

**Report to** Planning applications committee

**Item**

14 September 2017

**Report of** Head of planning services

**Subject** Application no 17/00165/F - Mill House, Hellesdon Mill Lane, Norwich, NR6 5AY

**Reason for referral** Objection by an elected member

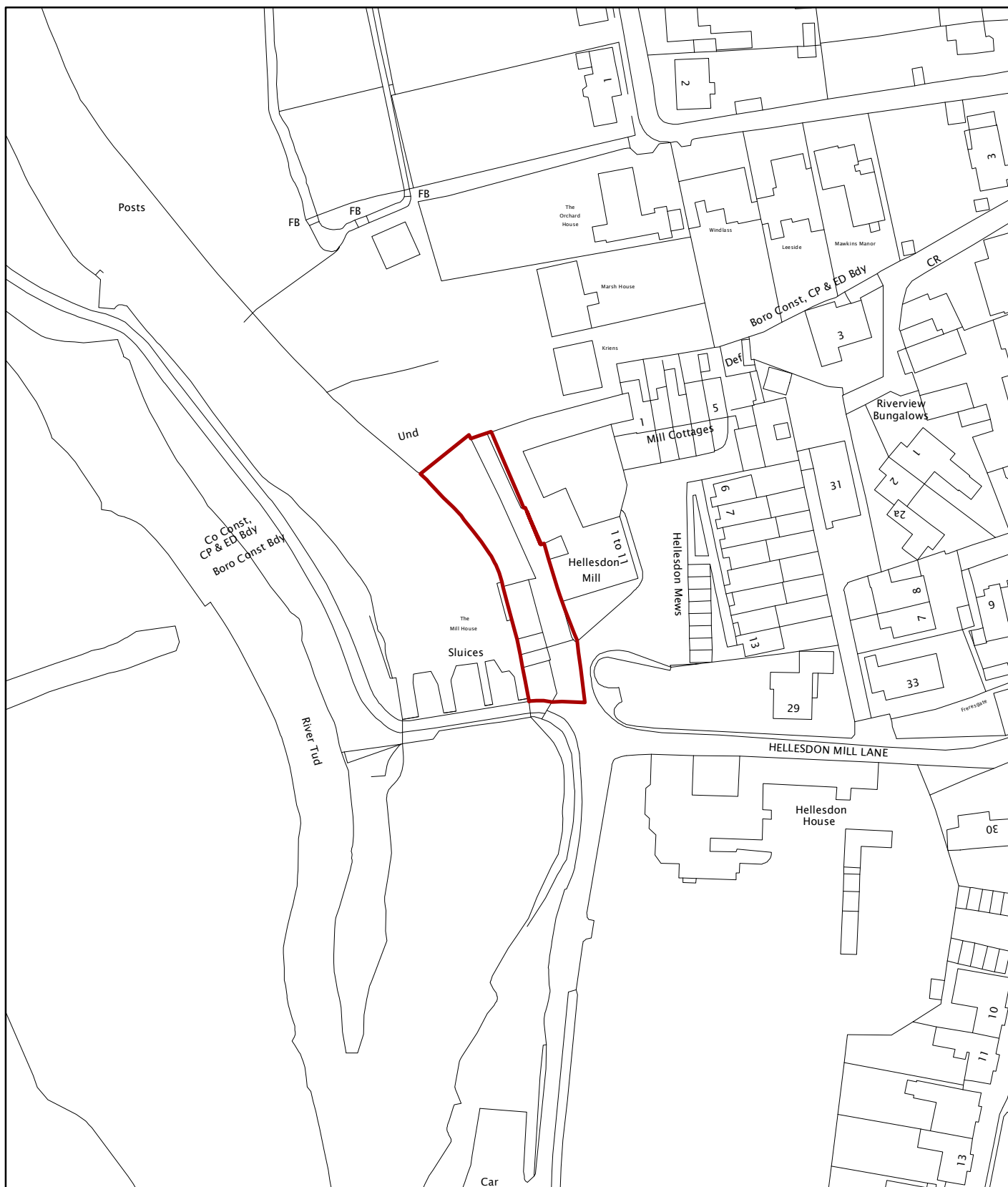
4(f)

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<b>Ward:</b>	Wensum
<b>Case officer</b>	Stephen Polley - <a href="mailto:stephenpolley@norwich.gov.uk">stephenpolley@norwich.gov.uk</a>

Development proposal		
Two storey side extension.		
Representations		
Object	Comment	Support
6	0	0

Main issues	Key considerations
1 Design & Heritage	The impact of the development within the context of the site / surrounding conservation area.
2 Amenity	The impact of the development on the neighbouring properties and occupiers of the subject property.
3 Biodiversity	The impact of the proposed development on the River Wensum SAC & SSSI
<b>Expiry date</b>	18 September 2017
<b>Recommendation</b>	Approve



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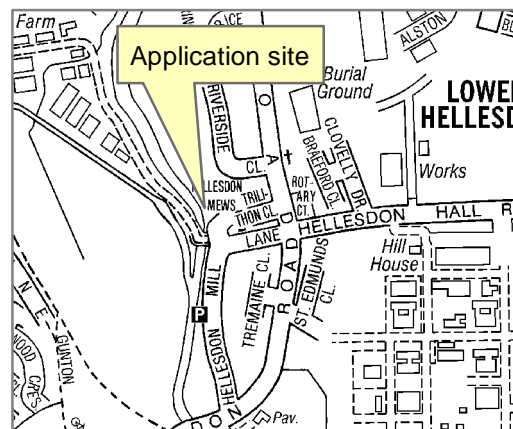
Planning Application No 17/00165/F  
 Site Address Hellesdon Mill House,  
 Hellesdon Mill Lane

Scale 1:1,250



**NORWICH**  
 City Council

PLANNING SERVICES



## The site and surroundings

1. The site is located to the north-west of the junction of Hellesdon Mill Lane and Hellesdon Hall Road to the north-west of the city. The site was originally part of a watermill complex, the mill having since been demolished in 1930 with only the sluice gates remaining. The mill house is sited directly adjacent to the original mill pond and the mill buildings to the east, which have recently been converted into flats. As such, the predominant character of the area is defined by the watermill complex which largely remains in place despite the loss of the mill.
2. The subject property is a simple two storey mill house designed with a dual-pitched roof, finished in dark painted timber boarding and slate roof tiles. The property has previously been extended by way of a single storey double garage which has been constructed to the southern edge of the site. The site consists of an open parking area with space for two cars to the south, a vehicular access which runs between the subject property and mill buildings and garden to the north.
3. The site is bordered by the river Wensum and sluice gates to the west, a foul water pumping station and bridge over the river to the south, the mill building flats to the east and open space to the north. A five bar gate and 3m tall hedge separate the site from the access / parking area serving the mill building complex.

## Constraints

4. Conservation Area: Hellesdon
5. Special Area of Conservation (SAC): River Wensum
6. Site of Special Scientific Information (SSSI): River Wensum

## Relevant planning history

7.

Ref	Proposal	Decision	Date
4/1990/0835	Erection of railings.	APCON	13/02/1991
04/00096/F	Erection of a self-contained single storey side annexe.	APPR	17/06/2004
08/00102/D	Condition 4: Details of garage doors, of previous planning permission 04/00096/F: 'Erection of a self-contained single storey side annexe'.	APPR	04/04/2008
16/01080/F	Construction of two storey side annexe.	CANCLD	26/09/2016

## The proposal

8. The proposal involves the demolition of the existing single storey double garage and for the construction of a two and single storey extension to the southern end of the dwelling. The extension is to create an enlarged living space and a replacement double garage.

## Summary information

Proposal	Key facts
<b>Scale</b>	
No. of storeys	2
Max. dimensions	See plans for full details.
<b>Appearance</b>	
Materials	Matching materials:  Black horizontal weather boarding  Slate roof tiles  White UPVC windows

## Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Six 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 scale of the development too large / impact upon character of conservation area	See main issue 1
Loss of light / loss of views	See main issue 2
The location of the garages is unsafe	See other matters

## Consultation responses

10. 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**

11. No comments submitted.

## **Environmental protection**

12. An ecological impact assessment is required to be carried out.

## **Environment Agency**

13. No objections. Please see file for full response.

## **Natural England**

14. No objections.

## **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
  - JCS12 The remainder of the Norwich urban area including the fringe parishes
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
  - DM6 Protecting and enhancing the natural environment
  - DM9 Safeguarding Norwich's heritage

### **Other material considerations**

17. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
  - NPPF7 Requiring good design
  - NPPF11 Conserving and enhancing the natural environment
  - NPPF12 Conserving and enhancing the historic 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: Design & Heritage**

19. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
20. The proposal first involves the demolition of the existing single storey garage which has been added to the southern end of the original mill house building. The proposed extension is then to be constructed in its place and beyond, over the existing parking space for two cars also.
21. The proposed extension measures 10.7m x 6m in plan form at ground floor level and has been divided into two sections comprising of single and two stories. The larger two storey section extends 7.7m from the original south elevation of the subject property and features a 6.3m tall dual-pitched roof. The roof has been stepped from the original which is 6.6m tall. The single storey section extends a further 3m towards the southern edge of the side and features a 4.1m tall dual pitched roof.
22. The proposed extension is to be finished using matching materials including black coloured horizontal weatherboarding and slate roof tiles. The proposed front elevation is to include a new entrance door and a garage door serving the new double garage. The proposed rear elevation facing the river includes two Juliette balconies serving a new bedroom and study.
23. Particular concern has been raised regarding the overall scale of the proposed extension and its impact on the wider setting of the mill complex and conservation area. It should be noted that the originally submitted plans were for a larger two storey extension which appeared to almost double the overall size of the original building. Following discussions with the applicant the current revised scheme has been submitted for formal consideration which now represents a significant reduction in the overall scale of the proposal. As such, the proposed roofs appear to step up gradually to the original dwelling ensuring that the extensions appear to be subservient and the design of the original mill house remains clearly legible.
24. The use of matching materials will assist in ensuring that the original character of the subject property is maintained and will similarly assist in ensuring that the prevailing character of the surrounding conservation area is not harmed. As such, the proposed extension is considered to be an appropriate scale and design.

### **Main issue 2: Amenity**

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
26. The proposal will assist in enhancing the residential amenities of the occupiers of the subject property as it improves the internal living space without significant change to the external amenity spaces.
27. The proposed extension is to be constructed a minimum of 9m from the neighbouring flats in the mill building. As such the scale, design and distance between the neighbouring flats and the proposal will ensure that significant harm is not caused by way of overshadowing, loss of privacy or loss of outlook.

28. Particular concern has been raised by a number of residents living in the mill buildings to the east of the site that the proposed extension would result in a loss of light. Similar concerns were also raised that the proposal would result in the loss of views across the mill pond, creating a sense of enclosure. As detailed above in section 22 the proposed development has been revised and is now of a reduced scale. As such, the overall impact of the scheme on neighbouring properties has been reduced. The proposed extension will be visible from a number of neighbouring flats however it is not considered that significant light or outlook will be lost. As such, the proposal is considered to be acceptable in terms of amenity.

### **Main issue 3: Biodiversity**

29. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
30. The subject property is located directly adjacent to the River Wensum which is classified as being a Special Area of Conservation (SAC). The council's guidelines require that any householder application which abuts an SAC is required to carry out an ecological assessment for consideration by the local planning authority. In this instance it is considered practicable to require that an ecological assessment is provided by way of a planning condition. The proposed development is to be constructed in place of the existing garage and hardstanding used for car parking and as such is not expected to cause direct harm to any habitats or species. The building operations however may be required to be mitigated to ensure that harm does not occur.

### **Other matters**

31. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
32. Concern has been raised regarding the siting of the replacement garage as it may result in unsafe vehicle manoeuvring. The proposed replacement garage is to be located in place of the existing external car parking spaces which are located directly opposite to the parking area of the mill buildings. As such, it is not considered that the proposal will significantly alter the current situation or result in significant harm to highway safety.
33. The site is located within Flood Zone 3 however the proposed development is classified as a minor household extension by the Environment Agency. As such, the proposal sufficiently complies with the standing advice as the proposed floor levels are to be no lower than the existing floor levels.

### **Equalities and diversity issues**

34. There are no significant equality or diversity issues.

### **Local finance considerations**

35. 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.

36. 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.
37. In this case local finance considerations are not considered to be material to the case.

## **Conclusion**

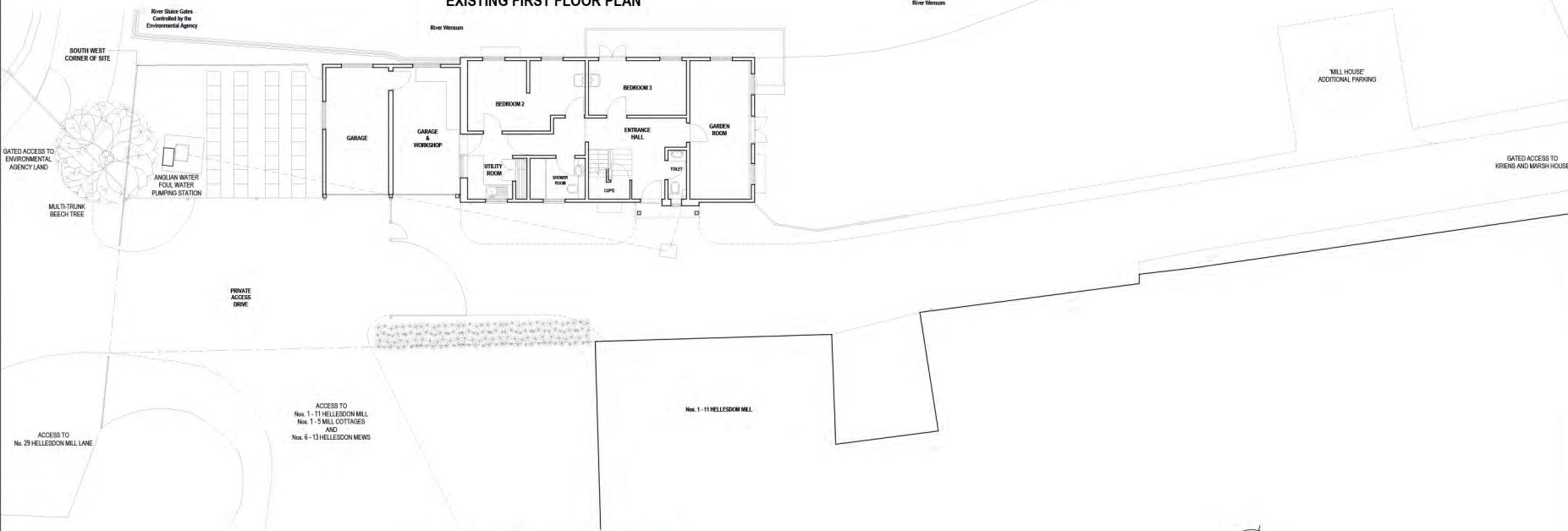
38. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.
39. The proposal will result in an enlarged dwelling considered to be of an appropriate scale and design which preserves the character and appearance of the conservation area.
40. The proposal will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.

## **Recommendation**

To approve application no. 17/00165/F - Mill House Hellesdon Mill Lane Norwich NR6 5AY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Ecological assessment.





## General Notes:

1. This drawing must not be copied and is to stand a/c.
2. All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication and to report any discrepancies to the Engineer immediately.
3. This drawing is to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any special drawings, together with any relevant additional Engineers specifications.
4. Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
5. No structural members are to be cut, notched, or jointed unless shown on the Engineers details.
6. Unless otherwise noted, all connections of structural members including laps & anchorages of reinforcement shall be made by reinforcing the full structural capacity of the member.
7. All load connections to have a minimum of 2 bolts.
8. The foundations have been designed on allowable ground pressure of 100 kN/m<sup>2</sup> it must be confirmed on site before casting of foundations. Unless given the consent of the Engineer in writing it has been assumed that the sub-soil is not a clay that has been desiccated by trees & vegetation and that there is no possibility of heave or shrinkage.
9. Under the provisions of the Party Wall Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjoining buildings must be obtained before building works commence & a month's notice must be given before building works commence. If the work applies to the party wall two months' notice must be given. If the works are deeper than 600mm a further notice must have to be given & agreement received. Note: If foundations, walls, pillars, etc. encroach across the boundary, a written agreement from the owner of the adjoining land must be obtained & the boundary agreed before building works commence.
10. The Construction (Design & Management) Regulations 2015.
11. The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.
  - a. The construction work can be carried on (and is for a reasonably predictable) without risks to the health and safety of any person affected by the project.
  - b. Ensure suitable safety facilities are provided.
12. These arrangements must be reviewed and maintained throughout the project.
13. The client must provide pre-construction information to the designer and contractor.
14. The client must ensure that a construction phase plan is in place before the construction phase starts.
15. The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
16. The client must take reasonable steps to ensure that the principal designer and contractor complies with their duties.
17. The client must pass the health and safety file to any new owner(s)/occupier(s) and ensures that the new owner(s)/occupier(s) is aware of the nature and purpose of the file.
18. The design shown on this drawing and any associated drawing is the Copyright of Building Plans Ltd and may not be reproduced or used for any purpose whatsoever without their written consent.

PROPOSED WEST (REAR) ELEVATION TO RIVER WENSUM

SITES AND IF EXISTING GRACE LICK TO RIVERMURS

REPOSITION ACCESS GATE

RIVER WENSUM

[illegible][illegible]

**ROOF:** SLATE TILES TO MATCH EXISTING DWELLING

**WALLS:** HORIZONTAL WEATHER BOARDING - FINISHED IN BLACK TO MATCH EXISTING DWELLING

**WINDOWS & DOORS:** WHITE UPVC BY ACCREDITED MANUFACTURER  
HARDWOOD (PAINTED MATT GREEN) DOOR TO NEW ENTRANCE  
SOFTWOOD (PAINTED GLOSS WHITE) FLR DOOR TO GARAGE SIDE WALL  
WHITE GRP GARAGE UP & OVER DOORS (2134mm x 1981mm)

**FASCIAS & SOFFITS:** WHITE UPVC BY ACCREDITED MANUFACTURER

**RAIN WATER GOODS:** BLACK UPVC TO MATCH EXISTING

**BOUNDARY TREATMENTS:** AS EXISTING

[illegible]

A	26/07/2017	First floor extension reduced, garage width reduced with one door.	
Rev	Date	Amendment	Drawn

**Architectural Design,  
Building Surveyors and  
Planning Services**

**Building Plans Ltd**

11 The Street, Honingham, Norwich, NR9 5BL

**Telephone: 01603 868377**  
[www.constructionplans.co.uk](http://www.constructionplans.co.uk)

Client: Mr. and Mrs. G. V. Crowe

Project: Two Storey Side Extension  
and Internal Alterations

Site address: 'The Mill House'  
Hellesdon Mill Lane  
Norwich  
NR6 5AY

Contents	Proposed Site & Floor Plans
	Proposed Elevations
	Location Plan

Scale @ A1: 1:100, 1:1250,	Date: October 2016
Signed/checked: P.B/J.N	Revision: A
Project No. 3175 1016N	Sheet No. 2