

Planning applications committee

Date: Thursday, 11 February 2021

Time: 10:15

Venue: Remote access, [Venue Address]

Pre-Application Presentation at 9:30 - Please note that there will be an informal pre-application presentation for members of the committee, ward councillors and other interested parties on a proposal for the Conversion and extensions to create hotel and additional retail units at Chamberlain House, 5 Guildhall Hill, which extends from Guildhall Hill to Pottergate along the western side of Dove Street. Associated landscaping to public realm. (before the formal business of the committee at 10:15)

Committee members:

Councillors:

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

(1 vacancy)

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 approve the accuracy of the minutes of the meeting held on 14 January 2021	
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 (as set out in Appendix 11 of the council's constitution).	
	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 10:15;• The committee may have a comfort break after two hours of the meeting commencing.• The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.	
	Summary of applications for consideration	11 - 12

Standing duties	13 - 14
4(a) Application no 20/01415/F - Harford House, Tuckswood Lane, Norwich, NR4 6GD	15 - 30

Date of publication: **Wednesday, 03 February 2021**



Planning applications committee

9:30 to 11:35

14 January 2021

Present: Councillors Driver (chair), Maxwell (vice chair), Bogelein, Button, Lubbock, Neale, Oliver (substitute for Councillor Huntley), Peek, Sands (M) (from middle of item 3 below), Ryan, Sarmezey and Stutely

Apologies: Councillors Huntley

1. Declarations of interest

There were no declarations of interest.

2. Minutes

Councillor Lubbock, by way of personal explanation, apologised to members for any distress comments that she had made at the end of the last committee meeting might have caused them. She had not intended her comments to be overheard by other members of the committee.

RESOLVED to approve the accuracy of the minutes of the meeting held on 10 December 2020, subject to the following amendment regarding item 5, Application no 20/01232/F –Vikings Venture Scout Hut, Dereham Road, Norwich, paragraph 6, second sentence, to insert a footnote:

“The committee agreed a condition for a communications strategy following the representation from a ward councillor (planning applications committee 14 February 2019).”

3. Application no 20/01429/F - Land North of 13 - 46 Lakenfields, Norwich

The planner (case officer) presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports, which was circulated prior to the meeting, and contained a summary of three additional representations and additional comments from a previous contributor since the publication of the report and the officer response to the issues raised.

The planner, together with the area development manager, referred to the report and answered members' questions. The registered social landlord, Broadland Housing Association, was responsible for the security of its tenants and, whilst it would not be appropriate in planning terms to require a condition, an informative note could be attached to the planning consent for discussion with the management. The planner confirmed the parking arrangements. The current capacity was for 15 cars but the maximum use during the assessment was 7 to 8 cars at any one time. Should there be an overflow, there were satisfactory measures in place to prevent parking being dispersed into neighbouring streets and causing problems to other residents. In reply to a member's question, the committee was advised that there was government funding for this scheme and that cabinet (14 October 2020) had agreed the disposal of the site to Broadland Housing Association to provide six affordable homes for people who are sleeping rough. A member referred to the landscaping proposals and expressed concern that a poorly lit area near the corner path could become an "antisocial hotspot". The planner explained that the area would be enclosed and was a private space for residential amenity, with some seating and lighting at the access points. The lighting scheme was sensitive to the needs of bats roosting in the vicinity.

The chair moved and the vice chair seconded the recommendations as set out in the report, with the addition of an informative regarding door security.

During discussion, the committee considered that there was a need for this accommodation for rough sleepers and that the building would be in pleasant surroundings. Members commented that the accommodation should be provided as soon as possible and noted that the government funding was dependent on the project being delivered by the end of March. A member commented that this could be achieved with the use of modular units as proposed.

The committee considered that the residents of the proposed accommodation were vulnerable and that there should be key pad access to protect the residents and visitors.

RESOLVED, unanimously, (Councillor Sands was not permitted to vote as he was not present for the entire item) to approve application no. 20/01429/F - Land north of 13 - 46 Lakenfields, Norwich, and grant planning permission subject to the following conditions and informative:

1. Standard time limit;
2. In accordance with plans;
3. Vegetation clearance outside bird nesting season;
4. Work in accordance with arboricultural assessment;
5. Parking, cycle parking and bin storage to be completed prior to first occupation;
6. Landscape implementation and subsequent management;
7. Small mammal access gaps in new boundaries;
8. Drainage scheme implementation and maintenance;
9. Unidentified contamination;
10. Water efficiency.

Informative

The access should be designed and constructed in accordance with Secured by Design (Police security standards).

4. Application no 20/00802/F – North Side of Hellesdon Hall Road, Norwich

The senior planner (case officer) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which had been circulated before the meeting and contained a reference to correspondence with a member of the public on a procedural matter; and reporting that the agent had submitted a revised *Sustainable Construction and Energy Efficiency Statement* and related amendment to reflect the submission of this document and proposed modifications to conditions 4, 5, and 6 and the inclusion to a new condition to ensure the delivery of the landscaping and ecological enhancement/mitigation provision in the first available planting season following commencement of the development.

The area development manager read out a statement that had been submitted by a resident on behalf of her neighbours in Braeford Close and Clovelly Drive, which outlined their objections relating to drainage, light pollution and traffic, calling on the committee to reject the proposal. (A copy of the statement is available on the council's website with the agenda and papers for this meeting.)

The agent addressed the committee in support of the application. The applicant had aspirations for the electrification of 100 per cent of its fleet and to be carbon neutral by 2030. The landscaping scheme would provide significant environmental improvements, including bird boxes. The proposal did not increase vehicles on the road network but redistributed existing trips. The highways authority supported the scheme. Surface water did not leave the site as there were soakaways. There was a lighting scheme in place which was "state of the art". The proposal was for a new van storage facility, to support employment in Norwich and to provide charging points for electric vehicles.

The senior planner said that Norfolk County Council had been consulted as the lead flood authority and would have raised concerns if surface water drainage caused a flood issue in this area.

During questions, the senior planner and the area development manager, referred to the report and answered members' questions.

Members were advised that no operating hours had been conditioned. The warehouse operated on a shift basis from 06:00 to later in the evening. Also there was a chemical works between the application site and the residential properties. The distance between the residential properties and the lighting and activities on the chemical works site had been taken into consideration in the officers' assessment. In reply to a suggestion that lighting on the site could be dimmed at night, officers commented that the lighting at night was required for security CCTV and that vans created more shadow. The landscaping and the use of downward facing LED lights would limit light spill. Environmental health colleagues considered that light from the application site would be dispersed before it reached the residential properties, particularly with the planting of trees and the presence of trees on the chemical works site.

Members also asked about the limited provision of electric vehicle charging units on the site and commented on the missed opportunity to install more charging units, battery storage or solar panels on the site. The initial installation of charging units was limited by the grid capacity and future expansion was reliant on the utility providers.

In reply to a question, the senior planner confirmed that the toilet provision in the welfare cabin was considered adequate based on the operators' known requirements at other sites. Members noted that employees would drive to the site in their own vehicles and then use a vehicle from the fleet, parking their vehicle in the space vacated by the van. Therefore, this application would not increase parking on adjacent streets.

The senior planner then elaborated on the operation of the site and explained the route that vans would take to the warehouse. Members noted that drivers would need to turn left to access the distribution centre on the opposite side of Sweet Briar Road and disperse from there depending on their delivery route. Members also noted that the applicant's operation was dependent on the warehouse operation hours. Members expressed concern that there was potential for the operation to expand in future and that this could mean that the hours of operation were longer. There were no known restrictions on the hours of operation for the warehouse. A condition relating to hours of operation would mean that the use of the site was restricted to between certain hours in future. The chair permitted the agent to address the committee at this point, who said that the hours of operation were as explained in the application documents and was not 24/7. Delivery drivers could not deliver to residents in the middle of the night. It was important that the lighting was on to protect the new electric vehicles at night. Hours of operation were slightly later in the run up to Christmas.

The chair moved and Councillor Sands seconded the recommendations as set out in the report and the amendments to the conditions as set out in the supplementary report.

Councillor Neale moved and Councillor Bogelein seconded that the hours of operation should be restricted by a further condition to between 05:00 to 23:00, with access and reduced lighting provided throughout the night for on-site security, taking into account seasonal periods where the hours of operation need to be longer. The area development manager advised the committee that the applicant would have the right of appeal on the grounds of a condition. During discussion Councillor Stutely suggested that the hours of operation should be to 22:00 which was more reasonable for residents. Members noted that supermarkets operate between 05:00 and 23:00. On being put to the vote with 11 members voting in favour (Councillors Driver, Maxwell, Bogelein, Button, Oliver, Lubbock, Neale, Ryan, Peek, Sands and Sarmezey) and 1 member abstaining (Councillor Stutely), the additional condition was approved.

In reply to a member's question, officers reassured the committee that condition (3) restricted the use of the site to the parking/storage of operational vehicles used in association with the distribution warehouse use at Unit 2 Caley Close. The site would need to operate in accordance with the submitted plans and the layout would need to be significantly altered if a future operator wanted to use the site for the parking of heavy goods vehicles. The applicant would be required to install the

charging points in order to deliver the environmental benefits as set out in the supporting documents to the application and the suggested conditions.

Discussion ensued in which members commented on the proposal.

Members considered that the storage of the vans was better than drivers parking large vans in small residential streets overnight. Members considered that the applicant was missing an opportunity to embrace technology and use solar power to recharge vehicles or provide battery storage and return electricity to the national grid. The applicant could be more ambitious and double the amount of electric vehicle charging points to start with. One member suggested that the applicant could consider the use of amber lighting to protect birds and bats. Councillor Peek, Wensum ward councillor, welcomed the landscaping which would make the site more attractive. Members had noted the route of the delivery drivers to the warehouse and subsequent dispersal and concluded that this was satisfactory. Some members expressed disappointment that highways did not prevent access to the site from the Hellesdon Low Road direction. Members also considered that the condition controlling the hours of operation would mitigate the concerns about residential amenity.

The chair moved the recommendations as amended above.

RESOLVED, with 11 members voting in favour (Councillors Driver, Maxwell, Bogelein, Button, Oliver, Lubbock, Neale, Ryan, Peek, Sands and Sarmezey) and 1 member abstaining (Councillor Stutely), to approve application no. 20/00802/F - Land North of Hellesdon Hall Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Use of the site shall be restricted to the parking/storage of operational vehicles used in association with the distribution warehouse use at Unit 2 Caley Close only;
4. The use of the site shall not commence until the estate road and associated footway(s) as detailed within application 20/01130/MA have been provided in full.
5. The strategic landscaping provision detailed within application 20/01330/MA shall be implemented in full during the first available planting season following commencement of development.
6. Landscaping shall be installed and maintained in accordance with approved details during the first available planting season following the commencement of development.
7. Ecological enhancement/mitigation measures shall be installed and maintained in accordance with the approved details during the first available planting season following the commencement of development.
8. Provision of small mammal access within boundary treatments;
9. No site clearance during the bird nesting season;
10. During construction, works to be carried out in accordance with the site specific mitigation measures identified in the Air Quality Assessment;
11. Prior to the first use of the site the surface water drainage system shall be constructed in accordance with the submitted details;

12. Prior to the first use of the site the access, footways and on-site parking, turning, motor cycle and cycle parking shall be provided and made available for use;
13. Prior to first use of the site a TRO shall be promoted for waiting restrictions to Hellesdon Hall Road,
14. Prior to the first use of the site the sub-surface electric vehicle charging infrastructure shall be provided and made available for use in accordance with the submitted services plan;
15. Prior to the first use of the site electric vehicle charging connections for nine vehicles must be provided and made available for use;
16. Use of recycled construction materials and sustainable waste management measures insofar as practicable, as promoted within the revised Sustainable Construction, Energy Efficiency and Climate Change Report,
17. Lighting shall be installed and operated in accordance with submitted lighting strategy, including dimming of lighting outside of site operating hours;
18. The hours of operation to be restricted to between 05:00 to 23:00, with access and reduced lighting provided throughout the night for on-site security, taking into account seasonal periods where the hours of operation need to be longer.

CHAIR

Summary of planning applications for consideration**ITEM 4****11 February 2021**

Item No.	Case number	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4(a)	20/01415/F	Harford House, Tuckswood Lane	Maria Hammond	Conversion of roof space into two-bedroom apartment.	Objections	Approve

STANDING DUTIES

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

Equality Act 2010

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

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

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

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

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

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

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

Crime and Disorder Act, 1998 (S17)

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

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

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

Natural Environment & Rural Communities Act 2006 (S40)

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

Planning Act 2008 (S183)

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

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

Article 8 – Right to Respect for Private and Family Life

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

Report to Planning applications committee

Item

11 February 2021

Report of Area development manager

Subject Application no 20/01415/F - Harford House, Tuckswood Lane, Norwich NR4 6GD

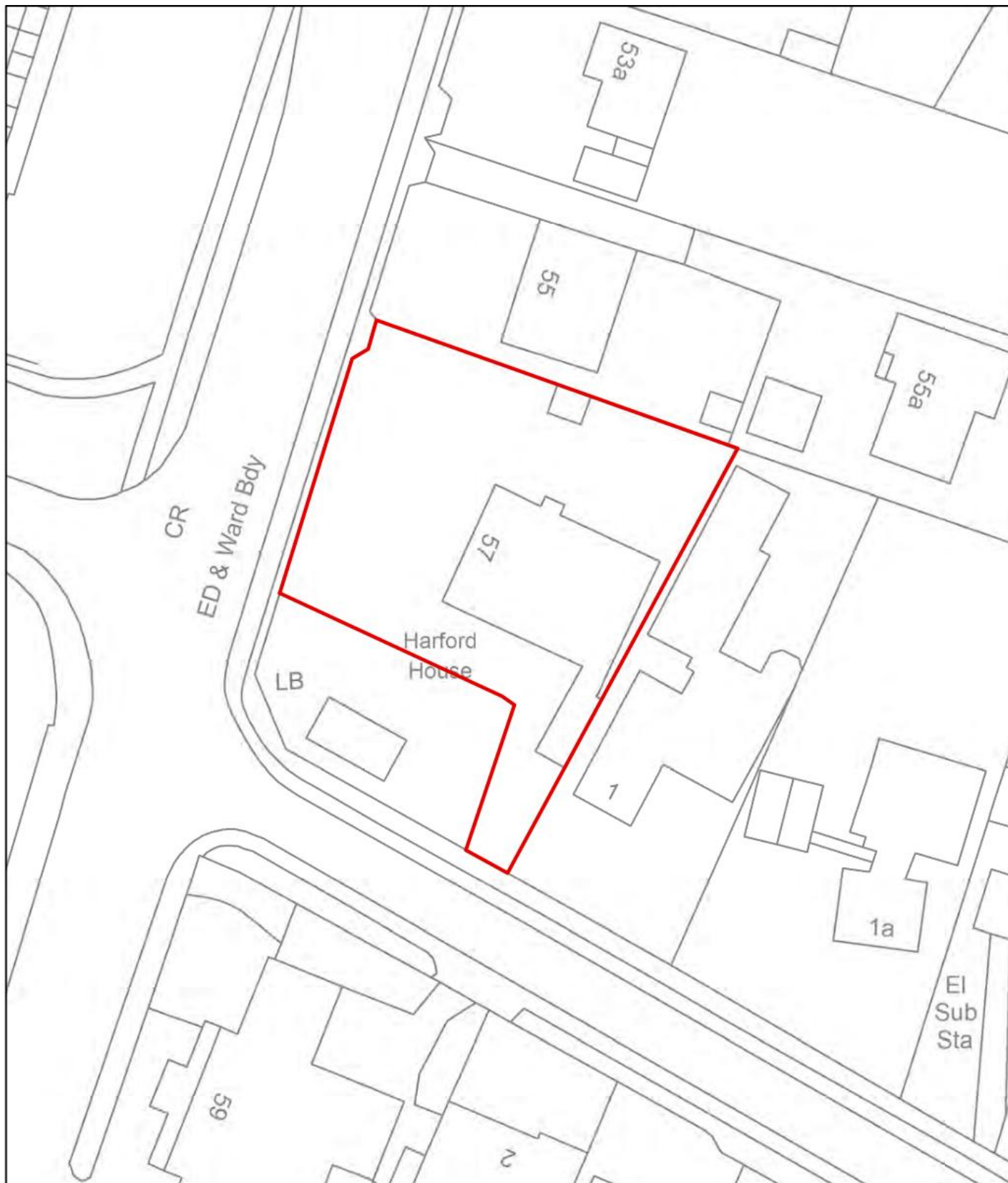
Reason for referral Objections

4(a)

Ward:	Lakenham
Case officer	Maria Hammond - 07717 451417 - mariahammond@norwich.gov.uk

Development proposal		
Conversion of roof space into two-bedroom apartment.		
Representations		
Object	Comment	Support
3	1	0

Main issues	Key considerations
1	Principle of new dwelling
2	Design
3	Amenity
4	Transport
Expiry date	16 February 2021
Recommendation	Approve



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Planning Application No 20/01415/F
 Site Address Harford House Tuckswood Lane

Scale 1:500

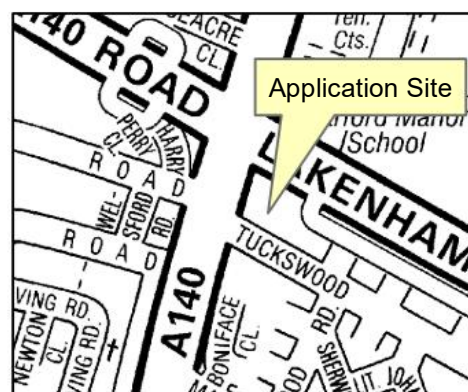


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PLANNING SERVICES



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The site and surroundings

1. The application building is a substantial detached former dwellinghouse, likely to date from the late nineteenth or early twentieth century. It sits at the junction between Ipswich Road and Tuckswood Lane, with the front elevation facing Ipswich Road and access from Tuckswood Lane in the southeast corner of the site. The two storey rendered building, with basement, has a hipped pantile roof, sash windows and the ground floor has been previously extended along the eastern boundary.
2. Following a period of commercial use, the building was converted to five flats under permission 12/00666/F. The one and two bedroom flats are served by car parking along the western boundary, a bin store in the southeast corner and individual external amenity spaces to the north. An area of land enclosed by fencing along the southern boundary is also owned by the applicant but excluded from this application. This is used for storage of household and construction waste and its use and appearance have attracted complaint previously but are not so detrimental to local amenity as to justify any enforcement action. An application for a bungalow on this land was refused in 2019 (19/01636/F).
3. The site pre-dates the surrounding mid- to late-twentieth century residential development, some of which is likely to occupy land sub-divided from the application site. This includes bungalows to the north and northeast off Ipswich Road and two storey flats immediately east off Tuckswood Lane with a single storey annexe to the rear. Across Tuckswood Lane to the south is The Oak Tree public house and there are further dwellings across Ipswich Road to the west.

Constraints

4. The site is within a critical drainage catchment.

Relevant planning history

5.

Ref	Proposal	Decision	Date
12/00666/F	Change of use from therapeutic massage centre (Class D1) and single flat (Class C3) to five residential flats (Class C3) with associated external alterations.	APPR	01/06/2012
13/00625/VC	Variation of Condition 2: Approved forms, plans and drawings of previous permission 12/00666/F 'Change of use from therapeutic massage centre (Class D1) and single flat (Class C3) to five residential flats (Class C3) with associated external alterations.' (Revised plans).	APPR	31/05/2013

Ref	Proposal	Decision	Date
13/01732/F	Replacement of roof and creation of 1 No. new dwelling at second floor within the roof space.	APPR	13/12/2013
13/02012/D	Details of condition 3 - materials; condition 4 - water consumption; condition 5 - waste storage and condition 6 - paved areas and external lighting of previous permission 13/00625/VC.	APPR	03/04/2014
14/01623/MA	Construction of balcony at second floor level to west elevation. Reduction in number of velux windows. Amendment to door glazing pattern. Increase in ridge height by 150mm. Material Amendment to previous planning permission 13/01732/F.	REF	06/01/2015
19/01636/F	Sub-division of plot and construction of bungalow.	REF	26/02/2020

The proposal

6. The application proposes converting the roof space to provide a new two bedroom apartment.
7. This would include the replacement of the roof with a higher level flat roof concealed by hipped pantile covered faces on each side. Window openings would be provided by inset dormers and a rooflight in the hipped sides, with additional roof lanterns in the flat roof. An existing chimney would be removed.
8. Internal access would make use of an existing route through the building and externally the existing car parking and refuse storage would be used, with additional cycle storage. A private area of external amenity space, measuring 33 square metres, would be provided on the northern boundary.
9. This application is a revised version of a previous scheme (13/01732/F). Some work has been undertaken internally and externally, including provision of a section of flat roof and formation of a new opening in the east elevation. The external works do not correspond with the approved plans and it has not been satisfactorily demonstrated that this permission was lawfully implemented. That permission is not therefore considered to be extant, however the previous approval of a similar scheme is a material consideration attracting some weight in the determination of the application.
10. The current proposal differs from the previously approved scheme by providing external amenity space at ground level in place of a second floor balcony on the east elevation. Openings are proposed through a mixture of dormer windows,

rooflights and flat roof lanterns, instead of only rooflights and protruding roof lanterns.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	One
Total floorspace	80sqm
No. of storeys	One additional
Max. dimensions	Proposed height: 8.9 metres
Appearance	
Materials	Clay pantiles, lead cheeks to dormers, white UPVC sash windows, UPVC flat roof lanterns
Transport matters	
Vehicular access	As existing, off Tuckswood Lane
No of car parking spaces	Total of nine for six flats
No of cycle parking spaces	Covered cycle store proposed
Servicing arrangements	Use existing bin store

Representations

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

Issues raised	Response
Addition of another flat to existing will seriously impact neighbouring property by overlooking bedroom and kitchen windows and small rear patio area	See main issue 3

Issues raised	Response
Close proximity of bins will cause health, noise and smell pollution being used by so many occupants	See main issue 3
Extension will be over-dominant	See main issues 2 and 3
Increase in traffic in busy area	See main issue 4
Previous extensions have been left unfinished or prolonged	This is noted and complaints have been received in the past. The condition and appearance is not so detrimental that any enforcement action has been considered expedient.
Unruly behaviour of many changing tenants	See main issue 3
Loss of privacy from proposed windows	See main issue 3
Submitted site plan is out of date in respect of neighbouring properties	This is noted and the proposal has been assessed with reference to up to date plans and a site visit.

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.

Citywide Services

13. A bin store within the boundary of the garden has been included on the plans. Bins will need to be pulled to the public highway on collection day. No objections from our point of view.

Highways (local)

14. It would be useful to know the product details of the covered cycle parking, or it can be subject to condition. Otherwise it seems acceptable overall with regard to parking layout, drainage.

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
 - JCS3 Energy and water

- JCS4 Housing delivery
- JCS6 Access and transportation

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
- DM6 Protecting and enhancing the natural environment
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM28 Encouraging sustainable travel
- DM31 Car parking and servicing

Other material considerations

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

- NPPF2 Achieving sustainable development
- 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

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: Principle of development

19. Key policies and NPPF paragraphs – DM12, DM13, NPPF sections 5 and 11
20. Policy DM12 allows for new dwellings across the city through either new build or conversion, other than in certain areas. None of these policy exclusions apply to the site. The principle of providing an additional apartment through the conversion of the roof space is acceptable, subject to compliance with the detailed criteria of DM12, DM13 and the other relevant policies considered below.
21. Section 11 of the NPPF encourages use of effective land for new housing and supports opportunities to use airspace above existing residential premises, subject

to this being consistent with the prevailing height and form, compliance with local design policies and maintaining safe access and egress for occupiers (paragraph 118(e)). These considerations are assessed below. Furthermore, in August 2020, new permitted development rights allowing for upwards extensions to provide new dwellings above existing flats were introduced. As these rights only allow for the extension of existing purpose-built detached flats and the application site is an existing conversion, these rights do not apply here. The Government's intention to encourage such proposals to provide new homes is, however, a material consideration to be taken into account.

Main issue 2: Design

22. Key policies and NPPF paragraphs – JCS2, DM3, NPPF sections 11 and 12
23. Despite previous extensions and conversion, the existing building retains much of its original external form and character. A hipped, tiled roof with a reasonable pitch and substantial chimney is a characteristic part of this which the proposal would alter, although there is an existing flat roof section which sits behind the hipped roof. The pitch and height would be increased and, rather than a true pitched roof, the hipped sides would surround a flat roof, concealing this from view. In total, the height would increase by approximately 1.5 metres, making the roof a more dominant feature, and the pitch would increase from 30 to 45 degrees. This matches the alterations previously approved in 2013 and would not be out of proportion or alter the scale and form of the building to an extent which would significantly harm its character and appearance. The existing building is already larger than the prevailing scale of surrounding dwellings and occupies a prominent corner position. In this context, the increase in scale is relatively modest and the proposal would not be inconsistent with or harmful to local character and the streetscene.
24. The inset dormers with sash windows are an improvement on the previously proposed rooflights on all elevations and would reinforce the traditional character of the building with only one rooflight discreetly sited on the rear elevation. The omission of a large balcony space across the rear elevation is also welcomed in design terms. Therefore, subject to high quality materials being agreed by condition, the increase in scale and alterations are considered acceptable with regard to Policies DM3, DM12(b) and paragraph 118(e) of the NPPF.
25. This proposal offers an opportunity to improve the appearance of the roof and rear elevation where work has previously commenced but been left incomplete to the detriment of the appearance of the building. Representations raise concern that this development may take the same course and, whilst it is not possible to require completion, action can be taken against untidy land where it is considered expedient to do so. This has not been the case on this site to date. It is also noted that this proposal does not take the opportunity to make more effective use of and improve the appearance of the area of land along the southern boundary which has been excluded from the application site. This is regrettable and considered further below.

Main issue 3: Amenity

26. Key policies and NPPF paragraphs – DM2, DM12, DM13 NPPF paragraphs 118(e) and 127

27. The proposed two bedroom apartment would exceed minimum internal space standards and the windows, rooflights and lanterns would provide adequate outlook and natural light to all rooms. The apartment would benefit from access and egress through the existing building which would be safe (subject to compliance with Building Regulations).
28. External amenity space would be provided in a modest, private area on the northern boundary. The previous approval included a smaller balcony area at second floor level on the boundary with a neighbouring dwelling and therefore this aspect of the proposal represents an improvement in the quantity of space available and relationship with neighbouring dwellings.
29. The building enjoys a reasonably sized curtilage, most of which is occupied by vehicular access and parking. Provision of small individual garden spaces detached from the majority of flats is considered to be less preferable in terms of amenity and the appearance of the site than a single, larger communal garden but was approved as part of previous permission 13/00625/VC. The omission of a large area of the curtilage on the southern boundary from the application site removes any opportunity for this to be used as external amenity space and to improve its appearance and relationship with the existing flats. The applicant has been advised to revise the proposal to incorporate this space and provide more spacious, landscaped communal gardens for all occupiers, but has declined to do so and therefore the proposal must be assessed as submitted.
30. Policies DM2 and DM13 require new dwellings to be provided with a high standard of amenity, including private or communal external space landscaped to a high standard within the constraints of the site. As the proposal makes provision for an adequately sized area of external amenity space and a high quality landscaping scheme to enhance the quality and enjoyment of this space can be agreed by condition, the proposal, whilst not the optimum solution, is not unacceptable in this respect.
31. In terms of the impact on the amenity of existing occupiers, it not considered the additional dwelling would result in any works or activity which would unacceptably impact upon occupiers of the existing flats within the building.
32. Representations have been received raising concerns about loss of privacy from the new second floor windows. On the east elevation, there is one rooflight proposed to a utility room at 1700mm above floor level so it is not considered this would result in any significant loss of privacy to neighbours to the east and north east. One window on the north elevation to a living room would face towards neighbouring dwellings, but as there are four existing first floor windows on this elevation it is not considered this would result in any unacceptable additional overlooking or loss of privacy. To the west, the distance to neighbouring dwellings across Ipswich Road is considered sufficient to mitigate any loss of privacy and to the south two bedroom windows would only face towards the pub across Tuckswood Lane. It is not therefore considered the proposal would result in any significant additional overlooking or intrusion that would cause any unacceptable loss of privacy.
33. Concern has also been raised about impacts from the bin store on the east boundary. This is an existing structure which has capacity for the additional bins to serve this development and it is not considered the proposal would generate a

volume of refuse that would cause this store to result in harmful impacts on the amenity of neighbouring occupiers. A representation has also noted adverse amenity impacts arising from the behaviour of and frequent turnover of existing occupants. This is a matter which is the responsibility of the owner and is not a planning matter.

34. In summary, subject to the imposition of conditions, the proposal is considered to provide an appropriate standard of internal and external amenity for future occupiers and the development would not give rise to any unacceptable overlooking, loss of privacy or other impacts on the amenity of neighbouring occupiers in accordance with Policies DM2, DM12 and DM13.

Main issue 4: Transport

35. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF section 9
36. Nine parking spaces are proposed to serve the total of six flats which would result from this development. This is in compliance with standards and a new cycle store is also proposed, details of which should be agreed by condition. As noted above, the existing bin store has capacity to serve the new flat so the proposal would be adequately serviced.
37. A representation has raised concern about increased traffic serving the site. A half hourly bus service runs to/from the city from outside the neighbouring pub and this and the cycle store proposed mean the site is not reliant on private car travel. Given these alternatives and the context of the adjacent A140 Ipswich Road, it is not considered that one additional two bedroom flat would result in any significant additional traffic to this site that would be detrimental to highway safety or local amenity.

Compliance with other relevant development plan policies

38. 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
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	The site is in a critical drainage catchment and surface water drains to a soakaway. The proposal would not increase the impermeable area of the site so the local surface water flooding risk would not be exacerbated.
Biodiversity	DM6	An informative note can be used to advise how to proceed should any protected species be found during the course of works. A landscape scheme for the external amenity space can secure biodiversity enhancement.

Equalities and diversity issues

39. There are no significant equality or diversity issues.

Local finance considerations

40. 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.
41. 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.
42. In this case local finance considerations are not considered to be material to the case.

Conclusion

43. The application proposes an additional two bedroom apartment within a replacement roof above an existing conversion of five flats. An additional dwelling here is acceptable in principle and it is not considered the proposal would alter the original form and character of the building to any unacceptable extent, nor would the character and amenity of the surrounding area or neighbouring occupiers be unacceptably impacted. Subject to conditions, the proposal is considered acceptable in all other respects.
44. 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. 20/01415/F - Harford House Tuckswood Lane Norwich NR4 6GD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be agreed;
4. Design of cycle store to be agreed and be provided prior to first occupation;
5. Landscape scheme for external amenity space to include lighting and biodiversity enhancement;
6. Water efficiency

Article 31(1)(cc) statement

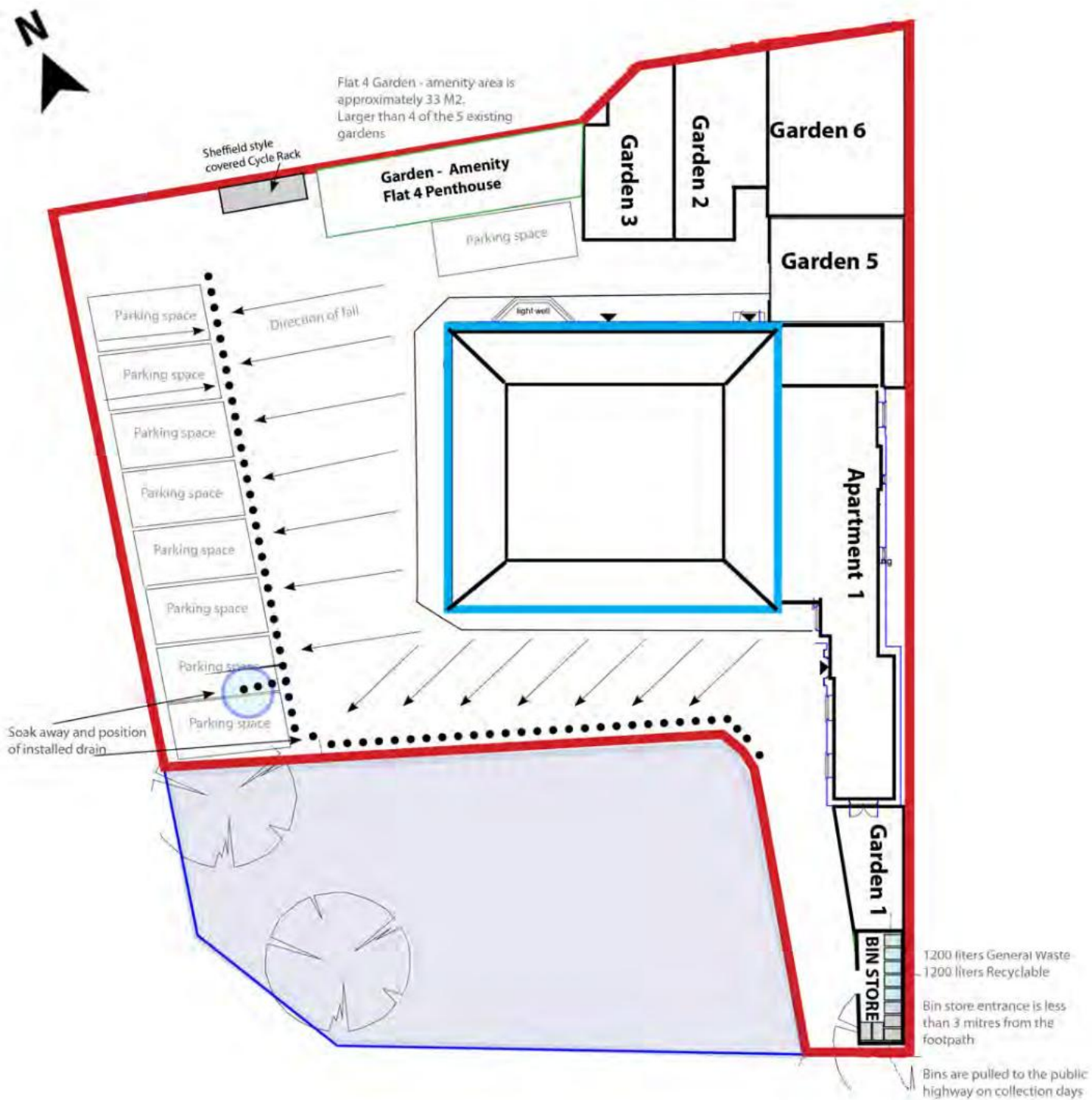
The local planning authority in making its decision has had due regard to paragraph 38 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has recommended approval of the

application subject to appropriate conditions and for the reasons outlined in the officer report.



metres

client LANT MANAGEMENT LTD.				
job HARFORD HOUSE TUCKSWOOD LANE, NORWICH				
title AS PROPOSED LOFT APARTMENT				
scale 1:100	job no. 1109	drg. no 15a		rev.



client LANT MANAGEMENT LTD.				
job HARFORD HOUSE TUCKSWOOD LANE, NORWICH				
title Services Drawing. Showing Whole Plot. Amenity areas. Car Parking. Bin Store. Cycle Rack				
scale 1 to 250 on A4	job no. 1109	drg. no. (-)	18	rev. 5
date 22nd DEC 2020				

