



NORWICH
City Council

Planning applications committee

Date: Thursday, 11 April 2019

Time: 09:30

Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH

Committee members:

Councillors:

Driver (chair)
Maxwell (vice chair)
Bradford
Button
Henderson
Malik
Peek
Raby
Ryan
Sands (M)
Stutely
Trevor
Wright

For further information please contact:

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Agenda

Page nos

1 Apologies

To receive apologies for absence

2 Declarations of interest

(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)

3 Minutes

5 - 14

To approve the accuracy of the minutes of the meeting held on 14 March 2019

4 Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 4 above are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website:

<http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

Summary of planning applications for consideration

15 - 16

Standing duties

17 - 18

**4(a) Application no 19/00293/F - 26 Tillett Road, Norwich,
NR3 4BJ**

19 - 26

Date of publication: **Wednesday, 03 April 2019**



Planning applications committee

09:40 to 12:40

14 February 2019

Present: Councillors Driver (chair), Maxwell (vice chair), Ackroyd (substitute for Councillor Wright), Bradford, Button, Peek, Raby, Ryan, Sands (M), Stutely and Trevor

Apologies: Councillors Henderson and Wright

1. Declarations of Interest

Councillor Stutely declared an other interest in item 6, because a family member had previously owned the property and did not have a predetermined view.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meetings held on 14 February 2019.

3. Application nos 18/01286/F & 18/01287/L - Barrack Street Development Site, Barrack Street, Norwich

The senior planner presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports which was circulated at the meeting and contained two further comments relating to the John Jarrold Print Museum which did not raise any new issues that had not been responded to in the officer report. In addition the senior planner, recommended that condition 24, relating to the bird nesting season was removed and to include this as an informative as it was covered by other legislation, and, an informative to put on any future consent setting out condition 31, relating to the riverside walk, that it did not create a public right of way.

The chair, National Printing Heritage committee of the PHS, attended the meeting and addressed the committee about his objections to the development in relation to the proposals for the John Jarrold Print Museum. (The issues raised are set out in the main report under paragraph, 22, Representations.)

A resident addressed the committee said that the 10 per cent affordable housing to be provided on this site was a disgrace and asked members to take into consideration that 50 council dwellings had been demolished to make way for development.

A representative for the developers said that this was a joint application with Jarrolds, the owners of the site, and would provide much needed housing on the site. The print museum would be open Monday to Friday and would improve the visitor

experience. The rationalisation of the collection would be in line with the Museums Association's code of practice. He then referred to the enhancement of the heritage assets, improvements to the public realm and access to the City Walls and the river, the conversion of the listed cottages back to residential use, and a design that retained the character of the conservation area. The applicants had discussed the affordable housing contribution with the district valuer and planning officers. This was a high quality redevelopment of a brownfield site.

The area development manager (inner) commented on the issues raised by the speakers. He said that the comparison of the John Jarrold Print Museum with the National Science Museum was inaccurate. The print museum was a private museum owned by the Jarrolds who had made it clear that in its present form the museum would not be sustainable because of the aging profile of the volunteers who ran the working museum and that the museum would change over time. The council as the local planning authority had very little control over the future of the museum. The policy CC17B required provision for a space for the museum. He also clarified the position that there was outline planning permission for the adjacent site, where the 50 council dwellings had been, which was fully compliant with the policy requirement for affordable housing.

The chair moved and the vice chair seconded the recommendations in the report as amended in the supplementary report of updates to reports.

The area development manager (inner) and the senior planner referred to the report and presentation and answered members' questions. This included questions about viability of the site and the compliance with JCS4 in relation to affordable housing. Members noted that the applicants would be required to pay £1,743,425 in community infrastructure levy (CIL) and that this was a tax on the development and not secured by condition. The demolition of the 50 council dwellings was outside the line of the application site and not material to this planning application. Members queried that the loss of income from the surface car park was considered as part of the viability assessment and advised that the assessment was in accordance with National Planning Policy Framework practice. Members were also advised that CIL was pooled with Broadland District Council and South Norfolk Council and used for infrastructure such as schools and roads as agreed by the Greater Norwich Growth Board.

During discussion on the print museum, members were advised that if a larger space was provided for the museum it would affect the viability of the site and reduced the amount of affordable housing that could be provided. The café would mean that the museum would be open for longer and accessible, but would not be a working museum for all of this time. Members also noted that the operation of the museum would not be dependent on the operation of the café which, it was assumed, would operate on a commercial basis. It was suggested that the Norwich University of the Arts could take on some of the equipment. The applicant had provided a set of criteria for the disposal of objects from the museum. Members said that they would like the owners of the museum to consult the volunteers about the retention and disposal of objects. The area development manager (inner) said that a letter could be written to the owners to that effect and this could include a formal request that the owners liaised with the Norfolk Museums Service and the National Science Museum service regarding the rationalisation of the collection. Members were advised that the council could not control the future operation of the museum. It was a private

museum that the owners considered that the function of the museum would need to change. Refusal of the application would not guarantee the future of the museum. Consideration of an alternative location for the print museum outside the application site was not part of this planning application.

Members also sought clarification on the maintenance of the roads on the application site which would not be adopted and were advised that the site owners would retain the freehold of the site and maintain the roads. Provision for maintenance of the city walls was included in the landscaping condition and would be maintained by the owners of the site. Car parking spaces would be allocated to purchasers of the flats and dwelling houses and was down to the choice of the purchaser. Members were advised that there was a condition relating to the details of parking and parking provision which would include the allocation of parking spaces. Members also viewed the slide showing the proximity of the Hornbeam trees to existing buildings and noted that removal was required otherwise the trees would be detrimental to the amenity of future residents. Members also sought clarification about where cladding would be used on the development and that the applicants would need to agree the colour of the cladding with the council when discharging the conditions.

The area development manager (inner) explained the issues the Norwich Historic Churches Trust had raised in relation to the Norwich Puppet Theatre and said that the construction method statement would include details to safeguard it from vibrations and that environmental health raised no concerns about noise from the puppet theatre impacting on the future residents on this site.

In reply to a question from a member, the area development manager (inner) said that the application was policy compliant with JCS3.

Discussion ensued in which members commented on the applications.

During discussion on the future of the print museum members noted its importance and significance to the city's culture and vibrancy. One member said that the proposal did not future proof the print museum which would cease to be a hands-on museum in a "sterile dead space". There were opportunities to work with the Norwich University of the Arts and new volunteers could be recruited. Other members welcomed that the museum would be open for longer and more accessible to people, including children. A member suggested that the owners took note that the print museum was unique and important to the city, and that the element of interaction by working the printing presses should be retained.

Members in favour of the application took into account that the proposal would enhance the heritage assets (the city walls and the listed cottages), open up access to the site and provide a site for the print museum. A member speaking for the application said that this was an important redevelopment of a vacant, brownfield site.

Other members said that they could not vote in favour of the application because of the proposals for the print museum and that they did not agree with the viability assessment and the provision of only 10 per cent affordable housing. A member suggested that the applicants could bring a better scheme forward to develop this site which would provide more affordable housing. A member also said that the concerns raised by English Heritage had not been adequately addressed.

RESOLVED:

(1) with 7 members voting in favour (Councillors Driver, Maxwell, Button, Sands, Ryan, Peek and Bradford) and 5 members voting against (Councillors Ackroyd, Raby, Trevor, Malik and Stutely) to approve application no. 18/01286/F - Barrack Street Development Site, Barrack Street, Norwich, and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. Standard time limit.
2. Compliance with approved plans.
3. Details of external materials.
4. Details of glazing and ventilation system for noise attenuation purposes.
5. Details of other plant and machinery.
6. Remediation of contamination.
7. Unexpected contamination.
8. No surface drainage by percolation without prior approval.
9. Details of piling and foundation design.
10. Clean imported topsoil and subsoil.
11. Archaeological written scheme of investigation.
12. Stop work if unidentified archaeological details found.
13. Standards for water efficiency (residential).
14. Standards for water efficiency (commercial).
15. Sustainable urban drainage systems – submission and implementation.
16. Details of finished floor levels.
17. Details of flood proofing measures.
18. Flood warning and evacuation plan.
19. Details of external lighting.
20. Fire hydrants.
21. Provision of 10% lifetimes homes/accessible, adaptable dwellings.
22. Phasing details.
23. Submission and implementation of ecological mitigation work in accordance with submitted surveys.
24. Provision of small mammal access in boundary treatments.
25. No works from November to February in areas where surveys have identified presence of roosting bats.
26. Details of slab levels.
27. Details of heritage interpretation measures.
28. Renewable energy details.
29. Landscaping details including maintenance generally and specifically of city walls.
30. Details and implementation of riverside walk plus access and maintenance arrangements.
31. Provision of cycle parking and bin storage.
32. Details of access and parking and provision thereof (including allocation of parking spaces).
33. Arrangements for maintenance of new roads.
34. Removal of permitted development rights for residential extensions, curtilage buildings and boundary treatments.
35. Use of museum unit as a museum only and for no other purpose within Class D1.

36. Restricted delivery hours to commercial units in block E2/E3 (not before 0700 or after 1900 Mon-Sat and not at all on Sun and Bank Holidays).
37. Restricted opening hours on commercial units in block E2/E3 (not between 2359 and 0600 on any day).
38. Provision and maintenance of play area.
39. Details of demolition and construction method statement.
40. Submission of full travel plan.
41. Works to be carried out in accordance with arboricultural implications assessment, method statement and tree protection plan.
42. Supplementary arboricultural method statement submitted before demolition works.
43. Programme for recording prior to demolition of St James' Mill Annex and 67-69 Barrack Street.
44. Methodology for protection of city walls during demolition and construction.
45. Structural engineers report prior to demolition of St James' Mill Annex.
46. No demolition of St James' Mill Annex or 67-75 Barrack Street prior to signing contract for redevelopment of whole site.
47. Securing provision of replacement print museum.
48. Securing works to 77-79 Barrack Street.

Informatives:

1. Car free housing.
 2. Landscape management plan.
 3. Landscape schedule of maintenance operations.
 4. Construction working hours.
 5. Site clearance and wildlife.
 6. Tree protection barriers.
 7. Planning obligation.
 8. Travel plan.
 9. Street naming and numbering.
 10. Bins.
 11. Scheduled Monument consent will be necessary for demolition of the modern building attached to the city wall and for any works to it.
 12. No works during bird nesting season.
 13. Condition 31 (to be renumbered as 30) does not create a public right of way.
 14. Condition 34 (to be renumbered as 33) does not require the adoption of the proposed streets.
- (2) with 8 members voting in favour (Councillors Driver, Maxwell, Ackroyd, Button, Sands, Ryan, Peek and Bradford) and 4 members abstaining from voting (Councillors Raby, Trevor, Malik and Stutely) to approve application no. 18/01287/L - Barrack Street Development Site Barrack Street Norwich and listed building consent subject to the following conditions:
1. Standard time limit.
 2. In accordance with approved plans.
 3. Access for recording at 77-79 Barrack Street.
 4. Requirements for schedule and specification of repairs to 77-79 Barrack Street.
 5. Details of joinery, flues etc.

6. Making good any damage caused.
7. Submission of structural engineers report prior to demolition of 67-75 Barrack Street to show how 77-79 Barrack Street will be protected during demolition.
8. Submission of structural engineers report prior to demolition/alteration of walls facing St James Church.
9. No scaffold to be affixed to either 77-79 Barrack Street or the wall facing St James Church without prior approval.

Informative notes:

1. Requirement to comply with conditions etc
2. Retention of historic fabric

Reason for approval:

The principle of bringing back into use two listed cottages which are currently on the Building at Risk Register is supported and the proposed residential use is considered to be the optimum viable use for the buildings. The proposed restoration will result in some harm to the listed cottages due to the proposed extension of the cottages and the provision of external insulation and render to the side and rear elevation. This will obscure the historic brick work and patina of age and will blur the lines between the original modest form of the building and the extensions to the rear. The level of harm is considered to be less than substantial and in accordance with paragraph 196 of the National Planning Policy Framework should be weighed up against the benefits of bringing the units back into use and the wider benefits of redeveloping the site. In this instance it is considered that the wider development provides significant public benefits as it will provide 220 homes on a derelict brownfield site within the city centre and will also bring the cottages back into their optimum viable use. Furthermore the alterations to the flint-panelled wall which faces the former churchyard to the rear of St James Church will not result in harm to its setting subject to conditions requiring full details of the works. It is considered therefore that the benefits outweigh the less than substantial harm and therefore the development accords with policy DM9 of the Development Management Policies Plan (2014) and paragraph 196 of the National Planning Policy Framework.

(The committee adjourned for a short break at this point and then reconvened with all members listed above as present.)

4. Application no 18/00962/F - St Peters Methodist Church Park Lane, Norwich, NR2 3EQ

(The planning inspector's support had been circulated to members before the meeting and was available on the council's website with the papers for this meeting.)

The planner presented the report with plans and slides. She referred to the supplementary report of updates to reports which was circulated at the meeting, comprising two further representations objecting to the proposal. The issues raised in these representations had been addressed in the main report. The planner explained that the recommendation was in two parts. The applicants would sign the S106 agreement on completion of the sale of the site which they did not currently own.

Councillor Carlo, Nelson ward councillor, spoke on behalf of residents who were opposed to the application on the grounds of the percentage of affordable housing, concerns about surface water flooding and that future occupants were at risk of flooding, daylight and overshadowing of residents adjacent to the site.

The applicant addressed the committee and spoke in favour of the application and referred to the outcome of the appeal. The planning inspector had found the application to be sound other than the securing of the legal agreement for affordable housing.

During discussion the planner and the area development manager (outer) referred to the report and answered members' question. Members were advised that fire escapes were subject to building regulations. The proposal to convert the church would open up the building and provide more access points. The area development manager (outer) referred to the report and explained the outcome of the planning inspector's appeal in relation to the provision of affordable housing. The council had sought advice from an independent quantity surveyor at the appeal and had challenged the assessment of land values. The sum of £167,172 was considered acceptable. The appeal had failed because of the absence of an appropriate mechanism to pay this sum. In reply to a member's question, the area development manager (outer) said that if members were minded to refuse the application the applicant could appeal. He also cautioned that should the application be refused members should be aware that with rising construction costs could result in a reduction in the developers' contributions. The applicant could also be awarded costs. The planner then answered questions that this development would provide 8.9 per cent affordable housing. No registered social landlords had been willing to take on affordable housing units on the site and it would therefore be provided off site. A member suggested that a site visit would be useful but did not receive support from other members.

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

During discussion a member said that nowhere else in the city would 8.9 per cent affordable housing be considered acceptable. Members noted that the site was located in the most desirable part of the city, the Golden Triangle and flats would be sold at a premium. Another member said that if the planning application was refused there was a good chance that an appeal would be upheld. The planning inspector had dismissed concerns about all other issues. Some members, who were minded to refuse the application, considered that the risk of flooding would increase with climate change and become more serious. One member expressed concern that there was a flat that did not conform with the space standard. One member referred to the use of the church and that it was regrettable that this community asset would be lost. A member suggested that he would support the application but it was a difficult decision as there were too many uncertainties even with planning approval. Another member said that in its current state the building looked like an eyesore and that at least the development would improve its appearance.

RESOLVED, with 6 members voting in favour (Councillors Driver, Maxwell, Sands, Ryan, Peek and Bradford), 4 members voting against (Councillors Ackroyd, Raby, Malik and Stutely) and 2 members abstaining (Councillors Button and Trevor) to:

(1) approve application no. 18/00962/F - St Peters Methodist Church Park Lane Norwich NR2 3EQ and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Phasing condition;
4. Operations in accordance with bat mitigation measures and enhancements to be agreed
5. Construction method statement
6. Internal and external photographic record
7. Detailed surface water drainage scheme to be agreed
8. Method statement for demolition of structures attached to church hall and for repair and reinstatement of façade to be agreed
9. Structural survey of porch to church and method statement for restoration/rebuilding to be agreed
10. Materials and details of alterations and extensions to be agreed
11. Hard and soft landscaping scheme to be agreed
12. Scheme for 10% energy requirements from renewable or low carbon sources to be agreed
13. Heritage interpretation scheme to be agreed
14. Noise attenuation to units C2, C5, C7, C8, CH7 and CH8
15. Water efficiency
16. Refuse storage and collection to be managed as proposed in Design and Access Statement

(2) where a satisfactory legal agreement is not completed within six months of the date of this committee meeting (or such further period as may be agreed between the head of planning services, in consultation with the chair of the planning applications committee), to refuse application no. 18/00962/F - St Peters Methodist Church Park Lane Norwich NR2 3EQ for the following reason:

The proposal fails to secure provision of an appropriate off-site contribution to affordable housing. The proposal is therefore contrary to Policy 4 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011, amendments adopted 2014), Policy DM33 of the adopted Development Management Policies Local Plan (2014) and paragraph 63 of the National Planning Policy Framework (2019).

5. Application no 19/00046/F - 30 Irving Road, Norwich, NR4 6RA

(Councillor Stutely had declared an interest in this item.)

The planner explained that there was a discrepancy by 1 metre on the plans, on which the assessment of the application had been based. It was therefore necessary to withdraw the report from consideration at this meeting and defer it to the next meeting.

RESOLVED to defer consideration of planning application no 19/00046/F to the next meeting of the committee to revise the assessment of the application.

CHAIR

11 April 2019

Item No.	Application number	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4	19/00231/F	26 Tillett Road	Stephen Polley	Two storey and single storey rear extensions.	Objections	Approve

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

Report to Planning applications committee

Item

11 April 2019

Report of Head of planning services

Subject Application no 19/00293/F - 26 Tillett Road, Norwich,
NR3 4BJ

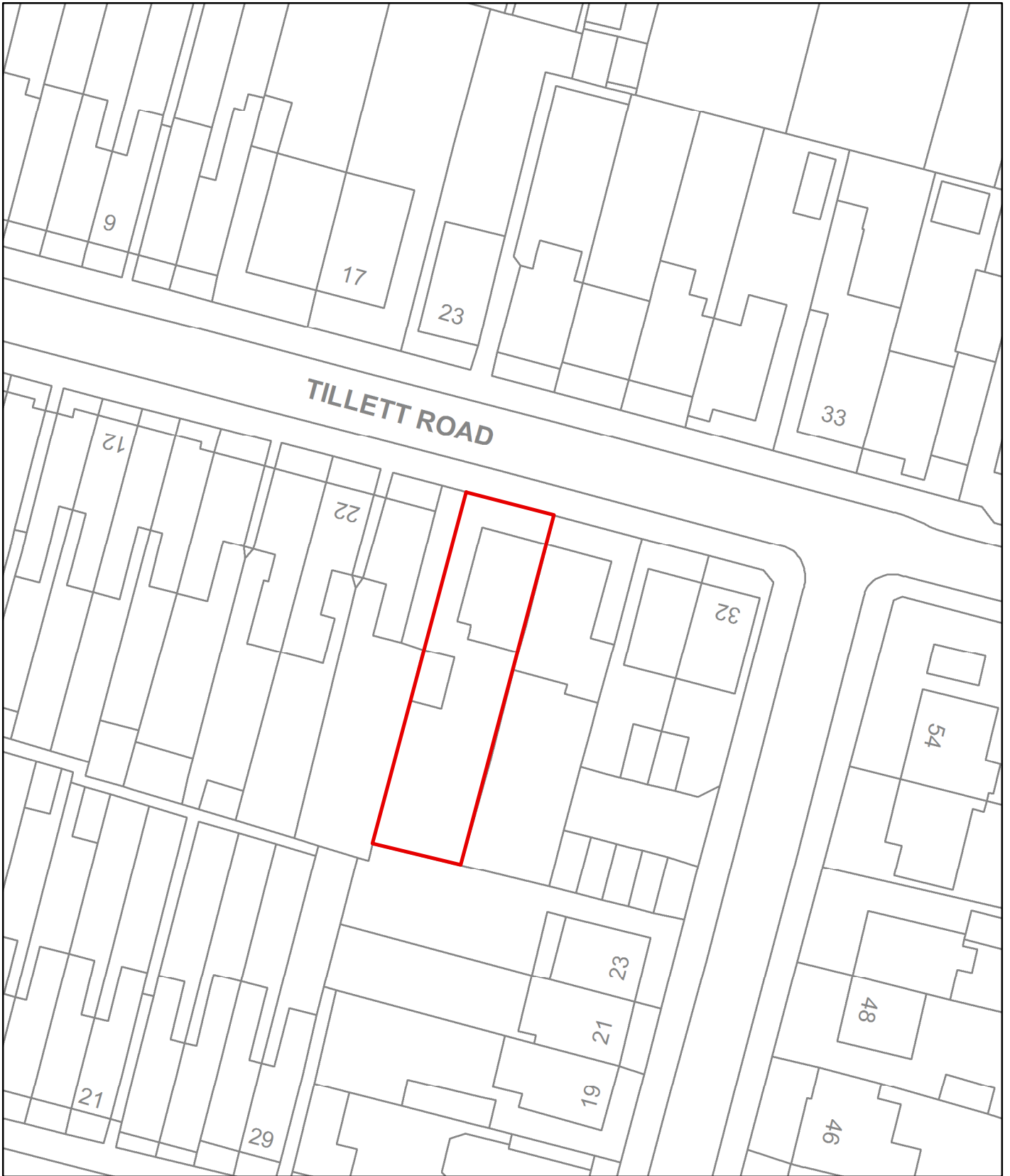
4(a)

**Reason
for referral** Objection

Ward:	Sewell
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Two storey and single storey rear extensions.		
Representations		
Object	Comment	Support
5	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy;
Expiry date	18 April 2019
Recommendation	Approve



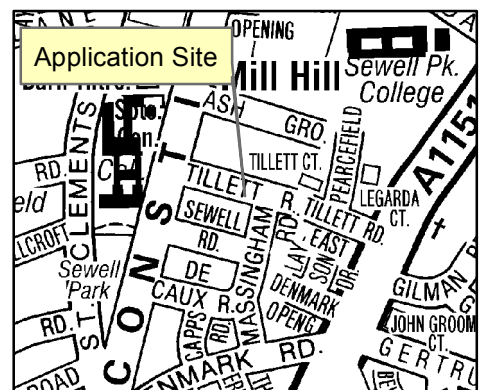
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Planning Application No 19/00231/F
 Site Address 26 Tillett Road
 Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the south side of Tillett Road to the north of the city. The prevailing character of the surrounding area is predominantly residential comprising a mixture of two-storey semi-detached, terrace and detached dwellings constructed between the late C19 and middle of the C20. Properties typically have small front gardens and larger rear gardens, with semi-detached dwellings benefitting from driveways to the side.
2. The subject property is a two-storey semi-detached dwelling constructed circa 1930 finished with a white render and clay coloured pantiles. The site features a small front garden area, driveway to the side leading to a detached single garage within a larger rear garden. The property is of a simple hipped roof design.
3. The site is bordered by the adjoining semi-detached dwelling to the east no. 28 Tillett Road which has previously been extended by way of a single storey rear extension, and no. 24 Tillett Road to the west, a two-storey end of terrace dwelling. Beyond the rear garden are similar properties located on Massingham Road.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal first involves the removal of a small lean-to single storey rear extension to the rear of the property.
7. The proposal is then for the construction of a two storey rear extension measuring 6.1m x 4m in plan form, 5m to the eaves and 7.4m to the ridge. The extension is of simple hipped roof design and includes bi-folding doors at ground floor level, two rear facing bedroom windows at first floor level and a roof light to the east facing roof slope serving a bathroom.
8. The proposal also involves the removal of the existing single detached garage to facilitate the construction of a 3.3m x 9.5m single storey extension. The extension is to be constructed along the western boundary and is to adjoin the rear extension. The extension has been designed with a dual pitched roof measuring 2.4m to the eaves and 3.7m to the ridge.

Representations

9. Adjacent and neighbouring properties have been notified in writing. Four 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 proposed development is out of scale with surrounding area / too large / Building lines extend beyond existing	Seem main issue 1.
Loss of light (to nos. 22, 28 & 30 Tillett Road) caused by height of proposed extensions	See main issue 2.
Loss of outlook (no. 30 Tillett Road)	See main issue 2.
Proposed development is overbearing (no. 28 Tillett Road)	See main issue 2.
Loss of privacy by way of side window (no. 28 Tillett Road) and rear windows (no. 23 Massingham Road)	See main issue 2.
Proposed development would result in a loss of parking within the area.	See other matters.

Consultation responses

10. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
12. **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

Other material considerations

13. **Relevant sections of the National Planning Policy Framework 2018 (NPPF)**
 - NPPF Section 12 - Achieving well-designed places

Case Assessment

14. 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

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: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed development will significantly alter the overall appearance of the subject property when viewed from the rear, however that view from the front of the property is to remain relatively unchanged, with only the front elevation of the proposed single storey extension being visible.
17. Particular concern has been raised that the proposed development is overly large, constructed on building lines which extend beyond the prevailing and is consequently out of scale with the surrounding area. The two storey extension extends 0.1m beyond the existing extension at the adjoining property, no. 28 and the single storey extension extends 0.2m beyond the existing detached garage. As such, the rear building lines of the proposed development extend only marginally beyond the existing. It is also noted that the two storey extension is broadly in line with the prevailing building line present on the neighbouring terrace properties to the west of the site.
18. It is noted that the two storey extension is larger than those in place already at neighbouring semi-detached properties, many of which have been extended by way of a single storey only. It is also noted that the surrounding area is of a mixed character with there being a large number of terrace properties which feature two-storey projecting rear gables, including the immediate neighbouring property to the west. As such, the construction of a two storey rear extension with a hipped roof design is considered to be appropriate for the area as it results in development which is of a similar appearance and character. It should also be noted that the two storey extension appears subservient to the original dwelling with a ridge line approximately 0.5m lower than the original.
19. The proposed single storey extension is to be constructed largely in place of the existing garage. The ridge line is to be higher than that of the garage, however the eaves measure only 2.4m which is considered to be appropriate in this location, adjacent to the shared boundary.
20. The proposed development is therefore considered to be of an acceptable scale, form and design.

Main issue 2: Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
22. The proposed development will result in some noticeable changes to the current situation; however, it is not considered that it will result in significant harm being caused to neighbouring residential amenities by virtue of its design, siting and distance between neighbouring properties.

23. Particular concern has been raised that the proposed development will result in a loss of light caused by the two storey extension to neighbouring properties to the west and east on Tillett Road. Properties on Tillett Road benefit from south facing rear elevations, ensuring that each receives direct sunlight, throughout the year. No. 30 Tillett Road is sited approximately 10m from the proposed development to the east and as such will not suffer a significant loss of light. The adjoining property no. 28 also to the east will not suffer a significant loss light as the proposed extension is to be constructed adjacent to the blank roof of the neighbouring extension. At first floor level the extension will result in a boundary wall to the west of the neighbour's rear bedroom window, whilst this will restrict views from and light to this window the impact is not considered to warrant refusal of the application. Similarly, no. 22 to the west is sited approximately 10m from the proposed extension and will not suffer a significant loss of light. It should also be noted that the hipped design of the roof will assist in reducing the impact of the proposed development.
24. Concern has been raised that the proposed development will result in a loss of outlook from nos. 22 and 30 Tillett Road. Both neighbouring properties are located approximately 10m from the subject property to the west and east respectively and as such, will not suffer a significant loss of outlook.
25. Particular concern has been raised that the proposed development will result in a loss of privacy to the adjoining property by way of a roof light within the east elevation, and to properties on Massingham Road. The roof light is to be added to a section of roof slope parallel with the roof slope of the adjoining property and as such will provide direct views of the neighbouring roof only. The proposed rear facing first floor windows will provide views across neighbouring gardens, as is typical of properties within the area. It is therefore considered that the proposed development does little to alter the current situation in terms of the amount of overlooking possible.
26. The proposed development will assist in enhancing the residential amenities of the occupiers of the subject property as the internal living space is enlarged and improved without significant loss of external amenity space. The proposed development is therefore considered to be acceptable in amenity terms.

Other matters

27. Concern has been raised that the proposed development will result in an increased shortage of on street parking within the area by virtue of the increase in bedrooms at the subject property. The proposed development increases the number of bedrooms from three to five. As such, the subject property remains as a C3 dwellinghouse and no change of use to an HMO is being considered. The proposal therefore has no impact on the parking provision within the area.

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.

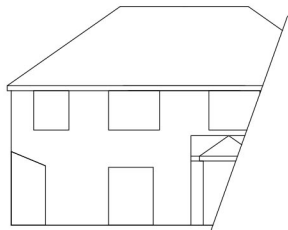
Conclusion

32. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
33. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, loss of light overlooking or loss of outlook.
34. 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.

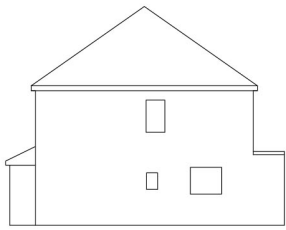
Recommendation

To approve application no. 19/00293/F - 26 Tillett Road Norwich NR3 4BJ and grant planning permission subject to the following conditions:

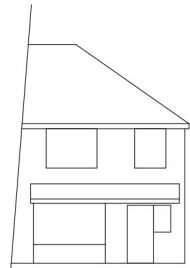
1. Standard time limit;
2. In accordance with plans.



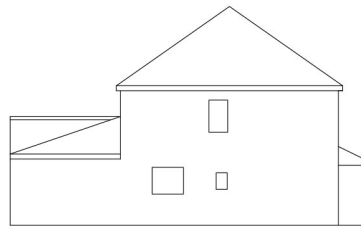
rear
PROPOSED ELEVATIONS @ 1:100



side

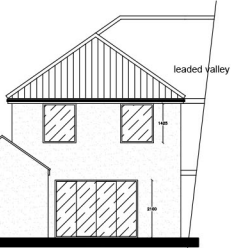


front



side

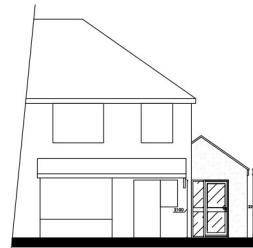
MATERIALS
 Walls: coloured render finish as ex
 Roof: clay tiles to match ex
 Frames: white Upvc as ex
 Fascia: white Upvc
 Rainwater goods:white Upvc



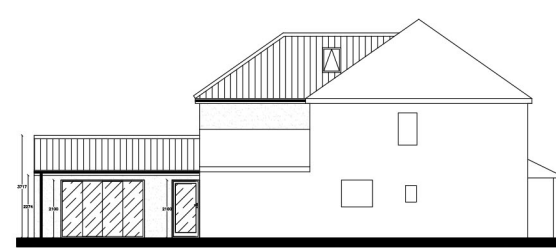
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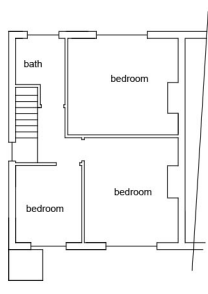
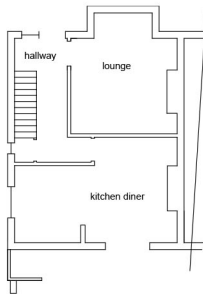
side



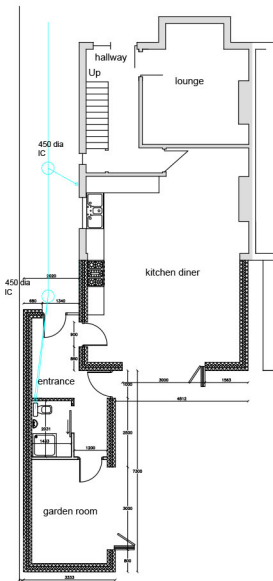
front



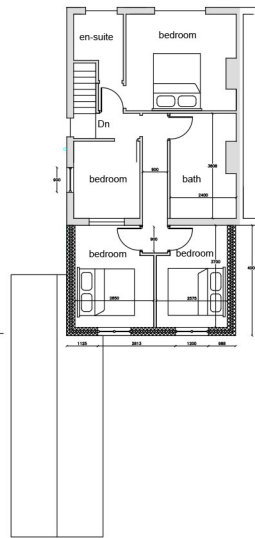
side



EXISTING FIRST FLOOR PLAN @ 1:100



PROPOSED GROUND FLOOR PLAN @ 1:100



PROPOSED FIRST FLOOR PLAN @ 1:100



SITE PLAN 1:500

26 Tillett Road, Norwich, NR3 4BJ



LOCATION MAP 1:1250

Surface water

Drainage to be 'OSMA' UPVC type 100mm diameter gulliting and down pipes to dispose into the existing surface water system.

If a new soak-a-way is required it should be designed for the purpose, in accordance with Approved document H of the current building regulations, to take into consideration rainfall density, porosity testing and storage capacity. Soak a ways must be situated a min of 5 m from the nearest building.

The volume of the soakaway or attenuation system is calculated $V_{0.5} = A \times R \times T$ (rainfall rate 500) where A = area to be drained and assume, 50mm / hr rainfall in the UK to BS EN 752:2008. The attenuation crates must be fully wrapped in Geo-textile covering. Rainwater harvesting collected rainwater in water butts at each downpipe for general use before discharging into the surface water system.

EXISTING GROUND FLOOR PLAN @ 1:100



SCALE BAR 1:250



SCALE BAR 1:100



SCALE BAR 1:50



SCALE BAR 1:500

revised 01.04.2019
 bathroom and bedroom repositioned.
 Do not scale from this drawing. Use written dimensions only. Always check with designer.

Andy Warnes BA,HNC(Bldg)	
Planning and Building Consultant	
Tel: 07745 298591 or 01508 493808	
EMail: aswarnes2@gmail.com	
Client	Mr and Mrs RIGDEN
Project Address	26 TILLETT ROAD NORWICH NR3 4BJ
Scales	1:100 1:500 1:1250
Date	04.02.2019
Dwg No	01.MR.2019
Dwg By	Checked By