

Planning applications committee

Date: Thursday, 10 October 2019

Time: 10:00

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

Site Visit – 09:00 Recorder Road, Norwich

Please note that members of the committee will be undertaking a site visit at 9:00 to 5 Recorder Road.

Committee members:

Councillors:

Driver (chair)
Maxwell (vice chair)
Bogelein
Button
Huntley
Lubbock
Neale
Peek
Ryan
Sands (M)
Sarmezey
Stutely
Utton

For further information please contact:

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Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website

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 - 10
	To agree the accuracy of the minutes of the meeting held on 12 September 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:	
	<ul style="list-style-type: none"> • The formal business of the committee will commence at 10.00; • 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	11 - 12
	Standing duties	13 - 14
4(a)	Application nos 19/00933/F and 19/01014/L - 5 Recorder Road, Norwich, NR1 1NR	15 - 42

4(b)	Application no 19/00271/F - 1 Holmwood Rise, Norwich, NR7 0HJ	43 - 60
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4(d)	Application no 19/01179/VC - West Lodge, Stretton School, 1 Albemarle Road, Norwich, NR2 2DF	87 - 96
4(e)	Application no 19/00020/F - 9 Eaton Road, Norwich, NR4 6PZ	97 - 108
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4(g)	Application no 19/00958/F - 65 The Avenues, Norwich, NR2 3QR	119 - 130
4(h)	Application no 19/00928/F - 31 Spelman Road, Norwich, NR2 3NJ	131 - 142
5	Review of the scheme of delegation Purpose - This report proposes to amend the committee's current scheme of delegated powers which enables certain applications to be determined at officer level without referral to committee, in order to reflect a change in staffing arrangements within the planning service and to ensure that the scheme is factually correct.	143 - 146

Date of publication: **Wednesday, 02 October 2019**



Planning applications committee

10:00 to 13:10

12 September 2019

Present: Councillors Driver (chair), Maxwell (vice chair), Bogelein, Button, Grahame (substitute for Councillor Neale), Lubbock, Ryan, Sands (M), Sands (S) (substitute for Councillor Peek), Sarmezey, Stutely and Utton

Apologies: Councillor Huntley, Neale and Peek

(Due to the large numbers of people attending the meeting for item 3 (below) the committee moved to the council chamber before the start of the meeting.)

1. Declarations of Interest

There were none.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 12 September 2019.

3. Application no 19/00933/F and 19/01014/L - 5 Recorder Road, Norwich, NR1 1NR

The planner referred to the supplementary report of updates to reports which was circulated at the meeting, containing a summary of six further representations and the officer response, an update on the total number of representations received and other matters, including corrections to typographical errors in the main report. A copy of the police architectural liaison officer's response was appended to the supplementary report. She said that the local press had reported that the cabinet member and council supported applicant's proposal. However she pointed out that planning was a separate process to the rest of the council and that the determination of these planning applications was for the members of this committee. The planner then presented the main report with the aid of plans and slides.

Fourteen speakers, comprising representations from and on behalf of the Greek Orthodox Church and local residents, addressed the committee with their objections to the proposed change of use and listed building consent. This included: concern about that the change of use would exacerbate antisocial behaviour in the area, including drug dealing and other criminal activities; that it would impact on the activities of the church, including concern that the fencing would impede access to the church for funerals and weddings, and block fire exits; concern about potential security issues for the church and that members of the congregation, particularly older volunteers and families with children, would be fearful to attend the church or let children play in its vicinity which would be overlooked by CCTV cameras; that

there was a large number of older people living in the area and that they were fearful of going out and for the safety of their visitors; that the proposal compromised the “safe haven” of hundreds of older and vulnerable residents to provide accommodation for 16 homeless people; that there the proposed change of use would generate noise and disturbance to local residents; and, concern about the applicant’s ability to control the behaviour of its clients, stating examples of antisocial behaviour at its premises in Bishop Bridge Road. Other concerns expressed were that the proposed change of use was contrary to national and local planning policy, and the required physical measures were inappropriate for the listed church building. Concern was also expressed that the proposed change of use was in the wrong location and that it would cause the thriving congregation to decline resulting in a loss of income and the ability of the church to maintain the listed building. A speaker pointed out that the site plan was incorrect and included land a third of which, belonged to the church. Three speakers referred to the planning process being biased or flawed in that Councillor Maguire, a cabinet member, had endorsed the scheme and that funding constraints had determined the applicant’s structural choice of an office block conversion. (The chair interceded at one point and said that Councillor Maguire was not a member of the committee making the decision on this application.) A speaker referred to the “revolving door” of homelessness and reoffending, and questioning the applicants’ business model to provide an assessment centre for 16 homeless people, suggesting that it would need to bring people into the city to be assessed. Members were also asked to undertake a site visit. Members were also asked to take into consideration the report of the police architectural and liaison officer in full (which had been circulated at the meeting.)

The agent explained that the media coverage was around the council’s corporate plan and its support to address rough sleepers in partnership with St Martin’s Housing Trust. Speaking in support of the application she said that homeless people were often vulnerable and older people and it was incorrect to consider that every homeless person had problems with substance abuse; that the location was on the edge of the night time economy; that the applicants worked with the police who did not object to the proposal; that the council’s conservation officers had suggested the conditions and that the second set of gates was an additional security measure to allow access to the church without compromising the security of the hub. The site would be under constant surveillance by staff. There was an urgent need for this facility, especially as the coldest winter in 30 years had been predicted and the funding grant was time sensitive. At the chair’s discretion, a representative for the applicant, addressed the committee and said that homeless people had low levels of violence and the majority were kind, caring people. The CCTV was intended to be a deterrent to antisocial behaviour and staff would report incidents to the police. She expressed concern that without this facility lives of homeless people would be lost.

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

The area development manager (inner) announced that the application had not been advertised properly and therefore could not be considered further. During the break officers and the applicant had checked the red line shown on the location plan and as one of the speakers had said the red line had been drawn too far south into land owned by the church. Therefore the correct notices had not been served and the application was invalid. He apologised to the committee but said that the issue had only come to their attention at this meeting and had not been raised during the

consultation. The planners had acted on the application in good faith as it had been received from the applicants.

The chair moved and the vice chair that further consideration of these applications be deferred to the next meeting.

RESOLVED, unanimously, to defer consideration of application nos. 19/00933/F and 19/01014/L - 5 Recorder Road, Norwich, NR1 1NR, until the next meeting to enable the applicant to resubmit the site location plan to validate the application.

Councillor Utton moved and Councillor Stutely seconded that members of the committee undertook a site visit before the next meeting, and it was:

RESOLVED to undertake a site visit to 5 Recorder Road, Norwich, before the next meeting.

(The committee had a short break at this point and reconvened in the Mancroft room with all members as listed above as present.)

4. Application no 19/01073/VC - 286 Dereham Road, Norwich, NR2 3UU

The planner presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which was circulated at the meeting which noted that three additional letters of support for approval of the application had been received.

Councillor Stonard, cabinet member for sustainable and inclusive growth and local resident, explained the reasons for calling in the determination of this application to members. The centre was at its busiest for Friday lunch time prayers; there was parking on site and it was open for longer hours during the month of Ramadan. Speaking in support of the Norwich and Norfolk Muslim Association he said that there had been no complaints about noise in the eight years since the community had started using the premises and there was no reason to refuse the application to extend the hours of operation because of speculation that the community would expand. He considered that the usage was likely to decline rather than expand because of the planned mosque in Aylsham Road, and suggested that consent could be granted for a temporary period.

Councillor Youssef, Nelson ward councillor, explained that the removal the condition for opening 24 hours a day was required because early morning prayers fell outside the current operating hours. The community was proactive in hosting events and open days and was committed to making as little noise as possible when entering or leaving the premises.

At the request of the chair a statement was read out from Councillor Peek, Wensum ward councillor, in which he stated that despite local people expressing concerns about noise and disturbance to previous planning applications from the community; he had not come across any concerns or complaints from residents when canvassing, which was unlike the situation when the premises had been used as a public house.

A representative spoke on behalf of the applicants, and confirmed that the application was for the centre to be used for prayer 24 hours a day, but that the current hours of operation would apply for all other activities and, that when leaving the centre at unsocial hours, members of the community were not permitted to speak.

The planner and the area manager development (outer) referred to the report and answered members' questions. Members considered whether the condition could be removed as a temporary consent. Members noted that the restrictions of use did not apply during Ramadan and were advised that a three year period would be sufficient to assess whether there were any issues. The options available to members was to refuse the application as recommended in the report; approve for a temporary basis so that it could be reviewed, or approve on a perpetual basis.

During discussion members considered that there was more ambient noise during the day and that a car door slamming at 03:00 had a greater impact. Members also took into consideration that the centre could be used less when the mosque at Aylsham Road came into use. Members considered that a temporary consent could be reviewed after a period of three or five years. The removal of the condition to allow 24 hours day a use for worship was considered to be a reasonable request. Members were advised that the change of condition had potential to cause a disturbance to residents and that if there were issues a longer period of consent would mean that residents would have longer to wait for it to be reviewed. In reply to a question, the area development manager (outer) said that the permission to worship at the centre would not set a precedent because each case would be considered on its individual merit. The centre at Dereham Road was on a busy main road and as it was larger, had more capacity than the centre at Sandy Lane.

Councillor Stutely moved and Councillor Grahame seconded that the application be approved for the community centre and place of worship to allow 24 hour use for worship only for a period of five years. A member spoke in support of a granting the consent for a three year period as this should be sufficient to assess the situation.

RESOLVED, unanimously, to approve application no. 19/01073/VC - 286 Dereham Road, Norwich, NR2 3UU and allow 24 hour use for a temporary period of five years and subject to all other conditions as set out in approved application no 18/01402/VC.

5. Application no 19/00427/F - Garages between 80 - 92 Lincoln Street, Norwich

The planner presented the report with the aid of plans and slides.

Councillor Carlo, Nelson ward councillor, addressed the committee and explained her reasons for calling in the application for committee determination. She said that she considered that four five bedroom houses was over development of the site; likely to be let as houses in multiple occupation (HMO), and that with no parking provision, there would be pressure on adjacent streets which would impact on residents and delivery vehicle, would block the road.

The planner said that Use Class C3 houses could become small HMOs under permitted development rights. She referred to minimum space standards and the area development manager highlighted that the national space standards were not

set up for assessing HMOs. However, officers considered that the proposal provided adequate amenity and communal living space for five people. Members were advised that the site was located within a controlled parking zone and new dwellings in these zones were not eligible for parking permits.

During discussion the planner, together with the area development manager (outer), referred to the report and answered members' questions. Members were advised that there was already extant outline consent for four houses on the site. There was no reason in policy terms to refuse the application on the grounds that the houses could become HMOs, or control ownership to prevent a single landlord owning all the houses. Members were advised that all HMOs were subject to licensing. Members also considered that the houses would have no parking provision for residents or visitors and that this would impact on other residents. The future occupants could be professional people and were not necessarily students. Members also considered that there was access to the car club at this location. Members were advised that a condition was recommended requiring the submission of a construction management plan.

Councillor Sands (M) said that he was concerned that 20 people would live in a small area and whilst a HMO provided housing for young people, there was still a need for affordable family housing in the city.

RESOLVED, with 9 members voting in favour (Councillors Driver, Maxwell, Button, Boglein, Lubbock, Ryan, Sarmezey, Stutely and Utton) and 3 members abstaining from voting (Councillors Grahame, Sands (M) and Sands (S)) to approve application no. 19/00427/F - Garages between 80 - 92 Lincoln Street, Norwich, and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials;
4. SUDS;
5. Landscaping scheme to include small mammal access fencing and biodiversity enhancements;
6. Details of Air Source Heat Pump prior to installation;
7. Details of bin and bike stores;
8. Construction management plan to be submitted;
9. Contamination report;
10. Contamination verification/monitoring;
11. Obscure glazing of first floor en-suite windows;
12. Rooms to be laid out as shown;
13. Removal of PD rights;
14. Water efficiency.

Informatives

1. Asbestos
2. The applicant is reminded that, in accordance with local plan policy, new dwellings in existing controlled parking zones are not entitled to parking permits and therefore the dwellings hereby permitted will be car free houses;
3. Any works to the highway will require a streetworks permit;
4. Street naming;

5. Bin purchases;
6. Site clearance and wildlife.

6. Application no 19/00083/F - 2 Langton Close, Norwich, NR5 8RU

(Councillor Sands (S) left the meeting during this item and did not take part in the determination of the planning application.)

The planner presented the report with the aid of plans and slides.

During discussion the planner referred to the report and answered members' questions, and confirmed that the building line of new dwelling would be slightly forward of no 2 Langton Close. Members were also advised that the landscaping scheme would be agreed at the discharge of conditions stage and this would include the type of species to be planted and biodiversity measures.

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

RESOLVED, unanimously, to approve application no. 19/00083/F - 2 Langton Close, Norwich, NR5 8RU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials;
4. SUDS;
5. Landscaping scheme to include replacement tree planting and biodiversity enhancement measures;
6. Details of bin and bike stores;
7. Arboricultural pre-start meeting
8. Obscure glazing to first floor bathroom;
9. Removal of PD rights;
10. Water efficiency.

Informatives

1. Any works to the highway will require a streetworks permit;
2. Street naming;
3. Bin purchases;
4. Site clearance and wildlife.

CHAIR

Summary of planning applications for consideration

10 October 2019

Item No.	Case number	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4(a)	19/00933/F	5 Recorder Road	Katherine Brumpton	Change of use to assessment centre (resident institution - Class C2) with associated works/ Alterations to facilitate the conversion to assessment centre (residential institution - Class C2).	Objections	Approval
	19/01014/L	5 Recorder Road	Katherine Brumpton	Alterations to facilitate the conversion to assessment centre (residential institution - Class C2).	Objections	Approval
4(b)	19/00271/F	1 Holmwood Rise	Katherine Brumpton	Construction of 1 No. dwelling and associated works.	Objections	Approval
4(c)	19/00573/F	The Royal Hotel 25 Bank Plain Norwich NR2 4SF	Rob Webb	Part change of use to hotel (Class C1), construction of rear extension and associated works.	Objection	Approval
	19/00574/L	The Royal Hotel 25 Bank Plain Norwich NR2 4SF	Rob Webb	Construction of rear extension, internal alterations and associated works to facilitate the part change of use to hotel (Class C1).	Objection	Approval
4(d)	19/01179/VC	West Lodge/Stretton School, 1 Albemarle Road	Maria Hammond	Removal of Condition 1: The occupation of the dwelling known as West Lodge shall be limited to a person or persons (and their family) having a close connection with the adjoining nursery school (Stretton School) by virtue of employment by the school, or as owner of the school under appeal of 10/001159/VC under reference APP/G2625/A/11/2146511.	Objections	Approval

Item No.	Case number	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4(e)	19/00020/F	9 Eaton Road	Steve Polley	Two storey rear extension and loft conversion.	Objection	Approval
4(f)	19/01083/F	17 Branksome Close	Steve Polley	Two storey rear extension.	Application by member / Objection	Approval
4(g)	19/00958/F	65 The Avenues	Steve Polley	Log Cabim	Objections	Approval
4(h)	19/00928/F	31 Spelman Road	Stephen Little	Demolition of existing conservatory, utility rooms and garage, construction of two storey rear and single storey side extension and installation of side dormer.	Objections	Approval

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

10 October 2019

Report of Area Development Manager

Subject 19/00933/F and 19/01014/L - 5 Recorder Road Norwich
NR1 1NR

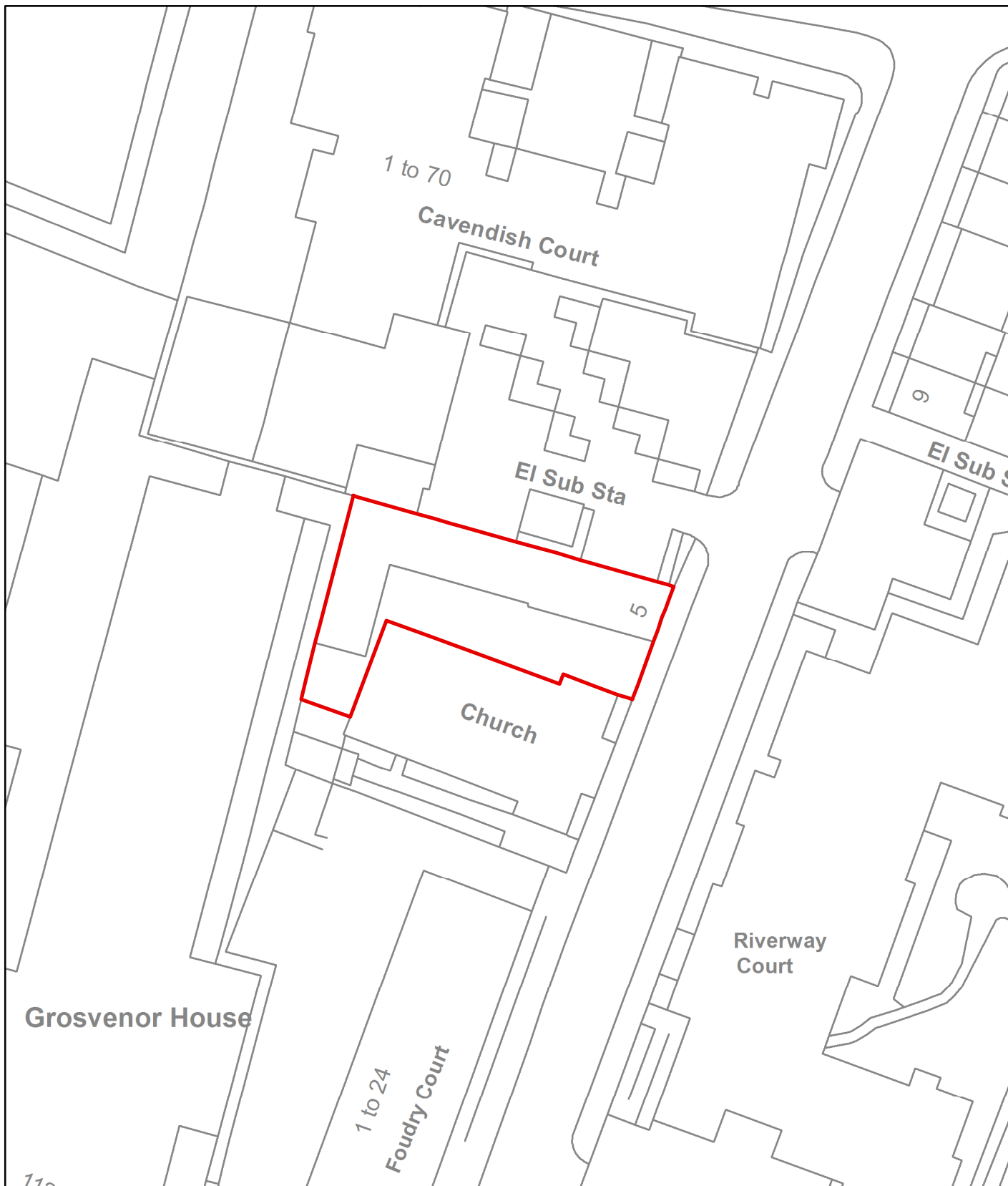
4(a)

**Reason
for referral** Objection

Ward:	Thorpe Hamlet
Case officer	Katherine Brumpton - katherinebrumpton@norwich.gov.uk

Development proposal		
Change of use to assessment centre (residential institution - Class C2) with associated works.		
Representations		
Object	Comment	Support
19/00933/F – 108	19/00933/F – 4	19/00933/F – 4
19/01014/L - 35	19/01014/L - 0	19/01014/L - 3

Main issues	Key considerations
1 Principle of development	Loss of offices and location of a centre at this site
2 Design	Minor alterations to facilitate change of use
3 Heritage	Minor alterations to facilitate change of use
4 Transport	Provision of cycle and refuse storage
5 Amenity	For future occupiers and potential impact from antisocial behaviour and 27/7 nature of site
6 Flood Risk	Located within a Flood Zone 2
Expiry date	30 August 2019
Recommendation	Approve



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Planning Application No 19/00933/F & 19/01014/L
 Site Address 5 Recorder Road
 Scale 1:500

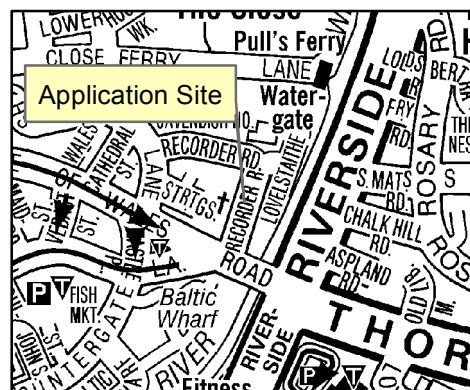


NORWICH
 City Council

PLANNING SERVICES



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Introduction

1. The application was deferred at the previous Committee Meeting on 12th September. It was deferred due to the submission of an incorrect Location Plan and to allow a site visit to be undertaken.
2. The revised location plan also shows some indicative details of additional fences/gates.

The site and surroundings

3. Site is located adjacent to Grosvenor House to the rear (west), an electricity substation and Cavendish Court to the north (side) and the Greek Orthodox Church of the Mother of God to the south (side).
4. Site is located adjacent to Grosvenor House to the rear (west), an electricity substation and Cavendish Court to the north (side) and the Greek Orthodox Church of the Mother of God to the south (side).
5. The wider area includes 4 blocks of flats which appear to be mainly used for sheltered accommodation, although only one block is strictly tied by planning conditions (Riverway Court). The others are Cavendish Court, Cavendish House and Stuart House. Most of these have at least partially gated entrances.
6. Another block of flats which appears to have no restriction or established type of residential use (Foundry Court) is located the other side of the church. Also along Recorder Road lies offices, dwelling houses, more flats, and The St James Stuart Garden.
7. Beyond the immediate area lies Prince of Wales Road, which is a busy transport route leading up to the train station. Most of this road is classed as a Late Night Activity Area. The Riverside walk is located to the east behind Recorder Road, and the Cathedral Close is located behind Recorder Road to the north. As such the nature of the wider area is relatively mixed.

Constraints

8. The adjacent Church is Grade II Listed and 5 Recorder Road is listed by association. The Church is now called the Greek Orthodox Church of the Mother of God to the South, but was originally called the Church of Christ Scientist. The listing includes the walls, gate piers and gates adjoining south east and north east, with the details as follows;
 - a) *The following building shall be added to the list:- TG 2308 NE RECORDER ROAD (west side) Church of Christ Scientist 17/10000 including walls, gate-piers and gates adjoining SE and NE - II Christian Science church. 1934-5 by Herbert G Ibberson. English bond buff-coloured brick. Slate roofs with parapeted gable ends. Plan: Nave with narrow aisles, readers' platform in chancel at west (liturgical east) end with flanking readers' rooms and gallery at east end with stair and porch on south east corner. Arts and Crafts and Modern. Exterior: The east gable end onto the street has tall lancet with pointed ogee arch formed from cut bricks and with weathered slate sill with large stone inscription below. Small round arch windows in single storey block on right and stair wing on left which has similar lancet on its S*

gable and porch in the angle with round arch doorway. N and S sides of nave have narrow vertical pilaster-like strips in brick containing tall lancets each with small light above and low aisles below with flint and brick chequerwork walls. Lower chancel with low flat roof readers' rooms either side. Slender octagonal fleche over east end with louvres and copper clad spire. Interior: Exposed rendered walls. Low segmental arch arcades under large blind segmental arcades with polygonal piers rising to roof, and deeply splayed lancets with small ogee lancets in clerestory above: at springing of the arches corbels supporting lamps. Short barrel-vaulted chancel, with readers' room doorways to left and right with double ogee arches on deep splays. Cantilevered gallery at east end with boarded front. Boarded roof on boxed-in steel trusses. Slightly sloping nave parquet floor. Original readers' desks and steps up and original electric radiators. Including: brick and flint chequered area walls flanking east front with small brick gate-piers, steel gates and overthrows.

9. Conservation Area (City Centre: Prince of Wales Character Area)
10. Area of Main Archaeological Interest
11. Flood Zone 2
12. City Centre Parking

Relevant planning history

13.

Ref	Proposal	Decision	Date
4/1990/0987	Part re-development of site to provide three storey office block.	REF	07/03/1991
06/01037/U	Proposed change of use to Chiropractic Practice.	CANCLD	23/11/2006
07/00827/U	Conversion of the building to office and external alterations including glazed roof, new doors, replacement windows and doors.	APPR	17/01/2008
07/00871/L	Internal and external alterations including glazed roof, replacement and installation of new doors and windows, removal of chimney breast and rearrangement of partitions.	APPR	30/01/2008
08/00637/D	Condition 4a) Details of doors; b) windows; for previous listed building consent (app. No. 07/00871/L) "Internal and external alterations".	APPR	11/07/2008

The proposal

14. Proposal is for a change of use from offices to an assessment centre for homeless people. The centre would be a Somewhere Safe to Stay Hub (SSTS), and provide emergency short term accommodation for homeless people. During their stay an assessment would be made of their needs and a resettlement plan developed. SSTS hubs are a national initiative by the Ministry of Housing, Communities and Local Government (MHCLG).
15. A revised Planning Statement and revised Additional Information Statement from St Martins Housing Trust were provided, which have been made publically available but were not specifically reconsulted or re-advertised as they do not alter the proposal, but serve to provide more detail and context.
16. Physical works are relatively minimal, and include works to external access ramps, replacement of a window with a door, alterations to internal stud walls and installation of a pedestrian gate, CCTV and lighting. The installation of bed pods would also occur, constructed from timber and of 2m in height they are considered temporary.
17. The ground floor would be used for accommodation and a large office upstairs used for assessments.

Summary information

Proposal	Key facts
Scale	
Total no. of beds	16 bed pods, each for occupation of up to 72 hours. To include 3 accessible pods.
No. of storeys	Most of the building is single storey, with a two storey section adjacent to the road.
Appearance	
Materials	External works limited to a new concrete ramp, 2 handrails, a pedestrian gate and a new timber door.
Operation	
Opening hours	24/7 for occupiers, however admittance of new occupiers will be limited to between 7am and 9pm, except in emergencies. Main assessment times and visits from specialists would occur between 8am and 6pm.
Transport matters	
Vehicular access	No change, direct from Recorder Road
No of car parking spaces	No change (4)

No of cycle parking spaces	Details to be conditioned
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Representations

18. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. The following have been received:-
19. 19/00933/F – 107 objections; 3 comments neither objecting nor supporting; 4 support; 4 petitions objecting with 48, 53, 6 and 6 signatures respectively. NOTE: for the purpose of this report identical or near identical letters are considered to be petitions. Councillor Maguire has also written in, with an additional letter of support to the above.
20. 19/01014/L – 34 objections; 3 support
21. Representations are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
A significant percentage of Recorder Road is occupied by elderly retirement homes (approx. 200/250 residents). Application does not acknowledge this. A number of these residents have severe disabilities, and due to their age most residents retire early for the night.	See main issue 5
Needs of the homeless should not be prioritised over the existing rate paying residents	See conclusion.
There are two schools nearby; would the students be at risk from the proposal? What example would it present?	See main issue 5
Area is very quiet and part of the riverside walk; it is not part of the main hub with no shops. Application incorrectly describes the location.	See main issue 5
Homeless and rough sleepers wandering outside people's homes would make the residents feel very ill at ease and nervous. Some rough sleepers have additional problems such as substance and mental health problems and are therefore unpredictable.	See main issue 5
Some rough sleepers may not wish to enter the centre and be disruptive and difficult on arrival. 3 stage warning system is	Some types of antisocial behaviour won't be tolerated at all, and result in

Issues raised	Response
inappropriate; no antisocial behaviour should be tolerated.	eviction.
Concerns regarding what happens after 72 hours; will they sleep rough again nearby?	The provision is for an assessment centre, therefore any clients are moved to suitable accommodation following their short stay.
Building is not suitable; sleeping pods are too small (no room for stretchers etc adjacent to beds), lack of natural light for all the pods, air flow minimal, low provision of bathrooms (concerns if there is a flu outbreak or similar), no private interview rooms or medical examination rooms, no recreation area, kitchen or laundry facilities. Inadequate fire exits or emergency exits. The lack of facilities could leave to some residents leaving before they are rehoused and using public areas to urinate in (there are no local public toilets)	The nearest public toilets are located in Rose Lane Car Park. See also main issue 5
Insufficient access for wheelchair users	The proposal includes two ramped accesses and 3 sleeping areas suitable for disabled people. With a total of 16 spaces provision of 3 is considered acceptable. Whilst not directly relevant, M4(2) of the 2015 Building Regulations for accessible and adaptable dwellings recommends that at least 10% of new residential dwellings are accessible and adaptable.
Existing antisocial behaviour in the immediate area, to include a homeless person sleeping on a flat roof in Cavendish Court, people urinating in the grounds of Cavendish Court, smoking drugs, abusive language and behaviour, items discarded on private property (food waste, condoms, clothing and drug paraphernalia). James Stuart Gardens and the riverside walk is often misused too. Proposal would exacerbate these problems. The extent of the responsibilities of the staff at the centre would probably not extend to any additional antisocial behaviour in the wider area.	See main issue 5.
No consultation of the healthcare organisations has occurred. How would residents access off site medical care?	See main issue 5

Issues raised	Response
Concerns that the staff would not be able to cope with residents who might have multiple problems and would not be security trained.	See main issue 5. All staff will be security trained.
Proposal would add increased demands for the police; statistics show that typically 85 crimes are reported per month between the Railway Station and Rose Lane.	The level of crime is noted within the consultation response from the Police, however they have not offered an objection if their recommendations are implemented. See also main issue 5
Proposal would result in trespassing, and inevitably result in noise, disturbance and social problems, to include health risks from drug paraphernalia. A lot of the elderly residents are on prescription drugs and this could make them a target from theft.	See also main issue 5
Proposal would result in overlooking and light pollution from the CCTV and external lights. To include cameras directed at residents homes and an areas of the adjacent church used for Sunday school and the visiting Priest's bedroom.	External lighting and CCTV would be covered by a condition which would enable control over any impacts upon neighbours. Furthermore there is CCTV legislation which controls its use.
Concerns that residents will be accosted from beggars.	See also main issue 5
Concerns that some residents may be coming straight from prison and from outside the area. Government statistics state that 28% of adult ex-prisoners and 62% of ex-prisoners serving 12 months or less are proven to re-offend within twelve months. The unit should not be a busy centre catering for other areas.	The centre is designed to address the needs of local homelessness. See also See also main issue 5
Negatively impact property prices	This is not a material planning consideration.
Proposal would encourage drug dealers onto the road.	See also main issue 5
There are better sites within the city centre. There are no other complimentary services nearby.	See main issue 1
Location would allow easy access to pubs and drug dealers	See also main issue 1
Lack of parking and proposal would result in increase of traffic. In addition the road is currently closed (except for access) at night; the proposal would likely result in an increase	See also main issue 4

Issues raised	Response
of traffic during these hours particularly, to include emergency services Not convinced that 4 spaces can be provided.	
Application appears very rushed. More consideration should be given to other locations.	The application is a result of a grant award, and there are strict timetables for the money to be spent. It is understood that other locations have been considered, but this type of application does not require sequential test to justify the location.
Consultation period too short and not enough people were written to.	The consultation period was the standard statutory 21 days. As site notices were erected there was no statutory requirement to send neighbour notification letters, however it is the Council's standard approach to send letters to neighbouring properties within 10m of the application site boundary. This approach was taken. Due to the short delay in erecting the site notices the actual period for neighbour consultation equated to just over 1 month.
Proposal not needed; a recent meeting with St Martins indicated that there were approximately 43 homeless people currently in Norwich. This centre could accommodate 1.946 people per year.	See also main issue 1
Church was unfairly quoted within the submission and hadn't been formally consulted.	The document has been superseded and replaced by a revised Additional Information Statement from St Martins Housing Trust. The church has now been formally consulted.
Introduction of hard boundaries between the church and site will undermine the smooth operation of the church; there is currently an informal arrangement where the outside space and access to 5 Recorder Road is used by the church. These arrangements are as a result of the site being split some 30 years ago.	The arrangement of any use of the site by the church is informal and does not form part of this planning application. It is understood that the church did not have any formal rights to use the site and so this is not a material planning consideration.
Proposal would impede the Church's emergency access and access to the shed.	The gates will be left unlocked when the church is in use. The church has a shed located to the south west of their main building. There is no anticipated impact upon the access to the shed;

Issues raised	Response
	there are doors on both the east and north elevations.
If the boundary treatment is altered for the site then it would need to be altered for the church. This would also impact the character of the Grade II building.	Details of boundary treatments would be covered by conditions. Any impact upon heritage assets would be fully assessed.
Proposal would deter church goers and make undertaking Christian activities within the church difficult due to noise pollution e.g. services, prayer and Sunday School.	See also main issue 5
Recent meeting for the residents of Recorder Road with the Chief Executive of St Martins did not address concerns.	Noted.
Concerns over confusion over use of the first floor; is this for clients as well as staff?	The submitted documents refer to the first floor as a space to be used for both staff and residents.
Concerns regarding the ability of St Martins to manage the site; there has been criticism of their other sites.	See also main issue 1 and conclusion
St Martins have publicised that the SSTS will be open in Autumn- has a decision already been made?	No decision has been made.
Facility is much needed and is in a sensible location.	See also main issue 1
Church may need to upgrade its security in light of the proposal. This may deter churchgoers and will increase the possibility that the church will fall into neglect.	Proposed security measures for the proposal would provide additional security for the church e.g. external lighting, staffed 24/7
No detail of parking or bin storage	See main issue 4
Proposed fence would be completely out of character for the building and gate appears to be fixed.	See main issue 3.
Current Highway improvements to Prince of Wales Road aim to improve the overall look of the area. Surely the proposal is a contradiction to this.	Current Highway improvements are not considered directly relevant to this development.
Prince of Wales Road is no longer the centre of night live; Mercy has closed and maybe converted into flats.	Prince of Wales is still a Late Night Activity Area and no decision has been issued on the current application for

Issues raised	Response
	Mercy (ref 19/00875/F).

22. Councillor Kevin Maguire has submitted a representation making the following comments;

- a) Comments are made as a Cabinet member whose portfolio includes rough sleeping; the planning Committee is independent in its decision making powers and their outcome. Committee needs to make its decision based on the full range of planning considerations and the below only refers to one part of the wider picture. Understand that he has no influence on the decision of the Committee.
- b) Provision of an assessment centre is welcomed; it is vital in order to help the City of Norwich address the challenges of rough sleeping.
- c) As in all decent sized cities homeless people gather; Norwich's 'catchment area' is beyond Norfolk. Central Government's austerity agenda is playing out. People come on to the streets for all sorts of reasons, but once on the streets we see a catastrophic collapse of their humanity. Homeless are largely victims, from violence and drug dealers and area rarely the perpetrators. Homeless people often die before they are 50. They need protecting and given a roof and support.
- d) St Martins Housing Trust has been at the forefront of addressing the needs of homeless in Norwich and is the lead partner of the city's pathways service. This service is fantastic and increasingly successful.
- e) The proposed hub is St Martin's and Pathways response to austerity; it picks people up and helps them begin their path to an independent life with their own roof. For many this hub would be a lifesaving first step and help provide them with the capacity to have and return their rights as human beings.

Consultation responses

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

Design and conservation

24. No objection. External works are indicated to include 2 fences, a gate, a new ramp and railings to the ramps. No installation would be directly fixed to the church. Internal works are limited to the curtilage listed building (5 Recorder Road) and are largely focussed on insertion of stud walls and alterations of modern additions. The works will result in some impact upon the setting of church. Harm caused by the proposal is outweighed by the benefits of enhancing the accessibility of the curtilage building, securing it's long term preservation and wider social benefits. Conditions requested, to include details of the fences which should be wrought iron and complement the design of the existing boundary treatments..

Environment Agency

25. No comments: falls under EA's National Flood Risk Standing advice and therefore falls into the remit of the council to assess the flood risk.

Highways (local)

26. No objection on highway grounds. Business uses in the city centre do not have on-street parking permit entitlement. Visitors may use the pay and display parking on street nearby or the Rose Lane multi storey car park.

Norfolk historic environment service

27. No formal comments, but would encourage the use of heritage interpretation as per the submitted Heritage Statement.

Norfolk police (architectural liaison)

Original correspondence

28. Whilst Norfolk enjoys low crime levels the city centre, as expected, has the highest crime rates for the county. The location of Recorder Road off Prince of Wales Road (the centre of the night-time economy) sees our highest levels of crime and disorder.
29. The proposal could attract those who will seek to exploit the vulnerable residents, such as drug traffickers.
30. Reassuring that the proposal is from St Martins. Whilst they appear to have the necessary expertise to run it they seek assurance that they will be able to deal with any exploitation of the residents.
31. There are several recommendations to enable Norfolk Constabulary to support the application. These include;
- a) Installation of security gates/improvements to the boundary treatments
 - b) Installation of evidential quality CCTV
 - c) Installation of external lighting
 - d) Adequate external door and windows meeting safety standards
 - e) Electronic access to the sleeping areas from reception
 - f) Staff should be security trained

Additional correspondence

32. No objection.
33. Pleased to see the additional proposal for wrought iron fences/gates at 1.8m to provide another layer of security at both the side and rear. Pedestrian gate is not required for security but there is no objection to it. Agree that a push bar style would provide the access required via fire exits. Details need to be agreed to ensure that they are non-climbable. Gates should be electronic.
34. Preferable for any CCTV to be monitored. Details can be conditioned. External lighting should complement the CCTV. Signage should be erected to advise of the CCTV and other measures e.g. staffed 24/7.

35. Regular site patrols are recommended as part of the management of the site.
36. Details of any alterations to the doors and windows can be conditioned. The new door should meet the current standards. Retrofitting additional measures on the existing fenestration will be sufficient.

Strategic Housing

37. Development is welcomed. It fits in with Norwich City Council's (hereafter the Council) corporate plan 2019-22 which states that the council will tackle rough sleeping and homelessness. The Council will do this by;
 - a) Address the supply of affordable housing;
 - b) Continue to be proactive in delivering the legal responsibility to assess people who present themselves as homeless (or at risk) and develop an appropriate way forward;
 - c) Continue the collaborative work with public and other sector partners to address the complexities of rough sleeping and homelessness;
 - d) Implement a housing first model which seeks to stabilise people in accommodation with wrap around support addressing any wider needs; and
 - e) Continue to address wider issues and collaborate with health colleagues where appropriate; those sleeping rough are not always homeless.
38. The Council also has a tackling rough sleeping strategy 2017-22 that includes the following priorities;
 - a) "Reduce the number of rough sleepers on our streets and where possible develop interventions to stop it from happening in the first place."
 - b) "Make the best use of our supported housing system to help people move away from homelessness for good."
39. The Council has received significant funding in both capital and revenue funding from the Ministry of Housing Communities and Local Government (MHCLG), which would support this service. This proposed development will fulfil the requirements of the funding. The funding requires the Council to "make an assessment hub an integral part of the rapid rehousing pathway to make a positive impact on rough sleeping numbers". More details can be found within the full response from Strategic Housing.
40. Between July 2018 and July 2019 243 young people were referred to the YMCA Norwich Central with only 75 being able to be accommodated. This assessment centre will provide immediate assistance to assess and help signpost and provide the appropriate type of accommodation and prevent rough sleeping.
41. Bishop Bridge House is another hostel run by St Martins Housing Trust and is consistently full. There are 25-30 people waiting for beds and living on the street at any given time.
42. St Martins have since 1972 run supported housing schemes in the city. They have a proven track record in managing these schemes with partner agencies to include

the Police and Council, and have robust policies and procedures in place. They have an excellent relationship with neighbours at existing schemes and have continuously committed to engage with the local communities.

43. St Martins has considered other locations but due to the requirement that it must be centrally located with easy access for the users 5 Recorder Road is considered the most suitable location for this service.

Assessment of planning considerations

Relevant development plan policies

44. **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
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
45. **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
 - DM5 Planning effectively for flood resilience
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM17 Supporting small business
 - DM22 Planning for and safeguarding community facilities
 - DM23 Supporting and managing the evening and late night economy
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

46. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF2 Achieving sustainable development
 - NPPF4 Decision-making
 - NPPF6 Building a strong, competitive economy
 - NPPF8 Promoting healthy and safe communities
 - NPPF9 Promoting sustainable transport
 - NPPF11 Making efficient use of land
 - NPPF12 Achieving well designed places

- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF16 Conserving and enhancing the historic environment

47. Supplementary Planning Documents (SPD):

- Heritage Interpretation SPD (2015)

Case Assessment

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

Main issue 1: Principle of development

49. Key policies and NPPF paragraphs – DM1, DM17, DM22, JSC7, NPPF paragraphs 91-95.
50. The proposal would result in a community facility, providing a residential assessment centre for homeless people. It would result in the current established use of the site as an office being lost. The principles of both of these are considered below.

Loss of offices

51. The site's current use is as offices, and as such the proposal would result in the loss of offices. DM17 states that sites and premises providing for small and medium scale businesses, such as this site, will be safeguarded for this use. However their loss is acceptable where there is no demand in this area for small and medium scale businesses and,
- a) the site or premises is no longer viable, feasible or practicable to retain for business use; or*
 - b) retaining the business in situ would be significantly detrimental to the amenities of adjoining occupiers, would prevent or delay the beneficial development of land allocated for other purposes or would compromise the regeneration of a wider area; or*
 - c) there would be an overriding community benefit from a new use which could not be achieved by locating that use in a more accessible or sustainable location*
52. The submitted Planning Statement (revised) states that the site has been actively marketed for 6 months with no success, despite 11 viewings. Furthermore the statement indicates that the market for offices is saturated, with many office buildings currently empty.

53. As discussed later in the report the proposal has clear identifiable community benefits

Assessment Centre

54. DM1 states that development proposals will be expected to;
- a) provide for a high level of safety and security, maximising opportunities for improved health and well-being and safeguarding the interests of the elderly and vulnerable groups;*
 - b) help to promote mixed, diverse, inclusive and equitable communities, by increasing opportunities for social interaction, community cohesion, cultural participation and lifelong learning.*
55. The development aims to assist homeless people, a vulnerable group, by providing help to assist them in finding accommodation and addressing any other identified needs. By helping this group of vulnerable people the proposal would help to achieve a more equitable community and increase the opportunities for the individuals.
56. The proposed centre would be residential in nature, providing sleeping pods for up to 16 individuals at any one time. It would also act as an assessment centre for these residents, with the site providing short term emergency accommodation only. Whilst at the site the residents would be assessed before being moved into more suitable longer term accommodation, with each individual being given a key worker. The length of stays should be no more than 72 hours. The Somewhere Safe to Stay (SSTS) hub will aim to reduce the impact of rough sleepers within the surrounding streets and across the city centre.
57. The applicant, St Martins Housing Trust, is part of Pathways Norwich. Pathways is a service which comprises of seven partners and aims to find accommodation for homeless individuals as well as supporting those threatened with homelessness. The site is intended as an assessment centre that would support the wider work of Pathways Norwich and St Martins by providing emergency accommodation. The SSTS would be part of the Hostel Move on Agreement in Norwich, and therefore have full nomination rights into a number of other more permanent hostels.
58. The numbers of homeless people has increased in the East of England by 135% between 2010 and 2018. Recent figures for Norwich indicate a fall between 2017 and 2018 (from 30 to 21), but this has risen again recently to 43 individuals as of June 2019.
59. The proposed centre would utilise the existing support structure for homeless people in Norwich, such as community lunches at several churches, Salvation Army evening soup run, the Pottergate ARC, City Reach Health Service (Westwick Street). The location is within an area which attracts rough sleeping.
60. DM22 provides advice regarding community facilities, and states that new facilities will be permitted where they contribute positively to the well-being and social cohesion of local communities, with preference given to the city centre or within local and district centres.

61. The proposal is located within the city centre and so is considered to be an acceptable location for a community use. Given that rough sleepers are known to use the wider area and that the existing support network for homeless people is all local, focussed within the city centre, the site is well situated to serve the homeless community.
62. The proposal will contribute positively to social cohesion and well-being of the wider society by providing the homeless with opportunities to address their situation and increase their opportunities.
63. As identified above there are several elderly housing schemes in the immediate area. Elderly residents are also identified as a vulnerable group and DM1 is also therefore applicable to this group. Developments should provide a high level of safety and security for this group, maximising opportunities for improved health and wellbeing.
64. The proposal has raised a significant level of opposition, to include representations from the elderly. Concerns include fear of crime and potentially impacts upon their wellbeing. This is discussed within main issue 5.

Main issue 2: Design

65. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
66. An existing window is proposed to be replaced with a door, to enable a fire escape for one of the male sleeping areas. An additional concrete ramp is proposed, together with railings for the new ramp and existing ramp. The additional ramp would enable accessible access to the reception area, and thereafter the disabled male sleeping area. The proposed design is functional and simple.
67. Two new fences are proposed within the courtyards in addition to a new pedestrian gate. The fence in the rear courtyard would mark the boundary of the site with the church and provide another layer of security. The fence in the main courtyard/parking area would serve as additional security on top of the existing boundary treatment. It would be set back within the site to allow the church access to the fire exit located in the north east corner. All fences and gates would be to the recommended 1.8m height by the police, non-climbable and wrought iron in style. None of these would be attached to the church. Exact details and siting of the fences and gates would be conditioned.
68. Minor alterations are also proposed which include CCTV and external lighting. The details have not been submitted, but would be conditioned.

Main issue 3: Heritage

69. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 189-202.
70. When determining applications for planning permission that affect listed buildings, the council has a statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'have special regard to the desirability of preserving the building or it's setting or any features of special architectural or historic interest which it [the building] possesses'. In addition, because the site is in a conservation area, Section 72(1) of the same Act places a

duty on the council to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. Paragraph 193 of the NPPF states that 'great weight' should be given to preserving a heritage asset.

71. The building is considered to be curtilage listed, linked to the adjacent church, which is Grade II Listed. 5 Recorder Road was however originally constructed as part of the 19th century vinegar works, and was then later used for worship by Christian Scientists before becoming offices.
72. The proposed new doorway is in a location where there was previously a door, and the current window dates from planning application 07/00871/L. Internal alterations are otherwise limited to 3 areas of alterations to modern partitions, and are proposed to enable disabled shower rooms to be constructed and one office to better fit 2 pods.
73. The external alterations are considered to have some impact upon the setting of the listed building, in particular the proposed fence in the main courtyard. No fence or gate would be directly attached to the church.
74. The proposal would result in less than substantial harm to the church and 5 Recorder Road. The harm to the character of the conservation area is similarly less than substantial as a result of the introduction of a secondary fence. However, the concerns are outweighed by the desirability of securing the curtilage listed buildings long term preservation and the associated public benefits which include enhancing the accessibility of a curtilage listed building. As such the proposal, with appropriate conditions, is considered to comply with DM9 and the NPPF.
75. An A4 poster is proposed to be displayed in a ground floor window visible from the street which would explain the history of the building. This would serve to meet the requirements within the Heritage Interpretation SPD, and will be required via a condition.

Main issue 4: Transport

76. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
77. The location is considered to be accessible, with the train station just under 150m away and the adjacent Prince of Wales Road a public transport corridor which is served by a considerable number of buses. There is also a large multi-storey car park nearby, in addition to some pay and display parking on Recorder Road.
78. No changes are proposed to access the site, which is through gates which are part of the Historic England listing.
79. Provision of car parking for 4 cars will remain. The installation of the ramp is not anticipated to significantly impact this. However, in this location the DM Plan requires that only 1 car parking space is provided and therefore if the ramp does reduce the number of car parking spaces this is not a concern.
80. Provision of 1 Sheffield stand for 4 cycles is proposed, which would meet the requirements of the DM Plan in terms of numbers, in addition to some informal storage inside for staff. The requirement in the plan is for 5 spaces, but if the assessment centre had 15 instead of 16 beds this would drop to 4. A covered and

secure shelter is not proposed, with the application stating that this is for heritage reasons. No detail of any storage has been provided so a condition will be added, with covered and secured storage agreed if practicable. Informal internal storage is not considered ideal.

81. Concerns have been raised that the proposal will prevent the Church from using this car park. However, the use by the church has only ever been by informal arrangement as the site is not within it's ownership. This informal arrangement will cease if permission is approved but could have been withdrawn at any time. The inability of the church to use the land for car parking anymore is not, therefore, a material planning consideration.
82. The site is large enough to accommodate commercial bins easily, although no details have been provided. This can be included within a condition.

Main issue 5: Amenity

83. Key policies and NPPF paragraphs – DM2, DM11, DM12, DM13 NPPF paragraphs 9, 17 and 91.
84. The building will be staffed by at least two people at any one time. The building and pedestrian gate will be kept locked at all times, with all emergency escape routes alarmed. The gate to the street will be locked except when the church is in use as there are fire escapes across the courtyard area.
85. CCTV will cover the interior and exterior of the building. The submitted details indicate that the CCTV would also cover the street and external areas of adjacent property, however it is understood that it cannot legally be sited to be front facing or directed into neighbouring properties

Existing residents

86. The majority of the objections received have raised concerns regarding the impact of the proposal upon their amenity. This is largely focussed on concerns that the development would result in increased levels of crime and antisocial behaviour, either actual or perceived.
87. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder. Furthermore NPPF paragraph 91 states that planning decisions should aim to achieve places which are “safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life”. As such any anticipated increases in crime, together with any increase in the fear of crime are both capable of being material planning considerations in the determination of this application. Any fears of an increase in crime or anti-social behaviour need to be supported by evidence in order for them to weigh in the balance; in this instance the police's comments support some of the fears of existing residents. The police acknowledge that uses such as that proposed can attract people who prey on the vulnerability of the homeless, including drug dealers, and lead to an increase in anti-social behaviour as a result of behaviour caused by addiction to either alcohol or drugs.
88. The submitted Planning Statement and Additional Information Statement from St Martins Housing Trust provide information on how the site would be managed. Both of these documents were revised following discussions with the agent regarding the

amount of information initially submitted. In addition the agent has submitted an email containing additional information.

89. The applicant, St Martins, is a local homeless charity and has been operating since the 1970's. They currently run 2 hostels, a residential care home, a sheltered housing complex, 5 flats and various group homes (housing 60 people). In addition they take the lead on the Pathways project and provide several other outreach services too. The charity is normally supporting around 200 people and has 150 paid staff and 200 volunteers.
90. The site will not be actively promoted as a drop in centre. St Martins and partner organisations won't send people directly to the site; individuals need to be referred into the service. As such the direct visitors/users of the site will be restricted to a maximum of 16 residents, the staff based at the site and staff of the partner organisations. If people do turn up they will be seen by an advisor and directed to the appropriate service. This approach should help to alleviate concerns that groups of clients/those associated with clients will loiter around the area.
91. Where individuals are identified off-site the Pathways team will make contact and offer support, and collaborate with the police and other organisations where appropriate.
92. As part of the assessment of clients there will be active management on site by staff together with the allocation of a case worker. The centre would be staffed all the time with night workers employed. The assessment team includes a Mental Health Nurse and Nurse Practitioner. The centre would expect all residents to sign their licence agreement, which is used for their sites elsewhere. This agreement includes what behaviour would result in eviction, and what behaviour would lead to warnings. A 3 point warning system would be imposed, where on the 3rd offence the resident would be evicted. On occasions the police may be involved with evictions, and remove the individual off and away from the premises.
93. In mitigating against anti-social behaviour issues, planning case law states that substantial weight may be placed on the experience of the management organisation who is seeking permission for accommodation for the homeless. As already detailed above, St Martin's is a local charity that has been long established. This experience has been reflected within the response from the Police Architectural Liaison Officer who has stated that it is reassuring that the proposal is coming from St Martins and that they seem to have the relevant expertise. As such it is appropriate to place substantial weight on the experience of the applicants in managing accommodation for the homeless.
94. The concerns regarding the potential impact from external lighting and CCTV are noted but are not considered to be of great weight. The details of both of these would be conditioned and therefore the impacts controlled. The CCTV cannot be legally directed into neighbouring properties.

Future occupiers of the proposed development

95. Policies DM2, DM12 and DM13 are all relevant to the residential amenity of future occupiers of developments. Whilst the proposal is not for housing, the thrust of these policies are still considered relevant.

96. Clearly there are significant benefits for the future occupiers' amenity in being housed, albeit temporarily, to include the provision of bathroom facilities. The hub would act as a gateway for permanent accommodation, providing clear strong amenity benefits for the future occupiers.
97. There is no external amenity area provided as part of the proposal, and no internal communal area. A drinks machine will be installed and a kitchen area used if necessary (e.g. food for medical reasons and medicine storage). The centre's focus is on short term respite and assessment. There will be no opportunity for longer residential stays as the ethos of the centre will be to ensure that there remains ongoing capacity for new clients.
98. Given the nature of the site and that residents will only be housed here on a very short term basis the lack of facilities, such as recreation areas, is acceptable. The site is considered to be appropriate for temporary residential use in terms of amenity and the residents should not be significantly impacted from any external factors such as noise pollution.
99. Measures to secure the safety of occupants and staff, including fencing, as suggested by the police in their response can be secured by condition. Details have not been provided at this stage.

Conclusion

100. The amenity of future residents is considered acceptable, as the site would only serve as temporary accommodation.
101. There are concerns that the proposal would result in disturbance from noise, and that the proposal would result in an increase in antisocial behaviour. The site is within a relatively high crime area, with the demands associated with the night-time economy focussed on the nearby Prince of Wales Road.
102. The advice from the Police Architectural Liaison Officer includes several physical improvements to the site which would ensure that the safety and welfare of the employees and residents are ensured. These would complement the management proposals set out within the submission, and help to ensure that the site is run in a manner to reduce the impact upon the wider neighbourhood.
103. The proposed development may result in some increases in crime and anti-social behaviour in the surrounding area. However, in mitigation, the applicants have a track record of managing accommodation for the homeless and significant weight can be attached to this. The methods used by St Martin's can be secured by condition requiring, for example, a management plan and CCTV, to ensure they are carried forward in the event that the ownership of the site changes. It is also material that the police have acknowledged St Martin's experience. However, despite the best efforts of those running the centre and their supporting partners, there is likely to be some residual impact upon the surrounding area.
104. There is also a wider benefit of the proposed development in addressing wider needs in the city to address homelessness and the impacts that it has both on the individuals who become homeless but on the character and general amenity of the city as a whole. These wider benefits may also be weighed in the planning balance.

Main issue 6: Flood risk

105. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 148-150 and 155-165.
106. The site is located completely within Flood Zone 2. The proposed change of use would change the vulnerability of the use from “less vulnerable” to “more vulnerable”. A sequential test is not required as the proposal is for a change of use.
107. Paragraph 48 Reference ID: 7-48-20140306 of the NPPF Planning Practice Guidance states that applicants for change of uses where the vulnerability increases must submit a Flood Risk Assessment (FRA), and demonstrate that the future users will not be placed in danger from flood hazards throughout its lifetime.
108. The FRA identifies that the ground floor includes a lower area (2.14m AOD) sited to the front of the site, with the rest of the area sat at 2.43m AOD. The first floor is set at 4.683m AOD.
109. Fluvial events considered include 1 in 20 years, 1 in 100 year and 1 in 1,000 years. Climate Change has also been taken into account. In all flood events the first floor would provide a safe refuge. In 4 of the 7 events the higher ground floor would remain unaffected and 3 of the 7 events the lower ground floor would remain unaffected.
110. The FRA recommends several mitigation measures, to include a Water Entry Strategy and a Warning and Evacuation Strategy. The FRA proposes mitigation measures as part of the Water Entry Strategy but these are not indicated on the plans and it is unclear if all the measures would be practical. The Warning and Evacuation Strategy is outlined in detail but lacks a sufficient Business Flood Plan.
111. With more details, to include a robust Business Flood Plan, the risk to future users is considered acceptable. The unit would be staffed 24/7 and all staff would be expected to be fully aware of the Business Flood Plan, which is likely to include details such as preparing a flood kit, being aware of safe evacuation routes and signing up to the Floodline Warnings Direct. With a suitable condition requesting these details and implementation of any measures prior to occupation, the proposal is considered to comply with DM5 and NPPF

Compliance with other relevant development plan policies

112. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes subject to condition

Other matters

113. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
114. No changes to landscaping are proposed other than the installation of the ramp and pedestrian gate. Compliance with DM3 and DM8 is achieved.

Equalities and diversity issues

115. Under the Equality Act 2010 age is a protected characteristic and therefore it is against the law to discriminate against someone based on their age. Disability is also a protected characteristic, but homelessness is not. However as detailed above, within the consultation response form the Housing Strategy team, the Council have other obligations towards homeless individuals which are capable of being material considerations.
116. As discussed above the proposal would provide clear benefits for the homeless but have some negative impacts upon the amenity of the elderly residents living nearby. The provision for disabled homeless people within the site is considered acceptable.

Local finance considerations

117. 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.
118. 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.
119. In this case local finance considerations are not considered to be material to the case.

Conclusion

120. The proposal seeks to provide a community facility for the benefit of homeless people. The need for the Somewhere Safe to Stay centre is accepted, and the location would benefit the users as it is centrally located and well connected to the existing infrastructure supporting this vulnerable group.
121. Whilst the proposal could reduce some of the antisocial behaviour in the area if it is caused by existing rough sleepers by providing facilities such as a sleeping pod and bathroom. However, there are also concerns that the proposal would result in a rise in antisocial behaviour because the vulnerability of the future residents could become a draw for those seeking to exploit them, such as drug traffickers.

122. The concerns are mitigated by the experience of the provider, St Martins, together with the supporting information regarding how the site will be managed. The introduction of CCTV, external lighting and enhanced physical security such as electronic access would all result in enhanced security measures for the site and provide a safe environment. As proposed by the Police Architectural Liaison Officer the measures should also include alterations to the boundary fences.
123. The proposal is considered to deliver strong community benefits, which would specifically comply with DM1 and DM22, in addition to the Council's Tackling Rough Sleeping Strategy 2017-22 and Corporate Plan 2019-22. Whilst it is acknowledged that there are likely to be some negative impacts for the amenity of the existing residents, on balance this is outweighed by the social benefits of this scheme.
124. 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.

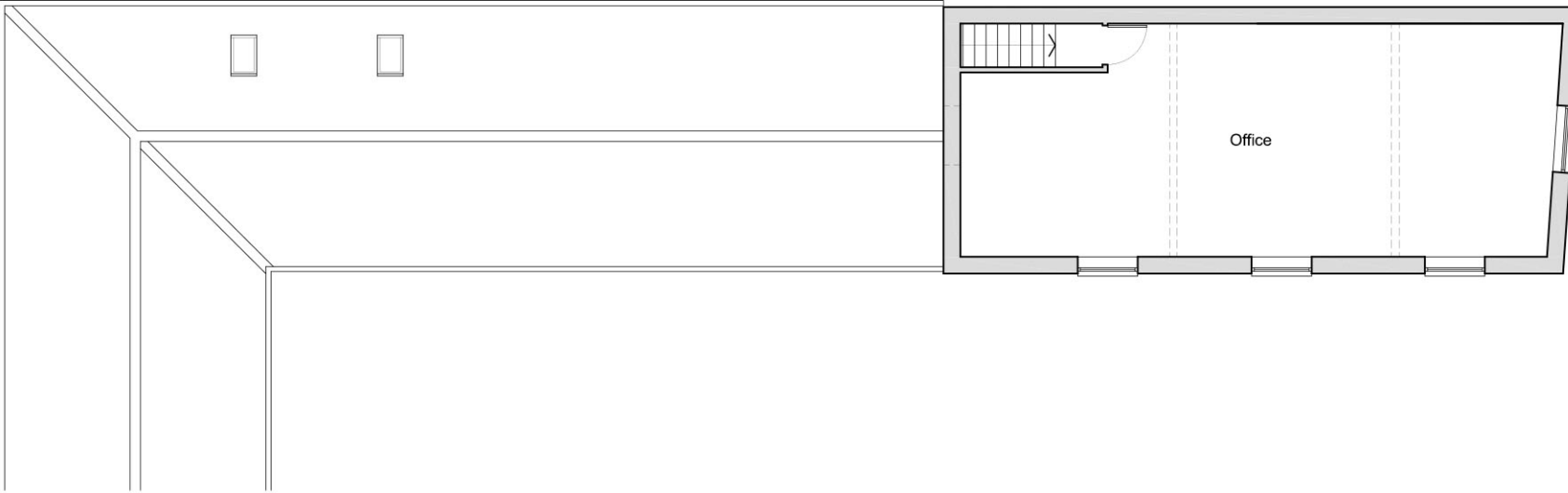
Recommendation

A) To approve application no. 19/00933/F - 5 Recorder Road Norwich NR1 1NR and grant planning permission subject to the following conditions:

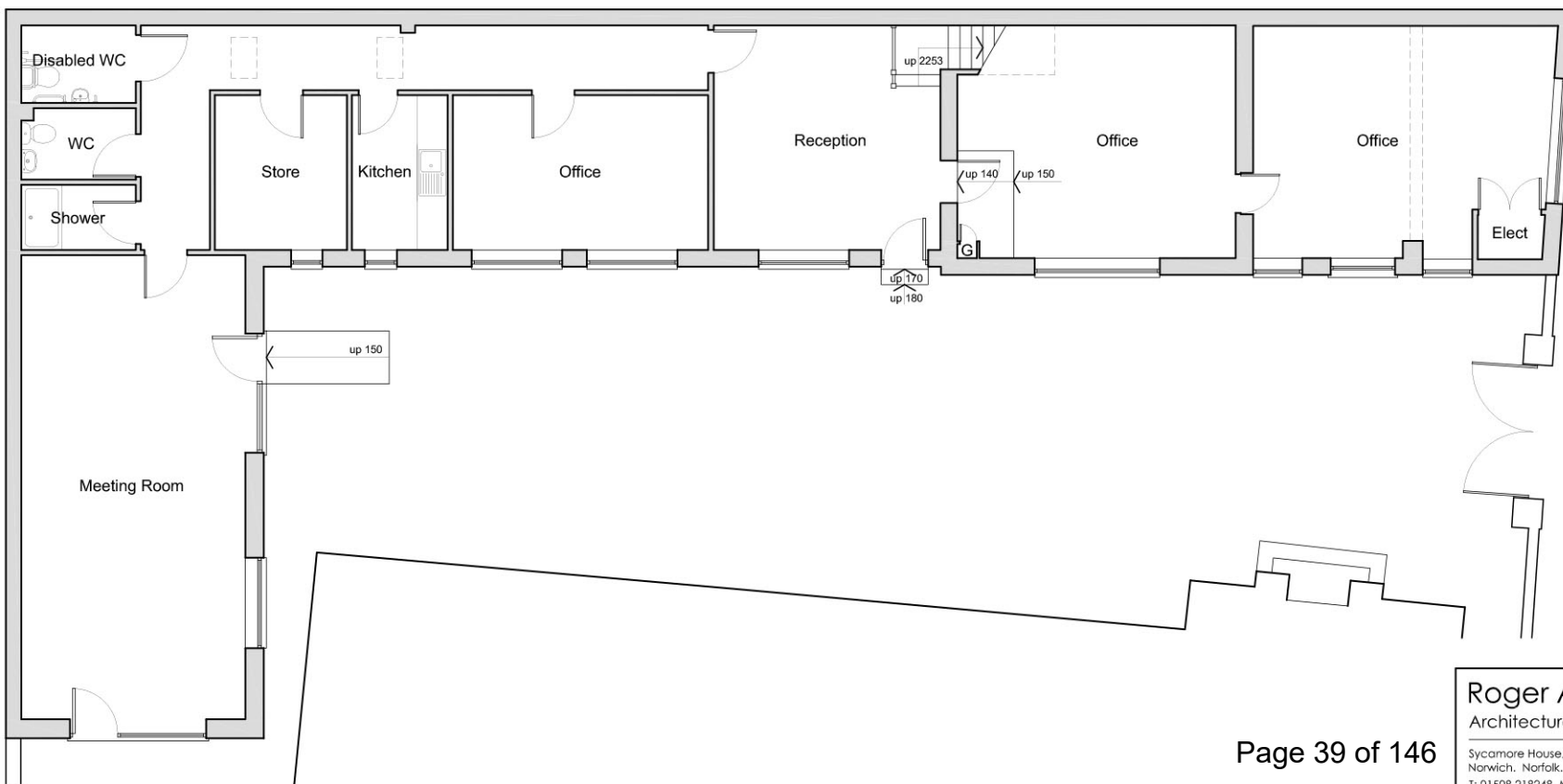
1. Standard time limit;
2. In accordance with plans;
3. Provision of cycling parking/ bin storage
4. Management Plan
5. Details of any fences and gates
6. Alterations to the fenestration/details of new door
7. Details of CCTV and external lighting
8. Details of heritage interpretation
9. Details of signing

B) To approve application no. 19/01014/L - 5 Recorder Road Norwich NR1 1NR and grant listed building consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Listed building – making good
4. Localised repair
5. Listed Building Retain Original Fabric of Building
6. Stop Work if Unidentified Features Revealed
7. Partitions
8. Details of new door and any alterations to fenestration
9. Details of any additional security measures including signage
10. Details of any fences and gates
10. Dismantling of the window drop by hand.



First Floor Plan

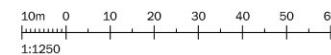


Ground Floor Plan



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Location Plan



a 16.09.19 Red line revised.

revisions:

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Company No. 09570140 Registered in England & Wales. Registered office: King Street House, 15 Upper King Street, Norwich, NR3 1BS.

client:
One Planning Consultants.
project:
5 Recorder Road, Norwich.
Norfolk. NR1 1NR.

drawing:
Existing Plans.
scale @ A3:
1:100 & 1:1250.

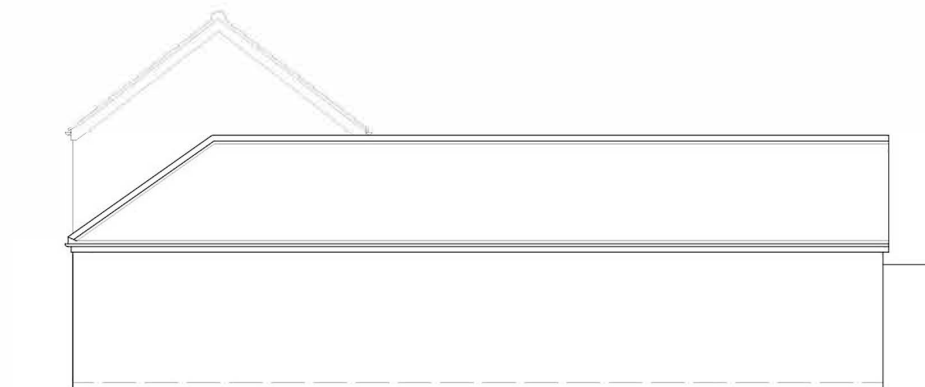
drawing number:
1881 - 01a.



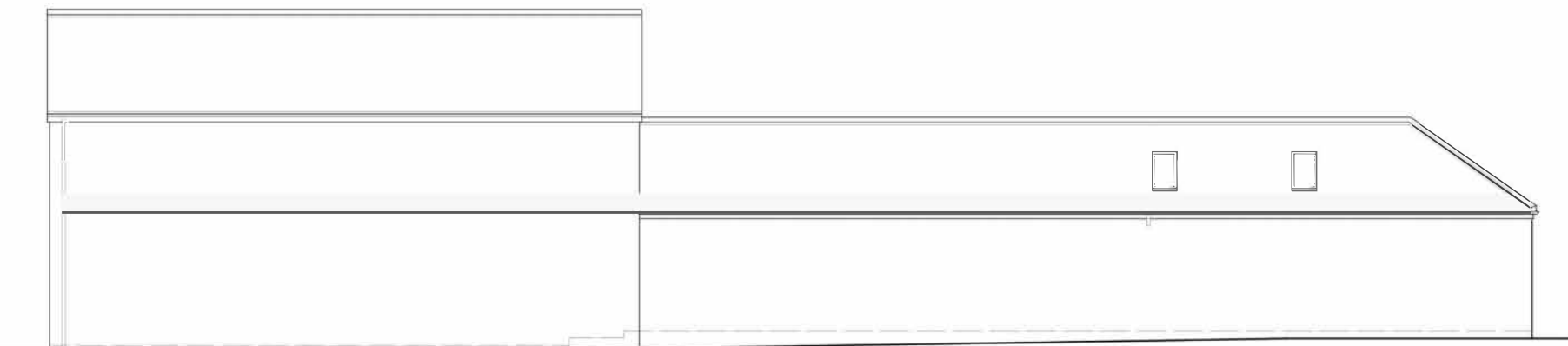
South Elevation



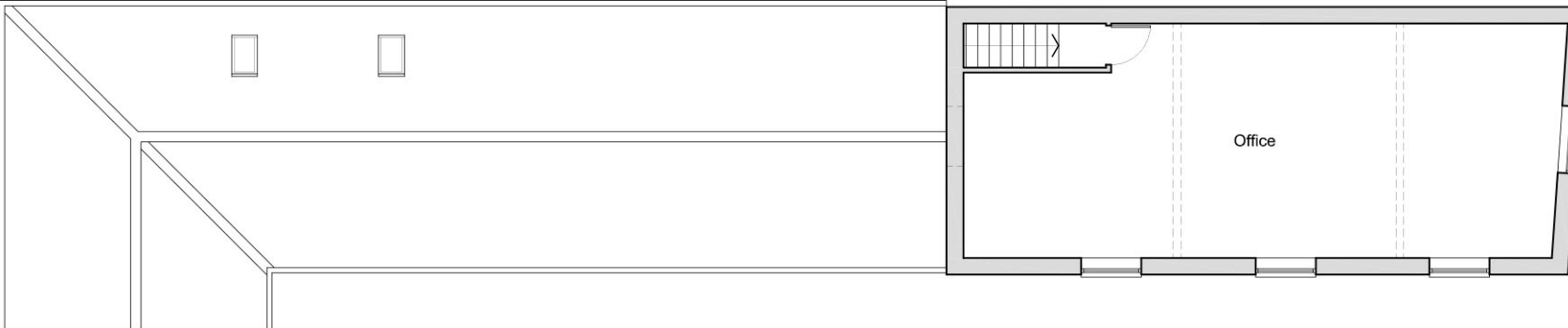
East Elevation to Recorder Road



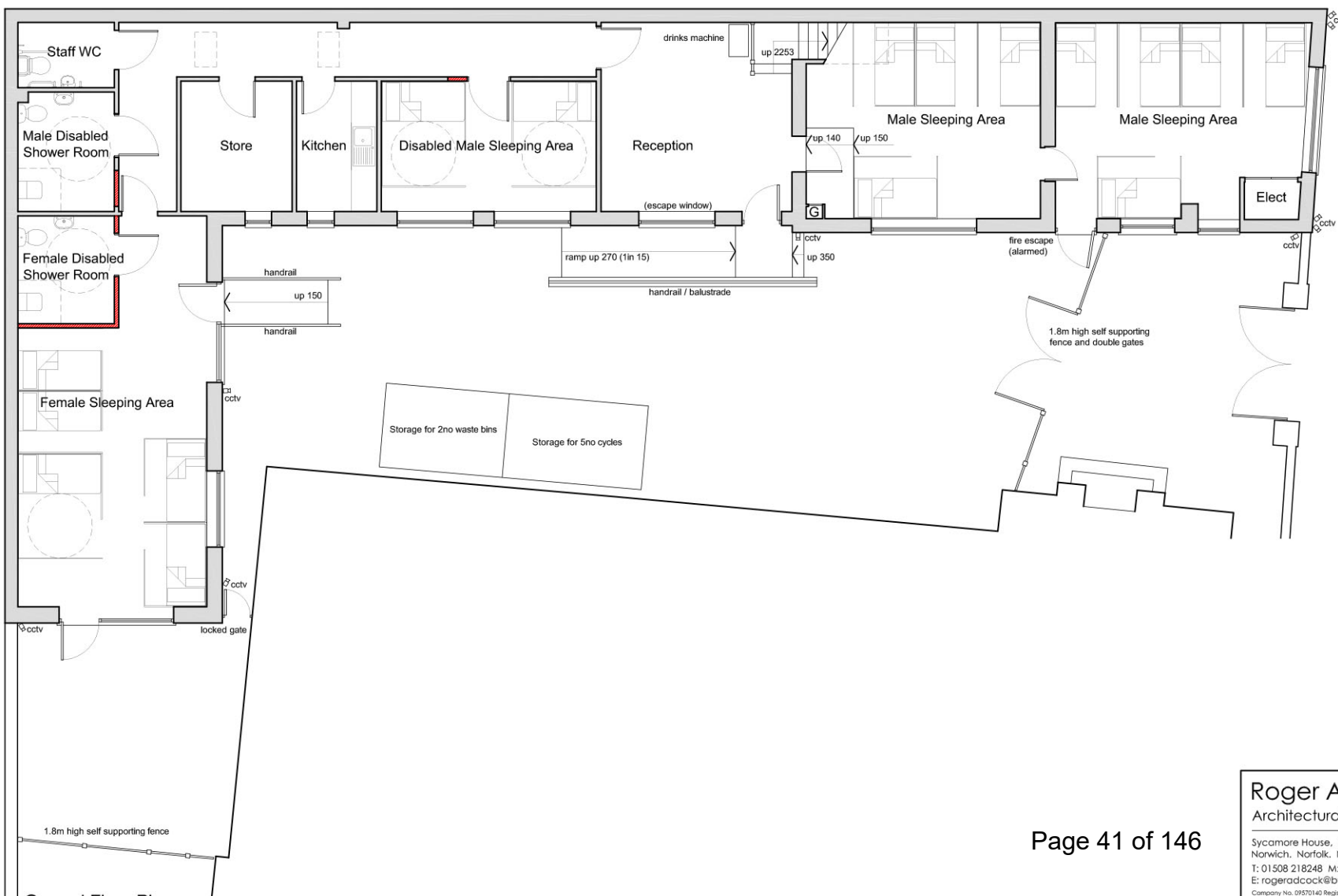
West Elevation



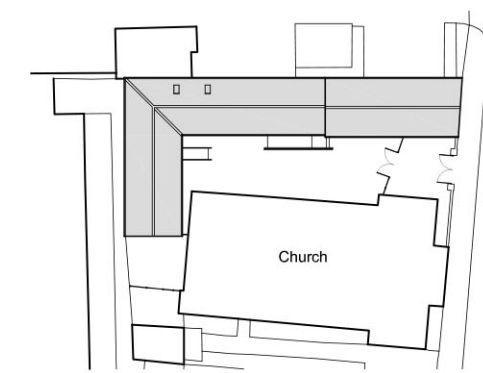
North Elevation



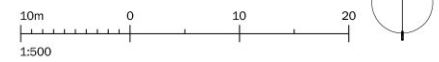
First Floor Plan



Ground Floor Plan



Site Plan



a 16.09.19 Proposals revised.
revisions:

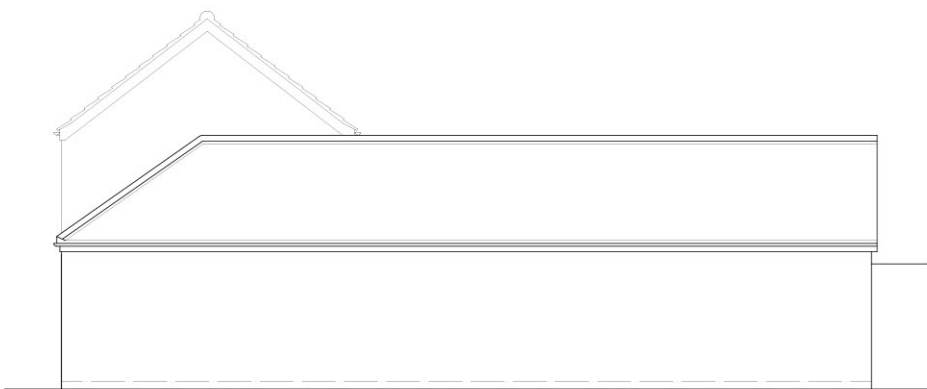
Roger Adcock Architectural Design Ltd. Sycamore House, The Street, Fritton, Norwich, Norfolk, NR15 2QT. T: 01508 218248 M: 07747 000343 E: rogeradcock@btinternet.com Company No. 09570140 Registered in England & Wales. Registered office: King Street House, 15 Upper King Street, Norwich, NR3 1BS.		client: One Planning Consultants. project: 5 Recorder Road, Norwich. Norfolk, NR1 1NR. drawing: Proposed Plans. scale @ A3: 1:100 & 1:500. drawing number: 1881 - 03a.
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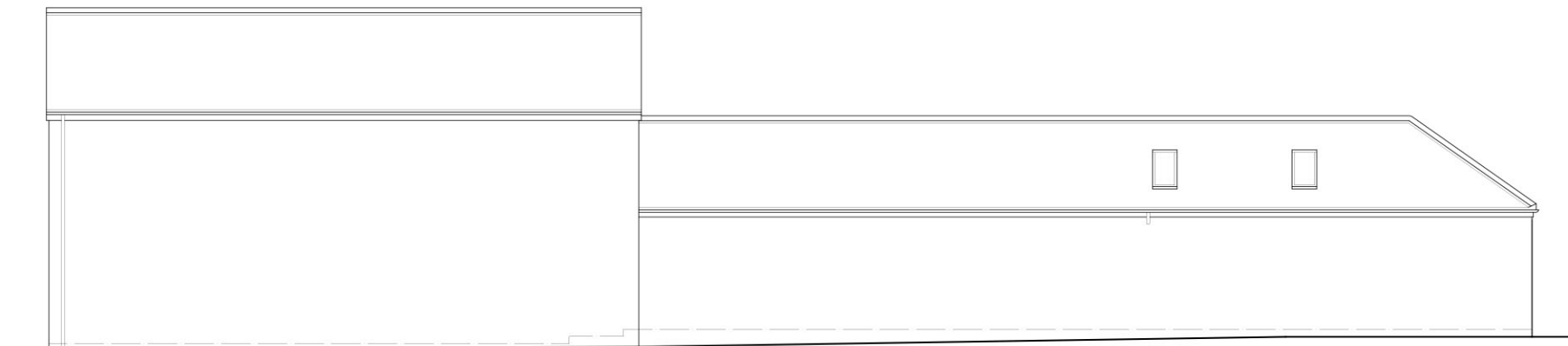
South Elevation



East Elevation to Recorder Road



West Elevation



North Elevation

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00271/F - 1 Holmwood Rise, Norwich, NR7 0HJ

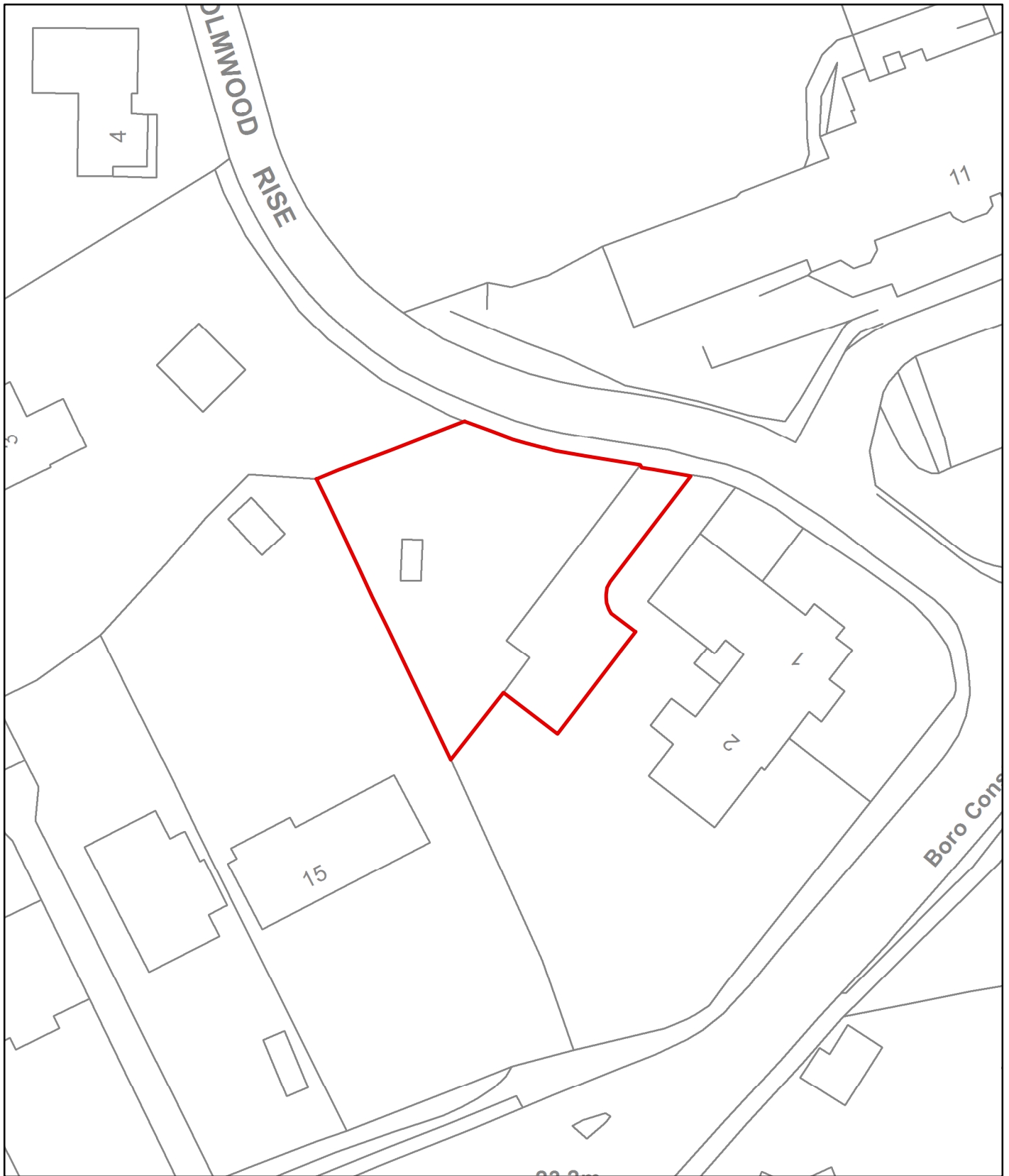
**Reason
for referral** Objection

4(b)

Ward:	Thorpe Hamlet
Case officer	Katherine Brumpton - katherinebrumpton@norwich.gov.uk

Development proposal		
Construction of 1 No. dwelling and associated works.		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1	Principle of development
2	Design
3	Heritage
4	Trees
5	Transport
6	Amenity
7	Biodiversity
Expiry date	24 April 2019
Recommendation	Approve



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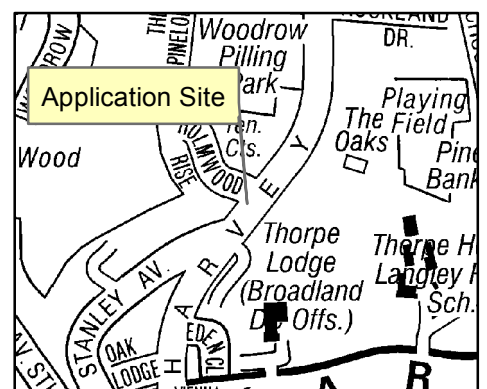
Planning Application No 19/00271/F
 Site Address 1 Holmwood Rise
 Scale 1:500



NORWICH
City Council
 PLANNING SERVICES



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The site and surroundings

1. The site is a former parking area for the adjacent flats to the south east. The land has now been separated from the flats and been largely cleared of vegetation and any paving, although a shared access driveway remains along the south east of the site. There is an existing small brick and timber building on the site.
2. There are several trees within the site and adjacent to it, all of which are protected by virtue of being within a Conservation Area, and some by the addition of Tree Protection Orders (TPOs).
3. The land slopes significantly down to the south west, with the adjacent dwellings to the south west being lower than the site. The land rises to the north west, north and north east.
4. 1 and 2 Holmwood Rise is one block of flats. A care home lies directly opposite. All other properties in the immediate area are detached dwellings.

Constraints

5. Thorpe Ridge Conservation Area
6. TPO on site (84: Group consisting of 4 holly, 2 beech, 1 oak and 1 Sycamore 84A: Yew)
7. Land falls to the south
8. Ancient woodland is sited to the north of the site, approx. m away from the site.

Relevant planning history

9.

Ref	Proposal	Decision	Date
4/1988/1396	Residential development of site to provide fifteen flats with associated vehicular access and parking.	REF	22/12/1988
4/1989/0663	Condition no. 2: Details of the proposed finished site levels for previous permission (application no. 890312/F); "Erection of one dwelling".	APPR	30/06/1989
12/00043/TCA	Removal of 1 No. tree and repollarding of 1 No. Sycamore.	NTPOS	15/02/2012
13/01873/F	Erection of single storey extension and three external balconies to existing flats [revised proposal].	APPR	19/05/2014
13/01884/F	Erection of 2 No. two bedroom townhouses and 2 No. three bedroom	REF	28/03/2014

Ref	Proposal	Decision	Date
	townhouses.		
15/01925/TCA	Goat Willow (T1): Remove Birch (T2 & T3): Remove	NTPOS	13/01/2016
18/00226/TPO	Beech (within G4) - removal of 2 No. extended branches on the south-east side of tree. Yew (T1) - reduction of crown by approx. 2m.	APPR	27/02/2018
19/00314/TPO	Beech (T1): Fell.	APPR	29/03/2019

The proposal

10.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
Total floorspace	295m ²
No. of storeys	2 ½ (2 storeys plus accommodation in roof space)
Max. dimensions	Height between 10m and 11.4m Footprint 12.27m by 9.8m to 13.9m
Appearance	
Materials	Red brickwork and render to walls, slate grey pantiles to the roof and white PVCu fenestration.
Transport matters	
Vehicular access	Existing access off Holmwood Rise
No of car parking spaces	3 (1 double garage and 1 external space)
No of cycle parking spaces	No details provided at this stage

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
<p>Create overlooking and overshadowing to dwellings along Stanley Avenue, which include 1 bungalow and 1 chalet bungalow. The overlooking will occur from both the windows and balconies.</p> <p>The overlooking would occur from the main habitable rooms, and result in overlooking into a neighbours bedroom and garden.</p>	See main issue 6
<p>Due to the elevated position and design of the dwelling the proposal would be overbearing and result in a loss of light to neighbours on Stanley Avenue.</p>	See main issue 6
<p>Permission to remove trees is given too readily; they are an important habitat for many species and help clear the pollution. The submitted information does not make is clear how much hardstanding is proposed over the RPAs. If too much of a tree's RPA is covered this can lead to the premature decline of a tree.</p> <p>A separate application has been submitted for the removal of T1; the removal would be detrimental to the character of the Conservation Area.</p>	See main issue 4
<p>The level of private amenity area available for the future residents is somewhat limited due to the level of trees on the site. This could lead to future pressure for removal of some of the trees. This also exacerbates the level of overlooking anticipated from the balconies.</p>	See main issue 6
<p>Proposed design is disproportionate in design and height for the site. The size of the plot is smaller than other detached dwellings in Holmwood Rise; the proposal is out of character with the existing pattern of development.</p>	See main issue 2

Statement that the dwelling would only occupy 21% of the plot is misleading as this calculation seems to include a shared access and parking/turning area for the adjacent apartments.	The assessment has been undertaken on the submitted plans, see main issue 2.
Design cues are taken from a property on Rosary Road; why are they not taken from closer buildings?	See main issue 2.
Design results in a large mass of brickwork with no recession of detailing meaning it will be dominant in the street scene. It would not preserve or enhance the character or appearance of the Conservation Area.	See main issue 2 and 3.
Damage caused in preparing the plot for sale has resulted in removal of vegetation along the eastern fence line. A replacement fence would not address the overlooking issues due to the elevated position and proposed balconies.	See main issue 6
Existing dwellings are more sympathetic to the fall of the land.	See main issue 2
The level of glazing will add to the dazzle they experience currently from other dwellings with glazing at a higher level than them (they are a bungalow).	The distance between dwellings and level of proposed glazing is not considered to represent a significant level of an increase to any reflection from glazing experienced by neighbours.
Were not written to as part of the process.	The consultation process was undertaken as is standard for this type of application; a site notice was posted outside the site, an advertisement was added to the local newspaper (Eastern Evening News) and immediate neighbours were written to. This fulfils the council's obligations under The Town and Country Planning (Development Management Procedure)(England)Order 2015.

Consultation responses

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

Broadland District Council

13. The pre app advice from Norwich stated that “A more architecturally coherent and simplified design should be considered with a reduced scale to achieve a more cohesive development within the surrounding area”. Suggest that this still applies.
14. Design is rather incoherent and the scale is excessive in relation to the size of the plot and surrounding properties (particularly those on Stanley Avenue). Due to the plot size the massing of the building is very large and would appear at odds with the Conservation Area. The proposal would potentially cause some harm to the setting of the Conservation Area.
15. The trees contribute greatly to this verdant part of Thorpe Ridge and Thorpe St Andrew Conservation Areas and this proposal may result in the removal of trees in the future due to the proximity of the trees to the dwelling.

Design and conservation

16. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Highways (local)

17. No objection. The extant vehicle access is suitable for the proposed usage.

Norfolk historic environment service

18. No further work or conditions required; the site has been trenched already.

Norwich Society

19. Object to the design. Floorplan and elevations overly complicated. Too many materials and no coherence about the elevations. Building is too tall in proportion to the plot and streetscape. Suggest design should be simplified and scaled down.

Tree protection officer

20. No objections.
21. Given that the site is quite confined and that works are proposed within the Root Protection Areas (RPAs) of trees the proposal is only achievable from an arboricultural perspective if the recommendations of the Arboricultural Implications Assessment are implemented in full.
22. Conditions are requested.
23. T1 is the subject of 19/00314/TPO and has been granted consent to be removed. The beech tree has deteriorated and replacement planting has been conditioned.

Assessment of planning considerations

Relevant development plan policies

24. **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
 - JCS3 Energy and water
 - JCS4 Housing delivery
25. **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
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

26. **Relevant sections of the National Planning Policy Framework February 2019(NPPF):**
 - NPPF2 Achieving sustainable development
 - NPPF4 Decision making
 - NPPF5 Delivering a sufficient supply of homes
 - NPPF9 Promoting sustainable transport
 - NPPF11 Making effective use of land
 - NPPF12 Achieving well-designed places
 - NPPF14 Meeting the challenge of climate change, flooding and coastal change
 - NPPF15 Conserving and enhancing the natural environment
 - NPPF16 Conserving and enhancing the historic environment
27. **Supplementary Planning Documents (SPD)**
 - Trees, development and landscape SPD adopted June 2016

Case Assessment

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

paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

29. Key policies and NPPF paragraphs – DM12, JCS4 and NPPF paragraphs 68.
30. The site is not subject to any specific site allocation and therefore the main policy against which to assess the principle of development against is policy DM12 of the DMPLP. This policy raises no in principle objection to residential development at this site but outlines a number of criteria against which development should be assessed.
31. In this case the site is not covered by any of the exceptions in the first part of the policy and with regard to the criteria a) of the policy the proposal would not prejudice wider regeneration proposals on the site. DM12 criterion b) requires that the proposal has no detrimental impacts on the character and amenity of the surrounding area. In addition criterion e) of DM12 requires a density in keeping with the existing character and function of the area.
32. Policy DM3 and DM9 require that new development respects, enhances and responds to the character and local distinctiveness of the area and has regard to the character of the surrounding neighbourhood and the elements contributing to its overall sense of place. The compliance with these criteria is assessed below.
33. Para 68 of the NPPF supports the development of windfall sites, which this is, and advises that great weight should be given to the benefits of using suitable windfall sites. The suitability is discussed more below.

Main issue 2: Design

34. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124, 127 and 130.
35. The character of Holmwood Rise, as defined in the Conservation Area appraisal, is residential with large, 19thC, detached, two and three storey dwellings with diverse forms and styles and a range of materials. Properties on Holmwood Rise are sited at various distances and angles from the highway. The site levels increase as you progress up the road, which is surrounded by vegetation and mature trees. With the road curved and the level of vegetation, there are no clear views of the wider road.
36. In addition to the vegetation the area is characterised by detached dwellings with a rather eclectic mixture of design details. The proposal draws upon some of these details found within the immediate area such as dormer windows, irregular window layouts and accommodation in the roof. Sited adjacent to the block of flats and opposite the care home the scale of development at this end of Holmwood Rise is relatively large.
37. The detached dwellings along Holmwood Rise are relatively generous in size and are set within a residential area with a relatively significant amount of trees. The proposed materials are red brick and render to walls, slate grey pantiles to the roof and white PVCu fenestration. Details have not been submitted. The use of high quality materials is encouraged to help achieve a sympathetic design, and a condition would be added to request exact details. Notwithstanding this the use of

red bricks and pantiles and white fenestration are all used within the immediate area and are considered appropriate for this site. Render is used within the wider area. Its inclusion serves to break up the elevations and ties in the dormer windows, and so its use is also supported.

38. The scale of the property would be viewed within the context of the adjacent flats and dwelling to the north. Site higher than the site, the dwelling to the north (3 Holmwood Rise) will be higher. It is also of a 2 ½ storey design with a not dissimilar footprint.

Main issue 3: Heritage

39. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 189-202.
40. The site falls within Thorpe Ridge Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the council to pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Paragraph 193 of the NPPF states that 'great weight' should be given to preserving a heritage asset
41. The Thorpe Ridge Conservation Area is noted for the number of mature trees, which can be found within woodlands and on wide tree lined suburban streets. The site is within area "B", defined as 20th century suburban housing. However the character of Holmwood Rise is not one of wide streets; the road winds up from Harvey Lane with properties set in a variety of positions and orientations off the road. This is in contrast to the neighbouring roads such as Stanley Avenue where there are areas of strong uniformity and consistency in the siting, size and style of dwellings.
42. Opposite the site lies Holmwood Residential Care Home which is locally listed. This dates from the mid to late C19 and has a large side extension to the west elevation. The flats immediately adjacent to the site, in addition to the rest of Holmwood Rise date from the latter part of the C20.
43. The proposed development would divide an existing generous plot for the flats. Whilst it is noted that there are larger plots within Holmwood Rise, the plot size would not be disproportionate to those at the top of the road.
44. The proposed dwelling would be partially viewed through existing screening from the northern end of Stanley Avenue and from Harvey Lane. The dwelling would be viewed within the context of the significant number of trees and eclectic mixture of properties along the road. The dwelling would not block or harm any important views of Holmwood Residential Care Home.
45. With high quality materials the proposal is considered to have regard to the historic environment and would provide a public benefit of providing an additional dwelling.
46. Recognised as a key feature within the Conservation Area, the impact upon the trees is considered important from a heritage perspective as well as from a natural environment perspective. The impact is discussed further below.

Main issue 4: Trees

47. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 170-173.

48. Sited within a Conservation Area all the trees are protected by virtue of section 211 of the Town and Country Planning Act 1990. Furthermore several are protected by the addition of TPOs.
49. An ancient woodland is sited to the northeast of Holmwood Rise and there is a clear visual link between the woodland and trees found within the urban area. The proposed dwelling is sited to ensure that no trees are required to be removed as part of the development, and the existing trees would provide part of the character of the dwelling.
50. 4 individual trees have been assessed as part of the arboricultural reports, all of which are mature, generally unmanaged and have poor overall form. The removal of any of these is not required as part of the proposed development.
51. Detailed construction methods have been included within the reports, and with these adhered to, the development should have no material effect upon the health of those trees to be retained or to their overall value.
52. Application 19/00314/TPO was submitted after this planning application for the removal of T1. It involved a closer inspection of the beech tree. This revealed it to be unhealthier than previously assessed. 19/00314/TPO has been approved, with a replacement tree conditioned. However the submitted Landscape Plan indicates that this is not intended to be removed at this time.

Main issue 5: Transport

53. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 102-111.
54. The existing vehicular access to the site is shared with the adjacent flats; this would not change. Parking on the site would be provided via a garage and one external space. No details of refuse storage or cycle storage have been provided.
55. Given the size of the plot the proposal is considered to be capable of complying with the DMLP. At the location parking for a minimum of 1 car and up to 2 cars is recommended. The garage does not meet the expected size for a double garage so it is anticipated that it can be used for cycle storage. A condition regarding details of refuse storage would be added.

Main issue 6: Amenity

56. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 124-132.

Existing residents

57. DM2 advises that developments should not result in an unacceptable impact on the amenity of the area or the living conditions of neighbouring occupants.
58. To the south east lies a block of flats (no.1 & 2 Holmwood Rise) and to the south west 15 Stanley Avenue. The proposed dwelling is orientated to sit at angle with Stanley Avenue but face on to the flats.
59. The block of flats consist of a 3 storey section adjacent to Harvey Lane and a 2 storey section adjacent to the site. The glazing on the elevation facing the flats is largely sited within the top of the gable end, at a level with a pitched roof serving the

flats on the 2 storey section. The flats will experience a degree of overlooking from windows on this elevation which they do not experience at the moment, however given the distance, the different in height the siting of the glazing within the elevation this impact is considered to be acceptable.

60. The proposal includes a large amount of glazing on the first floor on the south west elevation with a corresponding balcony. These would face the corner of 15 Stanley Avenue and potentially overlook some of their garden into the first floor bedroom window at this end. At the time the application was submitted the tree known as T1 was to be retained, however as above it is now due to be removed at some point in the future. T1 currently provides some screening between the site and the south west, principally 15 Stanley Avenue. A landscaping plan has been submitted, which in addition to other elements aims to address any overlooking that would occur towards Stanley Avenue. The Landscape Plan indicates that the planting of 2 full standard holly trees to the northwest of T1 would provide a good level of screening, in combination with a living fence panel at ground level. It is considered appropriate that this application also requires details of any replacement planting required when T1 is removed as T1 forms part of the screening. With appropriate conditions the level of screening proposed along the south western boundary is considered to mitigate against any overlooking concerns. Some wider views beyond 15 Stanley Avenue would be obtained by future residents but given the distances involved these are not considered to be unacceptable.
61. The dwelling to the north would experience some level of overlooking; however this would be largely into their driveway which is already largely visible from public viewpoints.
62. The care home to the east is not anticipated to experience any significant levels of overlooking due to the orientation and siting.
63. Due to the siting, existing trees and orientation there is no anticipated significant overshadowing.

Future occupiers of the proposed development

64. The development will result in 2 areas of private external amenity at ground level and 2 balconies.
65. Whilst the site contains a significant amount of trees and therefore a significant part of the external area will be impacted by them, the trees are all mature. As such they are not anticipated to grow significantly. If pressure is put upon the council to remove the trees in the future the trees remain protected and so this can be resisted.
66. The submitted landscape plan provides some details of how a sympathetic design can be achieved to maximise the external area. With a condition requesting further details of the landscaping the amenity of both the future occupiers and existing residents is considered acceptable.

Main issue 7: Biodiversity

67. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 170-177.

68. A Preliminary Ecological Assessment has been submitted. The building has been assessed as having negligible suitability for bats. The trees on the site have low to moderate bat roosting potential except for T1 which has been assessed as having moderate potential.
69. Increased external lighting could result in a negative impact upon any foraging bats using the adjacent boundary features, and as such sensitive lighting should be used. The landscape condition is proposed to include the submission of details of any external lighting.
70. The proximity of the ancient woodland raises some concerns regarding pollution during construction; however the submitted report suggests control measures that would address the concerns.
71. The removal of T1 has been discussed above, and is part of a separate process under the TPO regulations.
72. Suggested enhancement measures include 2 integral bat boxes and integral bird boxes, such as sparrow or swift, and the introduction of night scented flowers as part of the landscape scheme. Insufficient details have been given for the enhancements but they can be conditioned.

Compliance with other relevant development plan policies

73. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

74. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
75. Surface water is proposed to be disposed of via a soakaway. Details can be obtained via a condition.

Equalities and diversity issues

76. There are no significant equality or diversity issues.

Local finance considerations

77. 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.
78. 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.
79. In this case local finance considerations are not considered to be material to the case.

Conclusion

80. The proposed development is considered to represent a windfall site and would provide an additional dwelling. The development would comply with DM12, and with the proposed conditions meet the above policy criteria.
81. The development is therefore 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.

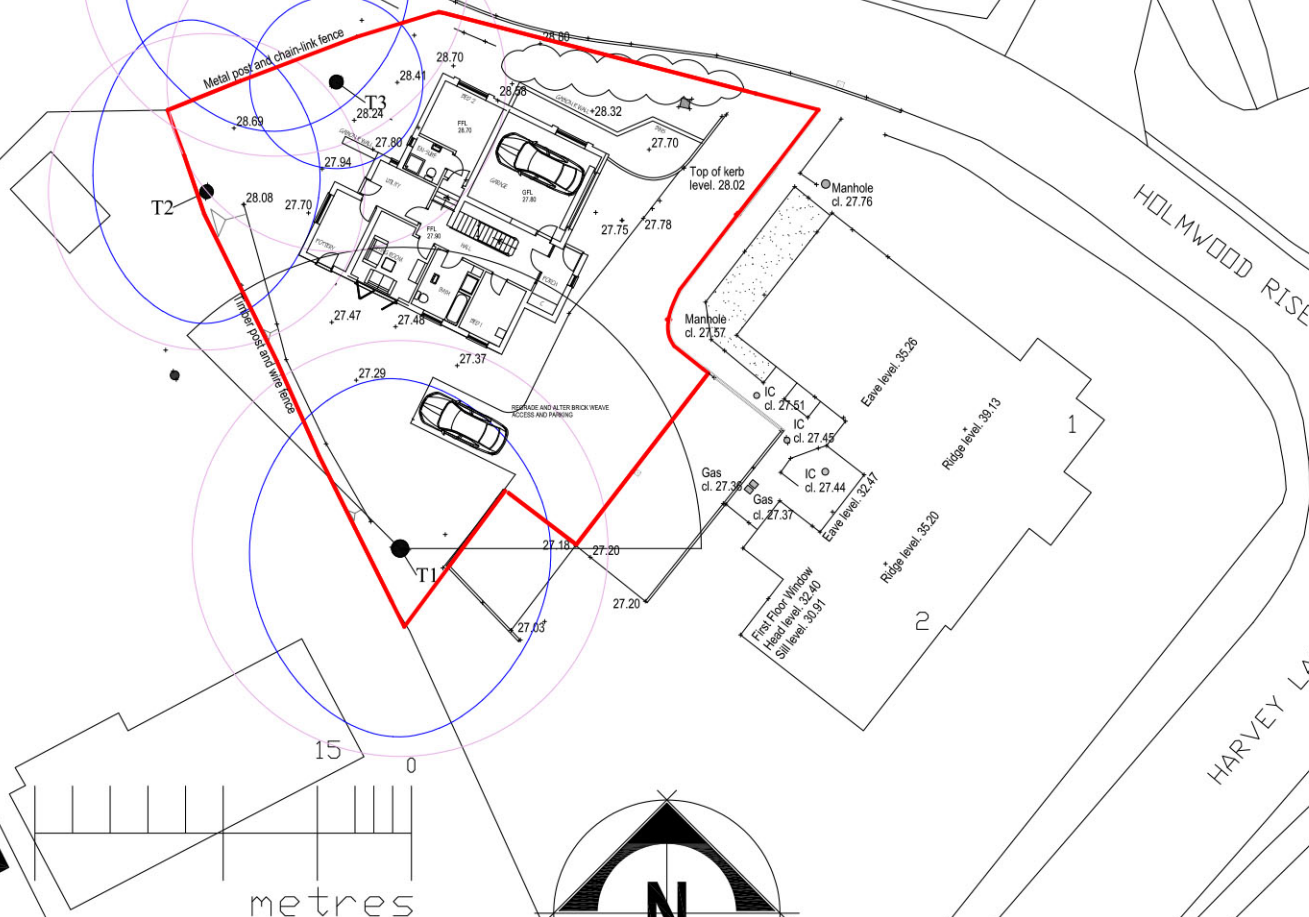
Recommendation

To approve application no. 19/00271/F - 1 Holmwood Rise Norwich NR7 0HJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External Materials;
4. Replacement tree;
5. Landscaping Details – Minor Scheme (to include external lighting)
6. In accordance with report;
7. Mitigation Details;
8. Water Efficiency – residential;
9. SUDS Details submission and implementation;
10. Provision of cycling parking/ bin storage;
11. Residential Extensions, Curtilage Buildings, Boundary Treatments.

contractors must check all dimensions on site. only figured dimensions are to be worked from. discrepancies must be reported to the supervising officer before proceeding. this drawing is copyright. the contractor is to provide samples of all materials and finishes indicated on this drawing prior to ordering. failure to do so is deemed at the contractors risk.

revision	description	drawn	date
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SITE PLAN

scale 1:500

tbd
timothy bunn design ltd.
building surveyor project manager architectural consultant
client

MR & MRS S KAVANAGH

project
NEW DWELLING. PLOT
HOLMWOOD RISE NORWICH
NR7 0HU
title
SITE PLAN PROPOSED

the rectory
beccles road
bellon
gt. yarmouth
NR31 9JQ

telephone: 01493 781030

email: mail@timbunn.co.uk

drawn: tpb

date: jan '19

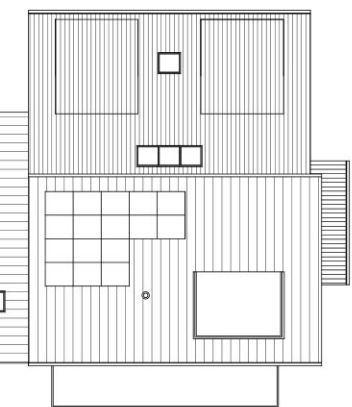
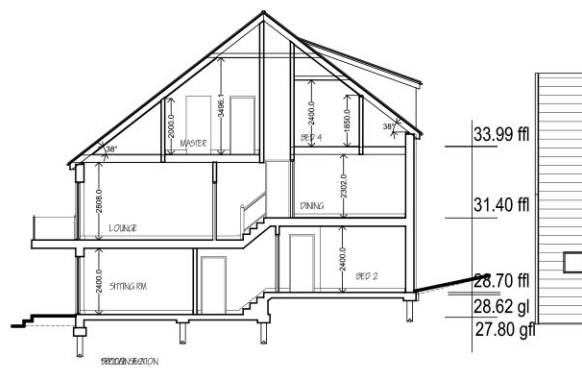
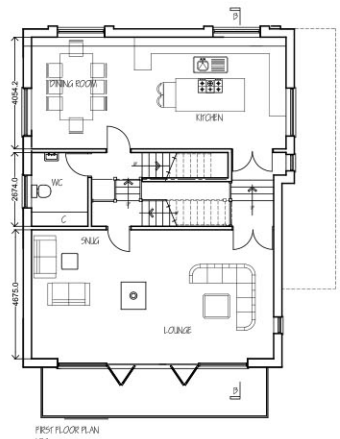
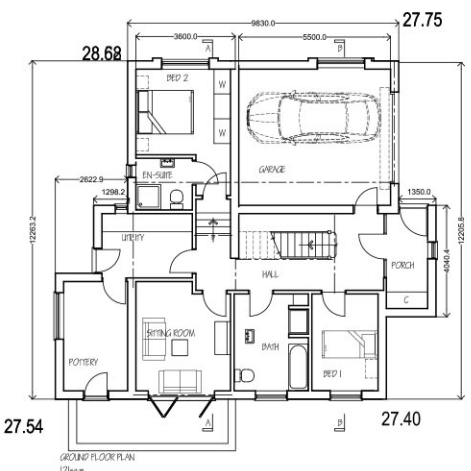
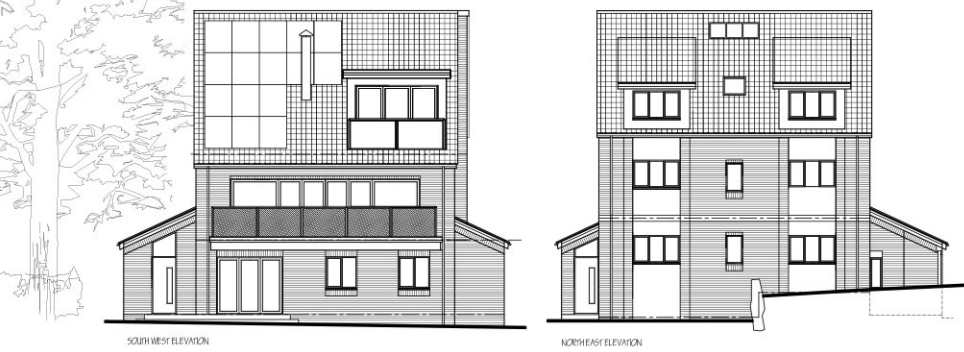
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plan no. 18-1463-03



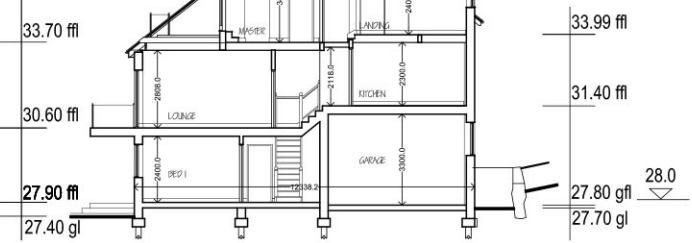


- REDLAND FENLAND INTERLOCKING PANILES, COLOUR SLATE GREY
- VELUX ROOF LIGHTS
- SOLAR PV TO ROOF SLOPES AS SHOWN
- WHITE PVCU FASCIA BOARDS
- WHITE PVCU DOOR AND WINDOW FRAMES
- BLACK PVCU RAINWATER GOODS
- STAINLESS STEEL TILE AND TERMINAL
- STAINLESS STEEL AND GLASS BALUSTRADES
- GLAZING RENDERING TO BAY WINDOWS AS SHOWN
- PRESSED STEEL GARAGE DOOR
- GREY SANIT. CHECKS TO DORMER WINDOWS
- SELECTED FACING BRICK WORK, ENGLISH GARDEN WALL BOND



42.28 ridge No. 3
41540 rl high No. 11

39.130 rl high level apartments
38.92 rl new dwelling



contractors must check all dimensions on site, only figured dimensions are to be worked from, discrepancies must be reported to the supervising officer before proceeding, this drawing is copyright, the contractor is to provide samples of all materials and finishes indicated on this drawing prior to ordering, failure to do so is deemed at the contractors risk.

This drawing is to be read in conjunction with all relevant consultants and or specialists contractors drawings. Any variations or discrepancies are to be brought to TBD Ltd attention prior to work commencing.

The contractor is to trace all main utility services before work commences failure to do so may result in damage to the utilities for which the contractor will be liable.

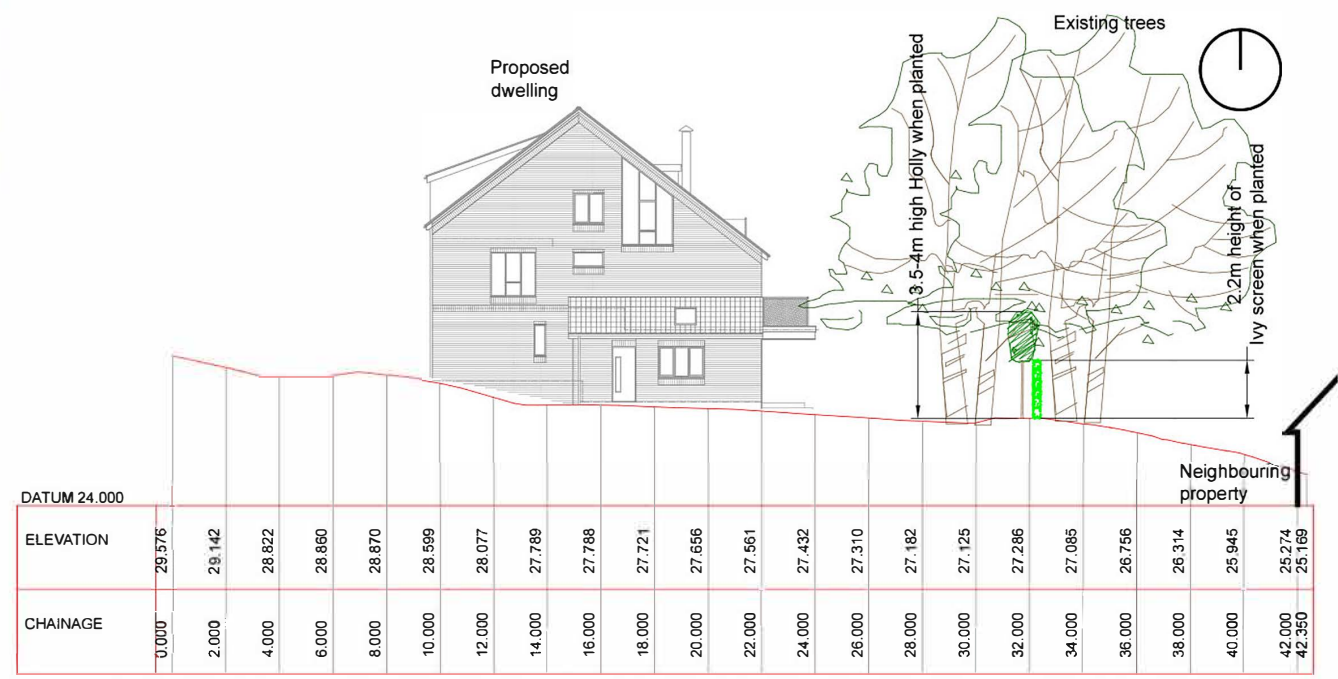
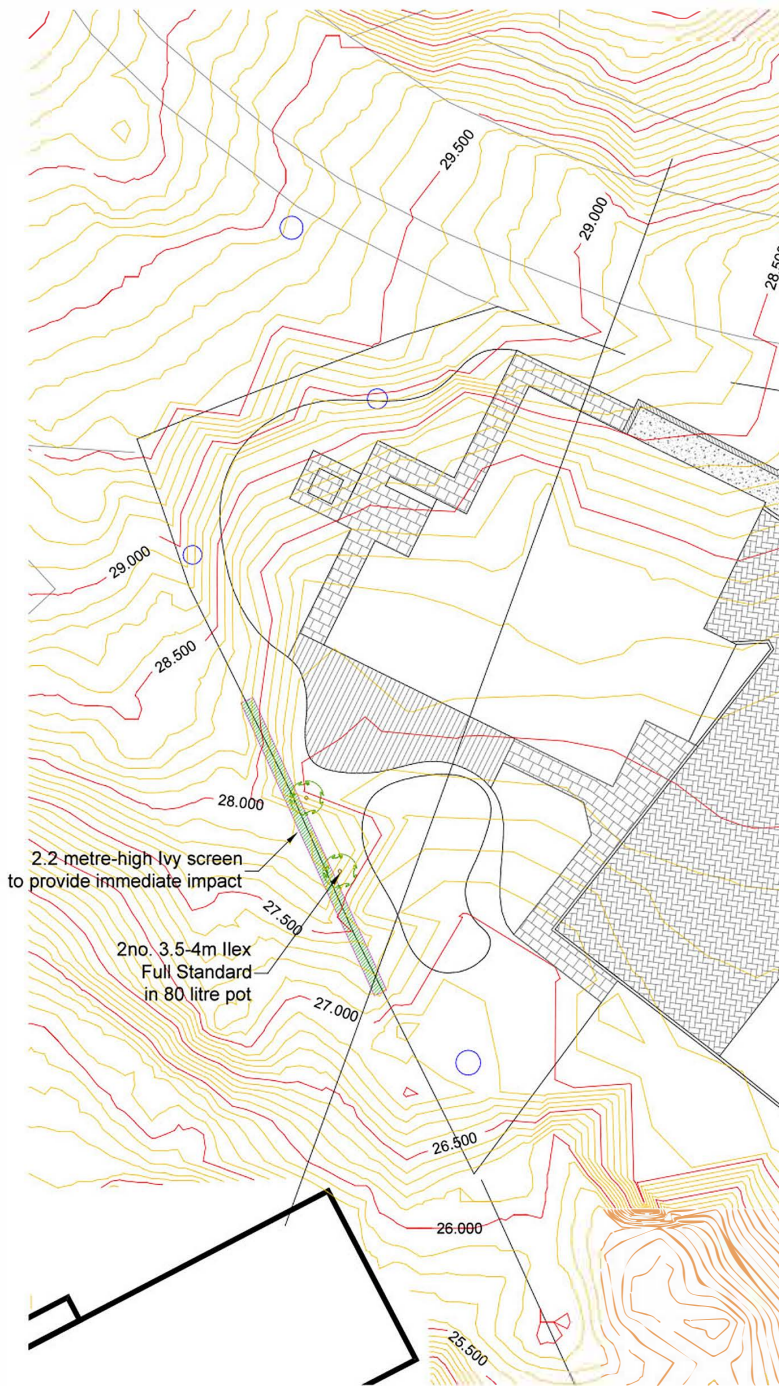
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revision	description	drawn	date
1	Scheme redrawn	tpb	jan'19

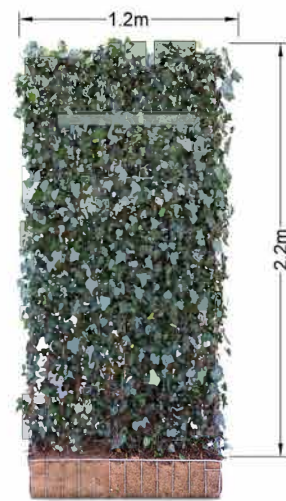


- Mixed hedge planting
- Herbaceous and groundcover planting
- Lawn areas
- Large specimen shrubs/trees
- Existing mature tree
- Additional screening by Living Ivy screen.
- Wildlife pond





Scale Horiz:1 Vert:1.0



1.2 x 2.2m Living fence panels
– Ivy (Hedera Helix Woerner)

as supplied by
Impact Plants Ltd
Five Acres Farm
Dawbers Lane
Euxton
Lancashire
PR7 6EE



Full Standard Holly trees
Height Excluding Pot:
3.5-4m (11ft 5-13ft 1)
Plant shape: Koehneana Chestnut Leaf
Trunk height: 1.6-1.8 m
Trunk girth: 14-16 cm
Pot size: 80 Litres

as supplied by
Paramount Plants & Gardens Ltd
131 Theobalds Park Road
Crews Hill
Enfield
London EN2 9BH

Levels derived from Lidar data
and topographical survey

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00573/F and 19/00574/L – The Royal Hotel, 25 Bank Plain, Norwich

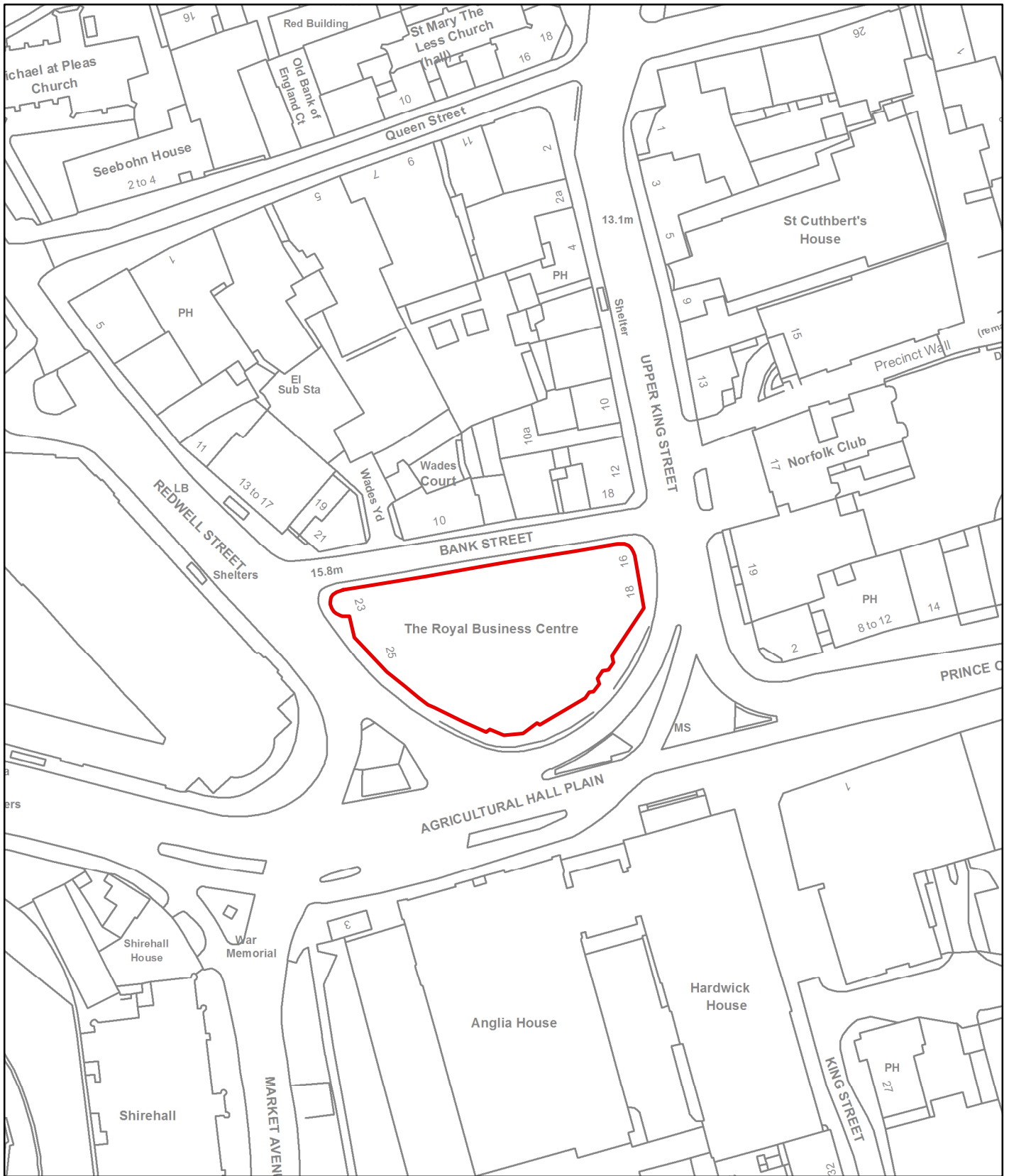
4(c)

Reason for referral Objection

Ward:	Thorpe Hamlet
Case officer	Rob Webb

Development proposal		
19/00573/F - Part change of use to hotel (Class C1), construction of rear extension and associated works.		
19/00574/L - Construction of rear extension, internal alterations and associated works to facilitate the part change of use to hotel (Class C1).		
Representations		
Object	Comment	Support
1	1	1

Main issues	Key considerations
1	Principle of development
2	Design and heritage
3	Amenity
4	Transport
5	Energy and water
6	Flood risk
7	Biodiversity
8	Contamination
Expiry date	18 July 2019 (extension of time agreed to 17 October 2019)
Recommendation	Approval



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Planning Application No 19/00573/F & 19/00574/L
 Site Address The Royal Hotel 25 Bank Plain
 Scale 1:1,000

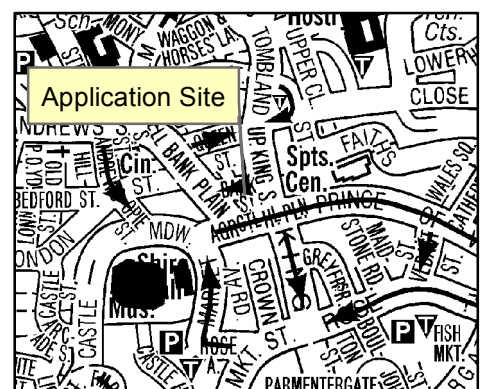


NORWICH
City Council

PLANNING SERVICES



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The site and surroundings

- 1 The site is the Royal Hotel, a grade II listed building constructed in 1896-7 and designed by the renowned architect, Edward Boardman. It has a distinctive semi-octagonal plan form and rises to six storeys including a basement level. The building operated as a hotel until the 1980's when it was converted to offices. Today, only the lower floors are occupied, with a mixture of businesses including a bar, property consultancy and marketing firm. The site is within the city centre conservation area, and in close proximity to a number of important grade I listed buildings, including the Anglican Cathedral and Norwich Castle. The building stands in a prominent position on Agricultural Hall Plain, which forms one of the main gateways into the city centre and it is a landmark building which is visible from a number of key vantage points around the city.
2. The list description states the following:

TG 2308 NW AGRICULTURAL HALL PLAIN (north side) 16/5 Royal Hotel GV II Former hotel, now restaurant/bar offices. 1896-97. E. Boardman and Sons. Red brick and terra cotta panels. Slate roofs. Island site. 4 storeys plus attic storey. 6 south facing bays counted as the principal facets of the semi-octagonal plan. Square corner turrets and dormer gables to the end and central bays. The ground floor mullion and transom have semi-circular moulded brick arches with drip course. The central, south entrance had a first floor balcony above supported on consoles and extending half-way across the adjoining bays. The single-storey bay window above has brick mullion and transom windows and a crenellated parapet. Mullion and transom windows with side-hung casements throughout. Sash windows on the 3rd floor. The dormer gables each have 4 sash windows, flat rubbed brick arches and a triangular pediment above the 2 central windows. The central gable has blind reticulated tracery above the pediment. Mullion and transom stair windows in the adjoining left-hand bay at half-floor level. Contained within a ½ bay width recess with moulded brick jambs and a semi-circular head with blind tracery. The square turrets that flank the end and central dormer gables are emphasized in the facade by the windows being contained within a paired, arched recess with moulded brick jamb and square, decorated aprons beneath the windows. The corners of the building have twisted brick pilasters terminating at cornice level, small octagonal turrets with blind tracery above. Heavy cornice with tripartite arches supporting vegetal frieze and parapet. 4 hipped-roof dormers between each corner turret and dormer gable. Pyramidal roofs with finial to turrets and lead conical roofs to octagonal turrets.

Constraints

Grade II listed building and City Centre Conservation Area (policies JCS1, JCS2 and DM9 apply)

Late night activity zone (policy DM23 applies)

City Centre leisure area (policies DM18 and DM23 apply)

Relevant planning history

Ref	Proposal	Decision	Date
4/1989/0627	Internal and external alterations including removal of entrance canopy and provision of new entrance door.	APCON	18/09/1989
4/1999/0401	Alterations to entrance on Bank Plain elevation, and minor internal alterations to ground and first floor levels.	LBC	17/08/1999
4/1999/0855	Details required relating to Condition 2 of planning permission 4/1999/0386/F "Proposed alteration to entrance on Bank Plain elevation".	APPR	29/11/1999
4/1999/0386	Alterations to entrance on Bank Plain elevation.	APPR	17/08/1999
08/01104/L	To cut in two outlets to the balcony at the front of the property facing Prince of Wales Road, installation of new downpipes.	APPR	13/11/2008
08/01105/F	To cut in two outlets to the balcony at the front of the property facing Prince of Wales Road, installation of new downpipes.	APPR	13/11/2008
11/00710/L	Internal alterations to facilitate the conversion of existing ballroom to form new office facility (including additional WC facility); replacement of suspended lighting and the installation of secondary double-glazing within reveals of existing windows.	APPR	06/07/2011
11/01071/U	Change of use of former ballroom and service rooms to offices (Class B1).	APPR	11/08/2011

The proposal

1. Planning and listed building consent is to change the use of the upper floors of the building from office use to a hotel, including interior alterations, a rear extension and the creation of a roof level bar and restaurant. The hotel would have 115 bedrooms and associated facilities. Separate businesses on the ground and lower ground floor uses currently include offices and a bar and these do not form part of the application site.
2. A number of partition walls would be inserted to create additional bedrooms, with further bedrooms being accommodated within the new flat roof four storey extension to the rear of the building. This extension would be wrapped in a "COR-TEN" (weathered steel) material which would be perforated and feature patterns, forming a distinctive feature of the proposal. A new lift shaft would be provided internally. A lightweight glazed extension would be added to the roof to create additional space for a bar/restaurant and a roof terrace would be created on top of the four storey extension allowing views across the rooftops of Tombland towards Norwich Anglican Cathedral.
3. The main ground floor customer entrance would be via an existing doorway on Bank Plain, which provides the opportunity for level access into the building. The hotel reception would be on the first floor. Access for servicing would be to the rear, on Bank Street. Storage for staff cycles and bins would be provided in the basement, with further cycle storage provided at ground floor level. No vehicle parking is proposed given the constraints of the site, which is almost entirely occupied by the built form of the listed building.

Representations

4. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation has 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
<p>OPEN Youth Trust supports the change of use to a Hotel.</p> <p>From time to time, touring bands use the parking and loading bays along the side of our building along Bank Plain, directly opposite the hotel, to unload and load. Our only concern is that any works traffic or temporary parking restrictions might narrow the street, causing a detrimental effect on our ability to accommodate bands' load ins and outs.</p> <p>We would hope therefore that a sympathetic works traffic management system will be put</p>	<p>See main issue no. 4</p>

Issues raised	Response
in place during the construction period.	
Concerns raised by the operator of Norwich Buddhist Centre about noise from construction works and from the proposed roof terrace and the impacts these may have on the Buddhist Centre as a business and place of worship.	See main issues 3 and 4
<p>Objection raised by the operator of Maids Head Hotel that the applicant should have been required to demonstrate the need for an additional mid-range hotel in the city centre, and information on how this would impact upon existing market providers. Concern that additional hotels will impact the viability of existing hotels who already face difficult market conditions.</p> <p>Also question whether the level of investment required in this instance is viable and it would be expected that the Council request viability information.</p>	See main issue 1

Consultation responses

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

Anglian Water

- Conditions recommended seeking details of foul water drainage and surface water drainage.

Design and conservation

- The principle of refurbishment as a hotel is unquestionably appropriate. There is clear historic context and to re-establish use as a hotel would enhance the historic significance of the building. Provided the associated alterations required to refurbish the building to the current expected standards are not so invasive as to result in an unacceptable level of harm, then this use is arguably the optimal viable use, when one considers the likely necessary alterations required as part of refurbishment works to maintain the existing use, or another appropriate use.
- In principle the flat roof and parapet is the most appropriate form for additions to the building of this nature, but it should be recognised that this is harmful to the

character of the building and must be considered as part of the cumulative impact. The approach employed in the extension of the roof structure is simple, clean and modernist. In this instance this approach is acceptable, but careful consideration must be given to the quality and aesthetic of the chosen materials, including how the materials relate to the adjacent roof forms, how they may impact upon the perception of the Castle and the way in which light filters from the building.

Environmental protection

9. I have looked at this application for noise impacts and find that the NIA only assesses noise from the street and internal noise transferring through the fabric of the building. I have some concerns that the report states that the use of the 13 bedrooms above the bar is a commercial decision as the advised change in RW from 47dB to 74 dB a difference of 27dB could result in statutory nuisance action from the proposed use against the bar. This use should be conditioned so that the rooms cannot be used unless the bar is protected from statutory nuisance, this admittedly may include a lesser reduction than the proposed 27dB. A further assessment is required to quantify noise impacts to offsite receptors from this use (see section 4 for more information on this matter).
10. Conditions recommended to deal with the risks of contamination including from fuel tanks in the basement and asbestos which may be present in the fabric of the building.

Highways (local)

11. No objection on highway grounds subject to consideration of following matters. In principle the proposed hotel use is suitable for this location given its highly accessible location with the city centre. Fortunately two fully funded highway improvement schemes are underway that will facilitate necessary highway improvements that will facilitate the new hotel:
 - A new loading will be constructed on Bank Plain near to the proposed hotel entrance that will be suitable for taxi drop off or other loading needs.
 - Changes to waiting restrictions and traffic management on Bank Street will facilitate a loading facility on double yellow lines near the proposed rear service access.
12. On the opposite footway outside OPEN adjacent to the Agricultural Hall Plain junction there is ample extant cycle parking that will be sufficient for visitor cycle parking needs. Therefore it will not be necessary for the applicant to undertake any highway improvement work.
13. A construction management plan would be required to detail how demolition/construction work can be carried out, early engagement with our Streetworks team would be necessary. For example with regard to routing and management of demolition and construction traffic using Bank Street to avoid disruption on other main routes, footway hoardings and pedestrian diversions etc. Management of construction traffic will be challenging and we recommend early involvement with our Streetworks team. We would also expect that any damage to the highway including footways associated with the construction phase would be made good by the applicant.

Historic England

14. Initial response: Historic England has concerns regarding the application on heritage grounds. While we would not object to the proposed extension in principle we are concerned that the roof-top café would be an alien and prominent feature in views from Tombland and result in harm to the significance of the listed buildings in this area and to a highly important part of the conservation area. We would not support the application as it stands but recommend this element of the proposals is redesigned to minimise the impact.
15. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 7, 8, 193 and 194 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
16. Further response following receipt of additional information: Thank you very much for sending the new information about the cladding system proposed for the extension. In the original elevation drawing A116-003 the full extent of back painted glass was not marked. Moreover, in the view from Tombland both areas of glazing shown are rendered to look as if they are transparent. It is helpful to have it clarified that both the areas flanking the new roof terrace/winter garden element will in fact feature obscured glass. As the view from Tombland shows the remaining clear glazed area (marked B and corresponding to the new roof terrace/winter garden element) would not be highly prominent. In light of this clarification I would not wish to object to the application. I would suggest, however, that more muted and matt material than back painted glass is used, such as a metal cladding but will leave that to you to consider further.

Norfolk historic environment service

17. No response received.

Norfolk police (architectural liaison)

18. No response received.

Norfolk Fire and Rescue Service

19. This authority does not propose to raise any objections providing the proposal meets the necessary requirements of the current Building Regulations 2000 – Approved Document B (volume 2 – 2006 edition amended 2007, 2010, 2013) as administered by the Building Control Authority.

Assessment of planning considerations

Relevant development plan policies

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
- JCS3 Energy and water
- JCS5 The economy
- JCS6 Access and transportation
- JCS8 Culture, leisure and entertainment
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich city centre
- JCS20 Implementation

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
- DM4 Providing for renewable and low carbon energy
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM16 Employment and business development
- DM18 Promoting and supporting centres
- DM23 Supporting and managing the evening and late night economy
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM33 Planning obligations and development viability

Other material considerations

Relevant sections of the National Planning Policy Framework February 2019 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF4 Decision-making
- NPPF6 Building a strong, competitive economy
- NPPF7 Ensuring the vitality of town centres
- NPPF9 Promoting sustainable transport
- NPPF12 Achieving well-designed places
- NPPF16 Conserving and enhancing the historic environment

Case Assessment

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

Main issue 1: Principle of development

21. Key policies and NPPF paragraphs – DM1, DM9, DM18, JCS5, JCS11, NPPF chapters 2, 6, 7 and 9.
22. Policy 11 of the Joint Core Strategy aims to strengthen the city's role as a visitor destination, with additional tourist facilities and extended leisure and hospitality uses. In addition JCS policy 5 supports the development of the tourism industry and economy generally, allied to sustainable development objectives.
23. The proposed hotel use is defined within the glossary of the NPPF as being a main town centre tourism use. Policy DM18 of the Norwich Local Plan sets out the approach to retail, leisure and other main town centre uses, as defined by the NPPF. Further guidance is provided within Appendix 4 of the Local Plan, where it is stated that for other main town centre uses besides retail, leisure and evening economy uses, the most sequentially preferable location is the city centre as a whole (as defined on the city centre Policies map inset). The site is within this area. Furthermore, supporting text to DM18 within paragraph 18.5 states:

The city centre also has distinct areas dominated by leisure and hospitality uses (pubs, bars and restaurant) areas with a focus on culture and the arts and zones of major office development. Thus the "city centre" as defined in the JCS is in fact made up of several interdependent, overlapping and complimentary functional "centres". The most appropriate location for proposed development within the city centre will generally depend on its intended function, its scale and catchment, the nature of the use proposed and how it relates to similar uses and activities.

24. This paragraph is considered pertinent and it is noted that the site is located within the designated city centre leisure area, where there is an abundance of café's, bars and restaurants. It is also within easy walking distance of tourist attractions such as Norwich Castle and Cathedral. The proposed hotel is a use that compliments these sites and activities and is considered an appropriate use in this location.
25. In terms of national policy, paragraph 80 of the NPPF states that "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into accounts both local business needs and wider opportunities for development." With regard to town centres, paragraph 85 states that "Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation". Paragraph 86 states, "Main town centres uses should be located in town centres, then in edge of centre locations; only if suitable sites are not available should out of centre sites be considered".
26. An objection has been received from the operator of another hotel within the city centre, arguing that the applicant should be required to demonstrate there is a need for a further hotel in this location, due to concerns about the impact on other hotel businesses in the locality. However, there is no requirement in national or local planning policy for need to be demonstrated where a main town centre use is proposed in a town centre location. An impact assessment would not be required because the proposal is for a tourism use and not a retail or leisure development, as set out within the NPPF paragraph 89. The objection also calls into question the

financial viability of the project, but there are no grounds in policy terms to require the developer to provide viability information for this type of proposal.

Main issue 2: Design and Heritage

27. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 124-132, 184-202.
28. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possesses and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise
29. In terms of external alterations, the most significant changes are at the rear, with the principal and most decorative elevations of the building which face Bank Plain and Upper King Street being largely unaffected by the proposal. The four storey flat roof extension would sit within an area originally designed as a courtyard but which is now occupied by various forms of modern plant, and would be partly screened by the existing part of the original building which fronts onto Bank Street. Given its form and modern appearance, it would read as a later addition to the building. The form of the existing building means that the extension would not be visible from most vantage points, as it would be well screened by the wings of the current building which wrap around the position of the extension. It would be visible from limited parts of Upper King Street, Bank Plain and London Street. However the introduction of a new and interesting feature to the building through the use of a distinctive design and unusual external materials of the type helps to mitigate any harm and arguably represents a form of enhancement.
30. The extension of the roof would be on the same north facing elevation of the building, and the same considerations would apply in that it would generally not be visible from the principal south, south-east and south-west facing elevations. It is a significant alteration of the original built form, and would result in a notable change to the historic rooftop which has generally been unaltered in the past. However the extension would be fully glazed and therefore would appear as a modern, lightweight addition. The flat roof projection would sit just below the pitch of the existing roof, maintaining a degree of subservience.
31. The applicant has suggested that the “topography, building density and road orientation mean that views of the building are primarily localised” and this assessment is considered an accurate one. Although longer range views would be possible, the scale of the extensions and alterations are such that it would not be prominent or unduly noticeable in long range views of the wider cityscape.
32. The roof extension would feature glazed walls, the central parts of which would be transparent to allow views of Norwich Cathedral to be enjoyed. The areas of glazing to the sides would be backpainted, preventing any internal illumination from being

visible. This is important because it is desirable to minimise the level of illumination visible from the rooftop, because this would conflict with the traditional roof forms in this part of the conservation area, which are generally dark at night. Glimpsed views would be possible from Tombland, but there would generally be other buildings in the foreground and the views would be fairly long range. Following negotiations with the applicant, the extension will have a largely frameless appearance externally, which will ensure it appears as a high quality and lightweight addition.

33. In terms of internal alterations, given that the building was originally designed as a hotel, it lends itself to a conversion back to that use, although to bring it up to modern requirements a number of rooms would be subdivided and other alterations such as the insertion of a new lift shaft is proposed. The building has already undergone significant alteration internally, in particular when it was converted to offices in the late 1970's. Some notable original features survive, for example the first floor drawing room which features a decorative plaster ceiling. This room would be repurposed as the hotel reception. The details of the internal alterations can be controlled by condition to minimise impact on the historic fabric of the building.
34. The Council's Conservation Officer considers that although the development would cause a degree of harm to the fabric of the building, due mainly to the extension and alteration to the original built form, he is supportive of the approach being taken. Subject to the close control of materials and details by condition, he considers that the proposal would result in less than substantial harm, which is outweighed by the public benefits, having regard to the guidance within paragraph 196 of the NPPF, which requires this balancing exercise to be applied to such proposals.
35. The public benefits in this case are significant and include enabling the optimum viable use of the building, and the positive impact on the vitality and viability of this part of the city centre which would arise from the occupancy of the upper floors of a heritage building which has sat predominantly empty for many years. Further public benefits would arise in terms of the local economy through the provision of new jobs and new business opportunities for service industries which support the hotel sector, as well as an increased hospitality offer and choice for visitors to the city.

Main issue 3: Amenity

36. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
37. It is not anticipated that there would be a significant impact upon neighbouring amenity. The majority of the surrounding premises are in commercial use and in any event it is not expected that the development would generate significant noise or disturbance. There is the potential for impacts to arise from the rooftop bar and terrace, and therefore a condition is recommended preventing public access or trading to take place between 00.00 hours and 06.59 hours daily.
38. With regard to the concerns raised by the operator of the Buddhist Centre, it is noted these mainly relate to the potential impact of construction works, with the centre being opposite the site of the proposed extension. Whilst it is inevitable that some impacts would occur, a Construction Method Statement will be sought by condition to ensure these impacts will be managed and kept to a minimum. In addition the impacts would be for a temporary period, and overall this would not be a basis on which planning permission could be refused.

39. Concern was raised by the Environmental Protection Officer that noise nuisance could arise from the ground floor bar (Be at One) which could affect future hotel guests on the floor above and result in complaints against the bar. This could result in a situation where the Council is required to take action against the bar as a statutory noise nuisance, which would not be fair given the bar was present before the hotel use commenced. To overcome this concern negotiations have taken place with the applicant who has agreed to remove the bedrooms immediately above the bar, and replace them with office/ancillary spaces. This has resulted in a reduction of 127 bedrooms to 115. A condition is recommended restricting the use of these rooms as bedrooms unless a scheme of noise mitigation has been approved by the Council and implemented by the operator.

Main issue 4: Transport

40. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 8, 102-111.
41. The site is centrally located within walking distance of Norwich railway station, bus station, and local bus services on Castle Meadow. It is also within walking distance of multi-storey car parks including Rose Lane, Castle Mall and St. Andrew's Street. As a result the site is well served by public transport and public car parks. It is not feasible to provide car parking on-site but also not necessary given the very sustainable location. Space is provided within the building for staff cycle parking, and there are cycle parking spaces on-street for visitors and guests. Deliveries and servicing would be carried out on Bank Street, where there is a service entrance. A new drop-off parking pay is being provided as part of improvement works to the highway on Bank Plain which are being carried out separately by the Council.
42. The proposal is considered acceptable and compliant with policy in terms of transport impacts.

Main issue 5: Energy and water efficiency

43. Key policies and NPPF paragraphs –DM1, JCS3, NPPF paragraphs 8, 148, 151-154.
44. Policy 3 of the Joint Core Strategy requires development proposals of this scale to include sources of decentralised and renewable energy providing at least 10% of the scheme's expected energy requirements, and to exceed this level if possible. The applicant has submitted an energy statement which proposes the use of air source heat pumps, a gas fired combined heat and power system, energy efficient lighting, mechanical ventilation with heat recovery, enhanced U-values and water saving technologies. Utilising these methods is projected to reduce energy consumption by 57%, with 10% of this achieved through the use of onsite renewable and low carbon technologies. A condition is recommended to secure the provision of this.

Main issue 6: Flood risk

45. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 155-165.
46. The site lies within flood zone 1, is not within the critical drainage catchment area and not at risk from surface water flooding. A flood risk assessment is therefore not required. Whilst there would be no increase in impermeable surfacing per se, a

condition is recommended requiring details of surface water drainage to be submitted to ensure this is managed satisfactorily and there is no increase to flood risk.

Main issue 7: Biodiversity

- 47. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 8, 170, 175-177.
- 48. The Ecology Assessment submitted with the application concludes that the building has low potential to support small numbers of roosting bats. The potential roost features are considered to be of sufficiently low suitability that the works could proceed under an ecological watching brief. A condition is recommended to ensure works are carried out in accordance with the recommendations of the report and that ecological enhancement in the form of the provision of bat boxes is provided.

Main issue 8: Contamination

- 49. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 178-179.
- 50. The Desk Top Study Contamination report identified potential risks associated with fuel tanks contained within the basement level of the building. In addition there is the potential that asbestos may be present in parts of the existing building. Conditions are therefore recommended to ensure these matters are dealt with during the development process.

Equalities and diversity issues

- 51. There are no significant equality or diversity issues.

Local finance considerations

- 52. 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.
- 53. 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.
- 54. In this case local finance considerations are not considered to be material to the case.

Conclusion

- 55. The principle of a new hotel in this location is considered acceptable, being a main town centre tourism use within the city centre. The proposed development would lead to a degree of harm to the historic fabric and character of the listed building through the alterations and extensions proposed. The harm is classified as 'less than substantial' and is partly mitigated by the high quality of the design which is proposed. The harm is also outweighed by the significant public benefits of the scheme. These include enabling a development which would result in the optimum

viable use of an historic listed building in the city centre, helping to encourage the future maintenance and upkeep of the building, whilst also allowing for the public to access and appreciate the building from the inside. It would also contribute to increased vitality and activity in this part of the city centre, with associated social and economic benefits.

Recommendation

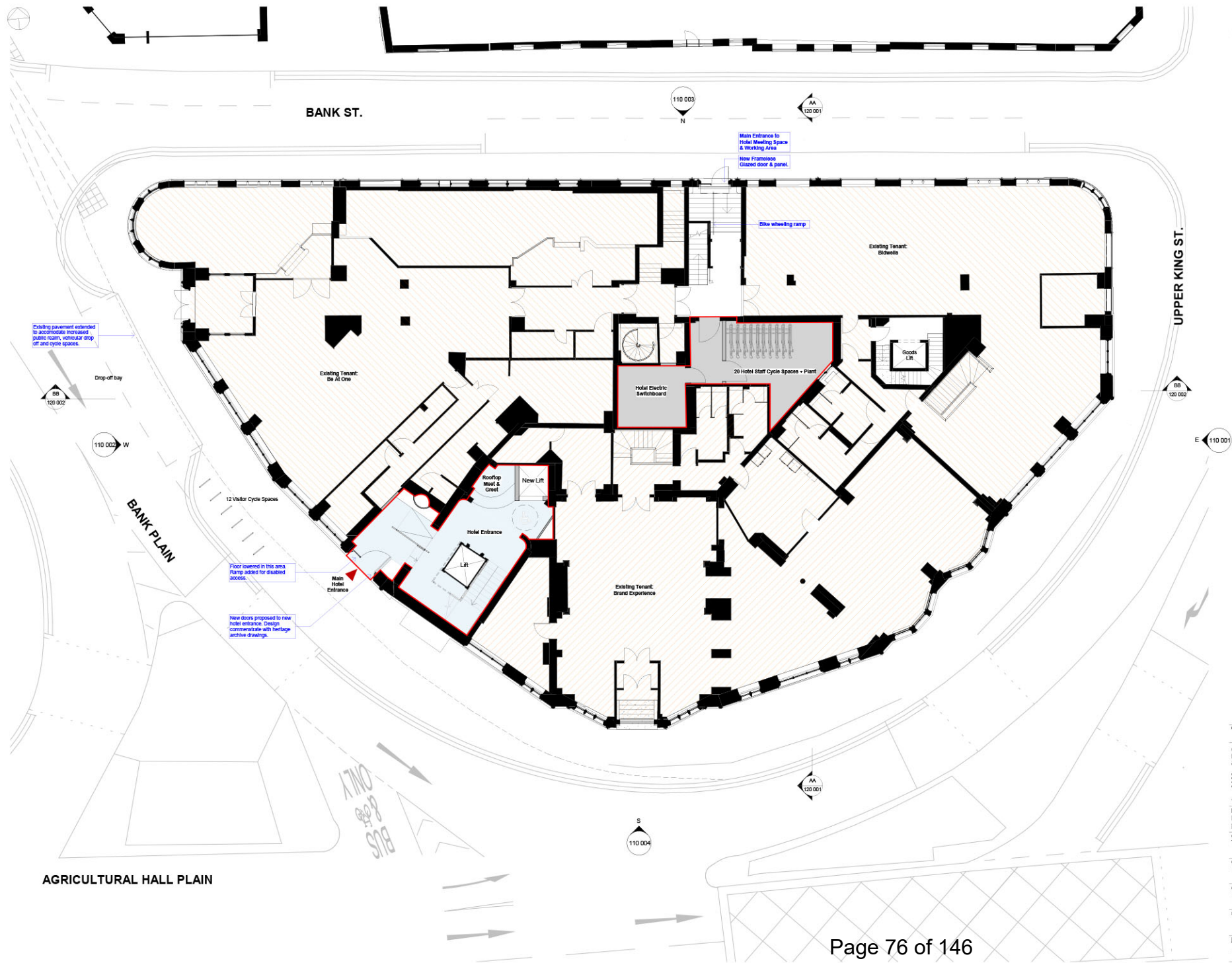
To approve application 19/00573/F and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External materials
4. Fire Hydrant
5. Surface water drainage
6. Construction method statement
7. Contamination method statement
8. Unknown contamination
9. Ecological mitigation
10. Renewable energy provision
11. Restaurant/bar – hours of operation restricted between 00.00 hours and 6.59 hours.
12. No use of rooms above ground floor bar without scheme of noise mitigation and implementation of scheme.

And:

To approve application no.19/00574/L and grant listed building consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. Any damage to be made good
4. Repair and making good to match existing
5. Retention of existing fabric
6. Undiscovered features
7. Details to be submitted
8. Photographic survey
9. Demolition method statement
10. Protection of significant features
11. Heritage interpretation
12. Repair to brickwork
13. Rooflights conservation style
14. Rainwater goods
15. Partitions
16. Roof terrace restrictions



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NOTES

GA Plans Legend

- Hotel demises
- Hotel BCH Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel FCH Areas
- Existing Tenants

1	Issued for planning	30/04/19	HE	CM
0	Issued for planning	09/04/19	HE	MM
REV	amendments	date	by	chk
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architecture				
project				
Proposed Hotel - The Former Royal Hotel, Norwich				
client				
Turnit Capital				
drawing title				
Proposed Ground Floor Plan				
drawing status				
FOR PLANNING				
scale	date	drawn by		
1: 100@A1	02/04/19	NS		
job no.	drawing no.	revision		
1553	A-100 002	P 1		



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NOTES

GA Plans Legend

- Hotel Demise
- Hotel BOH Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel FCH Areas
- Existing Tenants

23 Guestrooms



1	Revised for planning	20/09/19	HS	CM
0	Revised for planning	20/09/19	HS	CM
0	Revised for planning	20/09/19	HS	CM
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<p>architecture</p> <p>project Proposed Hotel - The Former Royal Hotel, Norwich</p> <p>client Tunit Capital</p>				
<p>drawing title Proposed Level 01 Plan</p>				
<p>drawing status FOR PLANNING</p>				
scale	date	drawn by		
1 : 100 @ A1	02/04/19	NS		
job no.	drawing no.	revision		
1553	A-100 003	P 1		



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NOTES

GA Plans Legend

- Hotel dormer
- Hotel BOH Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel FOH Areas
- Existing Tenants

40 Guestrooms
Including 1 Accessible Guestroom



1	Issued for planning	30/01/19	HE	DM
0	Issued for planning	03/01/19	HE	DM

REV	amendments	date	by	chk

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Proposed Hotel - The Former Royal Hotel,
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drawing title
Proposed Level 02 Plan

drawing status
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scale date drawn by
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job no. drawing no. revision
1553 A-100 004 P 1



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NOTES

GA Plans Legend

- Hotel Corridor
- Hotel BOH Areas
- Hotel Plantrooms
- Hotel Cloakrooms
- Hotel FCH Areas
- Existing Tenants

28 Guestrooms
 including 1 Accessible Guestroom



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3	Issued for planning	20/01/19	100	100

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110 003
110 004

project
Proposed Hotel - The Finner Royal Hotel,
Norwich
client
Turnit Capital

Drawing title
Proposed Level 03 Plan

Drawing status
FOR PLANNING

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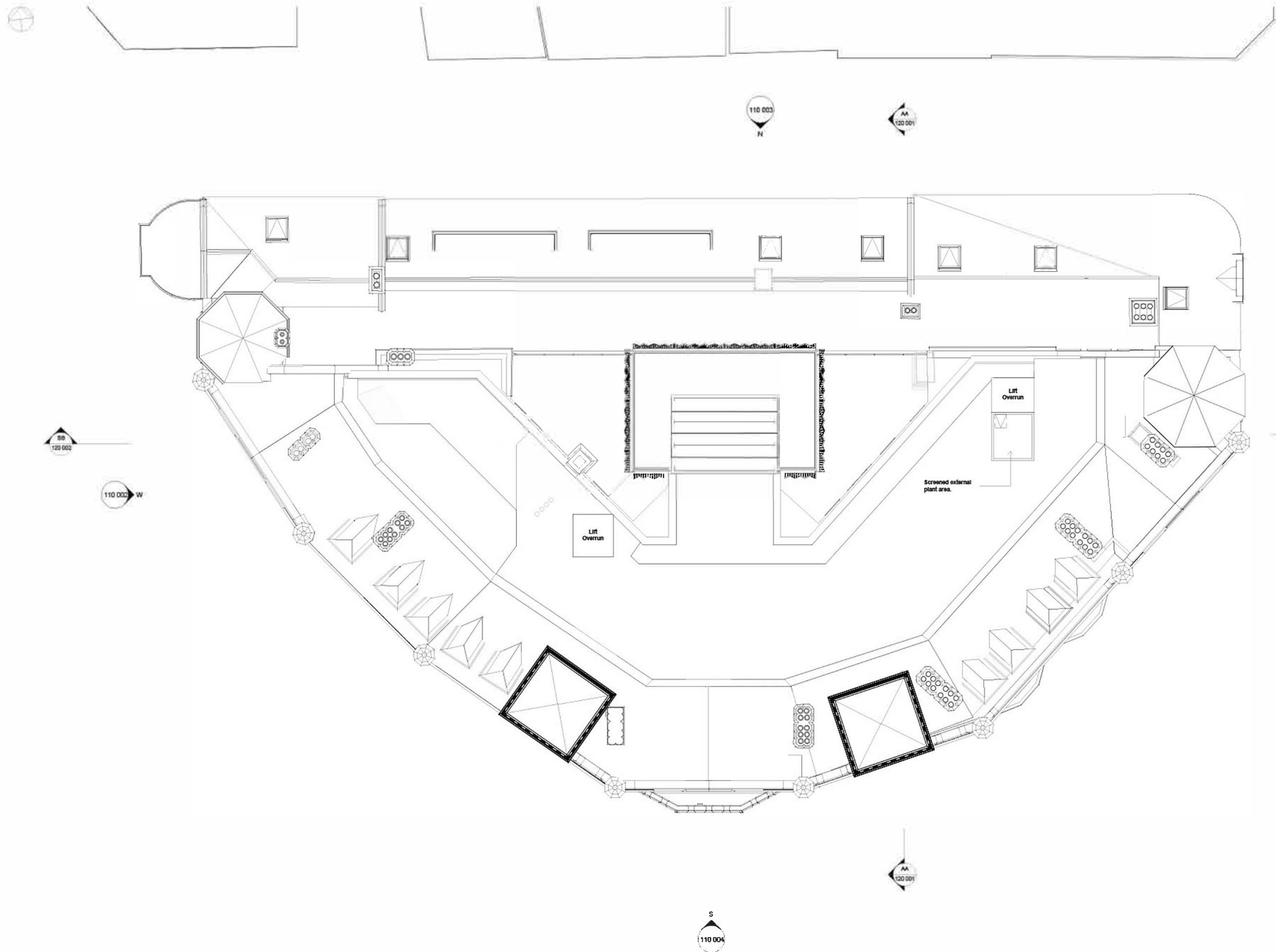
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NOTES

GA Plans Legend

- Hotel dorms
- Hotel BCI Areas
- Hotel Plantrooms
- Hotel Guestrooms
- Hotel FCH Areas
- Existing Tenants

	Guestrooms	Accessible Guestrooms
Level 01	23	0
Level 02	39	1
Level 03	27	1
Level 04	21	3
Total	110	5
Grand Total: 115 Keys		

1	Issued for planning	30/09/19	HE	CM
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Rev	amendments	Date	By	CHK

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architecture
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Proposed Hotel - The Former Royal Hotel,
Norwich
client
Turnit Capital

drawing title
Proposed Roof Plan

drawing status
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scale
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02/06/19

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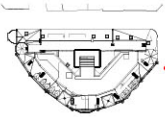
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NOTES



Materials Key

- Repair
- A. Existing Brickwork to be cleaned & repaired as required.
 - B. Existing Terracotta to be cleaned & repaired as required.
 - C. Roof Slates & Tiles to be cleaned & repaired as required.
 - D. Existing Corner Windows to be repaired & adapted as required by proposals.
 - E. Existing Windows/ Doors to be cleaned & repaired as required.
- Proposed Extension Materials
- 1. Weathered / perforated patinated metal cladding.
 - 2. Grey RAL 7005 Metal cladding.
 - 3. Mastic-jointed, capress curtain wall glazing.
 - 4. Mastic-jointed, capress curtain wall backpainted glazing.
 - 5. Flush design Conservation Rooflights.



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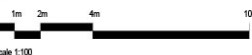
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Proposed Hotel - The Former Royal Hotel,
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client
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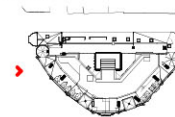
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Proposed East Elevation

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NOTES



Materials Key

Repair

- A. Existing Brickwork to be cleaned & repaired as required.
- B. Existing Terracotta to be cleaned & repaired as required.
- C. Roof Slates & Tiles to be cleaned & repaired as required by proposals.
- D. Existing Corner Windows to be repaired & adapted as required by proposals.
- E. Existing Windows/ Doors to be cleaned & repaired as required.

Proposed Extension Materials

- 1. Weathered / perforated patterned metal cladding.
- 2. Grey RAL 7005 Metal cladding.
- 3. Mastic-jointed, capless curtain wall glazing.
- 4. Mastic-jointed, capless curtain wall backpainted glazing.
- 5. Flush design Conservation Rooflights.



1	Issued for planning	30/08/19	NS
0	Issued for planning	05/06/19	NS

REV	DESCRIPTION	DATE	BY
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project
Proposed Hotel - The Former Royal Hotel,
Norwich

client
Turnit Capital

drawing title
Proposed West Elevation

drawing status

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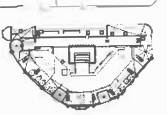
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NOTES



Materials Key

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 - B. Existing Terracotta to be cleaned & repaired as required.
 - C. Roof Tiles & Tiles to be cleaned & repaired as required.
 - D. Existing Dormer Windows to be repaired & adjusted as required by proposals.
 - E. Existing Windows/Doors to be cleaned & repaired as required.
- Proposed Extension Materials**
- 1. Weathered / perforated perforated metal cladding.
 - 2. Grey RAL 7006 Metal cladding.
 - 3. Multi-paned, copper curtain wall glazing.
 - 4. Multi-paned, copper curtain wall glazing.
 - 5. Flush design Conservation rooflights.



1	Issued for planning	2019-10	10
0	Issued for planning	2019-10	10
REV	approved	2019	10

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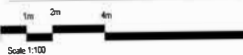
architecture
 project
 Proposed Hotel, The Former Royal Hotel,
 Norwich
 client
 Turnit Capital

drawing title
 Proposed South Elevation

drawing status
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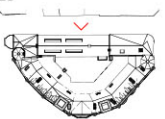


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NOTES



BANK ST.



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Turnit Capital

drawing title
Existing North Elevation

drawing status
FOR PLANNING

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As indicated@A1	02/06/19	NS	MW
job no.	drawing no.	revision	
1553	A-025 010	P0	

Report to Planning applications committee

Item

10 September 2019

Report of Area Development Manager

Subject 19/01179/VC - Stretton School 1 Albemarle Road
Norwich NR2 2DF

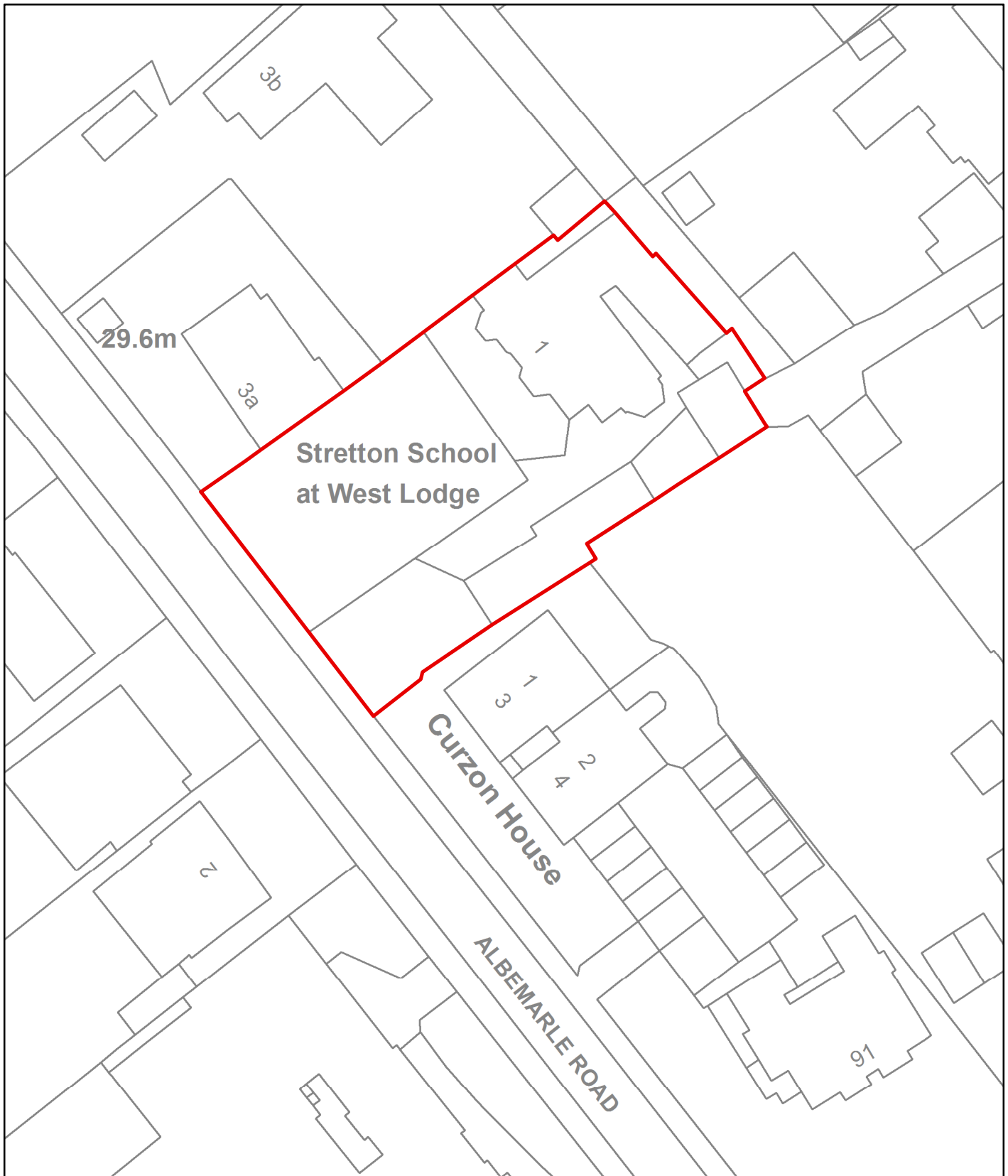
**Reason
for referral** Objections

4(d)

Ward:	Eaton
Case officer	Maria Hammond - mariahammond@norwich.gov.uk

Development proposal		
Removal of Condition 1: The occupation of the dwelling known as West Lodge shall be limited to a person or persons (and their family) having a close connection with the adjoining nursery school (Stretton School) by virtue of employment by the school, or as owner of the school under appeal of 10/01159/VC under reference APP/G2625/A/11/2146511.		
Representations		
Object	Comment	Support
7	0	1

Main issues	Key considerations
1	Principle – effect of change of use
2	Amenity
3	Transport
Expiry date	10 October 2019
Recommendation	Approve



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Planning Application No 19/01179/VC
 Site Address West Lodge Stretton School
 1 Albemarle Road
 Scale 1:500

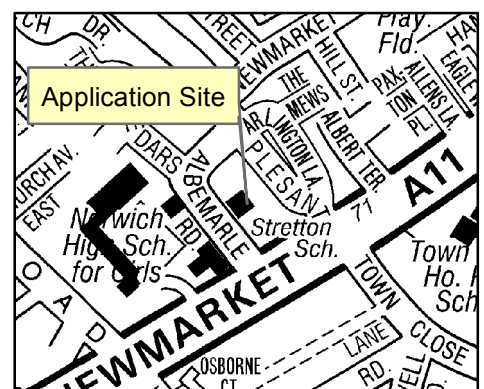


NORWICH
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PLANNING SERVICES



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The site and surroundings

1. The application concerns the dwelling known as West Lodge on Albemarle Road. The Stretton School nursery formerly operated from buildings within the original grounds of the dwelling but this closed in 2018. The nursery school was established and run by the former occupant of the dwelling.
2. The dwelling is characteristic of this part of the Conservation Area being a substantial detached Victorian dwelling. Albemarle Road is largely residential, other than the nursery school and also Norwich High School for Girls which lies to the south of the dwellings along the southern side and has a vehicular entrance from the road at its northwestern end. Albemarle Road becomes The Cedars beyond this entrance and gives access to a sheltered housing development.

Constraints

3. The site is in the Newmarket Road Conservation Area and a critical drainage catchment.

Relevant planning history

4. The application site and adjacent buildings 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 came to be based.
5. 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.
6. Internal alterations to the nursery school were permitted under application reference 28082 in January 1964.
7. Permission was granted in May 1969 for the change of use of the whole of the ground floor of the dwelling (West Lodge) 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 (condition 2)
8. In 1972 planning permission was granted for the erection of a nursery school and double garage (40672). The use of the nursery school was not subject to any restriction so could be operated by Mrs Y Barnett or anyone else.
9. In 2009 permission was granted for a first floor extension to the nursery school building (09/00672/F) subject to a condition that upon Mrs Y Barnett's discontinuance of residence at the premises, the use shall be discontinued and returned to residential.
10. In 2010 two applications were considered. One proposed the removal of condition 2 of 35678 (the 1969 permission) (10/01158/VC) and one proposed the removal of condition 4 of 09/00672/F (10/01159/VC). Both applications were refused and subject to appeals.

11. The appeal concerning the 1969 condition was dismissed. The Inspector considered that the use of the ground floor of West Lodge for part of the nursery school had lapsed and it was not therefore necessary to remove it.
12. However, the appeal against removal of the 2009 condition was allowed. The Inspector considered there “could be real problems with regard to the residential occupiers of the house if it were to be occupied as a separate dwelling by people unconnected to the school”. The decision was therefore to allow the appeal but rather than remove the condition, it was subject to a new condition which removed the reference to a particular individual, but maintained the requirement for West Lodge to be occupied only by the owner/employee of the school.
13. This new condition applied to the permission allowed on appeal is that which is subject of this application.
14. The nursery school has ceased to operate and in July 2019 planning permission was granted for the change of use from nursery school to ancillary residential use (C3) including part demolition of existing buildings and creation of parking area (19/00467/F). This applies only to the school buildings to the eastern side of the plot.
15. The site as a whole therefore has permission for residential use, but the dwelling itself is still subject to the occupation restriction in accordance with condition 1 of 10/01159/VC.

The proposal

16. The application proposes removing that condition which manages the occupation of the dwelling.
17. Condition 1 of permission 10/01159/VC states:

‘The occupation of the dwelling known as West Lodge shall be limited to a person or persons (and their family) having a close connection with the adjoining nursery school (Stretton School) by virtue of employment by the school, or as owner of the school’.

Reason:

‘To be consistent with previous permissions granted on this site and to ensure that the use of the site returns to residential use.’

18. Removing the condition would retain the lawful use of the property as a dwellinghouse but remove any restriction on who can occupy it.

Representations

19. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 8 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
It would be very good if the property reverted to residential use only with no school use. This would reduce traffic, pollution and noise.	Support noted.
The residents of Albemarle Road and Mount Pleasant already struggle with traffic, congestion and pollution associated with the three other schools in what is a small residential street which also has a large sheltered housing scheme, requiring emergency vehicle access at all times.	See main issues 2 and 3
The application to remove the current condition may allow someone to operate the whole site as a school. This would exacerbate existing traffic problems and would be a backward step.	See main issue 1
Removal of this clause also removes the relationship between the residential house and the school buildings that together comprised the ex-Strettons school. It means that the school buildings and residential building would no longer be inter-related. This means that they could be sold off as discrete plots.	See main issue 1
There is very significant concern that part of the site will be sold to become yet another school. Removal of the dependent clause is a step in that direction.	See main issue 1
It makes it easier for a new school/commercial operation to start on the site.	See main issue 1
The school buildings have not been modified in any way and the property is being sold with the benefit of two planning consents. Therefore, a new owner could decide to resurrect the school or to seek approval to use/sell the former school buildings for other non-domestic purposes.	See main issue 1

Assessment of planning considerations

Relevant development plan policies

20. **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
- JCS4 Housing delivery
- JCS6 Access and transportation

21. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM12 Ensuring well-planned housing development
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

22. Relevant sections of the National Planning Policy Framework February 2019 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF4 Decision-making
- NPPF6 Delivering a sufficient supply of homes
- NPPF9 Promoting sustainable transport
- NPPF12 Achieving well-designed places

Case Assessment

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

Main issue 1: Principle of development

24. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 55 and section 5
25. The application proposes removing an occupancy restriction from an existing dwelling. The lawful use of the property would remain as a dwelling only there would be no restriction on who can occupy it.
26. The reason for the existing restriction is due to the close relationship between the dwelling and adjacent nursery school. The use of the nursery is likely to unacceptably impact on the amenity of occupiers of the dwelling if they have no functional connection with the ownership or operation of it. Successive conditions have therefore consistently applied occupancy restrictions although over time this has varied from a personal restriction to the specific operator of the nursery to a more flexible condition to allow anyone who owns or is employed by the nursery.
27. Now the nursery has ceased to operate and planning permission has been granted for the nursery buildings to be used for residential use ancillary to the dwelling, in principle there is no objection to the proposal which would remove a restriction which is no longer necessary or effective.

28. Contrary to what some representations have stated, the proposal would not allow a school use across the whole of the site; the lawful use of the dwelling would remain as a residential dwelling and any change to a non-residential use would require planning permission. Should an application be made for this in future, it would be considered on its merits relative to development plan policies. This proposal concerning the occupancy of the dwelling would have no material effect on the assessment of any future proposal for a new school operation or commercial use.
29. Some representations do, however, correctly identify that whilst the nursery has ceased to operate, until the extant permission for use as ancillary residential space to the dwelling is implemented, there remains a lawful use that could be resumed at any time. As the 1972 permission for the nursery school was not subject to any personal restriction, a new owner or occupier could start the nursery up again. To allow the proposed removal of occupancy condition before the change of use on the adjacent buildings is implemented could result in the dwelling being occupied by persons unrelated to the operation of the nursery and this would be unacceptable in amenity terms.
30. To overcome this, the condition can be varied, rather than removed. Linking the removal of the occupancy restriction to the lawful change of use of the adjacent buildings to residential will ensure that if a nursery use re-commences, the occupancy restriction on the dwelling will continue. However, if the adjacent buildings are changed to residential use, through implementation of the 2019 permission or any other permission to the same effect, the restriction will no longer apply. This resolves any potential disconnect between the two uses should circumstances change. Once the use of the nursery school buildings has lawfully changed to residential, a further planning permission would be required to start a new nursery, or any other, use.

Main issue 2: Amenity

31. Key policies and NPPF paragraphs – DM2, NPPF paragraph 127
32. As considered above, it would be unacceptable in amenity terms for the dwelling to be occupied by persons unconnected to the operation of the nursery and varying the condition overcomes this.
33. The removal or variation of the occupancy condition would have no impact on the amenity of neighbouring occupiers. It is noted that cessation of the use of the nursery will reduce the impacts neighbours have previously experienced.

Main issue 3: Transport

34. Key policies and NPPF paragraphs –DM30, DM31, NPPF section 9.
35. Many of the representations received have cited traffic and parking issues from the operation of the nursery. The proposal in itself would not generate any additional traffic and the closure of the nursery results in significantly less.

Equalities and diversity issues

36. There are no significant equality or diversity issues.

Local finance considerations

37. 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.
38. 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.
39. In this case local finance considerations are not considered to be material to the case.

Conclusion

40. The application proposes removing a condition and, under current circumstances with the nursery school closed, this is acceptable in principle. However, to ensure that the condition does continue to apply if the nursery school use is resumed, it is proposed to instead vary the condition as proposed below. In terms of amenity and traffic impacts, this would either retain the status quo, or revert the whole property to residential use which would result in lesser impacts.
41. 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.

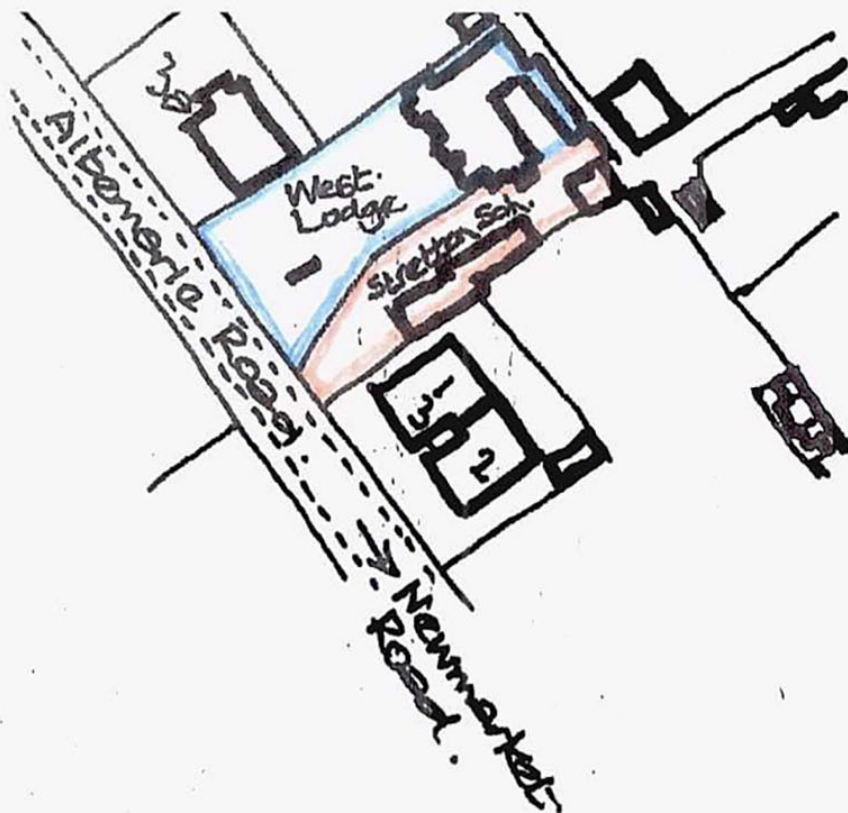
Recommendation

To approve application no. 19/01179/VC - Stretton School 1 Albemarle Road Norwich NR2 2DF and grant planning permission subject to the following condition:

The occupation of the dwelling known as West Lodge shall be limited to a person or persons (and their family) having a close connection with the adjoining nursery school (Stretton School) by virtue of employment by the school, or as owner of the school. Should the lawful use of the adjacent buildings (outlined in red on the location plan received on 17th September 2009 in respect of application 09/00672/F) change to C3 residential use, this limitation shall cease to apply.

Article 31(1)(cc) statement

The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant to vary, rather than remove, the condition the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.



Location Plan 1:1250

OS Centre Coordinates 622036.5 307419.

Stretton School.
1 Albemerle Road.
Norwich.



Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00020/F - 9 Eaton Road Norwich NR4 6PZ

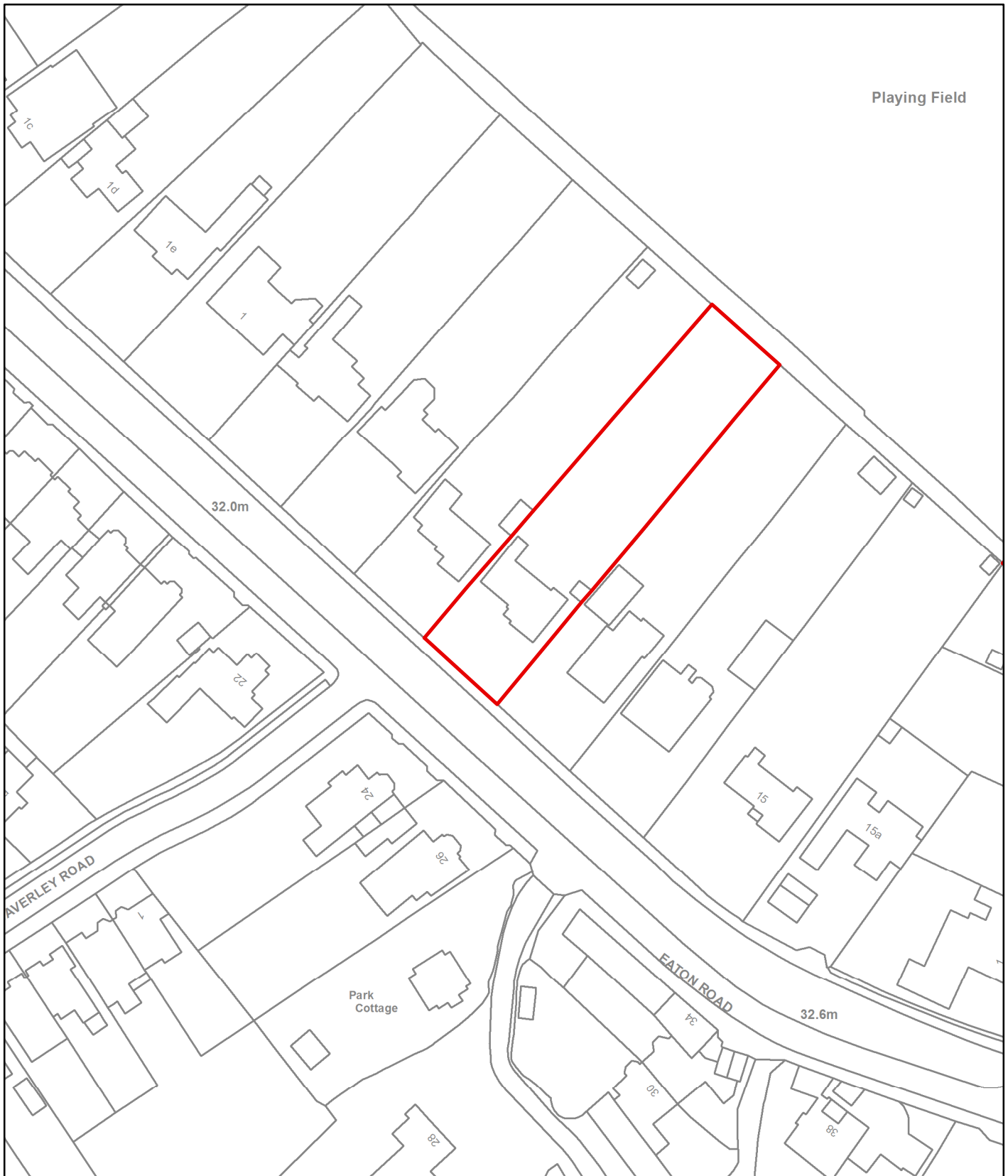
**Reason
for referral** Objection

4(e)

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

Development proposal		
Two storey rear extension and loft conversion.		
Representations		
Object	Comment	Support
2	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	4 March 2019
Recommendation	Approve



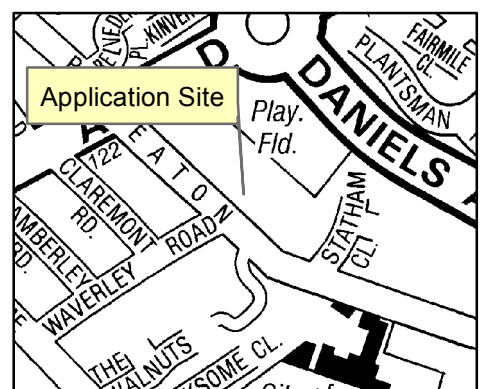
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Planning Application No 19/00020/F
 Site Address 9 Eaton Road
 Scale 1:1,000



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The site and surroundings

1. The site is located on the north side of Eaton Road, within the Eaton Ward, to the south of the city. The prevailing character of the area is predominantly residential comprising a variety of two-storey detached and semi-detached dwellings constructed during the mid C20. Properties on Eaton Road are typically arranged with front gardens / parking areas, driveways and large mature rear gardens.
2. The subject property is a detached two-storey dwelling constructed circa 1930 over an 'L' shaped footprint using red bricks, white painted render, timber beam detailing, mullion windows and clay coloured pantiles. The design features a projecting front gable and a hipped roof, which is likely to have been extended some time ago at first floor level. The property has also previously been extended by way of a small flat roof rear extension. The site features a front garden / parking area and large rear garden.
3. The site is bordered by no. 7 to the west, a two-storey detached dwelling of a matching original design, and no. 11 to the east, also a two-storey detached dwelling which includes a large garage adjacent to the shared boundary. The site boundaries are marked by fencing, mature planting and the side walls of outbuildings.

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 the existing rear extension. In its place a 6.7m x 4.1m two-storey extension is to be constructed. The extension is of a gable design, measuring 5.4m to the eaves and 8.1m to the ridge. The extension also includes a 2.8m tall flat roof section extending an additional 2.5m to the rear, designed with an angled rear / side elevation.
7. The design also includes the creation of a first floor balcony within the central section of the rear of the property, dormer windows to the original rear roof slope and the proposed roof, roof lights to the front roof slope and a replacement chimney.
8. It is noted that the proposed development has been revised during the determination of the application, resulting in a reduction in the overall scale of the rear extension, the removal of a dormer window and flue to the front roof slope.

Representations

9. Adjacent and neighbouring properties have been notified in writing by way of two consultation periods covering the original and revised plans. Two letters of representation have been received in each instance 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 extension is over dominant and out of scale with neighbouring property, exacerbated by ground levels	See main issue 1.
The proposed extension will result in overshadowing / loss of light / loss of outlook (no.7)	See main issue 2.
The proposed utility window will result in a loss or privacy (no. 7)	See main issue 2.
The proposed development will result in a loss or privacy (no. 11)	See main issue 2.

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 March 2012 (NPPF):**
 - NPPF7 Requiring good design

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

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

Main issue 1: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed development represents a significant enlargement to the rear of the subject property. It is however not considered that the proposal will result in significant harm being caused to the character of the area. The rear extension is of a form and design which broadly conforms to the character of the original dwelling, with a feature gable, matching roof pitches and matching eaves and ridge heights. The proposed dormers also feature dual-pitched roof which mirror the design of the gables. It is acknowledged that the extension is of large scale, however it is not considered to be disproportionately so. The subject property in its original form is large and sits on a large plot. The extension therefore uses a relatively small area and it is also noted that the resultant scale is not significantly larger than a number of neighbouring properties which have previously been extended on Eaton Road.
17. It is noted that the proposed rear elevation has been finished with sections of glazing more contemporary in style to the original mullion windows. The rear extension is however to be finished in red brick, white painted render and clay coloured pantiles to match the existing. The only changes prominently noticeable from Eaton Road are the roof lights and replacement chimney. The proposed development is therefore not considered to impact significantly on the character of the area.
18. To ensure the replacement chimney is of an appropriate finish, it is considered reasonable to add a condition requiring details to be submitted to the council for consideration prior to the commencement of any works.
19. The proposed development is of a large scale, however on balance it is considered to result in limited impact on the character of the area and is therefore considered to be acceptable in design terms.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case it is acknowledged that the proposed rear extension will result in some overshadowing of the rear of no. 7 to the west during several hours of the morning, by virtue of the orientation of the site. It is unfortunate that the proposed rear extension has not been revised more extensively and been shifted away from the boundary shared with no. 7. The resultant overshadowing of no. 7 will occur during morning hours only, however the neighbouring property will continue to benefit from high levels of amenity. Therefore, on balance it is not considered that the harm caused by way of overshadowing would warrant refusal in this instance.

22. With regard to outlook, the proposed rear extension will result in the partial loss of a view across the rear of subject property from the rear of no. 7. Beyond that, there are no other significant impacts on the outlook from the rear of no. 7.
23. With regard to overlooking, the proposal includes the insertion of a window at ground floor level on the elevation facing no. 7. The window will allow for some views of the side and rear of no. 7 above the boundary fence, however it is noted that the window serves a utility room only and could be added using the property's permitted development rights. The proposed balcony and east facing windows look towards no. 11. The views possible from these locations will not result in a significant loss of privacy by virtue of the large garage roof marking the boundary which shields the rear living and amenity space of no. 11 from view.
24. The proposed extension and roof lights to the front will not result in any other impacts on the residential amenities of any other neighbouring properties.
25. The proposed development will enhance the residential amenity of the occupiers of the subject property as the internal living space is improved and enlarged without significant loss of external amenity space. The proposed development is therefore considered to be acceptable in amenity terms.
26. It is acknowledged that the proposed rear extension will result in some impacts on the residential amenities of no.7 Eaton Road. On balance however, it is considered that the impacts are not of sufficient significance to refuse the application. The proposed development is therefore considered to be acceptable in amenity terms.

Other Matters

27. The property is located within a critical drainage catchment and is a risk of surface water flooding as such it is proposed to condition the provision of water butts to help to mitigate the impact of the proposals.

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.

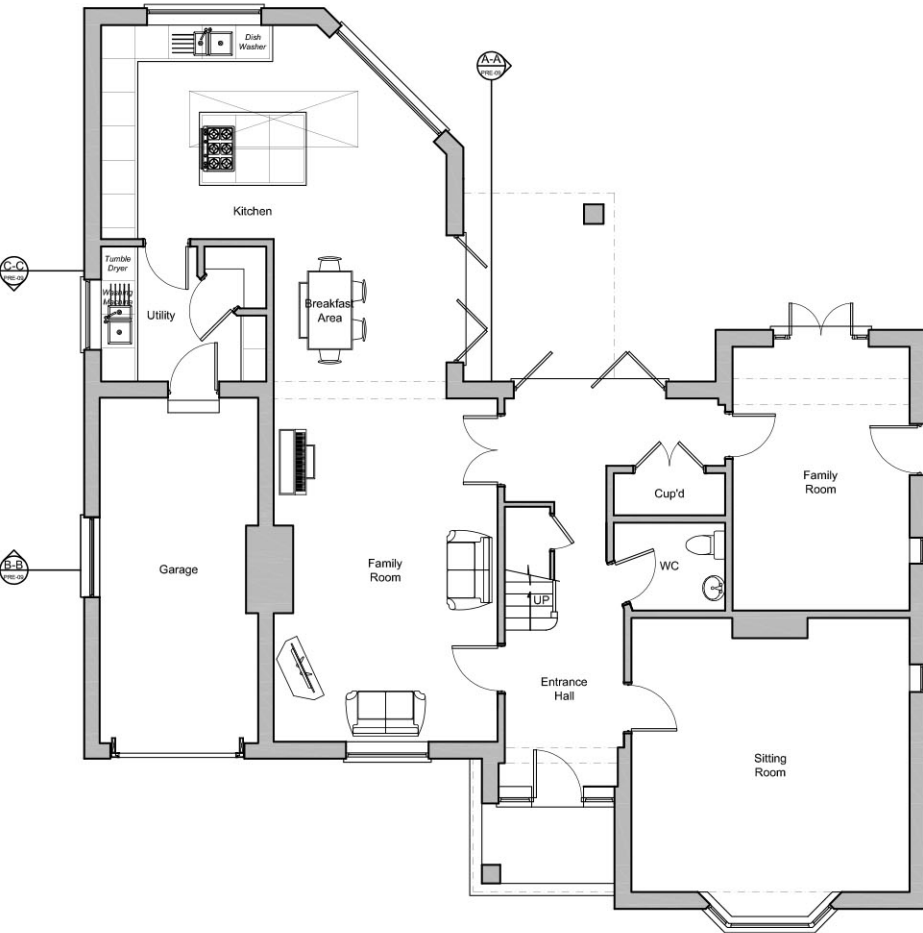
Conclusion

32. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design which does not cause harm to the character and appearance of the subject property or surrounding area.
33. The proposed development will result in some overshadowing of the neighbouring property to the west, however there will be only limited harm caused to neighbouring properties by way of overlooking or outlook. On balance, the harm caused by the proposed development is not of a level considered significant enough to refuse the application.
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.

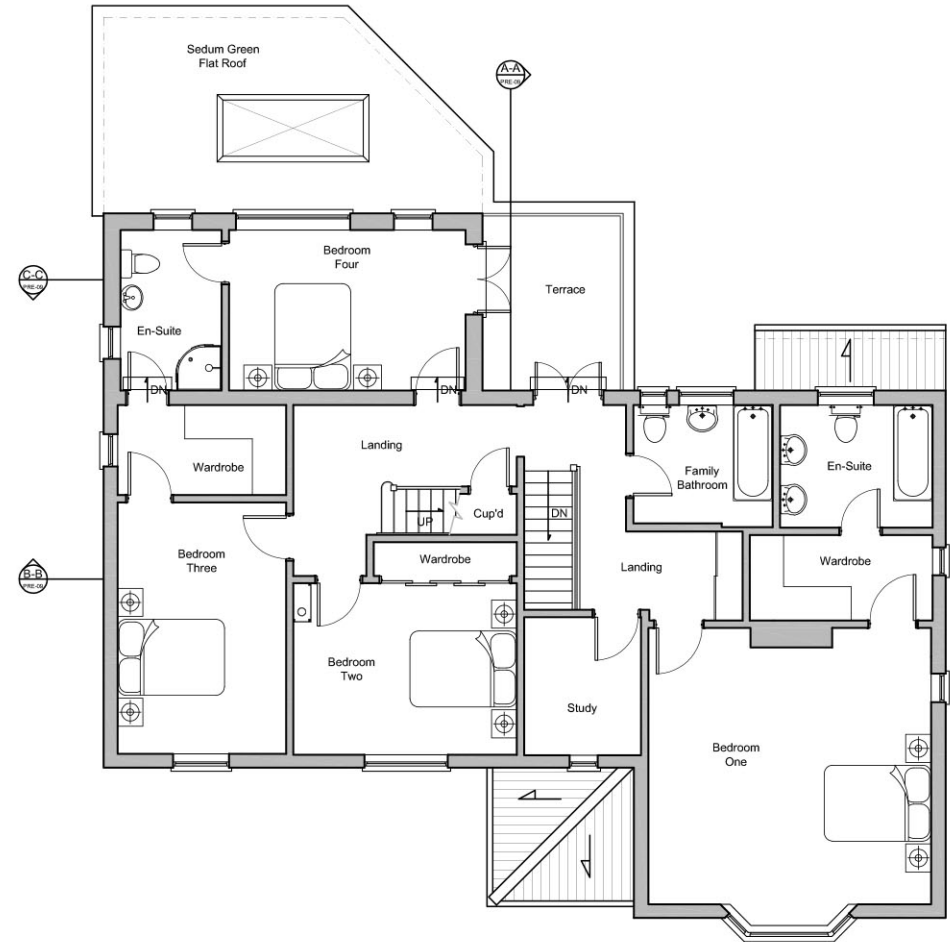
Recommendation

To approve application no. 19/00020/F - 9 Eaton Road Norwich NR4 6PZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of replacement chimney to be submitted prior to commencement of works;
4. Provision of water butts.



Proposed Ground Floor Plan



Proposed First Floor Plan




Planning

No: C Date: 08.08.2019 Item: Scheme amended following planning officers comments (30.07.2019)



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Site: 9 Eaton Road, Norwich, NR4 6PZ		Title: Proposed Floor Plans		 Chartered Institute of Architectural Technicians Registered Practice
Job No: 7.107	Drg No: PRE-06	Scale: 1:100@A3	Drawn By: WF	





Planning

No: C Date: 08.08.2019 Item: Scheme amended following planning officers comments (30.07.2019)

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Site: 9 Eaton Road,
Norwich,
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Title: **Proposed Floor Plans & Roof Plan**



Job No:	Drg No:	Scale:	Drawn By:	Checked by:
7.107	PRE-07	1:100@A3	WF	SS

Proposed Materials:

1. Red facing brick
 2. White smooth render
 3. Interlocking clay tile
 4. Clay plain tile
 5. White double glazed uPVC window
 6. White uPVC glazed entrance door
 7. Powder coated aluminium window
 8. Powder coated aluminium entrance door
 9. Glass balustrading
 10. White single glazed steel window
 11. Sedum green flat roof
 12. White painted steel garage door
 13. Roof window
 14. Cladding
 15. Brick effect chimney - details to be confirmed by condition
- * Denotes obscured-glazed non-opening window



Proposed South-West Elevation



Proposed North-West Elevation



Proposed North-East Elevation



Proposed South-East Elevation

Amended labelling of proposed elevations following planning officers comments (30.08.2019)

No: D Date: 03.09.2019 Item:

0 1 2 3 5m 1:100

Planning



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Site:
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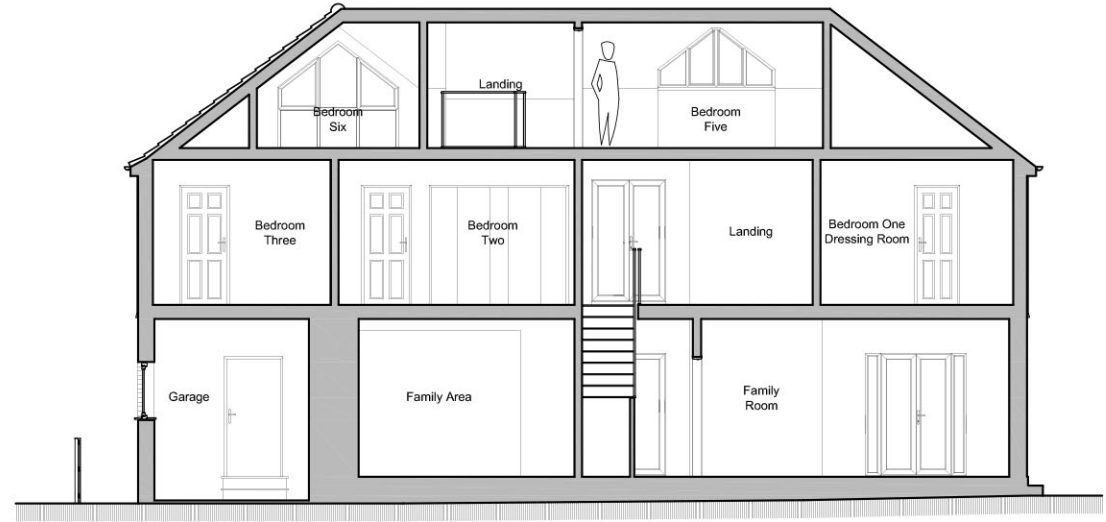
Title:
Proposed Elevations



Job No: 7.107	Drg No: PRE-08	Scale: 1:100@A3	Drawn By: WF	Checked by: SS
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Proposed Indicative Section A-A



Proposed Indicative Section B-B



Proposed Indicative Section C-C

No: C Date: 08.08.2019 Item:

Scheme amended following
planning officers comments
(30.07.2019)



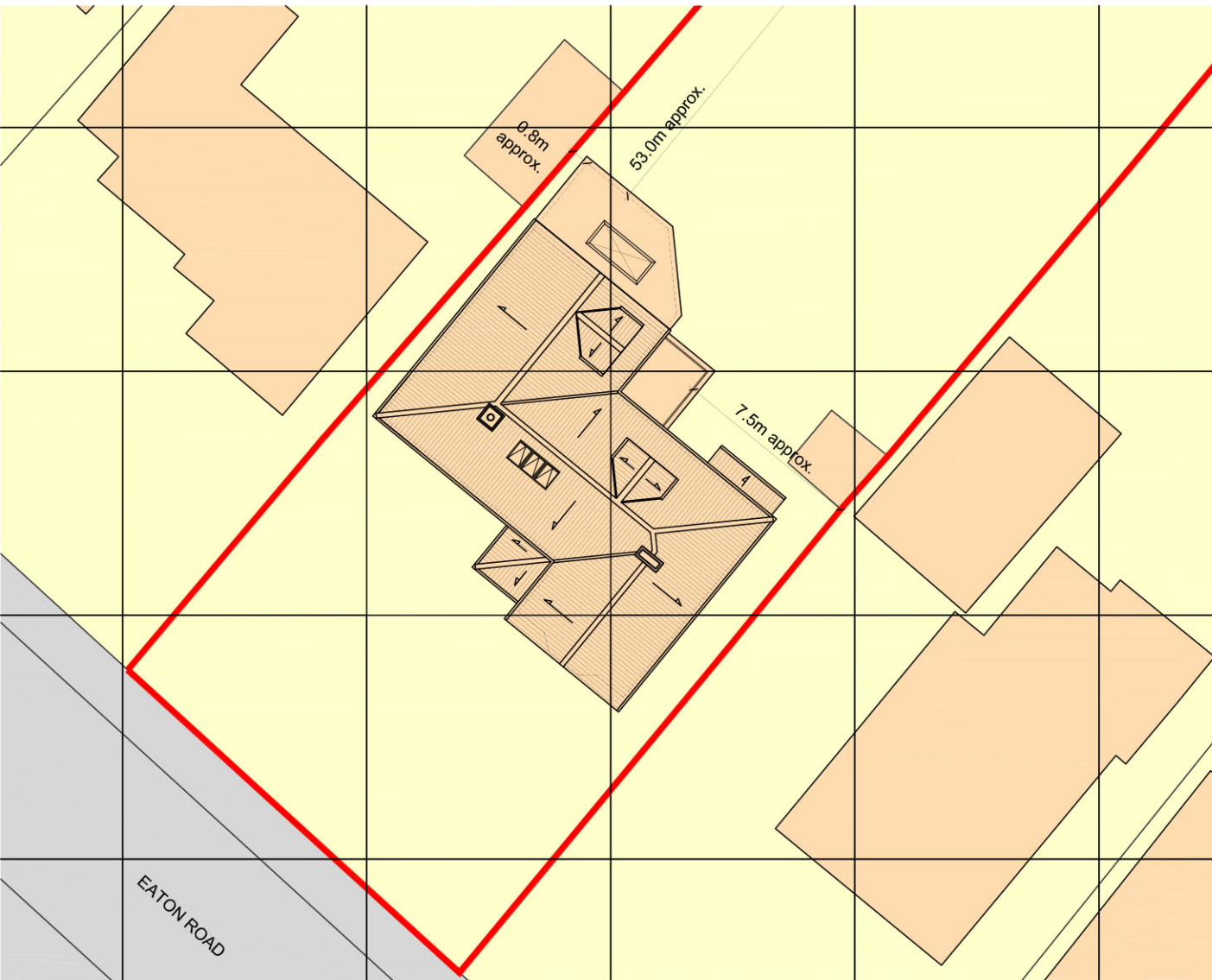
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Planning

Site: 9 Eaton Road, Norwich, NR4 6PZ		Title: Proposed Indicative Sections			
Job No: 7.107	Drg No: PRE-09	Scale: 1:100@A3	Drawn By: WF	Checked by: SS	



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KEY:



Application Line



Existing South-West elevation



Existing North-East elevation



Planning

No: C Date: 08.08.2019 Item:

Scheme amended following
planning officers comments
(30.07.2019)



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Chartered Architectural Technologist
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W: www.sa-architecturalservices.co.uk

Page 108 of 146

Site:
9 Eaton Road,
Norwich,
NR4 6PZ

Title:
Block Plan



Job No: 7.107	Drg No: PRE-10	Scale: 1:200@A3	Drawn By: WF	Checked by: SS
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Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/01083/F - 17 Branksome Close Norwich NR4 6SP

Reason

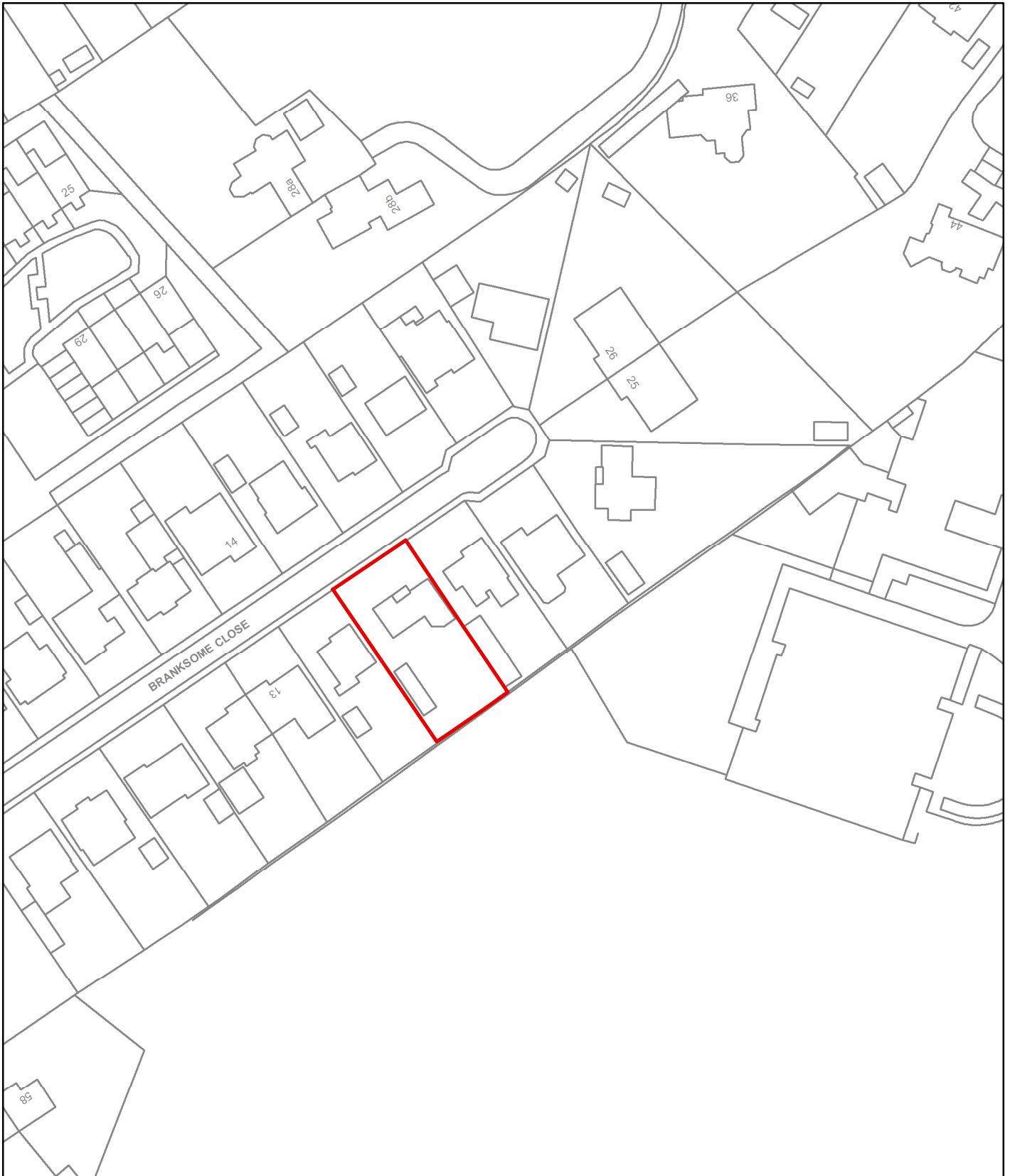
for referral Member or Staff application / Objection

4(f)

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

Development proposal		
Two storey rear extension.		
Representations		
Object	Comment	Support
4	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	24 September 2019
Recommendation	Approve



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Planning Application No 19/01083/F
 Site Address 17 Branksome Close
 Scale 1:1,000

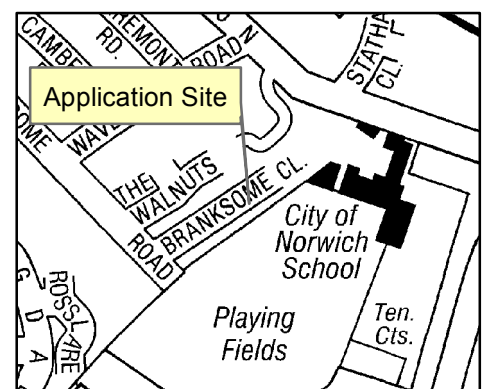


NORWICH
 City Council

PLANNING SERVICES



Page 110 of 146



The site and surroundings

1. The site is located on the south side of Branksome Close, a residential cul-de-sac to the south of the city. The prevailing character of the area is predominantly residential comprising a mixture of detached and semi-detached two storey dwellings. The dwellings on Branksome Close were constructed circa 1930 and are all of characterful designs from the same pallet of materials including timber beams, red bricks, painted white render and mullion windows. The properties in the cul-de-sac have been typically arranged on plots with front gardens, driveways to the side and larger mature rear gardens.
2. The subject property is a detached two-storey dwelling constructed circa 1930 using red bricks across the ground floor, painted white render across the first floor, red coloured pantiles and mullion windows. The property is arranged over a wide rectangular footprint with a feature projecting gable to the front adorned with timber beam detailing. The property has previously been extended by way of a single-storey flat roof extension to the rear. The site features a front garden, driveway to the side which leads to a detached single garage to the rear, and a larger rear garden.
3. The site is bordered by nos. 15 and 19 Branksome Close to the west and east respectively, both detached two-storey dwellings. It is noted that both neighbouring properties are of the same original design, resulting in both having a deeper rear building line than the subject property. It is also noted that no. 19 has been extended by way of a two-storey rear extension and also features a large outbuilding along much of the shared boundary. Beyond the site to the rear are the playing fields of the City of Norwich School. The site boundaries are marked by close boarded fencing to the side, outbuildings and mature planting.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the construction of a 11.3m x 4.5m two-storey extension across the rear of the original dwelling. The extension has been designed with two sections of hipped roof flanking a central flat roof section. The roof is 4.7m to the eaves along the sides, 5.2m to the eaves of the hipped sections, 4.6m to the flat roof section and 6.9m to the ridges of the hipped sections.
7. The proposal also includes the construction of a curved bay window to the front elevation. The bay is to be added to the eastern side of the front elevation and is to match the existing bay located on the western half of the front elevation in terms of design, scale and form.

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Five 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 rear extension is out of scale with prevailing character / disproportionately large	See main issue 1.
The proposed development will result in a loss of light to the kitchen and other living spaces of no. 19 Branksome Close	See main issue 2.
The proposed development by virtue of the building works required will cause disruption to the surrounding area.	Concerns relating to the construction of a proposed development are considered to be non-material in this instance.

Consultation responses

9. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

10. **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
11. **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

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF7 Requiring good design

Case Assessment

13. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate

otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design

14. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
15. The proposed development represents a substantial enlargement of the original dwelling, however it is not considered to result in significant harm to the character of the surrounding area. It is noted that the original footprint of the subject property is wider than some neighbouring properties, but also noticeably smaller in terms of depth. The extension is to be constructed in place of the existing single storey rear extension and patio area, whilst the existing detached garage is to be retained in its entirety. It is also noted that other properties within the cul-de-sac which have been extended are of a similar scale to the proposed development. The proposed development is therefore not considered to be disproportionately large and is of a scale which is appropriate for the area.
16. The proposed rear extension is to be constructed using matching materials including clay pantiles, red bricks and render. The windows and doors to the rear area to be made from white coloured aluminium.
17. The proposed rear extension is of a design which reflects the character of the original in terms of appearance and form. The use of hipped roofs with matching pitches and matching materials in particular ensure that the extension does not cause harm to the original character and appearance of the subject property.
18. The scale and design of the rear extension, which is subservient to the original, ensure that it is largely not visible from Branksome Close. As such, the proposed rear extension is considered to be of an appropriate scale, form, appearance and is acceptable in design terms.
19. The proposed bay to the front elevation, by virtue of it matching the design of the existing, is considered to be acceptable in design terms.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case there will be some overshadowing of the side and part of the rear external space of no. 19 during some hours of the evening. It is noted that the ground floor room most likely to experience overshadowing is the enlarged kitchen which is provided by light from a window and door on the side elevation as well as a window on the rear elevation. As such, the only primary living space likely to experience any overshadowing is the kitchen which is provided by light from dual-

aspects, ensuring that the proposed rear extension will not result in a significant loss of light.

22. With regard to the other neighbouring property, no. 15, the orientation and distance from the proposed rear extension will ensure that significant overshadowing of the rear living and amenity spaces will not occur. It is also noted that there are two small windows on the ground floor of the side elevation, both of which serve as secondary windows to living spaces. As such, the proposed rear extension will not result in significant overshadowing of no. 15 which will continue to benefit from a high level of amenity space.
23. The relationship between the proposed rear extension and neighbouring properties is such that there are sufficient distances between the properties to ensure that there is not a significant loss of outlook or is it overbearing. It is also noted, that the stepped building line ensures that the proposed extension does not project significantly beyond the rear building lines of nos. 15 and 19.
24. The proposed rear extension does not include the provision of any side facing windows. All first floor windows are included on the rear elevation, facing directly onto the garden. As such, the proposed rear extension will not result in any loss of privacy.
25. The proposed bay window will not have any impact on neighbouring residential amenity.
26. The proposed development will enhance the residential amenity of the occupiers of the subject property as the internal living space is improved and enlarged without significant loss of external amenity space. The proposed development is therefore considered to be acceptable in amenity terms.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

28. 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.
29. 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.
30. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale and design which does not cause harm to the character and appearance of the subject property or surrounding area.

32. 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, overlooking or loss of outlook.
33. 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. 19/01083/F - 17 Branksome Close Norwich NR4 6SP and grant planning permission subject to the following conditions:

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



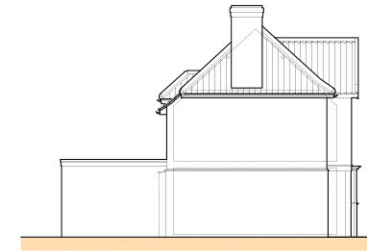
Existing Elevations



East



North



West



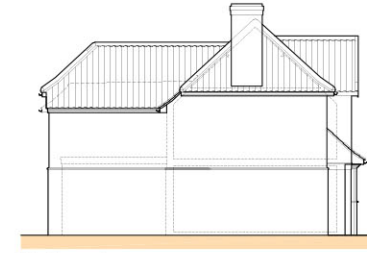
Proposed Elevations



East

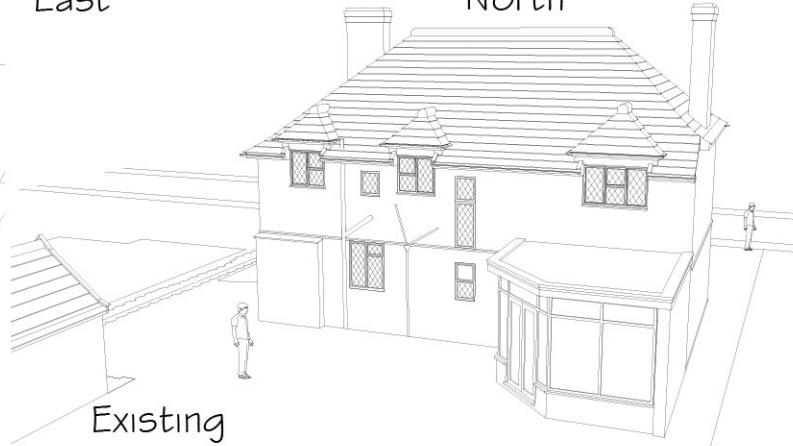


North



West

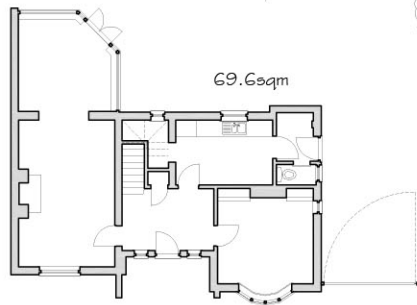
Materials
Clay pantiles
Walls brickwork and Render
Windows white UPVC
Doors white Aluminium



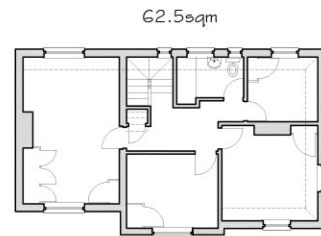
Existing



Proposed

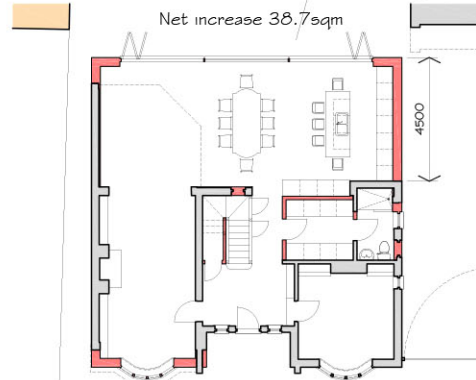


69.6sqm

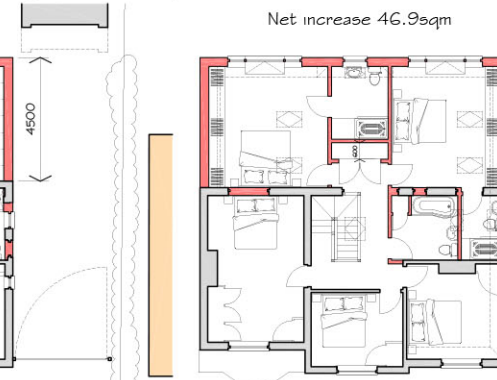


62.5sqm

Existing Ground & First Floor Plans



Net increase 38.7sqm



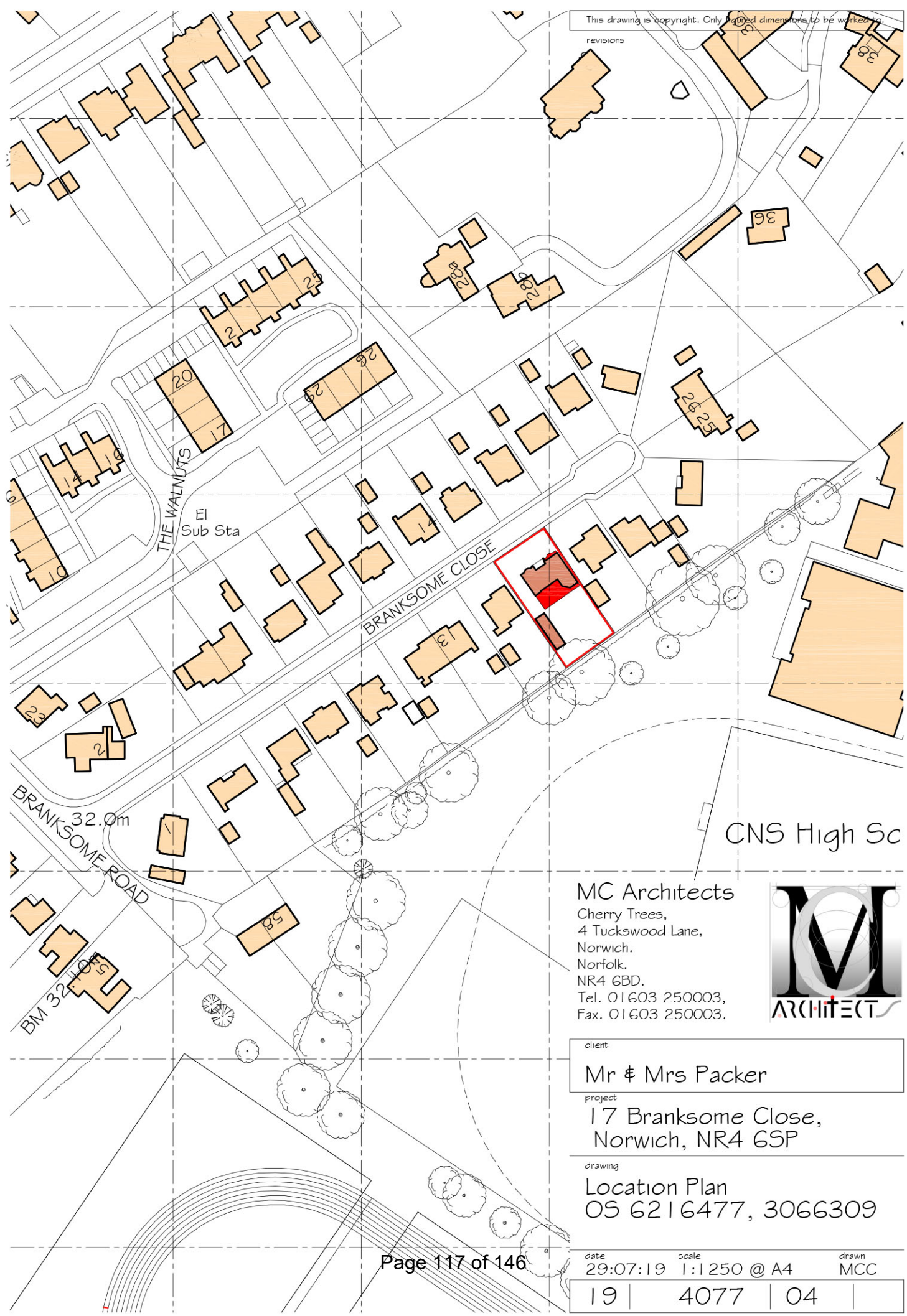
Net increase 46.9sqm

Proposed Ground & First Floor Plans

MC Architects
Cherry Trees,
4 Tuckswood Lane,
Norwich,
Norfolk.
NR4 6BD.
Tel: 01603 250003,
Fax: 01603 250003.



clients
Mr & Mrs Packer
project
17 Branksome Close,
Norwich, NR4 6SP
drawing
Existing & Proposed
Plans & Elevations



MC Architects

Cherry Trees,
4 Tuckwood Lane,
Norwich.
Norfolk.
NR4 6BD.
Tel. 01603 250003,
Fax. 01603 250003.



client

Mr & Mrs Packer

project

17 Branksome Close,
Norwich, NR4 6SP

drawing

Location Plan
05 6216477, 3066309

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00958/F - 65 The Avenues Norwich NR2 3QR

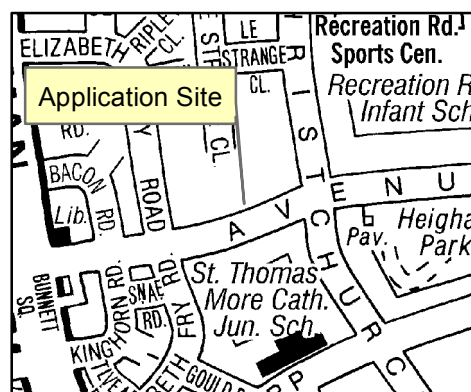
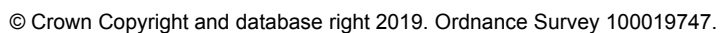
**Reason
for referral** Objection

4(g)

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

Development proposal		
Log cabin.		
Representations		
Object	Comment	Support
2	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	30 September 2019
Recommendation	Approve



The site and surroundings

1. The site is located to the north side of The Avenues, to the west of the city. The prevailing character of the area is predominantly residential comprising a variety of single and two-storey detached and semi-detached dwellings constructed during the mid C20. Properties on The Avenues are typically arranged with front gardens / parking areas, driveways to the side and large mature rear gardens.
2. The subject property is a storey and a half detached dwelling constructed circa 1930 using red bricks and red coloured plain tiles. The property is of a unique design within the street comprising a dual pitched roof, two front face gables and a projecting turret stair well to the side. The property has recently been extended by way of a single storey rear extension. The site features a front garden with a driveway to the side which leads to an original detached garage, sited along the shared boundary, a shed has also been added beyond the garage. The rear garden features a patio area and a converted air raid shelter within close proximity to the main house.
3. The site is bordered by no. 67 The Avenues to the west which has recently been extended by way of a single storey side and rear extension and a two storey detached dwelling to the east, no. 63 The Avenues. The site boundaries are marked by 1.8m close boarded timber fencing and mature planting on both sides to the rear. The prevailing character of the surrounding area is predominantly residential with most properties having been built at a similar time, many of which have been extended or altered.

Constraints

4. Critical Drainage Catchment: Nelson and Town Close

Relevant planning history

5.

Ref	Proposal	Decision	Date
17/00421/F	Single storey rear extension	APPR	03/05/2017

The proposal

6. The proposal first involves the removal of the existing shed. In its place, the proposal is then to construct a single storey outbuilding referred to as a 'log cabin' for the purposes of this application. The 3.5m x 10m log cabin is of a simple dual-pitched roof design measuring 2m to the eaves and 3m to the ridge. The design includes a 3m wide open store to the rear of the cabin.

Representations

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

Issues raised	Response
The proposed log cabin is overly large and out of character with open appearance of the original gardens.	See main issue 1.
The proposed log cabin will overshadow the neighbouring garden and result in a loss of outlook (no. 63)	See main issue 2.
The choice of the roof material is not aesthetically pleasing.	See main issue 1.
Concern regarding a mature birch tree located within the rear garden of no. 63	See other matters.
May affect the value of houses in the area.	Such a concern is not a material planning consideration.

Consultation responses

8. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

9. **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
10. **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

11. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF7 Requiring good design

Case Assessment

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

Main issue 1: Design

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The proposed log cabin is of a simple dual-pitched roof design which includes a small gable above the main entrance. The log cabin is split into two distinct sections with one third being an enclosed space with four windows and a set of doors. The other section, located at the opposite end to the main house remains as an open store area. The cabin is to be sited 1.5m behind the garage – in place of the existing shed – adjacent to the boundary shared with no. 63.
15. The log cabin to be constructed using timber and a black coloured felt roof. The choices of materials are considered to be appropriate for an outbuilding constructed within the rear garden of a domestic property.
16. It is acknowledged that the proposed log cabin is of a large scale and when considered in conjunction with the existing garage, results in a significant portion of the boundary shared with no. 65 being marked by outbuildings. It is however also noted that the rear gardens of the properties on the north side of The Avenues are particularly long and as such are capable of adding large outbuildings which do not appear as being overly large. Indeed, it is noted that a number of properties within the area have already added similar outbuildings. The proposed log cabin is therefore considered to be of an appropriate scale, form and appearance sited within an appropriate location.

Main issue 2: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light

pollution. In this case due to the significant distance between the proposed log cabin and no. 65, the proposal would not result in overshadowing of and primary amenity spaces. It is acknowledged the proposed log cabin will result in some overshadowing of the rear garden of no. 65. Due to the orientation of the site, overshadowing will only occur during a limited number of hours of the day, at certain times of the year. As such, the impact of any overshadowing to occur is considered to be limited and not resulting in significant harm being caused.

19. With regard to outlook, the proposed log cabin will obstructed a view of the rear section of the rear garden of the subject property, from the rear garden of no. 63. The rear garden of no. 63 currently features a number of mature trees and plants which obstruct views potentially possible from the main rear living spaces of no. 63. The original open character can therefore be considered to have been eroded over time. The occupants of no. 63 will retain the main views of the rear garden currently possible. The proposed development is therefore not expected to alter the current situation.
20. It is proposed that the log cabin is to be used for purposes incidental to the main dwellinghouse. To ensure that this remains the case in the future and to protect the residential amenities of neighbours, it is considered reasonable to add a condition requiring that the log cabin remains ancillary to the main house.
21. The proposed log cabin will have a minimal impact on the residential amenities of the occupiers of the subject property as the proposal represents only a minor change to the current situation.
22. The proposed development is therefore considered to be acceptable in amenity terms.

Other matters

23. The proposed log cabin is to be constructed within close proximity of a mature birch tree located within the rear garden of no. 63. The construction of the log cabin does not require the digging of foundations and as such will not harm the neighbouring tree.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. 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.
26. 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.
27. In this case local finance considerations are not considered to be material to the case.

Conclusion

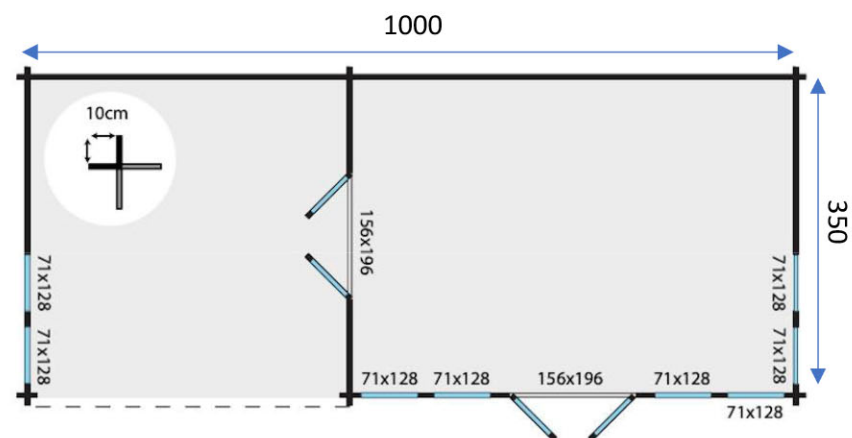
28. The proposed log cabin is considered to be of an appropriate scale and design which does not cause harm to the character and appearance of the subject property or surrounding area.
29. The proposed development will have a minimal impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, outlook or overlooking.
30. 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. 19/00958/F - 65 The Avenues Norwich NR2 3QR and grant planning permission subject to the following conditions:

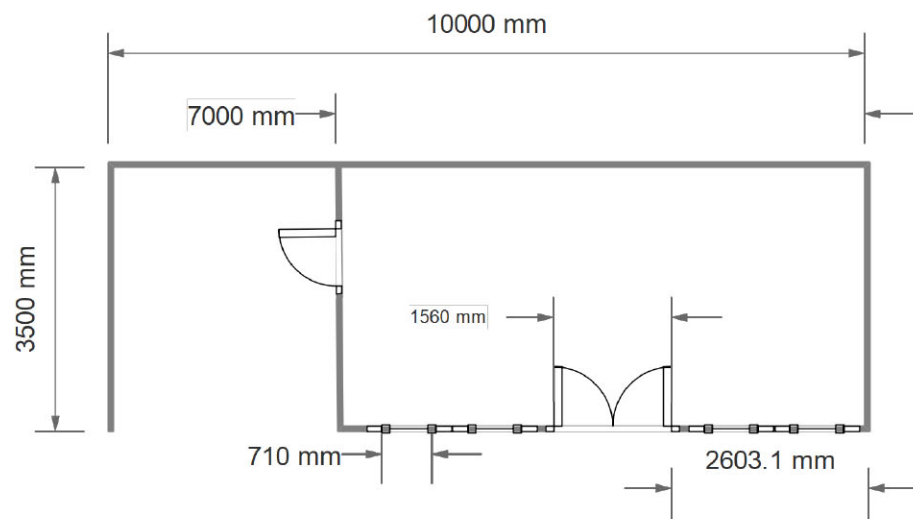
1. Standard time limit;
2. In accordance with plans;
3. Log cabin to remain ancillary to the main dwellinghouse.

...

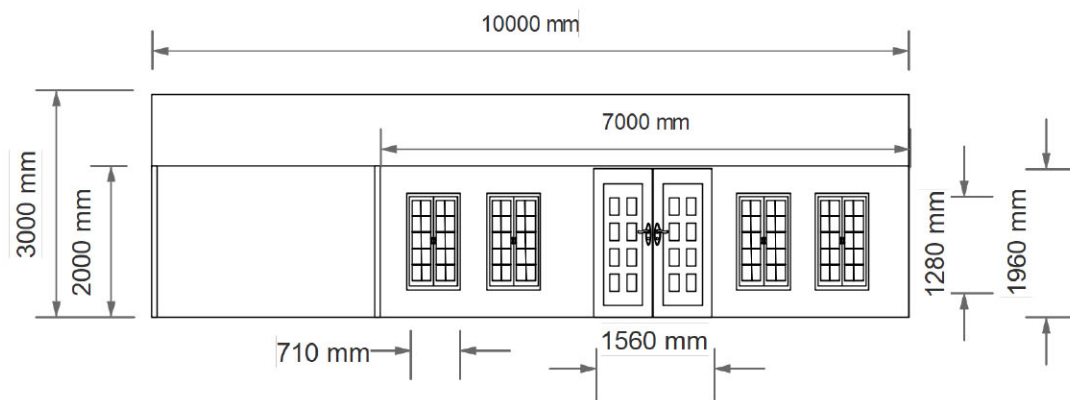


All sizes are approximate and in cm

Plan of Proposed Log Cabin

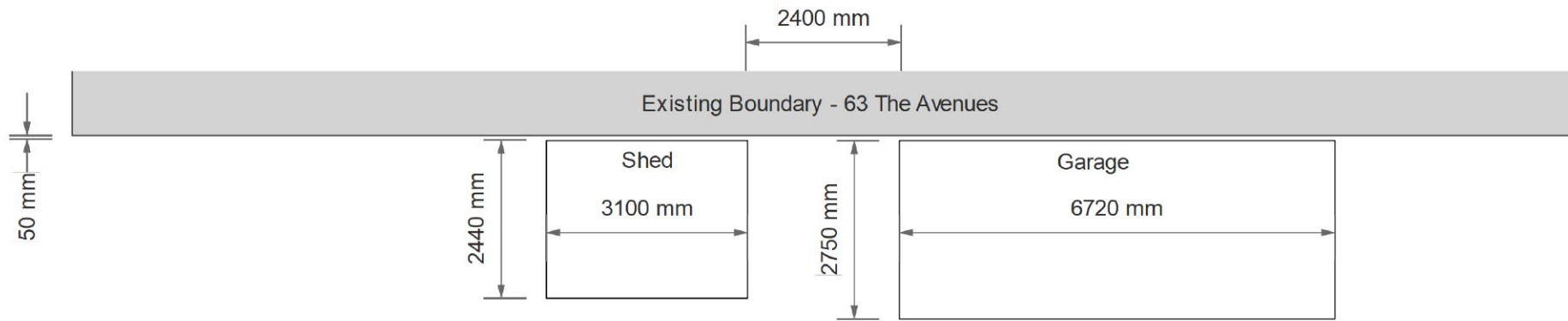


Elevation of Proposed Log Cabin

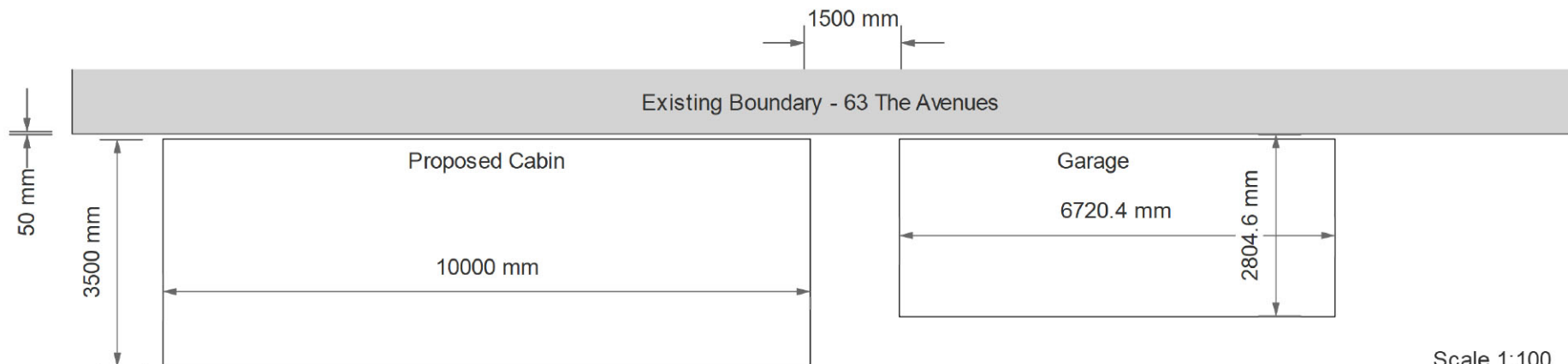


Scale 1:100

Current Plan of Location

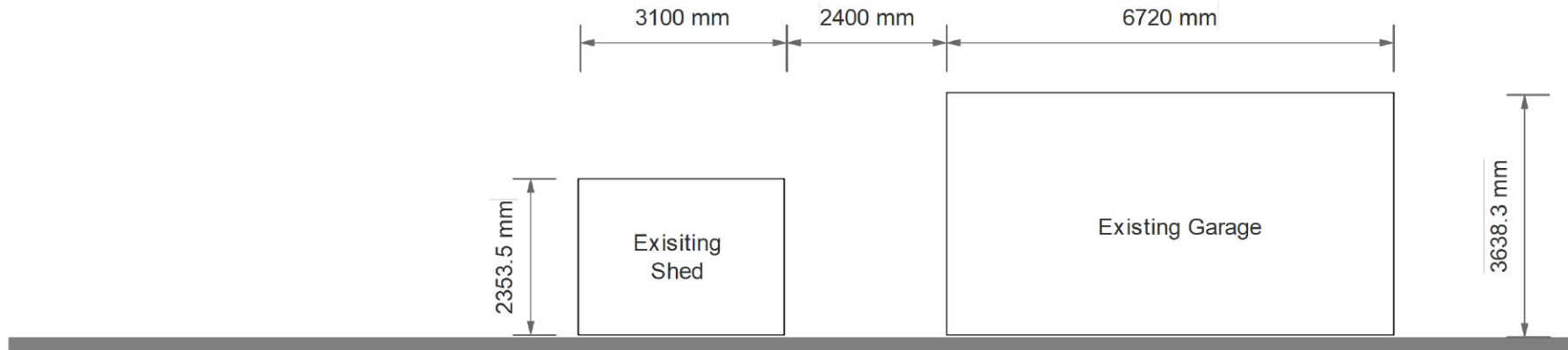


Proposed Plan of Location

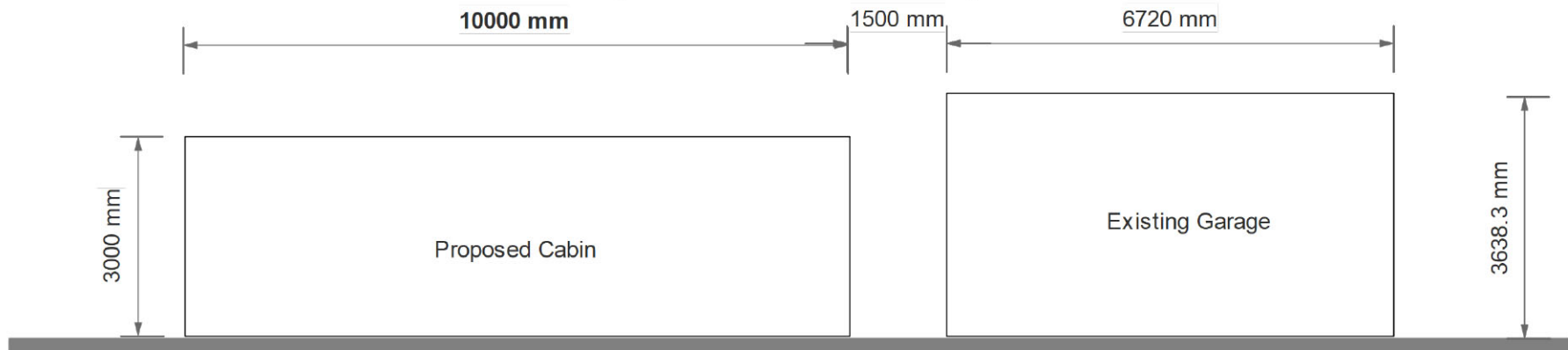


Scale 1:100

Current Elevation of Surroundings

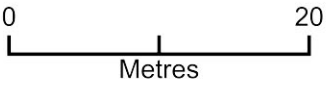
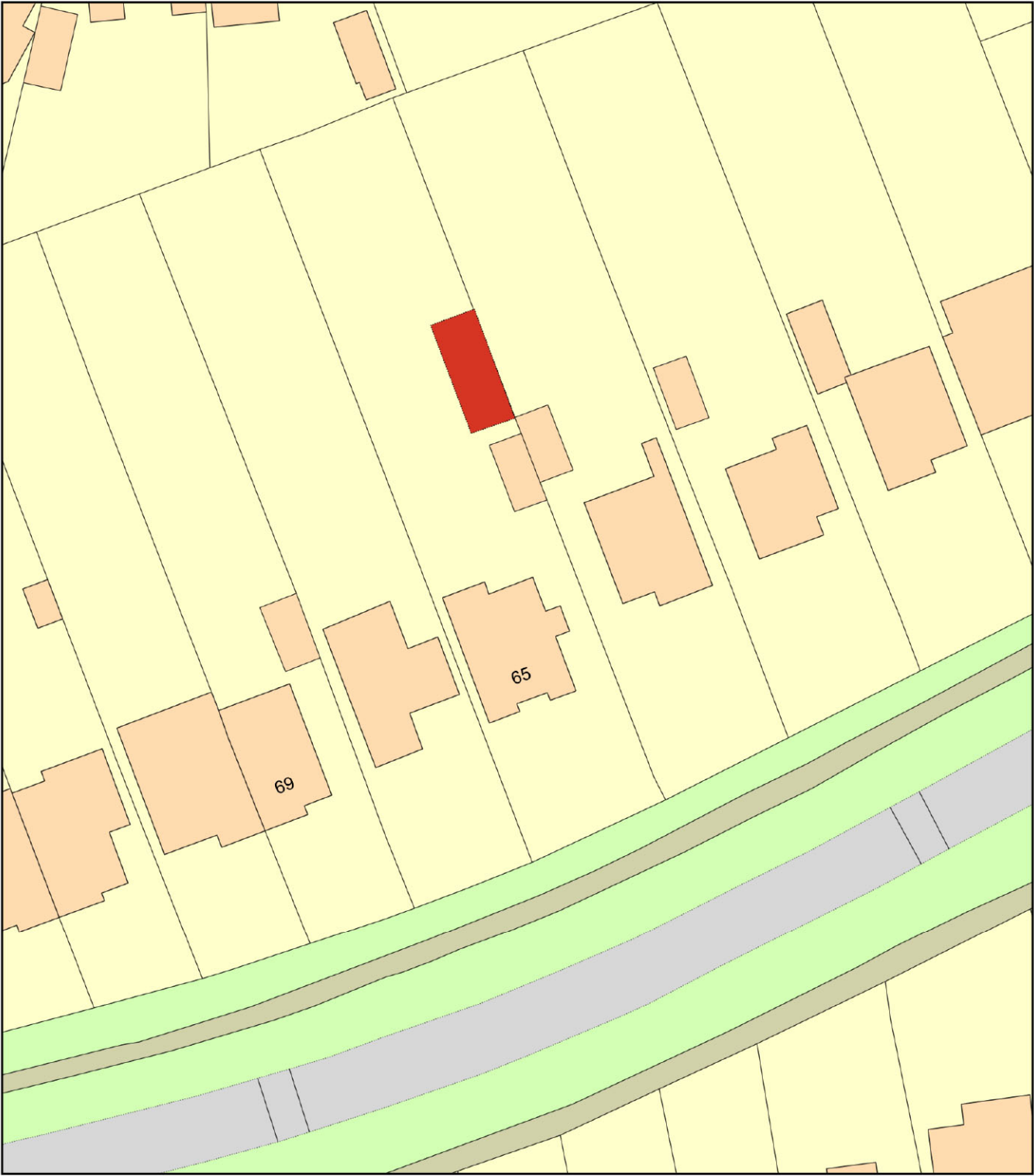


Proposed Elevation of Surroundings



Scale 1:100

To-Be Site Plan



Plan Produced for: Daniel Hickling

Date Produced: 06 Jul 2019

Plan Number/Project ID: TQRQM19187230712693

Scale: 1:500 @ A4

Report to Planning applications committee

Item

10 October 2019

Report of Area Development Manager

Subject 19/00928/F; 31 Spelman Road, Norwich NR2 3NJ

Reason

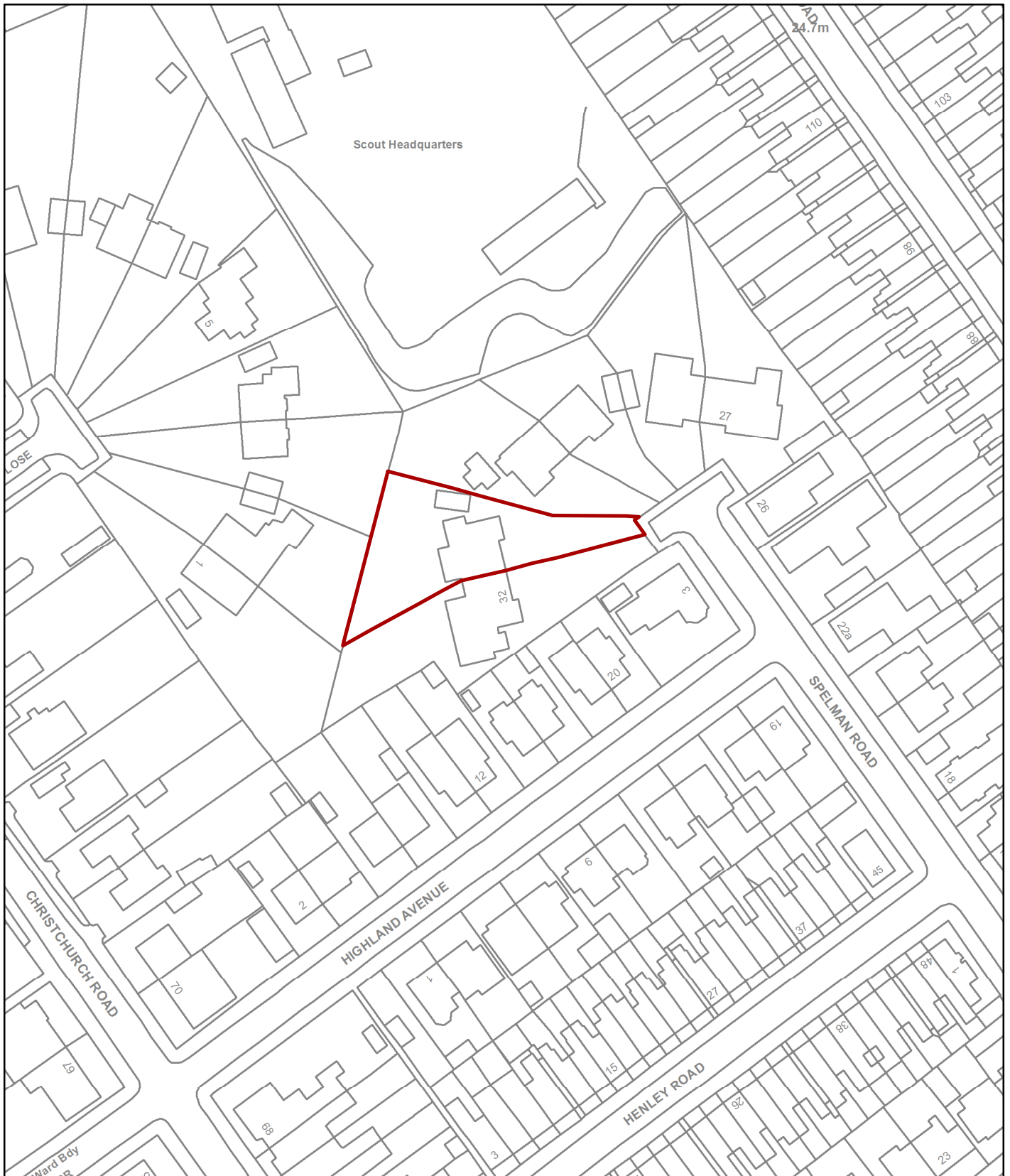
for referral Objections

4(h)

Ward:	Nelson
Case officer	Stephen Little - stephenlittle@norwich.gov.uk

Development proposal		
Demolition of existing conservatory, utility rooms and garage, construction of single storey rear & side extension and installation of rear dormer		
Representations		
Object	Comment	Support
4	0	0

Main issues	Key considerations
1 Design, scale and form	Visual impact in the context of the property and character of the area
2 Residential Amenity	Overlooking and/or overshadowing to neighbouring properties
Expiry date	11 th October 2019
Recommendation	Approve subject to conditions



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Planning Application No 19/00928/F
 Site Address 31 Spelman Road
 Scale 1:1,000

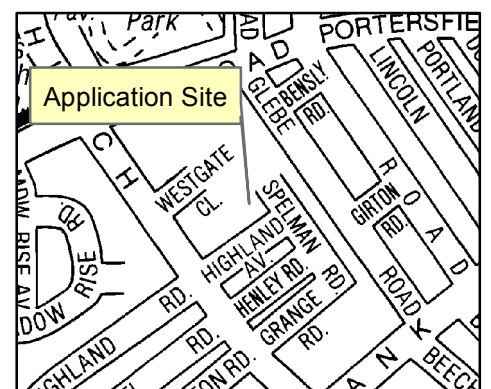


NORWICH
 City Council

PLANNING SERVICES



Page 132 of 146



The site and surroundings

1. The subject property is situated to the west of the turning circle at the end of Spelman Road, a residential cul-de-sac 1.25km west of the city centre, and situated at the end of three streets running between it and Christchurch Road. Unlike nearby streets where two-storey semi and terraced properties are prominent, this end of Spelman Road is characterised by bungalows, including three pairs of semi-detached red-brick/brown-tiled bungalows of relatively similar original design and of which the subject property is typical.
2. No.31, like most of its neighbouring properties, has a hip roof with a smaller hip-roofed side section which projects forward and to the rear to create stepped front and rear elevations. There is currently a conservatory to the rear of the property, which extends to the boundary with the adjoining property at no.32, a smaller conservatory to the side and a detached garage to the north of the dwelling close (0.4m at its closest) to the boundary with no.30. There is a small shed behind the garage.
3. The long narrow front garden sets the dwelling back 25m from the road. To the rear, the garden is wider and extends 22m from the dwelling at its furthest point.
4. The dwelling is adjoined to no.32 to the south. A tall boundary hedge currently separates the rear gardens. No.32 has a rear dormer and has been extensively extended to the rear and side with a hip and gable-roofed extensions, and small front and side dormers.
5. To the northeast is no.30, with the dwellings themselves 7.5m apart at their closest point. No.30 also has a garage/outbuilding to its side. There is a 2m high hedge along the boundary between the properties to the front of the garage, and a lower boundary hedge to the rear.
6. To the west are the rear gardens of properties on Westgate Close. There are deciduous trees along the rear boundary with 2 Westgate Close to the west, and a 2m fence along the boundary with 3 Westgate Close to the northwest.
7. While nos. 30 & 29 to the northeast are largely unaltered, no.28 further to the east has a rear dormer and side extension to the roof similar to that proposed here. (Note: This has not been built entirely according to plans approved under application ref 16/01704/F – see Main Issue 1 below). No.27 has also been extensively extended with gable roof extensions to the side.

Constraints

8. Critical Drainage Catchment; this end of the street itself has a 0.1% risk of flooding (Strategic Flood Risk Assessment flood map dataset). Nearest area of higher risk (1%) is on Spelman Road and is approx 60m from proposed extension.

Relevant planning history

9. None recent/relevant.

The proposal

10. The proposed single-storey extension projects 5m at its maximum to the rear (slightly shorter at 4.2m for much of its width) and with an eaves height of 2.75m. It wraps round the house to the side, with a utility/lobby area joining onto a storage area and re-constructed shallow gable-roofed garage positioned at a 30 degree angle to the house, 0.3m from the boundary with no.30 to the north. The combination of these elements extends 9m to the side of the house at its furthest point. To the south the extension is approx 0.25m from the boundary with no.32. The glazing to the rear includes 4 panes of glazed bi-fold doors.
11. As part of the proposed loft conversion, two gable roof dormers will be installed to the front. The roof will be extended to the side, replacing the current hip roof arrangement, and creating new side-facing and small front-facing first floor walls. To the rear, a flat roof dormer will be added covering almost the full width of the main dwelling, with its side 0.5m from the boundary, its lowest point set back 0.6m from the eaves and its roof 0.15m lower than the existing roof ridge.
12. Note: these plans are amended from those submitted originally, which proposed a two-storey rear extension with balcony.

Proposal	Key facts
Scale	
Total floorspace	Combined area of 146.8sq.m (excluding garage/storage area: 107.1sq.m) Demolition: 49.3sq.m (incl garage & conservatories)
Max. dimensions	Ground floor extension: 7.4m from front to rear; 18.5m wide. First floor dormer: projects 3.8m outward, and 2.8m upward, from the roof. Proposed first floor area: 7.2m from front to back; 9.2m wide.
Appearance	
Materials	Walls for rear extension and dormers - 'Buttermilk' coloured render; Windows/door - uPVC, white as existing to front, anthracite grey to rear; Front gable roof – sloping pin tiles; Garage – grey Hardie plank cladding for walls with sloping pin tiles for the roof.

Representations Received

13. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received responding to the original plans (which included a balcony and two storey rear extension) citing the following issues:

Issues Raised	Response
Large flat-roofed (two-storey) extension doesn't sit well with other properties in the close. Extent of proposed development excessive and creates an "overpowering" impact.	See main issue 1. Rear extension is now single storey.
Style of extension out of keeping with other extensions in the area.	See main issue 1. Rear extension is now single storey.
Ivory render and grey plank cladding not appropriate material for setting.	See main issue 1
Matching side dormer with that at no.32 would reduce dominant impression.	See main issue 1
Fast growing hedging suggested for the boundary to reduce overlooking and impact of development.	See main issue 2 Rear extension is now single storey with no balcony.
Overlooking toward Westgate Close.	See main issue 2 Rear extension is now single storey with no balcony.
<i>NOTE: many comments were received specifically regarding the originally proposed balcony, which has now been removed from the plans.</i>	

Consultation responses

14. None.

Assessment of planning considerations

Relevant development plan policies

15. 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

16. 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
- DM5 Planning effectively for flood resilience

Other material considerations

17. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF12 Achieving well-designed places

Case Assessment

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

Main issue 1: Design, scale and form

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 8, 127-131.
20. The issues to consider concern the overall massing of the extension and its visual impact, both in the context of the property and surrounding area.
21. The extension is relatively large in terms of footprint and increases the overall floor area of the house and garage by 80%. While significant, the increase in itself doesn't deem the extension unacceptable though it does suggest potential for a development which appears out of scale and/or incongruous.
22. In terms of the impression to the front of the building, the plans have been amended from those originally submitted to reduce the size of the front-facing wall of the first-floor side extension and this is now sufficiently reduced in visual impact. It would have been preferable to have slightly reduced the height of the side roof extension and set it back from the current ridge, so that the original roof form could still be read. Such an approach was the approved design for no.28, though this has not been built according to plans and the final built form is more prominent than that proposed here. Given this and the overall context of these properties, which have been substantially altered with a variety of extension forms, it would be difficult to insist on retaining this specific reference to the original roof line.
23. The gabled front dormers are a relatively sympathetic design and, while it would have been preferable to match the smaller size of those on no.32, this would be difficult to insist on given the current lack of symmetry, in this respect, between the two properties. For the same reason, it would also not be reasonable to require matching the first floor side extension with the smaller side dormer on no.32.
24. The rear dormer, while contributing to the overall scale, would be in itself permitted development and is not obviously visible from the public realm or neighbouring properties. The flat roof of the ground floor extension, while far from ideal design-wise, does at least have the virtue in this context of diminishing the extension's wider visual impact. And while it would have been preferable for the flat roof to be level with the eaves of the original bungalow, the present height allows for adequate insulation and, particularly given how far the dwelling is set back from the street, is not a major design concern.

25. The grey plank cladding, while over-dominant on the original plans, is now only being applied to the reconstructed garage and, overall, the choice of materials is appropriate and sufficiently in keeping with the setting.
26. The overall design of the extension is functional in nature and not of high quality. A design which worked better with that of the original dwelling, and avoided the large flat roof area, would have been preferable. However, in this location which is relatively hidden away from the public realm (and not a through-route), and given that the property is set well back from the street with a narrow front garden, it would be difficult to refuse this proposal purely on grounds of design given its low impact on the public realm and therefore limited harm. The plans are therefore acceptable in terms of design.

Main issue 2: Residential Amenity

27. Key policies and NPPF paragraphs – DM2, NPPF paragraph 127.
28. Many of the amenity issues raised were specifically concerned with the formerly proposed balcony and first floor of the rear extension, which have now been removed from the plans. With the revised design, first floor windows to the rear are set further back from the rear boundary and, given that this element is permitted development, it would be difficult to resist on grounds of amenity. With trees along the rear boundary toward which the windows face and, assuming most of the hedge on the boundary with no.32 can be retained where unaffected by the extension, there should be no notable overlooking issue for neighbouring properties. Also, the fact that the boundary with no.32 angles slightly away from the subject property, any potential such impact should be further reduced.
29. In comparison to the current high hedge, there will be no additional impact from overshadowing for no.32. And with some distance and an outbuilding between the proposed extension (which lengthens the current garage) and the dwelling at no.30, there will be no notable overshadowing impact for that property.
30. Given the above, there will be no unacceptable impacts on the amenity of neighbouring properties.

Other issues

31. While there is no acute drainage issue for this particular street, given that the extension is in a critical drainage area and proposes a relatively significant increase in footprint and large roof area, it will be conditioned that water butts should be installed.

Equalities and diversity issues

32. There are no significant equality or diversity issues.

Local finance considerations

33. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

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

Conclusion

36. While, as outlined above, the overall design is far from ideal, in the context of the property and surrounding area it is not sufficiently out of keeping or scale to warrant refusal on these grounds. With the amended design having little or no impact on the amenity of neighbouring properties, the proposals are considered acceptable.
37. The development is sufficiently 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.

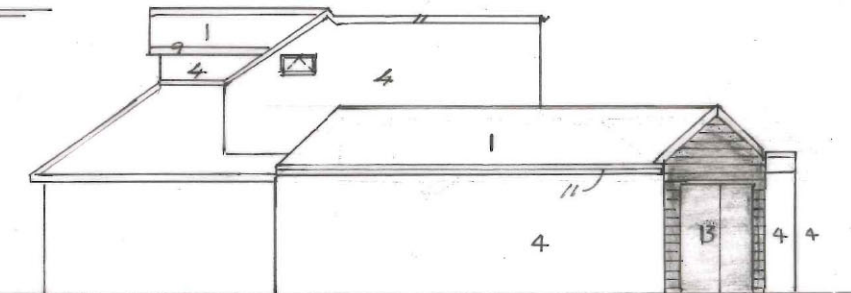
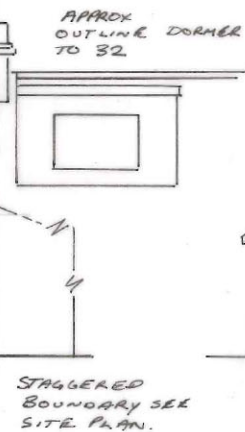
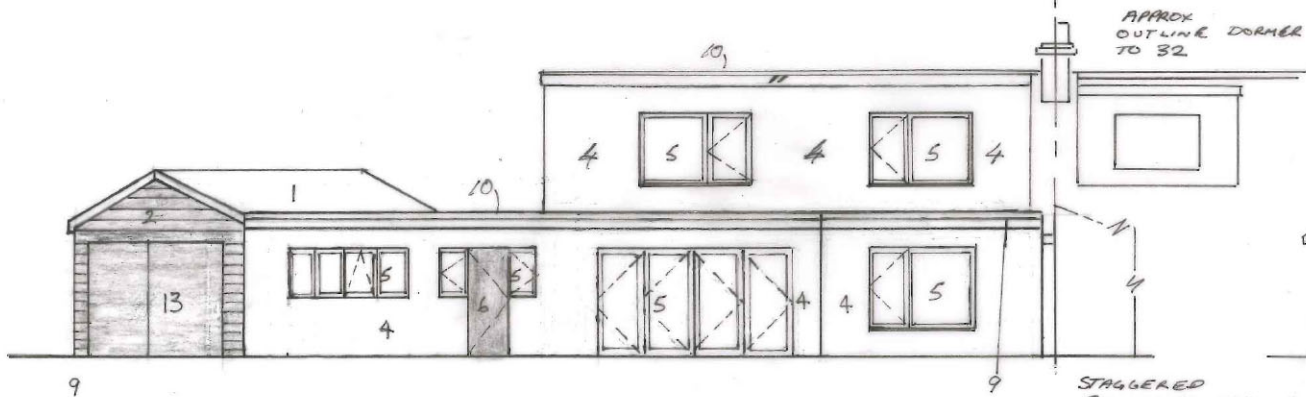
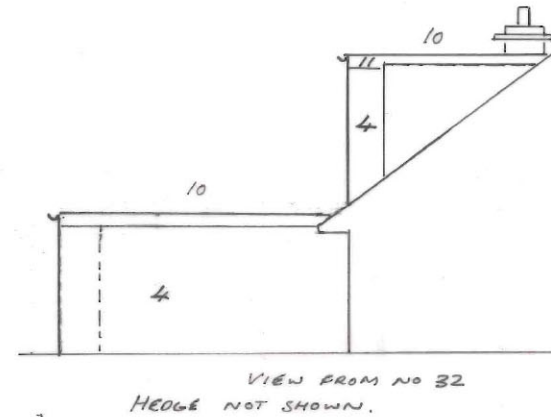
Recommendation

To approve application no. 19/00928/F – 31 Spelman Road, Norwich NR2 3NJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Provision of water butts.

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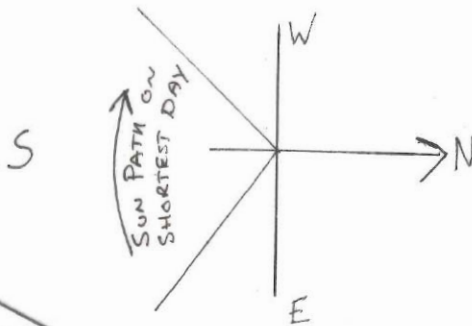
- ① Sloping pin tiles to match existing.
- ② Hardie plank 'cedar' pearl grey or grey Marley 'cedar click'
- ③ Code 4 lead flashings & Soakers.
- ④ K Rend 'Buttermilk'
- ⑤ Windows/doors RAL 7016
- ⑥ RAL 7016 solid doors
- ⑦ RAL 7016 Feature door.
- ⑧ Sectional roll up garage doors RAL 7016
- ⑨ uPVC white fascias, soffits etc, black gutters to match existing.

- ⑩ All flat roofs Sarnafil Single ply - lead grey.
- ⑪ Sarnafil black metal trim.
- ⑫ White uPVC windows to match existing.
- ⑬ Timber opening doors horizontal plank painted RAL 7016.

Maynard Grout Associates Ltd
Regulated by RICS

CLIENT:
Mr and Mrs A Grout
LOCATION:
31, Spelman Road, Norwich
TITLE:
Proposed Elevations

SCALE @ A3:
1:100
DATE:
16.6.19
JOB NO:
AG1
DRAWN BY: MG
APPROVED: MG
DWS NO:
MGA 04DI
REV: A



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Regulated by RICS

CLIENT:

Mr and Mrs A Grout

LOCATION:

31, Spelman Road, Norwich

TITLE:

Proposed Ground Floor

SCALE @ A3:

1:100

DATE:

16.6.19

JOB NO:

AG1

DRAWN BY: MG

APPROVED: MG

DWG NO: MGA 05

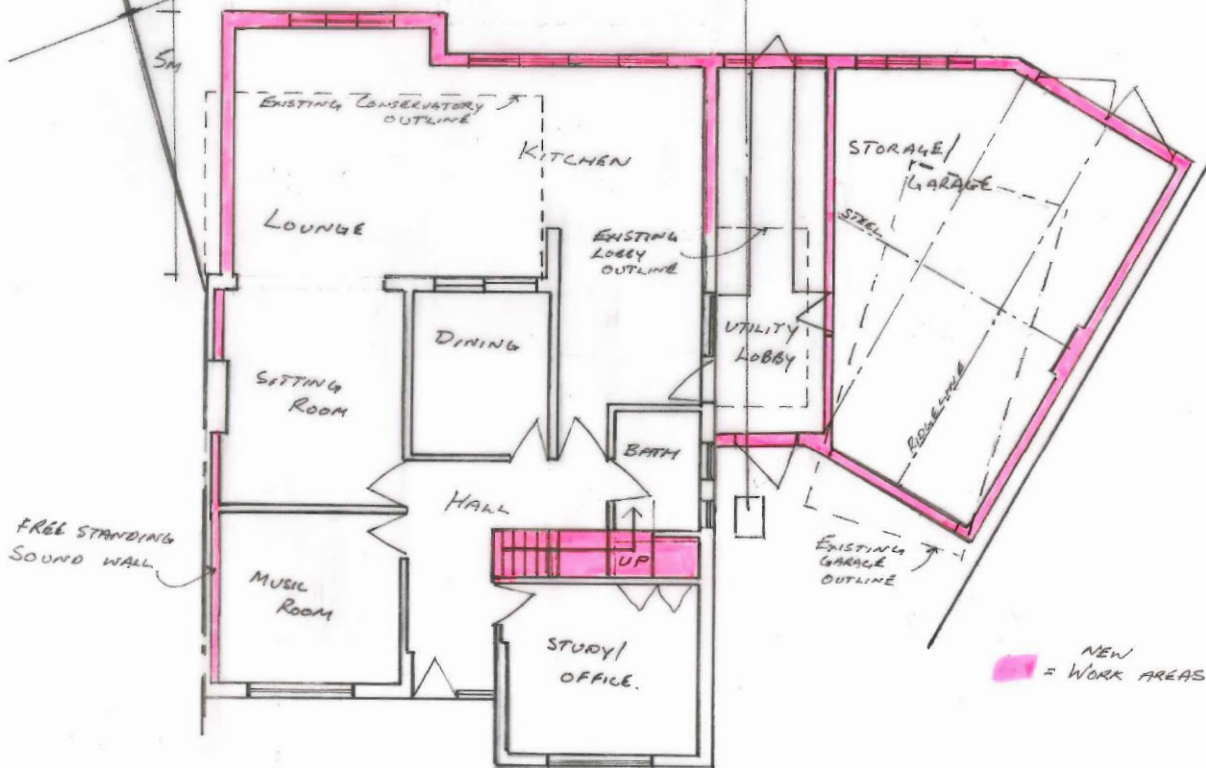
REV: DI A

EXISTING TREES / HEDGES / FENCES
TO REMAIN

ANY PATIOS OR
SIMILAR WILL BE
SUDS DESIGNED.

EXISTING FOUR DRAIN

RAIN WATER FROM
ROOFS TO BE HARVESTED
AND USED IN GARDEN / GREENHOUSES
ETC.



NEW
= WORK AREAS

EXISTING GRAVEL
TO REMAIN.

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CLIENT:

Mr and Mrs A Grout

LOCATION:

31, Spelman Road, Norwich

TITLE:

Proposed First Floor

SCALE @ A3:

1:100

DATE:

16.6.19

JOB NO:

AG1

DRAWN BY: MG

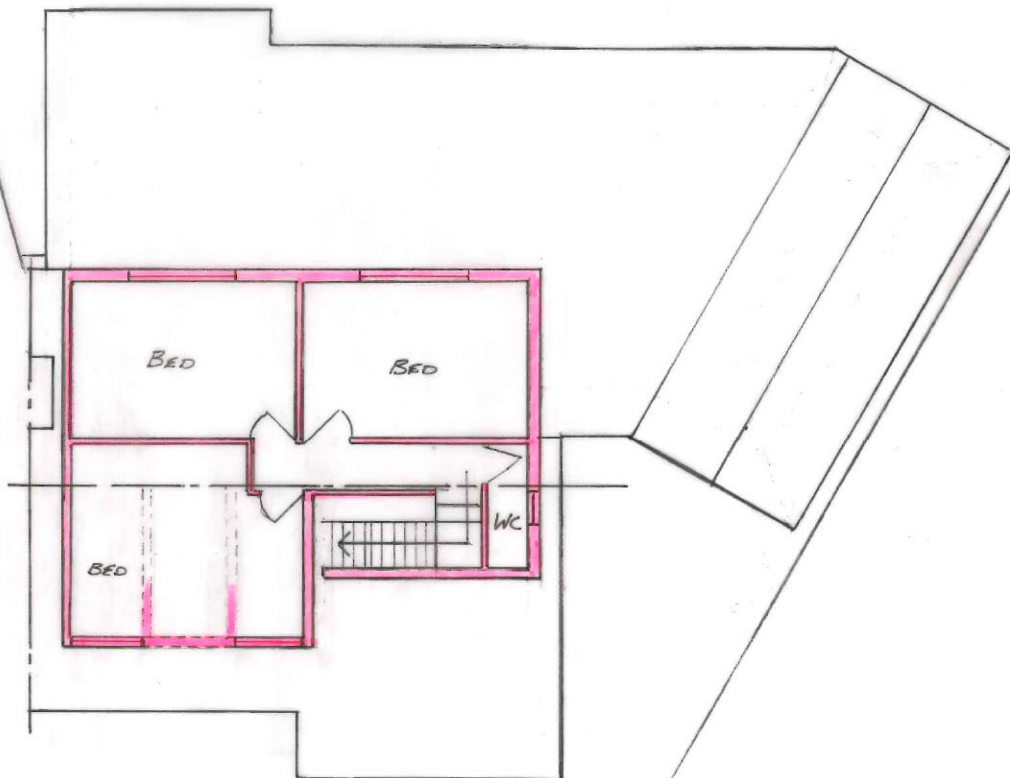
APPROVED: MG

DWG NO:

MGA 06

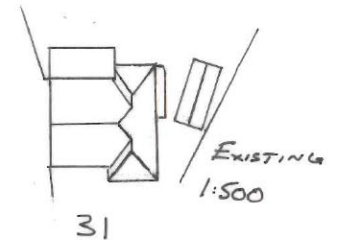
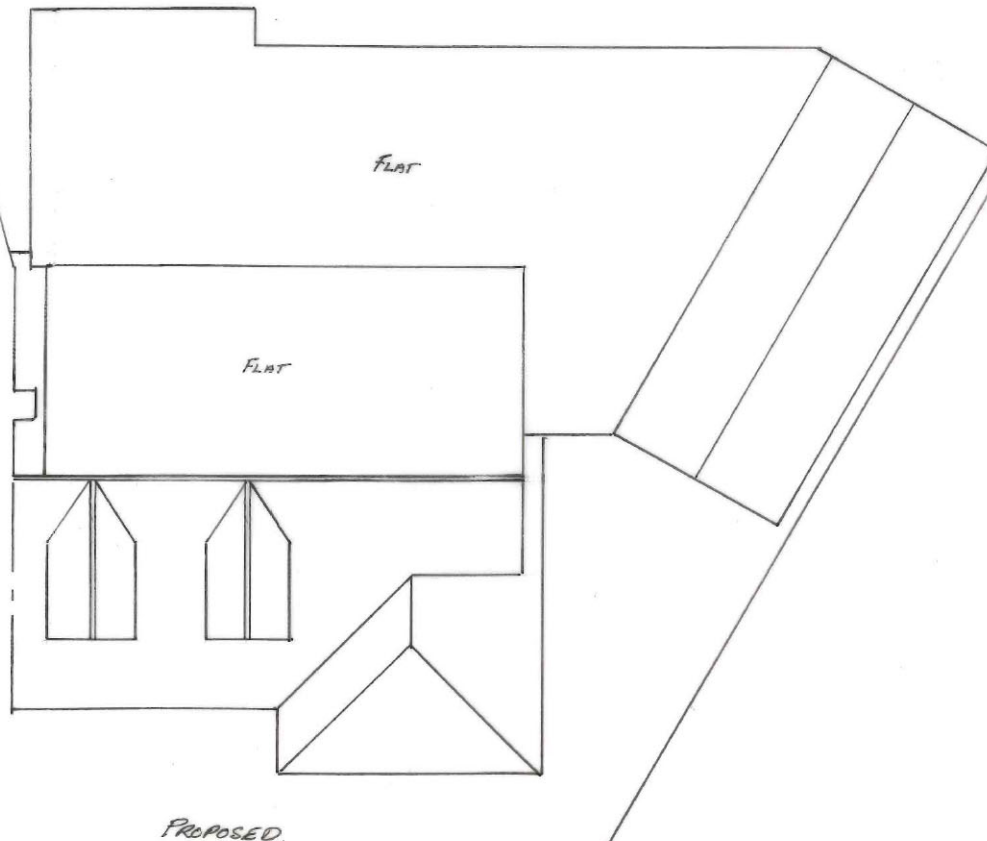
REV:

DIA



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CLIENT:

Mr and Mrs A Grout

LOCATION:

31, Spelman Road, Norwich

TITLE:

Existing and Proposed Roof
Plan

SCALE @ A3:
1:100

DATE:
27.9.19

JOB NO:
AG1

DRAWN BY: MG

APPROVED: MG

DWG NO: MGA 07 REV: D1A

Report to Planning applications committee
10 October 2019
Report of Interim director of regeneration and development
Subject Review of the scheme of delegation

Item
5

Purpose

This report proposes to amend the committee's current scheme of delegated powers which enables certain applications to be determined at officer level without referral to committee, in order to reflect a change in staffing arrangements within the planning service and to ensure that the scheme is factually correct.

Recommendation

To approve for use with immediate effect the changes to the scheme of delegation as set out in Appendix A.

Corporate and service priorities

The report helps to meet the corporate priorities of great neighbourhoods, housing and environment and inclusive economy.

Financial implications

There are no direct financial implications arising from this report.

Ward/s: All wards

Cabinet member: Councillor Stonard, cabinet member for sustainable and inclusive growth

Contact officers

Graham Nelson, interim director of regeneration and development 01603 212530

David Parkin, area development manager 01603 212505

Mark Brown, area development manager 01603 212542

Background documents

None

Report

Background

1. At its meeting on 11 October 2018, the committee approved the current scheme of delegation that enables decisions to be determined at officer level without referral to committee.
2. The officer level stipulated in the scheme of delegation is head of planning services. The head of planning services has been appointed to the post of interim director of regeneration and development and the post of head of planning services has not been filled.

Proposal

3. In order to ensure that the scheme of delegation reflects the management structure within the planning service it is proposed that the officer level delegation is made by the area development managers, currently Mark Brown and David Parkin. No other changes to the scheme of delegation are proposed.
4. A revised scheme of delegation amended by deleting “head of planning services” and replacing with “area development managers” is appended to this report.
5. In practice this will only change the name issued on decision notices and will not affect daily operations or who signs off decision notices. The head of planning has always delegated the daily signing off of delegated decisions. Therefore in practice almost all delegated decisions are signed off by the area development manager and this will not change. Senior Planners occasionally assist with this and can sign off the delegated reports of more junior planning staff.

REVISED SCHEME OF DELEGATION

A. Planning applications, conservation area applications, listed building applications and hazardous substances consent applications

All applications will be determined by the area development managers with the exception of the following:

(1) approval of major^[1] planning applications if:

- (a) subject to one or more objection raising material planning issues provided that said objections are received within the statutory consultation period or, in the case of revised plans, any subsequent formal consultation period; or
- (b) the proposal would represent a serious departure from the development plan.

(2) approval of non-major^[2] applications if:

- (c) subject to two or more objections from neighbours and/or other third parties citing material planning issues provided that said objections are received within the statutory consultation period or, in the case of revised plans, any subsequent formal consultation period;
- (d) there is a petition signed by 50 or more local residents (identically worded letters will be treated as a petition); or
- (e) the proposal would represent a significant departure to the approved development plan.

(3) Where a member of the city council requests, within 14 days of the publication of the weekly lists, and an appropriate planning justification is made, that the application be referred to the committee for decision.

(4) Applications submitted by a member of the city council, a member of staff employed in the planning service or who works in a professional capacity in a field closely related to the planning service or their immediate family defined as husband / wife / partner / son / daughter / mother / father / brother / sister /and equivalent in-laws as either applicant or agent.

B. Prior notifications

All applications will be determined by the area development managers with the exception of the following:

(1) In the case of telecoms cabinets, masts or antennae under Part 25 of The Town and Country Planning (General Permitted Development) Order 2015 as amended which

^[1] major is defined by central government as applications for 10 or more dwellings, outline applications for residential development on sites over 0.5ha, or offices, research, industrial, warehousing or retail development over 1,000 sq m or over 1ha for outline applications.

^[2] the opposite of major as defined above.

are subject to two or more objections from neighbours and/or other third parties citing issues of siting and/or appearance (these being the only matters for which prior approval is required) that the head of planning's decision must be subject to consultation with the chair and vice chair of the planning applications committee if one or more ward councillors so request within 21 days of advertisement, neighbour consultation or publication of the weekly list.

C. Planning enforcement

All decisions will be made by the area development managers

D. Tree Preservation Orders (TPOs) and applications for tree works in conservation areas or protected by TPOs

All decisions will be made by the area development managers with the exception of:

- (1) The confirmation of a tree preservation order served where there are 5 or more objections to that order UNLESS the order relates to a site upon which there is an existing order.

E. Applications for Permission in Principle and for Technical Details Consent

All decisions will be made by the area development managers

F. Other

Any Items which the director of regeneration and development considers appropriate to refer to the planning applications committee.