

Planning applications committee

Date: Thursday, 14 January 2016

Time: 09:30

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

Committee members:

Councillors:

Sands (M) (chair)
Herries (vice chair)
Blunt
Bradford
Button
Carlo
Jackson
Lubbock
Maxwell
Neale
Peek
Woollard

For further information please contact:

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Agenda

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 - 18

To agree the accuracy of the minutes held at the meeting on 17 December 2015.

4 Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 4 above are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website:

<http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

Summary of planning applications for consideration

19 - 20

Standing duties

21 - 22

4(a) Application no 1501859F - Aldwych House 57 Bethel

23 - 50

Street Norwich NR2 1NR

- 4(b) Application nos 1501708F and 1501709L 72 - 78 St 51 - 60**
Stephens Road, Norwich, NR1 3RE
- 4(c) Application no 1501735F - 1 Helena Road, Norwich, NR2 61 - 80**
3BY

Date of publication: **Wednesday, 06 January 2016**

MINUTES**Planning applications committee****9:30 to 13:20****17 December 2015**

Present: Councillors Sands (M) (chair), Herries (vice chair), Blunt, Bradford, Button, Carlo, Jackson, Lubbock, Maxwell, Neale, Peek and Woollard

1. Committee membership**RESOLVED** to note:

- (1) that Councillor Brociek-Coulton has resigned from the committee;
- (2) the appointment of Councillor Maxwell to the vacancy.

2. Declarations of interest

Councillor Carlo declared a pre-determined view in item 4 (below), Application no 15/01390/F - 82 Unthank Road, Norwich, NR2 2RW.

3. Minutes**RESOLVED** to approve the minutes of the meeting held on 26 November 2015.**4. Application no 15/01390/F - 82 Unthank Road, Norwich, NR2 2RW**

(Councillor Carlo, having declared a pre-determined view, left the room during the committee's determination of the application.)

The planning team leader (policy) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports, which was circulated at the meeting, and said that since the publication of the committee papers the council had received an additional 75 representations.

Councillor Haynes, local member for Town Close Ward, addressed the committee and outlined the concerns of local residents which included objections to the demolition of a prominent building of local, historic interest; that the proposed building was not in keeping with the conservation area; that the density of the proposed development would increase traffic congestion and, with no provision for car parking, would exacerbate pressure on parking spaces; the development would not have a level access from the front; and, there was no affordable housing provision. She called on the committee to refuse the application.

(Councillor Carlo left the meeting at this point.)

A member called for the item to be moved without debate but this was not seconded. The planning team leader (policy) and the planning team leader (development) (inner) referred to the reports and answered members' questions. The committee noted that the applicant had not engaged with the council at the pre-application stage. A member commented on the reasons for refusal and pointed out that the planning service provided good advice to developers at the pre-application stage on what could be delivered within the parameters of a site.

RESOLVED, unanimously, to refuse application no. 15/01390/F - 82 Unthank Road, Norwich, NR2 2RW - for the following reasons:

1. The proposals involve the complete loss of an undesignated heritage asset in the Heigham Grove Conservation Area. No justification has been provided for the loss of the asset. The loss is considered to represent less than substantial harm to the Conservation Area and any benefits of the proposal are not considered to outweigh this harm. The proposals are therefore considered to be contrary to paragraphs 128, 135 and 134 of the NPPF (National Planning Policy Framework), and contrary to policy DM9 of the adopted Norwich Development Management Policies Local Plan 2014;
2. The proposed new building by virtue of its layout, massing, external appearance and landscaping fail to promote or reinforce local distinctiveness or the character of the historic environment. The new building would lead to less than substantial harm to the character of the conservation area and would be contrary to policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014, policies DM3 and DM9 of the adopted Norwich Development Management Policies Local Plan 2014 and paragraphs 9, 17, 64 and 134 of the NPPF;
3. Given the scale of the proposed building and its location hard up against the eastern boundary of the site the proposal will result in an overbearing form of development which would result in loss of light and outlook for number 1 Essex Street and the approved new properties at 117-127 Trinity Street. As such the proposals would result in a significant detrimental impact to neighbour amenity contact to policy DM2 of the adopted Norwich Development Management Policies Local Plan 2014 and paragraphs 9 and 17 of the NPPF;
4. Given the lack of windows to some bedrooms and poor outlook and limited light that would be received by others combined with a lack of any usable external amenity space the proposals are not considered to deliver a high standard of amenity for future occupiers. The proposals are therefore considered to be contrary to policy DM2 of the adopted Norwich Development Management Policies Local Plan 2014 and paragraphs 9 and 17 of the NPPF;
5. The egress from the site is proposed onto Essex Street via a covered drop off area. The egress from the building is direct onto the highway and a vehicle would need to manoeuvre considerably into the highway before the driver could see any oncoming pedestrians, cyclists or vehicles. It is considered that

the potential highways safety implications of this arrangement are severe and as such the proposals are contrary to policy DM30 of the adopted Norwich Development Management Policies Local Plan 2014;

6. The proposals fail to provide adequate provision for cycle parking and it is not considered that within the confines of the proposals that such provision could be conditioned as such the proposals are considered to be contrary to policy DM31 the adopted Norwich Development Management Policies Local Plan 2014;
7. In the absence of a legal agreement to secure the provision of affordable housing or any justification to demonstrate that such provision is not viable or feasible the proposal are contrary to policy 4 of the adopted the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014 and policy DM33 the adopted Norwich Development Management Policies Local Plan 2014.

Article 35(2) statement

1. 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. The proposal in question is not considered to be acceptable for the reasons outlined above. Given the extent of departure from policy and lack of justification for the proposals it was not considered expedient or appropriate in this case to discuss amendments to the proposals. The applicant is advised that the Council has a pre-application advice service should they wish to consider alternative proposals on the site.

(Councillor Carlo was readmitted to the meeting at this point.)

5. Application no 15/00663/F - Site of former public house, Earlham West Centre, Norwich

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of an additional letter of representation and three additional conditions.

During discussion the planner, together with the transport planner, referred to the report and answered members' questions on the impact on the local district centre and transport issues. Members discussed whether the number of car parking spaces would be adequate for the student tenants of the proposed scheme. The committee noted that the location of the scheme was sustainable as it was on a bus route and within walking and cycling distance of the University of East Anglia. Members were advised that the number of car parking spaces complied with the council's parking policy. The applicants would be required to submit a travel information plan and there would be a car club bay nearby.

Discussion ensued in which members noted that the proposal would relieve pressure on the housing market to convert family homes into houses in multiple- occupation.

The scheme would be targeting second or third year students and post graduates and would provide purpose built accommodation. Members welcomed the proposal which was good use of a derelict site and provided accommodation for the university which was projected to grow by 20%. Members also welcomed that the site would be managed at all times. A member commented that the design blended in well with the surrounding buildings.

RESOLVED, unanimously, to approve application no. 15/00663/F - Site of former public house, Earlham West Centre, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials including window details;
4. Landscaping scheme to include soft and hard landscaping and detail of bin stores, cycle stores, CCTV, lighting and biodiversity enhancements;
5. SUDS – detailed scheme to manage surface water runoff to be submitted to and agreed with the local planning authority;
6. All bathroom windows to be obscure glazed;
7. No development shall take place, including any works of demolition, in pursuance of this permission until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority.
 - (i) The approved Statement shall be adhered to throughout the construction period.
 - (ii) The Statement shall provide for:
 - (a) the parking of vehicles of site operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials used in constructing the development;
 - (d) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
 - (e) wheel washing facilities;
 - (f) measures to control the emission of dust and dirt during construction; and
 - (g) a scheme for recycling/disposing of waste resulting from demolition and construction;
8. No demolition or construction activities shall be carried out at the application premises without express consent from the local planning authority outside of the following hours:
 - before 07:00 hours and after 18:00 hours Mondays – Fridays;
 - before 08:00 hours and after 17:00 hours on Saturdays; and
 - not at all on Sundays or Public Holidays;
9. Development to be carried out in accordance with the AIA and associated method statement;
10. Prior to the first occupation of the building hereby permitted details of the renewable energy technologies as referenced in the 'Earlham West Energy Statement and Construction Methodology Study' to be used in the development and their installation and maintenance shall be first approved by the Local Planning Authority. These shall thereafter be implemented in full prior to first occupation and connection thereafter retained as such;

11. Travel Information Plan to be agreed prior to first occupation;
12. No use of the site as student accommodation unless in accordance with the management scheme;
13. The residential units hereby permitted shall only be occupied by students enrolled with recognised higher educational providers;
14. TRO;
15. S278.
16. With the exception of any site clearance works, archaeological work, tree protection works and ground investigations, no development shall take place in pursuance of this permission until exact details for the provision of the solar thermal/photovoltaic panels as detailed in the energy statement ref. [WHE-14L0076] have been submitted to and agreed in writing with the Local Planning Authority. The details shall include:
 - (a) the average annual energy production of the proposed panels per square metre, gross (expressed in kWh/m²);
 - (b) the total area of panels proposed;
 - (c) a plan of the panels location;
 - (d) a section through the panels and details of fixings;
 - (e) installation of any associated equipment.
17. No occupation of the development shall take place until photovoltaic panels have been provided and made operational in full accordance with the agreed details.
18. The development hereby approved shall be designed and built to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.

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

Informatives:

1. Housing requirements relating to fire safety, escape windows, licensing, occupancy and kitchen facilities;
2. S278
3. TRO
4. Street naming
5. Street trees
6. The applicant is advised that the building itself and each of the individual dwellings meet the physical security requirements of Secured by Design. Secured by design guide can be found at www.securedbydesign.com
7. Landscaping details shown on the 'Ground Floor and Site' plan are indicative only and a comprehensive landscaping scheme is required by condition. The landscaping condition shall apply notwithstanding any indication as to these matters that have been given in the current application.

6. Application no 15/01534/F - Uplands Court. Upton Road, Norwich, NR4 7PH

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which contained an additional condition to require that all bathroom windows to be obscure glazed.

During discussion, Councillor Lubbock, as local member for Eaton Ward, spoke on behalf of the residents at no 21 and 23 Upton Road and asked whether it would be possible for the landscaping scheme to include the planting of two small trees in front of the to improve the outlook of these residents on to the new infill four storey block of apartments. It would enhance the bio-diversity of the site and the pavement on the opposite side of the road was too narrow for the planting of street trees. The planner said that the landscaping would soften the appearance of the new building and that the potential for tree planting could be considered.

A member spoke in support of this interesting infill scheme and the proposed measures to increase bio-diversity on the site.

RESOLVED, unanimously, to approve application no. 15/01534/F - Uplands Court Upton Road Norwich NR4 7PH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials;
4. Landscaping scheme to include biodiversity enhancements and refuse/ cycle storage detail; and consideration to be given to incorporate the planting of two small trees to soften the impact of the infill block;
5. No occupation of the development hereby approved shall take place until a verification plan and a proposed monitoring, maintenance and contingency plan have been submitted to and agreed in writing by the local planning authority. The verification plan shall provide details of the data that has been collected in order to demonstrate that the works recommended in section 5.3.1 of the approved contamination report are completed and shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The proposed monitoring, maintenance and contingency plan shall identify how these requirements will be met;
6. If, during development, contamination not previously identified is found to be present, then no further development shall be carried out in pursuance of this permission until a scheme has been submitted to and approved by the Council as Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue;
7. No demolition or construction activities shall be carried out at the application premises without express consent from the local planning authority outside of the following hours:
 - before 07:00 hours and after 18:00 hours Mondays – Fridays;
 - before 08:00 hours and after 17:00 hours on Saturdays; and

- not at all on Sundays or Public Holidays;
- 8. Water efficiency.
- 9. All bathroom windows to be obscure glazed.

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.

Informatives:

1. The applicant is advised to adhere to the recommendations set out in section 6.0 of the approved contamination report;
2. Street naming and numbering.

7. Application no 15/01314/F - Land to the west of Unit 1, Hall Road, Retail Park, Hall Road, Norwich

(Councillor Lubbock was out of the room for part of this item and therefore abstained from voting.)

The senior planner (development) presented the report with the aid of plans and slides. During the detailed presentation, he referred to the supplementary report of updates to reports, which was circulated at the meeting, and summarised additional letters of representation, that had been received after the publication of the report, from a local resident in support of the scheme and Asda's legal representative, which contained detailed points of objection and interpretation; and, an additional comment from the agent on behalf of the applicant and the officer response, including acceptance of altering condition 16 related to opening hours following clarification from the agent. The letter from Asda's legal representative was circulated at the meeting, as was the letter from Asda to all members of the committee dated 16 December 2015.

A representative of Asda addressed the committee and outlined its objections to the proposed scheme which was set out in the correspondence circulated at the meeting and in the reports. He pointed out that the council had supported Asda's investment in the district centre and the provision of jobs and development in a sustainable manner. However, the proposed food store was not in a sustainable location, was outside the identified district centre, was in an out-of-centre rather than an edge-of-centre location, and would be detrimental to the vitality of Hall Road district centre which had yet to be fully established and as such put its investment at risk. The company also considered that there should have been a detailed traffic impact assessment (in accordance with National planning policy framework and county council guidance) and a more detailed retail impact assessment and quantitative analysis; and that the proposed building was not to the best sustainable standards.

The agent, on behalf of the applicant and Aldi, said that there had been no objections to the proposed scheme from members of the public and there had been lots of support. He considered that the proposal complemented the new district

centre, provided shopping choice and had a high level of local support. Asda had been aware of the proposals since late September 2014 and it was considered that it had chosen to object following the opening of its own store through a late representation, which comprised objections on commercial grounds. The proposed food store would provide a low discount food store offer at the Hall Road, create 50 jobs and would open in 2016.

Discussion ensued in which the senior planner (development) and the senior transportation planner referred to the report and answered members' questions. This included clarification that the Asda superstore had been granted greater floor space than set out in the local plan and clarification of transport issues and design for site access and pedestrian/cyclist access. It would not be possible to retrospectively further reduce car parking on the site. The proposal included measures to improve on good site connections within the locality. Explanation was also given of revisions to site layout and the proposed tree planting. The scheme proposed mechanical ventilation heat recovery to improve site energy impacts but there was potential to use photo voltaic solar panels and this could be discussed with the applicants. However, members were advised that the proposed building was of a high environmental standard.

Discussion ensued in which members welcomed the proposal and thanked the senior planner for the detailed presentation.

RESOLVED, with 11 members voting in favour (Councillors Sands, Herries, Blunt, Bradford, Button, Carlo, Jackson, Maxwell, Neale, Peek and Woollard) and 1 abstention (Councillor Lubbock, having been absent from the meeting for part of the item) to approve application no. 15/01314/F - Land to the west of Unit 1 Hall Road Retail Park Hall Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. Prior approval of details: External materials; Lighting locations and types;
4. Hard and soft landscaping (including mitigatory replacement tree planting); implementation programme; maintenance and replacement of landscaping within 5 years.
5. Works in accordance with AIA;
6. Details and provision of car parking, motor cycle parking, cycle parking and refuse storage as indicated on plans;
7. Details and provision of off-site highways works – bus stop relocation; advance direction sign for northbound Hall Road traffic; kerb detail to modify site access to deter right turning traffic;
8. Details and provision of cycle link to Lakenham Way and control on future use;
9. Detail construction traffic management - on site parking for construction workers; 'Construction Traffic Access Route'; wheel cleaning;
10. Interim travel plan to be agreed and implemented;
11. Details final travel plan;
12. Details of fume and flues to be submitted and agreed;
13. No plant or machinery installed unless agreed in writing;

14. Provision of 10% renewable energy for retail store (including options for MVHR and/or PV panels);
15. Water resource conservation;
16. Hours of store opening, 07:00 to 23:00 Mondays to Saturdays and 10:00 to 17:00 Sundays;
17. No storage or materials on site outside of designated areas unless first agreed;
18. No use of reversing alarms on lorries on site 23:00 to 07:00;
19. Refrigeration units on delivery vehicles to be switched off;
20. Loading/unloading in designated areas only;
21. Rubber shroud around delivery bay to be implemented and retained;
22. No cages to be used on site;
23. Goods sold limited to 20% of floorspace for non-convenience goods;
24. Provision and maintenance of SUDS systems;
25. Remediation strategy for ground contamination;
26. Verification of contamination remediation;
27. Stop if unidentified contamination found on site.

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 and has approved the application subject to appropriate conditions and for the reasons outlined above.

Informative notes:

1. Highway works.
2. Travel Plan.
3. Section 278 required for signs/kerb modification/other works.
4. Street naming and numbering.
5. Considerate construction.
6. Acoustic fence.

(There was a short adjournment at this point. The committee reconvened with all members listed as present.)

8. Application no 15/01364/F - Hangar 5, Anson Road, Norwich, NR6 6ED

The senior planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports, which was circulated at the meeting, and contained a note that the applicant had submitted an indicative plan showing the proposed footpath extension and lighting along Anson Road and an additional consultation response from the Environment Agency.

During discussion the senior planner, the planning team leader (outer) and the transportation planner, referred to the report and answered questions on the glazing and energy efficiency of the proposed redevelopment and the proposed conditions relating to parking, access, travel plan and landscaping.

Discussion ensued in which members welcomed the proposal and noted that the change of use of the building to an educational facility would create jobs to service it and also prepare young people for employment in the aviation industry.

RESOLVED to unanimously to approve application no. 15/01364/F - Hangar 5 Anson Road, Norwich, NR6 6ED and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. To be used only as an Aviation Academy and for no other purpose, including other form of education use or any other purpose in Class D1. Restriction on capacity (500 students at any time) unless otherwise agreed in writing.
4. Materials including walls, roof, windows, doors, rooflights, curtain walling, gutters, downpipes, fascias, bargeboards, external staircases, canopy, advertisements, louvre panels, ventilators
5. Landscaping details (including details of paved areas, functional services above and below ground, boundary treatments, external lighting, vehicular and pedestrian access and circulation areas, minor artefacts and structure, rain garden, planting plan, planting schedules, tree pits, implementation and management programme). Provision prior to first use.
6. In accordance with AIA
7. Details of ASHP and provision prior to first use
8. Water efficiency and provision prior to first use
9. Provision of surface water drainage system and attenuation tank prior to first use and submission of management and maintenance plan to be agreed.
10. Contamination including submission of site investigation, verification plan, remediation strategy and monitoring prior to occupation;
11. Verification report to be submitted demonstrating completion of works set out in remediation strategy and long term monitoring and maintenance plan;
12. Long-term monitoring and maintenance plan in terms of contamination;
13. Unknown contamination
14. Imported materials
15. Details of cycle parking, motorcycle parking, bin store and provision prior to first use
16. Provision of car parking (including EV charging provision and disabled spaces) and servicing area prior to first use
17. Provision of vehicular/pedestrian/cyclist access prior to first use of building
18. Feasibility study relating to First buses and Park and Ride Buses services
19. Submission of full travel plan including details of travel plan coordinator and annual review procedures (annual review to include annual review of cycle parking). Measures to be implemented prior to first use of building.
20. Details of footpath improvements to Anson Road (to front of building and on south side of Anson Road) (including street lighting) and provision prior to first use of building
21. Review of waiting restrictions (to be facilitated by Traffic Regulation Order) and no use of building until these have been undertaken.
22. Servicing and deliveries to take place outside usual college opening hours.
23. Any lighting on site to be agreed with local planning authority.
24. Installation of any plant and machinery to be approved by council

Informatives

1. Construction working hours
2. 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.

9. Application no 15/01707/F – 13 Branksome Close, Norwich, NR4 6SP

The senior planning technical officer presented the report with the aid of plans and slides.

The adjacent neighbour (no 15 Branksome Close) outlined her objections to the proposal which included concern that the extension would reduce sunlight to the garden and breakfast room of no 15 and would be too close to the boundary of the two properties.

The applicant addressed the committee in support of the application and said that there was a distance between the two properties. Their new extension would be 2.5 metres in height and unlikely to cast a shadow on to the neighbouring property. The applicant had discussed tree maintenance with the school to reduce the overshadowing of the neighbours' garden.

Discussion ensued in which the senior planning technical officer referred to the report and answered members' questions. The committee noted that the extension could have been built under permitted development rights had it not been off an existing extension. Members also noted that there were houses of similar size in the area and the extension would make the house suitable for the owners in later life.

RESOLVED, unanimously, to approve application no. 15/01071/F – 13 Branksome Close, Norwich, NR4 6SP and grant planning permission subject to the following conditions:

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

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 above.

10. Application no 15/01575/U – 288 Aylsham Road, Norwich, NR3 2RG

The senior planning technical officer presented the report with the aid of plans and slides.

During discussion the senior technical officer referred to the report and answered members' questions. He said that it would be unreasonable to restrict the hours of use by condition as this would limit the potential use for future occupiers.

Discussion ensued in which members suggested that use of the educational facility could intensify at certain times and that this would not be unreasonable given its size. The use would contribute to the vitality of the adjacent shops and businesses.

RESOLVED, with 11 members voting in favour (Councillors Sands, Herries, Blunt, Button, Carlo, Jackson, Lubbock, Neale, Peel, Maxwell and Woollard) and 1 abstention (Councillor Bradford) to approve application no. 15/01575/U – 288 Aylsham Road Norwich NR3 2RG and grant planning permission subject to the following conditions:

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

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 above.

11. Application no 15/01666/F - 12 Orchard Close, Norwich, NR7 9NY

(Councillor Maxwell said that, in her capacity as local member for Crome Ward, she had been approached and spoken to residents about this proposal, but did not have a pre-determined view.)

The senior planning technical officer presented the report with the aid of plans and slides.

RESOLVED, unanimously, approve application no. 15/01666/F – 12 Orchard Close Norwich NR7 9NY and grant planning permission subject to the following conditions:

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

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 above.

12. Application no 15/01103/NF3 – 26 Grosvenor Road, Norwich, NR2 2PY

The planning assistant presented the report with the aid of plans and slides.

During discussion the planning assistant, together with the planning team leader (development) (outer) referred to the report and responded to issues raised by members.

Councillor Carlo, as local member for Nelson Ward, said that she was concerned that the proposed PVC replacement windows would set a precedent in a conservation area. The planning assistant and planning team leader (development) (outer) referred to the report and explained the issues taken into consideration which included the condition of the windows that needed replacement which were in a poor state of repair and were not the original sash windows. A member commented that each application in a conservation area should be considered on a case by case basis.

RESOLVED, with 11 members voting in favour (Councillors Sands, Herries, Blunt, Button, Bradford, Jackson, Lubbock, Neale, Peel, Maxwell and Woollard) and 1 member voting against (Councillor Carlo) to approve application no. 15/01103/NF3 – 26 Grosvenor Road, Norwich, NR2 2PY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. For the avoidance of doubt, all windows will have:
 - (a) Run through sash horns
 - (b) Externally chamfered glazing bars
 - (c) Sliding sash opening function only and outward opening mechanism disabled

13. Application no 15/01214/F - 61 Magdalen Street, Norwich, NR3 1AA

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

During discussion the planner referred to the report and answered members' questions on the use of the outside amenity space and the noise impact assessment.

RESOLVED with 10 members voting in favour (Councillors Sands, Herries, Blunt, Button, Jackson, Lubbock, Neale, Peel, Maxwell and Woollard) and 2 voting against (Councillors Bradford and Carlo) to approve application no. 15/01214/F - 61 Magdalen Street Norwich NR3 1AA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External materials;
4. In accordance with the AIA. Precise details of glazing (and balcony doors) and ventilation to be agreed (including maintenance);
5. Provision of bin and cycle storage;
6. Water efficiency measures;
7. Details of flood warning and evacuation plan

Informatives:

1. Future residents are advised that the Local Planning Authority recognises that communal external amenity spaces at the site may experience evening/night-time and weekend noise environments that are at, or in excess of, the World Health Organisation guideline level of 55dB for outdoor amenity areas. The decision to approve the application was made with this in mind and these are considered to be spaces where residents have a choice as to whether they wish to use them. The ability to control noise received in these areas is rather more limited than in dwellings and private outdoor spaces within the development where construction requirements are imposed.
2. Occupiers of these dwellings should be aware that these properties are in a location with a significant level of measures designed to control noise in the planning permission for these properties. The requirements to provide approved acoustic glazing which incorporates passive or forced acoustic ventilation and to provide an approved acoustic balustrade, together with the obligation to retain the acoustic glazing, ventilation and balustrade, will be taken into account by the Norwich City Council when investigating any complaint of noise nuisance from an occupier of this property.
3. Not eligible for parking permit
4. Street naming/numbering contact
5. Considerate construction

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. background noise arising from neighbouring industrial uses and traffic infrastructure. Norwich City Council has therefore included

14. Enforcement case 14/00219/BPC/ENF– 474C Earlham Road, Norwich, NR4 7HP

The planning team leader (development) presented the report. He explained that the use of the garage should be ancillary to the main house.

RESOLVED, unanimously, to authorise enforcement action to secure the cessation of the unauthorised residential (C3) use and return the property back to its authorised use as incidental / ancillary use: including the taking of direct action may result in referring the matter for prosecution if necessary.

CHAIR

Summary of planning applications for consideration

ITEM 4

14 January 2016

Item No.	Case Number	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(a)	15/01859/F	Aldwych House 57 Bethel Street	James Bonner	Inclusion of 5 no. additional roof lights (3 No. retrospective and 2 No. proposed).	Previously refused at committee	Approve
4(b)	15/01708/F & 15/01709/L	72 - 78 St Stephens Road	Samuel Walker	Installation of 48 No. solar panels to rear roof.	Objection	Approve
4(c)	15/01735/F	1 Helena Road	John Dougan	Roof extension and associated external alterations to form 3 flats	Objection	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
14 January 2016

Report of Head of planning services

Subject Application no 15/01859/F - Aldwych House
57 Bethel Street Norwich NR2 1NR

Reason for referral Previous application refused by committee

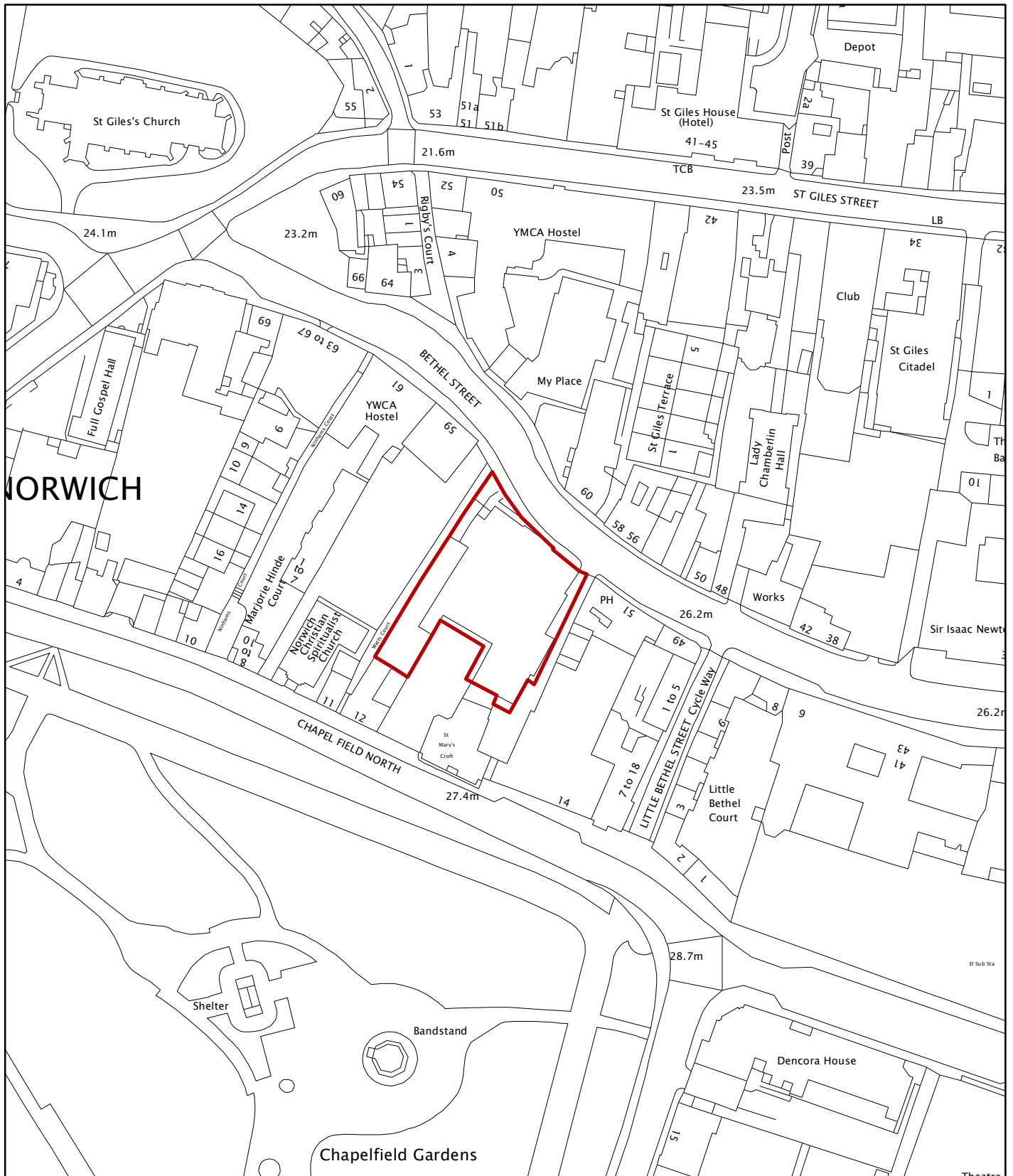
Item

4(a)

Ward:	Mancroft
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Inclusion of 5 no. additional roof lights (3 No. retrospective and 2 No. proposed).		
Representations		
Object	Comment	Support
1		

Main issues	Key considerations
1 Design and heritage	Visual harm to conservation area and street scene
Expiry date	4 February 2016
Recommendation	Approve



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Planning Application No 15/01859/F

Site Address Alwyck House, 57 Bethel Street

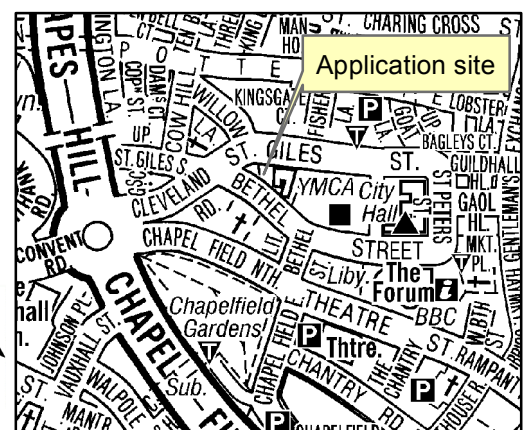
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

Page 24 of 80



The site and surroundings

1. See appended report. This previous application for 5No. projecting rooflights was refused at the October planning committee and an enforcement notice served to seek the removal of the two most visually apparent projections nearest the east elevation of the building. The applicant has since submitted an appeal against this enforcement notice.
2. There are a number of other unauthorised works such as windows which still require formalising. None of these works form part of this proposal.

Constraints

3. See appended report.

Relevant planning history

4. See appended report for full history.

Ref	Proposal	Decision	Date
15/01380/F	Inclusion of second floor rear windows (retrospective).	Approved	24/11/2015
15/01381/F	Inclusion of sun tubes (retrospective); reduction in height of western boundary wall (retrospective) and redesigned entrance canopy.	Approved	16/11/2015
15/01382/F	Inclusion of additional roof lights (retrospective).	Refused	16/11/2015
15/01384/D	Details of Condition 3a: render; Condition 4: cycle storage, bin stores; Condition 5: landscaping and Condition 7: external flues of previous planning permission 14/00630/F.	Approved	11/12/2015

The proposal

5. Retrospective permission is sought for the existing three projecting rooflights and full permission is sought for two flatter rooflights to replace those which are the subject of the enforcement notice. At the time of writing all five projecting rooflights remain in place.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. One letter of representation has been received citing the

issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Object to proposals so that councillors can debate.	Visual harm – see main issue 1.
Will lift shaft housing be included retrospectively?	The enclosure adjacent to the stair tower is the enclosure for the lift motor. The applicants' agent claims that no alterations have been made to its size but it has been reclad in GRP. There is still some debate as to whether any material changes have been made to this projection given the previous approval for changes to the roof material, however this does not form part of this assessment and given there are definitely other elements which require retrospective permission, this will be addressed at a later date.
Issues raised about effectiveness and appetite for enforcement.	Applicants have a right to appeal enforcement notices and this process must run its course.

Consultation responses

7. 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

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

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS11 Norwich city centre

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

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM9 Safeguarding Norwich's heritage

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

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

Main issue 1: Design and heritage

14. Design key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. Heritage key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
15. In the previous assessment and discussion at the committee meeting the focus was on the two rooflights (commonly referred to as 'A' and 'B') closest to the eastern elevation, i.e. adjacent to the Coach and Horses. Given the lack of visibility of the other three in public views, they are considered to remain acceptable and so this assessment builds upon paragraphs 17 to 20 of the appended report and concentrates on the two most contentious projections.
16. The previous reason for refusal was as follows:

The roof lights by virtue of their height and location would protrude into the skyline when viewed from Bethel Street in front of the Cathedral Church of St John The Baptist, a grade I listed building. This would lead to less than substantial harm to the appearance of the Conservation Area. This has been balanced against the amenity benefits to the future occupiers of the flats at Aldwych House, however this is not considered to outweigh the harm to the Conservation Area. The development is contrary to paragraph 134 of the National Planning Policy Framework, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014)

and policies DM3 and DM9 of the Norwich Development Management Policies Local Plan (adopted 2014).

17. A specification has been provided for the new flush rooflights which slide horizontally to open. In both the open and closed position the rooflights will not protrude to the degree it would appear as unduly prominent in public views. As there is no appreciable harm to the character of the conservation area, particularly compared to the other existing elements within the city's roofscape, the previous reason for refusal is considered to be addressed and the proposal is now acceptable.

Other matters

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

Amenity – there are considered to be no adverse amenity impacts.

Enforcement – the current enforcement notice requires the two current rooflights to be removed and the flat roof restored. If this proposed application approved it is recommended to serve a revised enforcement notice to allow the applicants to comply with the outstanding enforcement notice by replacing the projecting rooflights with the 'flush' rooflights.

Equalities and diversity issues

19. There are no significant equality or diversity issues.

Local finance considerations

20. 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.
21. 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.
22. In this case local finance considerations are not considered to be material to the case.

Conclusion

23. 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

(1) approve application no. 15/01859/F - Aldwych House 57 Bethel Street Norwich NR2 1NR and grant planning permission subject to the following conditions:

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

And,

(2) Authorise serving of revised enforcement notice under section 172 of the Town and Country Planning Act 1990 (as amended) to secure the cessation of the unauthorised two projecting rooflights nearest the eastern elevation and the taking of legal proceedings, including prosecution if necessary.

NB: the revised enforcement notice will make it clear that implementation of the two 'flush' rooflights will satisfy the enforcement notice.

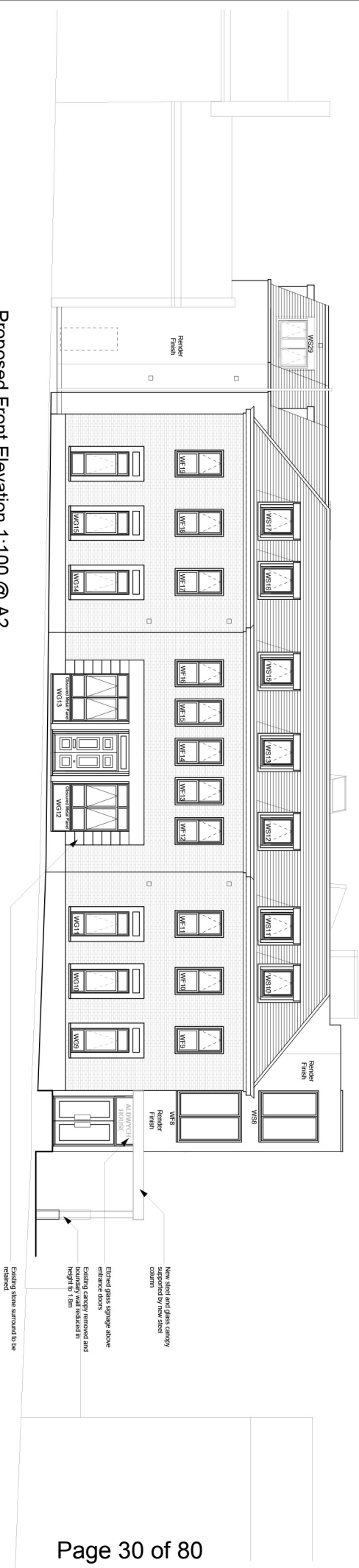
Article 35(2) statement

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 at the pre-application stage insert if necessary the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

GENERAL NOTES

All dimensions are to be checked on site before commencement of works.
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.
Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.
This drawing is to be read in conjunction with all relevant Architects' drawings, specifications and other consultants' information.

DO NOT SCALE FROM THIS DRAWING



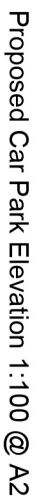
REV.	DATE	DESCRIPTION:
1		

PROJECT:	Aldwygh House, 57 Bethel Street, Norwich NR2 1NR
CLIENT:	Aldwygh Developments Ltd
DRAWING:	Proposed Front Elevation
SCALE:	1:100 @A2
DATE:	Jul-15
STATUS:	Construction

All dimensions are to be checked on site before commencement of works.
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.
Sizes of dimensions to any service elements are indicative only.
See service engineer's drawings for actual sizes/dimensions.
This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

DO NOT SCALE FROM THIS DRAWING

DO NOT SCALE FROM THIS DRAWING



PROJECT: Aldwych House, 57 Bethel Street, Norwich NR2 1NR
CLIENT: Aldwych Developments Ltd
DRAWING: Proposed Car Park Elevation

DRAWING NO: 1035-013 REV: D

GENERAL NOTES

All dimensions are to be checked on site before commencement of works.
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.
Sizes of and dimensions to any service elements are indicative only.
See service engineer's drawings for actual sizes/dimensions.
This drawing is to be used in conjunction with all other architect's drawings, specifications and other consultants' information.

DO NOT SCALE FROM THIS DRAWING



Proposed Side Elevation 1:100 @ A2

REV.	DATE.	DESCRIPTION:

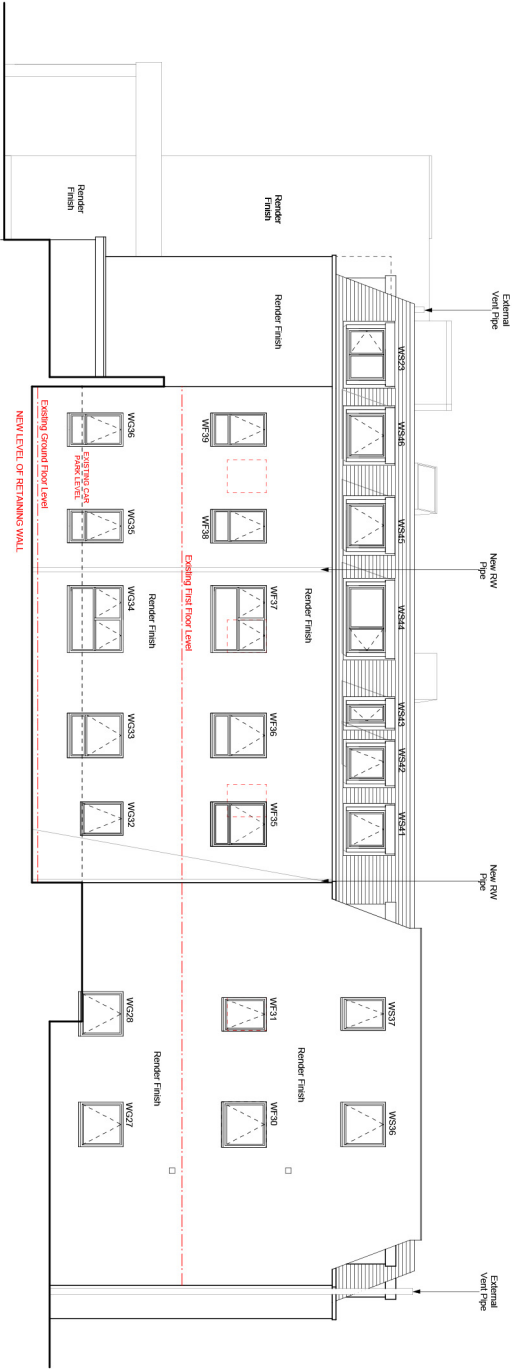
PROJECT:	Aldwych House, 57 Bethel Street, Norwich NR2 1NR
CLIENT:	Aldwych Developments Ltd
DRAWING:	Proposed Side Elevation
SCALE:	1:100 @A2
DATE:	Nov-15
STATUS:	Construction
DRAWN:	RL
CAD FILE:	1035-011C
DRAWING NO:	1035-011
REV:	C



GENERAL NOTES

All dimensions are to be checked on site before commencement of works.
All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.
Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.
This drawing has been produced in accordance with all relevant technical drawings, specifications and other consultants' information.

DO NOT SCALE FROM THIS DRAWING



Proposed Rear Elevation 1:100 @ A2



REV: DATE: DESCRIPTION:

PROJECT: Alwyck House, 57 Bethel Street, Norwich NR2 1NR
CLIENT: Alwyck Developments Ltd
DRAWING: Proposed Rear Elevation
SCALE: 1:100 @A2
DATE: Nov-15
STATUS: Construction

DRAWING NO: 1035-012 REV: E

Report to Planning applications committee
29 October 2015

Report of Head of planning services

Subject Application no 15/01382/F - Aldwych House, 57
Bethel Street, Norwich, NR2 1NR

Applicant Aldwych Developments Ltd

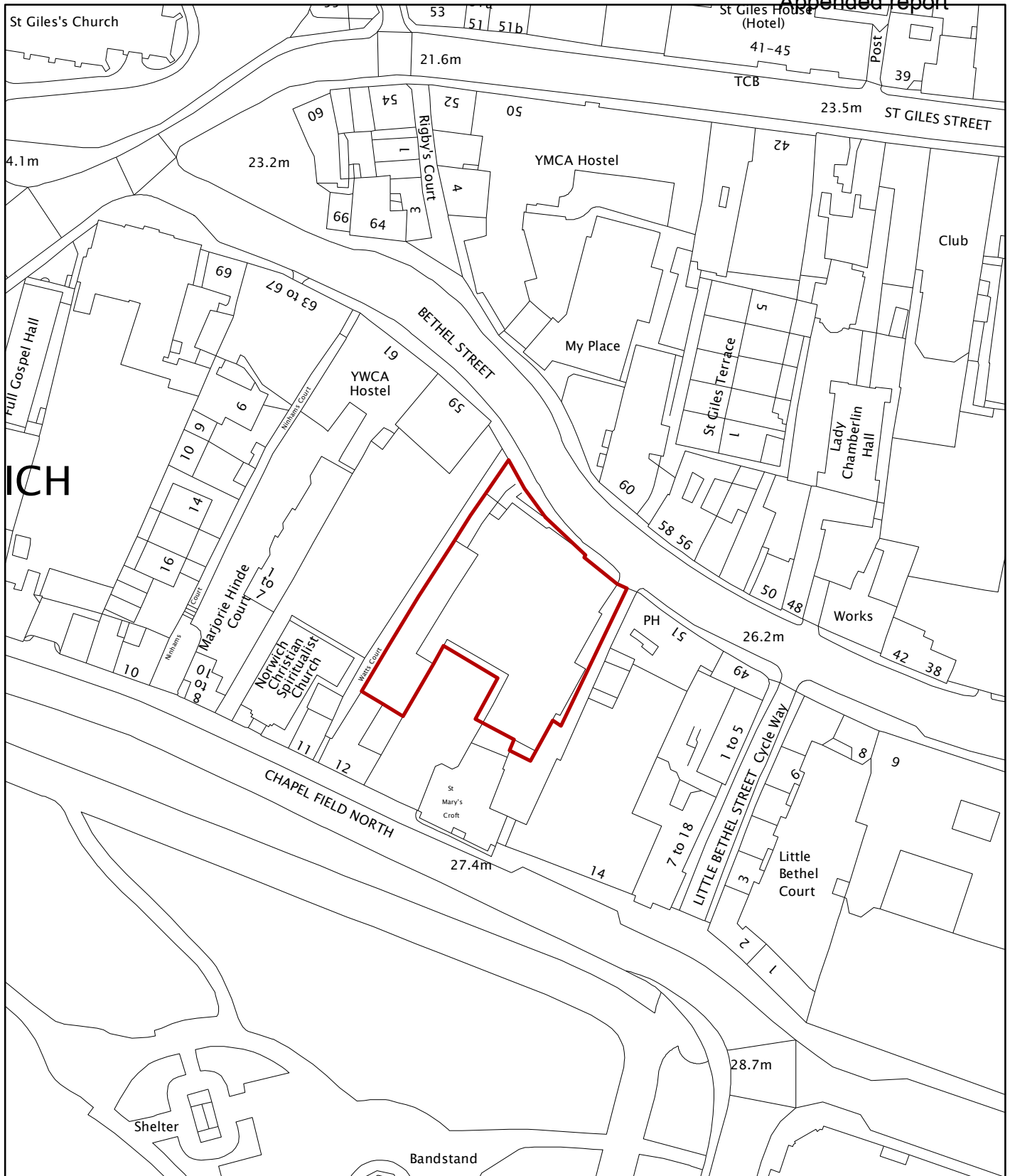
**Reason
for referral** Objection

4(F)

Ward:	Mancroft
Case officer	James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Inclusion of additional roof lights (retrospective).		
Representations		
Object	Comment	Support
2		

Main issues	Key considerations
1 Design and heritage	Visual impact in views
Expiry date	16 November 2015
Recommendation	Approve



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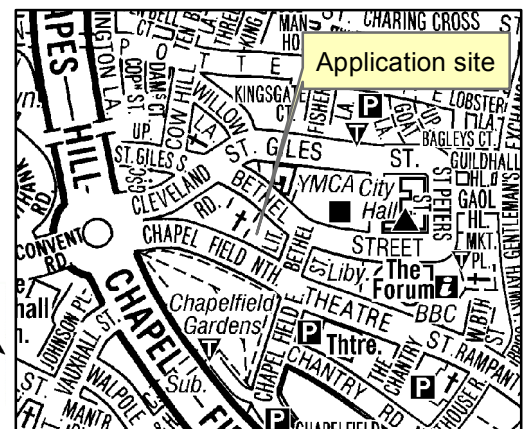
Planning Application No 15/01382/F
 Site Address Aldwych House
 57 Bethel Street

Scale 1:1,000



NORWICH
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PLANNING SERVICES



The site and surroundings

1. Aldwych House is located at number 57 on the south side of Bethel Street. It is a C20th building with a distinct 2 storey frontage element identified as having a positive frontage within the conservation area. The rear part of the building has a mansard roof and is two to three storeys in height plus basement area. Pedestrian and limited vehicular access to the site is provided from Bethel Street via an access area adjoining a side alley Watts Court at the west of Aldwych House which links through to Chapelfield North. To the south is Chapelfield Gardens.
2. Prior approval was granted in February 2014 to convert the office space into 18 residential flats (13/02084/PDD). In September 2014 committee approved alterations to the roof and a second floor extension to create an additional 4 flats (14/00630/F). A further prior approval application for 48 flats was approved in November 2014 (14/01472/PDD).
3. Works are well underway on-site and it appears that the latter prior approval and the full permission are the permissions that have been implemented, meaning a total number of 52 dwellings. It has become apparent over the summer that a number of aspects of the conversion and associated construction have been done without the benefit of planning permission. To date this is understood to include:
 - The lowering in height of the western boundary wall (but not the canopy and wall supporting it) [the subject of 15/01381/F];
 - 46No. 'suntubes' on the main flat roof [also within 15/01381/F];
 - 5No. rooflights on the main flat roof [subject of this permission 15/01382/F]
 - Additional window on the second floor on the rear (south) elevation [subject of 15/01380/F]. *NB: since the scaffolding has been taken down it is clear that at least three other windows have been installed that are larger than those approved through 14/00630/F. As the description and proposed plans for 15/01380/F does not make this clear, revised drawings and re-consultation will be required. No decision will be made on this until this new consultation period has happened.*
 - There is a larger square projection on the northern end of the flat roof, which is near the other rooflights but is clearly different in design and is not included on the proposed plans. No mention of this was made until raised by an objector. Given the timing this is not included within any of the current proposals.
 - In addition there are number of pre-commencement conditions which have not been formally discharged [since submitted and pending consideration 15/01384/D].
4. Informal negotiations have been taking place since this was raised by a member of the public which have led to the currently submitted applications. The proposals are understood to be split into three separate applications as a result of the applicants' agent assessment of risk or chance of approval.

Constraints

5. While not listed, the building is within the City Centre conservation area, to which the frontage positively contributes to. There are a number of important buildings nearby including the Coach and Horses to the east and 12 Chapel Field North and St Marys Croft to the south, all grade II listed buildings.

Relevant planning history

6.

Ref	Proposal	Decision	Date
12/01319/U	Change of use of ground floor from offices (Class B1) to storage (Class B8).	Approved	07/09/2012
13/02084/PDD	Change of use from offices (Class B1a) to 18 No. flats (Class C3a).	Prior approval granted	06/02/2014
14/00630/F	Alterations to roof and rear second floor extension to create 4 No. apartments and external alterations to the building including new window openings (Revised plans and description).	Approved	11/09/2014
14/01462/D	Details of conditions 3 a) external facing and roofing materials, 3 b) external decoration to render, joinery and metalwork, 3 c) large scale details of proposed eaves and verges, 3 d) all external joinery, 3 e) proposed roof lights and condition 8 archaeology of planning permission 14/00630/F.	Approved	04/02/2015
14/01472/PDD	Change of use and conversion of offices (Class B1) to provide 48 No. flats (Class C3).	Prior approval granted	26/11/2014
15/01380/F	Inclusion of second floor rear window (retrospective).	Pending consideration	
15/01381/F	Inclusion of sun tubes (retrospective); reduction in height of western boundary (retrospective) wall and redesigned entrance canopy.	Pending consideration	
15/01384/D	Details of Condition 3a: render; Condition 4: cycle storage, bin stores; Condition 5: landscaping and Condition 7: external flues of previous planning permission 14/00630/F.	Pending consideration	

The proposal

7. Retrospective planning permission is sought for five rooflights on the main flat roof of the building. Two are positioned more to its western edge, two on the eastern and one almost centrally between them. They are standard velux-style rooflights within a wedge-shaped box which projects 0.6m from the flat roof, meaning the rooflights themselves are at an angle.
8. One of the rooflights most visible from Bethel Street has been reoriented 180 degrees and lowered slightly to reduce its visibility. This has been carried out.

Representations

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

Issues raised	Response
Rooflights are ugly	Design – see main issue 1.
Main issue with rooflights is the largest square one but now the roof is clearly strewn with shapes, breaking the skyline. Roofscape needs improving.	Design – see main issue 1. It is worth pointing out that the square box-like projection is not one of the five proposed angled rooflights and is not shown on the proposed plans or referred to in the description.

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.

Assessment of planning considerations

Relevant development plan policies

12. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS11 Norwich city centre

13. 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
- DM9 Safeguarding Norwich's heritage

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

15. 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.
16. The principle of the additions to the roof is acceptable, subject to consideration principally on design grounds.

Main issue 1: Design and heritage

17. Design key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66. Heritage key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
18. Views of the rooflights from public positions are very limited. Arguably the only truly visible one from street level is the north east corner. This has been turned 180 degrees and lowered which does reduce its impact but it is still noticeable in views from the east on Bethel Street from around about the old Fire Station as you approach the site. Despite this the finish to the sides of the projecting box ties in with the colour of the tiles on the mansard roof and its visual impact is relatively low. Considering the presence of other items in the city's roofscapes it is certainly not considered to cause adverse harm to the character of the wider conservation, nor does it undermine the significance of any of the numerous heritage assets nearby, including the limited view towards the R.C Cathedral tower.
19. Those views in which some of the other rooflights are visible are largely from elevated positions within other buildings. These are primarily private views and given the additions do not cause significant issues for other issues such as outlook, this is not considered reasonable grounds to refuse the application.
20. Some concern is raised over a larger projection on the northern end of the flat roof, which is near the other rooflights but is clearly different in design. This appears to

be the enclosure for the lift motor which is apparent on satellite images and long-views on Google Street View preceding commencement of the development. It does appear the colour of the cladding on the enclosure has changed but it is not conclusive as to whether it has increased in height. This does not appear on any of the existing or proposed plans, including on this particular application. This matter is subject to separate investigation not for determination in the current application.

Other matters

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

Amenity – the scale of the proposals are not considered to give rise to any adverse amenity concerns.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

23. 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.
24. 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.
25. In this case local finance considerations are not considered to be material to the case.

Conclusion

26. 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. 15/01382/F - Aldwych House 57 Bethel Street Norwich NR2 1NR and grant planning permission subject to the following conditions:

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

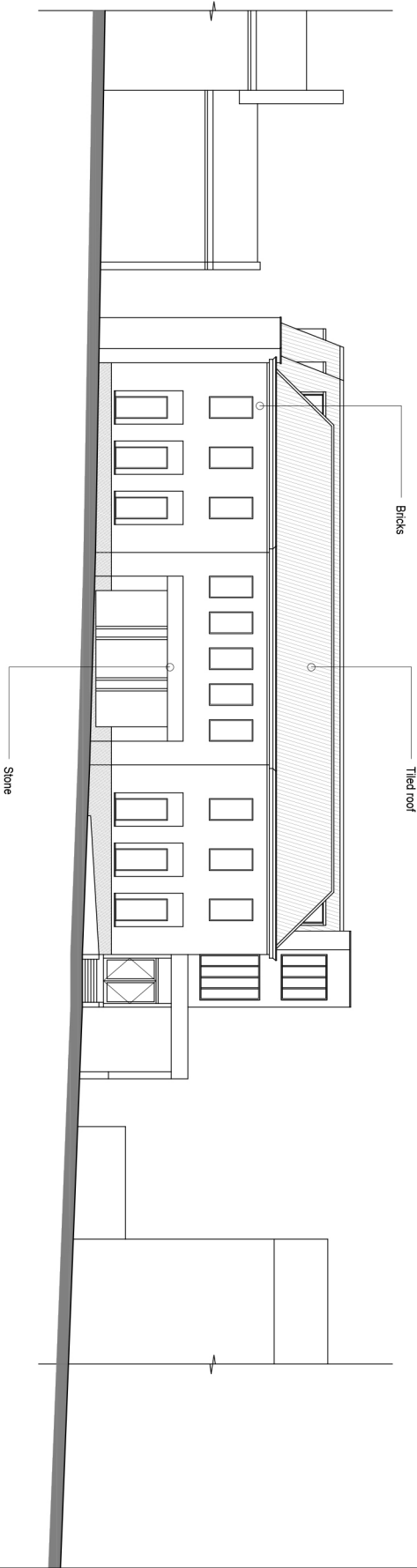
Informative:

The planning permission relates only to the 5No. rooflights as shown on the submitted plans. This permission does not infer approval for those other potentially unauthorised

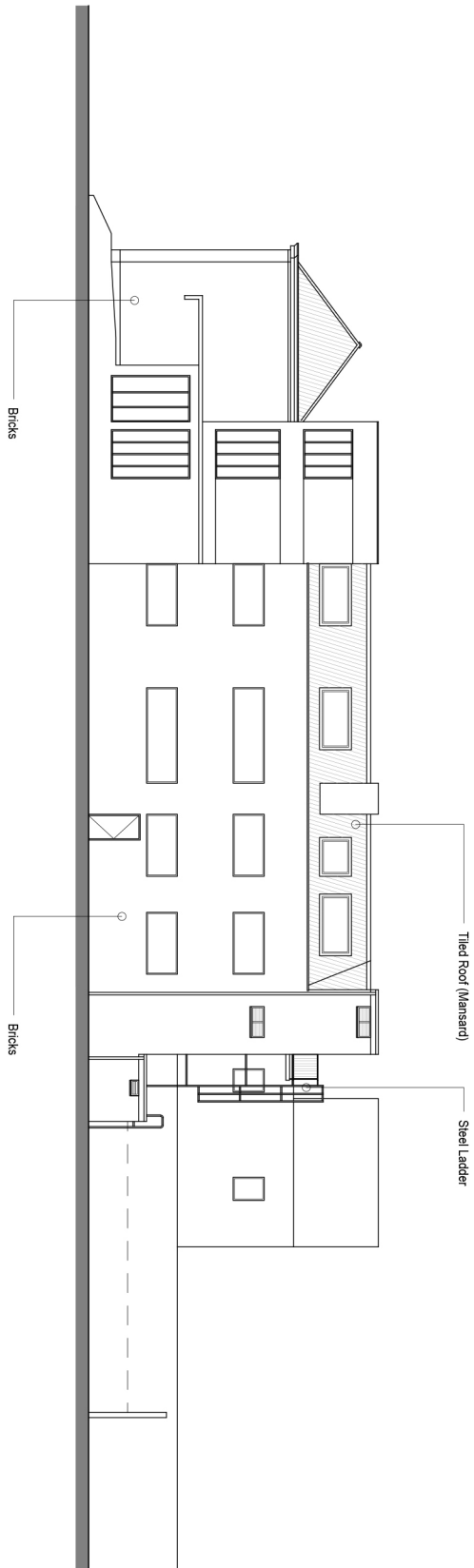
elements, for instance the works to the projection adjacent to the stair tower, assumed to be the lift motor housing. This also applies to the various apparent discrepancies on the plans, including on the front elevation: the two windows in the mansard on the north east corner; the changes to the stair tower, including the different design and position of the windows (as well as those on the adjacent side elevation); and the large distance shown on the section projecting from the east elevation. None of these elements are shown on the plans approved through 14/00630/F and given they are not included in the description of this particular proposal no assessment has been made of their acceptability. For the avoidance of doubt the approved drawings on this decision notice will explicitly delete these elements and focus solely on what has been applied for.

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 at the pre-application stage the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

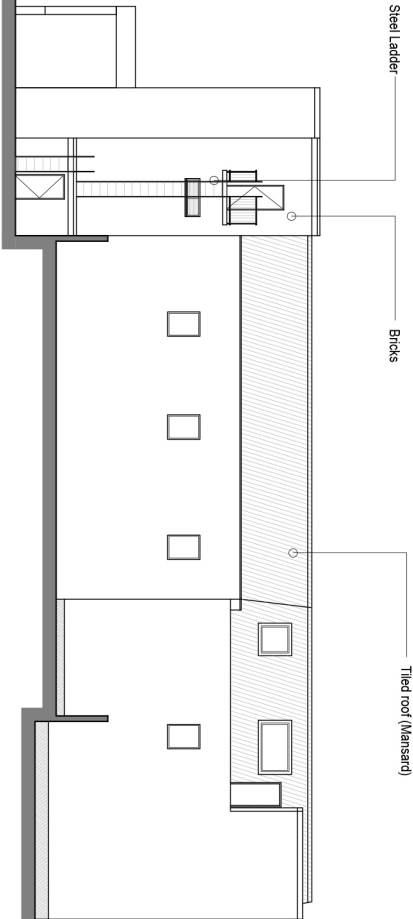


Elevation A_1/200 (A3) (Bethel Street Facade)

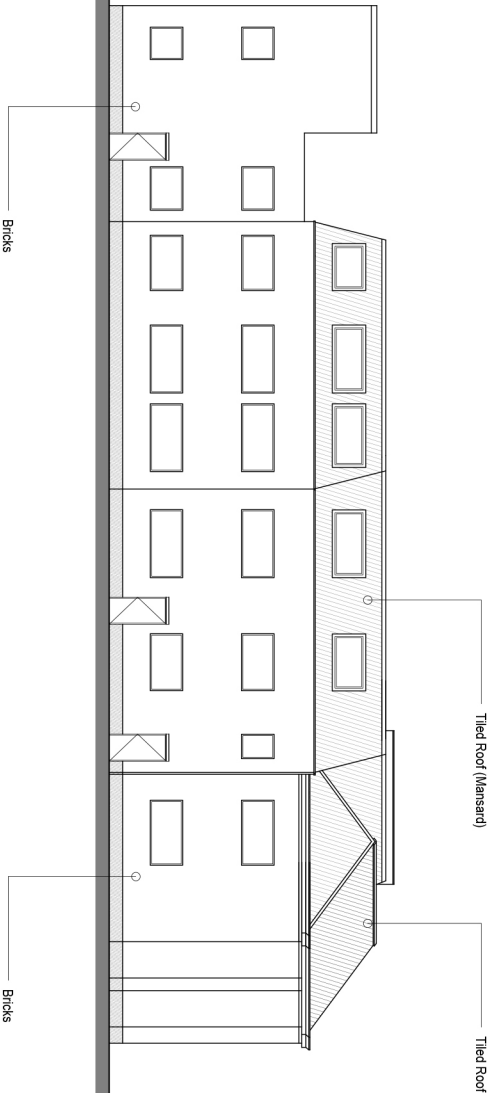


Elevation B_1/200 (A3) (Watts Court Side)

Note
SUMMARY



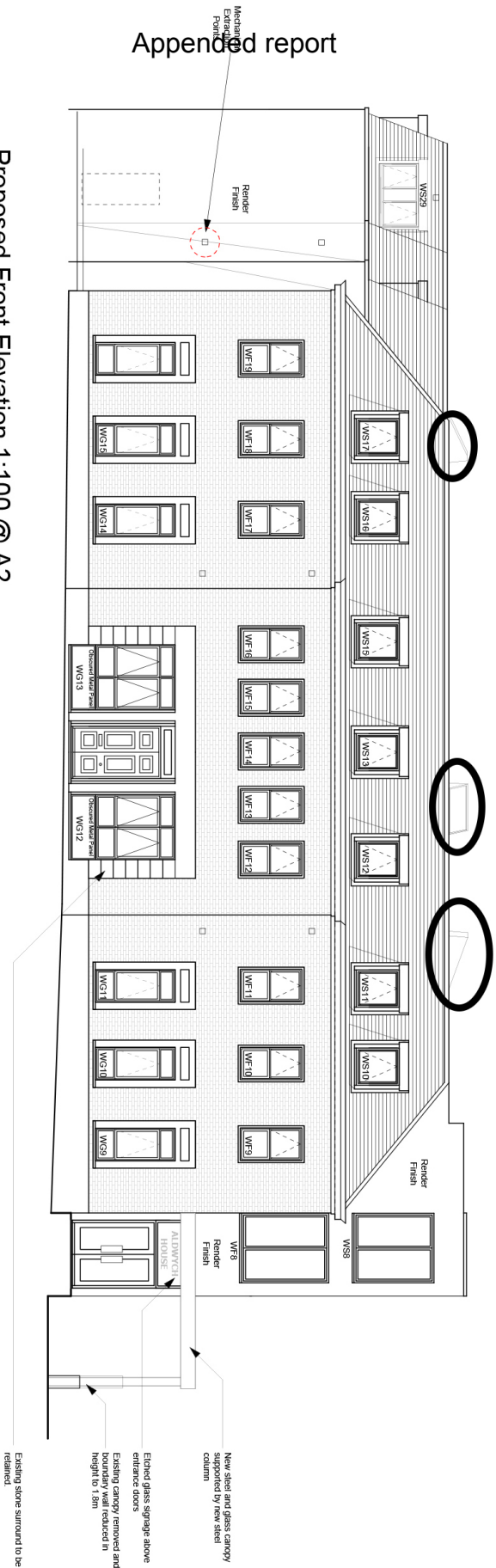
Elevation C_1/200 (A3) (Chapel Field North)



Elevation D_1/200 (A3) (Coach & Horses Pub side)

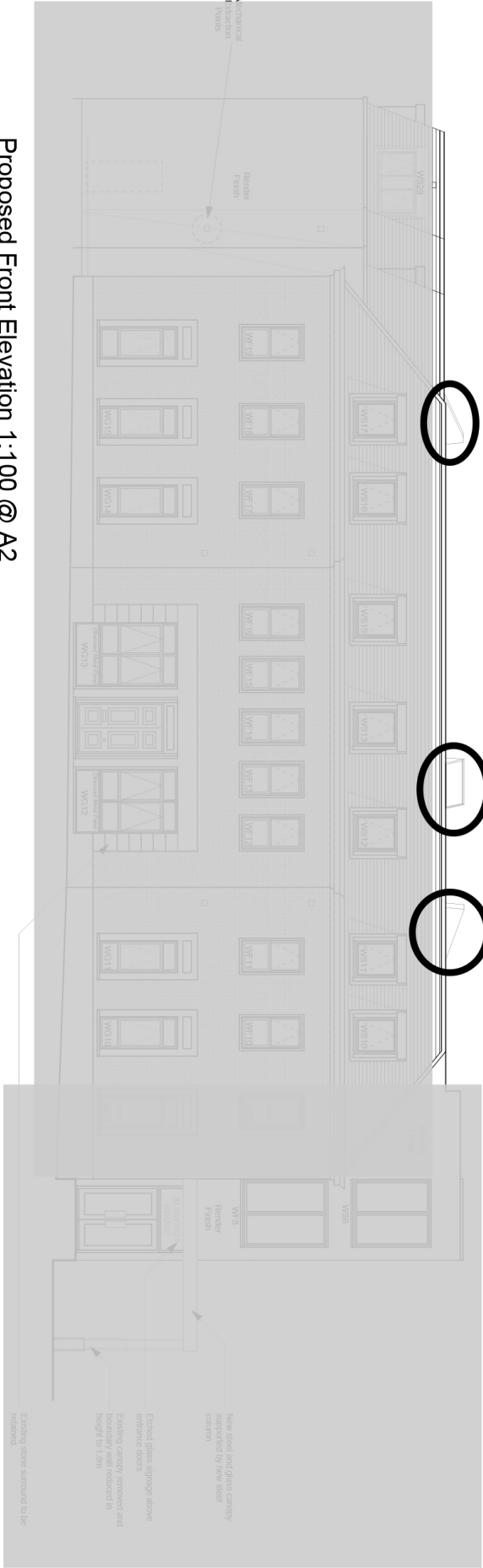
Appended report

Proposed Front Elevation 1:100 @ A2



Area tinted grey not part of application

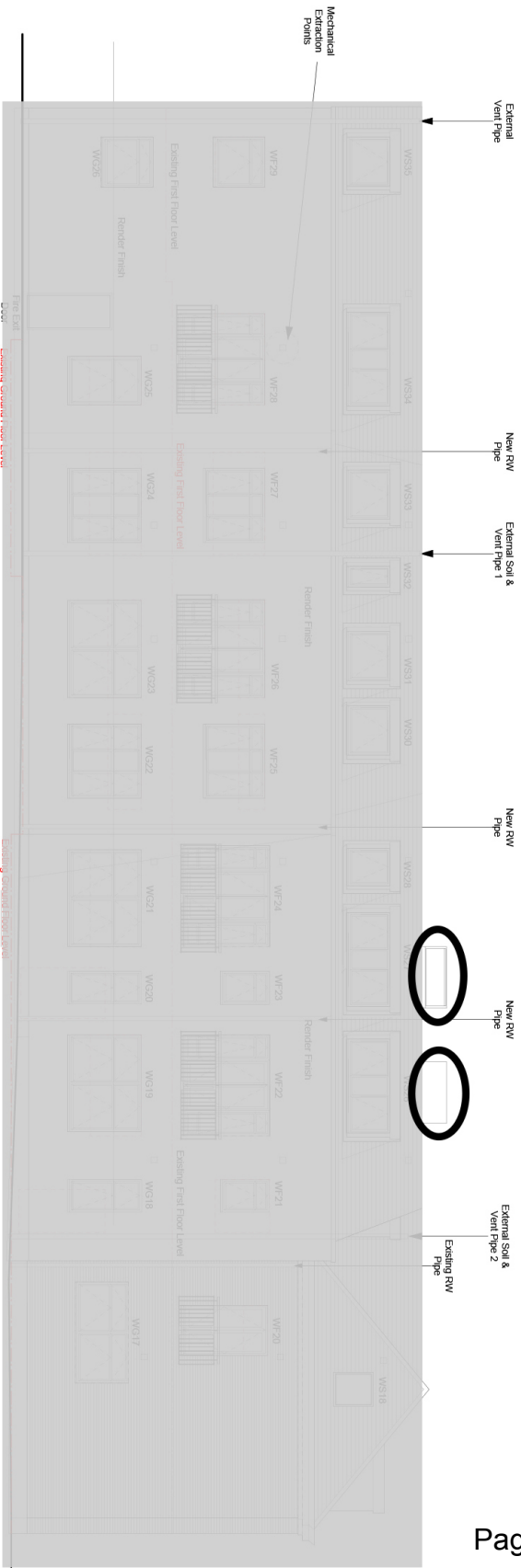
Proposed Front Elevation 1:100 @ A2



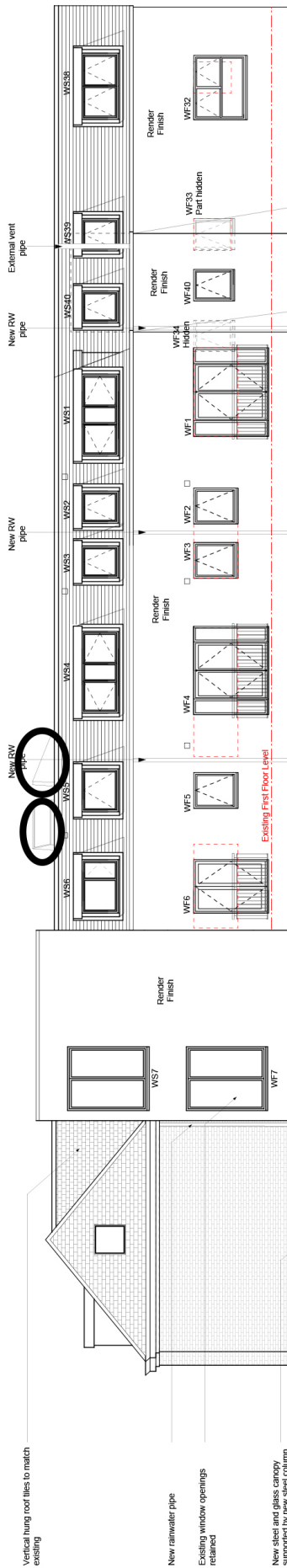
Appended report



Proposed Side Elevation 1:100 @ A2

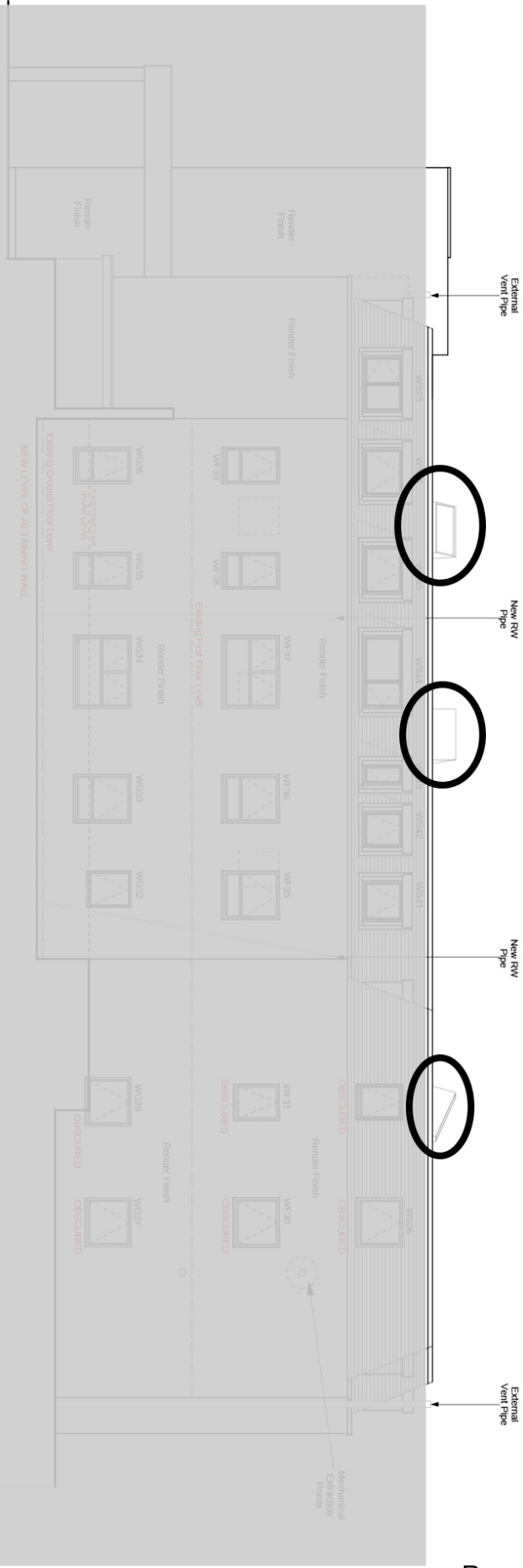
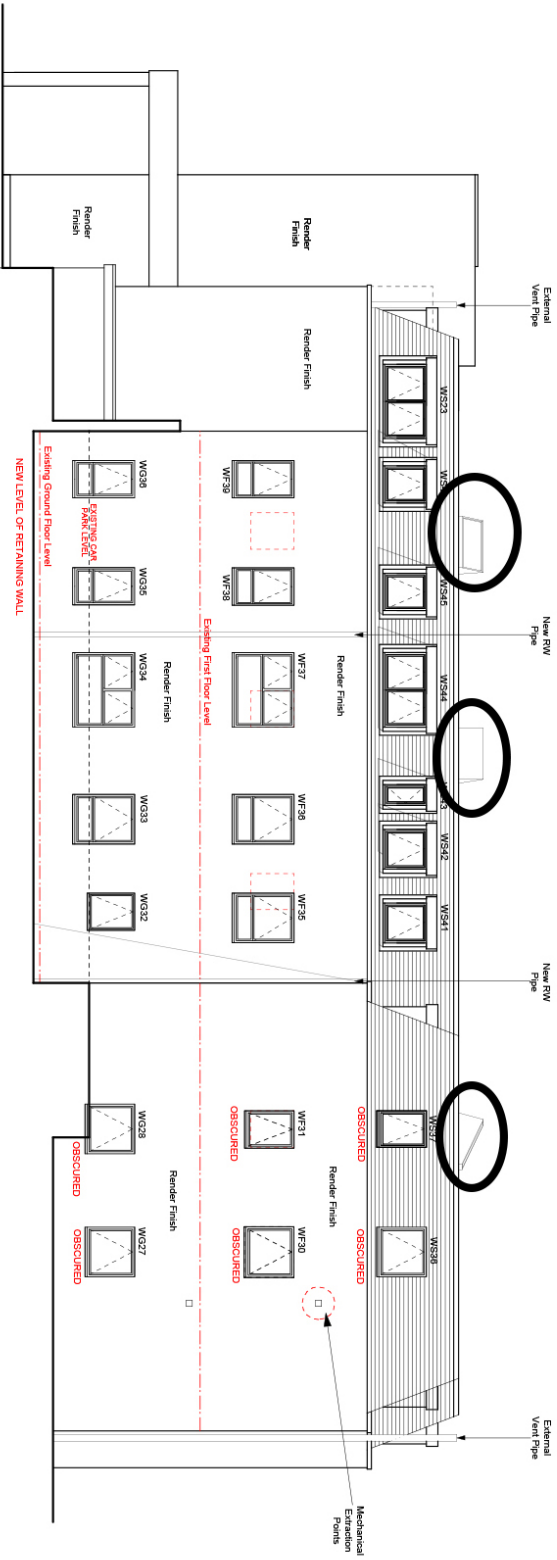


Proposed Side Elevation 1:100 @ A2
Area tinted grey not part of application



Area tinted grey not part of application

Proposed Car Park Elevation 1:100 @ A2



Proposed Rear Elevation 1:100 @ A2

Area tinted grey not part of application

GENERAL NOTES

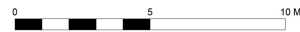
All dimensions are to be checked on site before commencement of works.
 All sizes and dimensions to any structural elements are indicative only. See structural engineer's drawings for actual sizes/dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineer's drawings for actual sizes/dimensions.
 This drawing to be read in conjunction with all relevant Architect's drawings, specifications and other consultants' information.

DO NOT SCALE FROM THIS DRAWING

Appended report

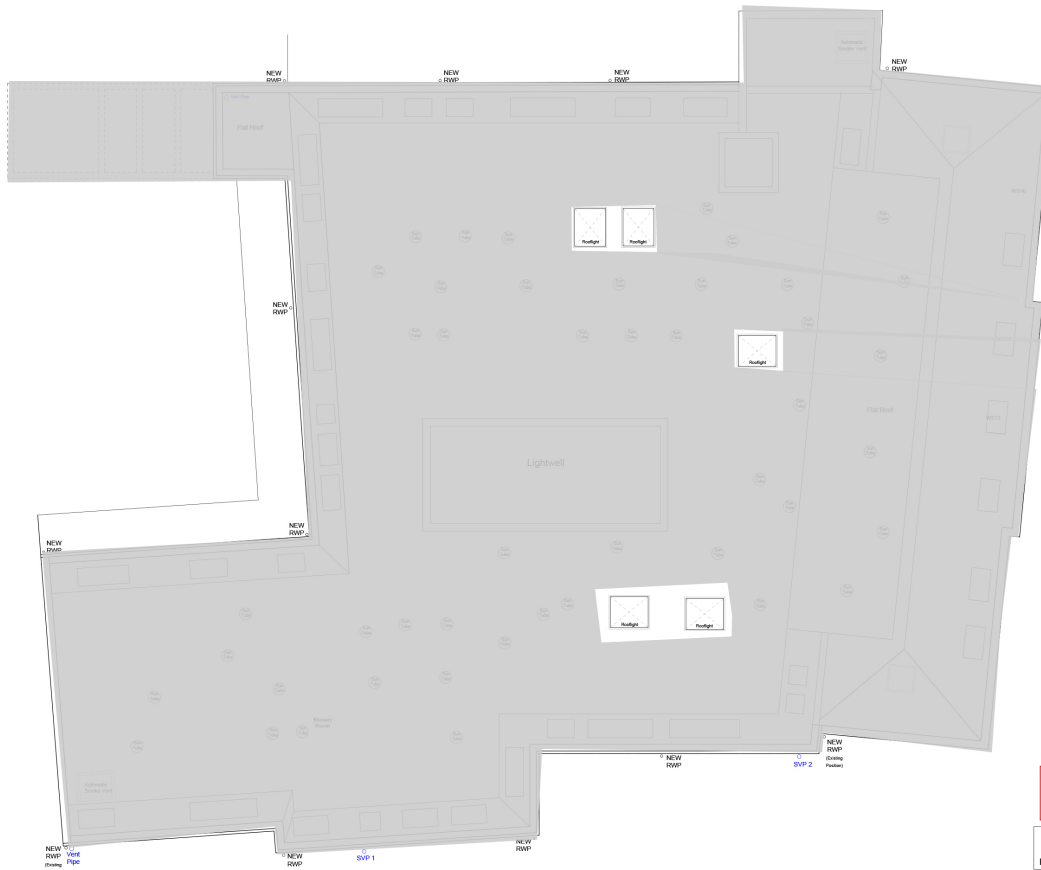


Proposed Roof Plan 1:100 @ A2

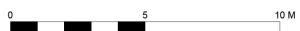


REV:	DATE:	DESCRIPTION:
PROJECT:	Aldwych House, 57 Bethel Street, Norwich NR2 1NR	
CLIENT:	Aldwych Developments Ltd	
DRAWING:	Proposed Roof Plan	
SCALE:	1:100 @A2	DRAWN: RL
DATE:	Jul-15	CAD FILE: 1035-005
STATUS:	Construction	

DRAWING NO: 1035-005 REV: *



Proposed Roof Plan 1:100 @ A2



Application only seeking retrospective approval of the 5 x rooflights

REV:	DATE:	DESCRIPTION:
PROJECT:	Aldwych House, 57 Bethel Street, Norwich NR2 1NR	
CLIENT:	Aldwych Developments Ltd	
DRAWING:	Proposed Roof Plan	
SCALE:	1:100 @A2	DRAWN: RL
DATE:	Jul-15	CAD FILE: 1035-005
STATUS:	Construction	

DRAWING NO: 1035-005 REV: *

Area tinted grey not part of application

Report to Planning applications committee

Item

14 January 2016

Report of Head of planning services

Subject Application nos 15/01708/F and 15/01709/L 72 - 78 St
Stephens Road, Norwich, NR1 3RE

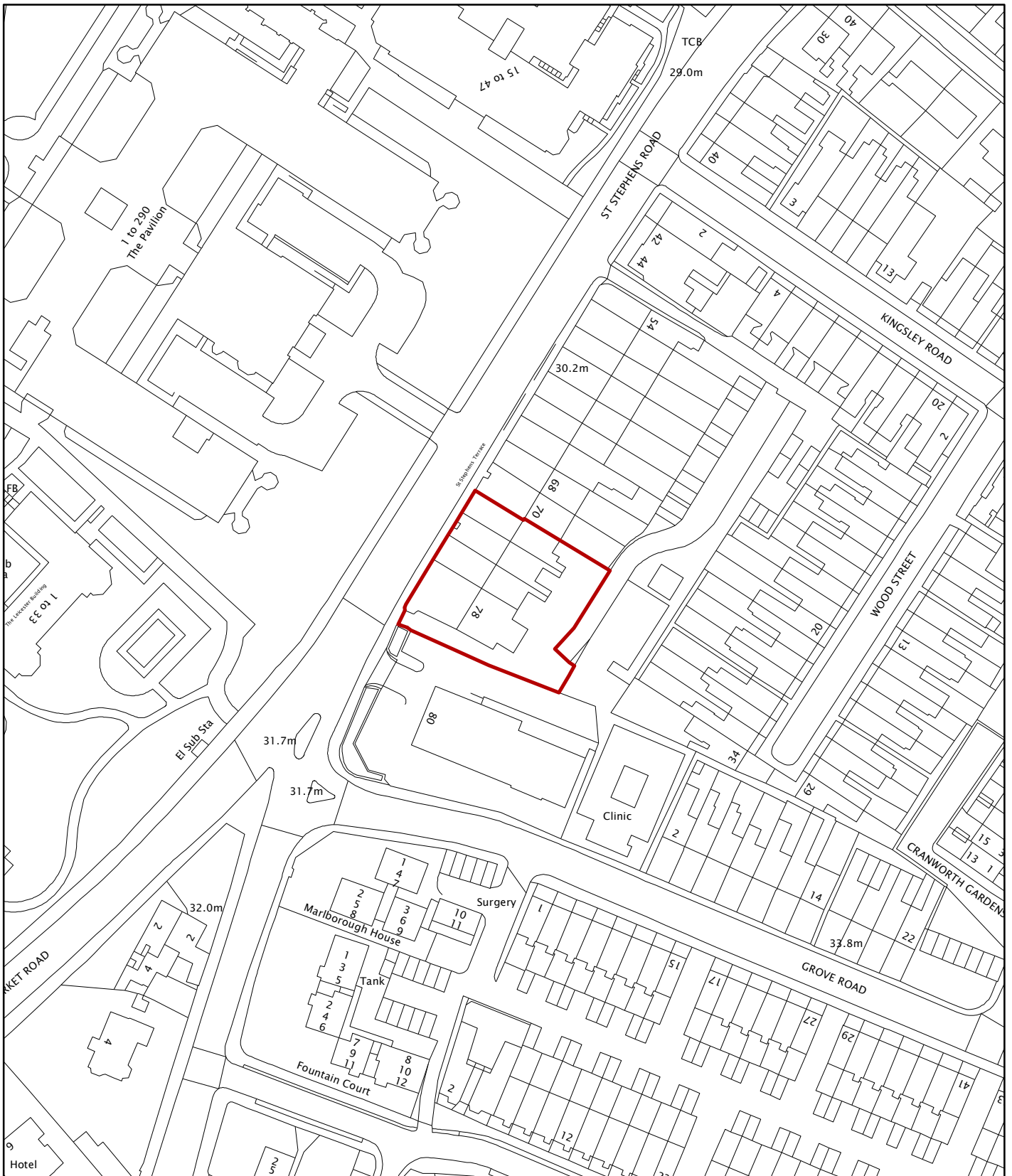
**Reason
for referral** Objection

4(b)

Ward:	Town Close
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
1 and 2) Installation of 48 No. solar panels to rear roof.		
Representations		
Object	Comment	Support
5 in total (from 3 addresses)	1	0

Main issues	Key considerations
1 Design and heritage	Impact upon Listed Building and conservation area.
Expiry date	18 January 2016
Recommendation	Approve



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Planning Application No 15/01708/F & 15/01709/L
Site Address 72-78 St Stephens Road

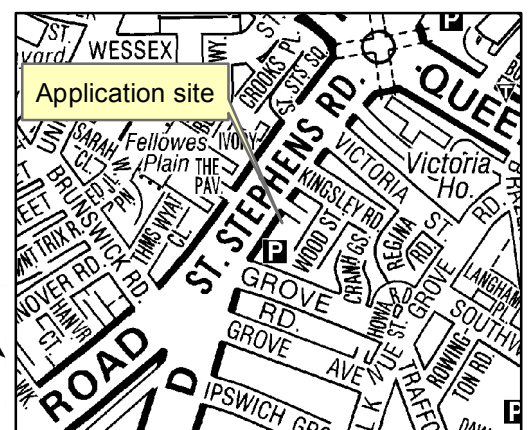
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. Located on the East elevation of St Stephens Road, between the junctions with Kingsley Road and Grove Road. The subject property is a terrace of six houses dating from the early 19th Century constructed from yellow brick to the front elevation, 12/16 pane sliding sash windows, with a slate finished roof behind a rendered parapet. The rear elevation is rendered/painted brickwork at ground floor level, with red brickwork to first floor level. The first floor windows are 12 pane sash windows, there is mixed joinery to ground floor.

Constraints

2. Newmarket Road Conservation Area
3. Grade II Listed Building

Relevant planning history

- 4.

Ref	Proposal	Decision	Date
12/01439/F	Installation of 38 No. photovoltaic solar panels.	WITHDN	12/07/2013
12/01440/L	Installation of 38 No. photovoltaic solar panels.	WITHDN	15/08/2013
13/01347/L	Installation of photovoltaic panels on the rear elevation roof.	CANCLD	20/03/2014
15/01709/L	Installation of 48 No. solar panels to rear roof.	PCO	

The proposal

5. The proposal is to site 48 solar panels to the south east facing roof slope at the rear of the property. Three rows of sixteen panels positioned away from the gable end of the roof.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 5 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
Inappropriate to the Listed Building and detrimental to the character of the Conservation Area. Incongruous with the remainder of the terrace.	Paragraph 17-19

Consultation responses

7. 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

8. The panels will be located on the rear facing pitch of the existing slate roof. There are very limited views of the rear of the properties here and no wider views either within the conservation area or outside of it. There are some properties close to the proposed development site which already have some PV panels. Two sets on the rear roof pitches on Kingsley Road face towards 72-78 St Stephens Road.
9. The amount of PV panels does seem to be quite large, however this has been significantly reduced to 48 from the initial proposal of 80 panels, the position has been set in, away from the end of the terrace as requested and it would be preferable to set the panels in slightly away from the end of the terrace. Considering the amount of panels on just the rear roof pitch a structural report should be conditioned to ensure the increased loadings as a result of the panels can be withstood by the roof structure of this terrace of historic listed buildings.

Norwich Society

10. The society was unable to reach an agreed position on this proposal. The rear of the houses are generally untidy and of poor visual quality.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM9 Safeguarding Norwich's heritage

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

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

Main issue 1: Design and heritage

15. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56,60-66 and 128-141.
16. The application affects only the rear aspect of a Grade II listed building. There are limited views of the panels from the rear from the ground in the enclosed area forming the rear curtilage of properties in Kingsley road, Wood Street and Grove Road. The subject roof slope is not visible from the main front elevation which is of most significance to the buildings appearance. The application has been revised and the number of panels reduced from 80 to 48. The revised proposal moving the panels away from the gable end has further reduced their visibility in the above rear views.
17. The main views available of this proposal will be from the first floor rear windows to properties on Wood St & Kingsley Road but this is not considered to be as significant as views from the public in realm. In addition two properties on Kingsley Road have existing solar panels on the roof slope facing in to the square.
18. Officers are mindful of the policy and statutory requirement to have special regard to the desirability of safeguarding the special architectural and historic interest of the listed building and preserving and enhancing the character and appearance of the conservation area. However taking the above factors with regard to the lack of visibility and prominence of the proposals, particularly from the main front elevation, it is considered that the proposals will not detract from the special architectural and

historic interest of the listed building or the character and appearance of the surrounding conservation area. It would also accord with the aforementioned development plan policies with regard impacts upon the listed building and conservation area. Considering the amount of panels on just the rear roof pitch a structural report should be conditioned to ensure the increased loadings as a result of the panels can be withstood by the roof structure of this terrace of historic listed buildings.

Compliance with other relevant development plan policies

19. 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
Energy	JCS3, DM1, DM4, NPPF paras 94 and 96	The proposals will promote the use of renewable energy which will reduce carbon emissions, and support climate change adaptation. This is supported by policies DM1 and DM4.
Amenity	DM2, DM11, NPPF paragraphs 9 and 17.	The proposed solar panels are visible from some properties to Wood St, Kingsley Road and Grove Road. However it is not considered to detract unduly from the outlook of these properties.

Equalities and diversity issues

20. There are no significant equality or diversity issues.

Local finance considerations

21. 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.
22. 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.
23. In this case local finance considerations are not considered to be material to the case.

Conclusion

24. The proposed panels would be visible only in a limited number of views and as such would not detract unduly from the special architectural and historic interest of the listed building or the character and appearance of the conservation area. The

development is also 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

(1) approve application no. 15/01708/F - 72 - 78 St Stephens Road, Norwich, NR1 3RE and grant planning permission subject to the following conditions:

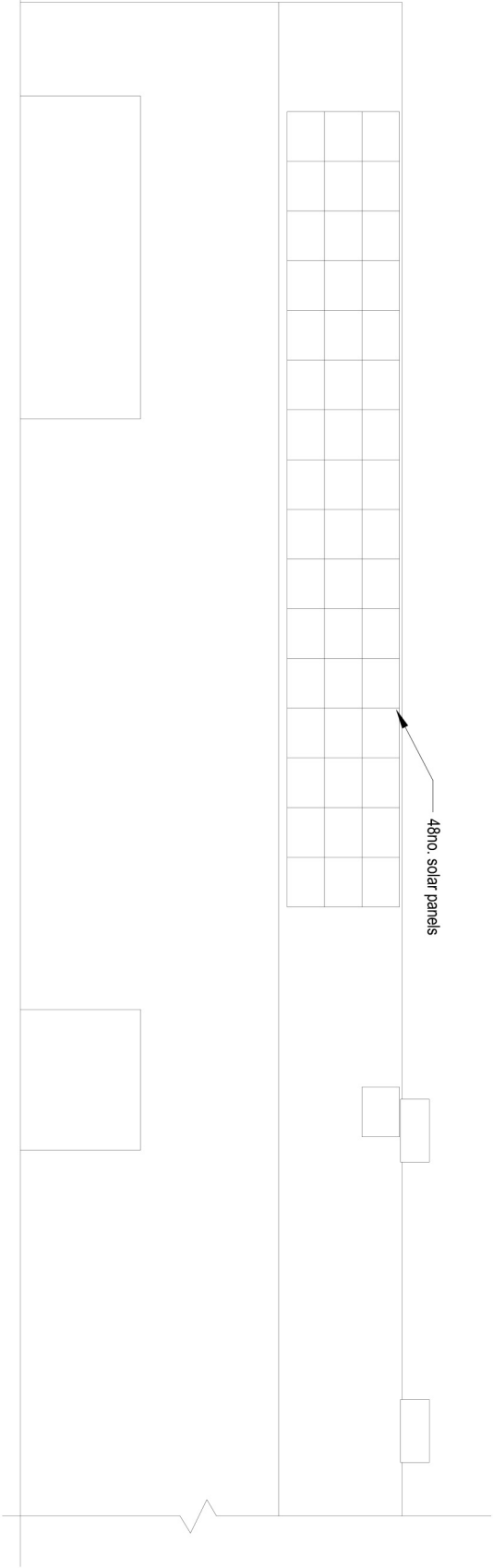
1. Standard time limit;
2. In accordance with plans;
3. Structural report to be submitted to demonstrate structural integrity of roof.

(2) approve application no. 15/01709/L - 72 - 78 St Stephens Road, Norwich, NR1 3RE and grant Listed Building Consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Structural report to be submitted to demonstrate structural integrity of roof.

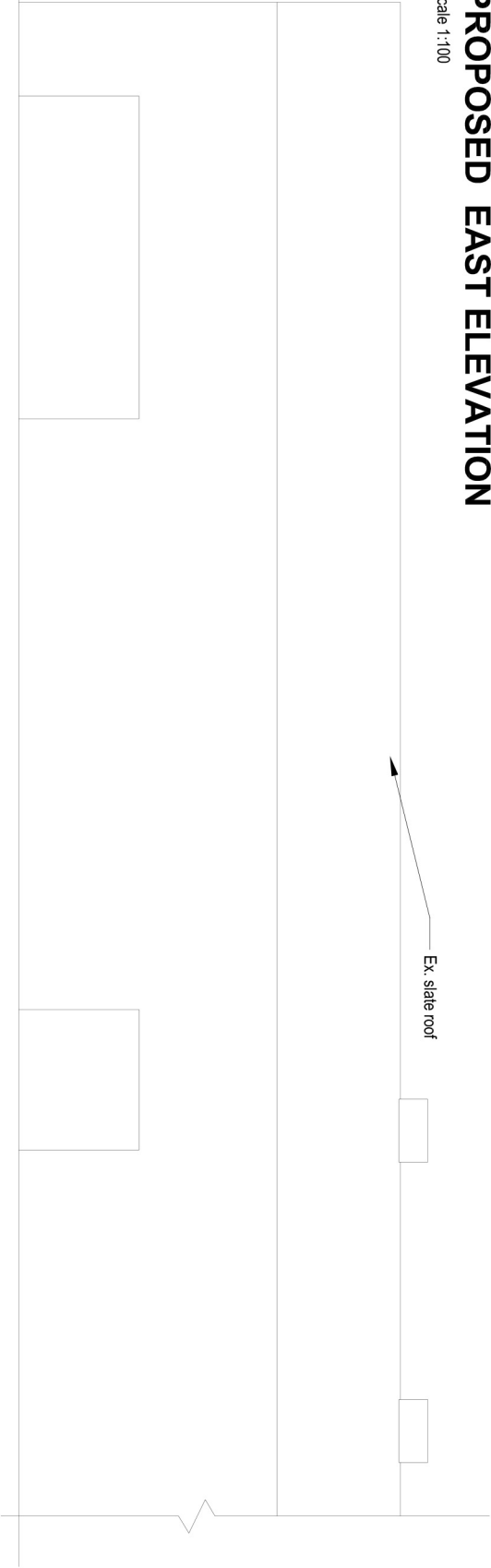
Article 35(2) Statement

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



PROPOSED EAST ELEVATION

Scale 1:100



EXISTING EAST ELEVATION

Scale 1:100

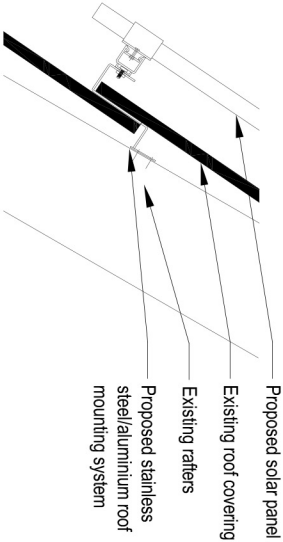
A	Panels reduced from 80 to 48no.	11.12.15	

MIKE LEE ARCHITECTURAL SERVICES
10 Shipden Avenue, Cromer, Norfolk, NR27 9BD

Telephone: 01263 510396
Mobile: 07785 148 064
Email: mike.ra.lee@gmail.com
Website: Coming Soon

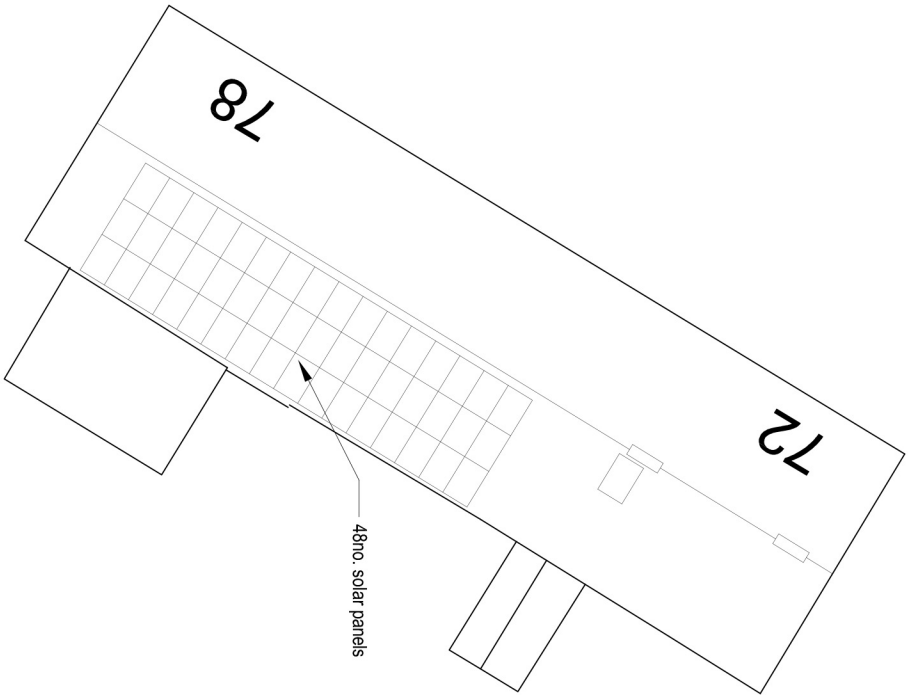
Project
Proposed Solar Panel Installation at
72-78 St. Stephens Road, Norwich.
For Mr & Mrs Shah

Elevations	
Date November 2015	
Scale As indicated @A3	Drawing ref: 2015/187-02A



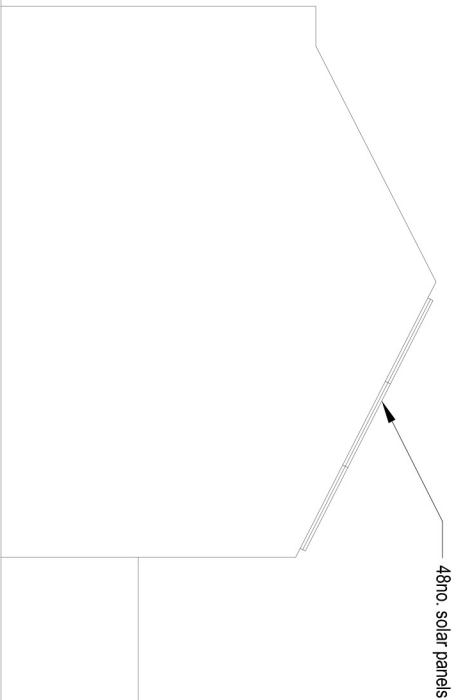
TYPICAL FIXING

Scale 1:10



PROPOSED ROOF PLAN

Scale 1:200

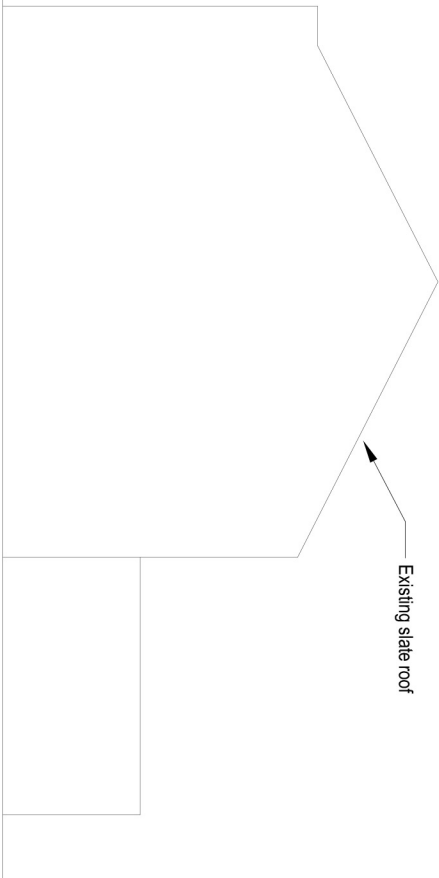


PROPOSED SOUTH ELEVATION

Scale 1:100



Existing slate roof



EXISTING SOUTH ELEVATION

Scale 1:100

These drawings and associated notes are for obtaining planning permission and building regulation approval only.

Ensure that all statutory inspections are carried out by building control.

Check all dimensions on site before putting work in hand. Not to be reproduced without permission.

A	Panels reduced from 80 to 48no.	11.12.15

MIKE LEE ARCHITECTURAL SERVICES

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Email: mike.ra.lee@gmail.com

Website: Coming Soon

Project

Proposed Solar Panel Installation at 72-78 St. Stephens Road, Norwich. For Mr & Mrs Shah

Elevations and Roofplan

Date November 2015

Scale As indicated @A3

Drawing ref: 2015/187-03A

Report to Planning applications committee

Item

14 January 2015

Report of Head of planning services

Subject Application no 15/01735/F - 1 Helena Road,
Norwich, NR2 3BY

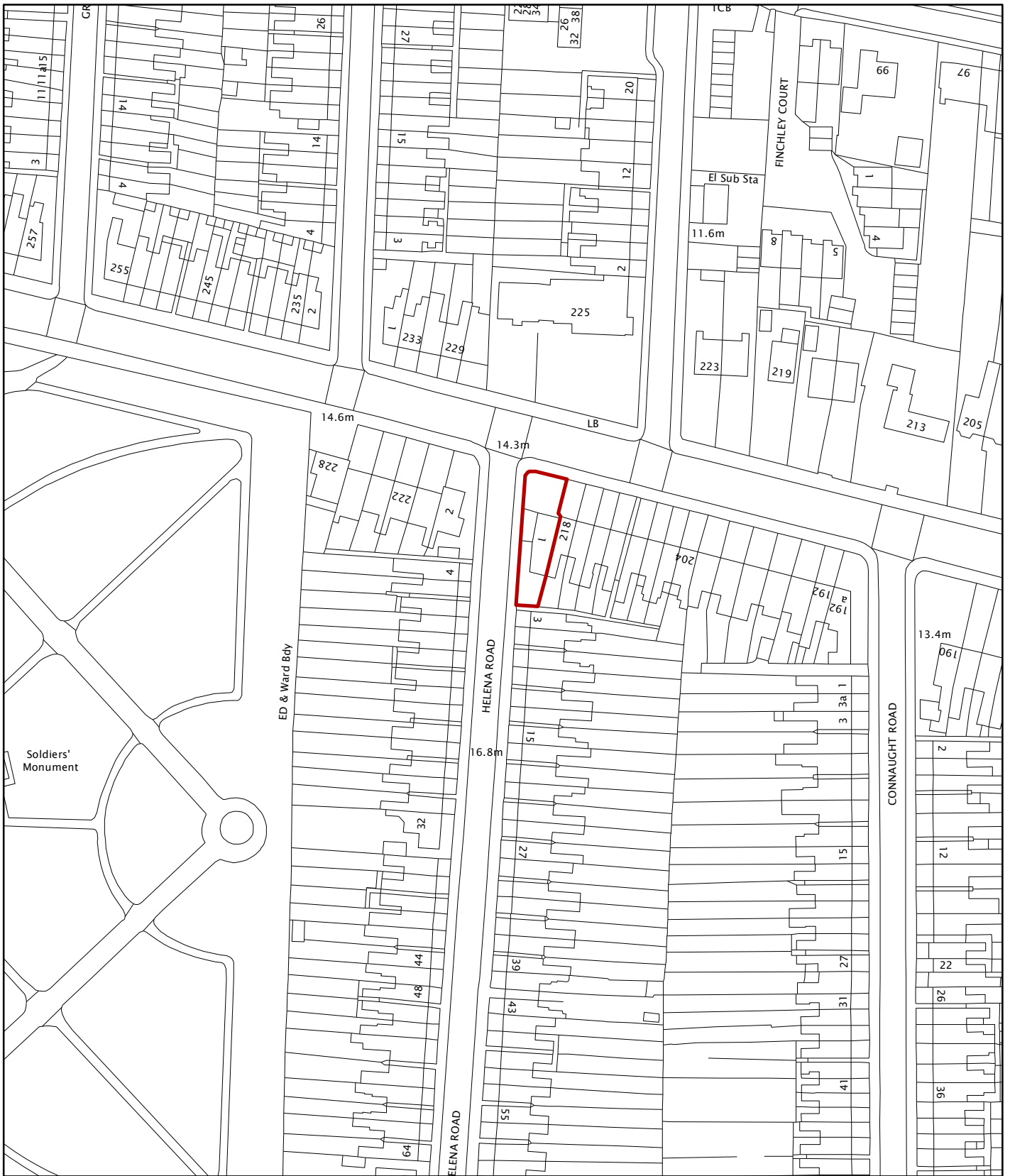
**Reason
for referral** Objection

4(c)

Ward:	Nelson
Case officer	John Dougan - johndougan@norwich.gov.uk

Development proposal		
Roof extension and associated external alterations to form 3 flats.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Character of the area, density, scale and design
2 Amenity	Adequate internal / external amenity space. Will the development result in significant loss of light, overlooking or overshadowing of other properties.
3 Transportation	Provision of appropriate access and parking
Expiry date	14 January 2016
Recommendation	Approve



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Planning Application No 15/01735/F
Site Address 1 Helena Road

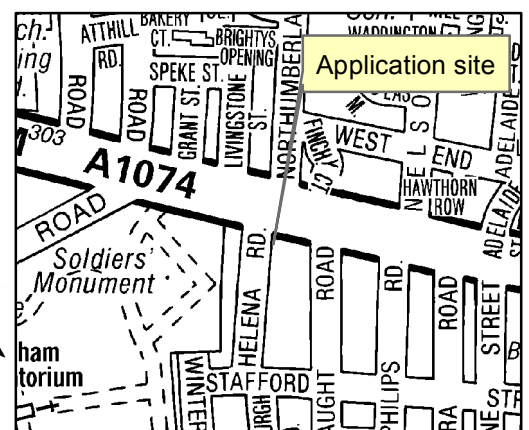
Scale 1:1,250



NORWICH
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PLANNING SERVICES

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The site and surroundings

1. The area comprises a mix of styles including terraced properties along Helena and Dereham Road, as well as detached and semi-detached examples. The materials used in the area are also varied including red and buff brick and slate and pan-tile roofing.
2. The site occupies a prominent corner plot location to Helena Road / Dereham Road, the land within the site sloping downwards through south – North resulting in the Dereham Road façade being elevated above the street. The building itself is two-storey (flat roof) addition and is not typical of the other styles in the near vicinity such as two storey terraced properties along Helena Road.
3. The flat roof arrangement and use of red brick reduces the buildings prominence in the street scene. However, the structure cannot be described as delivering a particularly positive contribution to the visual amenities of the street scene, but it does appear subordinate to the line of terraced properties to the south ensuring that the flow of the roof line and impressive chimneys remain as the dominant and consistent feature in the street scene. Nevertheless, the mature hedge helps partially soften the appearance of the rather alien flat roof building in the street scene.
4. The site is also in a critical drainage catchment. Furthermore, in addition to the mature hedge, there is a medium size tree in the front garden of no. 218 Dereham Road.
5. It is also noted that Building on the opposite side of Dereham Road is locally listed.

Constraints

6. Critical drainage catchment

Relevant planning history

7. None

The proposal

8. Roof extension and associated external alterations to form 3 flats, providing external amenity space for each of the units.
9. The development will be served on-site parking space and the freeing up of an on-street parking space due to the deletion of the garage and forecourt area.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2 existing and 1 additional
Total floorspace	Flat 1 = 40.4 sqm, Flat 2 = 43.4sqm and Flat 3 = 57.5sqm
No. of storeys	3
Appearance	
Materials	Brick and timber cladding
Transport matters	
Vehicular access	Deletion of access to flat 1 and retention of access to flat 2
No of car parking spaces	On
No of cycle parking spaces	No details
Servicing arrangements	On site

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 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
Increased vehicle parking on a road that already suffers from heavy parking.	See main issue 3
The small plot does not have the capacity to accommodate the additional extensions and will compromise the visual amenities of the street scene.	See main issues 1 and 2
The increase in size of the roof does not reflect the styles in the area.	See main issue 1
The new floor will result in overlooking of surrounding properties.	See main issue 2

Issues raised	Response
The existing properties already suffer from damp.	This is a matter that the existing tenants need to take up with their landlord. Nevertheless, officers have made the applicant aware of these issues.
The loss of the garage is unfair to the existing tenants whom use the existing flat.	See main issue 3. Any tenancy agreement between the current tenant and the landlord is not material to the assessment of the planning application.

Consultation responses

11. 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.

Highways (local)

12. The proposal is suitable in transportation terms for its location and with regard to its access to the highway network. The site is well located to encourage travel by bus, walking and cycling.
13. The provision of a parking space on site is acceptable as this uses an extant dropped kerb. It is advisable for the applicant to paint a white H bar across this vehicle access.
14. Bin storage will require at least two bins per property and these should be landscaped to improve residential amenity.
15. There is no cycle storage shown in the plans, this is essential.
16. The site is not located in a controlled parking zone, unrestricted parking is available in the area.

Assessment of planning considerations

Relevant development plan policies

17. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS20 Implementation

18. 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
- DM7 Trees and development
- DM12 Ensuring well-planned housing development
- DM15 Safeguarding the city's housing stock
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

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

Main issue 1: Design

21. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
22. The key issues under consideration are whether or not the alteration to the roof and addition of the bayed frontages is appropriate for the character of the area and the visual amenities of the streetscene
23. The existing building is not representative of the majority of the styles evident on Dereham Road and Helena Road. Indeed, it is considered to be rather uninspiring building on what is a prominent corner plot location.
24. The proposal responds to characteristics of the streetscene along Dereham Road by introducing a roof scape which respects the form of the roofscape of the

adjoining terraced properties to the east by introducing a stepped ridge and hipped transition between the adjoining.

25. It is acknowledged that in order to gain the required head height, that the rear portion of the roof is rather unconventional in form. Nevertheless, this feature coupled with the contemporary range of materials such as zinc, sedum and timber cladding for the bayed window elements will significantly enhance the appearance of the original building.
26. There is a consistent building line along Dereham Road. Although, many of the frontages contain bay windows and porch canopies. The proposed bayed extension to the Dereham Road is of a scale which is of a similar scale to those other examples along Dereham Road.
27. The new two-storey bayed addition to Helena Road is not representative of the frontages along this street. Nevertheless, this feature will help create a modern addition, which enhances the rather tired and uninspiring presence of the existing building.
28. All of above changes will result in a much improved contemporary design which will enhance the appearance of the existing building and visual amenities of the street scene in what is a prominent corner plot location.
29. Further layout improvements such as the removal of the garage and forecourt and replacing it with hard / soft landscaping will further enhance the visual amenities of the streetscene.
30. The above details and further clarification of materials can be secured by condition.

Main issue 2: Amenity

31. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

Existing / new occupants

32. It is acknowledged that each of the flats has the capacity to accommodate at least two persons, falling short of the national space standards for a one bedroom two-person occupancy flat. Although, it does provide a level of internal amenity space which meets the single person standard.
33. Each flat does contain a reasonable level of outlook for the key habitable rooms which could be improved by sensitive design improvements such as the introduction of a sedum roof on the flat roof element and sensitive positioning of bin and cycle stores within the external amenity areas.
34. Each flat is served by an external amenity area and with sensitive landscaping and placement of bin / cycle storage could provide some private external space for those flats and defensible space to the road frontage. The level of space for flat 2 could be improved by using a portion of the amenity space of flat 1 providing greater scope for more sensitive placement of rotary dryers and bin / cycle storage.
35. It is also noted that the site is within a very short walking distance to the cemetery, an area of open space which could be used by the occupants as a place of relaxation.

36. Taking all of the above factors into consideration, the proposal provides adequate levels of internal and external amenity space. Further details and enhancements can be secured by condition.

Surrounding properties

37. The bay window additions are of a scale and position which will not appear overbearing or result in any significant overshadowing or loss of light of adjoining properties.
38. The key change to the scale of the building is the increase in massing of the roof. Although, as the plans demonstrate, in the context of its built surroundings it will not appear overbearing or result in any overshadowing or loss of light of surrounding properties.
39. It is acknowledged that the flat 3 will be served by an expansive 3rd floor window on the south elevation. However, this window will not result in undue overlooking for the following reasons
- There are no high level windows on the gable of the nearest dwelling, no. 3 Helena Road
 - The window is angled and partially set behind an existing structure in the adjoining property ensuring that there will not be significant overlooking to the east, particularly no.218 Dereham Road.
 - Whilst the window will be visible to a number of the properties on Helena Road, a number of factors will mean that no significant overlooking of those properties will result. The nearest first floor window is no.4 Helena Road at a distance of 19 metres. However, due to the new window not being in direct line with the neighbour's window, in the context of the surroundings, no significant overlooking or loss privacy of surrounding properties would result.

Main issue 3: Transportation

40. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
41. The existing two flats have the capacity to accommodate 3 off road parking spaces i.e. a carport, garage and forecourt. The street is not within a controlled parking zone, so on street parking is unrestricted.
42. The proposal would result in a net increase in one dwelling. Parking standards classify this site as being in an accessible location in close proximity to a bus route on Dereham Road. In such a location, 0.5 spaces should be provided per dwelling i.e. 1.5 spaces.
43. It is acknowledged that the proposal would only provide for 1 off street parking space which does not meet the above minimum standard. However, due to the deletion of a garage, the proposal would in practice free up an on street parking space on the street which has no parking controls in place.
44. Taking the above factors into consideration in conjunction with the sites accessible location which would itself encourage sustainable alternatives to the car such as

cycling, public transport and walking, the parking arrangements are deemed to be acceptable.

45. Nevertheless, it is important that cycling parking facilities are enhanced to encourage the occupants to cycle in instead of owning a car. The applicant has submitted a revised site plan showing the position of dedicated secured and covered cycle storage for each of the flats. Furthermore, the submission also demonstrates that each plot can accommodate secure refuse and recycling storage.
46. The site has the capacity to accommodate the necessary secure and covered cycle storage and bin storage subject to details being secured by condition.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition. The proposed green roof will help to reduce surface water runoff.

Equalities and diversity issues

48. There are no significant equality or diversity issues.

Local finance considerations

49. 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.
50. 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.

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

Conclusion

52. The principle of the development is acceptable.
53. The extensions and alterations are of a scale and design which will enhance the appearance of the building and character of the area.
54. The extensions and alterations are of a scale, design and position which will not result in any significant harm to the amenity of neighbouring properties.
55. Details relating to landscaping, parking, servicing, surface water drainage and water efficiency can be secured by condition.
56. 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. 15/01735/F - 1 Helena Road Norwich NR2 3BY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials;
4. Details of layout of the amenity areas and hard and soft landscaping and green roof
5. Details of secure covered cycle storage and bin storage
6. Details of SUDS
7. Details of water efficiency measures
8. Footway to be reinstated prior to occupation of the dwellings
9. No use of flat roof as a roof terrace.

Informatives:

1. Considerate constructor
2. Works to a public highway

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.

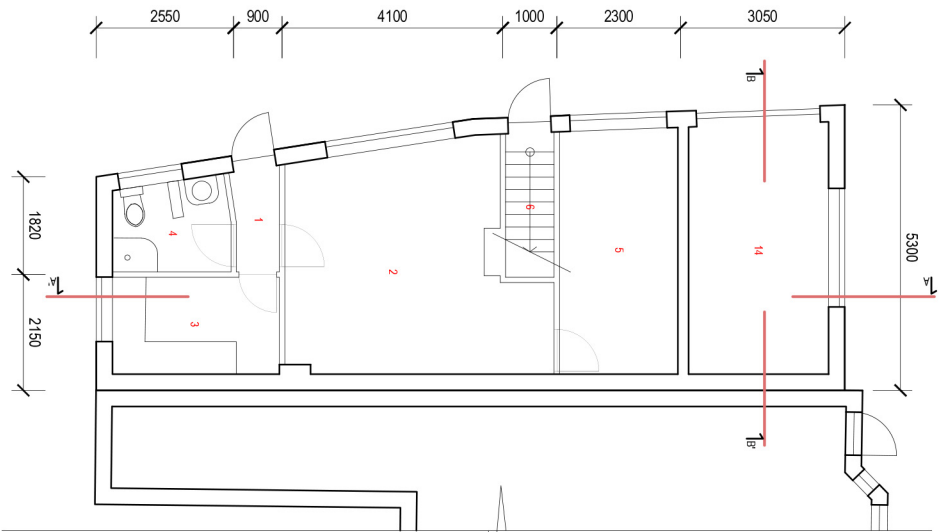


Note
SUMMARY

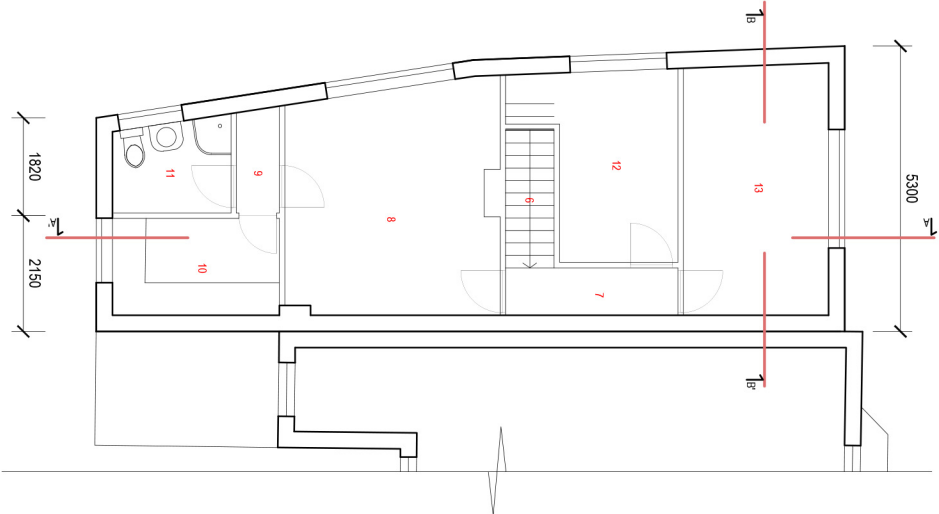
1	Grass / Hedges
2	Concrete Drive
3	Gravel with Paved Footpath
4	Concrete Drive
5	Grass / Hedges

PROJECT TITLE	Helena Road
PROJECT NUMBER	PYM001-0445
CLIENT	Ms. C. Shaw
DRAWING TITLE	11 Existing Site Layout
DRAWING NUMBER	11
SCALE	1/200
DATE	DEC 2015
DRAWN BY	JL. VK. JPG

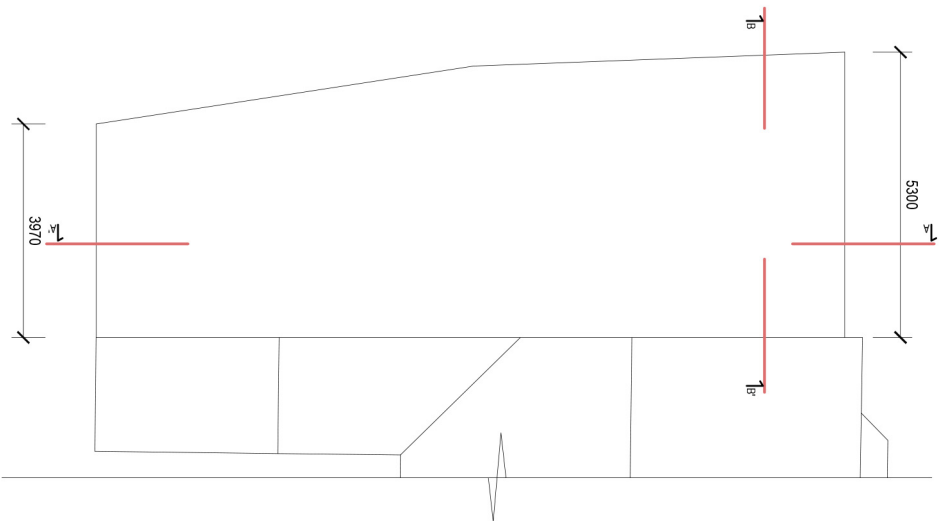
FLAT 1		FLAT 2	
1	Hallway	6	Stairs
2	Lounge	7	Lounge
3	Kitchen	8	Lounge
4	Toilet / Shower	9	Corridor
5	Bedroom	10	Kitchen
GIFA		11	Toilet / Shower
		12	Bedroom 1
		13	Bedroom 2
		14	Garage (12.0 m ²)
		GIFA 55.4 m ² (incl Garage)	



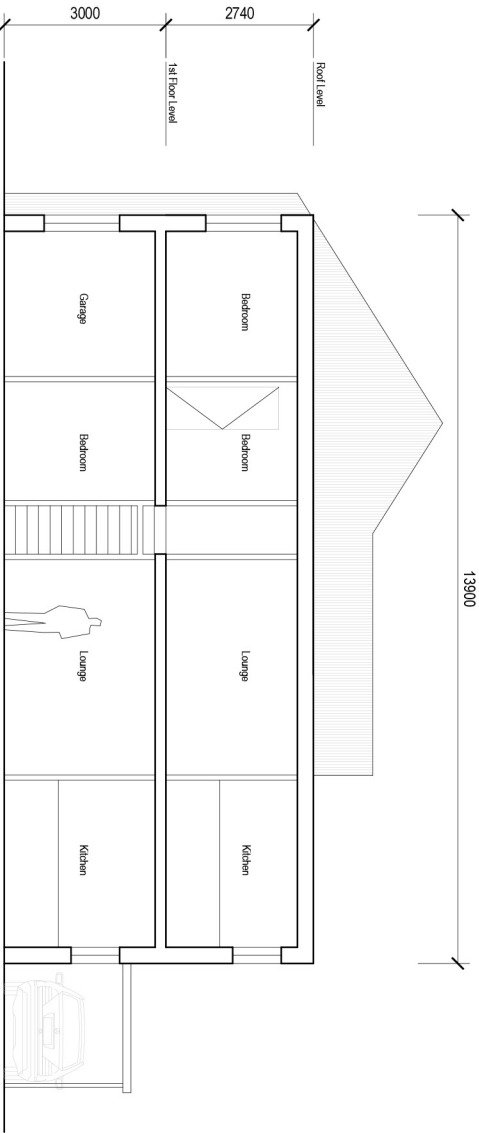
Ground Floor Plan _1/100 (A3)



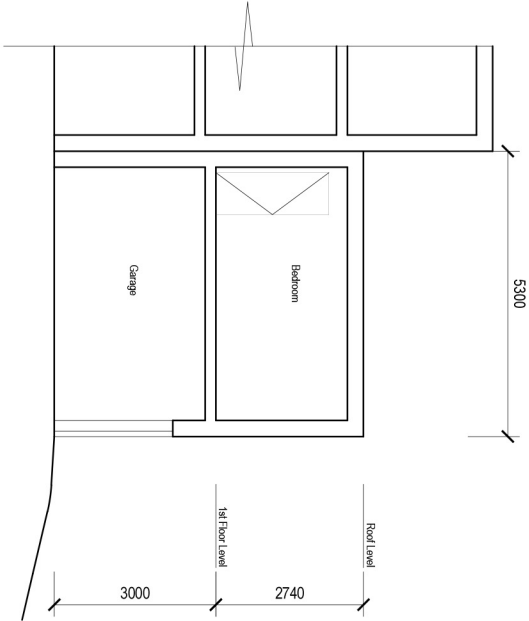
1st Floor Plan _1/100 (A3)



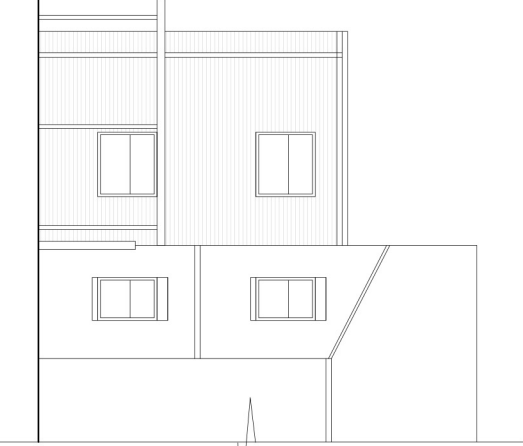
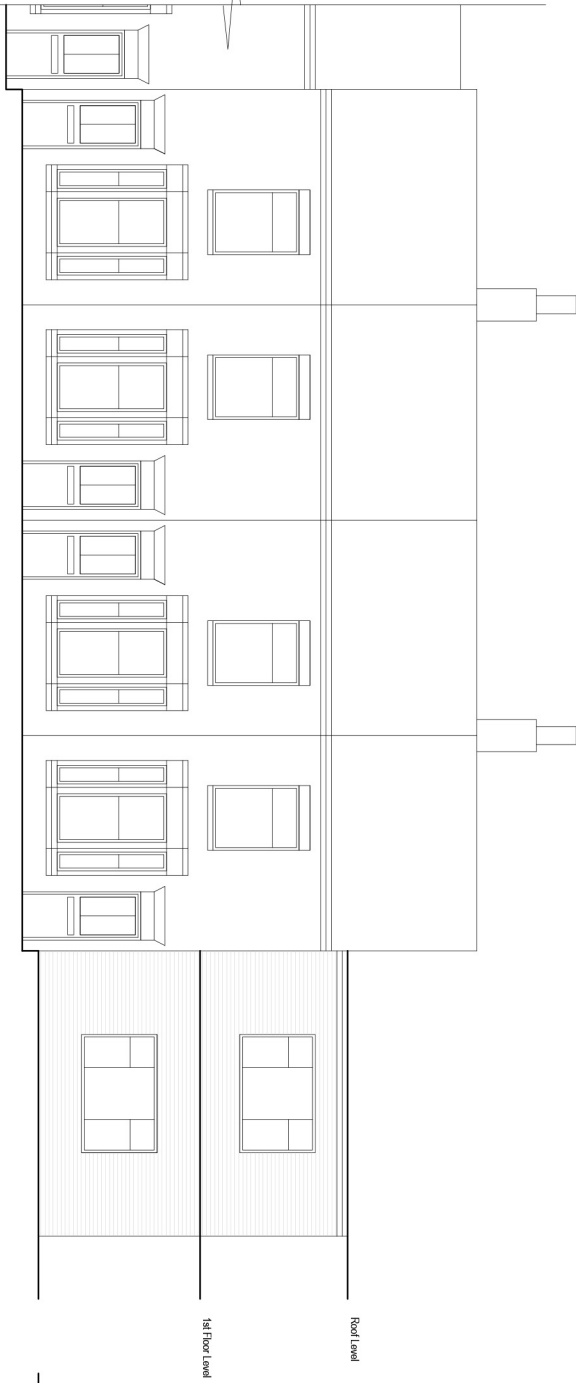
Roof Plan _1/100 (A3)



Section A-A`_1/100 (A3)



Section B-B`_1/100 (A3)





Note

SUMMARY

Rev A

provision for each unit:
* 1 rotary dryer (2.2m diameter)
* 2 bins (780x940)
* 1 secure bicycle storage (900x1200x2000)

Rev B

extending and rearranging garden for flat 2

- 1 Garden for Flat 3
- 2 Garden for Flat 2
- 3 Gravel with Paved Footpath - Flat 1
- 4 Concrete Drive for Flat 1
- 5 Garden for Flat 1
- 6 Bins
- 7 Covered Parking
- 8 Secure covered cycle store
- 9 Rotary dryer

PROJECT TITLE
Helena Road

PROJECT NUMBER
PYM001-0445

CLIENT
Ms. C. Shaw

DRAWING TITLE
21 Proposed Site Layout

DRAWING NUMBER
21 REV B

SCALE
1:200

DATE
DEC 2015

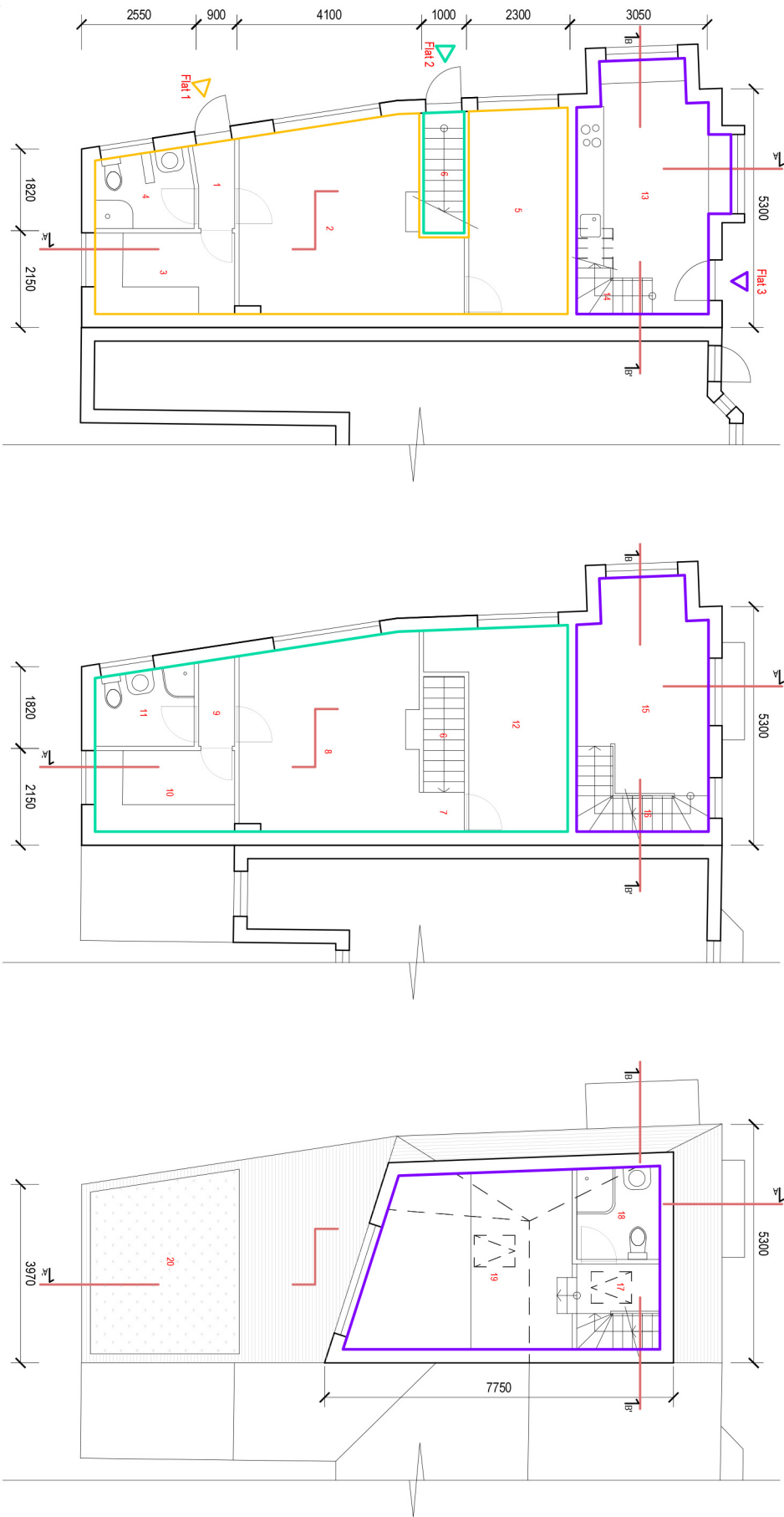
DRAWN BY
JL, VK, JPG

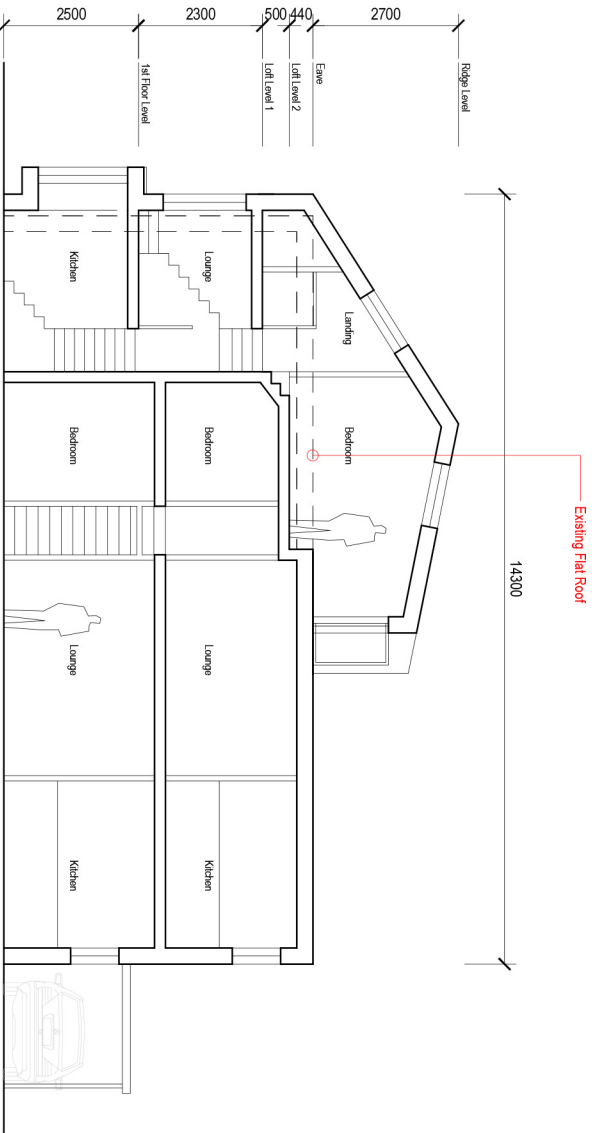


Planning and Development Consultants
Eastleigh House, 98 Polingale
Kilnsey, N22 1EG
01633 531 319
www.lampiro.co.uk

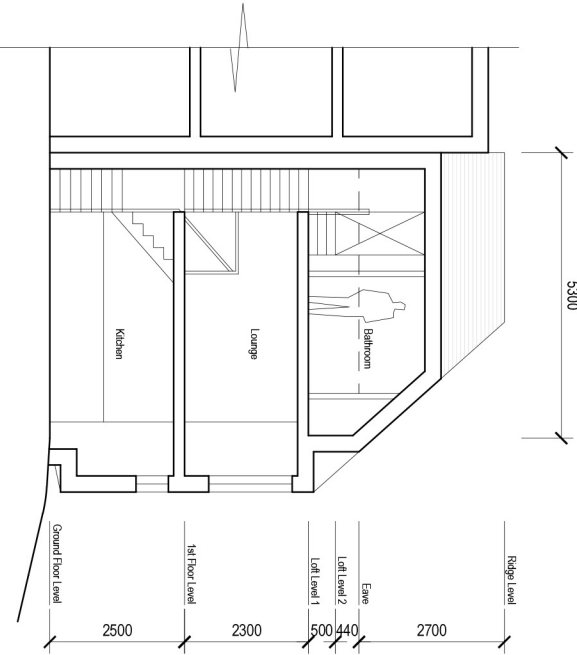
Rev A
* provision of extensive
sedum roof for unit 3

FLAT 1		
1	Hallway	
2	Lounge	
3	Kitchen	
4	Toilet / Shower	
5	Bedroom	
GIFA		40.37 m²
FLAT 2		
6	Stairs	
7	Landing	
8	Lounge	
9	Corridor	
10	Kitchen	
11	Toilet / Shower	
12	Bedroom	
GIFA		43.43 m²
FLAT 3		
13	Kitchen / Dining	
14	Stairs 1	
15	Lounge	
16	Stairs 2	
17	Landing	
18	Toilet / Shower	
19	Bedroom	
20	Sedum Roof	
GIFA		57.55 m²

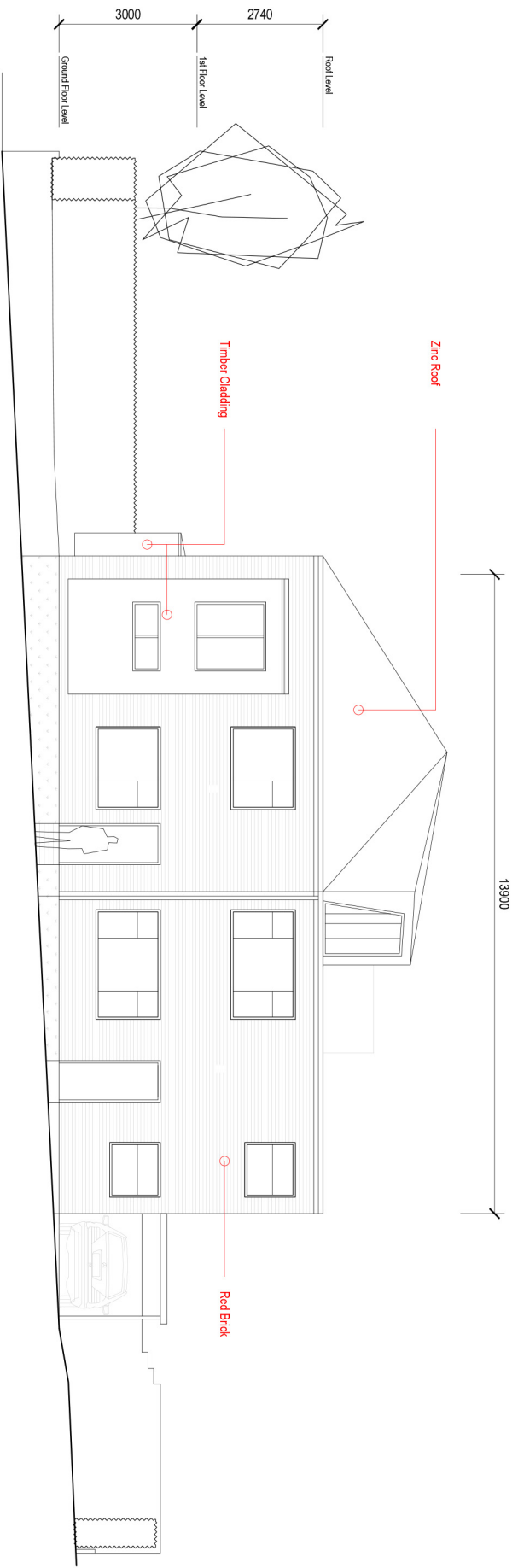




Section A-A' _1/100 (A3)



Section B-B' _1/100 (A3)

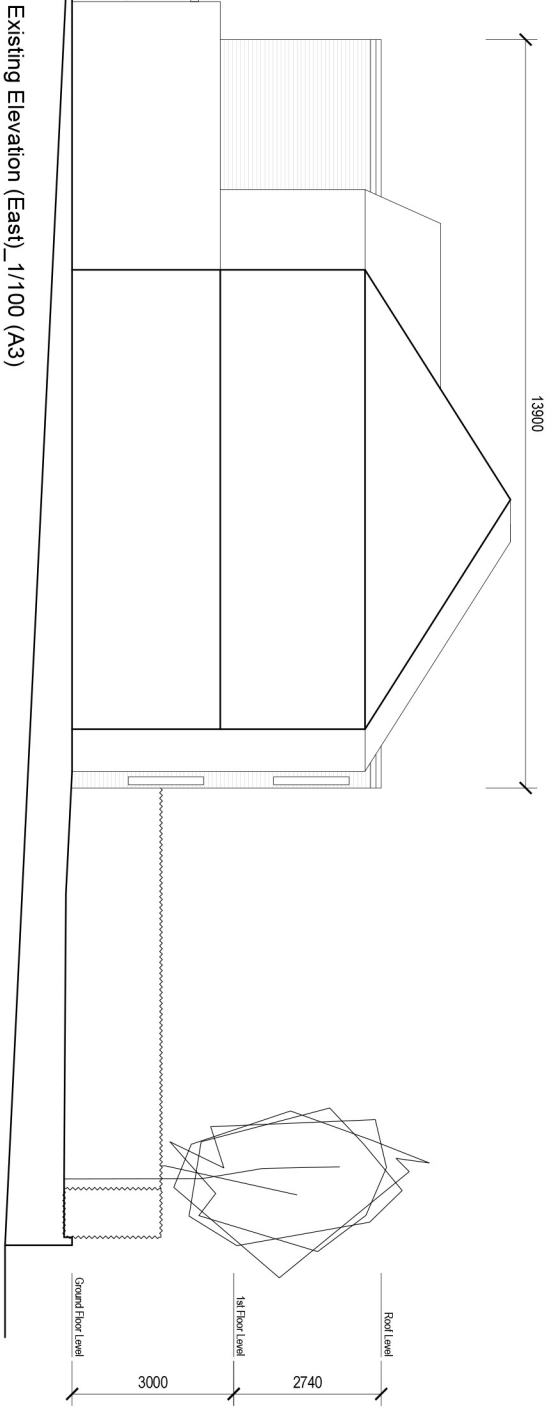


Helena Road Elevation (West) _1/100 (A3)

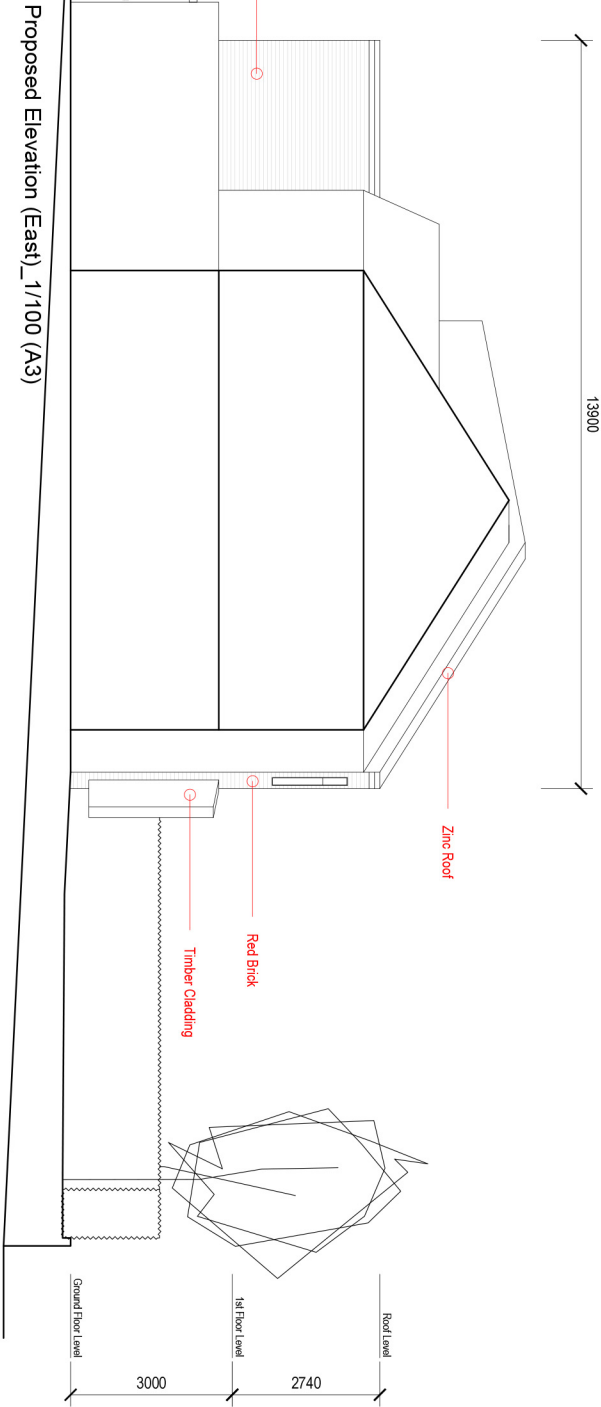


Dereham Road Elevation (North) _1/100 (A3)

South Elevation _1/100 (A3)



Existing Elevation (East)_1/100 (A3)



Proposed Elevation (East)_1/100 (A3)

- Rev A
- * revised eave height of the extensions
- * added 3d view
- Rev B
- * extending garden for flat 2



PROJECT TITLE
Helena Road

PROJECT NUMBER
PYM001-0445

CLIENT
Ms. C. Shaw

DRAWING TITLE
31 3D Illustration

DRAWING NUMBER
31

REV
B

SCALE
1/100

DATE
DEC 2015

DRAWN BY
JL, VK, JPG

