

Report to Planning applications committee

Item

08 September 2016

Report of Head of planning services

Subject Application no 16/00835/F - 120 - 130
Northumberland Street, Norwich, NR2 4EH

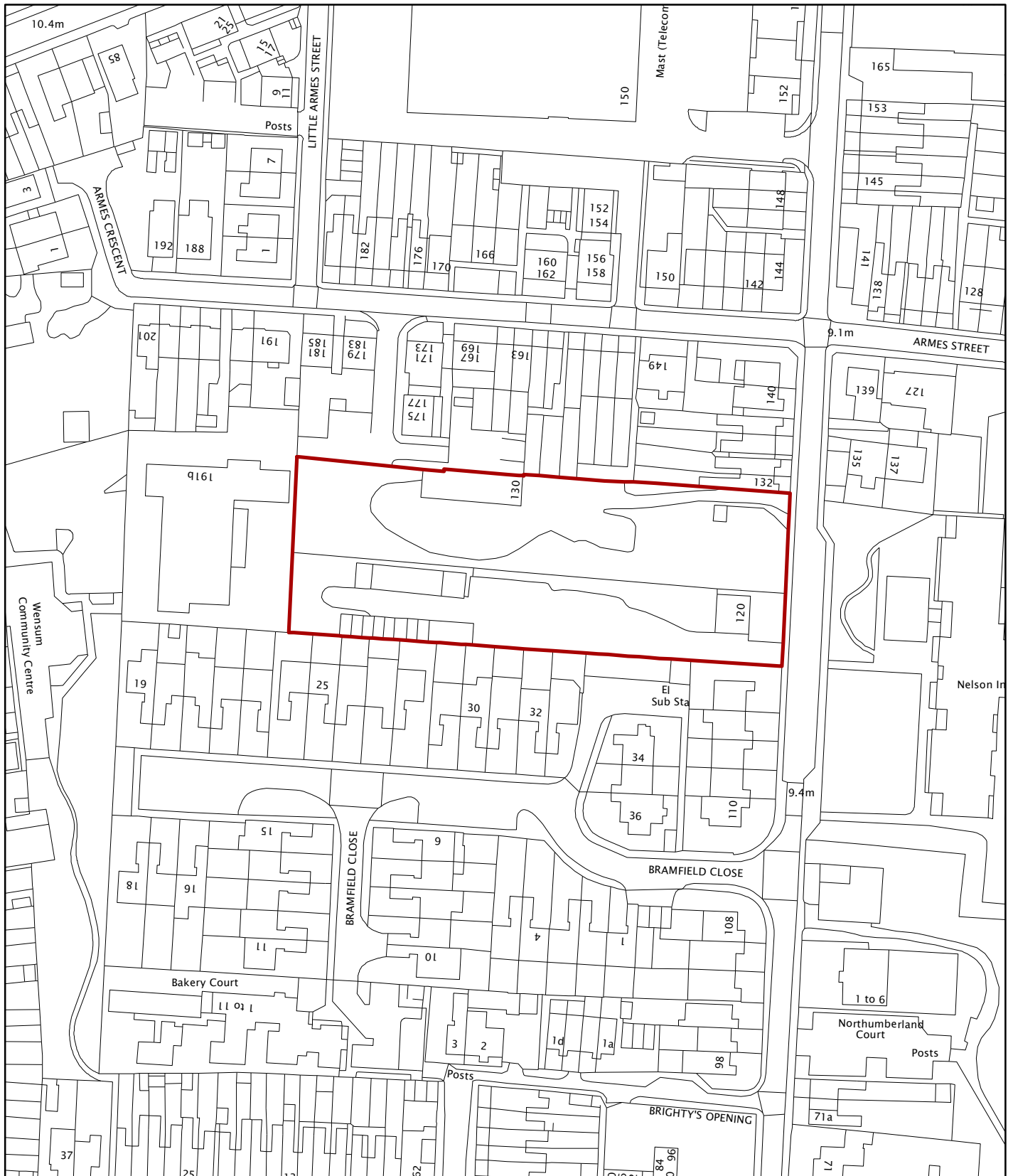
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**Reason
for referral** Objection

Ward:	Wensum
Case officer	Kian Saedi - kiansaedi@norwich.gov.uk

Development proposal		
Demolition of existing dwelling and outbuildings. Erection of 36 residential dwellings with associated works.		
Representations		
Object	Comment	Support
14	1	0

Main issues	Key considerations
1 Principle of the development	Compliance with site allocation R32, suitability of site for residential development
2 Design	Impact on character of area, scale, form, massing, layout, appearance
3 Trees/ecology	Impact on trees, impact on ecology
4 Transport and access	Access, car parking, traffic, highway safety, homezone design, servicing
5 Amenity	Overlooking, overbearing, overshadowing/loss of light, noise/odour disturbances, amenity of future occupants
6 Affordable Housing	Delivery of affordable housing with reference to requirements of JCS4
Expiry date	7 September 2016 extended to 8 th October
Recommendation	Approve subject to conditions and legal agreement securing on-site provision of affordable housing



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Planning Application No 16/00835/F

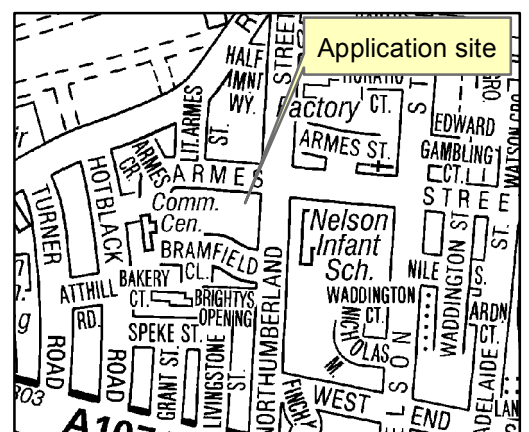
Site Address 120-130 Northumberland Street

Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located in the west part of the city and is 0.46 hectares in size. The site currently comprises a disused house and its front curtilage fronting Northumberland Street, with a motor scrap yard and builder's yard to the rear. There are several mature trees on site. There is a residential institution to the west of the site. Nelson Infant School is to the east on the opposite side the road. There is an electricity substation to the south of the site.
2. This part of Northumberland Street is predominantly a residential area with two storey terraced houses, whilst the north part of the street towards Waterworks Road also contains employment uses.
3. The site is allocated under policy R32 of the *local plan* for housing development of approximately 37 dwellings.

Constraints

4. R32 of the *local plan* identifies the need for a contamination assessment to be undertaken with any application. The application includes a ground investigation report which includes a risk assessment of potential contaminants on site. The assessment reveals that there is a degree of contamination on site which will require remediation. The Environment Agency have reviewed the assessment and raise no objections to the scheme subject to conditions to deal with the remediation of the site.

The proposal

5. Demolition of existing dwelling and outbuildings. Erection of 36 residential dwellings with associated works.
6. The proposal will create the following break-down of units:
 - 17 x 1B flats
 - 10 x 2B flats
 - 9 x 3B houses

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	36
No. of affordable dwellings	11
Total floorspace	~2500 sq.metres

No. of storeys	Two storey, 2.5 storey and three storey
Density	78 d/ha
Appearance	
Materials	Mixture of heritage red, buff and grey bricks, grey roof tiles, grey windows (material tba).
Energy and resource efficiency measures	PV panels are to provide at least 10% of the scheme's energy. A detailed scheme will be required by condition to demonstrate how this will be achieved.
Transport matters	
Vehicular access	From Northumberland Street and Armes Street.
No of car parking spaces	46
No of cycle parking spaces	To be agreed by condition
Servicing arrangements	Communal bin store to be provided adjacent to entrance with Northumberland Street. Further details to be agreed by condition.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 15 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
Loss of employment site. A mixed development would be preferred.	Noted. The principle of residential development at the site is acceptable in accordance with policy R32 of the <i>local plan</i> . See also main issue 1.
Out of character development, especially with regard to the 2.5-storey block of flats	Main issue 2
Security of the site	Main issues 2 and 5
Security in terms of overlooking to the playground of the adjacent school	Main issue 5
Visual harm caused by the bin store	Main issue 5

Issues raised	Response
Increased traffic and reduction in available parking, especially parking space used by parents to pick up kids from school	Main issue 4
Parents are likely to use the parking spaces in the new development which will cause distress and arguments with the new residents	The parking spaces are private and available only for the residents of the new development
Insufficient car parking	Main issue 4
Inadequate access onto Armes Street	Main issue 4
Parents will use the site as a rat run	Main issues 1, 2 and 4
Harm to highway safety from the increased traffic	Main issue 4
Objection to any link to Bramfield Close either now or in the future	Main issue 4
Overlooking	Main issue 5
Loss of light/overshadowing	Main issue 5
Odour and noise from the bin store to the neighbouring property	Main issue 5
Noise disturbances from increased traffic	Main issue 5
Disturbances from construction	Main issue 5
Proposed development is too close to my property. Overbearing impact/sense of enclosure	Main issue 5
The large communal bin area will attract vermin and flies	Main issue 5
Harm to trees/wildlife from clearing the site	Main issue 3
The development will put the users of the adjacent safe house at risk	The adjacent site is already surrounded by residential properties and the proposed development is not considered to pose a risk to the occupants of the residential institution.
The existing boundary wall is paramount to protect the residential qualities of all, both currently and into the future. The liability for its retention and maintenance should fall with the developer by a legal agreement and be	Main issue 5

Issues raised	Response
conditioned to any consent	

In addition to the 15 letters of representation objecting to the proposal, one letter has been submitted on behalf of the Norwich Society which states the following:

“This seems a logical plan to which we have no objections”

Consultation responses

8. 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.

Environmental protection

9. “I have viewed the site investigation report provided by Richard Jackson (ref 44937) and broadly agree with the recommendations made within it. It is clear that there is a degree of contamination on this site that will require remediation for this development to go ahead.”
10. Conditions are recommended and will be added to the planning consent.

Environment Agency

11. No objection subject to the imposition of conditions to ensure the protection of the water environment.

Highways (local)

12. No objection on highway / transportation grounds subject to agreement of detailed matters by condition.

Housing strategy

13. “This site is ref R32 within the Norwich adopted local plan and we welcome this proposal which brings forward the full site allocation.”
14. A number of recommendations are made relating to the tenure mix and design of the scheme, which have been addressed to some extent in subsequent amendments to the scheme. Subject to conditions it is considered that the remaining recommendations will be satisfied with respect of lifetime homes, renewable energy, landscaping, cycle storage and servicing.

Landscape

15. The need for a detailed landscaping scheme is highlighted and will be important for securing adequate tree replacement planting, high quality amenity spaces and a ‘homezone’ across the vehicular route through the site.

Anglian Water

16.

Norfolk County (Lead Flood Authority)

17. Falls below current threshold for providing detailed comment.

Norfolk historic environment service

18. No comment.

Norfolk police (architectural liaison)

19. Several design recommendations are made on the interests of improving security of the site.

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
- JCS2 Promoting good design
- JCS3 Energy and water
- JCS4 Housing delivery
- JCS6 Access and transportation
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS20 Implementation

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
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM33 Planning obligations and development viability

22. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)

- R32: 120-130 Northumberland Street

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

24. Supplementary Planning Documents (SPD)

- Affordable housing SPD adopted March 2015
- Trees, development and landscape SPD adopted June 2016

Case Assessment

25. 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

26. Key policies and NPPF paragraphs – DM12, JCS4, NPPF paragraphs 49 and 14.
27. The proposal involves the demolition of the existing dwelling and outbuildings and the redevelopment of the site to create 36 residential dwellings.
28. The site is allocated for housing under policy R32 of the *local plan* for approximately 30 dwellings. The allocation states that the site is in an accessible location for housing close to local services and public transport and that development of the site will assist in enhancing the residential character of Northumberland Street, reinstating a housing frontage.
29. The erection of 36 dwellings will satisfy the allocation and contribute towards housing need identified under JCS4. The proposal delivers a good mix of dwelling types and sizes and 11 of the units are allocated for affordable housing. A residential frontage is to be created with Northumberland Street and the site will be linked to Armes Street via an access road which is to be designed around home-zone principles to slow traffic and prevent rat running. The principle of the development is therefore considered to be acceptable.
30. The allocation also states that the development will:
- provide a cycle and pedestrian link between Armes Street and Bramfield Close;

- assess and protect on site trees;
- provide an appropriate landscaping scheme; and
- assess amenity impacts and provide high quality design in keeping with heights of buildings adjacent to the site.

The extent to which the application satisfies these requirements is discussed later in the report.

31. Policy DM12 sets out the principles applying to all new residential development, including having no detrimental impact on the character and amenity of the surrounding area, contribution to achieving a diverse mix of uses in the locality and achieving the housing delivery targets set out in the JCS, provision of a mix of dwellings in terms of size, type and tenure including a proportion of family housing, achieving a density in keeping with the character and function of the area and building 10% of dwellings to lifetime homes standard on schemes of 10 or more dwellings. These and other material planning considerations are addressed in the issues specific sections below.

Main issue 2: Design

32. Key policies and NPPF paragraphs – JCS2, DM3, DM12 NPPF paragraphs 9, 17, 56 and 60-66.
33. The site currently consists of a single, unoccupied dwelling on the Northumberland frontage and several buildings within the site associated with the motor scrap yards and builder's yard, which are generally in a state of disrepair and of no particular design merit that could otherwise justify retention. The boarded up house and overgrown vegetation at the front of the site are detrimental to the street scene and do not contribute in any way to the character of the wider area. Policy R32 sets out that development at the site should be successful in reinstating a street frontage to Northumberland Street and provide a high quality design in keeping with the heights of buildings adjacent to the site.
34. The scheme maintains access to the site from Northumberland Street where a main access road runs through the site and connects to Armes Street. The largest front-facing elevation is created onto Northumberland Street in the form of the 'Block A', which consists of 16 1B and 2B flats. Positioning the largest block of flats in this location creates a strong and active frontage with Northumberland Street which then continues into the site alongside the access road in the north-east corner of the site.
35. The surrounding area is predominantly residential but the architecture is mixed in style. The row of terraces to the south of the site along Northumberland Street were developed through the 1960s-1980s and constructed of brown/buff brick with grey pantiles. Neighbouring the site to the north are 1930s Victorian semi-detached and terraced properties constructed of red brick and red pantiles. Directly opposite the site is the single-storey Nelson Infant School and three-storey buildings exist further north and south along Northumberland Street.
36. Block A is 2.5-storey in height with the top floor set within a mansard style roof. This is intended to soften the mass of the building and is considered to be effective in providing the impression of two-storey development and avoiding any sense of

over-dominance when viewed from Northumberland Street. The eaves and ridge of Block A will be set at a slightly greater height than neighbouring properties, but the block will read as its own entity and be physically separated by sufficient distance from the neighbouring properties that the greater scale will not be clearly apparent and not to any degree that will harm the character of the surrounding area.

37. A heritage red brick is to be used in the construction of Block A which echoes the predominant material seen in the surrounding area and fenestration has been positioned to largely continue the rhythm of neighbouring development. The front building line steps forward of the row of terraces to the south, but sits level with the neighbouring development to the north. Private accesses are provided to the ground floor flats fronting Northumberland Street, which will also be defined by landscaped front gardens and tree planting. It is considered that Block A achieves a high quality contemporary design, while responding respectfully to the existing built environment and creating a strong frontage with Northumberland Street, in accordance with the objectives of R32 and policy DM3 of the *local plan*.
38. Within the site, the layout of the scheme has been designed with properties looking inwards towards the main through road, with private amenity spaces tending to be located at the rear of the dwellings. In doing so, the proposed dwellings have been positioned with sufficient separating distance to avoid any significant harm to the amenity of neighbouring properties whilst providing space at the front to define a 'homezone' area. A detailed landscaping scheme will be conditioned but the application includes a provisional landscape plan which adequately demonstrates that the through link to Armes Street will be landscaped to slow traffic, discourage rat running and ensure safe movement of pedestrians and cyclists through the site.
39. The dwellings are two-storey in scale and a mixture of terraced housing and 'walk-up' and ground floor flats. The design is contemporary and clean with visual interest added through the use of a mixture of brick specifications, brick detailing/recessing around windows and the arrangement of fenestration to provide vertical emphasis in the elevations. A detailed condition will ensure that the site is landscaped to a high standard to provide the development with a satisfactory appearance and high quality amenity spaces.
40. A good level of natural surveillance is provided to the parking areas in the interests of minimising any opportunity for criminal activities. Gates/fences are to be installed to prevent public access to rear service lanes and amenity spaces and these will be agreed as part of the final landscaping scheme.
41. The application states that 10% of the dwellings will be constructed to Lifetime Homes Standard, which will ensure that houses are readily adaptable or built to a standard to meet people's needs and prevent them needing to move to more specialist housing in the future. The scheme has also been checked against the 12 'Building for Life' principles and appears to score strongly against the associated criteria.

Main issue 3: Trees/ecology

42. Key policies and NPPF paragraphs – JCS1, DM6, DM7, NPPF paragraphs 109 and 118.

43. Several trees are located on the site and policy R32 requires an arboricultural assessment to be made prior to development and trees protected and incorporated into the development where possible.
44. The arboricultural assessment submitted with the application shows it necessary to remove several trees in order to facilitate the proposed development. None of the trees to be removed are indicated as being of high quality and all are C category. The assessment sets out for the retention of the group of sycamore at the western end of the site and Cherry tree located in the neighbouring property to the west. Protective fencing will be installed during the works to ensure that the trees to be retained are not harmed.
45. The AIA recommends that any planning permission be subject to a condition requiring a detailed method statement including details of fencing types, ground protection measures, project phasing and an auditable monitoring system.
46. None of the trees to be removed are classified as being of high quality and adequate replacement will be secured within a scheme of replanting to be included as part of the wider landscaping of the site.
47. The trees to be retained at the western end of the site will contribute towards screening between the adjacent site.
48. An ecological assessment has been undertaken for the site and found no evidence of bat roosting within the commercial buildings with a possibility for bat roosting within the existing dwelling, although the dense urban surroundings is said likely to discourage bat roosting. There is potential for the bird nesting on site within the bramble scrub and buildings. The site holds no 'Habitats of Principle Importance' and hedgehog passage through the site is stated as conceivably happening on only rare occasions.
49. The assessment sets out mitigation and compensatory measures for the protection of birds and bats, and compliance with these measures will be conditioned. The final landscaping scheme will ensure biodiversity enhancements through planting and tree replacement and the opportunity for the installation of bird/bat boxes and 'hedgehog friendly' fencing will be explored where appropriate.

Main issue 4: Transport and access

50. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
51. The site is suitable in transportation terms for its location and access, close to local services and public transport. Sufficient car parking is provided to satisfy the local standards for this location as set out in Appendix 3 of the *local plan*. This is considered sufficient to avoid parking overspill to the surrounding area. The parking will be private and available to the residents of the development only. A vehicle charging point will be required by condition in accordance with policy DM31.
52. The site is located within close distance of public transport and secure on-site cycle parking will be secure by condition. This will ensure that residents are provided with opportunities to utilise sustainable forms of transport and will reduce car-dependency. The properties have been well designed to provide natural surveillance over the parking areas, which will reduce the opportunity for crime.
53. The site road does not dominate the site but will instead be designed around homezone principles and feature shared surfaces. This will deter the use of the road as a 'rat run' and make the road safe for pedestrians and cyclists in line with policy R32 of the *local plan*. The landscape scheme indicates a footway 'carry over' at the entrance from Northumberland Street. It will be important to ensure that this constructed to an appropriate standard to relate effectively with the highway. A Grampian condition will be added to any planning consent requiring no occupation of the dwellings until a scheme for the footway 'carry over' has been agreed and then constructed in accordance with the approved scheme. No objection has been raised by the council's transport officer with regard to the access onto Armes Street.
54. A detailed landscaping scheme will be conditioned and will ensure that suitable materials, layout and planting are incorporated into the final build out of the scheme. It is not anticipated that the through road will be adopted, but it is expected to be constructed to an adoptable standard.
55. The design of the parking area is such that cars will be forced to drive slowly. This will prevent cars entering and leaving the site at high speeds. The footway carry over will give pedestrians priority over the access to Northumberland Street in the interests of highway safety. Suitable materials will be required as part of the conditions to be imposed upon the planning consent and will ensure that the footway is clearly defined from the road. The increase in traffic resulting from the development is otherwise not considered to pose any significant harm to highway safety nor the safety of children entering and leaving the adjacent school.
56. R32 sets out that development at the site should provide a pedestrian/cycle link between Armes Street and Bramfield Close. Section 3.4 of the Design and Access statement sets out a justification for why such a link has not been provided and this position is accepted. The potential to create such a link would require acquiring the garages on Bramfield Close, which are privately owned and in use by residents. The ownership of the boundary wall at this section of the site is unclear and even if the garages could be acquired, there is no guarantee that consent could be gained from the landowner to undertake works to the wall. Furthermore, notwithstanding the boundary wall and private garages, it is not considered that any great value is to be gained by creating a pedestrian/cycle link through Bramfield Close given it is a

cul-de-sac and not connecting to any other street. The scheme will provide a link between the site and Armes Street and this is considered adequate for providing permeability with the surrounding area.

Main issue 5: Amenity

- 57. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
- 58. The area surrounding the site can be said to be one characteristic of a tight urban-knit, with several properties located in close proximity, especially adjacent to the north and west boundaries of the site. The proposal therefore needs to be considered carefully with respect both to its impact upon the amenity of neighbouring properties and also with regard to the amenity of future occupiers of the proposed dwellings.

Impact on neighbouring amenity

Overlooking:

- 59. Block A will be 2.5-storey at the Northumberland Street frontage with three-storey elements at the sides and rear, and features windows to habitable rooms on these elevations. The block has been stepped down to the rear, which limits the opportunity for side facing upper floor windows which might otherwise result in greater overlooking to neighbouring properties.
- 60. Both neighbouring properties (number 118 and 132 Northumberland Street) feature blank flank walls and there is therefore no opportunity for direct overlooking to habitable rooms on these two properties. There would however be opportunity for some degree of overlooking to the rear gardens of numbers 118 and 132.
- 61. The balcony and upper floor windows on Block A are separated from the boundary of 132 Northumberland Street by a distance of ~16 metres. This distance is considered sufficient to ensure no significant degree of overshadowing and is no worse than overlooking that you would typically expect to see from upper floors to rear gardens within a tight-knot urban context. The existing south boundary wall is to be retained and reaches a height of ~4 metres which prevent any significant overlooking from the first floor windows located on the south facing elevation of Block A.
- 62. It is not considered that there is any harm from overlooking from the upper floors and balcony of Block A to the playground of the adjacent school. Overlooking is already possible from the upper floor of the existing dwelling on the site and from neighbouring properties on Northumberland Street. There is also no planning reason as to why overlooking to a playground should be resisted. In fact, overlooking to play areas is often encouraged as a way of enhancing security through means of natural surveillance.
- 63. The central row of terraces (Block B) echo the garden distances of the opposing properties at Bramfield Close and at produce a separating distance of at least 18 metres. This distance is sufficient to ensure no loss of privacy to opposing habitable rooms. The high boundary wall affords screening to rear gardens.
- 64. The flats at the western end of site (Block C) have been redesigned to drop the scale of development to single-storey at the boundary closest to Bramfield Close

and no windows are to be inserted on the flank wall where the development steps up to two-storey and overlooking to those properties on Bramfield Close is not therefore an issue.

65. The distance between the rear upper floor windows of Block C and the residential institution to the west is ~21 metres and there any overlooking in this direction will not therefore be significant. Furthermore, the group of Sycamore trees on the western boundary of the site are to be retained and will provide additional screening between the two sites. Boundary treatments will be agreed by condition.
66. The existing high wall running along the south boundary of the site is to be retained. The wall provides character to the site and provides a good level of screening between the site and neighbouring plots and its retention is therefore welcomed. Planning permission will be conditioned to require the retention of all boundary treatments to be agreed at a later date and the occupants of the new dwellings would need planning permission to knock any part of the wall down due to the height exceeding two metres. The responsibility of the future maintenance of the wall would fall to the respective owner(s). It is not considered necessary and neither is it possible to condition planning permission requiring any individual to maintain the wall.

Overshadowing/loss of light:

67. Such is the orientation of the site and layout of the proposed development that the only significant opportunity for overshadowing and/or loss of light results from the proposed development onto the neighbouring properties to the north.
68. As already discussed the flank wall of number 132 Northumberland Street is blank and the issue of loss of light to a habitable room is not therefore in need of assessment, since any windows will be facing away from the development and separated by sufficient distance.
69. The application includes a sun path analysis for the Winter and Summer Solstice and Spring equinox. The Autumn equinox can be expected to have very similar results to the Spring and the absence of any associated assessment is therefore considered acceptable. The results show that the only significant incidence for overshadowing appears to be caused to the rear gardens of properties neighbouring the site to the north during Winter months. The rear gardens will however receive no loss of sunlight on the 21st March and the impact of overshadowing on neighbouring properties is therefore acceptable with reference to BRE standards.
70. Furthermore, the application also includes an existing sun path study for the Winter Solstice. This shows that overshadowing is already caused to the properties to the north from existing boundary treatments and the buildings on the application site which are to be demolished. Comparing the studies shows that the proposal will result in only very minor increase in overshadowing to neighbouring properties and not to any significant degree.

Overbearing:

71. The original submission included a two-storey gable end property adjacent to the boundary with Bramfield Close in Block C. This would have led to a sense of enclosure and overbearing when experienced from neighbouring properties as well as resulting in a loss of outlook from upper floor rooms.
72. The application has subsequently been amended and Block C has been reduced to single-storey closest to the boundary with Bramfield Close. Members will be shown a sectional plan illustrating the relationship of Block C with Bramfield Road. It is considered that the impact of overbearing and loss of outlook has now been adequately addressed.
73. Block A has been stepped down in height and in from the boundary with 118 Northumberland Street at the rear. Furthermore, the roof of the element of the block is flat and will only extend one metre above the boundary wall. It is not considered therefore that there will be any significant impact of overbearing to the rear garden of 118 Northumberland Street.
74. There is no further potential for overbearing elsewhere on the site than discussed above.

Disturbances from development (esp. noise and odour):

75. Several contributors have raised concern with the potential for noise and disturbance from the communal bin store. Since the original submission, the store has been relocated from alongside the rear garden of number 132 to alongside the blank flank wall of number 132. The location of the store is considered suitable in terms of providing good access to the highway from collection purposes and the new location will avoid any significant impacts of smell/noise spillage to the neighbour.
76. The bin store is stated as being enclosed and this will further reduce the opportunity for smell spillage. Planting is proposed around the store which will provide screening and ensure that the visual amenities of the surrounding area are protected. Planning permission is to be conditioned requiring further details of bin storage and this will ensure the final specification is fit for purpose and of adequate capacity.
77. It is likely that the refuse will be contained within large 'Euro' style bins which are secure in themselves, and further containment will be provided within the structure of the store itself. This will prevent exposure and access from vermin.
78. The proposal will increase traffic at the site but the associated activity is not considered to be significantly harmful to the amenities of neighbouring properties. The scheme will be designed around 'homezone' principles and this will ensure that vehicles are forced to slow down to travel through the site. Furthermore, the proposed residential use of the site will carry less potential for noise disturbing activities during working hours than the industrial uses which could currently take place on site.
79. Conditions will be added to planning consent restricting construction times and requiring a construction method statement to minimise any disturbances resulting from the construction process. The applicant will also be advised to sign up to a Considerate Constructors Scheme.

Amenity of future occupants:

80. All proposed dwellings have been designed to satisfy national space standards set by Central Government and generally provide good levels of outlook.
81. The majority of ground floor units are provided with private external amenity space and four of the upper floor flats in Block A are provided with balcony space. The site is to be designed around homezone principles and it is envisaged that attractive external spaces will be created which could be used recreationally by residents of the development. Parks and areas of woodland are within walking distance of the site which residents would also have easy access to.
82. It is considered that overall the scheme provides a high standard of amenity for future occupants.

Main issue 6: Affordable housing

83. Key policies and NPPF paragraphs – JCS4, DM33, NPPF paragraph 50.
84. The application allocates 11 of the 36 dwellings as affordable, which works out as 31% affordable housing provision. This level of provision is considered sufficient to satisfy the policy requirement of 33% stipulated under JCS4.
85. All of the affordable units have been designed to satisfy the national spaces standards, which will ensure that Registered Providers (RPs) are able to add them to the units to their property portfolios. The affordable units are also predominantly 1-bed units, which are understood to be favoured by RPs, which should make them easier to let.
86. The affordable units all have separate entrances which will give greater privacy to tenants, will lead to fewer management issues and will mean that no service charge will be required.
87. Planning permission will be subject to a legal agreement requiring on-site provision of 11 affordable units at an agreed tenure mix.

Compliance with other relevant development plan policies

88. 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
Energy efficiency	JCS 1 & 3	Yes subject to condition

Requirement	Relevant policy	Compliance
	DM3	
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition. Anglian Water have reviewed the application and raise no objection subject to planning consent being conditioned for compliance with the approved surface water strategy in the interests of preventing any problems arising from flooding.

Other matters

89. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.

Equalities and diversity issues

90. There are no significant equality or diversity issues.

Local finance considerations

91. 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.
92. 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.
93. The properties created will generate New Homes Bonus. The proposed development would be CIL liable for the new floor space created by the two-storey extension and conversion

Conclusion

94. 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. 16/00835/F - 120 - 130 Northumberland Street Norwich NR2 4EH and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to include: materials to be used in external construction of development(including samples and specifications where necessary), external joinery, rainwater goods;
4. Detailed landscaping scheme to reflect homezone design and include details of permeable paving, demarcation of parking spaces, biodiversity enhancements (hedgehog fencing, bird/bat boxes), lighting, planting (including replacement tree planting), boundary treatments;
5. Contamination – Risk assessment;
6. Contamination – Verification plan;
7. Contamination – Long term monitoring;
8. Contamination – Unknown contamination;
9. Contamination – Imported material;
10. Contamination – Piling methodology;
11. Details of secure and covered cycle storage, refuse storage across the site and EV charging;
12. Compliance with AIA and submission of TPP and method statement as recommended in AIA;
13. Operations on site to take place in accordance with the mitigation/compensation measures outlined in section 7 of the ecological report.
14. No hard-standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority;
15. Scheme for renewable energy;
16. Construction Method Statement;
17. Grampian condition. No occupation of the dwellings until vehicle access incorporating pedestrian priority has been provided from Northumberland Street in accordance with a scheme to first be agreed in writing with the local planning authority;
18. 10% Lifetime homes;
19. Water efficiency;
20. Restricted construction times

Informatives:

- 1) Considerate construction
- 2) Details of refuse storage are conditioned. The applicant is advised that disabled access should be provided to the communal stores.
- 3) EA advice;
- 4) Asbestos;

Article 35(2) statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

ARMES STREET

Do not scale from the drawing, use written dimensions only.
0m 2 4 6 12m
1:200

ORIGINAL
SHEET 001
A1

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KEY PLAN



NOTES

Development all 2 storey except for flats fronting Northumberland Street which are 3 storey (shown blue)

Legend

- Affordable Rent
- Shared Ownership
- Open Market Sale

P5	Block C, parking and homezone layouts revised	REVISION BY: JS	DATE: 28.07.16	CHECKED BY: EJ	DATE: 28.07.16
P4	Block C layout adjusted, Block B Lifetime Homes endorsed, Block A areas re-calculated	REVISION BY: JS	DATE: 12.07.16	CHECKED BY: EJ	DATE: 12.07.16
P3	Parking strategy and landscaping layout revised	REVISION BY: EJ	DATE: 23.05.16	CHECKED BY: AC	DATE: 23.05.16
P2	Block B layout revised	REVISION BY: JS	DATE: 12.05.16	CHECKED BY: EJ	DATE: 12.05.16
P1	Updated for pre-planning advice	REVISION BY: JS	DATE: 22.04.16	CHECKED BY: EJ	DATE: 25.04.16

PURPOSE OF ISSUE	FOR INFORMATION
FILE STATUS CODE	PLANNING DRAWING

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PROJECT
120-130 NORTHUMBERLAND STREET
NORWICH

TITLE
SITE PLAN

SCALES
1:200

DATE
22/04/2016

DRAWN
JS

CHECKED
EJ

PROJECT NR
16-1-1054

DRAWING FIELD
BAS-DR-A005

UNIQUE NR
P5

NORTHUMBERLAND STREET





PROJECT NR	DRAWING FIELDS	UNIQUE NR	REV CO
16-1-1054	BAS-DR-A151		P2



01 | EXTENDED CONTEXT
1:500



02 | TRUE ELEVATION
1:200



03 | STREET SCENE
1:200

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0m 2 4 6 12m
1:200

ORIGINAL
SHEET 015
A1

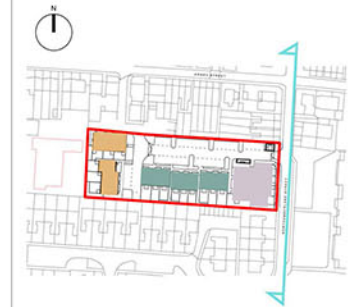
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KEY PLAN



KEY

P2 Revised house type C/3
REVISED BY: JS DATE: 26-07-15 CHECKED BY: EJ DATE: 26-07-15

PURPOSE OF ISSUE
FOR INFORMATION

FILE STATUS CODE
PLANNING DRAWING

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PROJECT
120-130 NORTHUMBERLAND STREET
NORWICH

TITLE
STREET ELEVATION 1
NORTHUMBERLAND STREET (EAST FACING)

SCALES DATE DRAWN CHECKED
1:200 05/04/2016 JS EJ

PROJECT NR DRAWING FIELD UNIQUE NR REV CODE
16-1-1054 BAS-DR-A150 P2

Drawn: 26/07/15