



Planning applications committee

09:35 to 09:50

12 January 2023

Present: Councillors Driver (chair), Champion, Grahame, Lubbock, Peek, Sands (S), Thomas (Vi), Stutely and Young

Apologies: Councillors Sands (M) (vice chair), Bogelein (other council business), Davis and Thomas (Va)

1. Declarations of interests

Councillor Grahame, referred to item 3 (below) Application no 22/00906/F, 36 Cotman Road, Norwich, NR1 4AF and said that in her capacity as ward councillor for Thorpe Hamlet, she had worked with one of the objectors on an issue that was unrelated to this planning application. She could therefore approach the planning application with an open mind.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meetings held on 8 December 2022.

3. Application no 22/00906/F 36 Cotman Road, Norwich, NR1 4AF

The planning team leader presented the report with the aid of plans and slides. The neighbours to the rear of the property had objected due to concerns about overlooking, and it was therefore recommended that the planning permission should be conditional on the use of obscure glazing on the rear windows. Members were also advised that the structural integrity of the building was not a material planning matter and did not affect the planning application to convert the loft space. A building control surveyor had visited the site on behalf of the city council and structural works were required. The supplementary report of updates to reports (circulated at the meeting and available on the council's website) summarised an additional representation from an individual who had previously objected and the officer response, which confirms that the works would require Buildings Regulations approval.

During discussion the planning team leader answered members' questions. This included confirmation that the proposed works would not be expected to add to the existing structural issues of the building, given that building regulations approval would be required separately. Members were also advised that the proposed dormer windows were minor adjustments to the building. The dormer windows of neighbouring houses were not symmetrical. The dormer window to the rear was less

sensitive than the front of the building. The use of a hipped roof for the rear dormer would be larger than what had been proposed in the application.

A member commented that the applicant had also submitted another planning application to convert the top floor of the building into a single flat. The planning team leader explained that this was a separate planning application that would require consent. The local planning authority may ask for information relating to sound insulation as part of the application for a separate flat but was not appropriate for this application. Building control might require some of the structural works to be completed at the same time as the works proposed in this application.

In reply to a member's question, the area development manager referred to the heritage assessment set out in the report and explained that the building formed a small part of a conservation area (the heritage asset) and that this heritage asset would only be slightly affected by the proposal.

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

Councillor Stutely stated that he was not comfortable voting on this application given the concerns about the structural integrity of the building, particularly in relation to the lack of sound proofing between flats and considered that the applicant was likely to come back to committee with the other planning application.

Councillor Grahame said that she was concerned about the buildings' existing structural issues and that building control would be able to approve the proposed building works given the state of the building. Another member pointed out that the outstanding structural works was a separate issue which would need to be addressed. The planning team leader said that members' concerns could be relayed to the applicant, but it was not something that could be controlled as part of the planning application.

RESOLVED, with (Councillors Driver, Champion, Lubbock, Peek, Sands (S), Thomas (Vi) and Young) voting in favour and two members abstaining from voting (Councillors Grahame and Stutely) to approve application no 22/00906/F at 36 Cotman Road and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Rear windows to be obscure glazed
4. External Materials – details to be submitted

Informative

It is possible that the site to which the application relates is occupied by Protected Species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 (amended). Should a Protected Species be found, works should stop immediately, and the developer needs to seek the advice of a suitability qualified ecological consultant and/or the relevant statutory nature conservation organisation.

CHAIR