

Planning Applications Committee: 16 April 2015

Updates to report

**Application no: 1500139MA and 1500232L – Land rear of 39 Unthank Road
Item 4(A) page 19**

Representations

4 additional letters of objection to the amended plans, citing the following matters:

Issues raised	Response
Increased height of extension – extensions will be more visible and oppressive when viewed from neighbouring properties Loss of light and privacy	Main issue 2 para.20
High level en-suite window will exacerbate overlooking	The en-suite window measures 0.9m x0.9m and 1.2m above ground level. The boundary wall is 2.6m in height.
PD rights should be removed for flues and decking areas	Flues and means of extraction etc are matters considered as part of Building Regulations. The architect has indicated that no ducts or flues will be required on the northern wall and that it is likely that vents would be routes up through The Old Coach House and exit at high roof level. A planning condition requiring details to be submitted for agreement is recommended. The landscape condition requires prior approval of the hard and soft landscaping for the site. The tree protection conditions control works within the root protection area (RPA) – A revision to this condition is recommended to control hard surfaces within RPA long term (ie requirement for agreement)
Proposed hardstanding and ramp will worsen outdoor noise and incompatible with Conservation Area and garden setting	Building Regulations requires level access to be provided to new houses. The entrance to the dwelling includes a stepped access because of the specialist foundations required to protect the trees. Level access is proposed via the external side door and this requires an area of

	hardstanding and a ramp. This is acceptable and will not unduly detract from the garden setting.
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Recommendation

Addition of condition requiring approval of extracts and flues and revision of existing tree protection condition to control hard surfaces within RPA

Application no: 15/00245/O – 161 Oak Street Item 4(B) Page 39

Representations

Additional letter of objection, citing the following matters:

- Loss of business local businesses: Oak Street is a vibrant mixed use area
- Timber yard and demolition yard – 33 year old business, employee 10+ people
- Four other business serving niche markets
- All provide local employment and serve local and wider community

Response – The site has been allocated for residential development since the adoption of the 2004 Local Plan. The site is sensitively located adjacent to the River Wensum. The redevelopment of this site will result in significant environmental improvement, new homes and public access to the river frontage.

Consultation response

Formal response received from Environment Agency – Confirms no objection, subject to the imposition of conditions relating to surface water prevention and ecology

Recommendation

Additional conditions –

Standard condition relating to approval of reserved matters: including layout, scale, landscaping, appearance plus highway enhancements of Oak Street and scheme for a riverside walk

Condition – prior to demolition for a photographic record of the remnants of the brewery building to be undertaken and submitted for agreement

S106 - to secure street tree maintenance sum

Application no: 15/00305/F – 117 – 127 Trinity Street Item 4(C) Pages 55-112

Late consultation responses

Further to report paragraphs 16, 18 and 19 no comments have been received from Historic England, Anglian Water or the Local Lead Flood Authority (County Council).

Anglian Water did however reply to the previous application (see Appendix 2) and confirmed there is adequate capacity for waste and foul waters, but requested sustainable drainage system to be used on site if possible (e.g. by condition to include SUDs where possible).

Within this scheme the applicant has provided a suitable sustainable drainage scheme the principles of which include attenuation tanks and maintenance proposals; Condition 3 will ensure this is feasible and confirm management plans, and require installation.

Amendment to conditions

- An additional Condition 15(k) is recommended to require a degree of obscure glazing to be used on the rear block stairs, with materials to be agreed (to minimise opportunity for overlooking towards 1 and 3 Essex Street).
- Condition 16 is recommended to be revised to ensure no occupation of the flats until precise design details of balcony screens and window planters are agreed, and inspected on site in situ prior to their approval (to ensure their effectiveness of screening).
- An additional condition (No.21) is recommended to ensure demolition of the apartments cannot take place until a contract for the site's redevelopment has first been agreed (to ensure minimal detrimental impact on the setting of the conservation area, minimise disruption to neighbours, and minimise the period when a loss of housing stock occurs).
- An additional condition (No. 22) is recommended to prevent future creation of new windows anywhere in the scheme without prior permission (to prevent loss of amenity, privacy or overlooking).

Enforcement Case Ref. 14/00068/BPC/ENF – 1 Cathedral Street Item 4(F) Pages 147-153

Amendment to report

Paragraph 2 and paragraph 14 incorrectly indicate the site as being adjacent to the late night activity zone, as per paragraph 6 the site is within the late night activity zone where residential uses are normally not permitted under local plan policy DM12.