

Report to Planning applications committee
Date 4 September 2014
Report of Head of planning services
Subject Application no 14/00833/F 216 Unthank Road
Norwich NR2 2AH

Item
4.4

SUMMARY

Description:	Erection of 1 No. four bed dwelling with new vehicular access.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Town Close
Contact Officer:	Mr Kian Saedi Planner 01603 212524
Valid Date:	9th July 2014
Applicant:	Mr Keith Nicholls
Agent:	LSR Solicitors & Planning Consultants

INTRODUCTION

The Site

Location and Context

1. The site is within the grounds of 216 Unthank Road, which in 1884 was known as "The Grange;" and which is a locally listed building. The building survives but it has been significantly altered and extended, and divided into two properties with the south garden divided off.
2. The site is located within Newmarket Road Conservation Area. The current grain of the area includes the much denser development of the 20th Century (numbers 188-200 even), along Unthank Road to the north and detached two-storey and one and half storey dwellings in the former grounds of Beech Lodge, along Beech Drive to the west. To the north-east is the former site of "Eaton Villa", which was replaced with the house "Hillcrest" in 1919-22 (by AF Scott), which is grade II listed.
3. The application site will be formed from the subdivision of the large garden plot of 216 Unthank Road and would be accessed via Beech Drive. Beech Drive is positioned at a lower level to the application site resulting in a steeply-banked verge running along the length of the south-western boundary of the site.
4. The application site is verdant in character and comprises a number of large, mature trees and other hedges/bushes.

Constraints

5. The site is located within the Newmarket Road Conservation Area.
6. The site is located within a Critical Drainage Area as defined on the policies map of the emerging Development Management Plan - Pre submission (April 2013).

Planning History (related to tree works)

The only planning history on the site relates to works to trees as outlined below:

13/00455/TPO - T1 Yew: Reduce crown on the north to the boundary, reduced extended limbs to east by 3m and height by 3m; T2 Yew: Reduce the crown extension on the north to the boundary and reduce height by 3m; T3, T4 and T5 Lime: Pollard at 6m; T7 and T8: Leylandii: Reduce height to 4m and maintain at this height. (REF - 03/04/2014)

13/00530/TCA - Removal of 3 Cypress trees and 3 Lime trees. (NTPOS - 24/04/2013)

13/00703/TCA - T7 and T8: Leylandii: Reduce height to 4m and maintain at this height. (NTPOS - 10/04/2013)

13/01260/TPO - Reduction of extension of crowns to the north over 'Hillcrest' 71 Mount Pleasant by the following dimensions: T1 Yew: reduce to boundary - 2.5m. T2 Yew: reduce by 2.5m. T3 Lime: reduce by 3m. T4 Lime: reduce to boundary - 2m. (APPR - 02/04/2014)

14/00573/TCA - 1) Crown raise Holly abutting Beech Drive to 4.5m above road surface; 2) Re-pollard the southernmost Lime to its original pollard point; 3) Root prune the Lime and insert an appropriate root barrier; 4) Remove old Laurel and Lawson Cypress adjacent to the Yew on the south western boundary; 5) Root prune Bay and insert an appropriate root barrier- reduce height to approx 2m; 6) Remove two lower branches to Oak growing into Holm Oak; 7) Cut branch of Lime overhanging house on Unthank Road. (NTPOS - 20/05/2014)

14/00705/TCA - 4x Limes overhanging nos. 192 & 194 Unthank Road: Removal of lower branches; 1x Sycamore overhanging no. 192: Removal of 1 branch. (NTPOS - 28/05/2014)

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

7. The proposal is for the erection of a four bedroom dwelling and the creation of a new vehicular access.

Representations Received

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

9.

Issues Raised	Response
Harm to the character of the conservation area through loss of the mature garden, creation of vehicular access and out of character development.	Paras 31-39
Errors in arboricultural report and potential harm of the development upon trees and local ecology.	Paras 33-35 and 49-55
Need for an ecological survey to be undertaken.	Para 54
No conservation area appraisal has been adopted for the Newmarket Road area. The Council has a duty to do so.	Para 41
Harm to the setting of the grade II listed building located adjacent to the site.	Para 40
Overlooking to neighbouring properties.	Para 21-25
Increase in traffic.	Para 44
Drainage issues and disposal of foul sewage.	Paras 45-46
Impact on value of property.	Para 56

Comments from the Norwich Society:

It is very disappointing that this mature garden site will not remain unaltered if the proposal is approved.

The quality of the design does not match the delight of the existing landscape and is unsympathetic to it in this important conservation area – Paras 31-39

It is a case of “garden grab” – Para 18

...and the layout does not relate well with number 218 nor the rear of the houses along Unthank Road – Paras 29-30 & 36-39

Consultation Responses

10. Design and Conservation: No objection. Previous advice to locate the dwelling closer to Beech Drive has been heeded. The lower eaves will allow the development to nestle within the existing mature landscaping and avoid intrusion upon views from the original Victorian building towards its garden. Materials and detailing should be conditioned to ensure satisfactory appearance.

11. Transportation: No objection on transportation grounds.

12. Landscaping: No objection. The site is relatively secluded and not visible from the

surrounding main streets. The site also contains a number of existing mature and semi-mature landscape features which the proposals retain both and which are positive in terms of landscape impacts. Further landscaping details and management should be conditioned and particular attention should be paid to enhancing existing planting areas below trees to the southwest and northwest corners of the site, which will enable the new development to integrate with the existing setting, provide additional screening and privacy and enhance the setting of the proposed development.

13. **Arboricultural Issues:** The development is achievable in arboricultural terms provided that any planning permission is conditioned to ensure full compliance with the submitted arboricultural documentation.
14. **Natural Areas Officer:** No objections. Ecological impacts of this development are likely to be low provided that appropriate mitigation measures are put in place.
15. **Norfolk Landscape Archaeology:** No archaeological implications.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

- Section 4 – Promoting sustainable transport
- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring good design
- Section 10 – Meeting the challenge of climate change, flooding and coastal change
- Section 11 – Conserving and enhancing the natural environment
- Section 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

- Policy 1 – Addressing climate change and protecting environmental assets
- Policy 2 – Promoting good design
- Policy 3 – Energy and water
- Policy 4 – Housing delivery
- Policy 6 – Access and transportation
- Policy 12 – Remainder of Norwich area
- Policy 20 – Implementation

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

- NE3 - Tree protection, control of cutting and lopping
- NE8 - Management of features of wildlife importance and biodiversity
- NE9 - Comprehensive landscaping scheme and tree planting
- HBE8 - Development in Conservation Areas

HBE9 – Development affecting Listed Buildings
HBE12 - High quality of design in new developments
EP16 - Water conservation and sustainable drainage systems
EP18 - High standard of energy efficiency in new developments
EP22 - High standard of amenity for residential occupiers
HOU13 – Proposals for new housing development on other sites
TRA5 - Approach to design for vehicle movement and special needs
TRA6 - Parking standards - maxima
TRA7 - Cycle parking standards
TRA8 - Servicing provision

Supplementary Planning Documents and Guidance

Energy Efficiency and Renewable Energy (Adopted December 2006)
Trees and Development (Adopted September 2007)
Flood Risk and Development (Adopted June 2006)
National Planning Policy Guidance (NPPG) (March 2014)

Development Management Policies Development Plan Document – Pre-submission policies (April 2013)

Procedural Matters Relating to the Development Plan and the NPPF:

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. The 2014 JCS policies are considered compliant, but some of the 2004 RLP policies are considered to be only partially compliant with the NPPF, and as such those particular policies are given lesser weight in the assessment of this application. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Emerging DM Policies:

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
DM12* Ensuring well-planned housing development
DM30* Access and highway safety
DM31* Car parking and servicing

* These policies are currently subject to objections or issues being raised at pre-submission stage and so only minimal weight has been applied in its context. However, the main thrust of ensuring adequate design is held in place through the

relevant Local Plan policies listed above.

A recent appeal decision has identified that the council does not have a five-year housing land supply for the greater Norwich area. Under paragraph 49 of the NPPF, housing policies within a local plan should be considered not up-to-date if there is no demonstrable five year housing land supply. In this instance this means that policy HOU13 of the local plan can be given no weight in determining this planning application.

The NPPF states that where a 5 year land supply cannot be demonstrated, applications for housing should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date.

Since the Norwich Policy Area does not currently have a 5 year land supply, Local Plan policies for housing supply are not up-to-date. As a result the NPPF requires planning permission to be granted unless:

- "Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits ... or
- Specific policies in the NPPF indicate development should be restricted".

Principle of Development

Policy Considerations

16. There is a presumption in favour of sustainable development within the National Planning Policy Framework. This requires development that accords with the development plan to be approved without delay.
17. The site is in an accessible location adjacent to bus routes serving the city centre and wider area. The site is also located adjacent to several convenience shops and services along Unthank Road. The principle of residential development on the site is considered to be acceptable subject to meeting the requirements of other development plan policy.
18. On the 10th June 2010, the Government made amendments to PPS3 (now revoked) to exclude residential gardens from the definition of previously developed land, changing the classification of gardens to Greenfield land in the process. This has been continued in the 2012 National Planning Policy Framework (NPPF) which states that local planning authorities should consider setting out policies to resist inappropriate development in residential gardens where it would be considered to harm the local area (paragraph 53). The Council has not adopted any such policy and therefore there is no "in principle" policy objection to the proposal.
19. Subdivision of larger residential plots for new housing of appropriate scale and character has previously been accepted by the council and provided proposals are well conceived and appropriately sited there should not be a complete moratorium on garden subdivision and the delivery of new housing would also assist in the delivery of much needed housing as identified in policy 4 of the JCS.

20. In this instance the application site benefits from a generous garden plot, sufficient in size (once divided) to serve the occupants of both the existing dwelling and the proposed one bedroom property. Suitable vehicular access can be provided from Beech Drive and the impact of the development upon the local area is discussed in the following paragraphs of this report.

Impact on Living Conditions

Overlooking

21. The site is verdant in character and contains a number of mature and semi-mature landscape features that provide natural screening from the surrounding area. This is particularly evident on the south and west boundaries of the site, which are characterised by a relatively dense coverage of mature trees and shrub border.
22. The proposed dwelling features no windows on the west facing elevation that may have otherwise raised the potential for overlooking from neighbouring properties located along Unthank Road. The separating distance between the west elevation and the nearest property is also approximately 26 metres, which would be sufficient distance to alleviate the significance of overlooking were windows to be installed on this elevation.
23. Whilst not a mandatory standard, the Building Research Establishment (BRE) sets out a recommended minimum separation distance between opposing facing windows of habitable rooms, of 21 metres. The front facing elevation is separated from the front facing elevation of the nearest dwelling on Beech Drive (number 202) by a distance of approximately 21 metres. In addition the trees and hedge growth existing on the south boundary already provide a natural form of screening between the two sites. However, there is potential for additional planting on this boundary, which would contribute to the existing screening as well as acting to enhance biodiversity and the appearance of the site. In consideration of the above therefore, overlooking from the proposed dwelling to the nearest residential property to the south is not considered to represent a significant issue.
24. The east boundary of the site is marked by beech hedging which has recently been planted as part of the proposal. Behind this, number 218 Unthank Road features a mature hedge approximately 2.5 metres in height running along the drive which provides additional screening from the application site. Any overlooking to the east is negated through the incorporation of roof lights on the 1 ½ storey east elevation of the proposed dwelling as well as a separating distance of approximately 25 metres between dwellings.
25. Finally, the distance between windows on the north elevation of the proposed dwelling and 71 Mount Pleasant to the north-east, is approximately 40 metres and obscured by mature hedge growth and trees located between the two properties. In summary of the above therefore, the proposal will not lead to any significant level of overlooking that could harm the privacy of neighbouring properties.

Overshadowing

26. Such is the distance between neighbouring properties and the limited 1.5-storey

scale of the proposed dwelling that there is no potential for overshadowing.

Living conditions for future residents:

27. The proposed dwelling benefits from generous internal living space and accords with indicative standards set out in the supporting text of policy DM2 of the emerging development management plan. Bedroom sizes satisfy prescriptive standards set out in the 1985 Housing Act.
28. Following pre-application advice the layout of the site has been revised to position the proposed dwelling closer to Beech Drive and open a greater outdoor space to the north and east of the dwelling. Additional landscaping works will be conditioned in order to enhance the setting of the site and to provide additional screening and privacy between the proposed development and surrounding area.

Design

29. Positioning the proposed dwelling closer to Beech Drive also allows it to appear more subservient within the existing plot and landscaping, as well as placing the building further away from views from 216 Unthank Road over its rear garden. Although existing properties along Beech Drive are located fairly erratically, they do appear to have been oriented to align with the street. Aligning the proposed dwelling geometrically with the street will allow it to read more legibly in the streetscape of Beech Drive.
30. The proposed dwelling has been designed with lower eaves and is of 1.5 storey scale with its highest point approximately 7.5 metres from ground level. The level garden of 216 Unthank Road is roughly the same height of the first storey of properties located to the north-west along Unthank Road. The reduced scale of the dwelling reflects pre-application advice provided by officers and has prevented the dwelling from appearing overly-dominant both in terms of the existing landscaping (and its relationship with the main house) and the relationship to Unthank Road properties. The timber cladding and broken roofline further reduces the bulk and physical impact of the dwelling with its immediate context.

Impact on the Conservation Area and Setting of the Listed Building

31. S72 of the Listed Buildings and Conservation Areas Act 1990 provides: "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of [the Planning Acts] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".
32. The 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.

33. Much of the historic grain of this part of the conservation area has been lost through development along Unthank Road and in the former grounds of Beech Lodge to the west of the site (now Beech Drive). The most important extant historic characteristic of this part of the conservation area is the existing mature landscaping, likely to have been planted for 'The Grange' (now 216 & 218 Unthank Road) and also the verdant character of Beech Drive. The lawn area of the garden (which is to be partly built upon) is barely visible from the surrounding area and does not contribute to character of the conservation area. The proposal retains the majority of existing landscaping on site and introduces new planting around the boundary of the site which assists in mitigating any loss of planting necessary to facilitate the development.
34. Seven trees have already been removed on site (agreed with the Council's Tree Protection Officer) and the proposal involves the loss of one further tree and part of the existing boundary hedge/bank to create vehicular access to the site. The overriding character afforded by the mature landscaping is however retained and the planting of the boundary hedge/tree and additional landscaping works (to be conditioned), will ensure that the verdant character of the site is enhanced by the proposal.
35. Whilst works have already begun to the vehicular access, the creation of the access is included within the description of the application and would need to be finished in accordance with the plans. Levels will be conditioned to demonstrate how the bank will be profiled around the access point. The resultant loss of part of the hedge on the south-western boundary of the site to create the access is not considered harmful to the character of the conservation area. The loss of the hedge is mitigated for by planting of the Beech hedge on the north and west boundary of the site and the access will allow views onto the contemporary dwelling, adding visual interest to the streetscape of Beech Drive.
36. The quality of the design for the contemporary dwelling will depend to some extent on the quality of materials and detailing which will be required by condition for approval at a later date. This will ensure that the dwelling contributes positively and adds visual interest to the street scene when viewed from Beech Drive. The contemporary development will not be out of keeping with several other properties along Beech Drive which have also been developed (post 1970) as a result of the sub-division of 222 Unthank Road (formerly Beech Lodge). 202 and 222a Beech Drive are both contemporary, chalet-style properties, 1.5-storey and single-storey respectively. The proposed dwelling will read as part of the street scene of Beech Drive and in this context it is not considered that the proposal will look out of character in the area.
37. As discussed already, the scale, form and layout of the development will allow the proposed dwelling to appear subservient to, and not detract from the main building (216 & 218 Unthank Road) and those properties located along Unthank Road. The new dwelling will not be viewed from Unthank Road such is the difference in levels and screening provided by existing dwellings and vegetation.

38. In consideration of the above and subject to conditions, the proposal will preserve the character of the conservation area and subject to conditions, the contemporary design of the property and associated landscaping works to carry the potential to enhance the streetscape when viewed from Beech Drive.
39. The proposal is therefore considered acceptable in accordance with the objectives of saved policy HBE8 of the adopted Local Plan.
40. The proposed dwelling is located approximately 40 metres from the grade II listed building (71 Mount Pleasant) and will be screened by substantial mature landscaping between. The proposal will not therefore harm the setting of the listed building.
41. Several objections have cited the absence of a conservation area appraisal for the Newmarket Road Conservation Area. The Listed Building Act 1990 (S71) states that "it shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas". A conservation area appraisal would be a material consideration in the determination of any planning application if one existed for the area in question. However, the absence of any such appraisal does not preclude the duty upon the council to assess each application put before it as well as the duty to apply S72 of the Listed Building and Conservation Areas Act in the assessment process. The current application must be determined in accordance with the development plan and material considerations in place at the time of decision.

Transport and Access

42. The proposal is found to be acceptable in transportation terms for its location with no negative implications for the highway. The garage is integral to the main property which will accommodate a single car parking space. This accords with the maximum parking standards set out in appendix 4 of the adopted Local Plan for a dwelling in this location.
43. A shared refuse/cycle store will be created from the existing structure at the north-west corner of the site. The applicant has indicated the intention to install a sunken roof in order to maintain the existing appearance of the structure. The original doorway will be opened up again and new door installed to provide access to Beech Drive. The proximity to the highway will allow for ease of collection for purposes of servicing. The cycle storage will be secured and covered following modifications to the structure. Details of the roofing material and door will be conditioned to ensure satisfactory appearance.
44. The proposal is for a single dwelling only and the impact upon traffic in the area will be negligible. The driveway features a turning head to allow egress in a forward gear and the width and splay of the vehicle access will ensure safe egress onto the highway.

Environmental Issues

Drainage

45. The site is located in a Critical Drainage Area as identified on the policies map of the emerging development management plan. In order to prevent indirect flooding to other areas in the vicinity, a scheme for a Sustainable Urban Drainage System (SUDS) will be conditioned. This will require a plan illustrating surface connections to drainage points and the methods of sustainable drainage that will be incorporated into the scheme to prevent excessive surface water run-off.

Disposal of Foul Sewage

46. Several objections have been received referencing the current strain on the drainage system in the area and associated blockages and associated issues with raw sewage. The site is located in an urban area where several points will be available to connect to the main sewage system. If access to the sewage system is protected by any covenants then it will be necessary to gain the consent of the relevant landowner, however this would constitute a civil matter outside the remit of the planning assessment.

Archaeology

47. There are no archaeological implications associated with the proposed development.

Water Conservation

48. Under local policy the only requirement would be for the new dwellings to meet Code for Sustainable Homes Level 4 for water, which is water usage of only 105 litres per person per day. A condition is recommended to ensure this is achieved.

Trees and Landscaping

49. The Arboricultural Report references seven trees that have recently been removed with the agreement of the Council's Tree Protection Officer. The Design and Access Statement adds that it's been necessary to remove a Lawson Cypress tree and small section of a Laurel Hedge. All of these works have been checked by the Council's Tree Protection Officer and the works were deemed to be acceptable with necessary consents issued.

50. The Council's Tree Protection Officer has reviewed the arboricultural information submitted with the application and has expressed satisfaction with the proposed works provided that any planning permission is conditioned to comply with the submitted information, in particular the measures set out in section 6 of the arboricultural report.

51. Whilst the arboricultural report incorrectly states that the site is not located within the conservation area, the council's Tree Protection Officer has undertaken their assessment of the proposal in the full understanding that the site is located within the Newmarket Road Conservation Area and this discrepancy has not therefore distorted officers assessment of the application and the document therefore

remains valid.

52. A letter of objection has referred to the arboricultural report and the potential for damage to be caused to trees on site by the development. In particular, the damage caused to the Lime Tree T910 is referenced. The excavations to allow entrance to the site have penetrated into 28% of the root protection area (RPA) of the tree and the construction of the driveway will reduce the rooting zone and limit the availability of any new root growth providing structural support. The tree in question is an outgrown pollard that has recently been re-pollarded. The Council's Tree Preservation Officer has stated that the tree would not merit a Tree Preservation Order (TPO) individually and if managed regularly as a pollard then the loss of roots should not affect its stability in the long term. The monitoring works are supported.
53. Most of the tree work carried out to the tree belt has been to thin out an area of under managed area in favour of the remaining trees. One of the Yew trees previously removed was virtually dead.
54. The Council's Natural Areas Officer raises no objection to the proposal but recommends several mitigation measures to be followed during any clearance/construction phases of the development to minimise the impact of the development. These will form part of an advisory note to add to any planning permission. It is also recommended that details of any external lighting be conditioned to ensure that should any lighting be installed externally, it avoids any disruption to bats that may be active in the area. The Natural Areas Officer did not consider an ecological assessment to be necessary, particularly given the mown nature of the site.

Replacement Planting

55. One tree has been planted on the north-east corner of the site (Malus 'Everest') and Beech hedging has been planted on the north and east boundaries of the site. Additional planting will be secured by a landscaping condition. The verdant character of the site will therefore be retained and the landscaping works have the potential to enhance biodiversity and the setting of the proposed development.

Loss of Property Value

56. The impact of the proposal upon the value of property in the surrounding area is not a material planning consideration.

Local Finance Considerations

57. Under Section 143 of the Localism Act the council is required to consider the impact on local finances. It is a material consideration when assessing this application. The benefits from the finance contributions for the council however must be weighed against the above planning issues. In this case the financial considerations are relatively limited and therefore it is considered that limited weight should be given to them.

Financial Liability	Liable?	Amount
New Homes Bonus	Yes	Based on council tax band. Payment of one monthly council tax amount per year for six years
Council Tax	Yes	Band not yet known
Community Infrastructure Levy	Development is 'self-build' so an exemption from payment can be applied for	£75 per square metre (£5805.44 unless any relief for self-build is successful)

Conclusions

58. Due to a recent appeal decision, as the council does not have a five-year housing land supply this means that policy HOU13 of the replacement local plan can be given no weight in determining this planning application. As such there is a presumption in favour of sustainable development unless any adverse impacts would significantly and demonstrably outweigh the benefits.

The scale, form and layout of the development have been designed to prevent the proposed dwelling appearing overly dominant and to provide legibility as part of the streetscape of Beech Drive. The most important extant historic characteristic of this part of the conservation area is that afforded by the existing mature landscaping, which will be largely retained as part of the proposal, supported by the tree protection measures outlined in the arboricultural report. The contemporary design of the dwelling will complement and provide visual interest in the street scene when viewed from Beech Drive. The proposal will therefore preserve the character of the conservation area.

The development avoids any harm to the residential amenity of neighbouring properties and provides excellent living conditions for prospective residents.

Subject to conditions the proposal is acceptable and in accordance with the objectives of the National Planning Policy Framework (2012), policies 1, 2, 3, 4, 6, 12 and 20 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2014), saved policies NE3, NE8, NE9, HBE8, HBE9, HBE12, EP16, EP18, EP22, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan (2004), relevant policies of the Development Management Policies Development Plan Document – Pre submission (April 2013) and all other material considerations.

RECOMMENDATIONS

- 1) Standard time limit
- 2) Development in accordance with approved plans
- 3) Details to cover facing and roofing materials, external windows and doors and eaves details;

- 4) Details of hard and soft landscaping (to include supplementary planting, boundary treatments, driveway materials, any external lighting, levels to demonstrate how the bank will be profiled around the access point);
- 5) Development in accordance with the arboricultural report;
- 6) Scheme for SUDS at the site;
- 7) Development to be designed and built to achieve a water consumption rate of no more than 105 litres per person per day, equivalent to Level 4 of the Code for Sustainable Homes for water usage.

Informatives:

- 1) Construction working hours
- 2) Site clearance to have due regard to minimising the impact on wildlife.
- 3) Site management techniques to be followed to avoid harm to small animals that may be present on site.