



NORWICH City Council

Committee name: Planning applications

Committee date: 21/03/2024

Report title: **Application no 23/01574/F 77A Vincent Road, Norwich, NR1 4HQ**

Report from: Head of planning and regulatory services

OPEN PUBLIC ITEM

Purpose:

To determine:

Application no: 23/01574/F

Site Address: 77A Vincent Road Norwich NR1 4HQ

Decision due by: 26/03/2024

Proposal: Change of use of first floor accommodation (C3) to mixed use (E).

Key considerations:

1. Principle of development
2. Amenity
3. Transport

Ward: Crome

Case Officer: Danni Howard

Applicant/agent: Chris Baker

Reason at Committee: Objections

Recommendation:

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 38 of this report, and grant planning permission.



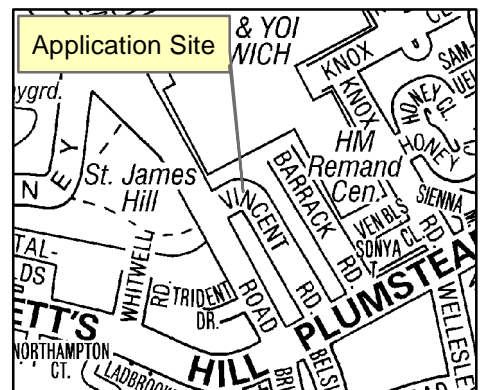
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Planning Application No 23/01574/F
Site Address 77A Vincent Road

Scale 1:500



NORWICH
City Council
PLANNING SERVICES



The site and surroundings

1. 77A Vincent Road is a maisonette located on a corner plot at the eastern end of a terrace located on the south side of Vincent Road. There is a kitchen at ground floor level with the main living space of the property formed on the first floor, extending over the ground floor retail unit 77B, which is currently in use as a hairdressers. The property is accessed from the south elevation via the rear garden area which is brickweaved and open on the east side for vehicle access to the detached, flat roof garage which forms the rear and east side boundary treatments.
2. Planning permission was granted under reference 22/01219/F to reconfigure the living space by converting the garage to bedroom space and using the upstairs space for an open kitchen and living area. An extension from the garage to the main building would provide enclosed access between the spaces. At the time of writing this report the permission does not appear to have been implemented. As such the extensions are considered as shown on the plans for this application.
3. The surrounding area is largely residential in character, featuring narrow terraced dwellings using a mix of red brick and painted render across the frontages. The subject site is unique within the streetscape with the formation of the non-residential unit at ground floor and benefitting a wider site than its surrounding neighbours due to its corner position.

Constraints

4. There are no relevant site constraints affecting the site.

Relevant Planning History

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

Case no	Proposal	Decision	Date
22/01219/F	Rear single storey extension and garage conversion.	Approved	25/11/2022

The Proposal

6. Change of use of first floor from residential (Class C3) to hairdressers (Class E) to provide additional floorspace for existing hairdressers operating at ground floor from 77B Vincent Road.
7. Insertion of a door on the east side to provide access to the ground floor unit 77B.

Summary of Proposal – Key facts:

8. The key facts of the proposal is summarised in the tables below:

Scale	Key Facts
Total floorspace	Floorspace subject to change of use: 40m ² . Residential floorspace as existing =51m ² . Residential floorspace as proposed = 48.2m ² .

Operation	Key Facts
Opening hours	The opening hours of the existing ground floor hairdressers are: Monday: Closed Tuesday: 9am-6pm Wednesday: 9am-6pm Thursday: 10am-8pm Friday: 9am-6pm Saturday: 9am-5pm Sunday: Closed See the Amenity, Transport and Conditions sections for details of the proposed opening hours of the first floor.

Transport Matters	Key Facts
No of car parking spaces	1 no. off road parking space will remain within the garden space of 77A. Vincent Road is not in a controlled parking zone and permits aren't required for on-street parking by residents or salon staff/customers.
Servicing arrangements	Existing arrangements for residential and commercial waste collections for both units will remain unchanged.

Representations

9. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation have been received citing the issues as summarised in the table below:

Issues raised	Response
Concerns over car parking for additional customers and staff	See Main Issue 3
Noise from the salon travels through neighbouring property at all times of day and night and extension will run adjacent bedrooms.	See Main Issue 2
Daylight/sun issue for gardens of no. 79 and 81 as well as access to wooden fence on boundary with 77 and 79.	There are no external works proposed against the boundary as part of this application. Although not specified in the comment it is believed this concern is in reference to the ground floor extension to the garage. These concerns were raised and considered under the relevant application, reference 22/01219/F, which was approved on 25.11.22. It is therefore not appropriate to consider this any further within the realm of the current application.

Issues raised	Response
Need for expansion shows business has outgrown its location and is no longer suitable for the area.	See Main Issue 1
Loss of privacy by overlooking into bedroom and living room of nos. 88 and 90 Vincent Road from customers using first floor.	See Main Issue 2

Consultation responses

10. 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.

Statutory and non-statutory consultees

Environmental Protection (Norwich City Council)

11. No objections to this application.

Highways (local highways authority) (Norfolk County Council)

12. Thank you for consulting the highway authority. It is understood that a previous planning consent 22/01219/F has converted the rear garage to a dwelling, and that the proposed change of use will convert the former upstairs dwelling into additional salon space. The application form cites that there is no increase in staff numbers, although it is expected that with the additional salon space two new chairs are expected to be provided for clients.

At present this premises has a rear parking space, and a single car space on the forecourt, the application states the loss of a single car parking space, there is no indication how this car parking is used between the dwelling or business or of any cycle parking provided. There is no information about EV charging provision on site.

Vincent Road is a 20mph street and has no record of injury accidents in the vicinity of the site, it is street lit and has footways on either side, it is a predominantly residential street, it is not in a controlled parking zone and on-street parking is therefore unrestricted other than the presence of a no waiting restriction (double yellow lines) around the adjacent corner of Vincent Road. It is not known how many staff or customers would drive by car to the premises. The residential use would then transfer to the rear part of the site.

Vincent Road is known to have high demand for on-street from its residents, and this proposal conceivably will lead to a small amount of additional car parking demand (given one car space is lost and there are additional customers) that may affect availability of on-street parking in a minor way. Alternative parking is available in the vicinity on Britannia Road, particularly near to Mousehold Heath. It is difficult to raise an objection.

The extant rear vehicle access is already likely to suffer from access issues given that there are no restrictions to control parking. Norfolk County Council highways now offers a service whereby white H bar markings may be requested and if approved paid for by the applicant. This does not require

planning consent and does not require a Traffic Regulation Order. As there is no intensification of use of this access, the provision of such a road marking is not being recommended as a necessity, but it is a discretionary matter the applicant may wish to consider.

Given that the premises is an established business and the increased number of trips to the site is relatively low, and a large amount of on-street parking is available within walking distance of the salon, it is not considered that a recommendation of refusal can be justified. There are no recommended conditions.

Assessment of Planning Considerations

Relevant Development Plan Policies

13. Greater Norwich Local Plan for Broadland, Norwich and South Norfolk adopted March 2024 (GNLP)

- GNLP2 Sustainable Communities
- GNLP6 The Economy

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
- DM16 Supporting the needs of business
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

15. Relevant sections of the National Planning Policy Framework 2023 (NPPF):

- NPPF9 Promoting sustainable transport
- NPPF12 Achieving well-designed places

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

Main Issue 1. Principle of development

17. Key policies and NPPF paragraphs – DM1, DM2, DM16, GNLP2, GNLP6, NPPF paragraphs 8 and 130.
18. The proposed development will not result in the loss of a dwelling, seeking to accommodate the change of use by reconfiguring the existing living space. The remaining residential floorspace is 1.8m² short of meeting the internal space standards for 2 people at 50m² but exceeds the 1person requirements. The internal storage area falls 0.3m² short of the required 1.5m². The shortfall is not considered significantly harmful, and the living space is considered to remain adequate with regards to the requirements of policy DM2. If the extensions as approved under 22/01219/F aren't completed prior to the change of use taking place then there would not be sufficient residential floorspace remaining to be used as a single dwelling. It is therefore considered prudent that completion of the approved extensions is conditioned to take place prior to the change of use.
19. The existing commercial unit has been in use as a hair salon/barbers for over 16 years and occupied by several businesses in that time. Concerns have been raised by way of objection that the need for expansion indicates that the business has outgrown the area. The alterations are proposed to improve facilities for the existing staff members and customers by adding additional wash basins, a colour mixing room and staff respite area. The additional floorspace is modest in size and is unlikely to significantly increase the number of customers which can be accommodated at any one time.
20. Hairdressers fall within Use Class E, which is a main town centre use. Policies DM18 and GNLP6 direct such uses to defined centres. This site does not sit within any such centre. In this case, however, only a very minor expansion to an existing established business is proposed and this is not considered to undermine the aims of local or national policy.
21. The business is well established within the area and the adaptation and expansion of existing firms is supported by Policy DM16 where consistent with the sustainable objectives of policy DM1. The proposed expansion is unlikely to significantly increase customer number but will allow for improved services to be provided to staff and customers. As such the principle of development is considered to be acceptable in accordance with policy DM1 and DM16.

Main Issue 2. Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
23. The dimensions of the rear extension and alterations to the garage as shown on the drawings match the dimensions as approved under 22/01210/F. There will therefore be no increased impact resulting from the change of use, by virtue of overlooking, overshadowing or loss of outlook to the adjoining property no. 79, than that as assessed in the previous application.
24. The reconfiguration of the existing residential floorspace to be across the ground floor only will not cause any significant impacts to the privacy and outlook of the living space for occupants of the dwelling. There will be some loss of light to the living space in comparison to that which is available through

the first floor windows as existing, however the patio doors and windows servicing the lobby will allow sufficient light into the main living/sleeping space. The existing external amenity space does not offer much quality by way of privacy or available space and the proposed alterations to the layout of the dwelling will not impact the occupants by virtue of the external amenity.

25. Concerns were raised by objection that increasing the commercial floorspace into the first floor will cause noise disturbance to the bedrooms of the neighbouring property no 79. By its nature as a hair salon the proposed use of the first floor is unlikely to cause noise disturbance that is considered to be significantly harmful to residential amenity, however, it is acknowledged that there may occasionally be more noise than would be generated by a living space regularly occupied by one or two people. To help protect the amenity of the neighbouring bedrooms it is considered reasonable to condition the first floor level to only be in use by customers between the hours of 9am-6pm Tuesday-Saturday. Other uses within Class E could cause significantly more noise than a hairdresser, so a condition should be added to restrict the use to a hairdresser in order to protect the amenity of neighbouring dwellings.
26. The addition of the condition to restrict operating hours of the first floor will also address concerns raised by letters of objection regarding loss of privacy through the front facing first floor window into the front facing windows of the opposite properties. It is common for there to be some level of overlooking between close quarters terraces such as those situated in Vincent Road, however it is acknowledged that the level of harm caused should be considered differently between the existing use as living space for a flat and the proposed use as a hairdresser. Ensuring the proposed floorspace can only be in use between the hours of 9am-6pm, when bedroom and living spaces are less likely to be in regular use is considered to reduce the potential for harm by loss of privacy to an acceptable level.

Main Issue 3. Transport

27. Key policies and NPPF paragraphs – GNLP2, DM28, DM30, DM31, NPPF paragraphs 8, 102-111.
28. The site is easily accessible on foot and benefits public transport links with bus stops within walking distance on Ketts Hill and Plumstead Road. Concerns have been raised by letters of objection regarding existing parking issues around the salon and increased parking issues from an increase in salon users resulting from the proposed change of use. As Vincent Road is not a controlled parking zone it is not fair or appropriate to denote a lack of available on-street parking for residents is solely resulting from staff and customers of the salon during assessment of the proposal. On-street parking is also available nearby on Britannia Road and at Mousehold Heath.
29. Any increase in parking demand from the proposed increase in floorspace of the salon is likely to be minimal as noted in highways comments received and the proposal is not considered to cause notable harm to existing parking arrangements or highways safety. The agent has provided a statement from the salon owner which indicates that customers are advised of the parking arrangements in the area and encouraged to use alternative methods of transport when possible. The proposed condition which would restrict opening hours of the first floor would further aid in this respect. Customers and staff

- iii. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- iv. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

In addition, the discharge for the relevant WwTW is downstream of the SAC.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

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

Equalities and diversity issues

32. There are no notable 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. 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.

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

Human Rights Act 1998

35. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and freedom of others or the control of his/her property in this way is in accordance with the general interest.

Section 17 of the Crime and Disorder Act 1998.

36. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this

application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

Planning Balance and Conclusion

37. 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

38. To approve application no 23/01574/F at 77A Vincent Road Norwich NR1 4HQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Development to facilitate the change of use of the first floor shall not commence until the extensions as approved under application reference 22/01219/F have been completed;
4. The first floor shall only be used by customers between the hours of 9am-6pm Tuesday-Saturday and shall not be used on Sunday and Monday;
5. Use of the first floor as a hairdressers only. No other use within Class E shall be permitted without written permission from the Local Planning Authority.

Appendices: None

Contact officer: Planner

Name: Danni Howard

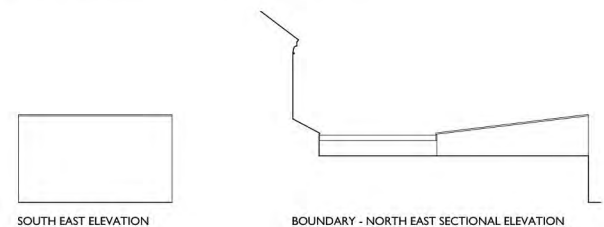
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Proposed Plans and Elevations 1:100

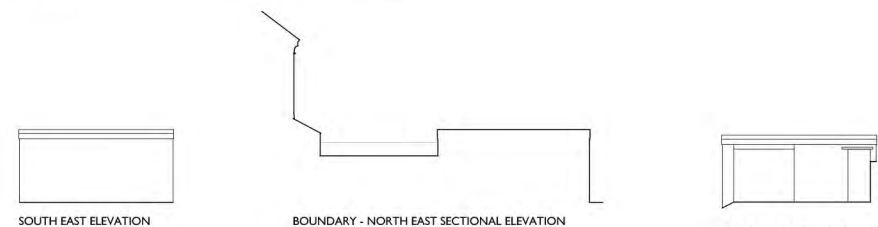


GROUND PLAN 1ST FLOOR PLAN



PROPOSED SITE BLOCK PLAN 1:200 @ AI

Existing Plans and Elevations 1:100



GROUND PLAN 1ST FLOOR PLAN



PHOTO OF FRONT



SITE LOCATION PLAN 1:1250 @ AI

REV	DATE	DESCRIPTION
AD Architects 30 ROBIN HOUSE NEWCOURT ST LONDON NW8 7AD TEL 020 77229558 www.angladesign.co.uk 11 CHAIRING CROSS NORWICH NR2 4AX TEL 01 603 666576 mail@angladesign.co.uk		
JOB TITLE		
77a VINCENT ROAD, NORWICH		
NR1 4HH		
CLIENT		
CHRIS BARKER		
DWG STAGE		
PLANNING		
DWG TITLE		
EXISTING & PROPOSED DRAWINGS		
SCALE	DATE	REV
VARIES @ AI	DEC 23	
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