space standards. In relation to height, at two storeys, the proposal is consistent with surrounding commercial and residential development. The townhouses contain accommodation at second storey level, however this is entirely within the roofspace and the eaves and ridge height have been reduced (by 350mm) to ensure this. Removing the second floor accommodation would not, as has been suggested, facilitate any reduction in height.
38. Representations have raised concern about the roof pitch, but the surrounding area, including within the Conservation Area, features a number of roofs at a similar or steeper pitch. Although those around Chestnut Hill are lower, which is typical of their mid to late twentieth century age, the site forms a transitional point between different characters and the proposal is considered to positively reflect and reinforce this with the proposed roof pitch.

39. The topography within and around the site varies. Church Lane and Tamarind Mews slope down southwards, whilst Chestnut Hill rises to the east. The main area of the site is banked up from the levels of both Church Lane and Chestnut Hill, but is lower than the neighbouring dwellings on Tamarind Mews. As such there is sensitivity around the proposed height, and perception of it. Submitted sections and elevations demonstrate that the ridge of the townhouses, which is the highest and bulkiest part of the development, would be taller than the lowest ridge on Tamarind Mews, but lower than the recently completed two and a half storey building at Senna Mews to the north. The commercial unit and first floor flat would sit under a lower gable fronting Church Lane to provide an appropriate transition in scale from the more modest funeral directors building immediately to the north, before stepping up to the townhouses that would occupy the more open and prominent corner position at the road junction. The change in height and form across the building is also effective in breaking up the visual mass and reinforcing the distinction in uses and transition out of the centre.
40. The amenity impacts of this scale and height are considered below, however, in design and heritage terms, it is considered that the proposal has been designed to reflect and reinforce the positive characteristics of the surrounding area and make an appropriate transition from the taller and denser development of the district centre into the lower and more spacious suburban village development to the south. It is not considered the scale or height would harm the significance of the Conservation Area or appear overbearing or over-dominant.
41. A varied palette of materials is proposed across the elevations which would have a relatively clean, contemporary appearance but reflect the more historic features in the surrounding area with the use of red brick, flint and timber. This detailed design is considered to positively reinforce the setting and achieve the necessary enhancement from the existing appearance of the site.
42. In design terms, the proposal is therefore considered acceptable, subject to securing material and landscape details by condition, and it is not considered the development would harm the significance of the adjacent Conservation Area.

Main issue 3: Amenity

43. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 127 and 180-182

Future occupiers

44. Each proposed dwelling would exceed minimum internal space standards and have satisfactory natural light and outlook. They would also each have a private rear garden. These spaces are constrained in area, but not significantly so compared to those to the neighbouring dwellings on Tamarind Mews and the amount and quality of external amenity space is not unacceptable.
45. It is also considered that the layout of the commercial unit would offer acceptable working conditions for a range of occupants.

Neighbouring occupiers

46. Objections have raised concerns about the impact of the proposed commercial unit on amenity, including from any potential food outlet and the proximity of the bin store to neighbouring dwellings.
47. Class E allows for a wide range of uses that would include cafes and restaurants, but not hot food takeaways. Although these uses are all appropriate for the district centre location, the unit is in close proximity to existing dwellings and those proposed within the development and the potential amenity impacts require careful consideration.
48. At 60sqm this is a modest unit and the size would, to some extent, limit amenity impacts. It is not considered that Class E (g) (ii) research and development of products or (iii) industrial processes would be appropriate here without detailed consideration of the potential impacts through the submission of a specific planning application so these uses should be excluded from any permission. In order to manage the impacts of the wide range of other possible occupiers, it is considered necessary to condition the opening hours, use of amplified sound and installation of any plant, ventilation or extraction.
49. In response to the comments about the bin store, this is located at the rear of the commercial unit and accessed by a pedestrian path along the northern boundary with double doors on that elevation. Whilst it would be within 11 metres of the nearest dwelling, there would be a retained hedge, path and fence between it and the garden to this dwelling. The store itself and the unit it would serve are not considered to be of such a scale that the store would be used to an extent that would generate unacceptable levels of noise and disturbance. It is an integral part of the building and therefore of robust construction and enclosed with doors which should mitigate any unacceptable odour impacts.
50. Subject to appropriate conditions, it is not considered operation of the commercial unit would result in unacceptable impacts on the amenity of neighbouring dwellings, both within and outside the development.
51. In terms of the impact from the physical presence of the development, objections have raised concerns about the scale and proximity being over-dominant and resulting in overshadowing and loss of light to neighbouring dwellings. In response to these comments on the initial consultation, the applicants undertook a daylight and sunlight analysis in accordance with BRE good practice guidance. This considers the 25 degree rule, vertical sky component and annual and winter probable sunlight hours tests.
52. The 25 degree rule takes a plane from the midpoint of the windows of neighbouring dwellings and if there are no obstructions, the window can be deemed to receive sufficient daylight and sunlight. This analysis has found only one dwelling at Tamarind Mews would be affected by the ridgeline of the commercial unit, the others pass this test. In accordance with the guidance, as one unit does not pass, further analysis has been undertaken.
53. The vertical sky component (VSC) assessment considers the amount of direct sky illuminance and should either be greater than 27% or more than 0.8 times the existing value as a result of the development. Whilst all ten windows assessed

would experience a reduction in VSC as a result of the proposal, all would remain over 27% and at least 0.8 times their existing value.

54. Annual and winter probable sunlight hours (APSH and WPSH) to these windows has also been calculated. For a room to receive enough sunlight, the centre of the window should receive more than 25% of APSH and at least 5% of WPSH. All windows at the rear of Tamarind Mews pass those tests, although it is noted four ground floor windows would have a reduction of over 0.8 from the existing WPSH (as low as 0.67). This highlights that there would be a reduction, most noticeable in the winter months, but that the sunlight levels would remain at least 8.91%, well above the 5% level below which rooms would appear colder and less cheerful and pleasant.
55. This analysis therefore demonstrates that there would be not be any significant or unacceptable overshadowing or loss of light to neighbouring dwellings. The roof over the commercial unit and first floor flat which extends closest to any neighbouring dwelling is the only point which did not comply with the 25 degree rule. Subsequent to the production of the daylight and sunlight analysis, the design has been amended to propose a hipped roof here to further reduce any impact.
56. Whilst the analysis demonstrates the internal accommodation of dwellings on Tamarind Mews would not be unacceptably affected, their modest rear gardens extend closer to the site and would experience some impact when the sun is to the southwest and west later in the day. The direct sun from the south in the middle of the day would not be impeded and any overshadowing of gardens is not considered so significant as to be unacceptable.
57. It is not considered that the funeral directors to the north would experience any unacceptable impacts internally or externally.
58. In terms of overlooking of neighbouring dwellings, the rear elevation would have first floor windows to bedrooms and roof lights to ensembles. The gable end to Chestnut Hill would have a first floor oriel window to a bedroom as well as a second floor window to the stairs. The rooflights would be over 2 metres above floor level so would have no direct outlook. Overlooking from bedrooms should not be significant and there is a distance of over 18 metres window to window. It is also noted the Tamarind Mews gardens are already overlooked by first floor windows along the terrace so would not suffer any significant additional loss of privacy. Whilst the concerns about loss of privacy are appreciated, it is not considered the proposal would have such a significant impact to be considered unacceptable in this respect. The back-to-back housing arrangement is a significant change from the existing relationship with the single storey bank building, but is not uncommon nor inappropriate here.
59. The impact on health and well-being due to personal circumstances has been raised in an objection and it is appreciated some individuals may be more affected than others on any application. In this case it has been demonstrated there would be no significant loss of light and it is not considered there would be any other unacceptable amenity impacts to any neighbour.
60. Construction of the development does have the potential to cause disruptive noise and activity, so it is considered appropriate to agree a construction method statement by condition.

Main issue 4: Transport

61. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF section 9
62. As considered above, siting the parking along the Church Lane frontage is considered to result in the most efficient use of space on the site. Furthermore, the scheme has been designed in this way in response to a highway officer's recommendation at pre-application stage and there is no objection or safety concern from the Highway Authority to the means of access and parking proposed in this application. The 20mph speed limit and waiting restrictions are considered adequate to protect the accesses. It is appreciated that a number of representations disagree with the acceptability of this arrangement. They consider that the requirement to reverse in/out of the site on this busy vehicle and pedestrian route into the main residential area of the village and where traffic often queues up to the junction in the opposite direction is unsafe and unwise. However, the view of the Highway Authority that this small scale development is acceptable in highway safety and traffic terms, is accepted and the proposal complies with Policy DM30.
63. Concerns have also been raised about insufficient on-site parking exacerbating existing traffic and parking issues. Each proposed dwelling would have one parking space and the commercial unit would have one general and one accessible space. This is in compliance with adopted parking standards and cycle storage is proposed for each unit to promote use of the connections to local Pedalways. Eaton district centre meets a number of everyday needs within close walking distance and local bus services are frequent. Residents would not therefore be dependent on private car ownership here and on-street parking in the surrounding area can accommodate any additional demands without unacceptably contributing to any existing parking congestion.
64. Recent developments locally have generated short-term traffic congestion during construction and utility works. As well as managing the amenity impacts, a construction method statement is considered necessary to manage the traffic and parking impacts during construction. Any road closures or traffic controls would be subject to agreement with the Highway Authority.
65. Provision is made for each dwelling to store bins in rear gardens with access for collection adjacent to the highway and sufficient cycle storage can be provided.
66. The proposal is therefore acceptable in accordance with Policies DM28, DM30 and DM31.

Main issue 5: Trees and biodiversity

67. Key policies and NPPF paragraphs – DM6, DM7, NPPF paragraph 170 and section 15
68. There are two small cherry and an almond tree along the Church Lane frontage and a sycamore on the northern boundary which would be removed to facilitate the development and appropriate replacements would be incorporated in a landscape scheme is proposed. The hedgerows around the northern, eastern and southern boundaries of the site are proposed to be protected throughout development with fencing.

69. Subject to conditions securing replacement planting and protection throughout construction, the proposal is acceptable in relation to trees and Policy DM7.
70. An ecologist has inspected the building and concluded it has negligible bat roost potential with limited niches for nesting birds. The hedges are identified to have bird nesting potential and a representation has suggested established use by sparrows, indeed a number of birds were observed on and around the site during a site visit in August. The hedges are proposed to be retained as part of the development with only some pruning proposed. This should either be undertaken outside the main nesting season or following a survey and with the advice of a qualified ecologist. A condition securing this and the protective fencing proposed are considered sufficient to protect any nesting birds and enhancements, including sparrow terraces, should be agreed.
71. Concern has also been raised about a colony of ivy bees on the western grass bank. These are not a protected species, however replacement habitat can be incorporated in the landscape scheme which should also include long-term management proposals for existing and new landscaping.
72. The risk to species and provision of appropriate enhancements can therefore be satisfactorily managed by conditions.

Compliance with other relevant development plan policies

73. 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
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	The proposal will increase the impermeable area of the site and it is necessary to agree an appropriate sustainable drainage scheme to ensure it does not contribute to the risk of surface water flooding on lower ground outside the site.

Equalities and diversity issues

74. There are no significant equality or diversity issues.

Local finance considerations

75. 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.
76. 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.

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

Conclusion

78. It is proposed to replace a modest bank building that detracts from the character of the adjacent Conservation Area and represents an inefficient use of land in the Eaton district centre with a mixed use development that incorporates a new flexible commercial unit and four dwellings.
79. It is considered the scheme has been designed to sensitively reflect its surroundings and the increased scale and density would not be over-dominant or detrimental to the character or amenity of the area. The site has a close relationship with neighbouring dwellings, particularly those on Tamarind Mews to the rear, however it has been demonstrated that there would be no significant or unacceptable loss of light or overshadowing and any overlooking and other amenity impacts are not considered to be so significant as to be unacceptable.
80. It is appreciated there is local concern about the proposed parking arrangement which would require vehicles to reverse in/out of the site onto a busy pedestrian and vehicle route. This is however the most efficient and effective use of the available space and is acceptable in highway terms. The level of parking proposed is compliant with standards and parking and traffic impacts during construction can be managed by condition.
81. Replacement tree planting, biodiversity protection and enhancement, highway works, management of the use and operation of the commercial unit, materials and landscaping can also be satisfactorily managed by condition.
82. The development is therefore 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. 20/00896/F - Barclays Bank PLC 6 Church Lane Norwich NR4 6NZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. No removal of hedgerows and trees within bird nesting season, unless first checked by ecologist;
4. Construction method statement to be agreed;
5. Tree protection;
6. Materials to be agreed;
7. Landscape scheme to be agreed – including tree replacement, cycle and refuse storage, external lighting, biodiversity enhancements and small mammal access gaps ;
8. Detailed scheme for vehicular crossing, including relocation of streetlight and sign;

9. Parking to be provided prior to first occupation;
10. Water efficiency;
11. Commercial unit to be used for Class E uses, excluding (g)(ii) research and development and (iii) industrial processes;
12. Commercial unit not to be open to the public 22:00 to 07:00;
13. No amplified sound;
14. No plant, ventilation or extraction to be installed, unless first agreed.

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 38 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 to the scale and highway works, and provision of a daylight and sunlight assessment, the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorised modification or amendment to, or any transcription, copy or use of the original, or any proprietary work contained therein, by the Employer, Other Project Team Member, or any other third party.

All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

Do Not Scale © Ingleton Wood LLP

Schedule of Accommodation

Plot 1	3b5p	104m ²
Plot 2	3b5p	104m ²
Plot 3	3b5p	104m ²
Plot 4	2b4p	83m ²
Commercial		60m ²
Bin Store		5m ²
Bike Store		7m ²
Total Area		467m²

- Pedestrian Access
- Paving Slabs
- Street Trees

- Landscape Area
- Bin presentation point
- Raised planter
- Ramped access up to commercial & private residential
- Low level gates access to private housing

- Soft landscaping to residential frontage with raised planters. Low level planters to allow clear visibility for vehicles exiting parking spaces – details to be agreed within wider landscaping proposals
- Retaining wall to address level change
- Existing streetlight and speed limit sign to be retained (Under Small Highway Works Agreement)
- Resin board gravel frontage parking bays with granite self bay numbers & boundary to pavement

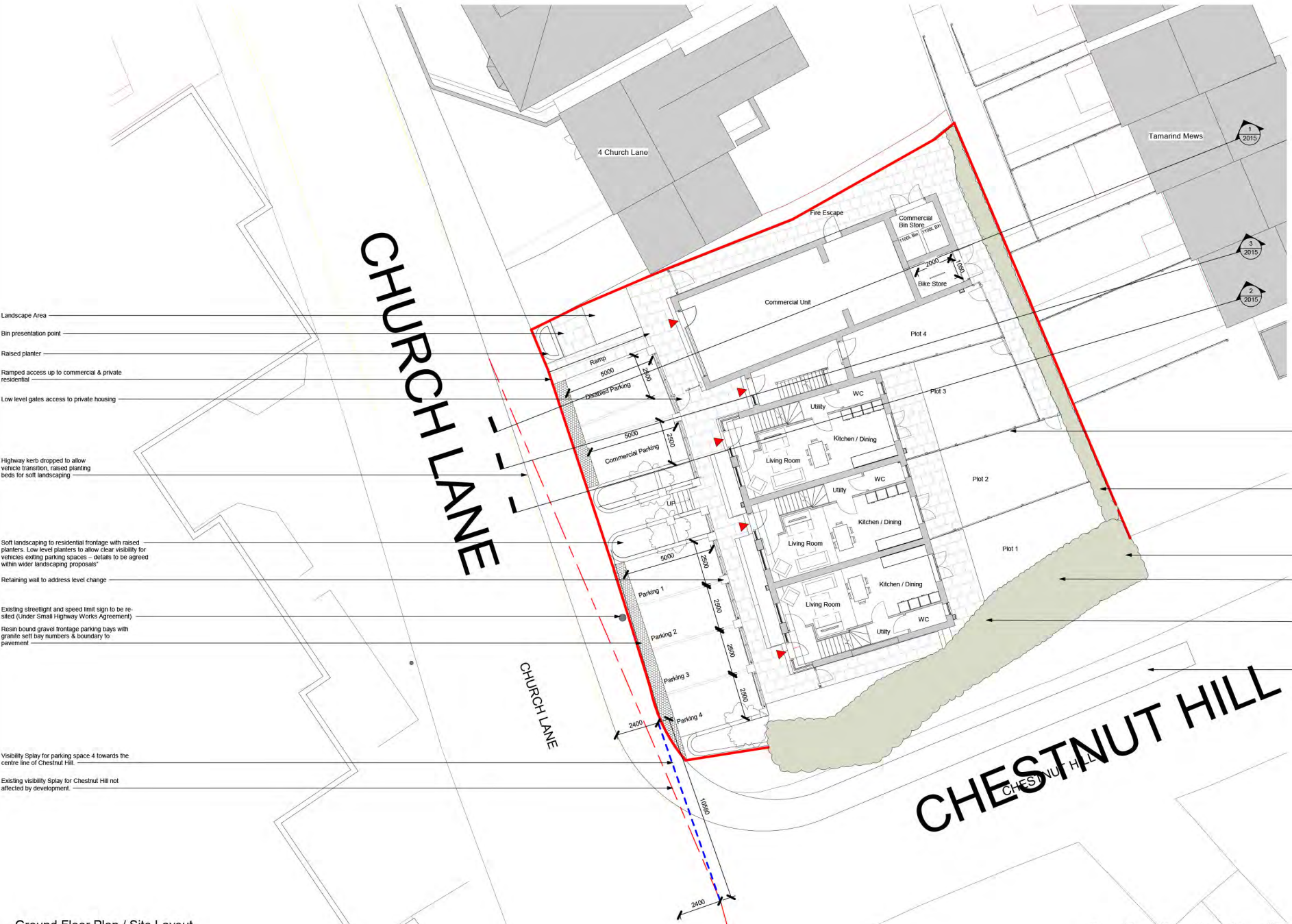
- Visibility Splay for parking space 4 towards the centre line of Chestnut Hill
- Existing visibility Splay for Chestnut Hill not affected by development.

- 1800mm timber boundary fence between plots
- Existing hedgerow retained
- Grass bank
- Existing hedgerow retained
- Hedgerow cut back to facilitate access if required
- Grass bank

Ground Floor Plan / Site Layout Plan

CHURCH LANE

CHESTNUT HILL



PS	Trails relocated back from highway	30.10.20	AR	BR	
PS	Lighting & speed limit sign to be re-located	23.10.20	OP	JD	
PS	Visibility Splay Indicated	19.10.20	OP	JD	
PS	Survey and design amendments to scheme (local planning submission to address consultation feedback)	28.09.20	BR	JD	
PS	Bin Store & Bike Store Location Swapped	07/09/20	OP	JD	
Rev	Comment	Date	CHA	Asr	
Project No:	304797	Scale @ A1:	1 : 100	Drawn By:	BR

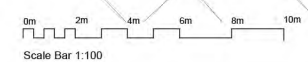


Vision, form and function
Former Barclays Site, Eaton Norwich

Client: Ashlar Developments Limited

Title: Proposed Block Plan

Drawing Number:	EDVGLV-IW-SA-XX-DR-A-2010
Sheet:	S2
Purpose of issue:	Information
Revision:	P5



Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorised modification or amendment to, or any transcription, copy or use of the original, or any preliminary work contained therein, by the Employer, Other Project Team Member, or any other third party.

All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

Do Not Scale © Ingleton Wood LLP



Short Section Through Commercial Unit

1:100



Short Section Through Plot 3

1:100



Short Section Through Plot 4

1:100

P3	Trails relocated back from highway	30.10.20	AR	BR
P2	Survey and design amendments to scheme (local planning submission to address consultation feedback)	28.09.20	BR	JD
P1	Finalised Sections Provided	07/09/20	DP	JB
Rev	Comment	Date	Cha	Asr
Project No:	304797	Scale @ A1:	1:100	Drawn By: BR

Ingleton Wood Property and Construction Consultants
 100 High Street, Norwich, Norfolk, NR1 1AA
 www.ingletonwood.co.uk

Vision, form and function
 Former Barclays Site, Eaton Norwich

Client: Ashlar Developments Limited

Title: Site Section

Drawing Number: EDVGLV-IW-SA-XX-DR-A-2015		
Sheet: S2	Purpose of Issue: INFORMATION	Revision: P3

Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorised modification or amendment to, or any transcription, copy or use of the material, or any proprietary work contained therein, by the Employer, Other Project Team Member, or any other third party.

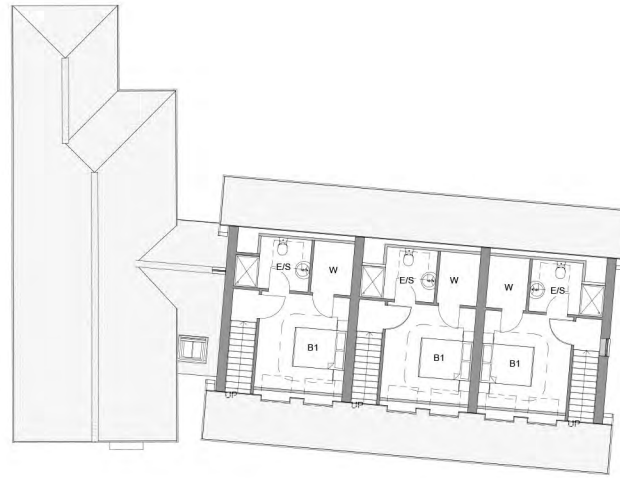
All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

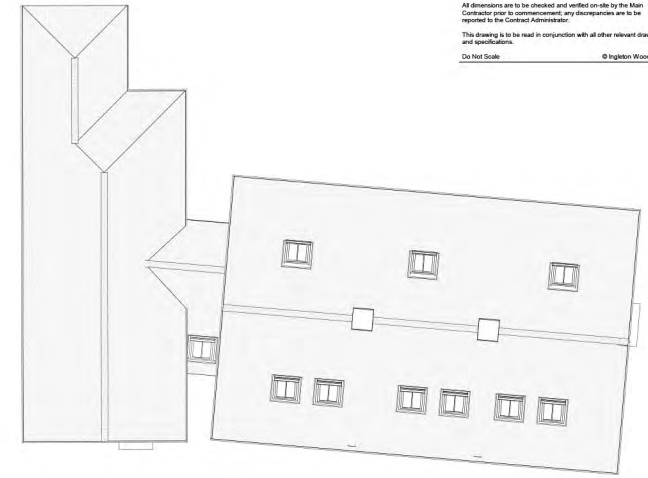
Do Not Scale © Ingleton Wood LLP



Block 1 - Level 01
1:100



Block 1 - Level 02
1:100



Block 1 - Roof
1:100



Street View - Church Lane
1:100

- MAT 1** Inset Napped Finework - set into retaining wall
- MAT 2** Steel Protective Railings
- MAT 3** Timber Inset Panels
- MAT 4** Street Trees
- MAT 5** Low Level Raised Planters

P2	Trees relocated back from highway	30.10.20	AG	BR
P1	Survey and design amendments to scheme post planning submission to address consultation feedback	20.09.20	BR	JD
Rev/Comment		Date	CHK	APP
Project No:	304797	Scale @ A1:	1:100	Drawn By:
				BR

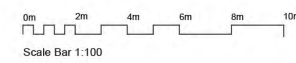
Ingleton Wood Property and Construction Consultants
 115 High Street
 Norwich, Norfolk
 NR1 1AA
 Tel: 01603 254444
 Email: info@ingletonwood.co.uk

Vision, form and function
 Project: Former Barclays Site, Eaton Norwich

Client: Ashlar Developments Limited

Title: First, Second & Roof Plans

Drawing Number:	EDVGLV-IW-XX-XX-DR-A-2011
Sheet:	S2
Purpose of Issue:	Information
Revision:	P2



Ingleton Wood LLP shall have no liability to the Employer arising out of any unauthorised modification or amendment to, or any transcription, copy or use of the material, or any proprietary work contained therein, by the Employer, Other Project Team Member, or any other third party.

All dimensions are to be checked and verified on-site by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications.

Do Not Scale © Ingleton Wood LLP

- (MAT 1) Red Mullislock Facing Brick
- (MAT 2) Dark Blue / Black Clay Pantries
- (MAT 3) Dark Blue / Black Fascia & Barge Boards
- (MAT 4) Aluminum Powder Coated Dark Grey Windows
- (MAT 5) Aluminum Rain Water Goods
- (MAT 6) Velux Rooflight



West Elevation - Front
1:100



South Elevation - Side
1:100



East Elevation - Rear
1:100



North Elevation - Side
1:100



Street View - Chestnut Hill
1:100

P1	Trees relocated back from highway	30.10.20	Act	BR
P2	Survey and design amendments to scheme post planning submission to address consultation feedback	23.09.21	Rev	JD
Rev	Comment	Date	CHK	APP
Project No:	304797	Scale @ A1:	1:100	Drawn By:
				BR

Ingleton Wood
Property and Construction Consultants
Building of the Future
1 Tamarind Mews
Norwich, Norfolk
NR1 1AA
www.ingletonwood.co.uk

Vision, form and function
Project
Former Barclays Site, Eaton
Norwich

Client
Ashlar Developments Limited

Title
Proposed Elevations

Drawing Number EDVGLV-IW-XX-XX-DR-A-2012		
Sheet S2	Purpose of Issue Information	Revision P2