

**Report to** Planning Applications Committee  
**Date** 6 December 2012  
**Report of** Head of planning services  
**Subject** 12/01923/F: 224 Unthank Road, Norwich, NR2 2AH

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**Item**  
**6(4)**

## SUMMARY

<b>Description:</b>	Erection of single storey corner infill extension to rear of frontage building and conversion of building from shop (Class A1) to mixed use art gallery and cafe (Class Sui Generis); external alterations to rear building and conversion of building from workshop and storage (Class B8) to 6 No. artist studio rooms (Class B1) and 1 No. four bedroom dwelling (Class C3).	
<b>Reason for consideration at Committee:</b>	Objection	
<b>Recommendation:</b>	Approve	
<b>Ward:</b>	Town Close	
<b>Contact Officer:</b>	Rob Parkinson	Senior Planning Officer 01603 212765
<b>Valid Date:</b>	3rd November 2012	
<b>Applicant:</b>	Mr And Mrs Eade	
<b>Agent:</b>	Mr Kevin Harman	

## INTRODUCTION

### The Site

#### Location and Context

1. The site is the former Norketts electrical shop and store on the south side of Unthank Road, directly opposite the junction with Glebe Road, within the Newmarket Road Conservation Area. The site is fairly deep, and comprises the single-storey brick and flat-roofed former shop building set-back some 12m from the road and a two-storey brick and pitched roof workshop warehouse/shed previously used with the retail operations. A large rear curtilage is available, comprising soil and scrubby vegetation, and some mature trees.
2. The site is slightly L-shaped, having a longer frontage area than the rear area, as it extends west across part of the front of neighbouring 226 Unthank Road. This is a predominantly residential area, and neighbours are all residential dwellings: immediately to the west and east are large detached houses; immediately south are various homes accessed from the Beechbank private road; north is the junction to Glebe Road and houses either side and along it.
3. The site is 250m south-west of the Unthank Road parade of shops, a Local Centre Retail Area defined by Replacement Local Plan policy SHO12.

## **Constraints**

4. The site is in the Newmarket Road Conservation Area. The frontage building does not have any recognised architectural merit, but the rear building is actually Locally-Listed. All the various mature trees at the south-east of the site, behind the warehouse, are together classified as a Tree Protection Order Group including some in the neighbouring garden.
5. Unthank Road forms part of the defined Strategic Cycle Network under Replacement Local Plan policy TRA15. The neighbouring two-storey detached houses at 222 and 226 Unthank Road are also locally-listed properties.

## **Topography**

6. The site slopes from Unthank Road uphill to the rear of the site, a difference of 1.5m, and a change in levels at the rear (south) of the site means the garden and rear building are generally 1-2m higher than the neighbouring garden and internal floor level next door.

## **Planning History**

The only relevant recent planning history has been a redevelopment proposal, approved in April 2008, to demolish both buildings on site and construct a new building housing 7 no. residential flats set slightly further back than the existing frontage block with 7no. parking spaces including 1 disabled space and refuse stores at the front (applications 07/01366/C [demolition] and 07/01367/F [redevelopment]). These needed to be implemented by March 2011 but were not, so have since expired.

## **Equality and Diversity Issues**

There are no significant equality or diversity issues. Disabled access is provided to both buildings, but the change in levels at the site means the disabled route to the gallery has to run through the café from the rear doors of the new extension. The applicant has tried to locate the disabled parking space as close as possible, but this is currently shown in front of the entrance gates to the rear curtilage of the rear building and would block that access if needed, so should be revised. This is discussed further at paragraphs 34 and 52.

## **The Proposal**

7. Alterations are proposed to both the front and rear buildings. The site layout plan attached to this report identifies each separate part of the site with individual block references.
8. The front building is currently a flat-roofed single-storey open-plan shop display area (block F1) with staff room and kitchenette at the back (block F2). It is proposed to be converted to create a new art gallery at the front (F1) and café with kitchen and WCs behind, within block F2 and a new extension 'infill' (block F3). The café extension would be single-storey but includes a small raised, pitched slope skylight extending above the flat roof orientated parallel to the gallery. Further alterations include changing a door in its rear elevation to a window, and installing double-doors to the side elevation to provide servicing from the access drive. Access to the gallery is provided via a new raised café decking platform along the front of the gallery, but because of the levels this requires steps; the café

is accessed from the level-access rear doors or through the gallery.

9. The rear building is currently a two-storey asbestos roofed and clad pitched-roof building, comprising c.460sq.m. ground floor workshop and c.220sq.m. storage garage at ground floor and c.680sq.m. storage at first floor. This is proposed for conversion to 6 no. artist studio rooms in the north-east half of the building over both floors, accessed from the front of the building (proposed block R2), and a four bedroom dwelling in the south-west half over both floors, accessed via a relocated rear door or front double-doors in the place of existing garage doors (proposed block R1).
10. External alterations of the rear block amount to a complete overhaul. The asbestos roof, side and rear cladding is replaced with new 'plastic coated composite metal sheeting' (colour or precise form not specified). An existing small lean-to at the back is proposed for demolition. The existing first-floor window in the south-west elevation, facing 226 Unthank Road, is retained for use as a bedroom window.
11. The front elevation brick façade, single doors, small windows and folding garage doors are all replaced with full-length, full-height windows or French doors in between the retained brick pillars, which are the only part of the structure to remain. The rear which is currently a blank wall with asbestos cladding at first floor will also receive full-length windows or doors to both levels of the house, surrounded with new metal sheeting cladding at first floor. The first-floor art studio rear wall remains blank, with small ground floor windows provided to the ground floor rear bedroom. New rows of 'standard' size windows are proposed at ground and first floor levels in the north-east elevation facing 222 Unthank Road. New painted softwood glazing frames are proposed to all windows and doors.
12. At the front of the site it is proposed to retain the existing boundary wall to Unthank Road with separate access and egress drives, and a pedestrian and wheelie bin access in the middle of the site. The existing access gates at the side of the gallery are to be retained, and new gates proposed beside the rear block. In addition to the decked area for the outdoor café seating, the frontage is to be used for parking and visitor cycle stands. Two car parking spaces are shown, with room for 3 cycle hoops and motorbike parking.

## Representations Received

13. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 8 letters of representation have been received at the time of writing (6 objections and 2 in support) citing the issues as summarised in the table below. Members should note the overall consultation period does not end until December 5<sup>th</sup>, the day before committee; all additional comments and representations or further information received will be reported to Members at Committee.
- 14.

Issues Raised	Response
<b>Objections:</b> The proposed two parking spaces at the front of the building will not be able to accommodate all visitors, causing people to park their cars instead	See paragraphs 18, 37-42. There are private means to enforce against such parking and the new use would be less intensive than retailing.

on the private road at Beechbanks.	
<b>Support:</b> 1) This is a great use of the brownfield site and space which has sat empty for far too long. The facilities will be a wonderful addition to the neighbourhood and prevent graffiti 2) Housing is also a productive use of the site.	The principle of such a use in this location is discussed at paragraphs 19-23.
<b>Question:</b> What does the phrase “art gallery and café (sui generis)” mean?	“sui generis” describes a proposal outside of the legally defined use classes in government regulations.

## Consultation Responses

- 15. Environmental Health Pollution Control** – No objection, but there are some concerns relating to (i) land contamination, (ii) noise and (iii) odour. (i) Since the early 1970's, the site has a history of use as garage, so there could potentially be concerns regarding pre-existing land contamination, particularly as part of the site is to be used residentially. (ii) There are no details of any plant/machinery associated with the gallery/studio use, such as ventilation or air conditioning/handling, or chiller units in the café, which could all create noise. (iii) There are no details provided indicating whether an extract system will be provided from the café cooking area to help prevent and disperse associated fumes.
- 16. Natural Areas / Ecology Officer** - This site appears to be of low wildlife value, and the main concern would be to ensure that the proposed tree and hedgerow protection measures are implemented during construction works.
- 17. Tree Protection Officer** – The proposals should be achievable but any permission should be conditional on full compliance with the submitted arboricultural impact assessment with regular site monitoring and supervision.
- 18. Transportation Planner** – The scheme will be low intensity and very unlikely to increase the levels of traffic using the site over an unrestricted A1 retail use, and the alternative use of the site could be far more intensive with a different retail user to the previous occupant. The site is easily accessible from the Unthank Road shops and is ideally served by public transport and cycle routes. Details need to be agreed relating to site frontage use, disabled access, quantity of cycle parking and refuse store arrangements and manoeuvring, but the principle of actively reducing car use is welcome, even if the parking increases slightly from the two shown. Maximum parking limits are two spaces for the dwelling and five spaces for the artist studios / café / gallery (including 1 disabled space).

## ASSESSMENT OF PLANNING CONSIDERATIONS

### Relevant Planning Policies

#### National Planning Policy Framework:

- Paragraph 14 – Presumption in favour of sustainable development
- Section 1 – Building a strong, competitive economy
- Section 2 – Ensuring the vitality of town centres
- Section 4 – Promoting sustainable transport
- Section 6 – Delivering a wide choice of high quality homes
- Section 7 – Requiring good design
- Section 11 – Conserving and enhancing the natural environment

## Section 12 - Conserving and enhancing the historic environment

### **Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008**

T8 – Local Roads  
T14 - Parking  
ENV6 - The Historic Environment  
ENV7 - Quality in the Built Environment  
WAT1 – Water Efficiency  
WM6 - Waste Management in Development

### **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 4 – Housing delivery  
Policy 5 – The economy  
Policy 6 – Access and transportation  
Policy 8 – Culture, leisure and entertainment  
Policy 12 – Remainder of Norwich area  
Policy 19 – The hierarchy of centres  
Policy 20 – Implementation

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

NE1 – Protection of environmental assets from inappropriate development  
NE3 - Tree protection, control of cutting and lopping  
NE9 - Comprehensive landscaping scheme and tree planting  
HBE8 - Development in Conservation Areas  
HBE12 - High quality of design in new developments  
EP1 - Contaminated land  
EP16 - Water conservation and sustainable drainage systems  
EP22 - High standard of amenity for residential occupiers  
EMP1 - Small scale business development  
SHO15 – Changes of use within District and Local Centres  
HOU15 - Conversion of vacant or underused parts of buildings  
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**

Trees and Development (Adopted September 2007)

### **Other Material Considerations**

Written Ministerial Statement: Planning for Growth March 2011.  
The Localism Act 2011 – s143 Local Finance Considerations.  
Development Management Policies Development Plan Document – Draft pre-submission document

## **Principle of Development**

### **Policy Considerations**

19. Housing in this location, which has already previously been approved in principle, and creation of artist's studios, are acceptable subject to consideration for amenity and availability of facilities. Although there will be the loss of a well-known retail

outlet, the site is not in a defined shopping area / local centre, and the loss of retail use in principle can not be contested. In terms of the new use, the front building café and gallery (an arts / culture / tourism facility) are both defined as “main town centre uses” by national planning policy. This brings certain obligations to consider the principle of the use; although the overall floorspace (c.200sq.m.) proposed is not of a scale to need the impact to be considered, there is a requirement for the local planning authority to consider whether alternative, sequentially-preferable locations are available instead, ideally within the defined local centre.

20. Paragraph 24 of the National Planning Policy Framework states that when such uses are proposed in ‘out-of-centre’ locations, preference should be given to accessible sites well-connected to the centre. The Unthank Road defined local centre does have two fairly sizeable vacant premises; the Burrells DIY shop (use class A1) and no.93 Unthank Road, the last use of which is not known but is assumed to be A1. Despite both being vacant since at least April 2011, it is not considered necessary to direct the proposal towards these sites instead as there is a preference towards retaining these vacant sites in retail use; the non-retail occupancy at April 2011 was already 47% of occupied premises before vacant sites were included in the survey. Replacement Local Plan policy SHO15 sets a threshold of retaining at least 60% of premises in retail (A1) use.
21. There are no vacant, non-designated or underused sites within closer proximity to the local centre on Unthank Road itself, either south-west or north-east of the centre towards the city centre. Alternative sites could perhaps be found in the outlying streets such as Trinity Street or Cambridge Street, or further afield around the Brunswick Road / Vauxhall Street area, but they would become further detached from the centre and not feel as ‘connected’ to the Unthank Road parade, nor would they be on such well-served public transport routes. There is also some weight to be given to the applicant’s intention to operate the premises themselves, and create an artists cluster.
22. Despite their ‘out-of-centre’ location, these main town centre uses are acceptable because they make good use of a redundant building which itself has been vacant with an existing ‘main town centre use’. Parking numbers will reduce through the works proposed, and the re-use of the building will provide an important community asset and range of facilities, and the café and its external seating area should add vibrancy to the Unthank Road area as a whole. There are not considered to be sufficient grounds around the ‘in principle’ impact of the scheme to require any permission to restrict the premises to be ‘tied’ to the applicant and their intended operation of the café / gallery and habitation in the new dwelling. Instead, overall, rather than detracting from the local centre or drawing trade away, it is hoped the short distance and extensive catchment to the Unthank Road shops will mean existing facilities benefit and the proposed use remains viable.
23. There are no ‘permitted development’ rights to change from any form of ‘sui generis’ use to another use, so, once implemented, the new development in the frontage building will require specific planning permission to vary its use or make alterations.

## **Impact on Living Conditions**

### **Noise and Disturbance**

24. There are no details provided indicating whether an extract system will be provided from the café cooking area. Neither are there any details of any other plant/machinery associated with the gallery/studio use, such as ventilation or air conditioning/handling, or chiller units in the café. Conditions are proposed relating to providing details of any equipment, machinery, flues and ventilation systems proposed.
25. As the site is to include a number of mixed uses, residential, art gallery, art studio and café, and also due to its proximity to the adjoining residential properties, the more commercial type uses may potentially cause nuisance to the residential uses, particularly the residence on-site directly adjoining the art studios / behind the cafe.
26. In order to prevent this, conditions would be imposed on a permission to restrict the hours of use of the non-residential uses. The applicant has proposed opening hours of 8am-6pm for the café and 10am-6pm for the gallery, and 7am to 10pm for the artist studios. However, it is not considered unneighbourly to extend beyond these proposed hours of the gallery and café, to allow some longer periods of operation should the owners desire.
27. However, due to the wide-ranging nature of possible art activities within the studios, it is not considered acceptable to allow the opening hours proposed by the applicant, given the adjacent residential use and adjoining bedrooms. The applicant has recognised there will need to be some form of acoustic barrier within the building, throughout its full height, to protect the dwelling amenity, but without seeing such construction details the noise reduction effectiveness cannot be determined. It is also likely that some structure-borne measures to provide noise cushioning could be used in foundation designs, for example.
28. It is proposed to use conditions to not only require the prior agreement of the acoustic measures to be installed before the house is occupied, but also restrict the hours of the artists' use of the studios at this stage. Once the wall details have been agreed, it will be possible for the applicant to seek to vary those restrictive hours and, in the event that the acoustic barrier is sufficiently effective, there would be little reason to prevent a future extension to the intended hours of use.

### **Overlooking and loss of privacy**

29. The rear elevation of the rear block will include first floor windows that look out towards neighbouring homes and gardens at the rear (south) but the change in levels and the c.2m high wall would be sufficient to avoid overlooking from these proposals. Neither are any neighbour windows close enough, nor facing towards the site to cause overlooking from the neighbouring properties to the south. The new windows are far enough away from the main area of the neighbouring garden to the west not to be seen as a problem.
30. The rear elevation upper floor windows to one of the artist studios will look over the garden of the dwelling, however. If the artist studios were in different operational control or ownership to the dwelling this would be of concern, but in the circumstances it is within the control of the applicant via land ownership powers to require the windows to be filled-in, removed or afforded opaque glazing if ever the

ownership of the dwelling and the studios were to separate and improved privacy of the garden were to be a priority. This is a matter for the applicant to control as they see fit.

31. The east elevation (side) windows at first floor in the rear block will look towards windows of the neighbours at 222 Unthank Road, but will be off-set and a site visit suggested the closest were not habitable rooms. These are not thought to present any overlooking. Despite the upward slope change in levels and the larger mass of the two-storey rear block, the new windows in the upper floor front elevation will not lead to overlooking given distances and angles to neighbouring properties.
32. The proposals do include a high level bedroom window in the west elevation of the rear building, looking directly over the garden of 226 Unthank Rd from only 0.5m distance and potentially creating a view to the rear elevation bedroom windows or into the conservatory of the neighbour. Despite this being the smallest bedroom within the proposal, and hence least likely to be used frequently, the applicant has acknowledged this as an issue and suggested it could be revised either through using opaque or frosted glazing or using a smaller, higher window to let light in but prevent constant views out. Such an approach is welcome and considered able to be dealt with by conditions in this instance.
33. The applicant has also submitted preliminary designs for the roof of the rear block, showing in-principle means to use rooflights to bring natural light into the new studios. None of the rooflights would lead to increased overlooking, or change the outward appearance of the building. As such it is proposed to use conditions to finalise the roof form and skylights, and do so in tandem with the design of the west elevation to establish how 'bedroom 3' can be lit naturally whilst avoiding overlooking to the adjacent garden and rear elevation windows at 226 Unthank Road.

## **Design**

### **Layout, design and impact on the conservation area**

34. The proposed layout has been set out in sketch form to suggest how the site could operate in practice, although some finer details need to be established formally first such as the feasibility of providing wheel-chair friendly access to the higher level gallery (see also paragraph 52). By agreement through conditions the parking area will be re-surfaced, marked out and access defined, and precise locations of refuse and cycle stores, extent of café decking and location of disabled space will all be agreed after this 'in-principle' stage.
35. The frontage area does needs some careful treatment to enhance the conservation area though, particularly in terms of a specification for the front parking forecourt. Roll top tarmac with chippings, perhaps using sustainable pavers for identifying vehicle parking areas and pedestrian routes through the site, would be considered an appropriate enhancement. There would be no objection to the use of a longer disabled ramp or slightly different arrangement to the café decking area than what is shown at present.
36. The existing buildings on the site can be considered to make a negative contribution to the character and appearance of the Unthank and Christchurch Conservation Area, even more so having been out of use for a number of years.



The applicant does not propose to change the windows on the front block which are timber already, but conditions will be used to determine any new or replacement materials proposed, for example to agree joinery and to ensure that no uPVC is used. Overall the proposal will enhance the appearance of the site and setting of the conservation area.

## **Transport and Access**

### **Car Parking and Public Transport**

37. Local concern has been raised that the proposals will not provide enough car parking spaces on-site for users of art studios and visitors to the café and the gallery, with the result that parking could overflow onto the residents-only Beechbank road which serves The Plantation and Beechbanks, which has not adopted highway. The Local Plan parking allowance at this site, for such a scheme, would be maximum parking limits of two spaces for the dwelling and five spaces for the artist studios / café / gallery (including 1 disabled space) and 8 cycle stands for staff and studio occupants, with at least 6no stores for café / gallery visitors / customers. Servicing also needs to be practical, which appears possible.
38. There is concern that art buyers and café visitors would arrive from further afield than walking and cycling would allow, but the number of trips made is likely to be lower than would be experienced with a retail use. Under permitted development rights, existing shop could be used by any retailer and become far more intensively used than the former electrical shop ever was. The new uses are not considered to present any more of a problem than the former use did, and the change should reduce traffic impact overall and potentially be a lot less problematic than if another form of retailer with higher parking demands occupied the site.
39. The previously-permitted redevelopment proposals for 7no. flats was able to provide 7no. car parking spaces at the front of the building, but that had been premised on demolishing the existing buildings and setting the new build further away from the road. The former Norketts shop use had operated without known problems to the Highways department (although it could accommodate a lot more cars on-site). The development proposed does show some of the forecourt to be taken up by the café/gallery outdoor seating/exhibition area, so reduces the parking down to 2-3 spaces when accounting for the access loop system, but the Highways department has confirmed that in this proposal there is not considered to be any need to prevent nor restrict the new proposed use by requiring more parking than would ordinarily be expected or allowed through policy. The overall benefits of the new use are considered to far outweigh the occasional drawbacks of a few visitors who might chance to park in the private road, which could be signed accordingly.
40. The site is very well served by public transport with bus stops close by.

### **Cycle Routes and Pedestrian Links**

41. Unthank Road is part of the strategic cycle network and the site is easily accessed from north and south by the nearby Christchurch Road. Pedestrian access from the Unthank Road shopping area is an easy, short walk along wide footpaths.

### **Cycling Parking**

42. The proposal suggests a number of cycle parking stands can be provided at the front for gallery and café owners. Separate secure and covered cycle storage for artists can also be provided in a revised curtilage and landscaping plan, perhaps

making use of the wide access drive or courtyard behind the front block. Cycle stores for the house will be provided on existing hardstanding in the garden, so avoiding any tree root damage. Precise details of design and location will be determined through planning conditions.

## **Environmental Issues**

### **Site Contamination and Remediation**

43. As acknowledged by the Environmental Health Officer, the former use of the site gives cause to believe that any permission should be dependent on conditions being applied to ensure that the site is properly investigated for contamination and, in the event that contamination is found in the proposed rear garden area, treated accordingly through remedial measures. The applicant has already needed to remove sump pumps from the garden and empty tanks in the forecourt so there is a clear need to be very exacting over the design and use of the garden.

### **Waste Management**

44. The art studios, gallery and café will dispose of refuse through private means. There are adequate refuse areas noted at the rear of the café, within satisfactory collection distance, providing final details of site curtilage management and landscaping are agreed. Conditions will be used to restrict delivery times to protect amenity of neighbours.

### **Water Conservation**

45. The applicant has said they will provide water efficiency appliances to a level 4 standard in the code for sustainable homes ratings, to be confirmed by condition.

### **Plant**

46. Café machinery and ventilation will be agreed through planning conditions and being at the back of the site screened by the front building are unlikely to be problematic from a noise or design perspective.

## **Trees and Landscaping**

### **Impact on Trees**

47. Other than a small dead beech tree in the south-eastern corner, no trees are considered needing removal. The trees are for the most part not individually 'prominent' but form a strong backdrop and character to the site and present a historical link with former large garden design, and the row of beech along the eastern boundary suggest they form part of a historic longer beech hedge. The site works overall as proposed are minor and ground disturbance would be limited to the area at the front of the site or relatively low-level intensity relating to boundary treatment changes, front decking and landscaping. Roof replacement and window alteration works will all need to account for tree branch spread when scaffold etc is introduced, but these are accounted for in the approved arboricultural method statement.

### **Landscaping and boundary treatments**

48. A landscaping scheme will be required to be agreed by condition for the rear garden and immediate environs of the house, prior to the occupation of the dwellings, whilst a site landscaping / curtilage scheme will need to be agreed and provided prior to first opening of the gallery / café and studios; this will need to demonstrate how the site frontage works in practice to accommodate access,

turning, parking and some forms of parking space identification. The applicant has suggested that the existing low-quality planting containers at the site frontage could be removed to make site manoeuvring and increased parking possible, but the brick wall would need to be retained.

49. The rear curtilage area has experienced neglect and current boundary treatments are poor condition, having been damaged through tree growth in the most part. The rear wall is in good condition, and the eastern boundary is hedged with additional hedging being added over time. However, the brick-built historic western wall (neighbouring 226 Unthank Road) has collapsed as a result of two lime trees' buttress growth and the wall foundations appear to be undermined. The applicant's arboricultural assessment has described how the historic brick wall could be reinstated through hand removal of existing footings, careful excavation of new piers and bridging lintels across the buttress roots, but precise details would be needed by condition. If the wall could not be reinstated and feasible designs could only involve fencing, then the impact on the conservation area would be negligible but there would be an unfortunate loss of setting to the adjoining locally-listed building.

### **Green Links / Ecology**

50. This site appears to be of low wildlife value, and the buildings are constructed in such a manner as to make their use by bats very unlikely. The trees were assessed for bat roosting and found to have minor roosting potential; neither trees nor hedges are affected by the proposals. The main concern is to ensure that the proposed tree and hedgerow protection measures are implemented during construction works, which is proposed through the suggested conditions.

### **Local Finance Considerations**

51. The scheme will bring two redundant buildings back into use, paying business rates as appropriate, and receipt from New Homes Bonus payments from the new dwelling.

### **Equality and Diversity Issues**

#### **Disability**

52. Providing level access at the moment as suggested in the proposed layout plans would be possible but perhaps not practicable as it relies to a large part on the good will of the applicant as combined site managers / operators and residents of the dwelling whose access would be blocked. There are various means to provide alternative wheelchair-friendly access to the gallery but these need further exploration by the applicant and arrangement as part of the site-wide landscaping scheme before a final scheme is approved through conditions agreement.

### **Conclusions**

53. The proposed reuse of the vacant buildings is supported, and the café, gallery and studios will provide additional and accessible facilities for use by the community and will support the vitality and vibrancy of the nearby local centre. The proposed dwelling will be afforded with sufficient amenity and proximity to local services to be a sustainable location with high levels of accessibility. The changes to the building as proposed, and to be agreed through conditions, will avoid detrimental impact on neighbouring amenity, will ensure continued protection of trees, will optimise the car parking and site layout arrangements to make the most of the space and ensure

adequate car parking, encourage cycle use and improve accessibility for all, and will enhance both the setting of the adjacent locally listed buildings and the overall setting of the surrounding conservation area.

## **RECOMMENDATIONS**

To approve Application No 12/01923/F: 224 Unthank Road, Norwich, NR2 2AH, and grant planning permission, subject to the following conditions:-

- 1) Standard time limit;
- 2) Development to be in accordance with plans and elevations;

### **Prior to commencement of works on rear block**

- 3) No development until the roof design and the west elevation designs and skylight / glazing options have been submitted and approved;
- 4) Materials all to be agreed including materials, joinery, rainwater goods;
- 5) Details of boundary treatments, to include assessment and options for reinstatement of boundary wall, and tree protection measures as appropriate dependent on design, and installation prior to occupation;

### **Prior to occupation of rear block**

- 6) Sound insulation / noise protection measures to be agreed for between the different uses (walls and ceilings) within the rear block and installed as approved;
- 7) Obscure glazing to be provided to 3no. WC windows in rear and side elevations of front block and retained thereafter;
- 8) Water efficiency scheme for dwelling (to be at least Code Level 4);
- 9) Rear of site shall be investigated for contamination and treated accordingly through contamination mitigation;
- 10) Any further contamination found shall be treated accordingly;
- 11) All imported soils onto the site shall be certified as having been properly treated;
- 12) Landscaping scheme for rear garden to be approved;
- 13) Details of cycle stores and refuse stores to be approved and installed thereafter;

### **Prior to commencement of works on front block**

- 14) Materials all to be agreed, including materials, joinery, rainwater goods;
- 15) Layout of car parking and entire curtilage and external areas around the site to be agreed prior to commencement;
- 16) Details of all hard surfacing and construction proposals thereof, to include tree protection and sustainable drainage proposals;

### **Prior to first use of front block / gallery / cafe**

- 17) Fume and flue extraction system and plant and machinery - precise location, types of machinery, design, specifications, noise attenuation measures, plant enclosures, ventilation systems, and schedules of maintenance details to be agreed;
- 18) Water efficiency details to be agreed and installed for all commercial uses;
- 19) Details of cycle stores and refuse stores to be approved and installed thereafter;

### **General conditions**

- 20) Hours of use of the café and gallery to be restricted to 08:00 – 21:00 Monday-Saturday and 08:00 – 18:00 Sundays and Bank Holidays.
- 21) No use of the artist studios outside 07:00 – 21:00 on any day and 08:00 – 18:00 Sundays and Bank Holidays;
- 22) No permanent amplified sound system to be installed in any of the non-residential premises without prior approval of the system, and installation only in accordance with approved details.
- 23) Installation of any plant or machinery on the premises shall be subject to approval of noise and vibration protection measures.

**Reasons for approval:** The proposed reuse of the vacant buildings is supported, and the café, gallery and studios will provide additional and accessible facilities for use by the community and will support the vitality and vibrancy of the nearby local centre. The proposed dwelling will be afforded with sufficient amenity and proximity to local services to be a sustainable location with high levels of accessibility. The changes to the building as proposed, and to be agreed through conditions, will avoid detrimental impact on neighbouring amenity, will ensure continued protection of trees, will optimise the car parking and site layout arrangements to make the most of the space and ensure adequate car parking, encourage cycle use and improve accessibility for all, and will enhance both the setting of the adjacent locally listed buildings and the overall setting of the surrounding conservation area.

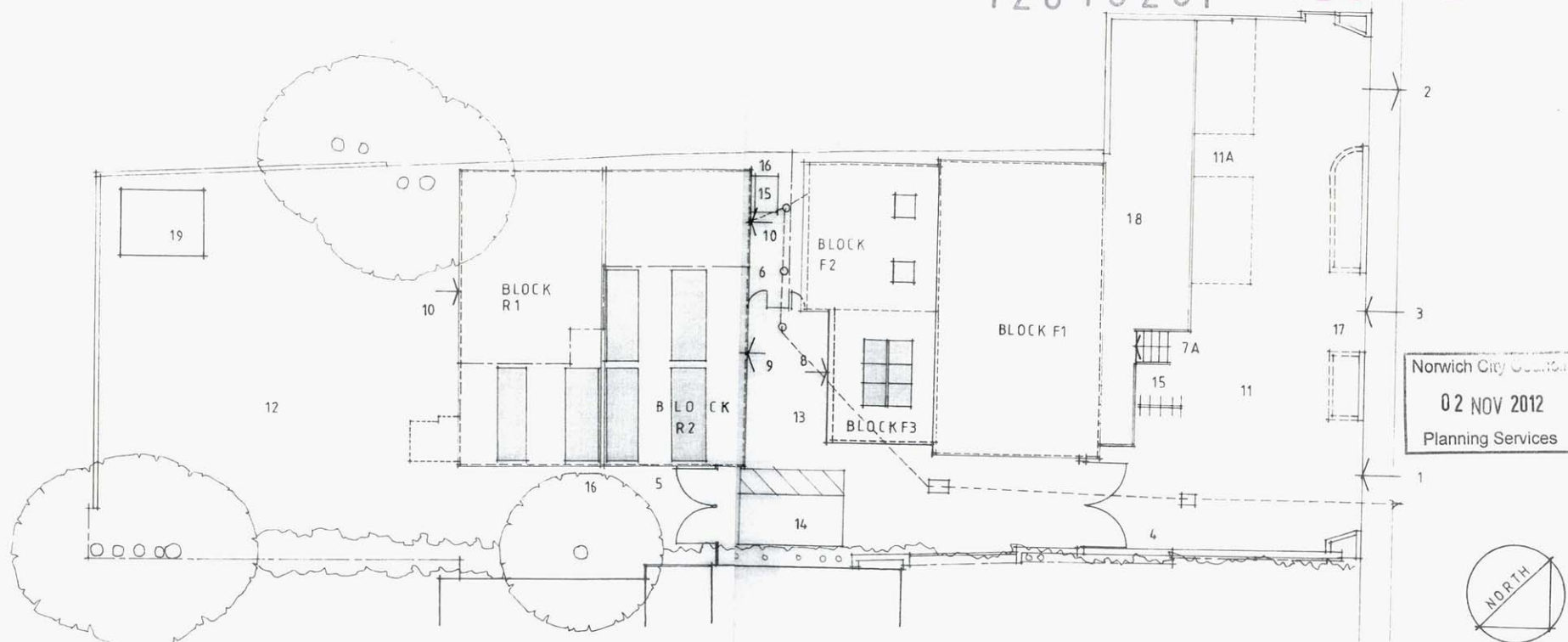
The recommendation is made with regard to national planning policy, the local development plan and all material considerations, and is considered suitable to approve in accordance with the National Planning Policy Framework, policies T8, T14, ENV6, ENV7, WAT1 and WM6 of the East of England Plan (2008), policies 1, 2, 4, 5, 6, 8, 12, 19 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), and saved policies NE1, NE3, NE9, HBE8, HBE12, EP1, EP16, EP22, EMP1, HOU15, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan (2004).

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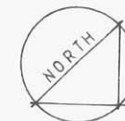
DCD-2



Norwich City Council

02 NOV 2012

Planning Services



- 1 VEHICLE ENTRANCE (EXISTING) TO ALL BLOCKS
- 2 VEHICLE EXIT (EXISTING) TO ALL BLOCKS
- 3 PEDESTRIAN / CYCLE ACCESS (EXISTING) TO ALL BLOCKS
- 4 EXISTING GATES WITH PEDESTRIAN ESCAPE GATE
- 5 PROPOSED GATES TO SECURE BLOCK R1 (DWELLING).
- 6 PROPOSED GATES TO SECURE F3 (CAFE) + R1 (DWELLING).
- 7A REVISED ACCESS TO F1 + F3 (GALLERY + CAFE).
- 8 PROPOSED LEVEL ACCESS TO
- 9 PROPOSED LEVEL ACCESS TO R2 (ARTIST STUDIOS).
- 10 PROPOSED ACCESS (2NR) TO R1 (DWELLING).
- 11 VEHICLE CIRCULATION AREA (ALL BLOCKS)

- 11A CAR PARKING. BLOCKS F1, F2, F3, R2 (GALLERY, CAFE, STUDIOS).
  - 12 EXISTING GARDEN TO R1 (DWELLING). PARKING
  13. PROPOSED COURTYARD TO F3 + R2 (CAFE + STUDIOS).
  14. PROPOSED DISABLED PERSONS PARKING SPACE
  15. PROPOSED CYCLE SPACES, + MOTOR CYCLE SPACE
  16. PROPOSED WHEELY BIN ZONES.
  17. PROPOSED WHEELY BIN COLLECTION POINT
  18. CAFE SEATING AREA
  19. SHED (CYCLE STORAGE DWELLING R1).
- BLOCK F1: ART GALLERY. F2: KITCHEN / WC'S. F3: CAFE  
BLOCK R1: DWELLING. R2: ARTIST'S STUDIOS.

REVISED

02-11-12

DATE: SEPTEMBER 2012

PROJECT: 224 UNTHANK ROAD NORWICH  
 SUBJECT: ALTERATIONS & EXTENSION TO RETAIL OUTLET / WORKSHOP TO FORM  
 ART GALLERY / CAFE & DWELLING / ARTIST STUDIOS  
 PROPOSED SITE / ROOF PLAN

SCALE: 1:200

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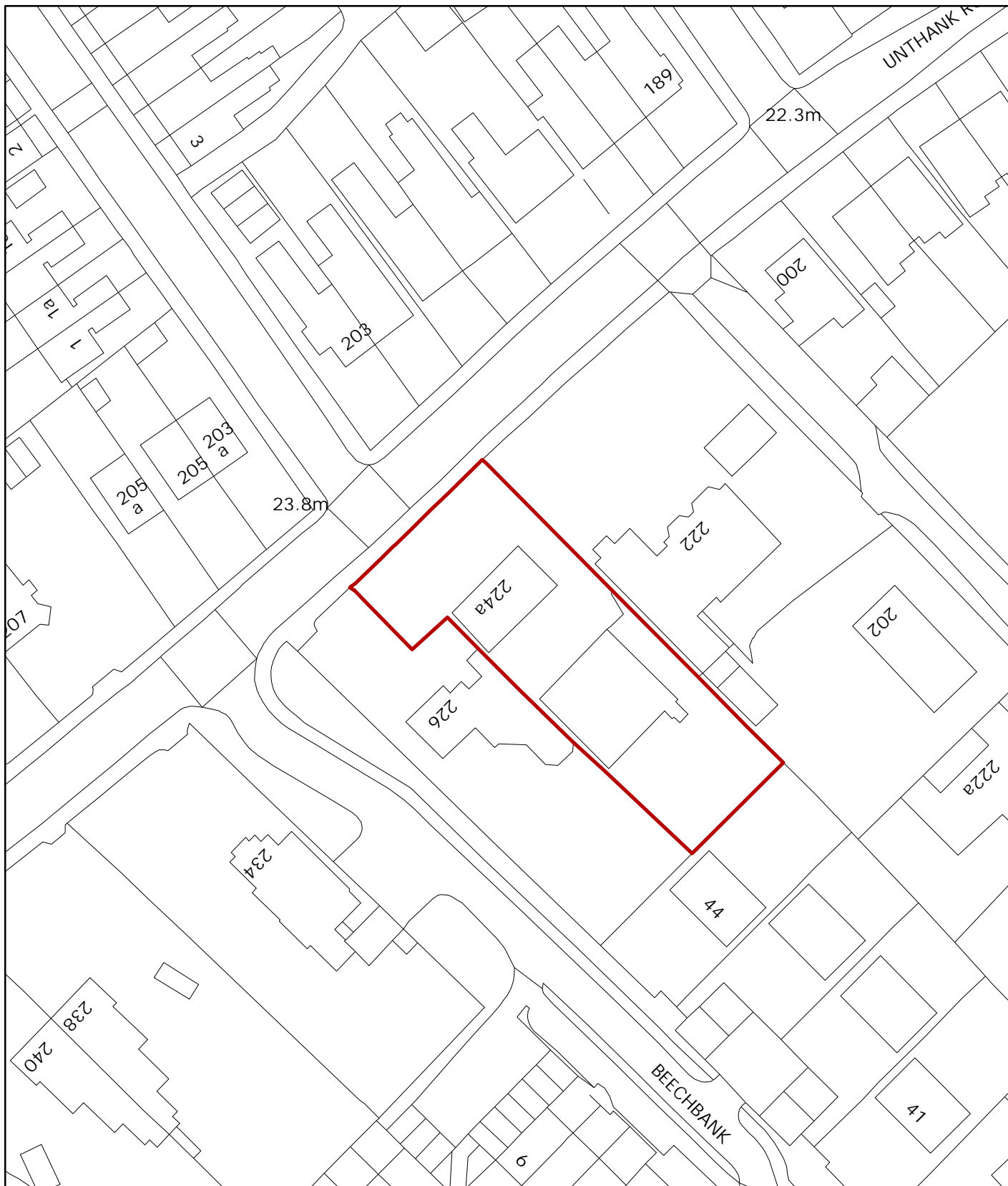
REVISIONS: A: ISSUED FOR PLANNING APPLICATION  
 B: REVISED TO PLANNERS 007 2012  
 C: REQUESTS

DATE: SEPT 2012

harman design services  
 18 ISBETS DALE THORPE MARLBOROUGH NORFOLK NR10 6JN

Tel/Fax: 01603 261019 Mobile: 07806 207806  
 email: kevin@harman.co.uk

PROJECT: UNTHANK ROAD  
 NUMBER: 595/07  
 REV: C



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Planning Application No 12/01923/F

Site Address 224 Unthank Road

Scale 1:750



**NORWICH**  
**City Council**

**PLANNING SERVICES**

