

**Report to** Planning applications committee

**Item**

11 October 2018

**Report of** Head of planning services

**Subject** Application no 18/01154/F - 2 Mornington Road  
Norwich NR2 3NB

**4(e)**

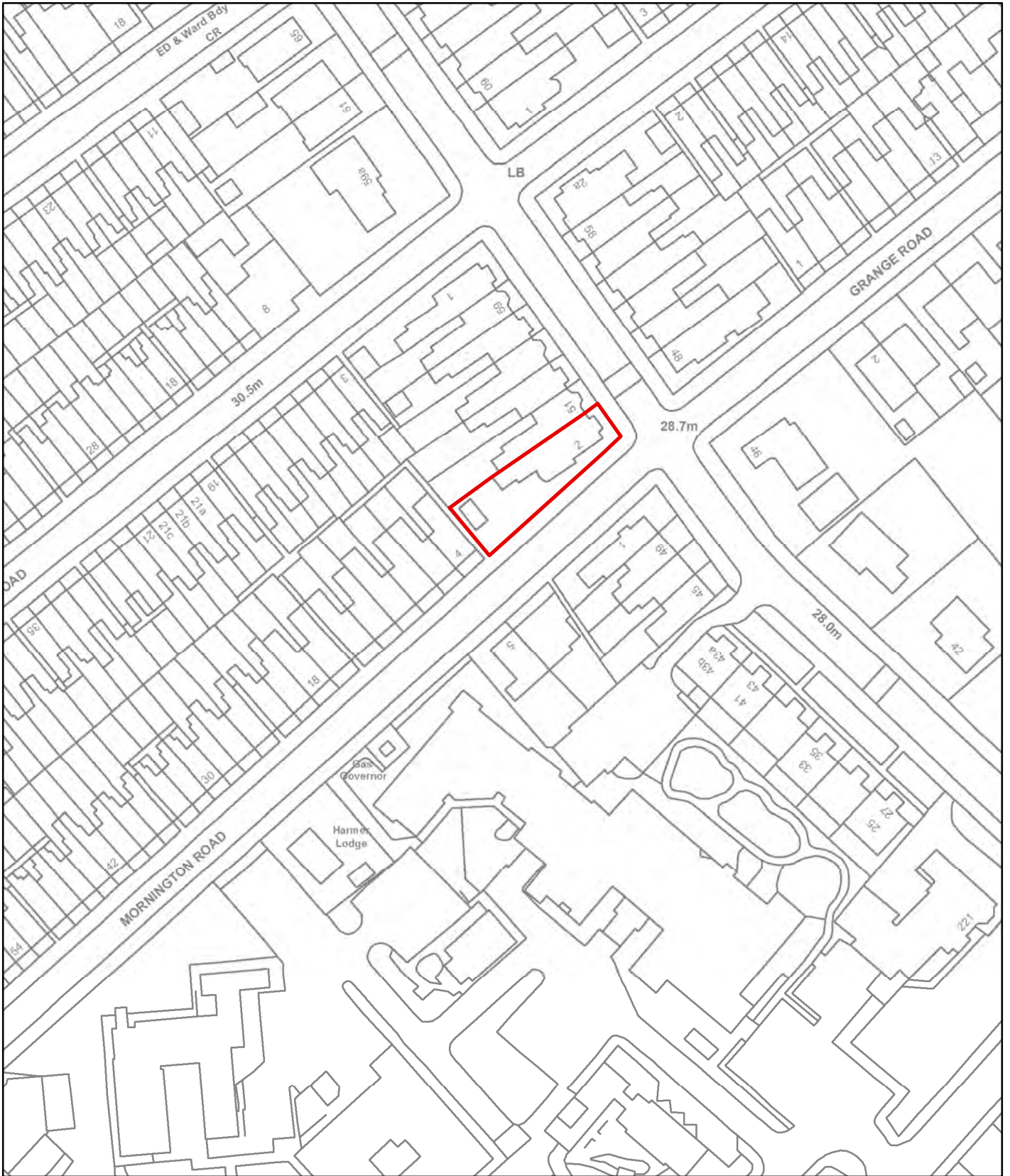
**Reason  
for referral** Objection

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<b>Ward:</b>	Nelson
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

<b>Development proposal</b>		
Replacement outbuilding, garden store, fence and gates.		
<b>Representations</b>		
Object	Comment	Support
2	0	0

<b>Main issues</b>	<b>Key considerations</b>
1 Scale and Design	The impact of the development within the context of the original design / surrounding area / adjacent listed buildings.
2 Amenity	The impact of the development on the neighbouring properties.
<b>Expiry date</b>	24 September 2018
<b>Recommendation</b>	Approve



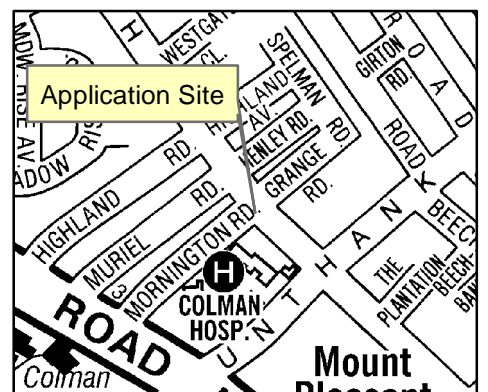
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Planning Application No 18/01154/F  
 Site Address 2 Mornington Road  
 Scale 1:1,000



**NORWICH**  
 City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located to the north of Mornington Road, at the crossroads with Christchurch Road to the south of the city. The subject property is a large end of terrace dwelling constructed circa 1900 primarily using red bricks. The terrace forms part of a row of properties fronting Christchurch Road, however the principle elevation of no. 2 faces onto Mornington Road. The site features a small front garden / main entrance area and a garden located to the side and front.
2. The prevailing character of the area is predominantly residential with most properties forming terraces. Beyond the end of the garden is an alleyway which separates the site from a row of terrace properties which are statutory listed.
3. Works have been completed within the past 12-15 months to replace a garage located to the rear of the site and fencing which fronts Mornington Road. A wedge shaped outbuilding has subsequently been constructed within the south-west corner of the garden. The outbuilding is of a flat roof design approximately 2.7m tall and includes a 7.6m elevation fronting Mornington Road with a garage door and half-size door serving a bin store. The outbuilding also abuts the neighbouring alleyway serving properties forming part of a listed terrace on Mornington Road with a wall measuring approximately 6.3m. The outbuilding has been constructed using timber and has been finished in a light coloured stain with only the garage door having been painted a dark grey colour.
4. A replacement fence has also been installed along the boundary fronting Mornington Road. The fence is made from timber and includes a section of trellis, taking the total height to approximately 2m.
5. All of the works undertaken have been done so without the benefit of planning permission and the case was reported to planning committee on 08 March 2018 where members resolved to serve an enforcement notice requiring removal of the outbuilding.
6. Following an negotiation with the owners, a revised scheme has been discussed which now forms the basis of this application.

## Constraints

7. Adjacent to terrace at 4 – 18 Mornington Road is grade II listed.

## Relevant planning history

- 8.

Ref	Proposal	Decision	Date
04/00483/F	Erection of replacement garage.	Approved	13/07/2004
17/01308/F	Replacement rear garden room.	Refused	10/11/2017
18/01199/F	Replacement rear garden room.	Pending consideration	

Ref	Proposal	Decision	Date
	This is a resubmission of 17/01308/F involving the removal and replacement of the conservatory on the property.	.	

## The proposal

9. The proposal is for a revised, reduced scale version of the existing outbuilding and fence. The outbuilding is to be set back from the boundary fronting Mornington Road by 2.5m, reducing the width to 5.7m, and the depth along the boundary shared with the alleyway to 3.8m. The revised design also includes a 2.6m flat roof and a garage style door, however the second bin store door has been removed. The outbuilding is to be finished in a dark grey coloured paint / stain and the elevation abutting the shared alleyway is to be clad to match the rest of the outbuilding.
10. The recently installed fencing is to be removed and replaced with a gate and fencing measuring 1.5m in height. The same fencing is also to be installed along the 2.5m section along the boundary shared with the alleyway.

## Representations

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

Issues raised	Response
The outbuilding is too large and will dominate the street scene / adverse impact on setting of adjacent listed buildings.	See main issue 1.
'Pine' finish is inappropriate.	See main issue 1.
The proposed fence is too tall.	See main issue 1.
Rainwater collects on flat roof and spills into alleyway.	See other matters.
Outbuilding encroaches onto alleyway.	See other matters.

## Consultation responses

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

### Design and conservation

13. No comments submitted.

## Assessment of planning considerations

### Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
  - JCS2 Promoting good design
15. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
  - DM1 Achieving and delivering sustainable development
  - DM2 Ensuring satisfactory living and working conditions
  - DM3 Delivering high quality design
  - DM9 Safeguarding Norwich's heritage

### Other material considerations

16. **Relevant sections of the National Planning Policy Framework 2018 (NPPF)**
  - NPPF Section 12 - Achieving well-designed places
  - NPPF Section 16 – Conserving and enhancing the historic environment

### Case Assessment

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

### Main issue 1: Design & Heritage

18. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF sections 12 and 16.
19. The proposed design represents a reduction in scale of the existing outbuilding which does not benefit from planning consent. The key change to the outbuilding which will have the biggest impact is the stepping back from the boundary by 2.5m. This crucially results in the outbuilding being constructed in line with the forward building line of the row of listed terraces on Mornington Road. The impact of the outbuilding on the street scene and the setting of the listed buildings is therefore significantly reduced.

20. Particular concern has been raised that the outbuilding harms the appearance of the street scene and setting of the adjacent listed buildings, by way of its scale and 'pine finish'. As discussed above, the reduced scale and a new building line matching the listed buildings will significantly reduce the impact of the outbuilding. The painting / staining of the outbuilding in a dark grey colour will also assist in reducing the impact of the outbuilding. It is considered reasonable to add a condition requiring that the outbuilding is painted / stained prior to its use commencing.
21. Paragraph 196 of the NPPF states that less than substantial harm to a designated heritage asset should be weighed against the public benefits of the proposal. In this case whilst there will remain a degree of harm this will be extremely limited and on balance it is considered that given the benefits to the occupier, the fact that this is a rear garden area and the existence of a former smaller building in this location the proposal can be considered to be acceptable.
22. Concern was raised regarding the appearance of the wall abutting the alleyway as it has remained unfinished in its current plywood form. The proposal includes the addition of new timber cladding to this wall, ensuring that it is of an appropriate finish.
23. Particular concern has also been raised that the proposed fencing is too tall and will cause harm to the character of the area. The proposed fencing and gate is to be 1.5m tall, which is very close in scale to the original, previously replaced fencing. As such, the proposed fencing is considered to be appropriate for the site. .
24. Should members be minded to approve the application, in order to ensure that the current outbuilding and fence are removed in an appropriate timeframe, it is recommend that an enforcement notice is served requiring that the existing outbuilding to be removed.

## **Main issue 2: Amenity**

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF section 127.
26. The proposals will have a very limited impact on the residential amenities of neighbouring properties by virtue of the scale and siting of the outbuilding and fencing. The current outbuilding, projecting forward of the Mornington Road building line may result in some loss of outlook. As such, the revised design is considered to be an improvement on the current situation. The proposal is therefore considered to be acceptable in amenity terms.

## **Other matters**

27. Concern has been raised that the cladding of the wall abutting the alleyway will encroach onto land outside of the application site. There is no evidence that the current structure encroached onto neighbouring land. The revised structure proposed here is being relocated and it will be for the applicant to ensure that it is constructed within their boundaries.

## **Equalities and diversity issues**

28. There are no significant equality or diversity issues.

## **Local finance considerations**

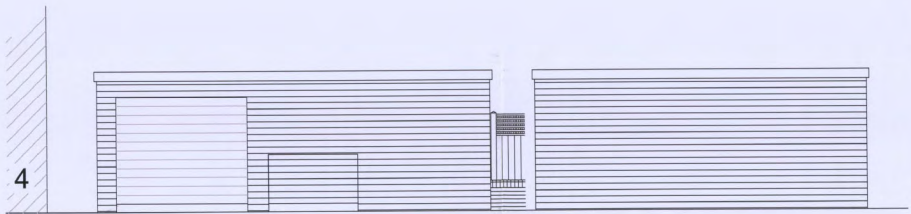
29. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
30. 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.
31. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

32. The proposal represents a revised scheme which is of an improved layout, scale and design, whilst the proposal will continue to cause less than substantial harm to the significance of the adjacent terrace, subject to an appropriate colour finish such harm is considered to be limited. On balance the proposals are considered to be acceptable and therefore the recommendation is to approved subject to the conditions detailed within the recommendation below.
33. Members resolved to take enforcement action against the existing outbuilding at their meeting of 08 March 2018 to require the removal of the outbuilding and fencing, the making good of the highway, the removal of demolished materials from site and the provision of a replacement 1.2m fence. It is recommended that this resolution is altered to still authorise the issue of such a notice with the exception that the replacement fence and/or gates be required 7.6m back from the western boundary and be up to 1.5m tall.

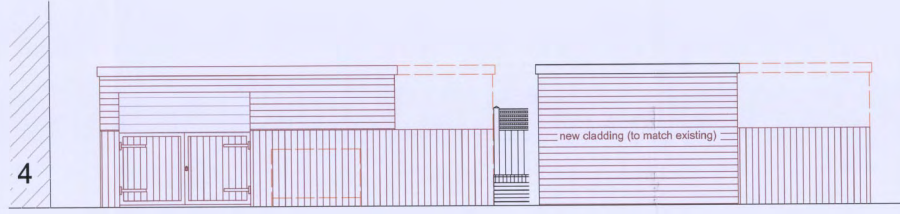
## **Recommendation**

- (1) To approve application no. 18/01154/F - 2 Mornington Road Norwich NR2 3NB and grant planning permission subject to the following conditions:
  1. Standard time limit;
  2. In accordance with plans;
  3. Outbuilding to be painted / stained prior to use.
- (2) To authorise enforcement action up to and including prosecution in order to:
  1. secure the removal of the existing outbuilding;
  2. secure the removal of the existing fencing fronting Mornington Road between the western boundary and a point 7.6m back from that boundary (+/-0.1m);
  3. making good of the highway;
  4. removal of all demolished materials from site; and
  5. provision of a replacement 1.5m high fence/gates.



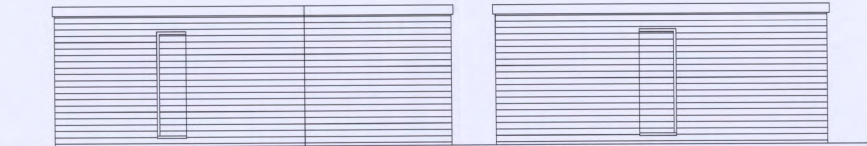
front elevation

side elevation



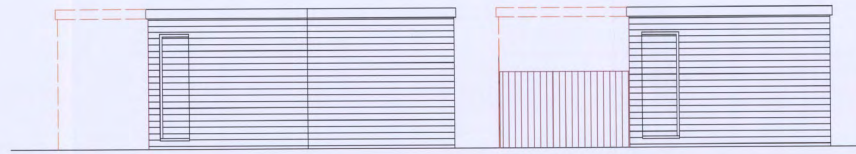
front elevation

side elevation



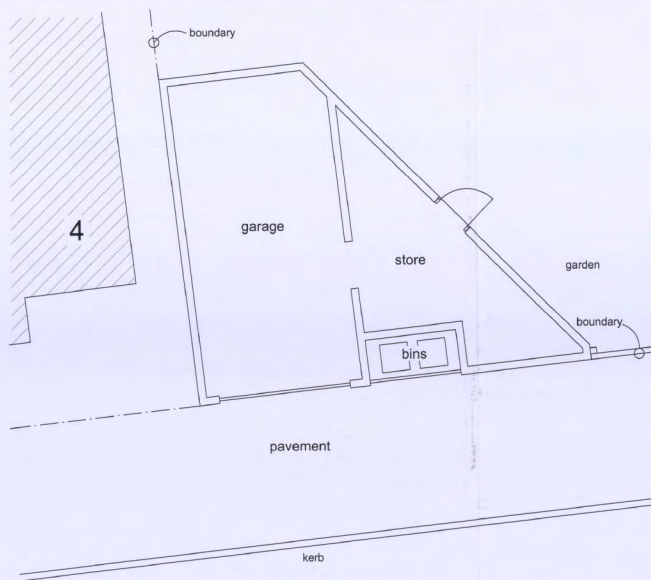
rear elevation

side elevation

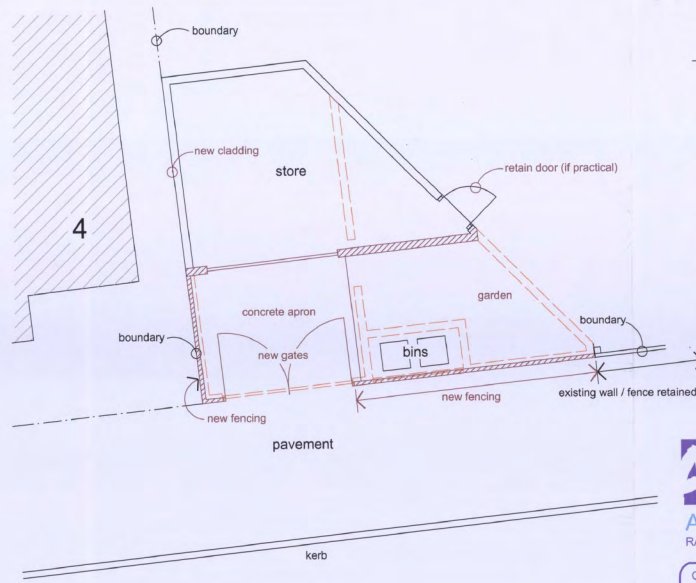


rear elevation

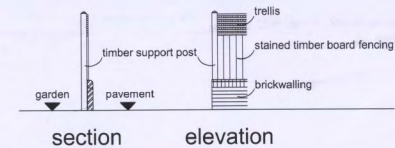
side elevation



plan  
existing



plan  
proposed



section elevation  
existing wall / fence details

Organisational Development  
30 JUL 2018  
Post Room

- existing house
- existing retained
- existing demolished
- proposed

**ARCHITECTURAL DESIGN**  
**ALAN RAWLINGS**

Stable Cottage  
Ball Inn Yard  
The Street  
Bowdleswell  
Norfolk  
NR20 4RR

01362 688151

alanarchdesign@btinternet.com

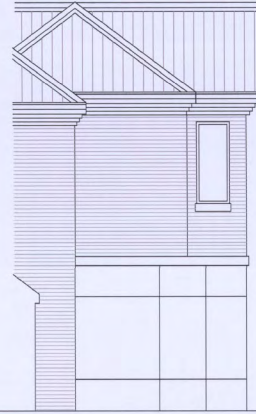
Client Mark Searcey / Maria O'Connell 2 Mornington Road Norwich		Project Outbuilding alterations	
Drawing	planning	Drg no	872 / 11
Date	05 / 07 / 18	Rev	@ A1
		Scale	1 : 50



if in doubt ask = do not scale



front elevation



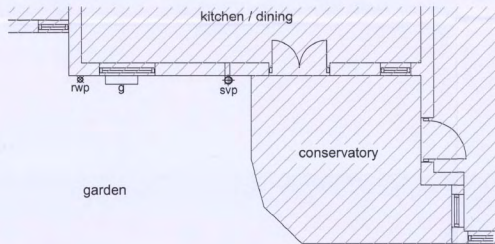
side elevation



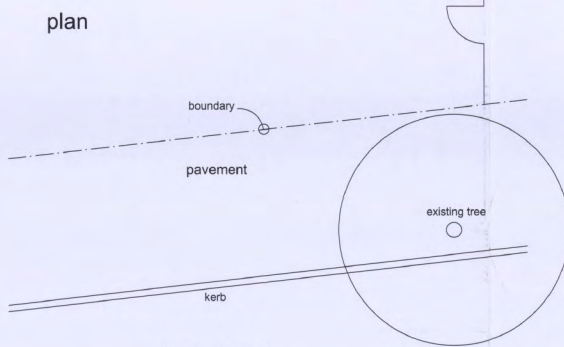
front elevation



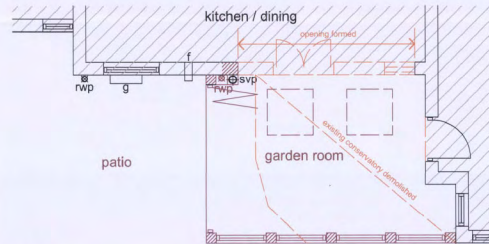
side elevation



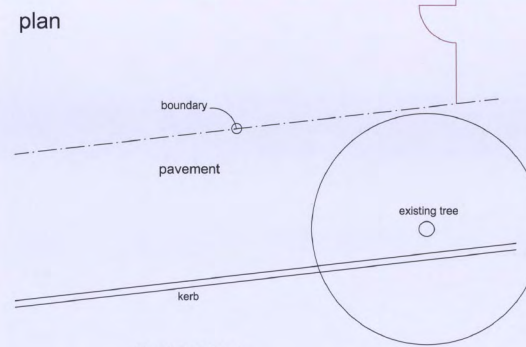
plan



existing

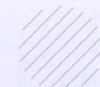
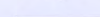




plan



proposed

Organisational Development  
30 JUL 2018  
Pati Room

-  existing house
-  existing retained
-  existing demolished
-  proposed

**AR** CHITECTURAL DESIGN  
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Stable Cottage  
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alanarchdesign@btinternet.com

Client Mark Searcey / Maria O'Connell 2 Mornington Road Norwich		Project Proposed extension	
Drawing	revised planning	Drg no	872 / 12
Date	13 / 08 / 18	Scale	1 : 50
		Rev	@ A1