

## Report for Resolution

**Report to** Planning Applications Committee  
22 October 2009

**Report of** Head of Planning Services

**Subject** 09/00672/F 1 Albemarle Road Norwich NR2 2DF

Item  
**5(6)**

## SUMMARY

<b>Description:</b>	First floor extension to existing nursery school building to provide relocated staff room and office.	
<b>Reason for consideration at Committee:</b>	Objection	
<b>Recommendation:</b>	Approve	
<b>Ward:</b>	Town Close	
<b>Contact Officer:</b>	Miss Sarah Platt	Planning Officer
<b>Date of Validation:</b>	18th September 2009	
<b>Applicant:</b>		
<b>Agent:</b>	Mr Keith Lamming	

## INTRODUCTION

### The Site

#### Location and Context

1. The application site is located to the East of Albemarle Road. The site is surrounded by residential uses to all sides with a mix of flats and detached dwellings. To the North is West Lodge which used to form part of the same site but a previous application saw the land divided into two separate planning units.

#### Constraints

2. The application site is located within the Newmarket Road Conservation Area.

### Planning History

3. The application site and the site at West Lodge used to form one site prior to 1965 and permission was granted at some time between 1948 and 1964 for a block of 4 no. flats in the grounds of West Lodge where Stretton School is now based.
4. Permission was granted in November 1963 for a change of use of one of the 4 no. flats to use as a nursery school (application reference 27865). A condition was placed on the approval of the change of use that the school should operate for the benefit of the applicant only (see appendix 1 for a copy of the permission).
5. Internal alterations to the nursery school were permitted under application

reference 28082 in January 1964.

6. Permission was granted in May 1969 for the change of use of the whole of the ground floor of the flats for use as a nursery school under application reference 35678 and again a condition was placed on the approval, but this time more stringently, that the permission was personal to Mrs Y Barnett and that on her discontinuance of occupancy of the premises the use would revert back to residential use (see appendix 2 for a copy of the permission).
7. Permission to extend the nursery at first floor level for use as an additional classroom was refused in 1974 under application reference 43938 as it was considered to be an intensification of the use of the site which would attract additional traffic thereby causing increased congestion on surrounding roads.
8. The school has continued to operate at these premises for the last 35 years without extension to the premises.
9. An application was submitted earlier in 2009 under application reference 09/00333/F for an extension at first floor level for use as an activity area and additional classroom. The application was withdrawn following objections to enable the applicant to address the issues raised.

## **The Proposal**

10. The application proposes to extend the premises at first floor level above the Eastern wing by 26 square metres. The current office, staff room and WC are in an area less than 10 square metres. The additional space will be used as a new staff room and meeting room with an additional WC and the existing area will be used solely as a secure office.

## **Representations Received**

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 6 letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response (see paragraph)
Increased traffic and loss of parking	20-23
Design is out of keeping with the residential area	17-19

## **ASSESSMENT OF PLANNING CONSIDERATIONS**

### **Relevant Planning Policies**

#### **Relevant National Planning Policies**

PPS1 – Delivering Sustainable Development  
PPS1 Annex – Planning and Climate Change

#### **Relevant East of England Plan Policies**

ENV7 – Quality in the Built Environment

## **Relevant Saved City of Norwich Replacement Local Plan Policies**

HBE8 – Development Within a Conservation Area

HBE12 – High Quality of Design

EP22 – High Standard of Residential Amenity.

## **Principle of Development**

### **Introduction**

Following an Ofsted inspection, Stretton School were advised that they needed to increase the floor area per child at the school. The additional space required by Ofsted under the 2008 Criteria for Registration has been found by relocating the staffroom and office to the first floor of the building. The classrooms and activity space for the children have, as a result of these internal alterations, reached the required standards. However, this has meant that the office, staffroom and WC facilities are all cramped into an area smaller than 10 square metres on the first floor. The purpose of the application is not to increase the numbers of pupils attending the school but to ensure adequate space for the permanent relocation of the office and staffroom facilities.

### **Policy Considerations**

12. Saved policy HBE8 of the Local Plan states that new development should respect and be sympathetic to the form and character of the area's development. Saved policy HBE12 states that a high quality of design will be sought in new development which will reinforce and compliment the character of the area, giving special attention to height, design, scale and form and attention to the selection of materials will be made.
13. As per paragraph 6, the permission granted to this site in May 1969 imposed a condition personal to Mrs Y Barnett. The reason for the imposition of this condition was that the use of the site as a Nursery School was not considered to be in keeping with the character of the residential area surrounding the premises.
14. It is considered good practice to re-impose the condition placed on the permission for the school granted in May 1969 making the use of the first floor extension personal to Mrs Y Barnett to be consistent with the previous permission and to ensure that the use of the site should return to residential once Mrs Y Barnett discontinues her occupancy of the premises, unless otherwise agreed in writing with the Local Planning Authority.
15. The applicant has been notified of this and is in agreement. Either before, or on, Mrs Barnett's discontinuance of residence at the property the school would be likely to submit an application for removal of the conditions on the 1969 and this 2009 permission.

### **Impact on Living Conditions**

#### **Overshadowing**

16. The proposed first floor extension is to be built on the Eastern wing of the existing property. The proposed extension would be 3.5 metres from the nearest point of Curzon House. As such is not considered to raise any issues of loss of light or overshadowing to the adjacent flats at Curzon House. It is considered that the residential amenity of any neighbouring properties will not be affected by this proposal.

### **Design**

#### **Layout**

17. The proposals are considered to be in keeping with the existing building which is of 1960's design. There is a central two storey section with 2 wings, on to the East

and one to the West at ground floor level only and both with a flat roof. The materials would be conditioned to match the existing.

### **Scale**

18. The scale of the development is not excessive and is considered to be in keeping with the existing building and the surrounding buildings. The roof height and pitch echoes that of the existing two storey central section and it is considered will not appear over dominant in visual terms.

### **Conservation Area – Impact on Setting**

19. It is not considered that the proposed extension would have a detrimental impact on the Newmarket Road Conservation Area. The eastern wing is located to the rear of the site, in front of some mature trees and would not be visible from Albemarle Road. The materials will be conditioned so as to ensure that the new development is in keeping with the existing building and any visual impact will be minimal.

### **Transport and Access**

#### **Transport Assessment**

20. Concern has been raised over the potential for traffic increase that this application may cause. The first floor extension is to be used as a staff room and meeting room, not an additional classroom which might have the effect of increasing traffic to the site at peak times. The space is to improve the present office and staff room accommodation located on the first floor and which is extremely cramped.
21. There have been numerous alterations from the previously withdrawn scheme (09/00333/F: the height has been reduced and now has a hipped roof in order to reduce the visual impact on nearby residents, and there are no windows to the proposed extension which overlook the rear gardens at Curzon House.
22. It is not considered that the use of this additional floor space as a staff room/meeting room would result in any increase in traffic generation and therefore it would be very difficult to sustain a refusal based on increased traffic.
23. The school have been involved in the discussions regarding the wider Albemarle Road and Mount Pleasant traffic problems but this proposal is not considered to have any impact on traffic generation. The problems of traffic congestion which already exist in this area are being addressed as a separate issue by Norwich City Council's Transportation department together with Norfolk County Council.

### **Environmental Issues**

#### **Trees and Landscaping**

##### **Loss of Trees or Impact on Trees**

24. There are some mature trees to the South of the site on adjacent land which will have to be pruned back in order for the development to occur. The Arboricultural office has been consulted and has not raised any concern.

### **Conclusions**

25. The proposals are considered to be acceptable. The increase in floor space will facilitate a more efficient and convenient use of internal space for the staff and management of the school. The design is in keeping with the existing building and is not considered to have a detrimental impact on the surrounding buildings or wider Conservation Area. The proposal will not increase traffic movements in the area.

## **RECOMMENDATIONS**

RECOMMENDED TO APPROVE application number 09/00672/F subject to the conditions as outlined below:

- 1) Standard time limit;
- 2) In accordance with the drawings approved on the decision notice;
- 3) Materials to match existing, including bricks, roof tiles, new windows and doors

- and rain water goods, and;
- 4) Upon Mrs Y Barnett's discontinuance of residence at the premises, the use shall be discontinued and returned to residential.

Reasons for Approval:

The development hereby permitted is not considered to have a detrimental impact on the existing building, adjacent properties or the wider conservation area, nor is it considered that the proposals will increase traffic movements in the area. Therefore the proposals are considered to be in accordance with PPS1, PPS1 Annex, policy ENV7 of the East of England Plan (May 2008) and saved policies HBE8, HBE12 and EP22 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

Application No. 27865

NORWICH COUNTY BOROUGH COUNCIL

Town and Country Planning Act, 1947<sup>1962</sup>

Town and Country Planning General Development Order, 1950<sup>1963</sup>

To Mr. R.W.U. Brook,  
184 Earling Road,  
NORWICH.

In pursuance of its powers under the above-mentioned Act and Order, the Council as Local Planning Authority hereby permits:— (Outline application)

the change of use of one of four flats to nursery school at  
1, Albemarle Road, Norwich

in accordance with the plan and application submitted to the Council on  
14th November 19 63 \*(subject to the conditions specified hereunder):—

1. No development taking place until plans and descriptions of the proposed development (including the layout and drainage) shall have been approved by the local planning authority and to the development conforming therewith.
2. The permission shall endure for the benefit of the applicant only.

\*The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. To ensure the proper planning of the area.
2. To afford adequate control over the building as and when the use by the present applicant ceases.

DATED 15th day of November, 19 63

Signed

*Order 2:16/63*

Town Clerk.

CITY HALL,

NORWICH. NOR OIA

(Address to which all communications should be sent.)

\* Cross out if not applicable.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM.

DECISION SENT 9 DEC 1963

Application No. 35678

NORWICH COUNTY BOROUGH COUNCIL

Town and Country Planning Acts, 1962-1966  
Town and Country Planning General Development Order, 1963

To Mrs. Y. Barnett,  
46 Greenways,  
NORWICH,  
NOR 5AD.

In pursuance of its powers under the above-mentioned Acts and Order, the Council as Local Planning Authority hereby permits:—

**the use of ground floor of existing dwelling as Nursery School at 1 Albemarle Road,**

in accordance with the plan and application submitted to the Council on  
22nd May, 19 69 subject to the conditions specified hereunder:—

- (1) The development shall be begun not later than five years from the date of this permission.
- (2) The permission hereby granted shall operate for the benefit of Mrs. Y. Barnett only and on the discontinuance of her occupancy of the premises the use hereby granted shall be discontinued and the Council as Local Planning Authority hereby grants permission for the use of the said premises thereafter for residential purposes.

\*The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

- (1) To comply with the provisions of Sections 65-67 of the Town and Country Planning Act 1968.
- (2) To afford adequate control over the building as and when the use by the present applicant ceases.

DATED Twenty-third day of May, 19 69

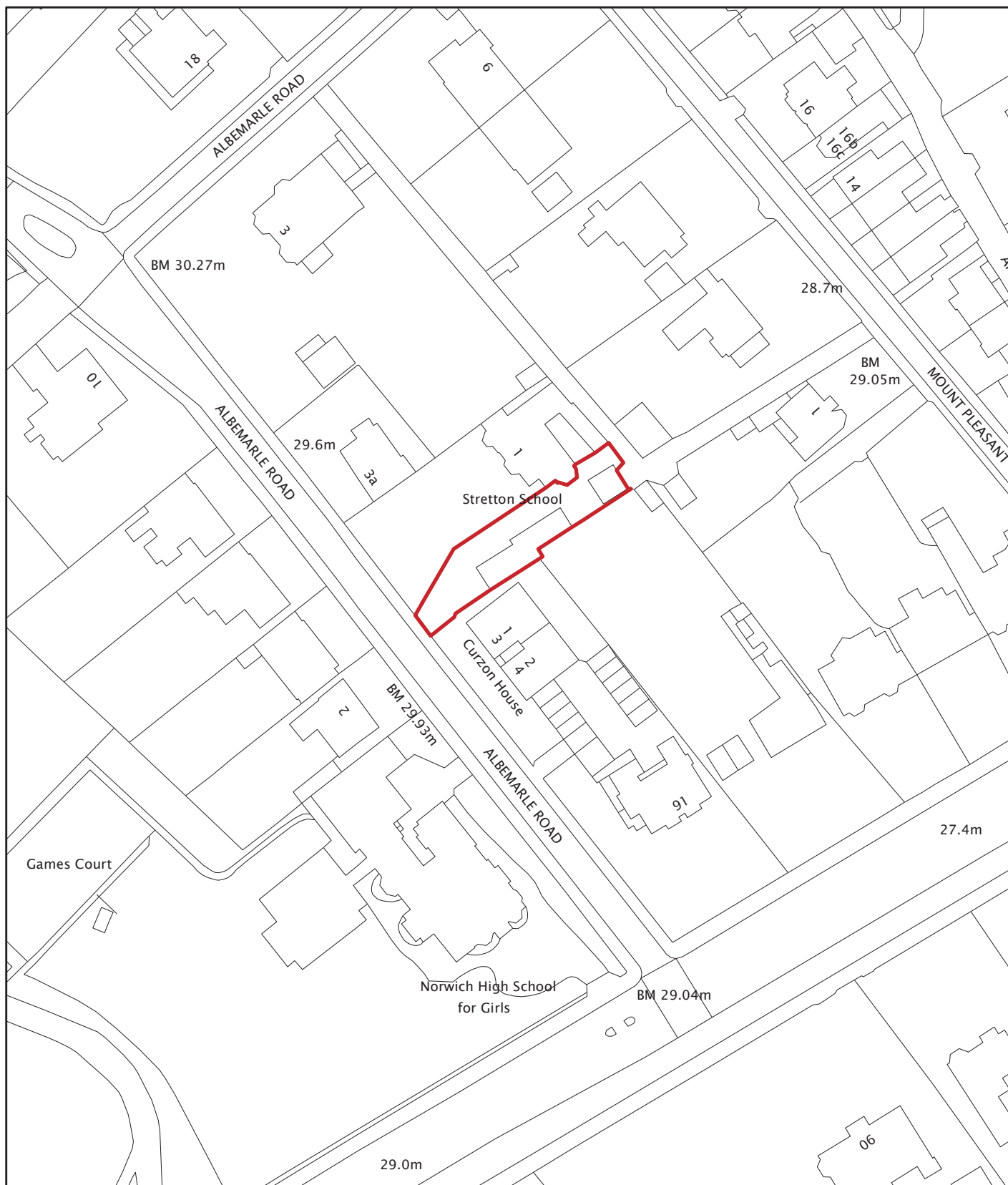
Signed Cader T. Lacey  
Town Clerk.

CITY HALL,  
NORWICH. NOR O1A  
(Address to which all communications should be sent.)

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE OF THIS FORM.

DECISION SENT

29 MAY 1969



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Planning Application No - 09/00672/F

Site Address - 1 Albemarle Road, Norwich

Scale - 1:1000



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

