



Planning applications committee

Date: Thursday, 14 May 2015

Time: 09:30

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

Committee members:

Councillors:

Sands (M) (vice chair)
Ackroyd
Blunt
Boswell
Bradford
Button
Herries
Grahame
Jackson
Neale
Woollard

(1 vacancy)

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Agenda

1 Apologies

To receive apologies for absence

2 Declaration 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 - 14

To approve the accuracy of the minutes of the meeting held on 16 April 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

15 - 16

Standing duties

17 - 18

4(A)	Application no 15/0012/1F - The Blackdale Building, Bluebell Road, Norwich, NR4 7LN	19 - 44
4(B)	Application no 04/00605/F - St. Anne's Wharf, King Street, Norwich	45 - 52
4(C)	Application no 15/00464/VC - Land Adjacent to Novi Sad Bridge, Wherry Road, Norwich	53 - 96
4(D)	Application no 15/00298/RM - Three Score Site, land south of Clover Hill Road, Norwich	97 - 114
4(E)	Application no 15/0019/7F - 545 - 547 Earlham Road, Norwich	115 - 130
4(F)	Application nos 15/0044/7F and 15/0044/8L - Mill House, Mansfield Lane, Norwich, NR1 2NA	131 - 144
4(G)	Application no 15/0032/6F - 5 Bradeham Way, Eaton, Norwich, NR4 6 JA	145 - 156
4(H)	Application no 15/0040/5F - 8 Clickers Road, Norwich, NR3 2DD	157 - 164
4(I)	Application no 15/0056/4H - Gas Holder Station, Cremorne Lane, Norwich	165 - 170

Date of publication: **Wednesday, 06 May 2015**

Planning applications committee**9:30 to 12:40****16 April 2015**

Present: Councillors Gayton (chair), Sands (M) (vice-chair), Ackroyd, Blunt, Boswell, Bradford, Button, Herries, Jackson, Neale and Woollard

Apologies: Councillor Grahame

1. Chair

RESOLVED to note that this will be the last meeting chaired by Councillor Ralph Gayton, who will be standing down as a councillor in May 2015, and to record a vote of thanks for his contribution as chair for the civic year 2014-15.

2. Declarations of interest

There were no declarations of interest.

3. Minutes

RESOLVED to approve the minutes of the meeting held on 26 March 2015.

4. Applications nos 15/00139/MA and 15/00232/L - Land Rear of 39 Unthank Road, Norwich

The senior planner (development) presented the report with the aid of plans and slides, and explained the changes to the previous planning application, that the site had been resold and the current applications had been submitted by the new owners. A number of objections had been received which were summarised in the main report and the supplementary report of updates to reports, circulated at the meeting. There had been an additional objection about a concern that the council had not consulted on revisions to the scheme. The senior planner pointed out that there was no need to consult as these were minor amendments and addressed issues that had been raised by neighbours during the previous consultation.

The immediate neighbour to the site addressed the committee and outlined his objections to the proposal. He said that the extenuating circumstances that had been relevant to the previous approvals did not apply to this application. He pointed out that the five year land supply was no longer an issue. The previous application had been finely balanced between harm to the amenity of the surrounding listed buildings and provision of accommodation for the then owner. The land had subsequently been sold for development. He also considered that the increased height of the single storey would block sunlight to his property and that moving the dining room to the rear of the building would create noise from open windows and

French doors which were only 7 metres from his child's bedroom. He called on the committee to refuse the application.

The applicant explained that she and her husband, who was unable to attend the committee meeting, had purchased the site to create a home for their retirement. They were aware of the need to protect the tree roots from previous properties they had owned and would ensure that the landscaping of the gardens and the property were well maintained. The applicants appreciated that there would be noise and disruption during the construction of the new dwelling.

The senior planner referred to the report and explained that the application had been revised since it had first been submitted. The proposed dwelling was now within the footprint of the approved scheme and would not increase development into the root protection area.

Discussion ensued in which the senior planner answered members' questions about the drop in ground levels and that the extension would be 3.1 metres from the boundary.

RESOLVED, with 10 members voting in favour (Councillors Gayton, Sands, Ackroyd, Blunt, Boswell, Button, Herries, Neale, Woollard and Bradford) and 1 member voting against (Councillor Jackson) to approve applications no. 15/00139/MA and application no. 15/00232/L - Land rear of 39 Unthank Road Norwich and grant planning permission and listed building consent subject to the following conditions:

15/00139/MA

1. Time limit; three years from approval of 14/00324/.
2. In accordance with plans.
3. Conditions as per 14/00324/F – revised to take account of the new scheme; details of timber cladding; detailed section of junction between new building/coach house; rainwater goods; new brick work to match existing, and revision of tree protection condition to control hard surfaces with the root protection area.
4. Additional condition requiring approval of extracts and flues.

15/00232/L

1. Time limit.
2. Conditions as 14/000332/L – plus details of any underpinning of listed wall; re-use of first floor of coach house; detail of flat roof construction adjacent to listed wall.

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.

5. Application no: 15/00245/O - 161 Oak Street, Norwich, NR3 3AY

The senior planner (development) presented the report with the aid of plans and slides and 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, a response from the Environment Agency and additional conditions.. She explained that the application was for outline planning permission and the applicant had submitted a concept plan, showing the development parameters which was displayed as part of the presentation.

During discussion, the senior planner, together with the planning team leaders (development), referred to the report and answered members' questions. In response to a member's proposal to defer consideration to allow for further details of the conditions, the planning team leader gave a detailed explanation of the concept plan. Members were advised that at the outline planning stage, the plans set the parameters for an acceptable scheme to come forward at the reserved matters stage. In response to a member's question, the senior planner explained that energy efficiency would meet policy requirements and that the opportunities would be maximised. The Environment Agency had recommended detailed conditions relating to the development of the site and the use of the river as a heat source might not be appropriate at this site. Members were advised that it was necessary to require affordable housing at this stage as it would be too late to add it as a requirement at the reserved matters. The lower density of housing on this site meant that affordable housing was more acceptable to registered social landlords. The committee also sought clarification on access through the site and future development of adjacent sites, the riverside green buffer area, the massing and gradients of the site, the local amenity and the proposed enhancement of the highway.

Discussion ensued on the proposals. A member expressed concern that the houses on Oak Street should be set back from the public footpath and not have front doors opening into the street. Members were advised that layout and landscaping would be considered at the reserved matters stage and that it was important to retain some flexibility. Members also commented on the location of the site in the context of the commercial use of the adjacent site and the Great Hall.

RESOLVED, unanimously, to approve application no. 15/00245/O - 161 Oak Street Norwich NR3 3AY, and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing/riverside walk/public access rights/ street tree maintenance sum and subject to the following conditions:

1. Standard time limit for outlines;
2. In accordance with plans/details;
3. Contamination conditions required by EA
4. Flooding and surface water mitigation/management
5. Archaeological investigation/monitoring
6. % Lifetime homes
7. Water and energy efficiency
8. Access details/provision
9. Noise mitigation

10. Approval of reserved matters: including layout, scale, landscaping, appearance; plus highway enhancements of Oak Street and scheme for a riverside walk;
11. Prior to demolition, a photographic record of the remnants of the brewery building to be undertaken and submitted by agreement.

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.

6. Application no 15/00305/F - 117 - 127 Trinity Street Norwich NR2 2BJ

The senior planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to the report which was circulated at the meeting and contained a summary of the late consultation responses and recommended amendments to the conditions. Historic England did not object to the scheme but had requested that vertical glazing bars were used on the windows facing Unthank Road. Members were advised of the planning history of the site. During the presentation, the committee was advised of the Building Research Establishment guidance and that this scheme would have a marginal impact on the neighbouring properties.

Four local residents (including the adjacent neighbours at 116 Trinity Street and 3 Essex Street) addressed the committee with their objections to the proposal. This included concern that there had only been a 3% reduction in the total area of the proposed building and that the scheme had not altered the concerns of overbearing and over shadowing, and harming the outlook and amenity of local residents; that there were too many flats on the site and three would be below the minimum size standard; concern about the underground car park and its construction; and concern about the use of bamboo to provide a screen and maintenance of planters. One of the residents illustrated his speech with slides and plans.

The agent responded to the issues raised and referred the committee to the 3D image and explained that careful design had reduced the impact of the scheme on the neighbouring properties. The flats were well designed and would be fitted to a high specification. The space standards were a guide only.

The senior planner referred to the report and reassured the committee that issues surrounding basement conversions in central London did not apply to the construction of the basement car parking.

During discussion, Councillors Neale and Boswell commented that they still had concerns about the mass and size of the proposed scheme and its impact on the conservation area.

RESOLVED, with 8 members voting in favour (Councillors Gayton, Sands, Ackroyd, Blunt, Button, Herries, Jackson and Bradford), and 3 members voting against (Councillors Boswell, Neale and Woollard) to approve application no. 15/00305/F -

117 - 127 Trinity Street Norwich NR2 2BJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Ground conditions survey and thereafter SUDS to be designed into the scheme;
4. Top soils to be certified as appropriate to residential purposes;
5. Contamination precautionary condition;
6. Development to follow paras 3.20 – 3.22 of the Arboricultural Impact Assessment;
7. Landscaping – details of a comprehensive scheme to include hard and soft landscaping materials, planter construction, management strategy, the irrigation and drainage system info and maintenance;
8. Refuse store details to be agreed, and provide;
9. Energy efficiency and renewable energy measures – agree details to ensure it provides at least 10% using the Minus7 or similar technology, or other systems as necessary, and provide thereafter;
10. Water efficiency measures – agree and provide;
11. Car parking – layout and provide;
12. Cycle parking – agree designs of residents and visitor storage, and provide;
13. Bird and bat boxes to be agreed and provided;
14. Car parking management plan;
15. Materials –
 - (a) refuse store screening;
 - (b) all doors and windows;
 - (c) bricks;
 - (d) cladding panels;
 - (e) render areas;
 - (f) eaves and soffits;
 - (g) stone banding;
 - (h) rainwater goods;
 - (i) roofing materials.
 - (j) 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); options for vertical glazing bars to exterior elevation windows to be considered with applicant and conservation and design officer and their final use to be at the discretion of the head of planning services;
16. No occupation of the flats until precise design details of balcony screens and window planters are agreed, and prior to approval, inspected on site in situ (to ensure the effectiveness of screening) and to be retained as approved in perpetuity thereafter;;
17. Boundary treatments to be confirmed – and the garage wall to 1 Essex Street to be retained as boundary wall and infilled in the north-east corner.
18. Noise assessment to be agreed, and specifications for acoustic attenuation and ventilation windows, to be installed prior to occupation.
19. No additional plant or machinery to be used without prior consent.
20. Notwithstanding the Norwich Local Development Order for flats, there shall be changes to the windows and doors without prior consent.

21. Demolition of the apartments cannot take place until a contract for the redevelopment of the site 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);
22. No new windows are to be created anywhere on the scheme without prior approval (to prevent loss of amenity, privacy and overlooking).

Informative advisory notes:

1. Chalk workings and subsidence – advice for getting specific studies.
2. Good practice in construction;
3. Waste material certification;
4. Car parking permit advice.

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

7. Application no 14/01496/RM – Former Lakenham Sports and Leisure Centre, Carshalton Road, Norwich, NR1 3BD

The senior planner (development) presented the report with the aid of plans and slides. The recommendation was to approve the application subject to a deed of variation to the S106 legal agreement and to include additional conditions to address issues raised by local residents.

A representative of the Lakenham Cricket Ground Residents' Association said that the Planning Inspectorate had allowed the outline planning application at appeal and that the concerns of the residents had not been considered relevant. She considered that nothing had changed with this application which included: concern about the number of dwellings and design being out of keeping with the surrounding Victorian terrace houses, impact on traffic and car parking; loss of the cricket pavilion and that the Victorian wall would be breached to allow access.

The applicant said that the outline planning permission had been granted prior to his company's involvement and that the developers were committed to the provision of heritage interpretation on the site, including a sculpture by the local artists/art students. He explained that the design of the two and three storey buildings reflected the different housing styles in the area; that there would be 25% of affordable housing on the site; low water consumption and low carbon emissions and high energy efficiency. It was good use of the site, and provided public access and an area of open playing space and allotments.

The senior planner answered members' questions on the level of energy efficiency of the new dwellings; that the highways and cycle paths would be adopted and that the council would manage the controlled parking zone. A private management company would maintain the open spaces and allotments. The committee was advised of the

different types of housing surrounding the site and how the design of the proposed scheme reflected this. The council's address referencing officer would ensure that the street names reflected and commemorated people associated with the former use of the site.

During discussion a member said that he could not make a decision on the reserved matters application because the five year land supply had altered since the principles of the application had been established in the outline planning application. Other members commented that the decision on the demolition of the cricket pavilion and the loss of other heritage aspects of the site had been taken out of their hands when the appeal against the committee's decision to refuse the outline planning permission had been upheld by the Planning Inspector at appeal.

RESOLVED, with 9 members voting in favour (Councillors Gayton, Sands, Ackroyd, Blunt, Boswell, Button, Neale, Woollard, and Bradford) and with 2 members abstaining from voting (Councillors Herries and Jackson) to approve application no. 14/01496/RM – former Lakenham Sports and Leisure Centre Carshalton Road Norwich NR1 3BD and grant reserved matters subject to the completion of a satisfactory deed of variation to the legal agreement and subject to the following conditions:

1. In accordance with plans;
2. Details of heritage interpretation;
3. Details of allotment fencing, cycle stands, parking bays, shared road surface;
4. Details of lighting scheme;
5. Details wheel washing for construction vehicles

Informatives

1. Considerate constructors
2. Advisory for play areas
3. Impact on wildlife
4. Highways contacts, permits, design note etc.

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 application stage the application has been approved subject to suitable land management, adoption, measures to seek compliance with the S106 agreement, appropriate conditions and for the reasons outlined within the committee report for the application.

8. Application no 15/00325/F - 67 The Avenues, Norwich, NR2 3QR

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

The immediate neighbour (no 65 The Avenues) addressed the committee and outlined his concerns about the proposed extension, which included concern that the extension was overbearing and would result in loss of sunlight to rooms on the side of his house and would impact on the building line.

The applicant addressed the committee and explained the revisions to the scheme which included the use of roof lights and reducing the footprint; that the upper storey extension was to provide a child's bedroom, and was in line with other extensions in the street and that the front of the building would remain unchanged.

The senior planning technical officer referred to the report and answered a member's question about the measurements of the gap between the proposed extension and the windows and boundary of no 65 and the impact that it would have on daylight to the rooms on the side of no 65. He also explained that the applicant had agreed to revise the application to reduce the footprint and use roof-lights instead of dormer windows to mitigate concerns from the neighbours.

RESOLVED, with 10 members voting in favour (Councillors Gayton, Sands, Ackroyd, Blunt, Boswell, Button, Herries, Neale, Woollard and Bradford) and 1 member voting against (Councillor Jackson) to approve application no. 15/00325/F - 67 The Avenues Norwich NR2 3QR 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.

9. Enforcement Case 14/00068/BPC/ENF– 1 Cathedral Street Norwich, NR1 1LU

The planning team leader (development) presented the report and referred to the supplementary report of updates to reports and pointed out for clarification that the building was within the late night economy zone.

Councillor Button, as chair of the licensing committee, said that at a recent licensing sub-committee meeting, the police had recently given evidence that there a number of people living at the property.

RESOLVED to authorise enforcement action to secure the cessation of the unauthorised residential (Class C3) use including the taking of direct action, including prosecution, if necessary.

10. Performance of the development management service; progress on appeals against planning decisions and planning enforcement action for quarter 4, 2014-15 (1 January to 31 March 2015)

The planning development manager presented the report and together with the planning team leader (development) answered members' questions.

During discussion members expressed concern that the Norwich Family Life Church had not removed the portakabin buildings on the Heartsease Lane site or vacated the premises at Mason Road. Members were advised that applications for temporary use on the Heartsease Lane site would be resisted as it would delay the construction of the church building.

The chair then announced with great pleasure that the planning development management team had been awarded the chief executive's special award in the 2015 ROARS (recognition of achievement and remarkable service).

RESOLVED to:

- (1) record the chair and the committee's congratulations to the planning development management team for its achievement:
- (2) note the report.

CHAIR

Summary of planning applications for consideration

ITEM 4

14 May 2015

Item No.	Application No.	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4(A)	15/00121/F	Blackdale Building, Bluebell Road	Lee Cook	Student accommodation to provide 915 bedrooms, kitchen, dining and lounge facilities with community building	Objection	Approve
4(B)	04/00605/F	St.Anne's Wharf King Street	Tracy Armitage (presented by Mark Brown)	Variation of S106 Obligation in relation to permission ref: 04/00605/F	Revised S106 Obligation requirements	Approve changes
4(C)	15/00464/VC	Adj. to Novi Sad Bridge, Wherry Road	James Bonner	Amendments to approved plans by variation of condition 2 of permission 11/02236/F.	Objection	Approve
4(D)	15/00298/RM	Three Score, reserved matters phase 2	Steve Fraser-Lim	Reserved Matters for the erection of 172 dwellings in connection with permission 13/02089/VC.	Major Council's own development	Approve
4(E)	15/00197/F	545 – 547 Earlham Road	Kian Saedi	Demolition of 545 and 547 Earlham Road. Erection of bed and breakfast accommodation (Class C1) and two flats (Class C3).	Objection	Approve
4(F)	15/00447/F & 15/00448/L	Mill House, Mansfield Lane	Kian Saedi	Demolition of garage and erection of two storey side annexe extension.	Objection	Approve
4(G)	15/00326/F	5 Bradeham Way	Joy Brown (presented by Steve Fraser-Lim)	Demolition of garage and carport, erection of two-storey side extension and alterations to the porch and cladding.	Objection	Approve

Item No.	Application No.	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4(H)	15/00405/F	8 Clickers Road	Steve Polley	2 no. rooflights	Objection	Approve
4(I)	15/00564/H	Gas Holder, Cremorne Lane	Mark Brown	Revocation of hazardous substance consents for gas storage		Agree that officers progress the revocation.

STANDING DUTIES

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

Equality Act 2010

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

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

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

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

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

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

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

Crime and Disorder Act, 1998 (S17)

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

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

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

Natural Environment & Rural Communities Act 2006 (S40)

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

Planning Act 2008 (S183)

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

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

Article 8 – Right to Respect for Private and Family Life

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

Report to Planning applications committee

Item

14 May 2015

Report of Head of planning services

Subject Application no 15/00121/F - The Blackdale Building, Bluebell Road, Norwich, NR4 7LN

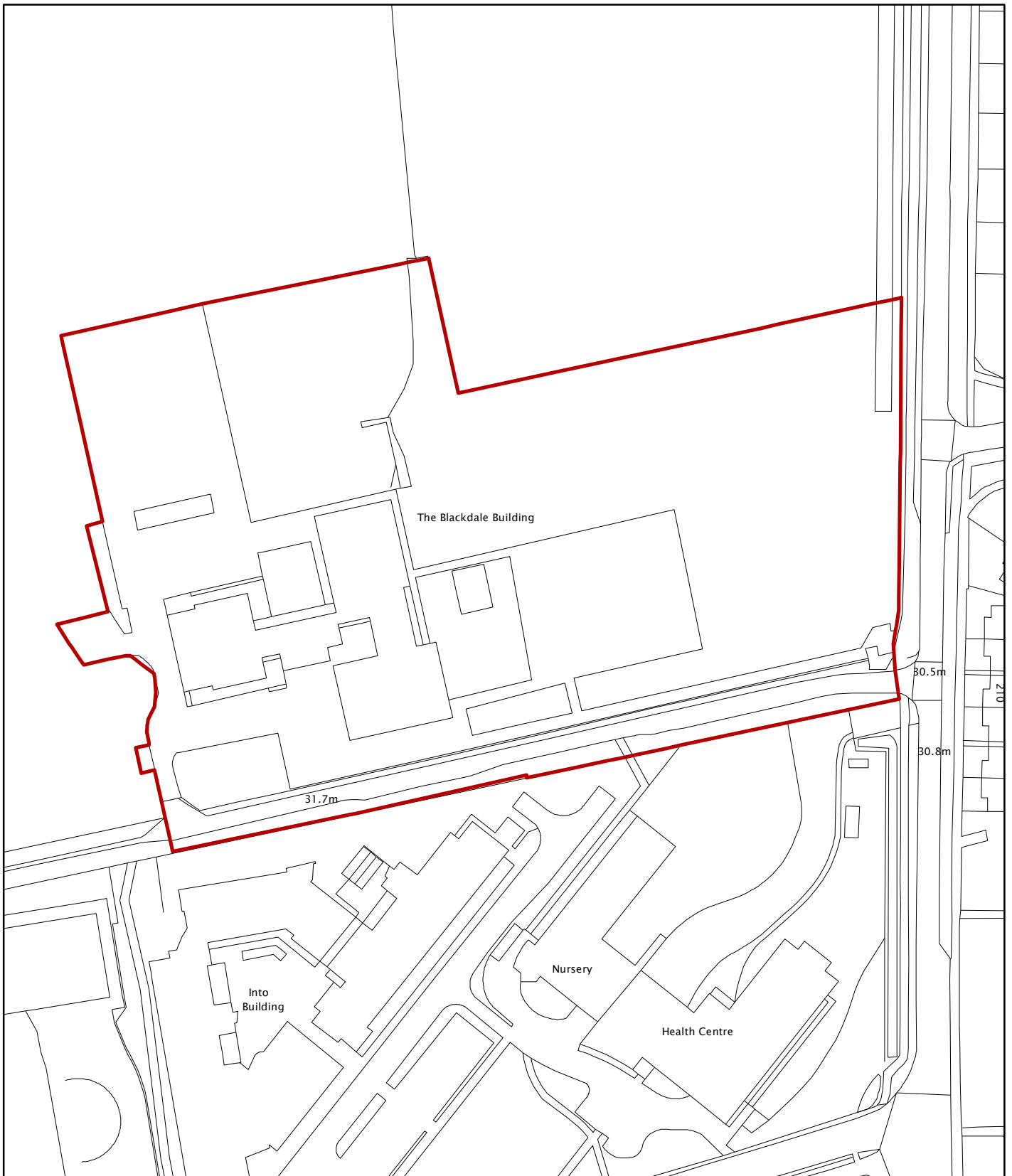
Reason for referral Objection

4(A)

Ward:	University
Case officer:	Lee Cook - leecook@norwich.gov.uk

Development proposal		
Student accommodation to provide 915 bedrooms, kitchen, dining and lounge facilities with community building comprising cafe, launderette, office space and associated works.		
Representations		
Object	Comment	Support
1	(1 at pre-app)	1

Main issues	Key considerations
1 Principle	Policy framework, allocation site
2 Transport	Parking, travel plan, access and servicing, cycle routes/design and pedestrian links.
3 Landscape and open space	Existing character, landscape setting, protecting and enhancing established features, educational uses, public accessibility
4 Trees	Tree protection and removal, arboricultural methods, construction access, replacement planting.
5 Biodiversity	Species recording, protection and enhancement of habitat.
6 Design	Scale, layout, grid form, massing/stepping, materials, landscaping
7 Heritage	Listed buildings, architectural character, historic landscape features.
8 Amenity	Land use, community facilities, layout, accommodation, noise, outlook, shading.
Expiry date	22 May 2015
Recommendation	Approve subject to conditions



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Planning Application No 15/00121/F

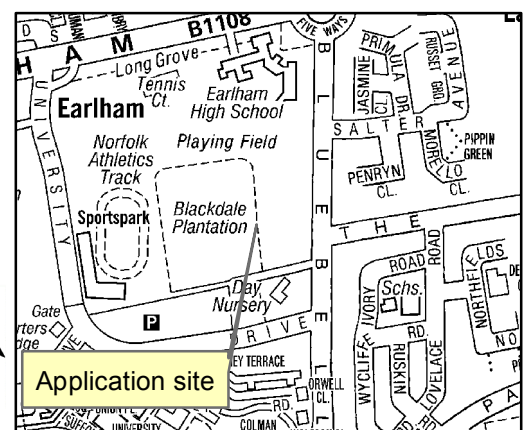
Site Address The Blackdale Building
Bluebell Road

Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The former Blackdale School site lies between Blackdale Plantation and Bluebell Road. The site retains its educational use following on from use by the former school. It is currently used by the University of East Anglia (UEA) as faculty teaching space and recently occupied by the school of law before their move to Earlham Hall.
2. The site comprises the main teaching building of the former Blackdale School, part of the former school field, hard surfaced play areas currently used for car parking and a part of the Blackdale Plantation wooded area. The western area of the Plantation is adjacent to the Sportspark and northern part of the Plantation within the grounds of the City Academy.
3. The site borders Cow Drive to the south, which provides pedestrian and cycle links into the UEA campus to the west and forms part of the route of the pink peddle-way. The eastern end is laid out as a roadway and provides current vehicular access to the site. To the south of Cow Drive are newly erected campus buildings, including residences, teaching space, a nursery, a health centre and a biomass energy centre. Former playing fields extend to the east adjacent Bluebell Road and link with the playing field space used by the City Academy.

Constraints

4. The application site falls within the specific area designation within the Local Plan as UEA Campus (DM26). Other policies include the designated open space to the north and west (DM8) and protected woodland at Blackdale Plantation (DM6). The pink peddle-way forms part of a strategic cycle network linking Norwich Research Park (NRP), UEA campus via the Avenues into the City centre.
5. The UEA Campus has evolved since the original Lasdun development in the late 1960's and as buildings have evolved out of the central core they have stuck more or less rigorously to the Lasdun "grid" layout. Within the area of the application site the "grid" is defined by the INTO and medical buildings, roadways and blocks of landscaping to the south leading down to University Drive. The UEA in conjunction with English Heritage and the City Council have produced the conservation development strategy (2006) and also now a new landscape strategy (2010) to identify buildings of significance and inform new development and other changes to buildings and landscape.

Relevant planning history

6.

Ref	Proposal	Decision	Date
4/1993/0835	Provision of surfaced playground, extension to car parking and widening of existing roadway.	Approved	24/11/1993

Ref	Proposal	Decision	Date
4/2003/0649	Construction of new car parking area.	County Council Decision	26/08/2003
04/01260/CFR3	Proposed temporary accommodation for duration of construction works for the new build Primary school on the Northfield First School site.	Approved	27/01/2005
05/01113/CF3	Provision of temporary school accommodation.	Approved	20/12/2005
09/00665/F	To relocate existing temporary modular teaching building from Chancellors Drive to the Old Blackdale School for a period of three years.	Refused	16/04/2010
11/00379/CF3	Underground pipeline to connect existing UEA biomass boiler to the new City Academy.	Approved	13/05/2011

The proposal

7. The scheme includes student accommodation to provide 915 bedrooms, kitchen, dining and lounge facilities and a community building comprising cafe, launderette and office space. 6 studio flats for senior residents and 4 wheelchair accessible units at ground floor level are to be provided. The scheme is broken down into 4 building blocks built in two phases. Phase 1, blocks A and B will provide 514 bedroom units and communal building and phase 2, blocks C and D will provide the remaining 401 bedroom units. Associated works include access works and changes to Cow Drive and landscaping for the scheme.

Summary information

Proposal	Key facts
Scale	
Total no. of units	915 residential bedrooms with en-suite shower and w.c.'s, clustered in groups served by a shared kitchen/dining room.
Total floor-space	Approximately 24.950m ² for Halls of residence; 82m ² for café/community building; and 156m ² additional buildings.
No. of storeys	Between 3 and 6 storeys for blocks A and B; 6 and 7 storeys for block C; and 8 storeys for block D. Each building has rooftop plant and machinery enclosures.
Max. dimensions	Central building is approximately (app) 7.1m high, 18m long and 11m wide plus side store. Residences blocks A to C have varying wing lengths from app 28.4m to 67.9m and widths of

Proposal	Key facts
	app 11.9m (app 12.9m to 15.5m for bays). Block D is app max 20.5m wide by 25.4m long. Heights to parapets are app 10.1m for three storeys to 24.3m for 8 storey elements plus rooftop plant and machinery. Each step in storey height equates to app 2.9m.
Appearance	
Materials	A range of material samples have been submitted with the application. The main feature will be Equitone cladding giving a light stone effect finish to the majority of the building with contrasting colours and materials to define entrances, window bays and focal points of the building. The central community building will be built in the contrast materials.
Construction	Cross laminated timber construction and frame cladding – as developed for the recent Crome Court residences.
Energy and resource efficiency measures	The UEA has Environmental Policies and Carbon Reduction Plans in place that promote the principles of sustainable design and operation for all new buildings. They have also set a target that all new build projects achieve BREEAM (Building Research Establishment Environmental Assessment Method for buildings) 'Excellent'.
Operation	
Ancillary plant and equipment	Each building has rooftop plant and machinery enclosures. Equipment will also be provided for the café/laundrette.
Transport matters	
Vehicular access	Cow drive is shown closed off to vehicular traffic from Bluebell Road and a new access created via the existing roadway in front of the INTO building.
No of car parking spaces	None defined. The site is within a short distance of the main university car park.
No of cycle parking spaces	A number of secure stores to adopted standards are provided around the site. Other short stay parking is provided within the main central square
Servicing arrangements	Access route is changed to a crossing to Cow Drive to remove vehicles along what becomes a pedestrian and cycle link only from Bluebell Road. Storage facilities and turning spaces are provided within the site.

Representations

- Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received on the application 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
Additional traffic on already congested road i.e. Bluebell Road which is already serving a major entrance/exit to UEA and another serving the City Academy. The Avenues also emerges onto Bluebell Road which is an extremely busy junction.	Paras 37 to 42, 86, 87
Concerned at the number of flats being proposed for this site which will have to be several storeys high to accommodate 915 flats and also access which is currently feeding out onto Bluebell road at a particularly congested point	Paras 41, 58 to 64

9. Norwich society: We are pleased to note that the impact of the proposal on Bluebell Road appears to be minimal for such an extensive series of buildings, with the main building mass occurring towards the centre of the site. The large elevations are broken up by the splayed window patterns, providing a modelling to them which adds relief to the large buildings on a tight site. We also note that vehicular access onto the site is from an internal road. The plan form of the buildings, which echoes that of the teaching wall, will provide an interesting internal courtyard.

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.

Anglian Water

11. No objections in principle. Note foul drainage capacity; catchment of Whitlingham Trowse Water Recycling Centre; notice required under Section 106 of the Water Industry Act 1991 to connect to drain; surface water strategy/flood risk assessment submitted is acceptable to Anglian Water in principle; recommend condition for surface water strategy.

Design and conservation

12. No objections in principle. Commented on ongoing design evolution and scheme impacts are as envisaged.

Environmental protection

13. No objections in principle. notes conclusions of submitted reports in relation to contamination, noise etc. and suggests conditions and informatives; see assessment below.

Environment Agency

14. No objections in principle. Have suggested conditions in relation to contamination, piling, surface water drainage scheme, surface water infiltration.

Fire Service

15. No objection in principle subject to the development complying with Building regulations part B. Requests the provision of life safety fire suppression systems.

Highways (local)

16. No objections in principle. Notes conclusions of submitted reports and information in relation to access, closing up of highway etc to be dealt with as part of the highways legislation. Provided detail comment in relation to Cow Drive design.

Landscape

17. No objections in principle. Has requested various modifications to pathways, landscape features and layout within courtyard spaces.

Norfolk county planning

18. Questioned presence and impacts on bat species within the Plantation. Have been provided with updated survey information on protected species. No further comments.

Norfolk historic environment service

19. No comment. The area is within a location of previous buildings and construction activity. HES have advised at pre-application stage that no further assessment is required.

Norfolk police (architectural liaison)

20. No comments. Have been involved at the pre-application stage in terms of security and design input.

Natural areas officer

21. No objections in principle. Has confirmed adequacy of submitted information key factor is that recommended mitigation proposals relating to bats are closely followed as the bat survey work has clearly demonstrated that Blackdale Plantation is used by bats for both foraging and roosting purposes. The ecological assessment, design and access statement and tree protection proposals provided are comprehensive and it is noted that the development will follow BREEAM criteria. Provided that the works are well managed the overall ecological impact of the development will be minimised.

South Norfolk district Council

22. Have no comments to make.

Tree protection officer

23. No objections in principle. Has requested additional information in relation to arboricultural method. Agreed tree loss and tree replacements.

Assessment of planning considerations

Relevant development plan policies

24. **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
- JCS5 The economy
- JCS6 Access and transportation
- JCS7 Supporting communities
- JCS9 Strategy for growth in the Norwich policy area
- JCS20 Implementation

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

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM13 Communal development and multiple occupation
- DM22 Planning for and safeguarding community facilities
- DM26 Supporting development at the University of East Anglia (UEA)
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

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

- R40: Former Blackdale School, University of East Anglia

Other material considerations

27. **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
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

- NPPF12 Conserving and enhancing the historic environment

28. Supplementary guidance

- UEA Development Framework Strategy (2010)
- UEA Conservation Development Strategy, adopted 2006
- UEA Landscape Strategy (2010)

Case Assessment

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

Main issue 1: Principle of development

30. Key policies and NPPF paragraphs – DM26, DM6, DM7, R40, JCS5, JCS9, NPPF paragraphs 14, 17, 19, 20, 50, 70 and 72.
31. The site is within the defined University Campus, as shown on the Local Plan Policies Map, where the principle of University development is acceptable. Local Plan policy for the Campus is included within DM26 and promotion of educational and employment facilities within the area within JCS policies 5 and 9. The policies meet the requirements of paragraph 72 of the NPPF to proactively promote development which will widen choice in education and the core planning principle in paragraph 17 to support economic development (which includes education as a public and community use) by enabling educational development and growth and linked development of knowledge industries within the UEA campus and NRP areas.
32. The UEA masterplan for future development for the UEA (DFS) has been prepared in discussion with the City Council and with key stakeholders with the aim of producing a masterplan to inform the Local Plan/LDF process and to guide the release of land and determination of planning applications to meet growth needs for the UEA up to 2030 and beyond. The DFS also includes reference to the application site as part of future development and expansion of facilities on and adjacent to the existing Campus. New Local Plan policy DM26 creates a newly defined University Campus than that detailed in superseded policy EMP20 and the Blackdale site is also now included within the SA Plan as allocation R40.
33. Within the Campus, as defined on the Policies Map and allocation R40, development will be permitted providing it is for university related uses and is in accordance with the DFS and with any subsequent detailed guidance endorsed by the council for individual parts of the site, for example similar to the process for the creation of the Vision And Design Document (VADD) for Earlham Hall and its environs. However in this instance and following discussions for options for the site the requirement for such additional guidance was not considered necessary.

34. Under policy DM26 development must, where relevant: a) conserve the landscape and architectural significance of the UEA, retaining a green edge; safeguard and (where appropriate and practicable) enhance the biodiversity and geodiversity interest of the campus and protect significant vistas; b) implement the UEA Travel Plan, promoting public transport use, walking and cycling, both within and to and from the university, encouraging shared car use and minimising single-occupancy car trips to reduce the overall need to travel by car; and c) promote public access to open spaces. The application is considered to be compliant with these new policy requirements.
35. The scheme involves a similar style of layout to nearby student residences with single bedrooms, with en-suite shower and w.c.'s, clustered in groups served by a shared kitchen/dining room. A small community element is included within the scheme to provide for a focus of activities within the grouped residences courtyards. The development overall is considered to provide safe and accessible accommodation to meet projected needs for the UEA and as such the proposal is considered to be in accord with the DFS and newly adopted policy documents.

Main issue 2: Transport

36. Key policies and NPPF paragraphs –DM28, DM30, DM31, DM32, JCS6, NPPF paragraphs 17, 30, 35 to 37 and 39.
37. The residences when built will provide accommodation to students who would otherwise have had to live off site and commute. The scheme provides no additional car parking and as such is a car free development which assists with the Travel Plan initiative discussed below. Disabled parking spaces within the main car park and in front of the INTO building are within a relatively short distance and are to be available to new student residents as part of the development.
38. A Travel Plan is in operation at the Campus and since its adoption in 2002 has successfully minimised both the use of the private car on the Campus and assisted modal shift to sustainable forms of transport for students, staff and visitors. The Plan has positively encouraged the use of alternative travel including walking and cycling and a regular bus link to the City is also now available. The submitted transport statement advises that the site and all occupants of the new development will be subject to the requirements of the UEA Travel Plan. The role of the travel plan is explained in the submitted documents and the extension of use of this successful model is welcome. Ensuring a link to use of the Plan will be by condition requiring the development to be carried out in accord with submitted documents rather than a specific condition requiring submission of details of the existing known scheme.
39. Some works to access ways and footpaths at the end of the INTO roadway and turning head are proposed to enable routes across Cow Drive into the site for servicing and deliveries. A recycling strategy for waste and waste management already operates on campus and the new scheme will be incorporated into existing on-site operations. Tracking movements for large vehicles have demonstrated that service and emergency vehicles will still be able to move through this area safely and shared surface spaces and roadways are designed to enable maintenance access to buildings and sub-station to the north of the site.

40. Refuse collections would be by commercial refuse contract as set out in the UEA Waste Strategy and the proposed location of the bin stores adjacent to the shared surface areas is appropriate. Final provision and retention of the store areas and sub-station is suggested as a condition to ensure the satisfactory appearance and operation of this area. The layout and operation of the area and courtyards has also been assessed in relation to student drop off and pick up times at the beginning and end of each academic period. Again the space available for this brief activity is considered to be acceptable. In the long term parking is controlled by University staff throughout the year to prevent fly parking. The UEA are also giving consideration to the means of absorbing displaced car parking from the Blackdale site which will primarily occur at phase 2 of the works.
41. The new courtyards and proposed paths link in, across Cow Drive, with the existing path network and retain direct routes through the site. There are no significant level changes within the scheme and no requirement for external steps or ramp access. The scheme provides for DDA compliant access. Considerable discussion has taken place about the removal of east-west vehicular traffic from Cow Drive to enhance pedestrian and cycle use of this area which now forms part of the peddleways route across Norwich. It is intended that the roadway and vehicle junction with Bluebell Road will be removed before first occupation of phase 1 and the route redesigned as a continuation of the path/cycleway which runs from University Drive to the west. The path widths and junction points with the INTO roadway and access to the rear of the main UEA car park are designed for safe pedestrian and cyclist movement through the space and to also retain linkages along the east side of the Campus. A condition is suggested requiring the agreed details of the new cycle/footpath/INTO junction to be provided prior to first occupation of phase 1.
42. Cycling has been promoted on the Campus for a number of years and in addition to extensive cycle parking facilities on Campus the University has provided for bicycle servicing and repairs. New cycle stores are to be provided around the site to serve the various blocks. The stores are to be designed in line with other similar stores within the residences area and will be secure and prominent features with clear visibility from adjacent residences to improve security. The cycle parking figures are considered compliant with policy requirements. Also, given the availability of other facilities on Campus and assessment of known averages for student cycle ownership cycle parking is also considered to be acceptable under the specific circumstances of the Campus. A condition is proposed to ensure provision of the cycle parking spaces.

Main issue 3: Landscaping and open space

43. Key policies and NPPF paragraphs – DM3, DM6, DM7, JCS1, JCS2, NPPF paragraphs 9, 17, 56, 58 and 69.
44. The site has varied landscape characteristics with frontage trees as part of landscape continuity along Bluebell Road; open ground with trees and other shrub planting which is part of the previous planting put in place with the school; Cow Drive which is a roadway from Bluebell Road up to the entrance to the site in the south-west corner, then changing to pedestrian/cycle route lined with hedgerow and trees; and Blackdale Plantation along the north-west side of the site which is an established woodland area. Landscape setting is an important feature throughout the Campus and with this development mitigation/replacement planting has been proposed. This has potential to provide for further site links and enhancements

through site landscaping. Important landscape elements to retain and enhance are: a sense of screening from residential areas; woodland character and access; and a softening of the east end of Cow Drive.

45. Landscaping has been kept relatively simple and informal landscaping ties in with the exiting landscaping characters within this area. This involves a focus on trees (some being heavy standards); woodland enhancement; use of native species hedgerows; reinforced boundaries; safe and interesting access and circulation routes; defensive hedge planting to ground floor windows; and a woodland management plan and public access strategy. As well as softer enhancements of the main character areas, the development also includes gabion bin stores and seating and overall creates strong architectural form reintroducing “grid” elements to the formal landscape spaces, using established design features of other residences and providing movement lines through the area. The scheme also proposes a sedum roof to the community building to give interest, along with tree planting, when viewed from above.
46. The Plantation itself at the present time has provided for access for educational purposes for both the nearby nursery and Academy to the north. The UEA has been encouraged to build on these activities and to discuss options with these user groups for improved access to shared woodland educational space. Enhancements to Cow Drive to remove the roadway from Bluebell Road to the Blackdale entrance and resurfacing of this area for pedestrian and cycle movement only will help to secure an improved and more attractive pedestrian and cycle route within this area as with the west end of Cow Drive. Reinforced hedgerow planting is also proposed to improve the rural lane effect of the route. Some minor revisions have been made during application discussions to improve interest within the courtyard spaces, increase pathways and to create more movement through the site edges and corner of the Plantation.
47. The proposal as now submitted is a well-considered and acceptable scheme and provides a good level of detail for the master-plan approach to the area. A condition is suggested requiring details of landscape planting, implementation programme, written specifications and a landscape management plan. It is also suggested that a plan is submitted at the detail stage showing below ground works along with any replacement planting to show how water catchment will work in relation to landscape management. Details of hard surface materials and biodiversity enhancements e.g. nesting boxes are also required by condition.

Main issue 4: Trees

48. Key policies and NPPF paragraphs – DM3, DM6, DM7, JCS1, JCS2, NPPF paragraphs 109 and 118.
49. Tree assessment has been undertaken and all trees categorised to show their health and future amenity potential. The University have moved to remove trees in parts of the site to avoid the bird nesting season and prior to determination of this application. This includes trees previously identified as diseased or having little amenity value for the area. Whilst not helpful none of the trees removed are covered by a protection order and therefore the University were able to remove the trees without further permission. In terms of those remaining on site there are still attractive trees and groups which are to be retained and enhanced.

50. The physical position of the buildings has been discussed in terms of tree protection and works methods and an indicative schedule of replacement trees provided. The opening up of tarmac surfaces around trees at the edge of the plantation will improve site conditions for tree growth and future health. Discussion has also taken place for new large tree planting as a supplement to those to be removed close to the Plantation and Cow Drive. The condition to secure a detailed landscape scheme mentioned above will seek tree planting as a significant element of landscaping is provided to ensure that tree specimens replanted are of suitable size and variety to quickly re-establish Cow Drive character and Plantation edge.
51. Early discussion and assessment on phase 2 construction provided opportunity to ensure that vehicles and crane systems can access the site and be positioned to allow construction of the rear taller blocks. Works on site should not have tree impacts and construction exclusion zones during works should prevent impacts on their root protection areas. Conditions are suggested to ensure compliance with the submitted AIA, tree protection plan and additional method statements submitted in support of the application. Initial site meeting and an auditable system of arboricultural site supervision and inspection is also suggested as a condition which should inform on-site works and ensure appropriate forms of protective fencing and on-site controls are being provided. The condition element for phase 2 works will include option to require additional method statements should site circumstances change in the interim period following initial commencement.

Main issue 5: Biodiversity

52. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 109 and 118.
53. The ecological survey indicates that the site is of some ecological value and supports protected species or planting of interest, mainly within the Plantation area and possibly along site edges with Cow Drive. Within the tree areas main interest is primarily bat species and other evidence is presented in terms of nesting birds, hedgehog, fox, muntjac and grey squirrel. The County Council initially questioned whether the initial survey information fully recorded the presence and impacts on bat species within the Plantation. Norfolk Wildlife Services on behalf of the applicant have provided updated survey and impact information on protected bat species.
54. Within the recent past the LPA have encouraged the Sportspark as part of their development proposals to add bat nesting boxes within the Plantation area. Such actions here and elsewhere on campus have helped improve the ecological value of the campus. Recommendations have been made within the ecological and landscape statements with the application for mitigation, monitoring and enhancements.
55. Site enhancements through, for example, suitable planting of landscape areas has been assessed. Some information in terms of landscape improvements to the site has been provided. Improvements include native hedgerow and shrub planting; tree planting along Cow Drive to improve connectivity for bats; attenuation ponds and swales along the east boundary of the Plantation; bat access points or boxes and bird nesting boxes incorporated into the building; and a management plan for the Plantation.
56. Conditions are suggested to ensure suitable landscaping proposals to enhance spaces and biodiversity within the campus. Light spill might impact on habitat and

could create issues for bat species foraging and nesting within the Plantation area. Further conditions are suggested for information on any site lighting to be used and for site monitoring which should build in options to change light emission levels from external lighting or from buildings. It is considered having regard to the earlier and additional ecological statements and additional details on habitat and landscaping, biodiversity issues can be addressed satisfactorily, that the scheme complies with existing policy and guidance and conditions imposed to provide potential for post construction mitigation measures.

Main issue 6: Design

57. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56, 58 and 60-66.
58. The development is proposed for an underused educational area which now forms part of the campus. The area has been identified for more intensive development through the DFS and SA Plan. The existing residences to the south were subject to assessment under the 'East Development Masterplan' and have been laid out with strong linear forms. An important aspect of the new development is how new buildings can successfully integrate into the surrounding context/'neighbourhood'. The proposals have been discussed at length at pre-application, and have been subject to a process of public consultation.
59. The site has some constraints in terms of its width and change in character from heavy woodland to open space linking with the City Academy site to the north. Building footprints and areas of the phase 1 landscaping are defined by a continuation of the Lasdun "grid" layout which draws the central core of the campus through into the site via the "grid" as defined by the INTO and medical buildings and roadways/landscaping to the south off University Drive. A strong set of buildings in this location is advantageous, and to some extent will help to 'draw' the residences back towards the centre of the campus. The building layout also acts to close off the east boundary and formalise this space within the "grid pattern".
60. To the north of the buildings are relatively large open spaces and block B will assist in providing 'enclosure', as it will form the backdrop to a significant expanse of open space currently enclosed only to the south by elements of the tall INTO building. The depth of the buildings is consistent with the existing residences, with the typical 'dual aspect with corridor' residence plan-form. The heights of the blocks are stepped to both minimise any visual impact on Bluebell Road but also to lead viewpoints into the backdrop of the very large trees within the Plantation and also to the existing taller INTO building which helps reinforce that particular connection into the campus. Stepping and angling of buildings also helps to form an improved relationship to the open space to the north and Cow Drive to the south. To varying extents landscaping is also proposed to frame buildings, such as building ends close to Bluebell Road, and to expand established landscaping features such as Cow Drive and the Plantation which will help enhance the landscape setting of the development.
61. The design has been developed in line with the design features, stepped levels, coloured entrances and roof top plant to create legibility in the built form of the area. In terms of the articulation of the building and interaction with surrounding spaces this has been successfully achieved and spaces broken up by contrasting materials to the main "stone" form and corner details and colour added to turn corners and

create focal points such as that outward looking element to Bluebell Road. Use of materials and bay and window detail also helps ease the potential blockiness of the building forms.

62. On the opposite side of the Bluebell Road to the east is two storey housing with an estate of post-war brick houses behind and to the south. The proposed buildings are in total taller than adjacent buildings, and as such an approach has been taken to break the form so that it relates to the surrounding context as discussed above. In terms of views from the residential area outside the campus to the east, the building will be set back at some distance from the site boundary and will be mostly viewed behind a tree belt. Some concern was expressed about bringing tall buildings close to the east boundary and this has been successfully overcome by reducing heights; setting the end blocks back and by detailing and revealing the end of the blocks so that block A forms the focal point for the end of the Avenues and other parts are screened.
63. The central building has been treated as an independent entity with design, proportion and materials to provide a contrast to the residences but also a focus for the community use of the building within the main courtyard. The gold colour and shapes will give some added legibility to the building, making it more of a landmark, which is appropriate considering that it has a functional use for the surrounding residences and can be used as a social space/café for residences and community.
64. The statement accompanying the application explains and justifies design decisions taken, for instance in terms of scale, landscaping, materials and the campus context and the scheme is considered to provide an acceptable enhancement of this part of the campus. Subtle changes in materials can make a significant difference in how the buildings will successfully integrate and materials have been agreed for aspects of the design. In general the colours and materials palette will fit in with of the other residences and main teaching buildings on campus. The buildings as now proposed should help to build a successful relationship with the earlier phases of development.

Main issue 7: Heritage

65. Key policies and NPPF paragraphs – DM6, DM7, DM9, JCS1, NPPF paragraphs 128-141.
66. There are several listed buildings on the campus, but these are located some distance away to the west, and it is considered that their setting will be unaffected. The buildings C and D might be visible from the higher levels of the library and teaching wall but with earlier reviews of taller buildings information has been provided to suggest that buildings would blend into the rooftop landscape when viewed from these listed buildings. The extension of block B as part of phase 2 development, in replicating the sense of form created by the main teaching wall on campus, will also act to reinforce the character and design connectivity of this block.
67. Blackdale plantation is likely to have existed in some form for over 200 years. This links onto the north side of Cow Drive which again is an established landscape feature within the area. Both are worthy of protection and enhancement due to their contribution to amenity and biodiversity within the area. As mentioned within issue 3 above the scheme involves protection of trees within both areas and a scheme of

enhancements. The scheme therefore provides benefits in enhancing the heritage assets of the area.

Main issue 8: Amenity

68. Key policies and NPPF paragraphs – DM2, DM11, JCS2, NPPF paragraphs 9 and 17.
69. The scheme is primarily for new student residences close to areas of other student residences and communal facilities on the east side of the Campus. This area will serve existing students on Campus and will be managed as a Campus facility. Included within the main central courtyard area is a smaller building containing launderette, facilities hub and café provided as a communal space for student and resident use/activities. The layout provides for suitable size of accommodation spaces and with some rooms at ground floor as accommodation for use by disabled students. The new accommodation is therefore of a suitable design and complimentary to other activities in this area.
70. The units open onto shared communal external spaces within the development and layout provides links to adjoining campus land. The scheme will build on and also enhance the links into the Plantation to the west and Cow Drive to the south of the site and retain and enhance trees and planting within the site. Through careful design of site links and enclosed courtyard spaces the scheme is unlikely to lead to local disturbance. The provision of planting and design features within the site will also enhance the amenity and outlook for students occupying this area. The building design and layout has regard to adjoining student residences and to housing beyond the Campus boundary. Organisation of rooms and distances between buildings is such that there will be no significant issue of overlooking. The north side of block B which faces the adjacent playing field has also been designed to avoid any direct overlooking of the field from student rooms. A noise assessment has been undertaken of road traffic noise along Bluebell Road/The Avenues which indicates that no noise impacts or additional insulation is required to student rooms close to Bluebell Road.
71. Shadow calculations have been undertaken and whilst there is some impact within the residences area this is considered to be of limited impact to student amenity. Given the distance of the building to the site boundary there will be no significant loss of light to nearby properties. The east end of both building A and B wings are designed to be lower and the buildings are stepped in height to produce both an interesting design and to drop down to address a bridge between lower buildings at the adjacent medical centre/nursery and importantly the more domestic scale housing along the east side of Bluebell Road. The proposals work well with reference to their relationship with adjacent properties and subject to conditions on landscape, materials and joinery it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of setting, overlooking or overshadowing.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

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

Flood Risk and drainage

74. The development reduces the potential impermeable area of the site when compared to existing site layout. A flood risk assessment has been supplied to show how the proposal will impact on the site and surrounding area. Given potential drainage capacity issues for the campus and that chalk ground conditions are unlikely to be conducive to high intensity infiltration, without appropriate surface water drainage the site could be at risk of on-site flooding. Soakaways or other infiltration systems should also only be used in areas on site where they will not present a risk to groundwater.
75. The preferred method of disposal is to connect to the existing surface water pipe network running to existing site connections. Given that there is limited capacity to accept direct flow to the SW system flood attenuation proposals are suggested to incorporate below ground geo-cellular storage tanks and hydro-brake to cope with critical storm events plus climate change without any surcharging of the network or for infrequent rainwater events causing flooding risks to the surrounding area and network. Use of permeable paving areas and isolated smaller capture/soakaway measures within landscape features are also incorporated into the design solution. The release of contaminants would be controlled through design of wrap to the geo-cellular system and conditions on contamination remediation and verification. Incorporation of pollution capture measures within the drainage system are also proposed for surface oils etc. There is likely to be unrestricted discharge to the mains sewer for foul water and proposals have been discussed with Anglian Water.

Lighting and CCTV

76. Certain design methodologies are proposed within the scheme to ensure a safe environment for users of this part of the Campus. Given the location of the site there are not considered to be impacts on adjoining users or residents arising from use of lighting or CCTV. However to ensure control over the installation of such systems to avoid any visual amenity, ecology or external design issues conditions are suggested requiring submission of details for such equipment.

Noise and Plant and Machinery

77. In terms of construction phases an informative is suggested for the permission in relation to considerate construction. Equipment to be used with the building should be housed within plant rooms in the building form. However to ensure control over the installation of extract systems and plant and machinery to avoid any amenity or external design issues conditions are suggested requiring submission of details for such equipment. Other amenity impacts are discussed above.

Renewable Energy and Energy Efficiency

78. The scheme provides for a number of measures aimed at managing solar warming benefits and improved performance of the building envelope to reduce heat and light demand from non-renewable sources. The building design has been assessed in relation to baseline data on energy usage. Low Zero Carbon (LZC) technologies are already in use on the Campus and include the biomass energy centre (BEC) which provides gas fired combined heat and power (CHP) and biomass CHP. The heat generated from the BEC serves the district heating system (DHS) which distributes heated water below ground to provide heating and hot water for buildings around the Campus. The preferred option is to connect to the DHS served by the BEC which is considered to be LZC technology.
79. Energy for space heating, hot water and electrical use will be provided this way and an estimate of energy from LZC technology is calculated as providing 90% renewable energy contribution to heating which including electricity usage would give 40% (for the central building) and between 46.5% to 51.3% (for residences blocks) of the baseline energy assessment requirement and as such would be acceptable.
80. A by-product of the heat generation is electrical generation and submitted information suggests that system characteristics would provide 0.6kW/h for every 1 kWh of heat generated. This is described as “free” electricity which could add to the LZC contributions to energy demand and figures of between 64.4% and 82.1% of energy requirement is suggested as being achievable dependant on which building is being assessed. It would therefore be reasonable to impose a condition requiring the scheme to be connected to the DHS and BEC to meet the policy requirements for on-site energy production. In addition the submissions indicate that further use of PV's on building roofs is being considered to enhance overall energy use use for this area and other parts of the Campus.

Site Contamination and Remediation

81. This proposal is on an area of land historically used as part of Earlham Hall farm and more recently at the periphery of the golf course created within the area. From the 1960's/70's educational buildings and operations have occupied the area. The proposed development and use is not an overly sensitive one and the development

would appear to pose a moderate to low risk to users of the site and to controlled waters. It is not envisaged that any significant pollutant linkages exist on this site. The Environment Agency (EA) has advised on contamination issues and aquifer information for the area and proposed a number of conditions related to contamination and piling works to protect groundwater sources. This position has been confirmed by pollution control officers in terms of protection of human health.

82. Following discussion further site investigation documentation has been supplied with the application to seek to agree remediation strategies and limit potential conditions for the development. However, the developer should address risks including those to controlled waters from any potential contamination at the site. At time of writing the EA had not provided a written update to their earlier comments and conditions to address any piling, contamination remediation and verification including imported soil are still suggested.

Sustainable Construction

83. The UEA as an organisation are committed to carbon reduction targets and principles of sustainable design and operation of its new buildings. It has environmental policies and carbon reduction plans in place to support these aims. The scheme is described as being built to a BREEAM excellent standard.
84. The building aims at achieving 25kWh/m²/annum for heating and internal room temperatures limited to not exceed 28°C (living rooms) and 26°C (bedrooms) for more than 1% of the year. This compares favourably to Passivhaus (PH) principles of 25°C for more than 10% of the occupied period. The scheme is also proposing a range of measures including – high insulation levels and air tightness of construction (70% higher than 2013 Building Regulations requirements), fresh air supply to minimise overheating plus mechanical supply of fresh air to circulation areas to maintain equilibrium of air volume and good internal environmental conditions.
85. The agent is also investigating building management systems for monitoring all plant within the building, use of heating controls and efficient lighting with time, photocell and PIR controls. Window areas optimise natural daylight and ventilation and offer suitable daylight factors for use of the building. Use of brise soliel will also help limit solar heat gain. Other specific construction measures to reduce CO₂ impacts could also include local sourcing of materials or as being within procurement best practice, recycling and reducing site waste.

Temporary Construction Site Access

86. Potential access options were considered as part of the pre-application process and a desire expressed that the end of Cow Drive should become closed to vehicular traffic on both a short term and permanent basis. The submitted scheme to close and create a new crossing to Cow Drive via University Drive and INTO roadway is considered the safest alternative for construction access. Following initial submission and consultation the agent was asked to provide additional explanation of the method of operation for the access to enable further assessment of local impacts. A safety audit has also been undertaken and designs worked up to show how temporary changes to the highway can be undertaken to retain cycle and pedestrian access along Cow Drive whilst works are taking place.

87. There is always a need when undertaking a substantial development to achieve adequate access, and whilst this temporary arrangement does result in local impacts on pedestrians and cyclists such facilities are routinely suspended to allow for development and redevelopment. The design of access has been assessed and turning movements drawn up to show that vehicles can enter and leave the site safely. Barriers are also to be put in place to minimise conflict with large vehicles, cars using the Blackdale building, pedestrians and cyclist. Proposals are also put forward for use of banksman to manage the crossing throughout the working day. Layout of the area and management of crossings should adequately response to any concerns on safety. It is suggested that management and layout are subject to a condition to ensure controlled access for both phases of development.

Unexploded Ordnance (UXO)

88. Assessment for the presence of air-dropped UXO or for specific defence related use of the property has been provided with the application. Such devices can have implications for site contamination and site safety. Survey information and aerial photograph show that the risk from UXO is low and the submitted BAE report recommends that no special measures are necessary to mitigate the risk of the discovery of UXO's but do give general guidance for site practice. By way of informative it is suggested that the report's recommendations are noted and followed by the groundwork contractors whilst on site.

Water Conservation

89. The building is being assessed in terms of methods of conserving and re-using water and is being designed to BREEAM standards. The scheme aims to limit water usage by incorporating water saving facilities such as: low flush WC cisterns; low flow taps and showers or flow restrictors; leak detection on water systems; grey water recycling etc. The development would appear to meet appropriate levels of water usage as promoted by JCS policy 3 and a condition is suggested to ensure such facilities are incorporated into the scheme.

Equalities and diversity issues

90. There are no significant equality or diversity issues. The scheme provides for accessible student rooms, 9 person lifts in each core enabling wheelchair access to all floors and also proposes 4 specific wheel-chair accessible bedrooms at ground floor. The supporting documents also show the intention of providing fully inclusive access and the design has been developed to give level access into the new building including entrance to corridors and flat entry doors. It is understood that generally areas will be designed to meet the latest Building Regulations - Part 'M'. It is considered that the development is unlikely to result in any detriment to people with disabilities.
91. The proposal will result in the change of educational facilities on the site, which is likely to have an impact on a range of age groups using the Campus, but adds benefits of providing for more on-site student accommodation to meet existing and future demand. The proposal also includes other new communal facilities which again are likely to be of particular benefit across the population spectrum. The scheme is designed using existing accommodation layout designs which appear to have worked for the University and for user groups involved in developing the scheme. In this instance, therefore, it is considered that the proposal would not

have an unacceptable impact on people of a particular age group within the community.

S106 Obligations

92. The agent has agreed to a condition for the developer to carry out works to agreed standards within the adopted highway to remove/modify the vehicle junction at Bluebell Road/Cow Drive that are required as part of the applications access strategy. A S106 agreement would therefore not be required in this instance. In addition given the programmed works within the area to improve campus accessibility generally, it would not be appropriate to seek monies through a S106 agreement to fund other localised bus or cycle improvements which are to address impacts caused within the area that are not directly related to the application scheme.

Local finance considerations

93. 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.
94. 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. In this case local finance considerations are not considered to be material to the case.

Conclusion

95. It is considered that the redevelopment of the site for the erection of new student residences incorporating student community facilities is acceptable in principle. The proposal would result in an appropriate form of development that would further enhance educational facilities at the University of East Anglia. Subject to conditions, the proposal is considered to be an appropriate use for this site and is guided by the masterplan for the Campus and adopted policies. The site is part of an existing Campus and through travel planning and sustainable transport improvements historically is in an accessible location for student and other group use. The nature of the precise uses proposed would complement the surrounding area without giving rise to disturbance to properties beyond the Campus boundary and which are within a predominantly residential area.
96. The design and layout is considered acceptable and provides for adequate replacement landscaping, biodiversity enhancement and tree protection measures and would be unlikely to cause detriment to the visual amenity of the area or heritage and amenity assets within the Campus. The temporary access and measures to limit car parking and to provide for alternative modes of sustainable transport are considered suitable. Cycle parking and service provision is appropriate to meet the needs of the proposal and Campus arrangements. Subject to the suggested integration into the UEA travel plan the development is unlikely to result in adverse impact on the adjoining highway network. The development is therefore considered to meet the NPPF, policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011, policies of the DM Plan and SA

Plan and all other material considerations, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

For the reasons outline above the recommendation is to approve the application subject to the conditions listed below:

1. Standard time limit/commencement;
2. Phasing and In accord with plans and details;
3. Control on use shop/office/laundrette only;
4. Details of external materials/features – soffits/cappings, external louvers, manifestations and obscure glazing;
5. Details phase 1 or phase 2 of external lighting, CCTV systems;
6. Provision/retention/details layout bin stores and bicycle parking/storage phase 1 or phase 2;
7. Compliance construction access and access management phase 1 or phase 2;
8. Timing for Cow Drive/Bluebell Road vehicle access barrier installation phase 1;
9. Detail of Bluebell Road junction design phase 1;
10. Timing of final Cow Drive works phase 1;
11. Arboricultural site meeting phase 1 or phase 2;
12. Details of additional phase 1 or phase 2 AMS;
13. Works in accord with AIA and further details phase 1 or phase 2;
14. Retention tree protection and no changes within areas phase 1 or phase 2;
15. Details landscaping phase 1 or phase 2 including management of the Plantation and community access to the Plantation and wider site; biodiversity enhancements, tree replacement, sedum roof, site features/water capture features, hard surfacing materials to courtyards, paths and access areas, implementation programme, planting schedules and landscape maintenance;
16. Details of protected species monitoring phase 1 or phase 2;
17. Details of identified site/area improvements following monitoring;
18. Energy provision to link to Campus LZC technologies phase 1 or phase 2;
19. Details water conservation measures phase 1 or phase 2;
20. Details of surface water drainage features and connections;
21. Details of contamination remediation phase 1 or phase 2;
22. Details of contamination verification phase 1 or phase 2;
23. Details long term monitoring of contamination remediation;
24. No infiltration of surface water;
25. Details of piling;
26. Details of imported topsoil phase 1 or phase 2;
27. Stop if unknown contamination is found phase 1 or phase 2;
28. Details of any plant and machinery phase 1 or phase 2;
29. Details of any fume extraction system phase 1 or phase 2.

Informatives

1. Considerate constructors.
2. Asbestos.
3. Works on highway accord with Highways Act.
4. Site clearance and consideration of wildlife.
5. UXO (unexplained ordinance)
6. AW informative
7. EA informative

8. Fire Officer informative

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 and application stage the application has been approved subject to appropriate conditions and for the reasons outlined within the committee report for the application.

Report to Planning applications committee

Item

14 May 2015

Report of Head of planning services

Subject Application no 04/00605/F - St. Anne's Wharf, King Street, Norwich

4(B)

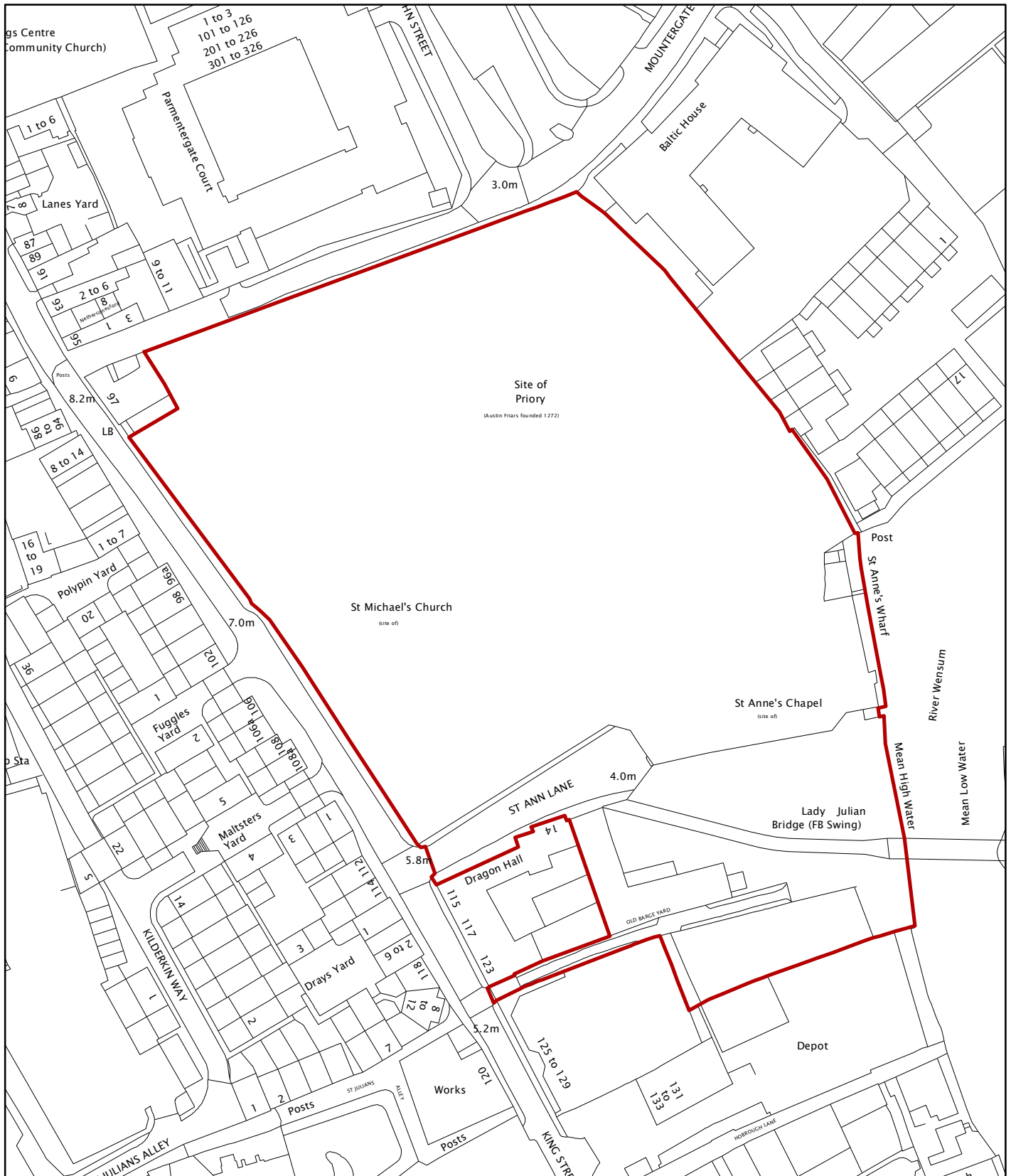
Reason for referral Amendment to S106 Planning Obligation requirements

Applicant Orbit Homes (2020) Limited

Ward:	Thorpe Hamlet
Case officer:	Tracy Armitage - tracyarmitage@norwich.gov.uk

Development proposal
Variation of S106 Obligation in relation to application ref: 04/00605/F (approved - 16 March 2006) for the following development: The demolition of existing buildings to slab level and the development of the following mixes; <ul style="list-style-type: none">• 437 residential units ,2128 sq m of A1,A2 , A3 and D2 uses(max.2000 sq m A1);• the provision of 305 car parking spaces;• riverside walkway;• public open space and hard and soft landscaping including external lighting , seating, bollards, walkways, cycle paths, steps and ramps, internal access roads, delivery bays, boundary enclosure;• new vehicle and pedestrian and cycle access points, alteration of existing access points and associated infrastructure works.

Main issues	Key considerations
S106 Obligation	Whether the changes allow for the full obligation requirements secured in 2006 to be delivered by the development
Recommendation	Approve changes to the S106 Obligation, following the granting of planning permission and listed building consent for works to Howard House



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Planning Application No 04/00605/F

Site Address St Anne's Wharf, King Street

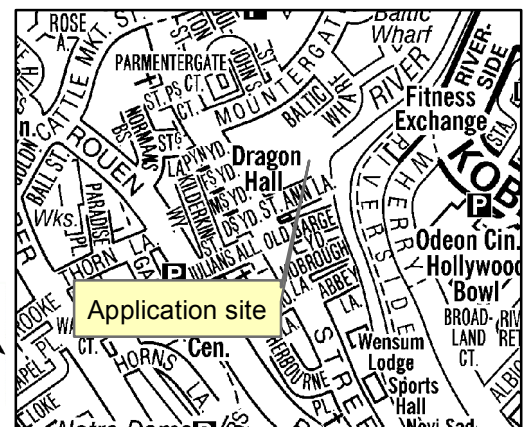
Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

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The Site, background and Proposal

1. St Anne's Wharf is a 2.07 hectare site with boundaries fronting onto King Street, Mountergate and the River Wensum. The site was last used by Grand Metropolitan as a brewery distribution depot up until 1992 and a concrete batching plant, by RMC Group Plc until November 2002. Since that date the land has been identified as a strategic brownfield regeneration site and currently forms a highly visible derelict site within the South city centre regeneration area. Planning permission (ref: 2004 /00605/F) was approved in March 2006 for the comprehensive redevelopment of the site subject to planning conditions and a S106 Obligation.
2. The committee report as well as the signed S106 Obligations are available at the link below by entering reference 04/00605/F
<http://www.norwich.gov.uk/Planning/Pages/PublicAccess.aspx>
3. City Living and Anglia Projects & Development commenced development of the approved scheme in early 2009. At that time buildings on the site were demolished, extensive works to remediate contamination was undertaken and the bridge (Lady Julian) was constructed with the assistance of public funding. Subsequently work on site ceased when the developers went into administration and ownership of the site transferred to the administrators/bank. Following a prolonged period of marketing the site was sold to Orbit Homes Ltd in November 2014.
4. The new owners intend to re-start work on building out the approved development scheme. The Section 106 Obligation which forms part of the planning approval requires updating to reflect current circumstances and the developers revised phasing plans. Revisions to the S106 require the formal agreement of Norwich City Council, as Local Planning Authority and a signatory of the original legal agreement.

Assessment of planning considerations

Relevant development plan policies

5. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS11 Norwich city centre
6. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM8 Planning effectively for open space and recreation
 - DM9 Safeguarding Norwich's heritage
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

- DM33 Planning obligations and development viability
7. **Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**
- CC6 St Anne's Wharf and adjoining land

Other material considerations

8. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF12 Conserving and enhancing the historic environment
9. Supplementary Planning Documents (SPD)
- Affordable housing SPD adopted March 2015

Variation of Planning Obligations Revised Phasing Plan

10. In 2006 the developers indicated that they would construct the development in two large phases (Phase 1 and 2). In 2009 a Deed of Variation agreed a revised phasing plan – this identified seven phases (1, 2A, 2B, 3, 4, 5, 6). The new owners have indicated that they intend to construct the development in seven phases but in a revised sequence to that currently approved. The table below indicates the revised sequence.

Agreed phasing	Proposed phasing
1 Riverside embankment and footbridge abutment	1 This phase is complete
2A Podium construction	2A Podium construction
2B Mountergate sector (NE)	2B Mountergate sector (NE)
3 Mountergate (NE) King St (N) sector	3 Riverside sector
4 King Street (S) sector	4 Mountergate (NE) King St (N) sector
5 Old Barge yard sector	5 King Street (S) sector
6 Riverside sector	6 Old Barge yard sector

11. The revised sequence allows for the construction operations and associated traffic to be efficiently managed and for each completed phase to be effectively occupied. These revised arrangements are considered to be acceptable.

Revised Obligations

12. The table below summaries the existing Obligation requirements and proposed changes. An explanation for each change is provided.

Obligation	Existing requirement		Proposed change	
Public open space	Phased payments to Norwich City Council for public open space improvements (within city centre): <ul style="list-style-type: none"> - Play space capital contribution £144,960 - Play space maintenance contribution £144,960 - Open space capital contribution £ 87,375 - Open space maintenance contribution £ 87,375 		Simplify payment structure to amalgamate sums. Expenditure within city centre. Allow 5 years from receipt of last payment for expenditure on capital works/ 15 years for maintenance. Allow flexibility for Norwich City Council to agree expenditure (a proportion) on-site to deliver substantially enhanced on-site public open space provision.	
Commercial unit restriction	Not to use any of the commercial units for any other purpose unless a lack of demand is demonstrated		No change	
Permissive/ pedestrian routes	Maintain and allow pedestrian access		No change	
Bridge contribution	Various provisions subject to Deed of Variation in 2009		These obligations have been fully discharged	
Highway works	Works	Timescale	Works	Timescale
	Construct Old Barge Yard and St Anne's Lane improvements	Prior to occupation of any Free Market Dwelling in phase 2 (original phasing plan)	Construct Old Barge Yard, St Anne's Lane improvements and complete 2 nd section of the riverside walk	Prior to occupation of any Free Market Dwelling in phase 6
	Construct King Street improvements and Riverside Walk	Prior to occupation of 300 th free market dwelling	Construct King Street improvements	Prior to occupation of any Free Market Dwelling in phase 5

Obligation	Existing requirement		Proposed change	
	Construct East Street	Prior to substantial completion of the development	Construct East Street and 1 st section of riverside walk	Prior to occupation of any Free Market Dwelling in phase 4
Howard House	To complete the Howard House Works in accordance with the Howard House permissions before completion of Phase 1 of the Development (original phasing)		Howard House permissions referred to in the S106 have expired. Applications 15/00479/F and 15/00480/L have now been received. To complete the Howard House works in accordance with Howard House new permissions before the occupation of any dwelling in Phase 2B	
Affordable Housing	Provision of on-site affordable housing – 41 dwellings These are identified in Part 1 of schedule 10 In the event of grant funding an additional 16 units (identified in Part 2 of schedule 10)		Deletion of reference to additional 16 units - Government grant funding for affordable housing is no longer available Insertion of new part 1 schedule - reflecting a change in the location of one of the affordable units	

Howard House

13. A key requirement of the S106 is for the development to include works to Howard House - a grade II* listed building located in the North-West corner of the site. Howard House is an important architectural and historic building which is currently in a very poor condition, having been vacant for a substantial number of years and been subject to a period of rapid deterioration associated with water ingress. In recent years the condition of the building has been stabilised through the installation of supporting scaffolding and a temporary protective roof. Securing substantial remedial works to Howard House and the conservation and restoration of significant features of the building is a key objective. The current S106 Obligation requires 'approved works' to Howard House to be completed prior to completion of phase 1 (original phasing) of the development. The 'approved works' are described as being in accordance with applications 2003/0132/F and 2003/0133/L.
14. The 2003 permissions for Howard House expired in 2010. The new owners of the site have submitted replacement applications for works to Howard House in order that this planning obligation requirement can be met. These applications (15/00479/F and 15/00480/L) include;
 - Demolition of modern extensions - dating from the 20th century

- Works to make the premises structurally sound and watertight: replacement roof timbers; restore roof cover; strengthening of purlins and rafters; provision of lateral restraint straps to floors and ceilings; stitching of external walls and cracks – use of steel Helibars
- Restoration of original internal fabric and features: including 16C staircase, floors, walls, panelling, ceilings and plaster work
- External landscaping

15. At the time of writing of this report these applications are being assessed and it is likely that revised plans will be necessary to ensure that the works secure and preserve features of special architectural or historic interest of the listed building and facilitate the building being used for office use purposes. These plans once approved will constitute the works that will need to be completed prior to the occupation of any dwelling in phase 2B – Phase 2B being the first phase in which dwellings are constructed. Bearing in mind the length of time that will be necessary to carry out the specialist works to Howard House, this timescale is considered reasonable and satisfactory.

Equalities and diversity issues

16. There are no significant equality or diversity issues.

Conclusion

17. The proposed amendments to the S106 Obligation are considered necessary to ensure that the full obligations are met in a timely manner as the development is constructed. Importantly the restoration of Howard House a grade II * listed building, currently on the Buildings at Risk Register and the delivery of affordable housing are secured in the early phases of the development. Where flexibility has been introduced in relation to open space and play, this is considered acceptable and will allow for improvements to both the quality and quantity of provision within this part of the city centre.

RECOMMENDATIONS

To approve changes to the S106 agreement relating to planning reference no 2004/00605/F (St Anne's Wharf, King Street, Norwich) following the granting of planning permission and listed building consent for works to Howard House.

PHASING LEGEND

Site hoarding

Phase 2A (podium)

Phase 2B

Phase 3

Phase 4

Phase 5

Phase 6

Materials storage

304 units

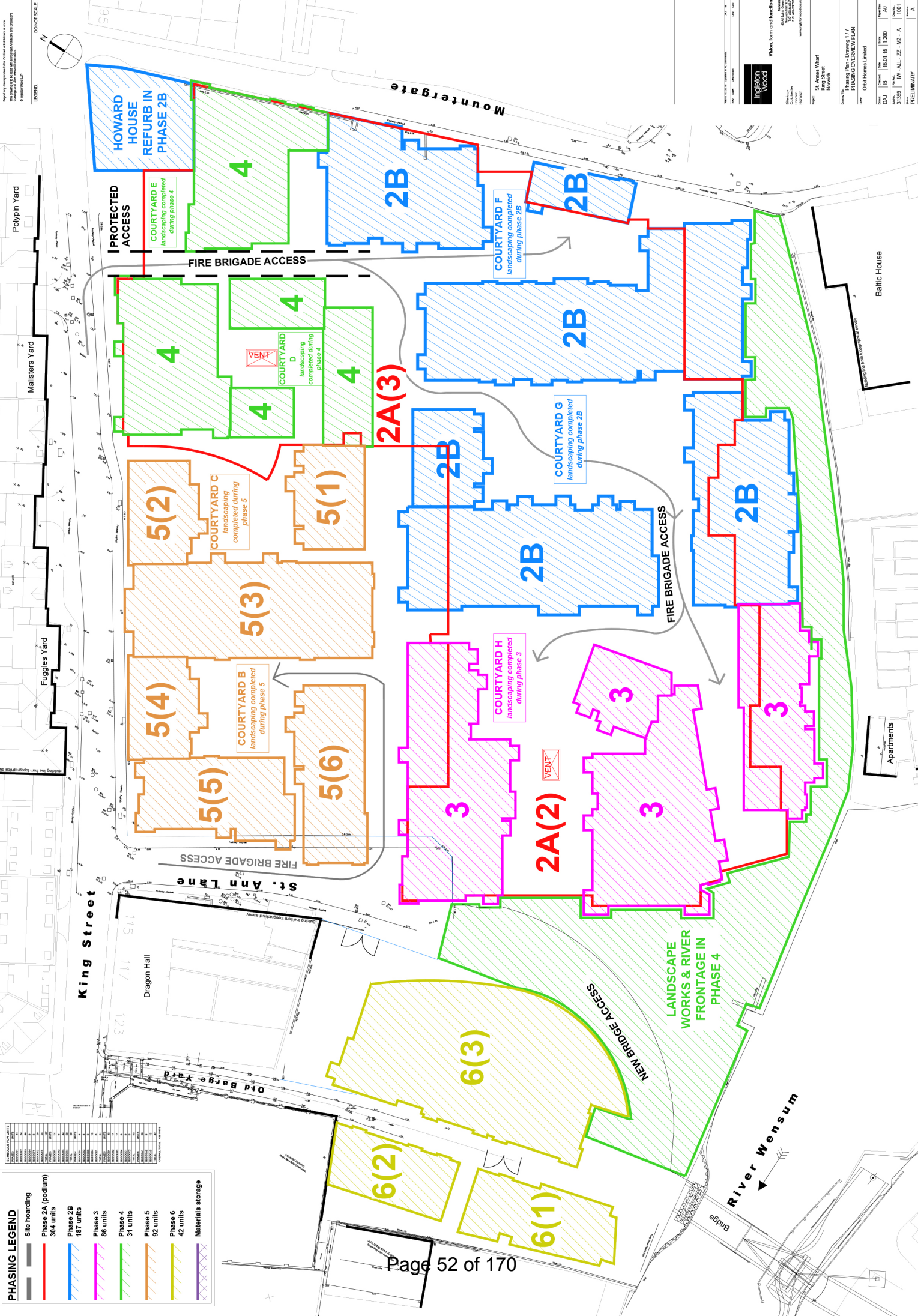
187 units

86 units

31 units

92 units

42 units



Report to Planning applications committee

Item

14 May 2015

Report of Head of planning services

Subject Application no 15/00464/VC - Land Adjacent to Novi Sad Bridge, Wherry Road, Norwich

4 (C)

Reason for referral Objection

Applicant Grafik Architecture

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

Development proposal		
Amendments to approved plans by variation of condition 2 of permission 11/02236/F.		
Representations		
Object	Comment	Support
4		

Main issues	Key considerations
1 Design and heritage	Increased mass; impact on conservation area
2 Amenity	Overshadowing, overlooking, loss of outlook and daylight; occupier amenity
3 Transportation	Cycle storage
Expiry date	24 June 2015
Recommendation	Approve

The site and surroundings

1. In February 2013 planning permission was granted (11/02236/F – see appended committee report for a full site description) for the redevelopment of the site with a single block of 66 units comprising 60 two bed flats and 6 one bed flats with vehicle access from Wherry Road into a ground floor car, cycle and refuse parking/stores. In October 2014 members agreed changes to the S106 agreement to remove the overage clause in exchange for an additional affordable unit on site, taking the total of on-site affordable units to six. The review mechanism was retained and as the extant permission was implemented on 11 July 2014, occupation will need to take place within 30 months of that date to avoid a further review of viability.

Constraints

2. The site is not within a conservation area but is adjacent to the City Centre conservation area which covers the west/south side of the river but also the Riverside Walk between the site and the river. On the opposite side of the river from the site there are a number of locally and statutory listed buildings such as Spooners Wharf (locally listed) and the City Flour Mill buildings, Ferry Boat Public House and 213 King Street (all grade II).
3. As part of the adopted local plan the 0.23 hectare site is allocated (CC12) for housing development at a minimum of 65 dwellings with other uses also being acceptable, including office, leisure uses or hotel development. It is required that the design of the development should enhance the river gateway to the city centre.
4. The entire site is within flood zone 2.

Relevant planning history

5. See paragraph 1 above

The proposal

6. The applicant seeks to vary condition 2 and amend the approved plans. The scheme remains broadly the same with the main changes being:
 - The replacement of the two bedroom ground floor room with a plant room (relocated from the seventh floor) and rentable storage units;
 - On the north west corner on the sixth floor the introduction of a two bedroom flat on the sixth floor with terrace.
 - Several external internal and external alterations including:
 - repositioning of internal cycle and refuse stores;
 - removal of projecting stairwell on south eastern elevation (facing leisure centre) adjacent to the river and removal of setback windows on floors four and five above this;
 - removal of balconies on the same elevation adjacent to Wherry Road and replacement with vertical line of windows;

- slight enlargement in size of triple row of tall windows on the north east (Wherry Road) elevation;

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	66 (unchanged)
No. of affordable dwellings	6 (unchanged)
No. of storeys	7
Max. dimensions	22m high
Density	287 dwellings per hectare (unchanged)
Appearance	
Materials	Various colour renders (majority white), various coloured cement panels, black brick.
Energy and resource efficiency measures	As per paragraph 41 of appended report.
Transport matters	
Vehicular access	Wherry Road
No of car parking spaces	60 (53 internal, 7 external)
No of cycle parking spaces	66
Servicing arrangements	Internal storage, collection via Wherry Road

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation from 3 individuals 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
As with the original scheme, the cycle parking is inadequate in the space provided.	Cycle parking - see main issue 3.
Drawings are confusing. Hopefully the lowest part of the staggered end of the building is towards the bridge like Cannon Wharf at the other side of the river.	<p>Visualisations have been sent on to clarify that as with the previous approval, the highest part of the corner by the bridge, stepping down away from the bridge along the river frontage.</p> <p>Design and heritage – see main issue 1.</p>
<p>Revised elevation to Sidestrand Flats is too high in relation to existing buildings. Block sided solid vision gives ugly appearance of a concrete monstrosity overpowering the neighbouring 3 storey structure.</p> <p>The stepping elsewhere in the building would be better suited to both the riverside and side adjacent to the bridge to reduce this impact as the far side does not face a residential area.</p> <p>Would cause privacy issues to these flats also. A fresh look at the entire project should be taken.</p> <p>Following visualisations:</p> <p>Continue to object to out of scale proposal in its impact on Sidestrand – intrusive and blocks light.</p>	<p>Design and heritage – see main issue 1.</p> <p>Amenity – see main issue 2.</p>

Consultation responses

- 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

- Changes to stair tower are generally an improvement (including reduction in height), the previous appearing as a 'gap'. Condition requiring materials. Scheme would be better without increase in height of sixth floor but due to height of element and setback there will be relatively limited long views and the impact is acceptable. Setback materials should be changed from white render to a light grey slightly metallic finish to mitigate impact. Removal of balconies on south east elevation: at the least windows should be introduced.

Historic England

10. Mostly concerned with alterations to scale and massing of building and how this would relate to the conservation area across the river. We do not consider the changes would be such as to have a harmful impact upon the heritage asset. No detailed comments to make – defer to council to consider the detailing and materials to ensure a high quality building.

Environmental protection

11. Changes are acceptable providing recommendations or original noise report are implemented.

Broads Authority

12. No objection.

Norfolk police (architectural liaison)

13. Several comments made on Secure by Design, including access to underground parking and cycle stores.

Assessment of planning considerations

Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich city centre
 - JCS18 The Broads
 - JCS20 Implementation
15. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel

- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development viability

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

- CC12 Land at Wherry Road

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

18. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.
19. The principle of the residential block here is accepted through 11/02236/F and in comparison to the scale of this development, the scale and nature of the proposed changes do not differ substantially from the scheme approved and this Section 73 application for minor material amendments is considered appropriate. This report should be read alongside the appended original committee report as the vast majority of the assessment is covered in this.

Main issue 1: Design and Heritage

20. 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.
21. The original design was informed by a number of factors, including the riverside and Wherry Road aspects being the main frontages with the Novi Sad bridge elevation being the secondary. Gradual stepping down of the building toward the north east and south west corners of the site allows a more urban scale while creating a ‘Landmark Block’ and preventing the creation of a corridor effect with the river. The principle of the design remains the same, as does its main impact on the most important riverside elevation and adjacent conservation area. The increased visual

impact that is apparent is the additional extension on the 6th floor running parallel with the Novi Sad Bridge. Although this is not as aesthetically positive as the approved scheme due to the increased perception of mass, its actual impact is reduced by the setback of the extension. This means the additional floorspace will not be as apparent as the face-on elevations suggest and in reality its prominence will be restricted in many views, for instance by the Sidestrand flats when approaching along the Riverside Walk from the north.

22. Where it is more visible, such as in close views along Wherry Road, the colour of the setback section has been changed to a lighter grey colour as opposed to white to further reduce its appearance as a single entity. Alongside the setback this will adequately mitigate the negative aspect of increasing the height here. In longer views the scale of the additional floorspace is relatively minor in relation to the approved block and the various steps and material changes will render its impact acceptable.
23. The changes to the stair tower, including the removal of the 7th floor plant room, are generally positive as the previous stair tower treatment gave the impression of a gap in the elevation. The new treatment relates better to the rest of the materials and the framing (including its material) can be agreed via condition. The replacement of the residential unit on the Novi Sad/Wherry Road north west corner with the plant room/storage units means a removal of active frontage on an important corner which is unfortunate. The elevational treatment ensures some fenestration is retained and given the mass of activity on upper floors, the change is acceptable, assisted by the superior amenity standards of the replacement flat.
24. On the south east elevation facing the leisure centre the removal of the stairwell is acceptable, as is the removal of the setback on floors four and five given their height. The removal of the balconies on the element adjacent to Wherry Road is more visible but the use of fenestration continues to add interest and break up the elevation. The other changes, such as the changes to the windows, are relatively minor and do not undermine the visual acceptability of the scheme. The majority of the materials have been agreed through 14/00863/D and the conditions reflect this.
25. While the scheme would arguably be a better one without some of the changes proposed, particularly the ground floor corner and the additional floorspace at 6th floor level, on balance the changes do not undermine or substantially degrade the visual quality and acceptability of the scheme to the point there would be any unacceptable harm for the development's appearance within the street scene, the character of the wider conservation area or for the setting of any nearby listed buildings.

Main issue 2: Amenity

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

Neighbouring amenity

27. The principle of residential units this close to those neighbouring at Sidestrand flats has been accepted and the alterations to windows, the new windows of the 6th floor flat and its terrace raise no substantial opportunities for increased overlooking or loss of privacy over and above what already has permission. The same can be said for the overbearing impact of the development and loss of daylight and direct

overshadowing. Although there will be a slight increase in overshadowing and loss of light/outlook for some units in Sidestrand, when compared to the amenity impact of the approved scheme, the amenity implications are relatively minor and are not severe enough to warrant refusal.

Occupier amenity

28. The shaded balconies being removed on the south east elevation provided minimal amenity space for occupiers and their removal does not undermine overall amenity standards. With its terrace and greater outlook the 6th floor flat provides a greater level of amenity than the ground floor flat it replaces and overall occupier amenity remains acceptable.

Main issue 3: Transport

29. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
30. The level of and room for cycle storage was accepted as part of the previous application – all are internal and therefore secure. The specification for the cycle stands was agreed at detail stage (14/00863/D) and the layout and provision remains acceptable subject to condition.
31. One additional car parking spot is proposed – this raises no significant issues. The refuse storage has been reconfigured to consolidate it into two separate stores instead of the previous four. The level of provision remains acceptable, as does the servicing arrangements. The changes result in no significant transportation concerns.

Compliance with other relevant development plan policies

32. 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	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to conditioned sustainability strategy.
Sustainable urban drainage	DM3/5	Not applicable. Surface water strategy agreed through 14/00863/D

Other matters

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

- Landscaping: as per the original scheme with details agreed through 14/00863/D.
- Flooding: The same conditions relating to finished floor levels of habitable rooms and compensatory flood storage will be applicable as the previous application. The water / plant room is not elevated like the previous ground floor room was and will be at risk from a 1 in 1000 year flood event. However the likelihood and lack of direct risk to human life render this tolerable.

Equalities and diversity issues

34. There are no significant equality or diversity issues.

S106 Obligations

35. The on-site affordable housing provision (six units) and the transportation and open space contribution remain, subject to a deed of variation to link the obligations to this new permission.

Local finance considerations

36. 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.
37. 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.
38. In this case local finance considerations are not considered to be material to the case. It is worth noting that any increase in floorspace above what was previously approved would be subject to a CIL charge.

Conclusion

39. The conclusions of the original approval are still relevant here and worth repeating in full:

The proposals provide for the residential redevelopment of a vacant brownfield site in an accessible City Centre location. The proposals have a distinctive contemporary character and architectural style which is considered to be acceptable given the mixed character of surrounding development. The proposals height would not obstruct any significant building within any identified corridor of vision, it would however help to balance the riverscape of the two banks and help

to define the streetscape around Novi-Sad bridge. The layout of the site is considered to be efficient given the fairly high density of the proposals and satisfactorily provides for the necessary parking, servicing and amenity requirements of the site. Whilst the proposals would have some implications on the amenity of neighbouring properties, the impact is not considered to be significant and not considered to warrant refusal of the application.

40. Despite not providing a scheme as visually ideal as before, the relatively minor changes proposed as part of this application do not undermine the positives previously identified and the recommendation is one of approval. 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. 15/00464/VC - Land Adjacent To Novi Sad Bridge Wherry Road Norwich and grant planning permission subject to the completion of a satisfactory deed of variation for the previous legal agreement and subject to the following conditions:

1. Within 2 months of this decision, details of the following shall be submitted to and agreed in writing with the local planning authority:
 - a. External finish for sixth floor setback (including sample, colour, finish, manufacturer);
 - b. External finish for stair tower on north west elevation (including sample, colour, finish, manufacturer)
 - c. Glazing system for stair tower on north west elevation (including scaled drawings, materials, finish).
2. In accordance with the approved plans
3. Previously agreed external materials in accordance with the details agreed in 14/00863/D
4. In accordance with the landscaping scheme as approved through 14/00863/D.
5. Details of PV panels
6. Details of CCTV system
7. Provision of refuse storage
8. Cycle storage in line with the details agreed through 14/00863/D
9. In accordance with approved Flood Risk Assessment
10. In accordance with the flood warning and evacuation plan agreed in 14/00863/D
11. In accordance with the surface water strategy approved in 14/00863/D
12. Provision of fire hydrant/s in accordance with the details approved in 14/00863/D
13. Vehicle crossover to the southeast corner of the site shall be provided in full accordance with the details as approved in 14/00863/D

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.

Ground Floor Plan

Page 64 of 170
Wherry Road

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
				P1	23.04.15	Parking and cycle numbers corrected	MRG

Client: Generator Real Estate Solutions LLP

Project: **Wherry Road, Norwich**

Drawing : Ground Floor Plan

Scale : 1:200 @ A3

Date : March 2015

Status :	Planning
Dwg No :	09 - 1686

Rev :
P1

Grafik Architecture

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Station	Station Court	Zetland House
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- Type A2
Area 12.15m² / 130.8ft²
- Type A3
Area 12.15m² / 130.8ft²
- Type B
Area 12.15m² / 130.8ft²
- Type B2
Area 12.15m² / 130.8ft²
- Type B3
Area 12.15m² / 130.8ft²
- Type C1
Area 12.15m² / 130.8ft²
- Type C2
Area 12.15m² / 130.8ft²
- Type C3
Area 12.15m² / 130.8ft²
- Type D
Area 12.15m² / 130.8ft²
- Type D1
Area 12.15m² / 130.8ft²
- Type D2
Area 12.15m² / 130.8ft²
- Type E
Area 12.15m² / 130.8ft²
- Type F
Area 12.15m² / 130.8ft²
- Type G
Area 12.15m² / 130.8ft²
- Type H
Area 12.15m² / 130.8ft²
- Type J
Area 12.15m² / 130.8ft²
- Type K
Area 12.15m² / 130.8ft²

Legend

- Application Boundary
- Parking Space
- Indicative Trees
- Main Entrances
- Vehicle Entrances
- Secondary Entrances / Exit
- Refuse Store Access
- 1x Cycle Space
- Dry River

Note
Indicative trees indicating only
Refer to Landscape Architects
drawings for details of proposed
Landscaping Scheme and
Engineering drawings for all level
information.

Client : Generator Real Estate Solutions LLP		No. P1		Date 23.04.15	Amendment Windows to flat types B2 and F updated	Initials MRG
Project : Wherry Road, Norwich		Date 23.04.15		Amendment	Initials	
Drawing : 1st Floor Plan		Status : Planning		Rev : P1		
Scale : 1:200 @ A3		Dwg No : 09-1686-121				
Date : March 2014		Status : Planning				

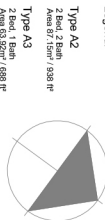
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Legend:	
	Type A2 2 Bed, 2 Bath Area 67.15sqm / 7238 sq ft
	Type A3 2 Bed, 1 Bath Area 63.52sqm / 6838 sq ft
	Type B 2 Bed, 2 Bath Area 70.52sqm / 7602 sq ft
	Type B2 2 Bed, 2 Bath Area 70.52sqm / 7602 sq ft
	Type B3 2 Bed, 2 Bath Area 70.52sqm / 7602 sq ft
	Type C1 2 Bed, 2 Bath Area 67.15sqm / 7238 sq ft
	Type C2 2 Bed, 2 Bath Area 67.15sqm / 7238 sq ft
	Type C3 2 Bed, 2 Bath Area 67.15sqm / 7238 sq ft
	Type D 2 Bed, 2 Bath Area 63.52sqm / 6838 sq ft
	Type D1 2 Bed, 2 Bath Area 63.52sqm / 6838 sq ft
	Type D2 2 Bed, 2 Bath Area 63.52sqm / 6838 sq ft
	Type E 2 Bed, 1 Bath Area 60.47sqm / 6511 sq ft
	Type F 2 Bed, 1 Bath Area 62.38sqm / 6711 sq ft
	Type F 1 Bed, 1 Bath Area 50.75sqm / 5466 sq ft
	Type G 2 Bed, 2 Bath Area 73.48sqm / 79034 sq ft
	Type H 2 Bed, 2 Bath Area 77.52sqm / 83873 sq ft
	Type J 2 Bed, 2 Bath Area 69.02sqm / 7428 sq ft
	Type K 2 Bed, 2 Bath Area 67.77sqm / 7295 sq ft

Legend:	
	Application Boundary
	Parking Space
	Indicative Trees
	Main Entrances
	Vehicle Entrance
	Secondary Entrance / Exit
	Refuse Store Access
	1x Cycle Space
	Dry Riser

Note:
Proposed trees indicative only.
Refer to Landscape Architects
drawings for details of proposed
landscaping and planting.
Engineering drawings for all level
information.



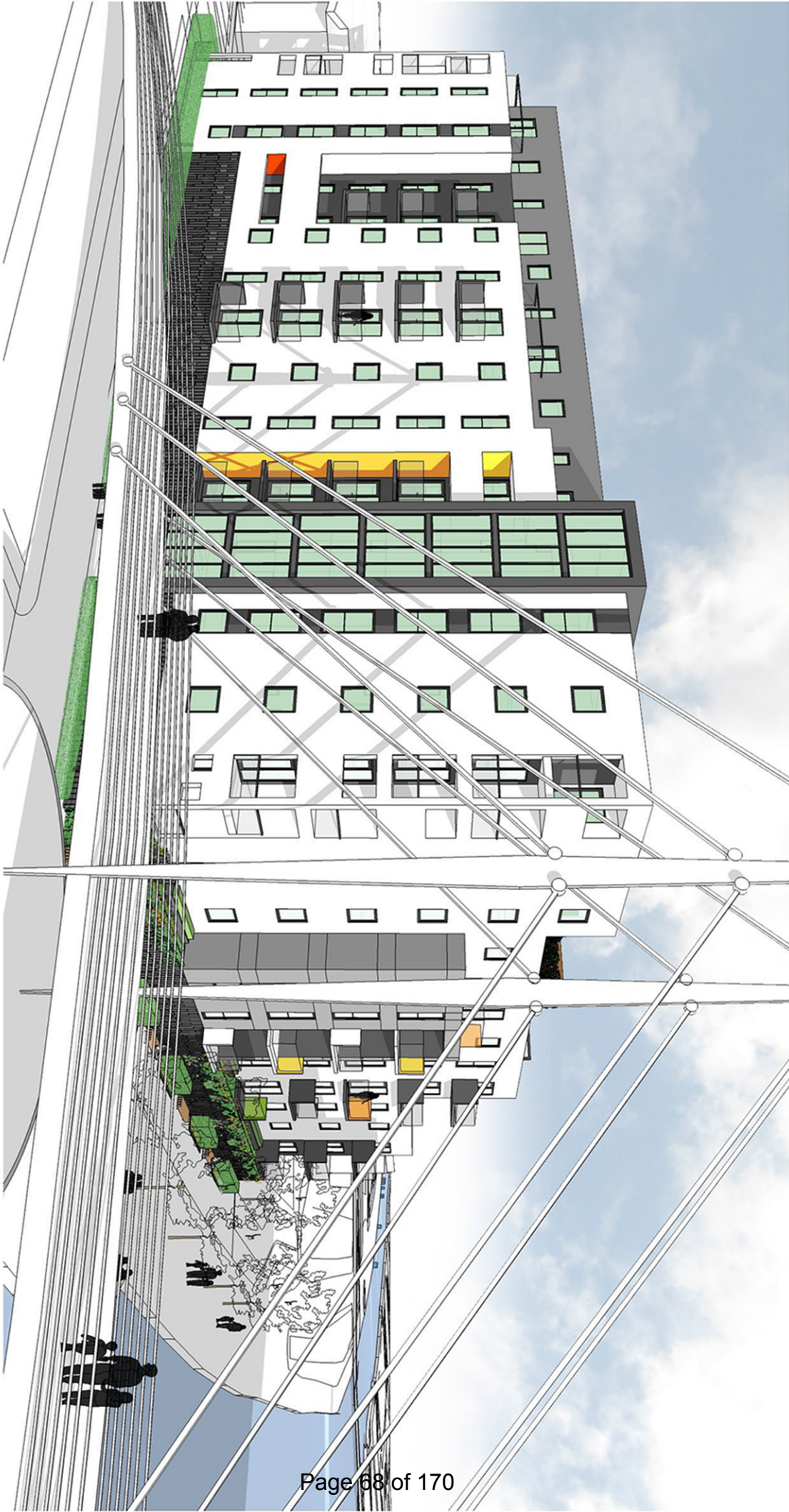
No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
Client : Generator Real Estate Solutions LLP							
Project : Wherry Road, Norwich							
Drawing : 6th Floor Plan							
Scale :	1:200 @ A3	Status :	Planning	Rev :	-		
Date :	Aug 2015	Dwg No. :	09-1686-126				

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Report for Resolution

Report to Planning Applications Committee
Date 01 March 2012
Report of Head of Planning Services
Subject 11/02236/F Land Adjacent To Novi Sad Bridge Wherry Road Norwich

Item
5(3)

SUMMARY

Description:	Erection of residential development to provide 66 No. apartments, with associated amenity areas, car and cycle parking and pedestrian and vehicular access.
Reason for consideration at Committee:	Objection
Recommendation:	Approved subject to S106 agreement and conditions
Ward:	Thorpe Hamlet
Contact Officer:	Mark Brown Senior Planning Officer 01603 212505
Valid Date:	24th December 2011
Applicant:	Wherry Road Norwich Property Company Limited
Agent:	Generator Real Estate Solutions LLP

INTRODUCTION

The Site

Location and Context

1. The site is located on Wherry Road within the City Centre to the east of the River Wensum, which forms part of the Broads, directly adjacent to and to the southeast of Novi Sad Bridge. To the east beyond Wherry Road is the riverside retail area consisting of retail warehouses with surface parking. To the South is the riverside swimming complex and car park, beyond which are Norwich City Football Stadium and the Riverside Heights flatted development. To the west beyond the river are the Read Mills flatted development and more specifically Cannon Wharf located on King Street. To the north beyond the bridge footings are the Sidestrand flats.
2. The site itself is vacant, hard surfaced and currently surrounded by 2m high fencing on all sides. The site has been vacant for a considerable amount of time since the wider area was cleared as part of the riverside redevelopment in the 90's. Prior to this the site was part of the wider works of Boulton and Paul and occupied by rail sidings which ended in the rough location of the site surrounded by industrial sheds. The site was used temporarily as a car park by the former owners for a short period towards the end of 2008 before enforcement action was taken to cease the use. Whilst not completely clear from the historical information available the site may have been used as a car park by Boulton and Paul during the early 90's.

Planning History

3. 4/1996/0583/O – Approved in June 1997, this granted outline planning consent for the redevelopment of the wider riverside area to the southwest of the main rail lines (or what is now Koblenz Avenue).
4. Consent 4/1999/0948 revised by 4/2000/0100 granted consent for the erection of Novi-Sad Bridge.
5. 4/2000/0182/O – Outline planning consent granted in February 2003 for the riverside swimming centre and housing on the application site.
6. 4/2001/0125 – Full planning permission granted for the erection of the riverside swimming centre. The riverside swimming centre was implemented in line with this full consent and not the above outline consent.
7. 03/00220/RM – Reserved matters of outline consent 4/2000/0182/O granted in June 2004 for the erection of a 5-7 storey block of flats on the site providing 72 x 2 and 3 bed flats with 49 parking spaces at ground floor. The outline consent to which this relates was never implemented and as a result expired in February 2008.
8. 08/01226/F – retrospective application for the temporary use of the site as a short stay car park for six months – Application refused January 2009 and enforcement action taken to cease use.

Equality and Diversity Issues

9. There are no significant equality or diversity issues.

The Proposal

10. The application seeks consent for the erection of a single block of 66 flats comprising 60 two bed flats and 6 one bed flats. Car, cycle, refuse and servicing areas are provided at ground floor level. Space is provided for 60 car parking spaces and 66 cycle spaces. Access to the site is from Wherry Road to the southeast corner of the site.
11. All properties are provided with private balconies or terraces and an external landscaped amenity area is provided in the centre of the site at first floor level above the ground floor car park. The block wraps around this central amenity space on the west, north and east sides of the site stepping south to north from 4 to 7 storeys in height.

Representations Received

12. 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.

Issues Raised	Response
Concern over the impact of overlooking to properties at Sidestrand (north of the site).	See paragraphs 45-47

Loss of light to properties at Sidestrand	See paragraphs 46-47
The building is not in keeping with the more traditional form of buildings to the north of the site.	See paragraphs 27-34
The height of the building is unsympathetic to neighbouring properties on the east side of the river and in particular flats at Sidestrand.	See paragraphs 29-33
A building of this height would disturb the coherence of the existing skyline and detract from the prominence of the City's historical infrastructure such as the cathedral and Railway Station.	See paragraphs 35-36
Development will increase the number of vehicles in the area.	See paragraph 48
Concern that properties without on site parking could increase pressure for parking elsewhere.	See paragraph 48
Properties on Wherry Road to the south of the bridge are commercial so why is residential being considered.	See paragraphs 24-26
Concerns over inaccuracies in the submitted documents as follows: <ul style="list-style-type: none"> - the supporting document refers to the site being used as a car park which is incorrect; - the construction and materials statement refers to 50 parking spaces where as other documentation refers to 60 car parking spaces. 	<p>With regard use as a car park this is clarified at paragraph 2 above.</p> <p>There is an error in the construction and materials statement the plans are however clear and propose 60 parking spaces, the proposals are assessed on this basis.</p>
Whilst the redevelopment of the site is welcomed, wondered if the design could be flipped so the highest part faced the riverside complex.	See paragraphs 29-33
Recommend that any consent be subject to a condition requiring the provision of the refuse storage.	See paragraph 52
Concern over the level of pre-application community consultation. Commenting that whilst Cannon Wharf residents association was contacted the Riverside Walk Residents Association was not contacted.	Whilst pre-application consultation has taken place it is not clear from the submitted documentation the full extent of consultation. It is unfortunate if the applicant has not contacted the residents association or alternatively the residents of Sidestrand. However this is not in itself considered to be a reason for refusal of the application.

Consultation Responses

13. Anglia Water – Recommend the following condition form part of any consent:

- a. No development shall commence until a surface water strategy has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
14. Environment Agency – No objection subject to the flood risk sequential test being applied and subject to conditions. The response also comments on emergency planning, surface water flood risk and efficient construction which are discussed further in the assessment below.
15. Norfolk County Council Planning Obligations – No education or library contributions are sought. Norfolk Fire Service has indicated that the development will require 1 hydrant which will need to be provided and paid for by the developer.
16. Norwich Cycling Campaign – have concerns over the cycle parking plan and that the space allocated for cycle storage is large enough to accommodate the number of cycles indicated. Would like assurance that wheel bender or butterfly racks will not be used and that there will be the ability to properly lock cycles. Some concern over the sharing of an access with the refuse storage area and a separate entrance and exit for cyclists would be of benefit.
17. Historic Environment Service – No comment
18. English Heritage – The site lies immediately adjacent to the Norwich Central Conservation Area. From the information set out in the Design and Access Statement it is clear that the design has evolved over a number of months in response to advice and comments provided by the City Council and others. The current scheme has the potential to provide an appropriate contemporary structure, though it is slightly disappointing to see the design for the ‘chequered’ courtyard wall has had to be simplified on cost grounds.

In the event that the City Council is minded to approve this development it will be important to ensure that the scheme is well detailed, so that there is no weathering or staining of the white rendered elevations. To that end it will be important to ensure a robust coping detail at the parapet walls. Too often one observes streaking down rendered walls from joints in thin aluminium verge trims. One feature of the design is the small areas of strong primary colours. These are generally located in balcony reveals, on areas that some residents might regard as their private domain. In order to retain the external appearance of the building it will be necessary to ensure these coloured areas are retained and re-painted in a consistent manner (not relying on redecorating by individual residents, which would risk a patchy appearance).

19. Broads Authority – The Authority welcomes the redevelopment of this prominent site on the Norwich waterfront and would not wish to raise any objection to the design, scale or massing of the proposal. Furthermore, it is not considered that the proposal would have any detrimental impact on the character of the Broads area or the navigation of the river.

The Broads Authority offered comments on the proposal at pre-application stage and it is encouraging to see that some of the points raised in our comments have been incorporated into the final proposal. Specifically, the introduction of seating and landscaping on the riverside (Corporation Quay) frontage is welcomed, as is the revised design of the landscaping and retaining wall to emphasise the entrance to the

building from the riverside walk.

The desire to see these elements incorporated into the scheme arises from an aspiration to promote active frontages along the river's edge and to promote interaction between the built form, pedestrians, residents and the riverbank. Whilst the proposed scheme identifies the ground floor as parking space it is recognised that this has benefits in terms of flood risk and the use of an innovative design, landscaping, alterations to the entrance from the riverside walk and the provision of bench seating along the elevation all help to offer interest and engagement to passersby.

Landscaping along the river facing front of the site should, if possible, reflect the urban riparian context and further details of this and seating design could be secured by condition, should consent be granted.

20. Norfolk Constabulary – Make a number of comments/recommendations with regard to the security of the design as summarised below:

- a. Parking spaces 1-7 appear extremely vulnerable with minimal amounts of natural surveillance over the area, the area will only be overlooked from occupants of rooms at first floor level and above, the occupants of these rooms are likely to look over the top of cars at this level;
- b. There is insufficient information on access control to the car park beneath the building;
- c. There is anecdotal evidence that communal cycle stores can suffer thefts or damage to peddle cycles, the stores should be secure in a self contained room.
- d. Locking mechanisms on front doors should be certified to a high standard and communal entrance doors should be fitted with automatic closing and deadlock mechanisms.
- e. The ramp besides the entrance door creates a recessed area which with the planting scheme provides a covered area with little natural surveillance; this area could attract graffiti and inappropriate loitering or provide a hiding place.
- f. Glass in any door or ground floor window should be laminated to a minimum 6.4mm thickness;
- g. Doors opening outwards should be enhanced with hinge bolts;
- h. Secure post boxes are recommended.

The comments also identify that the police are currently drawing together information on the impact of development on policing costs and it is anticipated that the scale of the development proposed and considering future development in the greater Norwich area it is anticipated that financial contributions may be required towards delivering police services. It is requested that this be documented as part of the consideration process.

21. Design and Conservation – The site lies adjacent to Novi Sad Bridge to the SE on the eastern bank of the River Wensum. The east bank was formerly the works of Boulton and Paul, which consisted of relatively low lying industrial sheds and railway sidings. Prior to late C19 the area was low lying floodplain/meadows.

The west bank was historically more important with development dating back to medieval times, with the C17 Ferryboat lying diagonally opposite on the other side of the bridge. Directly opposite the site is new Reads Mill Development which consists primarily of new development with the existing C19 mill building integrated (approximately the row along the west bank of the photo including 211/213 King Street which is the small house in the left hand corner of the photo.) This is quite high

in parts reaching 8 storeys. On the eastern bank to the north is the relatively low late C20 riverside redevelopment of 3-4 storeys, to the south the riverside leisure complex and to the east a retail park. In contextual terms the site is an area dominated by late C20/early C21 development. Within the immediate setting of the site to the north is the path to the bridge, to the west the river/riverside walk, to the east Wherry Road, and to the South a car park. The decision was therefore taken that the site could be developed in a new architectural style, which although designed to take into account the character of existing context in terms of scale, height and massing, could have a distinctive and contemporary character architectural style of its own. This was consistent with the approach taken for the design of the last development proposal for the site.

With regard to taking into account the scale, height and massing the key elements were the bridge, the river, and the development on the opposing bank. It was considered that an increase in height could be achieved in relation to the development to the north, east and south because of the wide breaks in building around the site. The articulation of the building should however emphasis both the NE corner and the NW corner in order to landmark the approach to the bridge, whilst ensuring that visually the building did not out compete and dominate the bridge as the principal landmark feature. Because of the extent of recent 'building up' of the height on the west bank consideration was also given to ensuring that the building should not have too much of a continuous high elevation fronting the riverbank, thereby avoiding the creation of a 'canyon effect'. The proposal has taken into account these considerations so that the overall form maintains a strong and distinctive sense of scale, but with a reduction in the sense of bulk through breaks, projections and recessions in the massing and variation in height, and the required emphasis achieved in the right places. The west façade of the building maintains a strong presence fronting the river, but the breaks in height and articulation in the elevation so that it drops down to the South, means that it does not lead to a canyon effect. At a secondary scale the architecture of the building has been further broken down through variation in fenestration and the introduction of coloured elements.

The site wraps around an area of amenity space which is at the core of the development. This is an open court to the east, rather than being enclosed, and therefore does not compromise any potential redevelopment of the adjacent parking area, as this could potentially be developed with blocks fronting the river and Wherry Road to complete the perimeter block. The area has been landscaped so that it is low maintenance and useable by residents. Although the elevations are quite high fronting onto the space, the overall impact of bulk has been reduced through using a variety of colours in the cladding.

At basement level the building relates to the existing paths. The parking is screened by blocks, but these are left partly open so that there is some interest at basement level rather than a solid wall. A flat has been included at ground floor level in the NE corner in order to provide a more active frontage and overlooking of paths. The three access points, on Wherry Road and in the NE and SW corners, form three service clusters with facilities such as cycle storage and bin stores to ensure that they are used.

With a design of this nature it will be important to ensure all design elements are conditioned, for example materials, balconies (balcony rails etc), colours, exterior landscaping etc. One area where I am slightly concerned about landscape detail is the top edge of the basement car parking fronting the river. This shows a flat area and

then overhanging planting, and being a important façade of the building overlooking public space (the riverside walk) it will be important to ensure a scheme is implemented here that provides durable and easily maintained planting. The flat area could also be an untidy litter trap...more detail required. At ground level are planters and benches and these will have to be carefully designed to be durable and vandal proof.

The hard landscaping elements to the inner courtyard are also important to get right in terms of detail, and to ensure adequate drainage etc. so the yard is well used rather than neglected. The plans do not appear to show any natural lighting of the car parking area below and it would be a good idea when the landscaping scheme is fully worked up to include some natural light wells.

Although the design has taken into account roof top servicing it will be important to condition for this to avoid any harm resulting from roof top services (and for that matter any services such as external flues/satellite dishes for individual flats on elevations).

With regard to the history of the site, Boulton and Paul factory was an important local employer and it would be useful to get some historic interpretation even if this is just the name of the buildings. The steel sections for the R101 were welded together in the sheds, which one I am unsure of, and that would require further investigation. It is recommended that the applicants consult with HEART with regard to possible interpretation.

22. Environmental Health – No comments.

23. GNDP Design Review Panel – Proposals were presented to the design review panel at pre-application stage. Since their comments the proposals have evolved significantly, key aspects of their comments were:

- a. The panel recommended resolving the sustainability design as part of the design process and not have bolt on extras further down the planning process. The panel recommended investing in the build structure of the apartments for the long term energy efficiency of the development. If a sustainability strategy is set early on in the process to demonstrate efficiencies this will help when marketing the apartments.
- b. The success of the building will be very reliant on a successful landscape strategy. The landscape terracing on the buildings should be treated as an integral part of the landscape and architectural strategy and designed in parallel.
- c. The panel agreed that any addition to this part of Wherry Road would enhance the area and increase footfall. However they felt there is a need for a strong corner on Wherry Road to give more identity to this part of the road. The panel suggested having the main massing on the side of the swimming pool car park and use breaks in the building height along the river edge.
- d. The panel liked the aspiration of the contemporary design ideas, with the rough brick work and recognised the interesting detailing concepts.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS23 – Planning and Pollution Control
PPG13 – Transport
PPG24 – Planning for Noise
PPS25 – Development and Flood Risk

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV6 – The Historic Environment
ENV7 – Quality in the Built Environment
ENG1 – Carbon Dioxide Emissions and Energy Performance
WM6 – Waste Management in Developments
NR1 – Norwich Key Centre for Development and Change

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing Climate Change and Protecting Environmental Assets
Policy 2 – Promoting Good Design
Policy 3 – Energy and Water
Policy 4 – Housing Delivery
Policy 7 – Supporting Communities
Policy 11 – Norwich City Centre
Policy 18 – The Broads
Policy 20 – Implementation

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE9 – Comprehensive Landscaping
HBE4 – Other Locations of Archaeological Interest
HBE12 – High Quality Design
HBE13 – Protection of Major Views and Height of Buildings
HBE14 – Gateways to the City
EP1 – Contaminated Land
EP16 – Water Conservation and Sustainable Drainage Systems
EP17 – Protection of Watercourse from Pollution
EP18 – High Standard of Energy Efficiency
EP20 – Sustainable Use of Materials
EP22 – Amenity
HOU2 – Mix of Uses Including Housing on Sites in the City Centre
HOU6 – Contribution to Community Needs and Facilities by Housing Developers
HOU13 – Proposals for Housing Developments on Other Sites
AEC1 – Leisure Area
SR4 – Open Space to Serve New Development
SR7 – Children's Equipped Playspace to Serve Development
SR11 – Riverside Walks
SR12 – Green Links

TRA5 – Approach to Design for Vehicle Movement and Special Needs
TRA6 – Parking Standards Maxima
TRA7 – Cycle Parking Standards
TRA8 – Servicing
TRA9 – Car Free Housing
TRA11 – Contributions for Transport Improvements
TRA15 – Strategic Cycle Network

Supplementary Planning Documents and Guidance

Transport Contributions Supplementary Planning Document Draft for Consultation 2006
Open Space and Play Provision Supplementary Planning Document 2006

Other Material Considerations

Draft National Planning Policy Framework July 2011
Written Ministerial Statement - Planning for Growth March 2011
Interim statement on the off-site provision of affordable housing December 2011

The Localism Act 2011 – S143 Local Finance Considerations

Principle of Development

24. Local plan policies HOU13 and HOU2 are the principle policies against which to assess the proposals. Policy HOU13 allows for residential developments on sustainably located sites such as this in principle subject to a number of criteria and policy HOU2 seeks a mix of uses including housing on City Centre sites.
25. The site is located within the City Centre Leisure Area and as such saved policy AEC1 applies. This does not specifically allocate the site solely for leisure uses but identifies the area as one within which leisure uses would be acceptable. In this case the proposals are all residential, the need for a mix of uses on the site has been considered and whilst this may be desirable in some respects it is not considered necessary on this site for a number of reasons. These are that the site is in a mixed use area with retail, A2, A3 and leisure units in close proximity; the original wider site did provide a mix as this included high density flats and the riverside swimming complex also the sites size is limited and therefore provision of a viable mix may be difficult to achieve.
26. Therefore the principle of residential development on the site is considered to be acceptable subject to other material and policy considerations as discussed further below.

Access, Layout, Scale and Design

27. The proposals involve a footprint covering the majority of the site at ground floor level. Given the site and constraints this is considered acceptable, particularly given the particular design which incorporates communal external amenity space at first floor. Given the density of the site (287 dwellings per hectare), the layout needs to be efficient maximising the use of the site particularly at ground floor where there is high demand for parking and servicing areas. The proposals submitted represent an extremely efficient design providing 60 car parking spaces, 66 cycle parking spaces, sufficient refuse storage and the access cores at ground floor. Sufficient amenity space has been provided via a first floor terrace with south facing aspect and balconies to all flats.

28. Access to the site was relocated during pre-application discussions to the southeast corner. This was in order to avoid conflict with the vehicular and pedestrian routes at the junction of Novi-Sad Bridge, Wherry Road and Albion Way.
29. The massing of the block is influenced by the location of the access, achieving a south facing aspect to the amenity spaces, the need to provide some stepping to the river frontage to avoid a 'canyon effect' and respect the context of the Broads, the desirability to emphasis the key node and path of the bridge to aid legibility of the area and the improved viability of flats with river views to the northwest.
30. In contextual terms the area is dominated by late C20 early C21 development. The west bank which forms part of the City Centre Conservation Area has been historically more significant with development dating back to medieval times. The area is extremely mixed and lacks a defined character. Within the immediate context of the site, historic assets include Albion Mill, 213 King Street and the Ferry Boat all on the west bank within the City Centre Conservation Area. These in themselves show the diverse history of the area. The late C20 and early C21 development ranges from medium to high rise flats of both traditional and contemporary form, retail warehouses and commercial premises.
31. The proposals have a distinctive contemporary character and architectural style, given the sites mixed context it is considered that the site leads itself to such a proposal. This is consistent with the approach taken for the design of the last development proposal for the site.
32. With regard to height the proposals are seven storeys to the northwest corner. The immediate context includes the Sidestrand flats to the north rising to four storeys (approximately 30m from the site), Cannon Wharf rising to eight storeys to the west (approximately 35m from the site), retail warehouses to the east and the riverside swimming complex to the south. Currently the east bank to the north of Carrow Bridge is relatively low rise. South of Carrow Bridge the Riverside Height flats rise to nine storeys. In the context of recent approvals and the former approval on the site it is not considered that the height is unacceptable as a matter of principle. Impact on public views is considered further in the sections below. The buildings on the east bank of the river immediately adjacent to the site are somewhat lacking when it comes to design and it is considered that a building of the height proposed would help to balance the riverscape of the two banks and help to define the streetscape around Novi-Sad bridge, an area which is somewhat lacking at the junction of Albion Way and Wherry Road where the sense of enclosure falls away.
33. The proposals have taken into account the need for articulation to emphasis the northeast and northwest corners of the site in order to create a landmark at the approach to the bridge which is identified as a gateway to the City. This approach is considered to be consistent with saved policy HBE14. The overall form maintains a strong and distinctive sense of scale, but with a reduction in the sense of bulk through breaks, projections and recessions in the massing and variation in height, and the required emphasis achieved in the right places. The west façade of the building maintains a strong presence fronting the river however the breaks in height and articulation in the elevation, so that it drops down to the South, means that it does not lead to a canyon effect. At a secondary scale the architecture of the building has been further broken down through variation in fenestration and the introduction of coloured elements.

34. At basement level the building relates to the existing paths. The parking at ground level screens the parking and provides a solution to flood risk. Vertical breaks in the treatment of the ground floor elevation helps to create interest. A flat has been incorporated into the north east corner of the ground floor in order to provide active frontage to the node of the bridge and Wherry Road. Other than at basement level the building is proposed to be rendered white, primary colours are used to draw the eye around and to particular parts of the building. With a design of this nature it will be important to ensure all design elements are conditioned, for example materials, balconies, balcony rails, colours etc. Conditioning details to avoid staining of the rendered walls (as identified by English Heritage) is also considered necessary.

Public Views & Corridors of Vision

35. Saved policy HBE13 requires the design of new buildings to pay particular attention to the need to protect and enhance major views into and out of the City Centre. The site is within two fields of vision identified in HBE13 one from the Ber Street ridge and the other from Lower Clarence Road. Given the low level of the site the building would not obstruct views of any significant building identified in the corridors of vision in policy HBE13. Within the immediate context of the site the building would not block views of the cathedral or train station or any other significant building identified.

36. It should be noted that the loss of private views are not normally a material planning consideration.

Landscaping

37. A landscaping strategy has been developed for the site. With regard to the central amenity area, although a large space the landscaping seeks to divide this up into numerous smaller areas to provide a degree of privacy and improve usability. The specific landscaping details will need to be conditioned.

38. Elsewhere a landscaping strip is included along the river walk with planting cascading down the ground floor elevation. Again this is considered acceptable in principle however further details and management arrangements will be required via condition.

39. The police have raised concern that the planting adjacent to the ramp to the main entrance could create a hiding area or area for anti-social behaviour. Again further details of the landscaping can be conditioned with a view to ensuring that this is low enough to enable natural surveillance of the area from the street.

40. With regard to ecology the site in its current state has no particular features that would support wildlife, the proposal have some opportunity to provide ecological enhancements primarily through the landscaping.

Energy Efficiency and Renewable Energy

41. The proposals have been submitted with a sustainability statement, which outlines the strategy for the site. The site is a brownfield site located in a central location within walking distance of the City Centre, the Riverside Retail Area, bus links and the train station. The site is also located adjacent to the Strategic Cycle Network and National Cycle Route 1. The sustainability strategy outlines the following measures:

- a. Improvements in insulation over and above the U values set out within Building Regulations;
 - b. Energy efficient light fittings;
 - c. Drying lines above baths with improved mechanical ventilation;
 - d. Energy efficient white goods where provided and information leaflets where not provided;
 - e. Water efficient fixtures and fittings to restrict water usage to the required code for sustainable homes level 4. This is a policy requirement under JCS policy 3 and as such should be conditioned;
 - f. General commitments to encourage the use of locally sourced and more energy efficient materials.
42. With regard to renewable energy the statement has investigated various forms of renewable energy and proposes photovoltaic panels as the preferred method of decentralised renewable energy provision. The panels would be located on the flat roofs of the site and the statement indicates that 12.33% of the sites anticipated energy would be provided by the panels. Certain aspects of the submitted information would need to be clarified and certain further specific information would be required via condition. However it is considered that the submitted information provides sufficient information to allow the determination of the application subject to a condition.

Amenity

43. With regard to the amenity of future residents of the site, the flats in question are a good size for 1-2 bedroom flats. Each property has its own external terrace and a central communal amenity area is provided. For a high density development of 1-2 bed properties in the City Centre the amount and potential quality of external amenity space is considered to be significant.
44. Given the sites location on a busy pedestrian route in relatively close proximity to the late night activity zone a noise assessment has been requested and submitted with the application. This identifies that there would be no significant detrimental impacts as a result of noise from the surrounding area.
45. With regard to neighbour amenity the main implications to consider are those concerning the impacts on Sidestrand to the north and Cannon Wharf to the west. With regard to overlooking, these flats are approximately 30 and 35m from the site respectively; in the context of the City Centre such distances are fairly significant even taking into consideration the scale of the building and are a result of the separation granted by the bridge and river. It is not considered that there would be any significant detrimental impact in terms of loss of amenity as a result of overlooking.
46. The proposals would also result in some overshadowing particularly to Sidestrand to the north, however given the context of the site in a City Centre location and the distances in question it is not considered that such an impact would be significantly detrimental nor would result in an overbearing impact through loss of outlook.
47. It should be noted that the impacts on neighbour amenity do not vary significantly from the implications of the previously approved scheme on the site which was considered acceptable and granted consent prior to the occupation of either Cannon Wharf or Sidestrand.

Parking, Refuse and Servicing

48. The site provides 60 car parking spaces for the 66 flats on the site. Maximum parking provision in this part of the City and for this size of property is one space per dwelling. The proposals are consistent with this and saved policy TRA6. Six of the flats will be car free and therefore TRA9 applies which allows for car free dwellings in locations such as this where 24hour on street parking controls are in place.
49. 53 of the car parking spaces are provided within the covered secure basement car park. The remaining 7 spaces are adjacent to the access. Whilst these are not overlooked at ground floor level there are living room windows at upper levels overlooking these parking spaces. With the other services that need to be located adjacent to the access (in particular bin storage) it is not feasible to achieve ground floor overlooking of these spaces. A CCTV plan has been submitted with the application and the area is covered by CCTV.
50. Secure access to all entrances of the building can feasibly be provided within the parameters of the current proposals.
51. 66 cycle parking spaces are provided within the proposals at 4 different locations. Again these areas are covered by CCTV on the submitted plans, although further details will need to be obtained via condition. The cycle racks indicated in the proposals are vertical racks. Exact details of the racks can be conditioned to ensure that the system selected allows for the number of cycles and allows cycles to be individually locked. The areas are of sufficient size to accommodate the number of cycles indicated and such storage solutions are necessary in high density schemes such as this.
52. Refuse storage is provide at each of the stair cores and the stores are large enough to accommodate the necessary refuse and recycling storage. Their provision prior to first occupation should be a condition of any consent.

Contamination & Archaeology

53. There have been extensive decontamination works and archaeological investigations carried out across the wider riverside site in the past and as such no further decontamination or archaeological investigations are required.

Flood Risk

54. The site is mainly located within flood zone 2 and a small part of the site is located within flood zone 3a (1:100 year probability) when an allowance is made for climate change. A fluvial flood risk assessment has been submitted with the application and its recommendations are considered to be acceptable. The Environment Agency has reviewed this and have no objection subject to conditions.
55. The flood risk sequential test has been undertaken and the development is considered to be compatible and there are no reasonably available alternative sites within the identified search area, which in this case has been restricted to the riverside and King Street regeneration areas.

56. It is recommended that a flood warning and response plan form a condition of any consent.
57. Limited opportunities have been identified for SUDS given the extent of sites development. Landscaped areas will provide some limited provision. On the basis of the flood risk assessment and Anglian Water response, there appears to be some confusion over the existing surface water sewers in and around the site, the responsibility for them and therefore the discharge solution. However given the site is currently impermeable and the proposals will not increase the potential for surface water flood it is considered that the detailed surface water drainage can be conditioned.

Local Finance Considerations

58. The localism act 2011 amended S70 of The Town and Country Planning Act 1990 to require local planning authorities to have regard to local finance considerations in the determination of planning applications, alongside the development plan and other material considerations.
59. In this case the proposals if granted would return council tax receipts as well as new homes bonus.

Planning Obligations

60. The proposals would trigger affordable housing under policy 4 of the JCS at a rate of 33% with a split of 85% social rented and 15% intermediate tenures. In addition to affordable housing the proposals would trigger the following contributions:
- a. Contribution of £18,621.19 under local plan policy TRA11 to the city wide transport improvement programme, in this particular case the monies are likely to be spent in one of a number of areas, the bus gate/pedestrian crossing to the Football Ground, the implementation of strategic cycle network improvements in the immediate area or pedestrian and cycle network signing improvements.
 - b. Contribution of £33,990.00 under local plan policy SR4 towards the provision/improvement and maintenance of publically accessible open space, in this case the monies are likely to be used towards improvements to the area known as the Wilderness located to the north of Carrow Hill, just over 400m walking distance from the site (adjacent to the City Wall and Black Tower).
 - c. The proposals trigger a contribution under local plan policy SR7 towards the provision/improvement and maintenance of children's equipped play space. This amounts to £72,480.00. However on discussion with Open Space the nearest location for the monies to be spent is at Marion Road which is some 1.3km walking distance from the site with some significant topography. The nearest play area to the site and therefore most likely to be utilised by residents is at King Street 300m from the site. The King Street site is not in need of funding. On this basis it is not considered that the obligation would be necessary and meet the tests for planning obligations set out at regulation 122 of the Community Infrastructure Levy regulations. It is therefore not recommended that this is sought.
61. Given the location of the site in the City Centre and given capacity at local schools there are no County obligations towards library's or education.

Development Viability and Deliverability of Affordable Housing

62. The applicant has made a case that all the planning obligations which would normally be sought would render the development unviable and has subsequently submitted viability assessments to support this.
63. The viability of the scheme has been independently and externally verified by the District Valuer Service. This indicates that the full package of contributions would not be viable and that in order to make the development viable, affordable housing would need to drop significantly.
64. JCS policy 4 seeks the provision of 33% affordable housing with approximate tenure mix of 85% social rented and 15% intermediate tenures, which in this case would equate to 22 units comprising 19 Social Rented and 3 intermediate tenure. The policy allows for the proportion of affordable housing sought to be reduced and the balance of tenures amended where it can be demonstrated that site characteristics, including infrastructure provision, together with the requirement for affordable housing would render the site unviable in prevailing market conditions, taking account of the availability of public subsidy to support affordable housing.
65. This policy ties in the with objectives at national and regional level to achieve viable development which achieves a mix of housing including affordable housing which meets market needs and helps to create mixed communities.
66. There is also an issue with the deliverability of affordable housing on this site in terms of attracting a registered provider of affordable housing (RP's) to take on the affordable units. Strategic Housing have approached RP's to identify interest, only one RP has shown any interest and has subsequently raised a number of significant issues due to the particular characteristics of the site, including the following:
- a. Due to the small numbers and likely service charges shared ownership and shared equity are not considered to be viable options for an RP;
 - b. An RP would insist on 1:1 parking provision for the affordable units, which would result in 6 market dwellings being car free, which would likely decrease the market value of those 6 again reducing the viability of the whole scheme;
 - c. Due to likely service charges social rented housing is unlikely to be much more affordable for a tenant than affordable rent;
 - d. Again due to likely service charges affordable rented housing is unlikely to be much more viable or deliverable for an RSL.
67. These issues are particular to the form of development proposed, i.e. City Centre high density flatted development.
68. This situation was acknowledged to an extent within reports to the Sustainable Development Panel and to Cabinet on the 02nd and 14th December respectively. The result of these reports was a resolution by Cabinet to endorse an interim statement on affordable housing which would be given weight in the determination of planning applications. The statement sets out circumstances where the provision of a contribution to allow affordable housing to be provided offsite may be acceptable. These circumstances are as follows:
- a. On any site where after an open-book viability assessment has been conducted (and accepted by the Council after independent assessment) that demonstrates that a site is not sufficiently viable to enable the provision of a single social rented dwelling on the site;

- b. On relatively small sites proposed for flatted developments (typically developments of 15 or fewer units on sites of 0.2ha or less) where it can be demonstrated that RPs are reluctant to take on the management of a small number of affordable units. In these cases developers will be expected to provide written evidence that no RP is willing to take on the unit(s). The housing development team will contact the relevant RPs on behalf of the developer if requested.
- c. On small to medium sites with exceptional factors which would not be attractive to RPs (evidence of this will be required), such as inappropriate floor areas or high service charges, and where it is capable of using contributions in lieu to deliver more affordable units off-site than would have been provided on-site (or the same number of units but in a form that better meets established local needs) elsewhere in the local area.

69. Under the interim statement the total off site commuted sum towards affordable housing for a site of this size and location would be £1,764,418.10.

70. The result of the viability assessment is that the maximum number of social rented units which can viably be provided on the site is 5, this represents 7.6% affordable housing. Other forms of tenure would in theory viably provide a larger number of units. However the greatest housing need is for social rented and investigations by strategic housing suggest that other forms of tenure are either unlikely to be more deliverable (i.e. taken on by a registered social landlord) or would not meet identified housing needs.

71. Currently it appears that delivery of the 5 social rented units on site is likely to be difficult due to the ability of attracting a registered social landlord at a rate close to or above the rate used for the viability assessment.

72. On this basis, the viable level of commuted sum for an all private scheme has been assessed. Given that profit is based on a percentage of development value, the development value and therefore profit would increase under an all private scheme. It is not considered appropriate for a higher level of profit to be achieved via the commuted sum route. Therefore the commuted sum has been assessed on the basis of retaining the profit at the same level (not percentage) as would be provided via on site provision (based on the findings of the viability assessments). This gives a commuted sum of £546,000.00 based on a trigger point of 1st occupation.

73. Such a commuted sum would be spent to provide affordable housing within the vicinity (it is suggested within 1km of the site). The principle of accepting an off-site contribution sum instead of provision on site is finely balanced in this case. Notwithstanding the interim statement referred to above it must also be considered whether the particular proposal will result in a development contribution to essential social infrastructure in the local area and if it will promote social cohesion. In this instance officers tend to the view that the off-site contribution is only acceptable as there are a number of sites in close proximity to the development site where the funds could be utilised. The exact site would depend on the timing of receipt, however potentially this could assist the delivery of sites such as Argyle Street which is 150m from the site.

74. The suggested viable solution is therefore to word a S106 agreement for the provision of 5 social rented properties on site at a value of £1000/m² to a registered provider. If following an extensive exercise of trying to attract a registered provider at/above or

extremely close to this rate, to the agreement of the Local Planning Authority, no registered provider is found an off site commuted sum of £546,000.00 is paid on 1st occupation.

75. It is recommended that any approval on this basis include provisions within the S106 agreement for an overage clause which seeks to claw back lost planning obligations where reality is better than predicted in the viability assessments. This would operate so to claw back 50% of any profit in excess of 20% of the gross development value up to a cap set via the total commuted sum. Where 5 social rented dwellings are provided on site the cap would be £1,359,593.40, where the commuted sum is paid the cap would be £1,218,418.10. It is also recommended that a review mechanism be built into the agreement to require a review of the level of affordable housing and commuted sum: a) where there is no commencement within 18 months of the consent; and b) where first occupation has not occurred within 30 months of commencement.
76. In coming to a decision on the acceptability of the scheme with affordable housing at the levels indicated above it is important that a balanced decision is made with due regard to policy, local finance and other material considerations.
77. In this case the site is a brownfield site which has been vacant for a considerable period of time and is the last remaining site within the former riverside redevelopment (strategic development initiative) area. It is therefore considered that the redevelopment of the site is desirable. On the basis of the scheme proposed it is not considered that there are any other reasons for recommending the refusal of consent, or indeed that there are any particularly finely balanced matters other than the issue of affordable housing. It is considered that any issues identified within the report above can be overcome via condition. In addition the following considerations are relevant:
- a. The general need for market housing as identified by JCS policy 4;
 - b. The emphasis on the promotion of economic activity and bringing forward housing provision within the National Planning Policy Framework;
 - c. The local financial considerations outlined above.
78. The above needs to be weighed against the need to provide affordable housing a key piece of infrastructure for which there is significant demand and the desire to provide balanced communities as required by JCS policy 4. However, in the context of the viability appraisals undertaken for the scheme the alternative to allowing a scheme with affordable housing as low as that indicated above would be to leave the site undeveloped for potentially a considerable period of time until the market changes. In the current economic climate and with the likely introduction of the Community Infrastructure Levy this is unlikely to happen in the near future.
79. On balance and given the wording of JCS policy 4 which allows for lesser provision of affordable housing where the scheme is found to be unviable (see paragraph 64 above), the viability evidence submitted and the above material considerations summarised at paragraph 77, it is considered that the proposals are acceptable subject to the provision of affordable housing as per paragraph 74 above, the financial contributions to transport and open space and the conditions detailed within the recommendation below.

Conclusions

80. The proposals provide for the residential redevelopment of a vacant brownfield site in an accessible City Centre location. The proposals have a distinctive contemporary character and architectural style which is considered to be acceptable given the mixed character of surrounding development. The proposals height would not obstruct any significant building within any identified corridor of vision, it would however help to balance the riverscape of the two banks and help to define the streetscape around Novi-Sad bridge. The layout of the site is considered to be efficient given the fairly high density of the proposals and satisfactorily provides for the necessary parking, servicing and amenity requirements of the site. Whilst the proposals would have some implications on the amenity of neighbouring properties, the impact is not considered to be significant and not considered to warrant refusal of the application.

81. One of the main considerations in this case has been the viability of the proposals and ability of the scheme to provide for affordable housing. Based on the viability appraisals undertaken it is recommended that a S106 agreement secure 5 (7.6%) social rented properties on site and if following an extensive exercise of trying to attract a registered provider, to the agreement of the Local Planning Authority, no registered provider is found an off site commuted sum of £546,000.00 is paid on 1st occupation. On balance, given in particular:

- the wording of JCS policy 4 which allows for lesser provision of affordable housing where the scheme is found to be unviable;
- the desirability of redeveloping this brownfield site which has been vacant for a considerable period of time;
- the sites prominence in the townscape;
- the acceptability of the proposals in all other respects;
- the need for market housing as identified by JCS policy 4; and
- the emphasis on promoting economic activity and bringing forward housing development within the draft National Planning Policy Framework.

It is considered that the proposals are acceptable subject to the recommended S106 provisions of affordable housing, transport contributions and opens space contributions and the conditions detailed within the recommendation below.

RECOMMENDATIONS

To approve Application No (11/02236/F Land Adjacent To Novi Sad Bridge Wherry Road Norwich) and grant planning permission, subject to the completion of a satisfactory S106 agreement to include the provision of:

- a. Provision of 5 social rented properties on site at a value of £1000/m2 to a registered provider. If following an extensive exercise of trying to attract a registered provider at/above or extremely close to this rate, to the agreement of the Local Planning Authority, no registered provider is found an off site commuted sum of £546,000.00 is paid on 1st occupation;
- b. An overage provision to claw back 50% of any profit in excess of 20% of the gross development value up to a cap set via the total commuted sum. Where 5 social rented dwellings are provided on site the cap would be £1,359,593.40, where the commuted sum is paid the cap would be £1,218,418.10.
- c. Contribution of £18,621.19 under local plan policy TRA11 to the city wide transport improvement programme;
- d. Contribution of £33,990.00 under local plan policy SR4 towards the

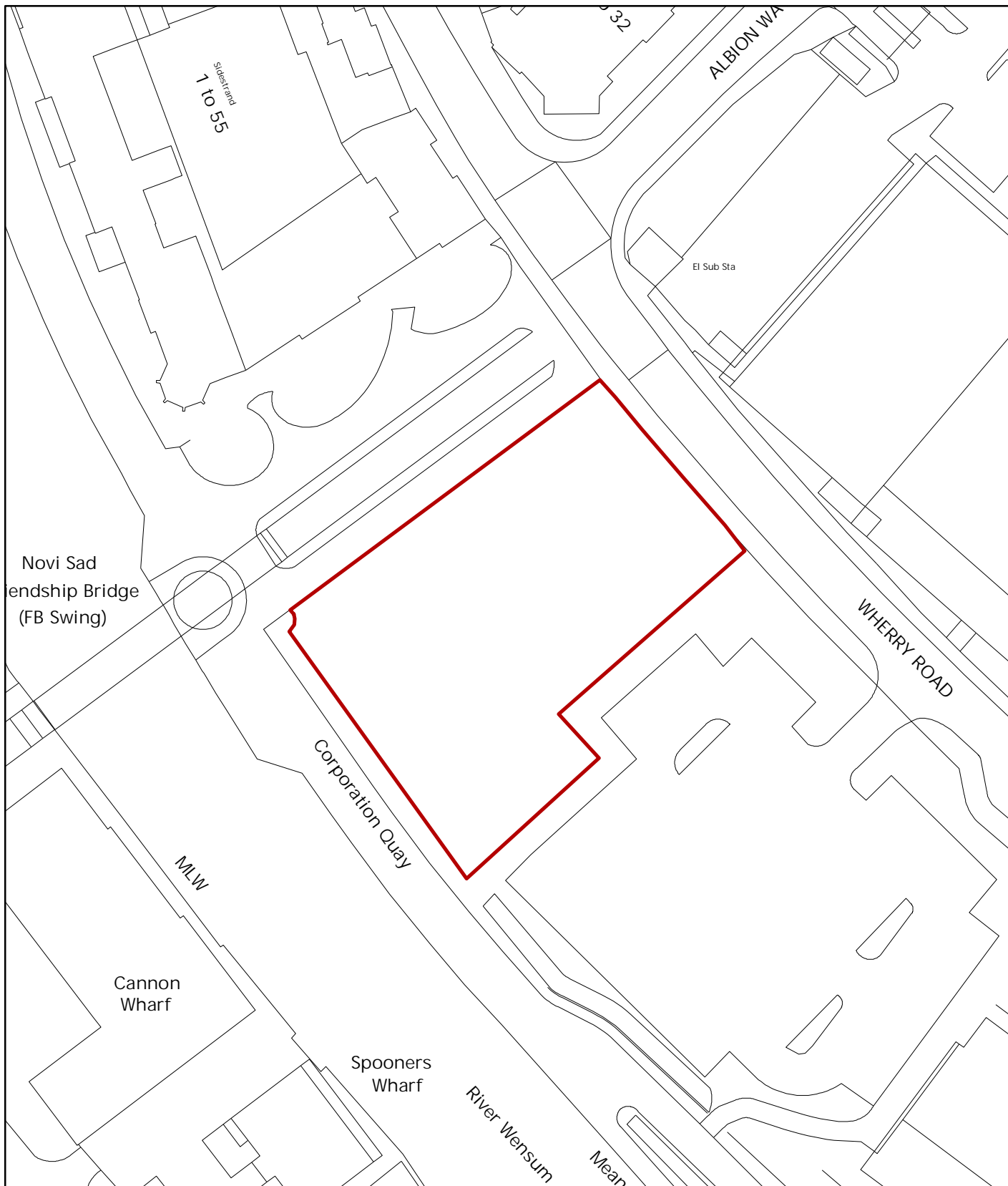
provision/improvement and maintenance of publically accessible open space.
and subject to the following conditions:

1. Standard 3 year time limit;
2. Development to be carried out in accordance with the approved plans;
3. Details of all external materials including samples and large scale section drawings;
4. Landscaping details, maintenance and management arrangements;
5. Details for the provision of photovoltaic panels;
6. Details of CCTV system;
7. Provision of refuse storage;
8. Details and provision of cycle storage;
9. In accordance with the the flood risk assessment, including finished floor levels and compensatory flood plain storage;
10. Flood warning and response plan;
11. Details of surface water drainage strategy;
12. Details for the provision of fire hydrants;
13. Details of the vehicle crossover;

(Reasons for approval: The decision has been made with particular regard to policies ENV6, ENV7, ENG1, WM6, NR1 of the adopted East of England Plan Regional Spatial Strategy May 2008, policies 1, 2, 3, 4, 7, 11, 18 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk March 2011, saved policies NE9, HBE4, HBE12, HBE13, HBE14, EP1, EP16, EP17, EP18, EP20, EP22, HOU2, HOU6, HOU13, AEC1, SR4, SR7, SR11, SR12, TRA5 , TRA6, TRA7, TRA8 , TRA9, TRA11 and TRA15 of the adopted City of Norwich Replacement Local Plan November 2004, local finance considerations, PPS1, PPS3, PPS23, PPG13, PPG24, PPS25 and other material considerations.

The proposals provide for the residential redevelopment of a vacant brownfield site in an accessible City Centre location. The proposals have a distinctive contemporary character and architectural style which is considered to be acceptable given the mixed character of surrounding development. The proposals height would not obstruct any significant building within any identified corridor of vision, it would however help to balance the riverscape of the two banks and help to define the streetscape around Novi-Sad bridge. The layout of the site is considered to be efficient given the fairly high density of the proposals and satisfactorily provides for the necessary parking, servicing and amenity requirements of the site. Whilst the proposals would have some implications on the amenity of neighbouring properties, the impact is not considered to be significant and not considered to warrant refusal of the application.

One of the main considerations in this case has been the viability of the proposals and ability of the scheme to provide for affordable housing. Viability appraisals of the scheme have been undertaken and the level of affordable housing reduced to reflect these. On balance, given in particular wording of joint core strategy policy 4 which allows for lesser provision of affordable housing where the scheme is found to be unviable, the desirability of redeveloping this brownfield site which has been vacant for a considerable period of time, the sites prominence in the townscape, the acceptability of the proposals in all other respects, the need for market housing as identified by joint core strategy 4 and the emphasis on promoting economic activity and bringing forward housing development within the draft National Planning Policy Framework, it is considered that the proposals are acceptable in this case. The proposals are therefore considered acceptable subject to the provisions secured via S106 agreement and the conditions imposed.)



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Planning Application No 11/02236/F

Site Address Land adjacent to Novi Sad Bridge Wherry Road

Scale 1:750



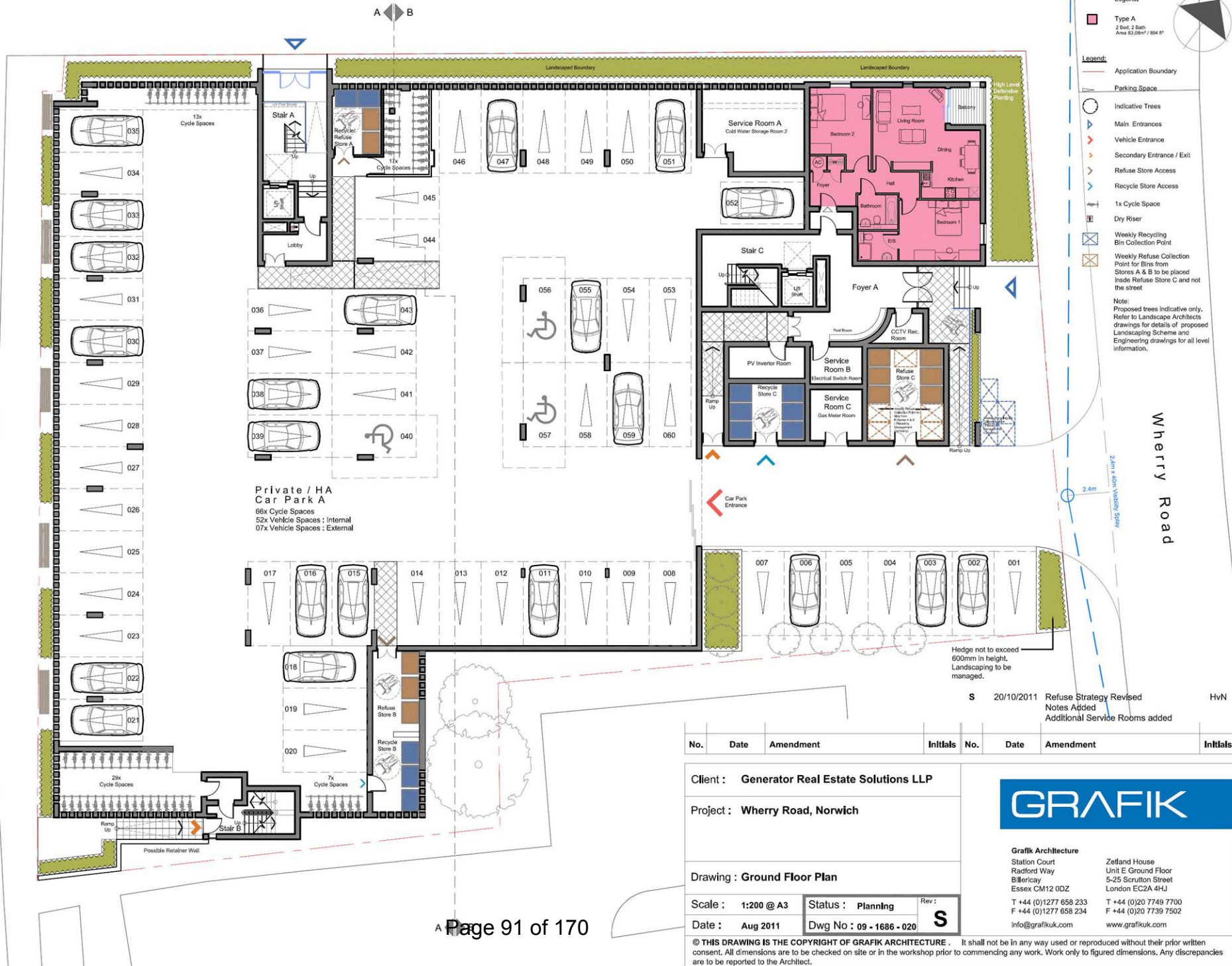
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Legend:

- Type A
2 Bed, 2 Bath
Area 83.08m² / 894 sq'
- Type A2
2 Bed, 2 Bath
Area 87.15m² / 938 sq'
- Type A3
2 Bed, 1 Bath
Area 63.50m² / 688 sq'
- Type B
2 Bed, 2 Bath
Area 70.60m² / 760 sq'
- Type B2
2 Bed, 2 Bath
Area 62.02m² / 667 sq'
- Type B3
2 Bed, 2 Bath
Area 80.52m² / 867 sq'
- Type C1
2 Bed, 2 Bath
Area 75.12m² / 809 sq'
- Type C2
2 Bed, 2 Bath
Area 68.70m² / 738 sq'
- Type C3
2 Bed, 2 Bath
Area 69.70m² / 750 sq'
- Type D
2 Bed, 2 Bath
Area 83.02m² / 893 sq'
- Type D1
2 Bed, 1 Bath
Area 77.85m² / 836 sq'
- Type D2
1 Bed, 1 Bath
Area 60.47m² / 651 sq'
- Type E
2 Bed, 1 Bath
Area 62.35m² / 671 sq'
- Type F
1 Bed, 1 Bath
Area 50.75m² / 546 sq'
- Type G
2 Bed, 2 Bath
Area 94.42m² / 1016 sq'
- Type H
2 Bed, 2 Bath
Area 89.02m² / 958 sq'
- Type J
2 Bed, 2 Bath
Area 87.77 / 945 sq'

Legend:

- Application Boundary
- Parking Space
- Indicative Trees
- Main Entrances
- Vehicle Entrance
- Secondary Entrance / Exit
- Refuse Store Access
- Recycle Store Access
- 1x Cycle Space
- Dry Riser

Note:
Proposed trees indicative only.
Refer to Landscape Architects
drawings for details of proposed
Landscaping Scheme and
Engineering drawings for all level
information.

S 20/10/2011 Refuse Room below shown
Notes Added

HvN

No.	Date	Amendment	Initials	No.	Date	Amendment	Initials
-----	------	-----------	----------	-----	------	-----------	----------

Client : Generator Real Estate Solutions LLP

Project : Wherry Road, Norwich

Drawing : 1st Floor Plan

Scale : 1:200 @ A3

Status : Planning

Rev : S

Date : 16 Aug 2011

Dwg No : 09-1686-021

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Report to Planning applications committee

Item

14 May 2015

Report of Head of planning services

Subject Application no 15/00298/RM - Three Score Site, land south of Clover Hill Road, Norwich

Reason for referral City council application and site

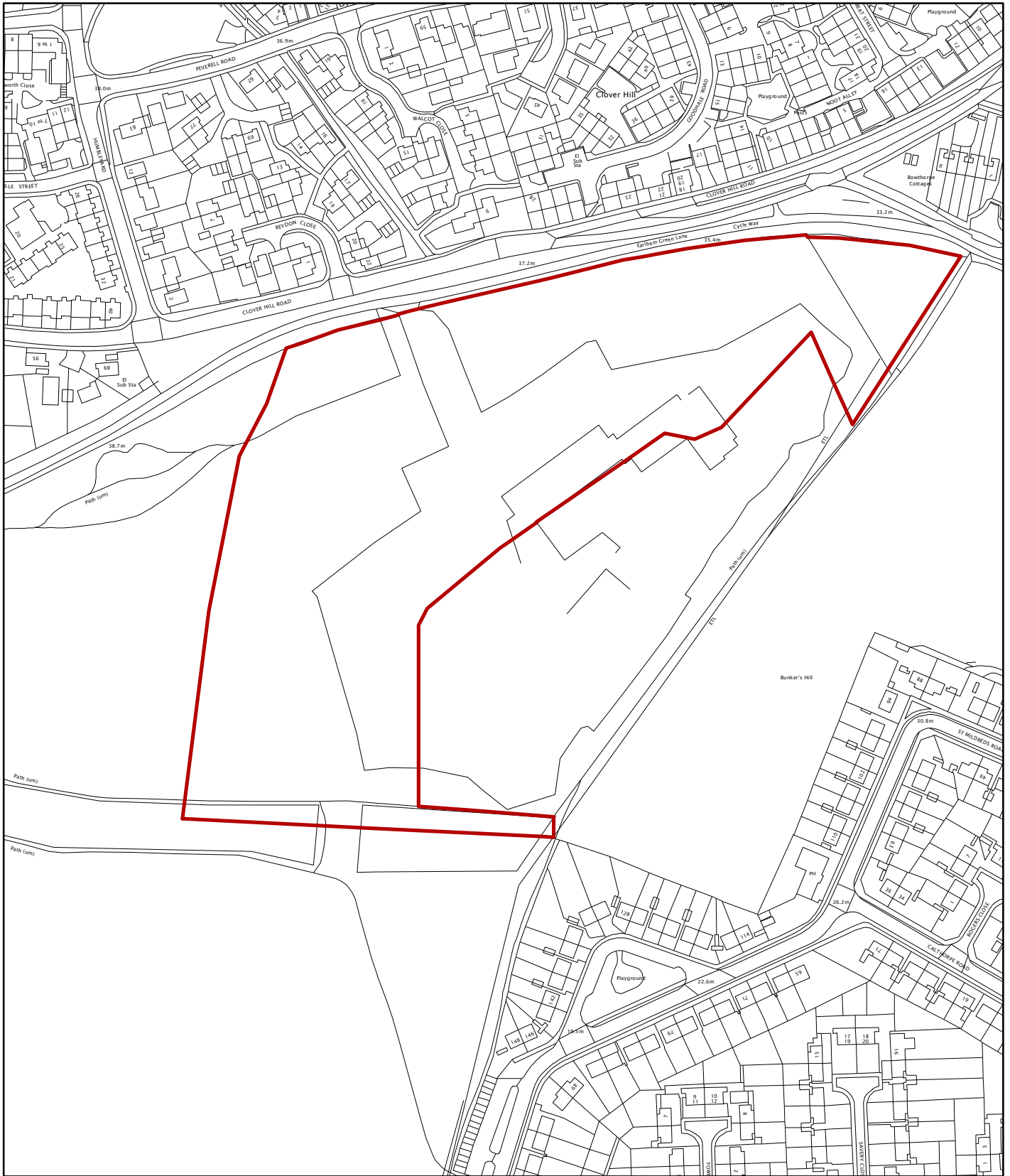
Applicant Norwich City Council

4(D)

Ward:	Bowthorpe
Case officer	Steve Fraser-Lim - stevefraserlim@norwich.gov.uk

Development proposal		
Reserved Matters for erection of 172 dwellings and associated works in connection with application 13/02089VC.		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1	Principle of development
2	Layout, scale, external appearance and landscape
3	Amenity
Expiry date	6 June 2015
Recommendation	Approve subject to conditions



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Planning Application No 15/00298/RM

Site Address Three Score reserved matters phase 2

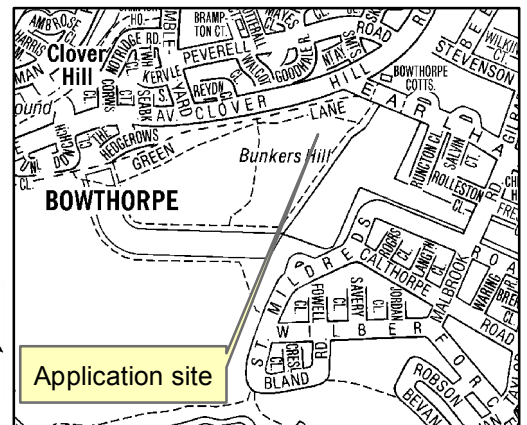
Scale 1:2,500



NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. Outline planning consent (reference 12/00703/O) was granted in July 2013 for redevelopment of the Three Score site at Bowthorpe with up to 1000 homes, including affordable housing, care home, a new village centre including at least one local shop, public open space and associated roads and infrastructure. The consent was granted following the completion of a legal agreement and the resolution of planning applications committee to approve the application on 14 March 2013.
2. The first phase of development was for a care village comprising dementia care and housing with care units was granted reserved matters consent in March 2014. This phase is currently under construction (ref: 13/02031/RM see planning history). This second phase of development is to take place on land to the north and west of the first phase.
3. The site is predominantly uncultivated grass land and forms the last area of undeveloped land within Bowthorpe as it was initially envisaged in the 1970's.

Constraints

4. The overall site slopes gently from north to south dropping circa 28m and currently consists mainly of uncultivated grassland, but with a tree belt from the northern to the eastern boundary where it joins Bunkers Hill Wood (County Wildlife Site) to the northeast corner of the site. There is a small wooded hollow in the north west part of the site, and hedgerows are an important feature along Earham Green Lane and along the eastern boundary of the site with St Mildreds Road. To the southwest is a historic double hedgerow known locally as grass lane. Other than the hedgerows and tree belt described above the site has few stand alone trees within its boundaries however scrub has encroached into the site along the northern and eastern boundaries. There is also a line of scrub along the southern boundary adjacent to the existing informal footpath.
5. Bowthorpe and Earham Marshes (County Wildlife Site and Local Nature Reserve) are located to the south of the site adjacent to the River Yare. This connects the site hydrologically to a number of other County Wildlife Sites downstream. The marshes are covered by river valley policy, are a site of nature conservation interest, publically accessible recreational open space and urban green space. The majority of the application site is outside of flood zones 2 and 3 however a small area within the site adjacent to the southern boundary is within flood zone 2. The application site extends into part of the river valley to the southwest corner adjacent to Dodderman Way.
6. A number of overground electricity lines cross the site, high voltage cables are located to the southwest corner with low voltage cables across the centre and east of the site. Foul water sewers serving existing areas of Bowthorpe also run across the site and join the Yare Valley Sewer to the south. The south eastern half of the site is covered by ground water source protection zone 1.

Relevant planning history

7.

Ref	Proposal	Decision	Date
12/00703/O	Redevelopment of site with up to 1000 homes, including affordable housing, care home, a new village centre including at least one local shop, public open space and associated roads and infrastructure.	APPR	08/07/2013
13/02031/RM	Reserved matters of appearance, landscaping, layout and scale for part of permission 12/00703/O as varied by 13/02089/VC for the erection of a care village comprising 80 apartment dementia care and 92 flat housing with care schemes, provision of associated landscaping, car parking, open space and infrastructure.	APPR	14/03/2014
13/02089/VC	Variation of Conditions 8 (spine road), 10 (lighting of spine road), 28 (roads, footways and cycleways) and 47 (fire hydrants) of previous planning permission 12/00703/O in order to change the trigger point for submission of details.	APPR	12/03/2014

The proposal

8. The proposals are for 172 dwellings comprising predominantly houses but with a number of blocks of flats of 3 and 4 storey scale, situated on the outside edges of the site adjacent to Clover Hill and the proposed spine road along the western boundary of the site. The proposed development is arranged in a series of development zones (A, B, C, D) all accessed from the main spine road on the western boundary of the site.
9. All zones are designed around the principle of traditional connected streets with houses fronting streets, with back gardens to rear and 'homezone' shared surfaces used wherever possible. A series of secondary accesses are also proposed onto the spine road, to facilitate this connected layout, although some of these are for cyclists and pedestrians only. Car parking is provided as on street spaces which are not allocated to a particular dwelling or some rear parking courts.
10. The development incorporates areas of green space in the form of a 'Greenway' which follows a main pedestrian desire line and links Clover Hill with the extra care home, and later housing phases to the south. In addition a private communal garden is proposed at the rear gardens of some of the dwellings within Zone C and a drainage basin, with boardwalk and interactive landscaping, is proposed at the

eastern corner of the site within zone D. These green spaces will incorporate informal opportunities for children's play within the landscape design.

11. The reserved matters have been screened under the EIA regulations as a subsequent application within the terms of the regulations (being subsequent to the approved outline consent which was subject to an environmental statement). The likely environmental effects of the subsequent application were considered as was the environmental information already available and it was not considered necessary to request a further environmental statement for this application.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	172
No. of affordable dwellings	57 (33%) with 85% of these units are for social rent and 15% to be intermediate tenure.
No. of storeys	2-4 storeys
Density	37-46 Dwellings per hectare
Appearance	
Materials	Brick, timber, render facades
Construction	Conventional brick and blockwork construction.
Energy and resource efficiency measures	106-112 Homes will be accredited to 'Passivhaus' standard with remaining 60-66 homes achieving Code for Sustainable Homes level 4.
Transport matters	
Vehicular access	Three new vehicle accesses proposed from the proposed spine road.
No of car parking spaces	241 spaces (average of 1.4 spaces per dwelling across the site).
No of cycle parking spaces	1 space per flat. Houses have gardens where cycles can be stored.
Servicing arrangements	From proposed residential streets.

Representations

12. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 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
Proposals are out of scale and character in relation to the village feel of Bowthorpe.	See main issue 2
Proposals will result in overlooking and loss of privacy, in particular from inappropriate roof terraces and the four storey block of flats.	See main issue 3
Insufficient car parking is proposed.	See policy compliance table

Consultation responses

13. 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.

Environment Agency

14. No objection. The submitted Flood Risk Assessment is acceptable subject to attachment of conditions with regard to surface and foul water drainage and contamination.

Highways (local)

15. The proposals have evolved from following pre-application discussions with regard to road layout and car parking. The proposed shared surface connected street layout is acceptable, as is the car parking strategy comprising a mix of on street and parking court spaces. There are limited opportunities to improve the design of shared surfaces to make them less car dominated and prevent inappropriate parking.

Landscape

16. Landscape proposals are acceptable in principle. However concerns are raised with regard to integration with the proposed footway / cycleway which runs to the south of the extra care home and the proposed dwellings within the eastern corner of the site, the care home landscaping and the proposed community garden.
17. The proposed greenway is supported. However concerns are raised with regard to obstruction of the cycle routes by play provision, poor alignment at the northern end and confusing surface materials.
18. The proposed communal garden is also supported but will need to be well managed. Consideration should be given for new occupiers to design this space according to their needs.

19. Further clarification is required with regard to landscaping details and concerns raised with regard to proximity of some housing (house type J1) adjacent to trees fronting Clover Hill.

Norfolk police (architectural liaison)

20. Concerns raised that some car parking within zone D is poorly surveyed by proposed housing and could be vulnerable to car crime. This is exacerbated by un-surveyed, un-gated access routes allowing means of escape, and resulting in exposed rear gardens to properties. Consideration should be given for gates to secure these areas. Rear gates to gardens should also be lockable. Dwellings should meet physical security requirements of Secure by Design.

Assessment of planning considerations

Relevant development plan policies

21. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS9 Strategy for growth in the Norwich policy area
22. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM8 Planning effectively for open space and recreation
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

23. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design

- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

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

Main issue 1: Principle of development

25. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
26. The principle of residential development has been established as part of earlier outline planning permissions on this site (12/00703/O and 13/02089/VC). As such this current application is for reserved matters in relation to appearance, layout, landscaping and scale of the proposed housing only and no consideration of the acceptability of housing on this site is necessary.
27. The parameter plan approved as part of the original outline consent indicates four development zones (X, Y, Z, U, and parts of V and W) which correspond roughly with the proposed development zones submitted as part of this reserved matters application. The parameter plan allows for development of up to four stories adjacent to the spine road and parts of Clover Hill Road, and up to three stories adjacent to the eastern part of Clover Hill Road and Bunkers Hill Wood. A maximum number of dwellings are permitted in each zone and a development density of 37-46 dwellings per hectare. It is not possible to make direct comparisons between the development zones in the reserved matters submission and those identified in the parameter plan, as they are of different size and shape, due to changes in road layout and the nature of the first phase of development. However the proposed reserved matters are in broad accordance with these approved parameters.
28. The outline planning applications 12/00703/O and 13/02089/VC included a S106 agreement requiring that 33% affordable housing is provided across the whole of the Three Score development as part of all phases (85% social rent and 15% intermediate). The proposals include 33% affordable housing (85% social rent and 15% intermediate) within this second phase which is in line with requirements of the outline consent. Later phases will need to ensure that the 33% site wide requirement is met.

Main issue 2: Layout, scale, external appearance and landscape

29. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
30. The proposals comprise a layout designed around the principle of traditional connected streets with perimeter blocks of terraced houses fronting streets, with back gardens to rear and 'homezone' shared surfaces used wherever possible.
31. Houses range in height from 2-3 stories and larger 4 four storey blocks of flats are located in prominent corner locations which mark entrances and routes into and through the site from Clover Hill and the spine road. The building heights of the terraced houses are appropriate for a residential area such as Bowthorpe. It is acknowledged that the 4 storey blocks are larger than other dwellings adjacent to Clover Hill Road. However this scale is considered appropriate as it would highlight key movement routes through the development and the wide, spacious character of Clover Hill Road is capable of accommodating such a scale of development without it appearing unduly dominant or overbearing. In addition it is noted that 4 storey development is in accordance with the parameter plans approved as part of the outline consent. As such the proposed building heights are considered acceptable.
32. The connected street layout is permeable and legible, allowing pedestrian and cycle movement through in a variety of directions along easy to understand routes. In addition the proposed layout ensures that all dwellings have defensible space between the front doors and the street but ensures that street is well surveyed and overlooked. Provision of benches within front gardens to encourage use of this space and social interaction between neighbours is particularly welcome in terms of encouraging natural surveillance and street activity. Car parking is integrated into the streets and will be well surveyed by surrounding houses. The proposed shared surface streets will reduce vehicle speeds, and create a more pleasant residential environment for walking, cycling, human interaction and children's play.
33. The eastern section of this site (zone D) departs from this layout as the front entrances to some of the dwellings (type J1) are located at the rear gardens of houses fronting the street. The parking courts are also located at the rear of these dwellings. Police liaison comments have raised this unconventional arrangement as a concern, citing potential for increased crime and anti-social behaviour.
34. These concerns are noted. However the narrow shape of the site in this location makes it more difficult to design a perimeter block. In addition dwellings facing northwards in this location would result in more interference with mature trees adjacent to Clover Hill Road, and would result in increased pressure for pruning of these trees in future. The proposed south facing house type would result in less interference to trees and would maximise solar gain and result in improved environmental performance. There would still be some natural surveillance of the parking court and footpaths from the south facing windows and terraces of the J1 house types. As such on balance the layout of the development in this area of the site is considered acceptable.
35. The larger flat blocks are designed in a simple contemporary manner with elegant, clean and simple brick facades. The terraced houses are also designed in a contemporary manner but feature a number of design elements which make reference to more traditional house types, such as pitched roofs of different form

and a mix of render, brick and timber facades. Overall the contemporary architectural approach would appear as distinct from earlier phases of Bowthorpe. However it is of high quality and would help to tell a storey of the different patterns of development which have occurred in Bowthorpe over time, thus adding to the local distinctiveness of the area. Conditions are required to ensure that crisp, contemporary details as promised by the submitted images are delivered during the construction phase.

36. Concerns of the landscape officer with regard to integration of the footpath to the south of the extra care home and the development are noted. This issue has been raised with the applicant and revised plans have been submitted indicating how this footpath relates with the areas of open space proposed around the drainage basin. And other footpaths and highway within the development. In addition landscaping details around the proposed blocks of flats has also been revised in order to provide defensible space for ground floor flats as well as an attractive frontage to these prominent buildings.
37. The provision of informal opportunities for play and interaction between residents within the greenway, open space around the drainage basin, and the communal garden are welcomed. The proposed communal private garden area is a new concept and officers were initially concerned that this space could be poorly overlooked and subject to antisocial behaviour. Details have been provided to show how it will be surveyed from the rear of the adjacent houses and secured to control access, and future occupiers would be aware of the more communal provision of amenity space. As such this space could provide an attractive environment for future occupiers. Conditions are proposed requiring further details of the private communal garden, including management arrangements, to allow these to change subject to liaison with future residents. Conditions requiring detailed landscaping proposals including species type and number are also proposed in order to address the comments raised by the Council's landscape officer. Subject to these conditions, the proposals would demonstrate a good urban design approach, supported by an adequate landscaping strategy, in accordance with aforementioned policies.

Main issue 3: Amenity

38. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
39. The proposed dwellings are of sufficient size that they would meet the floorspace standards specified within policy DM2. In addition all houses would include front and rear gardens, and in some cases roof terraces, which would provide adequate outdoor amenity space. In addition all flats have the benefit of a balcony or terrace to provide some outdoor amenity space for occupiers. As such the proposals would provide a good standard of amenity for future occupiers.
40. The proposed roof terraces will allow some overlooking views into the gardens of some of the proposed dwellings. However this is minimised through use of screens in some cases, and given that the presence of roof terraces will be known to future occupiers before they move in, this arrangement is considered acceptable. As such the proposals are not considered to provide a good standard of amenity for future occupiers.

41. Concerns with regard to potential for overlooking of gardens and windows of neighbouring dwellings situated on the north side of Clover Hill Road are noted. However these properties are situated approximately 30m from proposed development across the width of Clover Hill Road and as such this level of separation is considered sufficient to prevent undue overlooking and loss of privacy to the existing occupiers of adjacent dwellings.

Compliance with other relevant development plan policies

42. 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, cycle parking for houses can be provided within rear gardens. Flat blocks have dedicated cycle stores in accordance with standards.
Car parking provision	DM31	Yes, proposals are in accordance with parking standards within the appendix of the Development Management Local Plan. The proposed parking provision strikes a balance between meeting the car parking needs of the development, and not resulting in overprovision of car parking which would encourage unsustainable modes of transport and result in an unattractive car dominated layout.
Refuse Storage/servicing	DM31	Yes, proposed shared surface streets form a connected layout, so provision of large turning heads for refuse vehicle is not required.
Energy efficiency	JCS 1 & 3 DM3	Yes, the majority of the proposed dwellings would achieve 'Passivehaus' standard. Passivehaus is a design approach which seeks to minimise energy consumption / carbon emissions through very high levels of insulation and air tightness. As part of the Passivehaus approach Mechanical Ventilation Heat Recovery (MVHR) units are incorporated within these units to ensure that heat loss / gain is minimised so that dwellings maintain an even temperature throughout the year. The development will be one of the largest such Passivehaus developments in the country. Non passivehaus units will meet Code for Sustainable Homes level 4. As such the proposals more than meet policy requirements and demonstrate an excellent response to

Requirement	Relevant policy	Compliance
		climate change mitigation and adaptation.
Water efficiency	JCS 1 & 3	Yes all units to achieve Passivehaus or Code for Sustainable Homes level 4.
Sustainable urban drainage	DM3/5	Yes, submitted Flood Risk Assessment is acceptable subject to conditions as recommended by the Environment Agency.
Tree protection	DM7	Some of the proposed dwellings within zone D are in proximity to existing trees adjacent to Clover Hill Road. The submitted Arboricultural report considers that the proposed dwellings can be constructed without harming these trees. In addition as the trees are within an area envisaged for development within the parameter plans it is considered that subject to suitable protection measures the proposals as secured by condition would not result in undue harm to trees, in accordance with policy DM7.
Biodiversity	DM6	Yes subject to mitigation in the form of landscape design and management.

Other matters

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

Equalities and diversity issues

44. There are no significant equality or diversity issues.

S106 Obligations

45. The S106 agreement as part of the outline consent secured the full range of contributions, in order to meet the needs of the development, including this phase.

Local finance considerations

46. 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.

47. 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.

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

Conclusion

49. The proposed reserved matters are broadly in accordance with parameters set within the parameter plans of original outline consent. The proposed layout and architectural approach for the development would appear as distinct from earlier phases of Bowthorpe. However it is of high quality and would help to tell a story of the different patterns of development which have occurred in Bowthorpe over time, thus adding to the local distinctiveness of the area.
50. The proposals would provide an acceptable standard of amenity for existing and future occupiers, are highly energy efficient, and provide an appropriate number of car and cycle parking spaces. The development is therefore in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

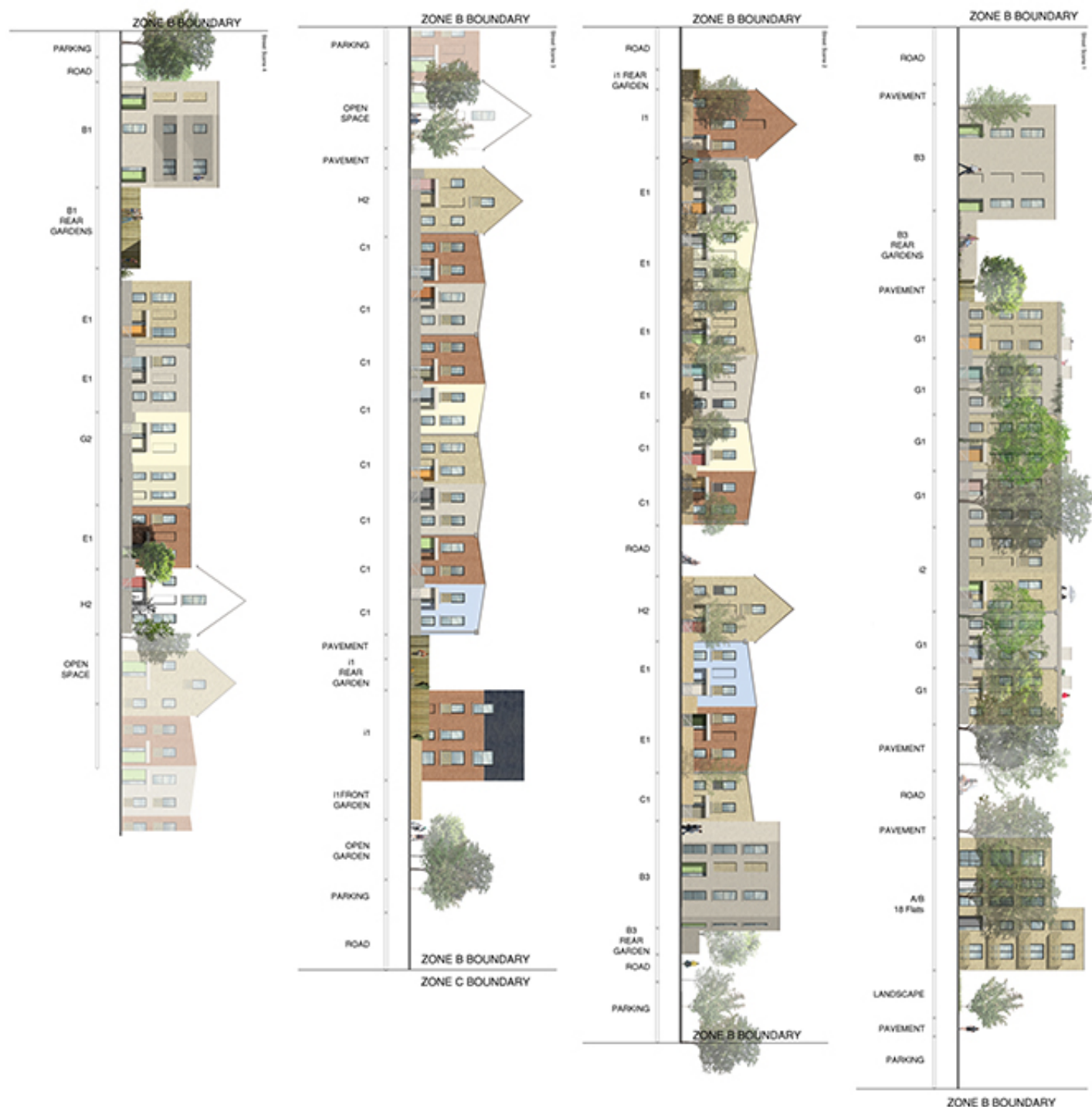
To approve application no. 15/00298/RM - Three Score Site Land, South of Clover Hill Road, Norwich and grant reserved matters consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Landscaping in accordance with the plans submitted and further landscaping details to be agreed including: levels, kerbs, measures to prevent vehicles entering open/green space, boundary treatment elevations, hard surfacing materials, including a management plan.
4. Details of materials including: Bricks, render, tiles, windows, rainwater goods, balconies and soffits, roof terrace screens.
5. Details of communal private garden, including management arrangements
6. Tree protection in accordance with the AIA
7. Method for removal, storage and re-use of topsoil in full accordance with supplementary ecology statement;
8. Method statement for the protection of the grassland areas indicated to be protected during development to be submitted and agreed, including details for restoration should the areas be impacted during construction activity.
9. Conservation (ecology) management plan for the site.
10. Details of surface water drainage
11. Contamination, submission of remediation strategy if contamination found
12. No infiltration of surface water into the ground without express consent of the local planning authority.

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.



Report to Planning applications committee

14 May 2015

Report of Head of planning services

Subject Application no 15/00197/F - 545 - 547
Earlham Road, Norwich

Reason for referral Objection

Applicant: Mr Waithley Williams

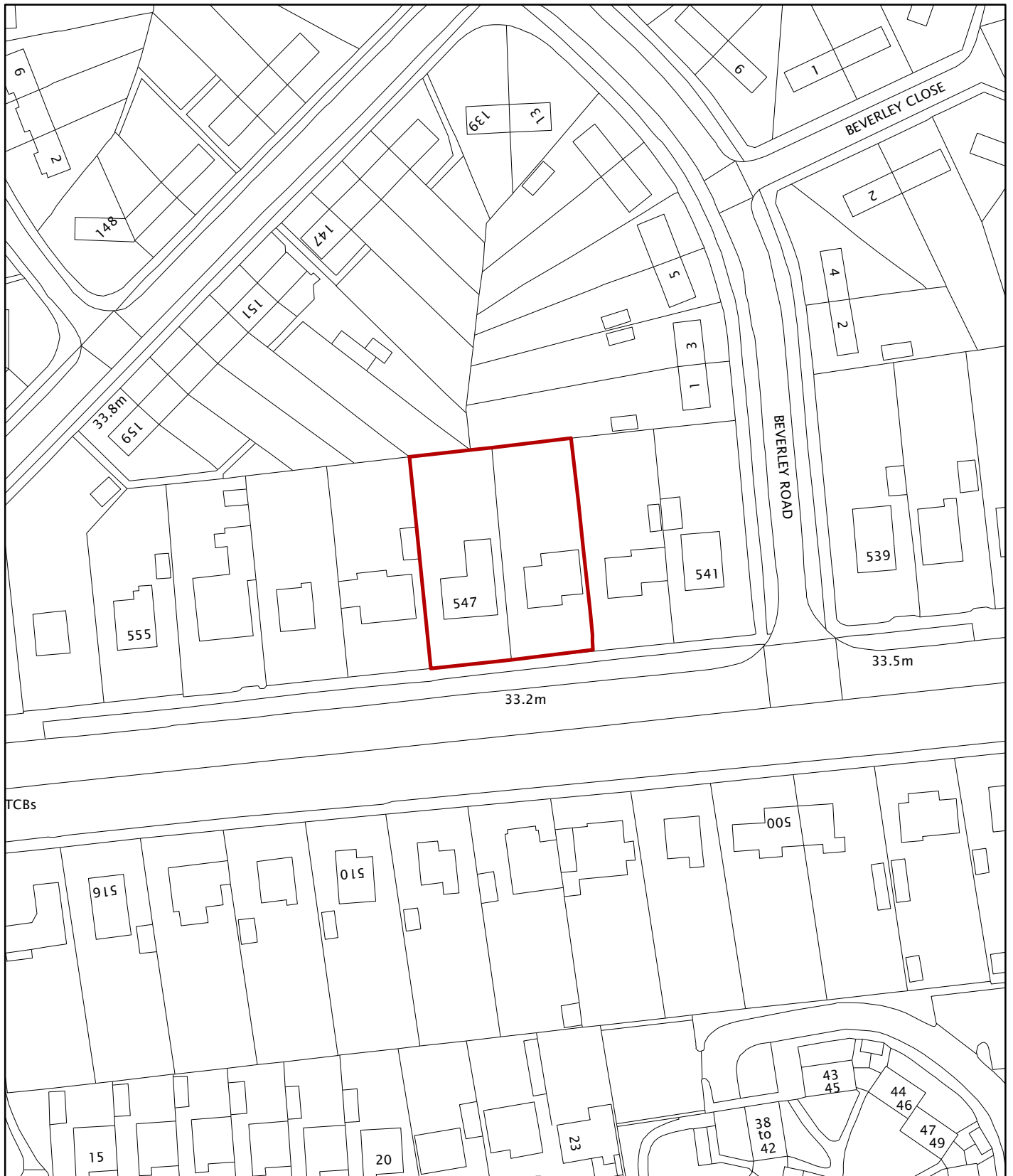
Item

4(E)

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

Development proposal		
Demolition of 545 and 547 Earlham Road. Erection of Bed and Breakfast accommodation (Class C1) and two flats (Class C3).		
Representations		
Object	Comment	Support
6	0	0

Main issues	Key considerations
1) Principle of development	Loss of existing housing and town centre use.
2) Design and landscaping	Scale, form and massing, impact on local identity and character of surrounding area, mitigatory planting and screening
3) Transport	Accessibility and parking,
4) Amenity	Loss of privacy, overshadowing, noise and disturbance.
Recommendation	Approve subject to conditions



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Planning Application No 15/00197/RM

Site Address 545-547 Earham Road

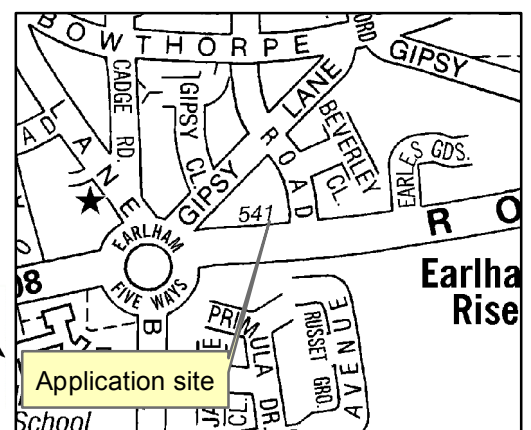
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NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. The site is located on the north side of Earlham Road near to the Earlham Five Ways roundabout. The site features two domestic scale dwellings (1 larger than the other) with landscaped gardens. Street trees line the road and overall the area has a suburban feel.

Relevant planning history

2.

Ref	Proposal	Decision	Date
14/01096/F	Demolition of existing 2 No. dwellings. Erection of 2 No. linked dwellings providing 2 No. apartments and 11 No. B&B rooms with associated dining/catering facilities.	WITHDN	19/11/2014

The proposal

3. The proposal is for the demolition of the two existing dwellings and redevelopment of the site to provide two apartments (class C3) and a building to operate as Bed and Breakfast accommodation (B&B) (Class C1).

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2
No. of affordable dwellings	0
Total floorspace	For the purposes of CIL the net increase in floorspace generated by the proposal will be charged at a rate of £5.67 per square metre.
No. of storeys	Two
Max. dimensions	~9.3 metre ridge height
Appearance	
Materials	Render with red brick details

Proposal	Key facts
Energy and resource efficiency measures	Water efficiency measures to be conditioned
Operation	
Opening hours	B&B operates 24 hours a day but check-in is between 15:00-21:00 hrs and check-out is by 12:00 hrs
Ancillary plant and equipment	None included in application. Condition will be imposed to require details of any plant/machinery and/or ventilation/fume extraction in the event of future installation
Transport matters	
Vehicular access	As existing
No of car parking spaces	11 (two as drop off spaces)
No of cycle parking spaces	Details to be conditioned
Servicing arrangements	Delivery hours to be restricted

Representations

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

Issues raised	Response
Loss of housing	Main issue 1
Noise and disturbance	Main issue 5
Overshadowing/loss of light	Main issue 5
Odour from bin store	Main issue 5
Loss of privacy	Main issue 5
Inadequate parking	Main issue 4
Increased traffic	Main issue 4

Inadequate refuse storage	Main issue 4
Harm to character of the area	Main issue 2
Poor existing boundary treatment	Main issue 3
Lack of need	Not material to the planning assessment
Disturbances during construction	Main issue 5
Maintenance of garden areas	Main issue 3

Consultation responses

5. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Environmental protection

6. No major concerns. Conditions recommended relating to installation of plant/machinery, extraction/ventilation, imported material and delivery hours. The conditions are recommended in order to protect the amenities of the surrounding area.

Highways (local)

7. The proposed development is suitable in transportation terms for its location on Earlham Road. Details relating to access, car parking and refuse storage are acceptable. Cycle storage would be better located to the front of the development. A Travel Information Plan (TIP) should be conditioned on any permission.

Landscape

8. A full landscaping scheme to be conditioned and a number of recommendations are made to be incorporated into the final design. Cycle parking should be relocated to the front of the property.

Natural Areas Officer

9. No objection to the proposal but demolition works should ideally take place outside the bird breeding and bat roosting season. Should any bats be discovered during the demolition works then works should cease and Natural England contacted for further advice.

Tree protection officer

10. Adequate protection must be afforded to those trees to be retained on site and especially for the street trees located adjacent to Earlham Road. This would require an arboricultural method statement outlining any protection measures as well as mitigation for any loss of trees or shrubs within the site in terms of landscape planting.

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
- JCS4 Housing delivery
- JCS5 The economy
- JCS6 Access and transportation
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS20 Implementation

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
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM15 Safeguarding the city's housing stock
- DM18 Promoting and supporting centres
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- 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
- NPPF11 Conserving and enhancing the natural 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: Principle of development

Loss of existing housing

15. Key policies and NPPF paragraphs – DM12, DM13 & DM15, JCS4, NPPF paragraphs 49 and 14.
16. The proposal involves the loss of two existing dwellings and the replacement with two flats. As such an assessment needs to be made on whether the loss of existing housing can be adequately justified and mitigated for in order that the city's housing stock is not harmed.
17. Policy DM15 of the *local plan* allows for development involving the loss of existing housing where involving a net improvement in the standard of housing through upgrading, replacement, reconfiguration or re-provision. Two 3-bed apartments are proposed on the eastern side of the site, one at ground floor level and one at first floor. Both flats are well proportioned and provide for dedicated private access to each unit. The ground floor flat benefits from a substantial garden space at the rear and the first floor flat features a Juliet balcony from the dining/living area. A shared garden space was considered but discounted due to concerns relating to potential loss of privacy to the ground floor flat. However, given the generous internal living space and provision of adequate refuse/cycle storage (subject to condition), the two replacement flats are of a standard that adequately mitigates for the loss of the two existing dwellings in accordance with DM15.
18. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations detailed in the table below given that:
 - The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and
 - It is not in the primary or secondary retail area or in a district or local centre.
19. The proposal is otherwise in accordance with parts (a-f) of DM12 and also DM13 in terms of providing adequate standards of amenity for existing and proposed residents and achieving a satisfactory standard of parking, servicing and amenity space within the limitations imposed by the site. These matters are discussed in more detail in the following sections of this report and some matters are addressed by condition.

Town centre use

20. Key policies and NPPF paragraphs – DM18, JCS 5, NPPF paragraph 24.
21. The B&B would fall into the C1 use category, which is identified as a town centre use in the NPPF. Policy DM18 of the *local plan* supports town centre uses when located within defined centres. The site is located ~1km from the nearest defined centre but a brief sequential justification has been submitted with the application which states that the proposed position is ideally suited for the B&B business. The sequential justification regards the site as being highly accessible to the city centre and opportunities for similar sites becoming available in the city centre are stated to be limited.
22. B&Bs by their very nature will quite often be located outside of defined centres in order to access particular visitor markets. The classification of hotels as a town centre use is also more applicable to larger scale hotel development with a wider range of facilities (bars and restaurants, conference facilities, gyms) that would be better located within town and city centres where sites are more widely accessible, as opposed to smaller scale hotel and B&B development as proposed in the current application. Despite being located outside of a defined centre the site is well connected by public transport serving the wider area and city centre. The sequential justification is considered to be sufficient in this instance in order to satisfy policy DM18 of the emerging *local plan*.
23. The proposal would also broadly be in line with JCS policy 5 in terms of paving the way for development in support of the local tourist industry. The B&B will primarily be aimed at people visiting Norwich and friends and/or family at the UEA.

Main issue 2: Design and landscaping

24. Key policies and NPPF paragraphs – JCS2, DM3, DM8, NPPF paragraphs 9, 17, 56 and 60-66.
25. The two existing detached dwellings are two-storey height and separated by a distance of approximately 5.5 metres between opposing flank walls. This detachment and spacing between properties is fairly typical of the pattern of development in the surrounding area and contributes positively to the local distinctiveness of the area.
26. The proposal involves the demolition of the existing dwellings and redevelopment of the site to erect a B&B premises and a separate building which will accommodate two 3-bed apartments. Numbers 345 and 347 Earlham Road are 6.5 metres and 10 metres in width respectively with depths of 14 metres and 15 metres (at the deepest point). Despite the width of both proposed buildings exceeding that of the existing, the scheme has been carefully designed to minimise the impact of the development on the street scene and to retain sufficient spacing between the two buildings as to avoid any sense of terracing. The significant bulk of the development is broken up by stepping both buildings at the front and with respect of the larger B&B building, by having a greater width toward the rear in order to achieve 4.6 metre spacing between the two buildings at the front.
27. The eave height of the proposed buildings are largely consistent with the two existing properties to be demolished but the ridge height will increase by ~one

metre at the highest point. The increased roof height is not considered significant enough to harm the surrounding streetscape and the hipped roof will assist in softening the massing of the building when viewed from Earlham Road. The existing building line is retained across the site frontage.

28. The facing and roof materials have been selected to match those existing and the front entrances feature arched detailing above the doorways, which takes a steer from the design of the existing dwellings. The front gable sections on each of the proposed buildings is a common feature on many of the properties in the surrounding area, especially on the south side of Earlham Road directly opposite the site. Whilst larger in scale, the materials and detailing of the proposed buildings is considered largely respectful to the residential character of the surrounding area and the proposal will avoid any significant harm to the street scene of Earlham Road.
29. The proposal involves the loss of existing rear gardens for car parking and loss of boundary hedgerow between the existing properties. The existing character of frontages along Earlham Road tends to be gardens with hedgerows and/or brick walls with verges and street trees which give the surrounding area a suburban feel. A landscaping condition will be added to any permission to ensure that suitable planting and boundary treatments are implemented to retain the suburban character of the site and provide adequate screening between the application site and neighbouring properties. The cycle shed should be positioned further to the front of the site and the resident's garden should include tree and shrub planting and screening from the car parking to provide residents with adequate outdoor amenity.
30. Large and overgrown leylandii trees are currently established on the north and east boundary of the site. The application indicates retention of these trees and this is welcomed due to the screening value they currently afford between neighbouring residential plots. However, it is recommended that the landscaping scheme include pruning to control the growth of the trees and prevent them from becoming a nuisance to neighbouring properties.

The landscaping scheme will include mitigation planting for the trees and vegetation to be lost during the development phase. The plant species must be selected to provide food and/or shelter for wildlife and any new boundary treatment including fencing, walls and hedges should be permeable to allow hedgehogs and other small animals to move freely between the properties.

31.

Main issue 4: Transport

32. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
33. While the site is not located within a defined centre, the location is highly accessible adjacent to bus stops with regular services operating between the city centre and wider area. The site is also within walking distance of the UEA and ~1km from the nearest local centre further east along Earlham Road and the B&B will be well positioned to serve its intended target market.

34. The scheme utilises existing vehicle accesses and will enable cars to enter and exit the site in a forward gear. Nine formal parking spaces are provided at the rear of the site and two drop off parking spaces at the front. The parking provision satisfies the parking standards set out in appendix 3 of the *local plan* and is considered sufficient to serve both the 8-bedroom B&B and two apartments. Details of cycle parking will be conditioned to ensure satisfactory location and capacity.
35. The two apartments are to be provided with a shared refuse store adjacent to the eastern boundary of the site. Details will be conditioned to ensure adequate design and capacity. The B&B features an integral refuse store. The council's technical guidance note for refuse storage recommends that a C1 use of this size should provide for 1.5 cubic metres of refuse storage, which is satisfied in the application. The refuse stores are both located toward the front of the site and will allow for easy access to the highway for collection.
36. A Travel Information Plan will be conditioned in order to encourage staff and visitors of the B&B to use sustainable modes of transport. The proposed development is considered suitable in transportation terms for its location and given the accessibility of the site and size of the B&B, the traffic impact of the proposal is considered to be low.

Main issue 5: Amenity

37. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
38. Two 3-bed apartments are proposed to replace the two existing dwellings that are to be demolished. Both apartments provide sufficient internal living space that satisfies the space standards set out in policy DM2 of the *local plan*. The ground floor flat will benefit from a generously sized rear garden area, which subject to agreeing appropriate boundary treatment as part of the landscaping scheme, will provide for adequate screening between the car parking area on the site. The first floor flat features a Juliet balcony leading from the large kitchen/dining room and this will provide a pleasant living environment for prospective residents. While ideally the proposal would provide for a shared outdoor space to be available for users of both flats, such provision would be likely to jeopardise the privacy of the ground floor flat and has not therefore been considered a viable option.
39. A detailed landscaping scheme will also ensure that the residents of the B&B will be provided with a high quality and private outdoor amenity space.
40. Three of the bedrooms of the proposed flats will have limited outlook to the west. While this is not ideal, the outlook from the main kitchen/living area of the flats is of a high standard and overall the flats provide for a satisfactory outlook.
41. The windows of both the apartments and the B&B rooms have been configured in such a way to avoid any significant overlooking issues. The boundary between the application site and number 543 is currently screened with overgrown leylandii, some five metres in height. Should the trees be removed or indeed cut back to a manageable height, number 543 has no upper floor windows in the corresponding side elevation that could otherwise be harmed by overlooking from the bedroom window. No upper floor windows are proposed in the east facing upper floor of the B&B that could overlook the bedrooms of the upper floor flat. Similarly, no windows

are proposed in the west facing upper floor of the B&B that could otherwise result in overlooking to number 549 Earlham Road.

42. The scheme will result in a larger bulk of development pushed 1.7 metres closer to the boundary with number 549 Earlham Road. However, no windows are located on the east facing elevation of number 549 and the effects of overbearing and loss of outlook are therefore not an issue.
43. The two-storey element of the development will extend a further 2.5 metres (than the existing dwelling) to the rear of the site adjacent to number 549 Earlham Road. This will result in a slight increase in overshadowing to part of the rear garden of number 549 during morning hours, but not to a degree that will significantly harm the amenity of the neighbouring occupiers. The roof will also be hipped away from the boundary which will help to prevent any harmful impact from overshadowing.
44. The landscaping scheme will need to demonstrate adequate boundary treatment to ensure the privacy of neighbouring plots.
45. The design and access statement includes a 'management statement' that provides detail of how the B&B will operate. The outdoor area of the site will not be available for use after daylight hours and the kitchen will close at 20:30 hours. A manager will be on site 24 hours a day and seven days a week to ensure the proper running of the business. These measures are welcomed in order to minimise the potential for disturbance resulting from the activities of the 8-bed B&B.
46. The site is located in a residential area and a condition will be added to any permission to restrict delivery times for the B&B use between 07:30 and 19:00 hours (Mon-Sat) and 09:00 and 16:00 hours (Sundays and bank holidays). This will prevent disturbance from deliveries to neighbouring properties.
47. An objection has been raised relating to the potential for odour to spill from the residential bin store to the neighbouring property. While the store is located adjacent to the boundary with 543 Earlham Road, the store only serves two domestic dwellings where typical waste receptacles and food caddies will be accommodated. The use of the waste store is not therefore considered intensive enough to pose a threat to the amenity of the neighbouring property.
48. An informative will be added to any planning permission advising the applicant of the hours the council expects construction to take place within. The applicant should inform the council's environmental protection team of any divergence from the recommendations.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Water efficiency	JCS 1 & 3	Yes subject to condition
Trees	DM7, NPPF	Yes subject to condition requiring method statement for protection of trees adjacent

	par.109 &118	to site on Earlham Road
Biodiversity	DM6 & JCS1	Yes subject to condition
Contamination	DM11, NPPF par.120-122	Yes subject to condition

Equalities and diversity issues

50. There are no significant equality or diversity issues.
51. A room is provided at ground floor level of the B&B to accommodate disabled users.

Local finance considerations

52. 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.
53. 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.
54. In this case local finance considerations are not considered to be material to the case.

Conclusion

55. The loss of existing housing is adequately mitigated for with the development of two replacement apartments, which will provide a good standard of living accommodation for future residents. The site is highly accessible and well connected to the city centre and nearby UEA, and the sequential justification for the proposal is considered adequate to permit the town centre use outside of a defined centre.
56. While the scheme will result in a larger scale of development on site, sufficient attention has been given to ensuring that the proposed buildings will respect the surrounding residential character of the Earlham Road Area. Conditions will further ensure that the end design of the scheme is acceptable and that the B&B use does not impinge upon the amenities of neighbouring properties. Further conditions will cover the protection of trees, biodiversity, water efficiency, contamination and the promotion of sustainable travel to and from the site.
57. The development is therefore considered to be 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. 15/00197/F - 545 - 547 Earlham Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted including materials (including samples where necessary) and joinery details;
4. Submission of parking/ cycle/ bin storage details;
5. Detailed landscaping scheme;
6. Arboricultural method statement;
7. Travel Information Plan;
8. Details of plant and machinery;
9. Details of ventilation and fume extraction;
10. Imported material;
11. Unknown contamination;
12. Restricted delivery hours;
13. Water efficiency;
14. Discovery of bats during demolition works.

Informatives:

- 1) Construction working hours
- 2) Discovery of asbestos
- 3) Demolition outside of the bird breeding season
- 4) Refuse and recycling bins to be purchased prior to occupation in agreement with Norwich City Council
- 5) Street naming and numbering

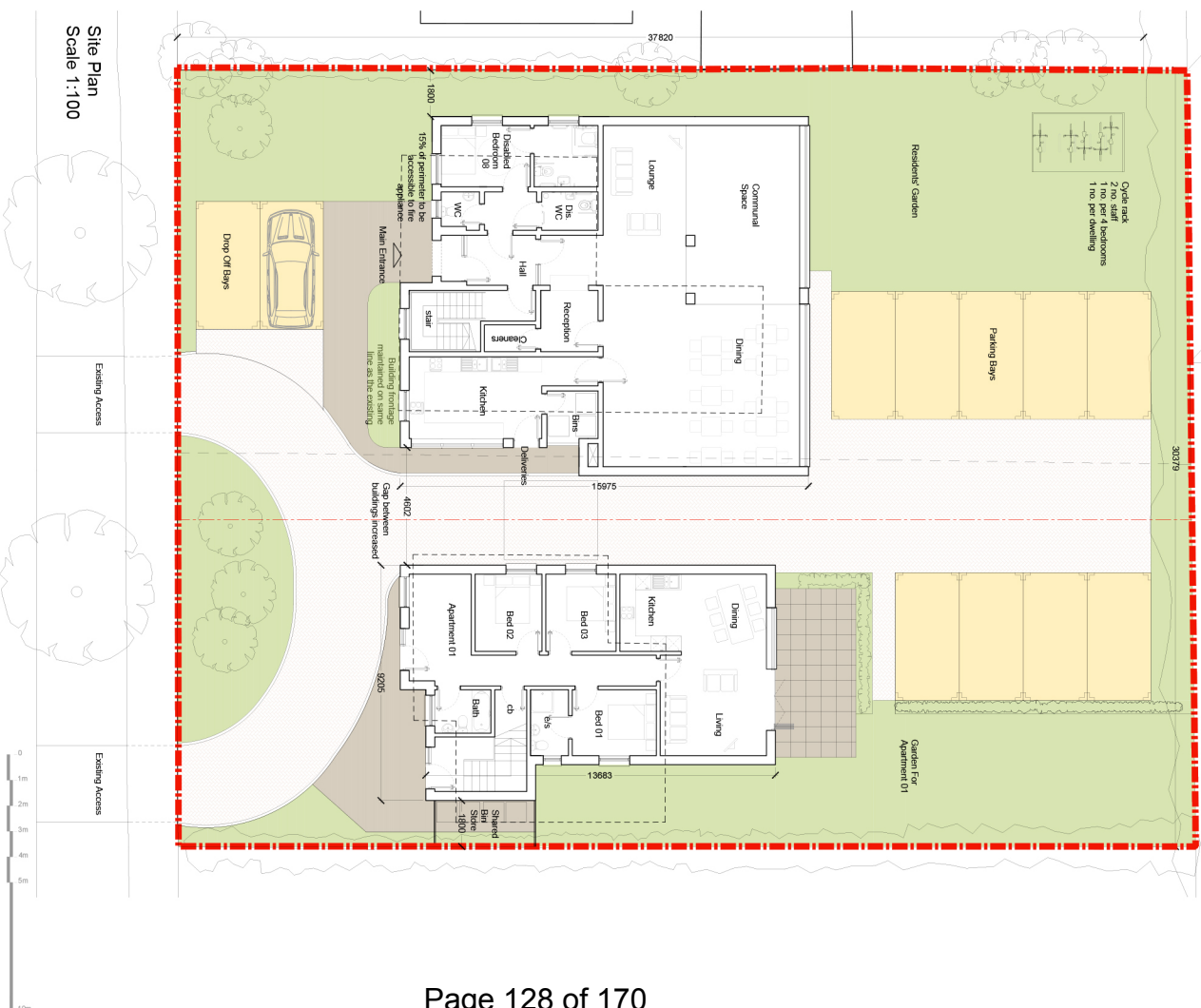
Article 35(2) statement

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 committee report.



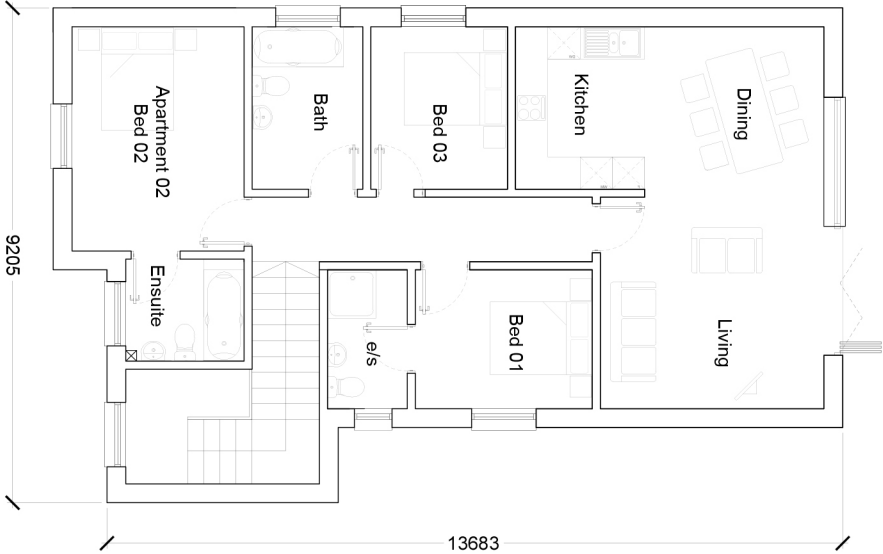
Location Plan
Scale 1:500

REV	DATE	CHK	AMENDMENTS
D00	2014 05 13	SA	Post-Application Amendments
P00	2014 07 25	SA	Application Issue
P01	2014 09 02	CG	Addition of bin state and cycle ranks
P02	2015 01 28	SA	Client Sign Off
P03	2015 01 30	SA	Canopy to patio added
P04	2015 02 02	SA	Canopy outlined and shown as future extension
P05	2015 02 05	SA	Phasing removed
P06	2015 04 27	SA	Amendments as agreed with planning officer

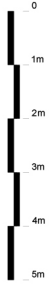


Site Plan
Scale 1:100

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First Floor Plan



REV	DATE	CHK	AMENDMENTS	NOTES
000	2014.06.13	SAJ	Final 1/16 Application Amendments	
001	2014.07.28	SAJ	Client Sign Off	
002	2014.07.28	SAJ	Client Sign Off	
003	2014.07.28	SAJ	Client Sign Off	
004	2014.07.28	SAJ	Client Sign Off	
005	2014.07.28	SAJ	Client Sign Off	
006	2014.07.28	SAJ	Client Sign Off	
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099	2014.07.28	SAJ	Client Sign Off	
100	2014.07.28	SAJ	Client Sign Off	

Feilden + Mawson

7-11 The Quadrant, London, WC2N 7NL
11 The Quadrant, London, WC2N 7NL
020 7340 1000
www.feildenmawson.com

Orlando Limited UK

545-547 Earham Road

CLIENT

Orlando Limited UK

JOB

Proposed Private Dwelling + Hotel

545-547 Earham Road

SCALE

1:50

PAPER

A1

DATE

Mar 2014

REV

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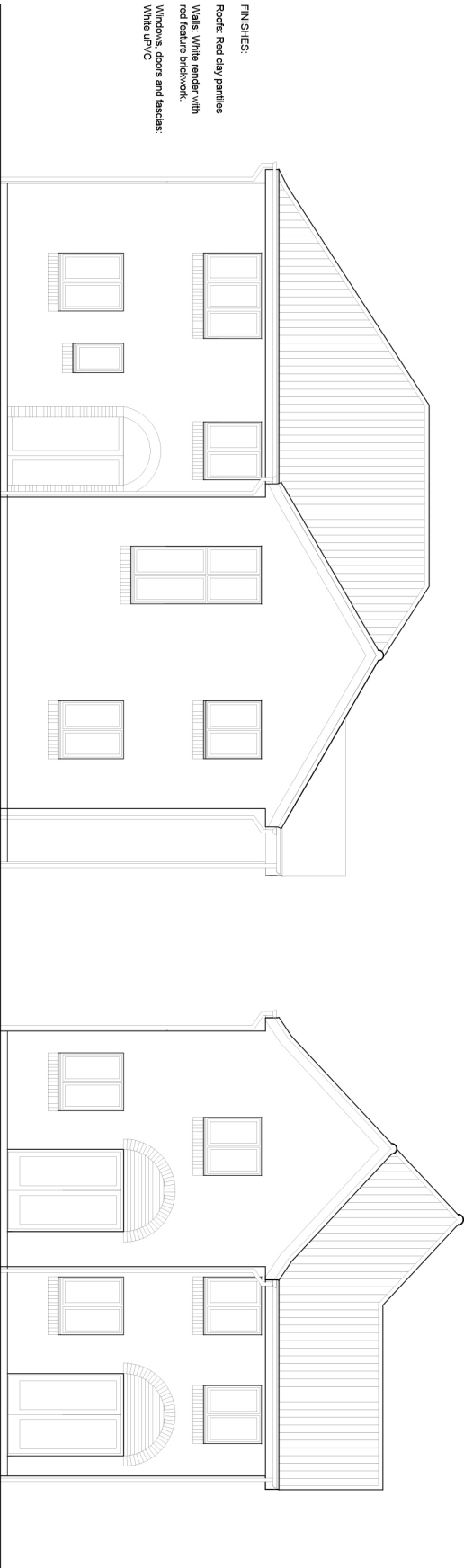
ALTERNATIVE PROPOSAL

Alternative Proposal

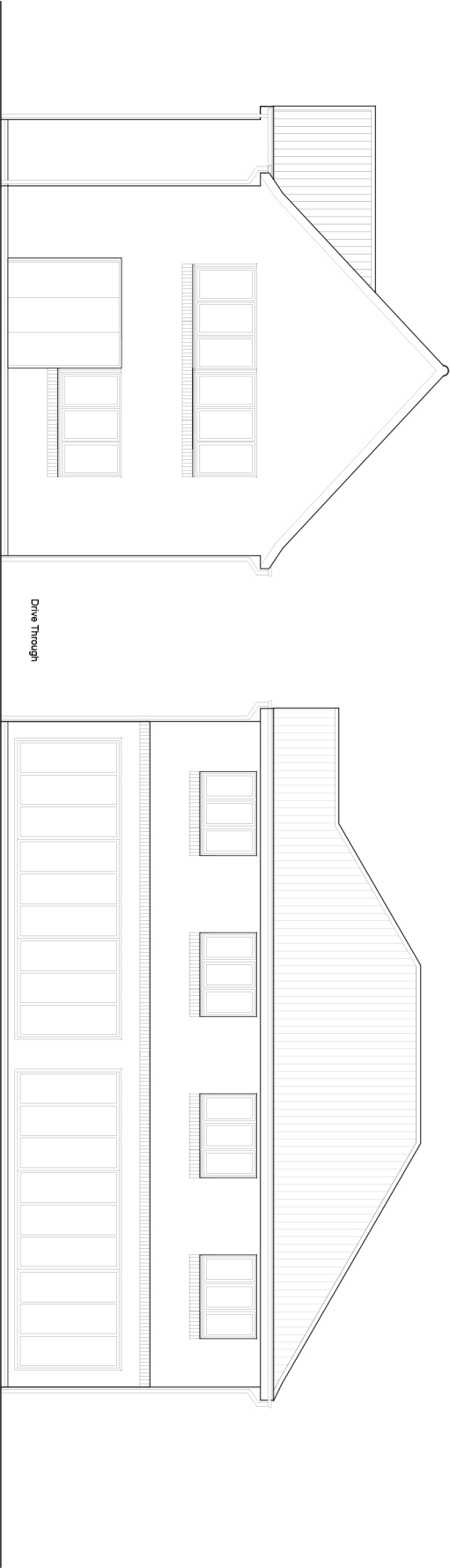
ALTERNATIVE PROPOSAL

Alternative Proposal

Page 129 of 170



Front Elevation as Proposed



Rear Elevation as Proposed

[illegible]

Report to Planning applications committee

Item

14 May 2015

Report of Head of planning services

Subject Application nos 15/00447/F and 15/00448/L - Mill House Mansfield Lane, Norwich, NR1 2NA

4(F)

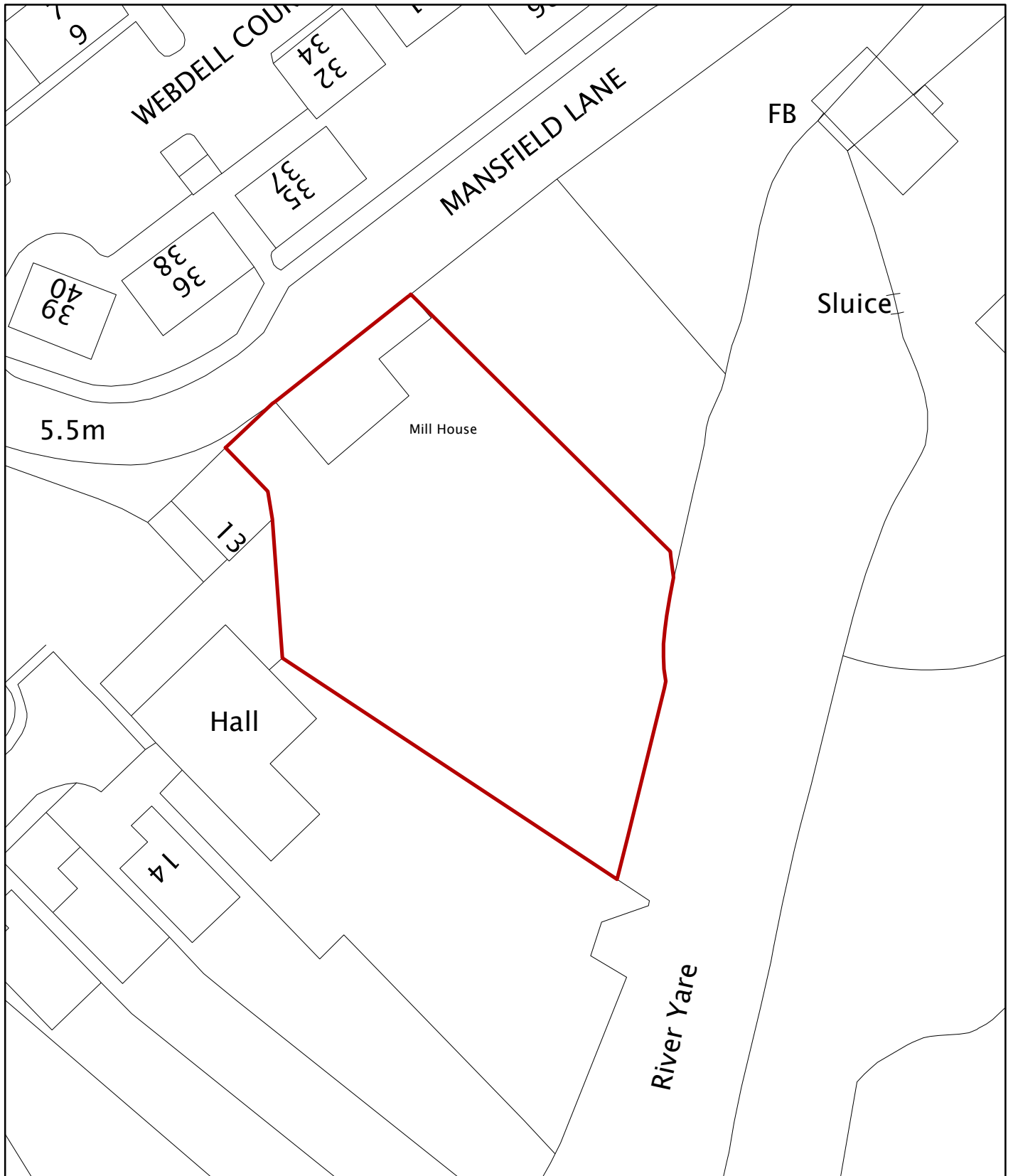
Reason for referral Objection

Applicant Mr Andy Walker

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

Development proposal		
Demolition of garage and erection of two storey side annexe extension.		
Representations		
Object	Comment	Support
3	0	3

Main issues	Key considerations
1 Design and heritage	Impact of development upon historic fabric of the listed building, the character of the conservation area and surrounding Yare Valley character area, and impact on the setting of the listed building
2 Amenity	Impact on the amenity of neighbouring properties
3 Highway safety/parking	Will the proposal result in any harm to highway safety. Is parking provision acceptable?
Expiry date	13 May 2015 (extended to 21 May)
Recommendation	Approve planning and listed building consent applications with conditions



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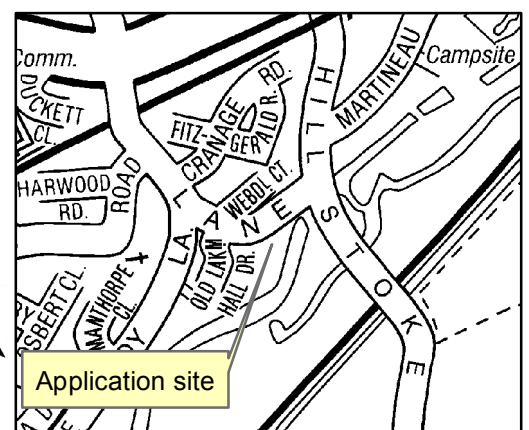
Planning Application No 15/00447/F & 15/00448/L
 Site Address Mill House Mansfield Lane

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The proposal affects a Grade II listed building, Mill House, which lies on the western edge of the Old Lakenham Conservation Area. The building dates from the early 19th century.
2. Mill House still retains its relatively isolated setting in the village, with the land between the house, the mill and the river remaining undeveloped. The historic wall, sections of which are in brick and flint is a strongly defining feature of the lane. To the north and west of the site are relatively modern houses and apartments, which are located outside of the conservation area.

Constraints

3. The site is located within the Old Lakenham Conservation Area and the application building is grade II listed. The site also falls within the Yare Valley Character Area.
4. The area where development is proposed falls just outside of flood zone 2 as identified on the Environment Agency's flood map.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/1998/0118	Erection of single storey rear extension.	REF	26/03/1998
4/1998/0961	Condition 05 - details of external joinery for previous planning permission 4950744/F "Conversion to residential use"	APPR	02/12/1998
4/1998/0112	Erection of single storey rear extension	REF	26/03/1998
4/1999/0050	Erection of single storey extension on east gable.	APPR	08/03/1999
4/1999/0051	Demolition of lean to and erection of single storey extension.	LBC	08/03/1999
4/1999/0520	Condition 2: details for previous permissions 4990050/F and 4990051/L "Erection of single storey extension".	APPR	13/07/1999

The proposal

6. The proposal is for the demolition of the existing garage and erection of two-storey and single-storey side/rear annexe extension.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Six letters of representation have been received, three objecting to the scheme and three in support. The issues raised are summarised in the tables below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Letters of objection

Issues raised	Response
Loss of privacy	Main issue 2
Loss of light	Main issue 2
Loss of view	Not a material planning consideration.
Community events at the scouts headquarters on the neighbouring site could be impaired by residents of the annex complaining of noise and disturbance	Events taking place at the Scout headquarters are not likely to be of frequency, type and intensity to harm the amenities of the occupants of the annexe. Consideration can also be given to the fact that the residential use of the application site is long established and that the surrounding area is residential with certain properties on Old Lakenham Hall Drive located in equal and closer proximity to the Scout Hall site than the annexe will be.
Inadequate parking/increased pressure on parking availability	Main issue 3
Pedestrian safety harmed by vehicles parking in front of the gate leading to the store building	Main issue 3
Disruption to highway during construction	It would be necessary to apply for a license to place a skip on the public highway. Construction vehicles may have to park in the surrounding area but would present only a temporary inconvenience.
Reason for extension	The proposal is for an annexe extension to be used in conjunction with the main dwelling. Planning permission will be conditioned to ensure that the annexe is used as such and not sold or leased

	separately.
Disruption and costs that would result should the shared party wall with the adjacent Scout building be demolished.	<p>The wall is in the ownership of the applicant as indicated on the application form and site plan. Any works that might affect adjoining development would need to be addressed by the relevant parties entering into a shared party wall agreement. This matter cannot be considered within the assessment of the planning application.</p> <p>Planning permission will be conditioned to ensure that the historic sections of the wall are repaired and retained.</p>

Letters of support

Issues raised	Response
Innovative and interesting design	Main issue 1
The proposal would make little difference to the appearance of the building and proposed new roof would be more pleasing than the existing plastic roof of the garage	Main issue 1
Parking issues in the area are a minor inconvenience	Main issue 3
Comments submitted on behalf of the residents association do not represent a true indication of how all of the members feel about the proposal. The decision to object was taken by the committee alone	Noted

Consultation responses

- 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

- The extension is subservient to the existing listed building and proportionate in scale and height.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM9 Safeguarding Norwich's heritage
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

12. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF3 Supporting a prosperous rural economy
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change
 - NPPF11 Conserving and enhancing the natural environment
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

13. 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

14. Key policies and NPPF paragraphs – JCS2, DM3, DM6 and DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.

Works to the listed building and historic wall

15. The proposal will involve the demolition of the existing garage and erection of a two-storey and single-storey annexe to the west side and rear of the main dwelling. The garage is a later addition to the site, constructed of brickwork understood to date from the 20th century and is not of any particular historical or architectural significance. The demolition of the garage itself is not objectionable therefore and will not result in any harm to the significance of the listed heritage asset.
16. The garage does however feature a shared party wall with the neighbouring store room used by the Norwich Sea Scout Group, which is of historic interest and considerable age. The wall has been identified in the Old Lakenham Conservation Area Appraisal as a significant historic wall despite it being clear that it has been subject to several stages of more recent repair works. The remaining historic wall retains considerable historical significance and the proposal must therefore provide for its retention and repair, and enable the wall to remain exposed following construction works rather than being concealed behind plaster work. Any planning permission will be conditioned to ensure that a scheme is agreed for the repair and retention of the historic wall.
17. The only alteration to the original fabric of the listed building involves the creation of an access between the main dwelling and the annexe. The access will not affect any key element that could be said to contribute to the listed building's significance and the proposed alteration is regarded as "less than substantial" harm as defined by the NPPF, and justified by the need to create internal passage to the adjoining annexe.

The annexe and impact of the development upon the setting of the listed building

18. The proposed annexe is two-storey where it forms the frontage onto Mansfield Lane before dropping to single-storey at the rear. The annexe extension is stepped back from the building line of the existing dwelling and the roof is set at a lower height than the roof of the main dwelling. This will result in the annexe appearing subservient to the main dwelling as not to detract from its significance. It is proposed to construct the annexe of brickwork to match the front façade of the existing garage building and the exposed brick of the dwelling. Any attempt to mimic the flint rubble cladding of the main dwelling would likely be harmful to its significance so the use of brickwork alone is welcomed. A condition will be added to ensure that the specification of brick is sympathetic to existing materials. The two-storey side extension has been detailed with a parapet wall which will provide interest in the elevation and echo the parapet wall on the main dwelling.
19. The single-storey element of the annexe will replace the existing garage and shed which have fallen into a state of disrepair and are of no particular historical significance. At the rear the annexe is again subservient to the main dwelling and proportionate in scale and height. Lime render will be applied at the rear and the windows will match the proportion of existing windows on the dwelling. Conservation roof lights are to be installed which will fit flush in the flat roof as to minimise their impact when viewed from the surrounding area.
20. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard should be made to the desirability of preserving the building or its setting or any features of special or architectural interest that it possesses. It is important to note that Court of Appeal in *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014] has held that 'considerable

importance and weight' must be given to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise. Furthermore, less than substantial harm having been identified does not amount to a less than substantial objection to the grant of planning permission. It should be noted that The Barnwell Manor case principles (see above) are of similar application in the context of s72 duties, also, - i.e. considerable importance and weight is to be given.

21. The annexe abuts the south-western elevation of the dwelling which has been subject to more modern brick cladding. The western elevation does not reflect any particular historical significance and the two-storey extension will not remove the ability to experience the historically significant front and north-east elevations. The rear element of the extension will sit on a similar footprint to the two existing structures to be demolished and is of similar scale in terms of height. The rear element of the annexe will not remove the ability to view and appreciate the listed building when viewed from the rear and the proposal will adequately preserve the setting of the listed heritage asset.
22. The annexe has been well-designed as not to detract from the appearance and historic significance of the main dwelling and will replace two existing structures that are in a state of disrepair. The annexe represents an extension to an existing building and will not have any significant impact upon the surrounding Yare Valley character area.

Impact of the proposal on the character of the conservation area

23. The site sits on the western fringe of the Old Lakenham Conservation Area. The main views of the annexe from the western and eastern approach along Mansfield Lane will be from positions outside of the conservation area. Nevertheless, the annexe has been sympathetically proportioned and well designed to not detract from the appearance and setting of the listed building. The proposal will not therefore harm the character of the conservation area and will accord with policies DM3, DM6 and DM9 of the *local plan*.

Main issue 2: Amenity

24. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
25. The annexe will improve the living conditions of the present occupiers of the application dwelling by providing additional living space.
26. The first floor of the annexe will be used as a bedroom and has two windows facing north towards flats located on Webdell Court. There is a distance of ~12 metres between opposing windows, which are also separated by the road along Mansfield Lane. While there may be some potential for overlooking, the opportunity would be no greater than that from existing upper floor windows on Mill House and the degree of overlooking will not significantly harm the amenity of neighbouring properties.
27. Any increase in overshadowing resulting from the development would not be significant and would primarily affect the highway. There will be no significant impact of loss of daylight to nearby residential properties as a result of the development.

Main issue 3: Highway safety and parking

28. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
29. The vehicle access is located adjacent to a bend in the road and visibility is not therefore ideal. However, No additional parking is proposed as part of the proposal and vehicular access remains virtually as existing with the exception of shifting the garage doors ~two metres to the west to accommodate the internal hallway. The proposal will not therefore result in any significant detriment to highway safety.
30. The proposal will increase the living capacity of the application dwelling resulting in a greater potential for additional vehicle(s) parking at the site. The proposal will however only create one additional bedroom and the potential increase in car ownership at the site is therefore low. Occupants of the application dwelling would have access to the one space within the garage, the unrestricted parking lay-by on the opposite side of the road and in walking distance of the site in the surrounding area. Existing parking provision is considered sufficient to support the proposal.
31. Objections have been made to people parking on the verge adjacent to a gate leading to the Norwich Sea Scout site. The verge is public highway and there are currently no parking restrictions enforced on this strip of land. While any obstruction to the gate would be regrettable, the area in question falls outside of the application site and sufficient parking exists elsewhere in the surrounding area available for the residents of the area to use.

Compliance with other relevant development plan policies

32. 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
Flood risk	JCS1, DM5, NPPF par.100 and 103	The area of the site where the development is proposed is located outside of Flood Zone 2 and the scheme does not require any mitigation for flooding
Car parking provision	DM31	Yes
Biodiversity	DM6	There is no evidence of any bats using the proposed development site

Equalities and diversity issues

33. There are no significant equality or diversity issues.

Local finance considerations

34. 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.
35. 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.
36. In this case local finance considerations are not considered to be material to the case.

Conclusion

37. Considerable importance and weight is given to the impact of the proposal on the listed building and the character of the conservation area. The impact on the fabric of the listed building is extremely low, amounting to less than substantial harm that is justified in order to connect the proposed annexe to the existing dwelling. The proposed extension will not harm the setting of the listed building nor harm the character of the conservation area or Yare Valley Character Area. Parking provision is considered sufficient to serve the potential increase in occupants residing at the site and the amenities of neighbouring properties will not be harmed by the proposed works. Conditions will ensure that the historic wall is repaired and retained and that the annexe is only used in association with the main dwelling and not leased or sold separately.
38. The development is therefore in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 15/00447/F - Mill House Mansfield Lane Norwich NR1 2NA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details including the bricks and roofing materials for the extension, parapet details, specification for lime render and colour of limewash joinery details for the new windows and the colour of proposed windows and doors.
4. A scheme for the repair and retention of the historic wall.
5. The annexe to be used only in association with the main dwelling and not to be sold or leased separately.

To approve application no. 15/00448/L - Mill House Mansfield Lane Norwich NR1 2NA and grant planning permission subject to the following conditions:

1. Standard time limit;

2. In accordance with plans.
Informative:

- 1) Construction working hours.
- 2) The historic staircase to be retained.

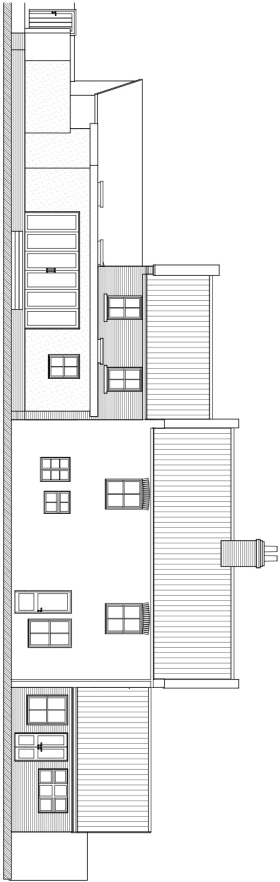
Article 35(2) statement

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.

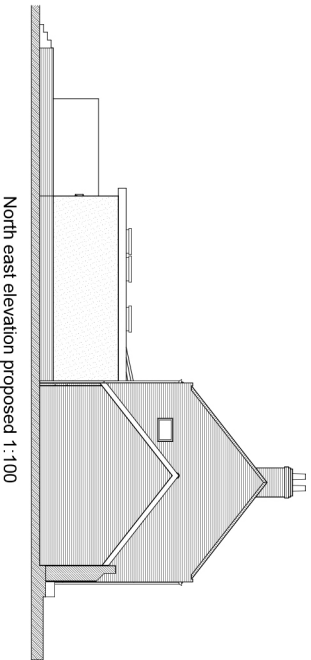
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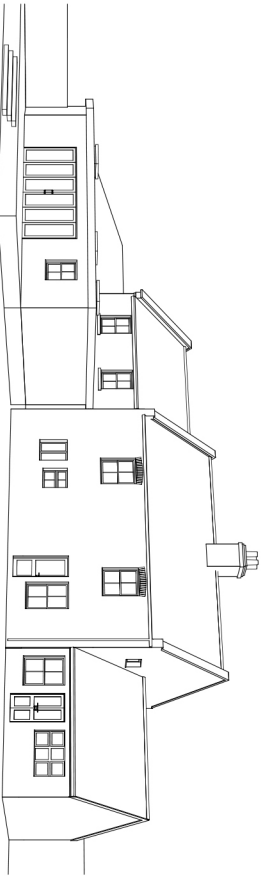
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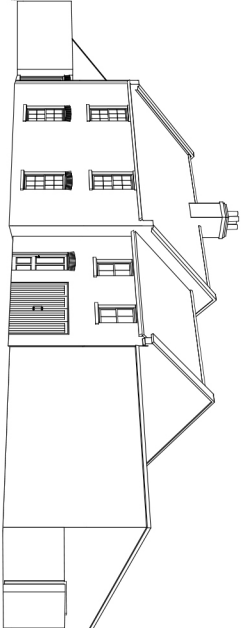
South east elevation proposed 1:100



North east elevation proposed 1:100



Perspectives proposed



John Jenkins

architectural designs limited

Company No. 6003279

CLIENT Mr Andy Walker

JOB Mill House, Trowse

TITLE Proposed Annex

DATE 12.02.15

REV A

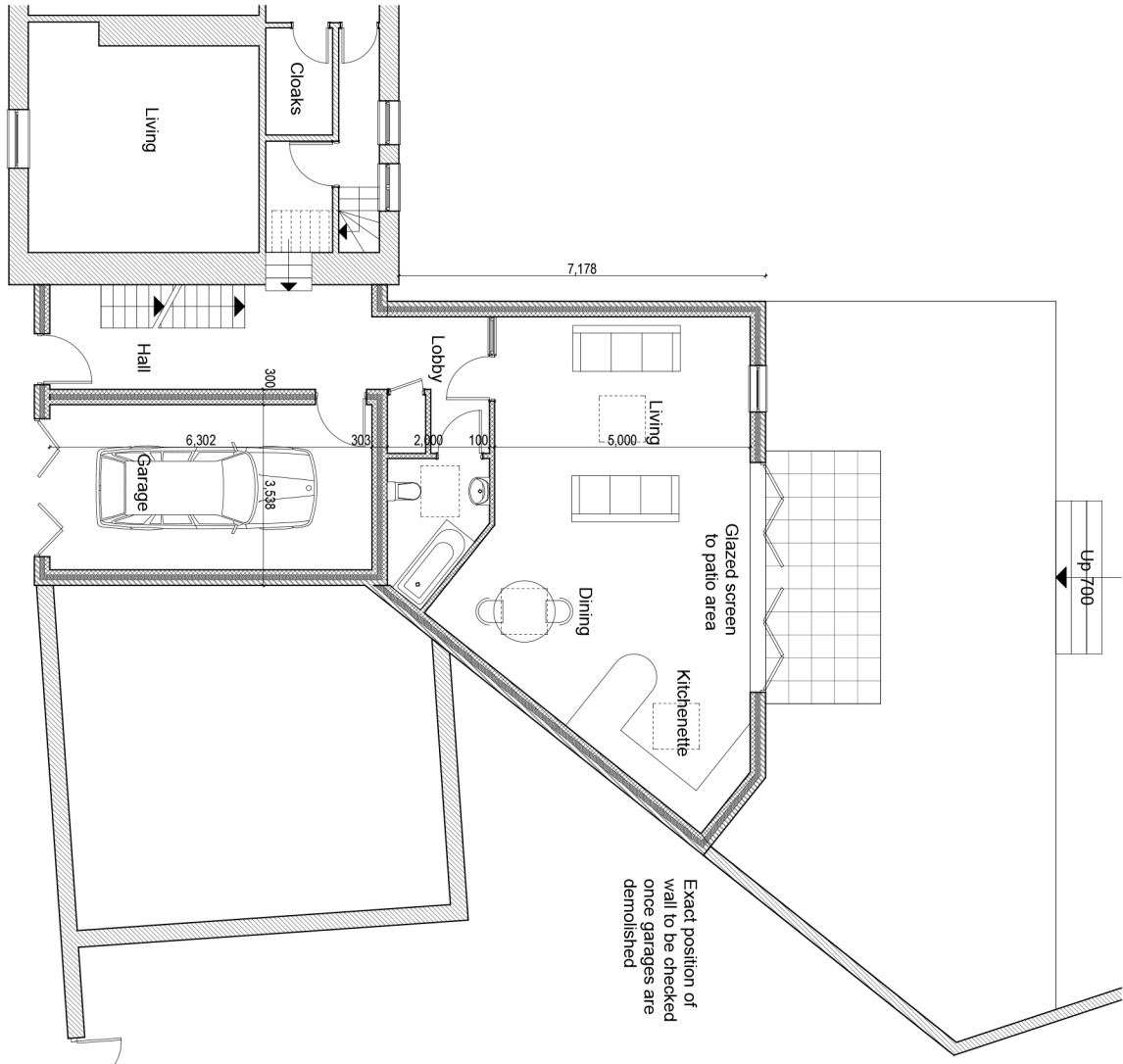
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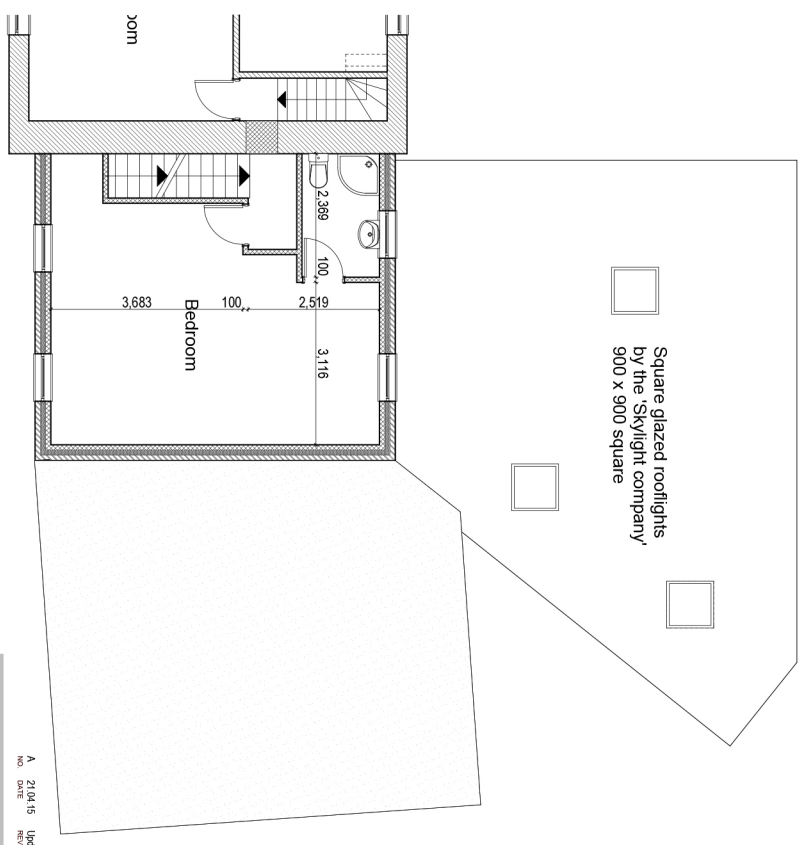
Telephone 01506 556855
Mobile 07919 864635
email info@architecturaldesigns.co.uk

The Tratch Seeing Fen Seeing
Norwich Norfolk NR13 1DS

NOTES:



Ground floor plan proposed 1:50



First floor plan proposed 1:50

John Jenkins

architectural designs limited

CLIENT: Mr Andy Walker
JOB: Mill House, Trowes
TITLE: Proposed plans
DATE: 12.02.15

DRAWING NO: 893/03

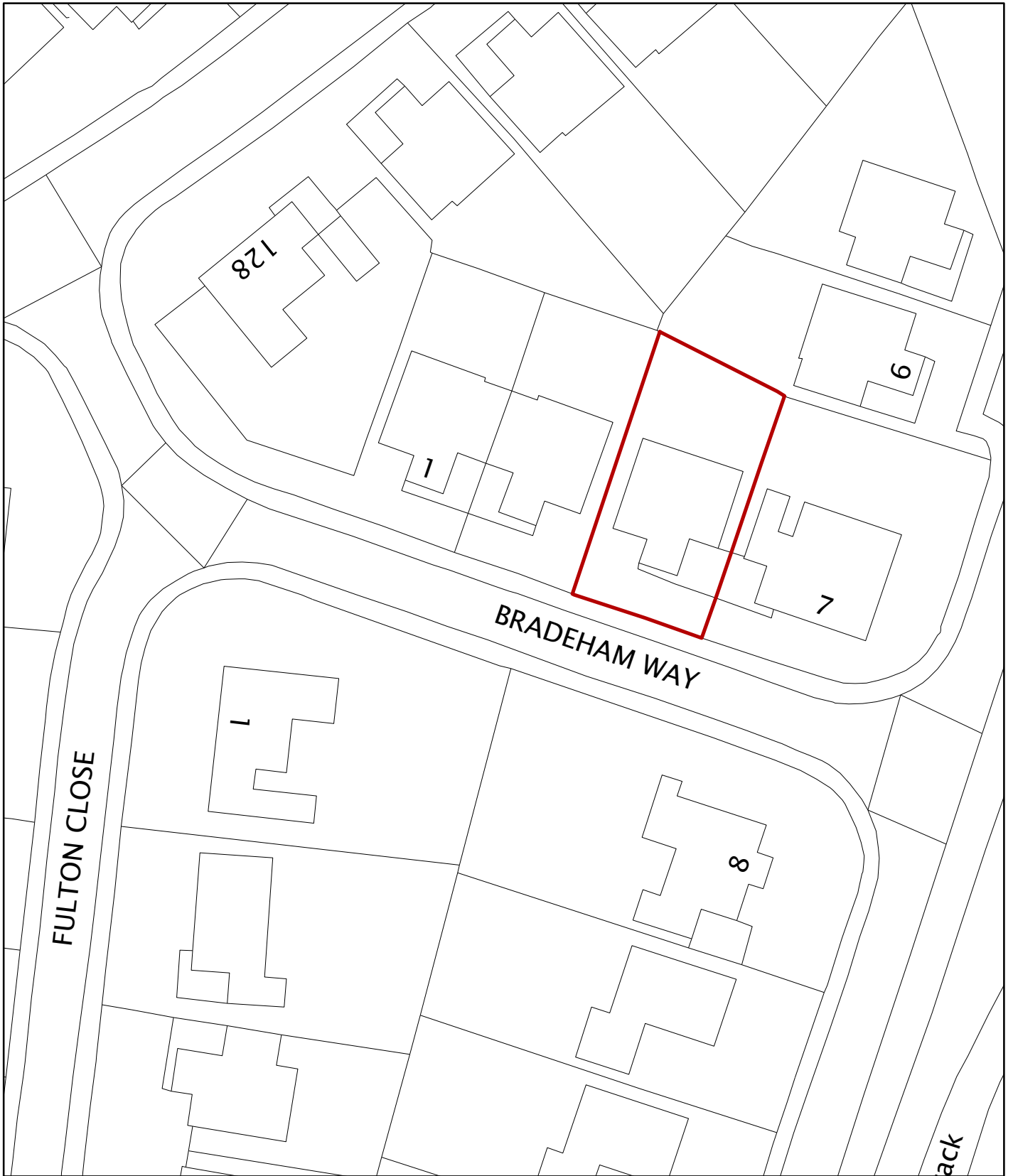
Scale: Plans 1:50 @ A1
Telephone 01506 656605
Mobile 07919 864635
email j.jenkins@architecturaldesigns.co.uk
The Tratch Seeing Fen Seeing
Norwich Norfolk NR13 1DS

Report to	Planning applications committee	Item
	14 May 2015	
Report of	Head of planning services	
Subject	Application no 1500326F - 5 Bradeham Way, Eaton, Norwich, NR4 6 JA	4(G)
Reason for referral	Objection	
Applicant		

Ward:	Eaton
Case officer	Joy Brown - Joybrown@norwich.gov.uk

Development proposal		
Demolition of garage and carport, erection of two-storey side extension and alterations to the porch and cladding.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Size and height of extension and alterations to porch
2 Impact upon neighbouring residents	Overshadowing and overlooking
3 Transport	Off street car parking
Expiry date	12 May 2015 (extension of time agreed until 21 May 2015)
Recommendation	Approve



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Planning Application No 15/00326/F
Site Address 5 Bradeham Way

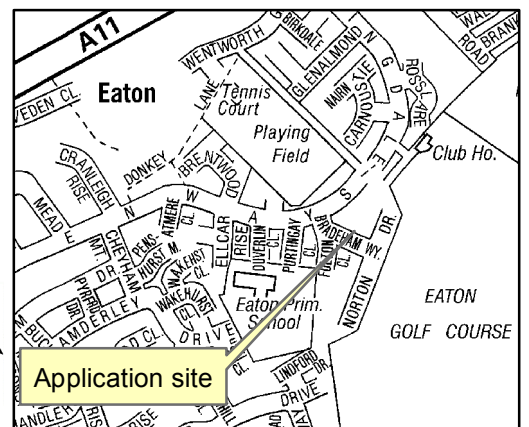
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PLANNING SERVICES

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The site and surroundings

1. The site is situated on the northern side of Bradeham Way near the junction with Norton Drive. It is a detached two storey dwelling (although it is linked to the neighbouring property to the east by the carports). The property is constructed of buff brick with a concrete tiled roof. There is an area of stone cladding on both the front and rear elevation.
2. The surrounding area is residential with most of the surrounding properties being detached and of a similar type.

Constraints

3. No constraints.

Relevant planning history

4. No recent relevant planning history.

The proposal

5. The application seeks full planning permission for the erection of a two storey side extension and to change the flat roof over the existing front single storey porch extension/car port to a pitched roof. It is also proposed to change the stone cladding on the property to upvc cladding.
6. At first floor level the proposal will increase the number of bedrooms from four to five and provide an additional bathroom. At ground floor level the proposal will create an additional reception room.
7. The application has been revised during the process of assessing the application. Originally a first floor front extension was also proposed; however the applicant decided to omit this element from the proposal.

Summary information

Proposal	Key facts
Scale	
Total floorspace	Side extension is 46 sq m
No. of storeys	Two
Max. dimensions	3.35m wide x 8.8m deep, eaves height 4.6m, ridge height 6.9m
Appearance	
Materials	Buff bricks, concrete pantiles and upvc cladding
Transport matters	

Vehicular access	No change
No of car parking spaces	One (the proposal involves the loss of one space within the garage)

Representations

8. 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
The proposed extension will be higher than the existing roofline and is a substantial extension on the house. It will create a precedent and is not in keeping with the other houses on that side of Bradeham Way.	See main issue 1.
The proposal will result in reduced sunlight to 4 and 6 Norton Drive and less privacy to the garden and rooms at the rear of the house.	See main issue 2.
The proposal will reduce car parking. The street is on a bus route and therefore adequate off road parking is vital.	See main issue 3.

Consultation responses

9. No consultations undertaken

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
 - JCS20 Implementation
11. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design

- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF7 Requiring good design

Case Assessment

13. 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.
14. The principle of residential extensions is acceptable. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed side extension is relatively large and extends from the front of the property to the rear. Furthermore the height of the eaves is the same as the existing dwellinghouse with the height of the ridge being 0.6m higher than the ridge of the existing dwellinghouse. It would be preferable if the height of the extension was reduced and the extension was set back slightly from the front elevation as this would make it appear more subservient; however the applicant has set out that it is necessary to have a higher pitch, as a lower pitch would create a clash with the roof valley and chimney. On balance it is considered that the site is able to accommodate an extension of this size and it is considered that the proposal does tie in relatively well with the existing building. Furthermore due to the adjacent property (7 Bradeham Way) being higher than 5 Bradeham Way it is considered that the increased roof height is acceptable from a design point of view.
17. Concern was raised with the applicant regarding the alternations to the porch roof as it is considered that the flat roof is an important characteristic of these dwellings and there is a sense of uniformity within the streetscene as none of the four detached properties in this part of Bradeham Way have altered their roof form. It was suggested to the applicant that this element of the proposal was omitted from the scheme. The applicant wishes to retain this element of the proposal and has submitted further supporting information which shows where similar alternations have been carried out in the vicinity. This does clearly show that in the past Norwich City Council has acceptable changes to the roof form of the porches and on balance it is considered that the loss of uniformity is not of sufficient harm to justify a refusal taking into consideration that the site is not situated within a conservation area or the properties are not of any particular architectural merit.

18. The replacement of the existing stone cladding with upvc cladding is considered acceptable and there are other examples of upvc cladding on the street.
19. In summary therefore, it is considered that the design is acceptable. The property is of no particular architectural merit and the proposal will not have a detrimental impact upon the streetscene.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
21. Due to the positioning of the extension it is not considered that the proposal will impact upon the living conditions of the neighbouring property to the west (3 Bradeham Way).
22. With regards to the property to the east (7 Bradeham Way) as there are no windows within the western elevation of their property (the original dwellinghouse section) it is not considered that the proposal will have any significant impacts.
23. Neighbouring residents to the rear (4 and 6 Norton Road) have both objected to the proposal and have concerns that the proposal will reduce sunlight and privacy. It is acknowledged that the proposal may result in a minimal increase in overshadowing to the garden of 6 Norton Road; however due to the proposed extension being situated directly to the south of the neighbouring gardens the sun will be high in the sky and therefore the increased ridge height and extension will not make a significant difference. With regards to overlooking, one additional window is proposed within the rear elevation; however it is not felt that this is going to result in any additional overlooking to that which already exists. In particular the new window will not result in overlooking into any of the habitable rooms due to the angles involved and as there are no windows within the side elevation of 6 Norton Road.
24. Therefore it is considered that the proposal will not be of significant detriment to the living conditions of neighbouring residents.
25. With regards to the residents of the site itself, the proposal will create additional bedroom and living space and will not result in a loss of external amenity space. The proposed openings provide satisfactory outlook and ventilation.

Main issue 3: Transport

26. Key policies and NPPF paragraphs – DM31
27. The proposal will result in the loss of off street car parking as the garage is to be demolished to make way for the extension. There will still be sufficient space for one off street car parking space which is in accordance with the car parking standards set out in the local plan.
28. An area of storage is proposed to the rear of the ground floor extension which will be able to accommodate cycles.

Equalities and diversity issues

29. There are no significant equality or diversity issues.

Local finance considerations

30. 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.
31. 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.
32. In this case local finance considerations are not considered to be material to the case.
33. The extension is less than 100 square metres so is not CIL liable.

Conclusion

34. The proposed extension (including the increased ridge height), the alterations to the porch and the replacement of the cladding are considered acceptable in design terms. Furthermore it is not considered that the proposal will have a significant impact upon any of the neighbouring residents taking into consideration loss of light, overshadowing and overlooking. The development is therefore in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

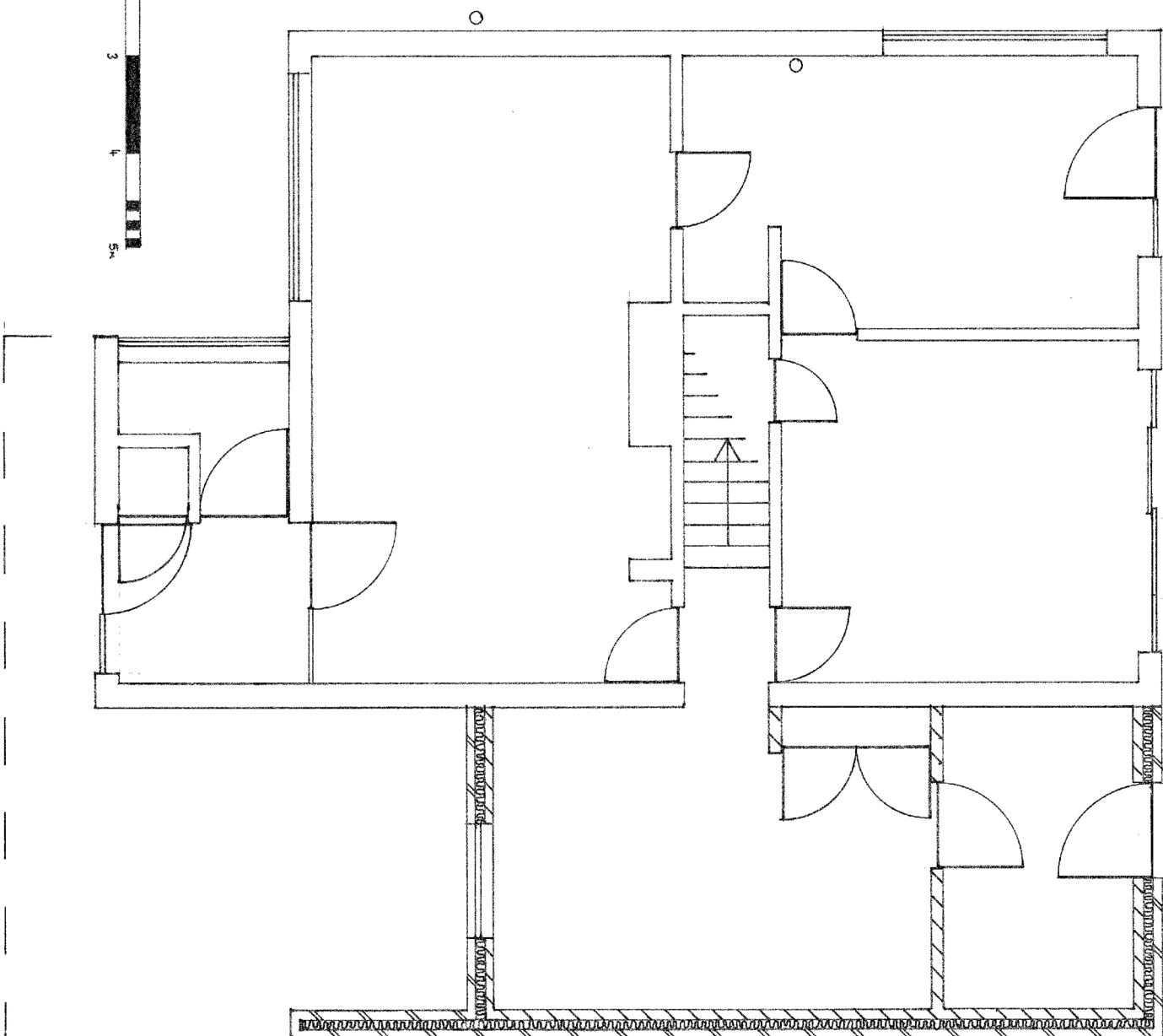
Recommendation

To approve application no. 15/00326/F - 5 Bradeham Way Eaton Norwich NR4 6 JA and grant planning permission subject to the following conditions:

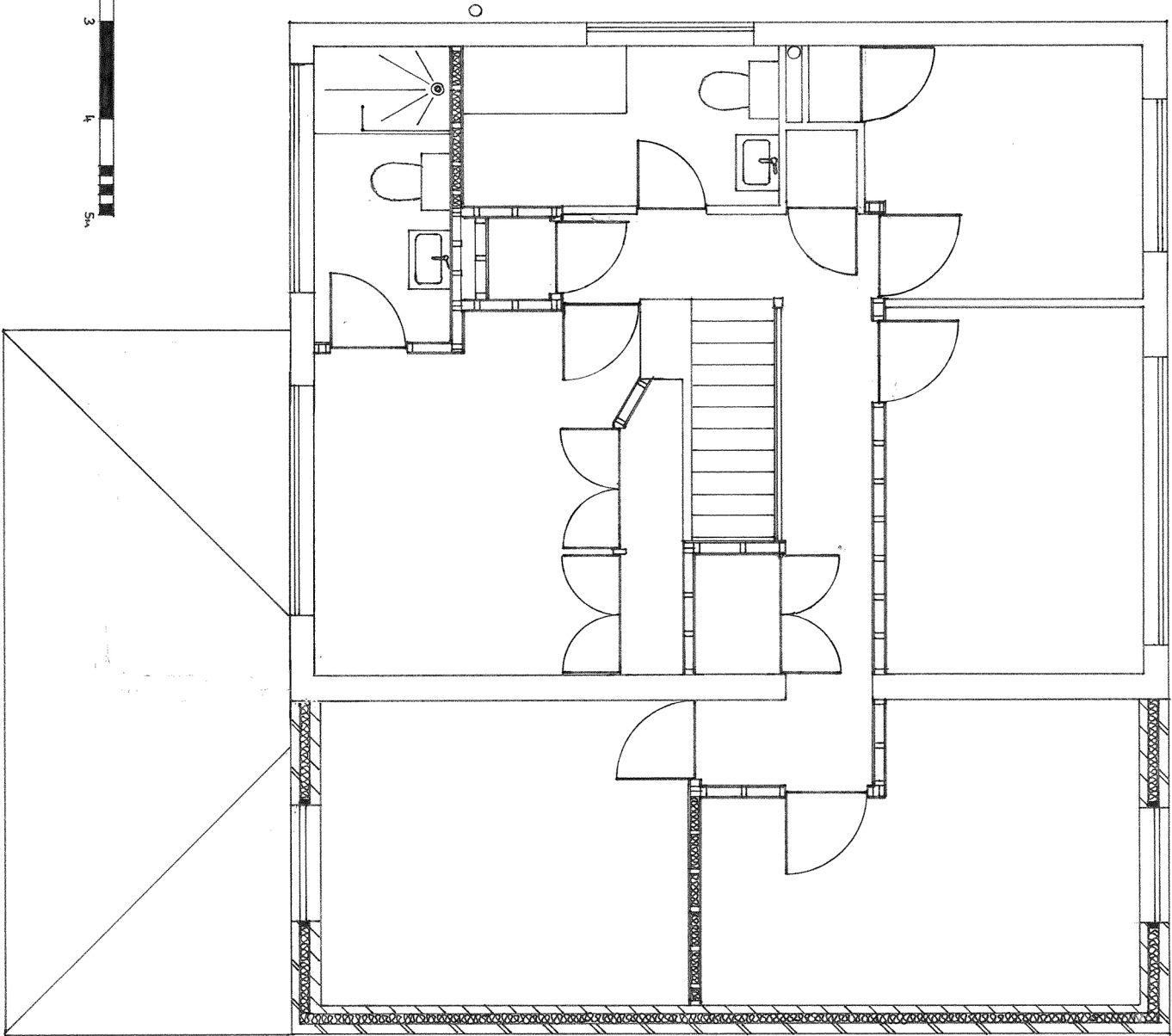
1. Standard time limit;
2. In accordance with plans;
3. Materials to match.

Article 35(2) Statement

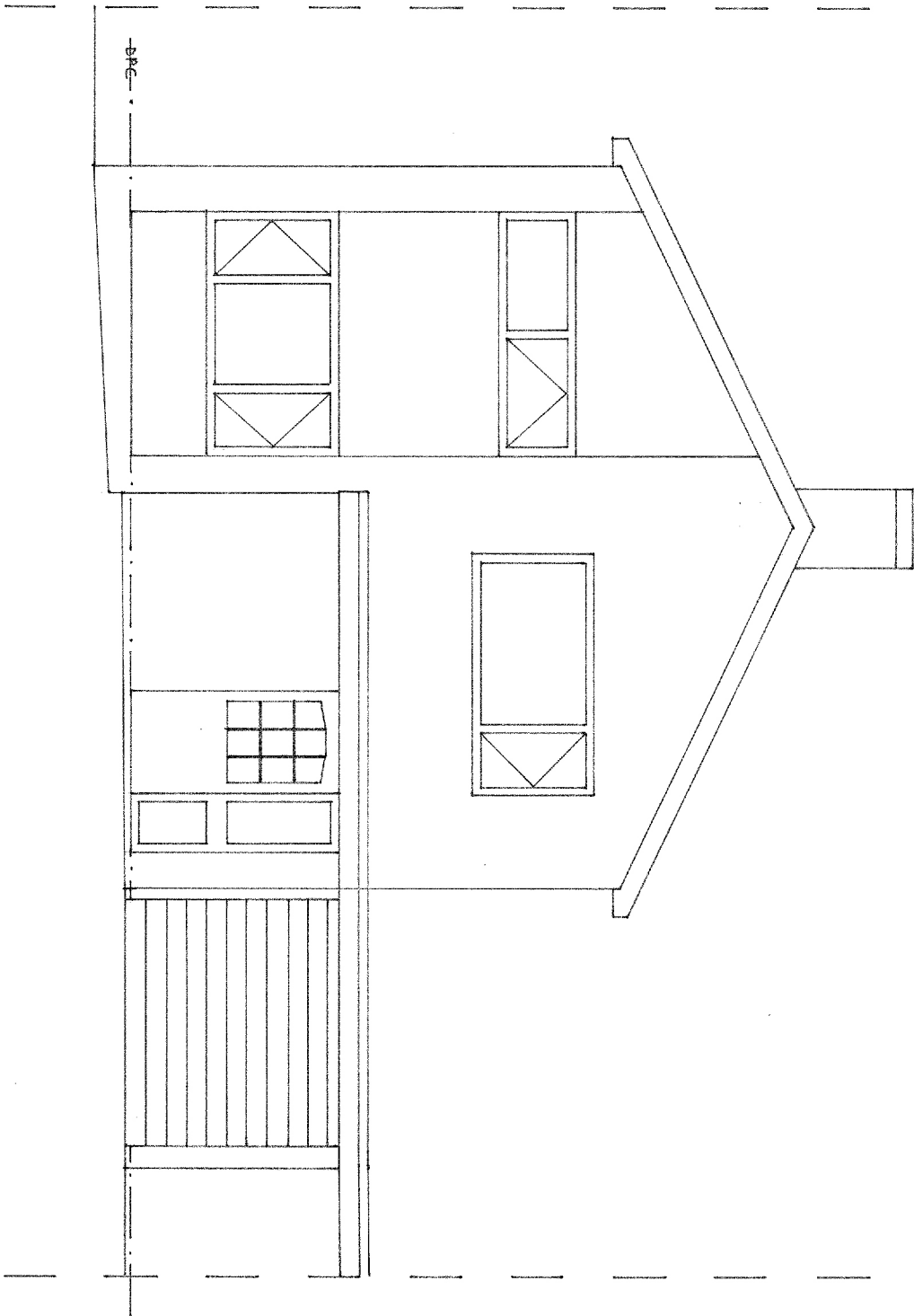
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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



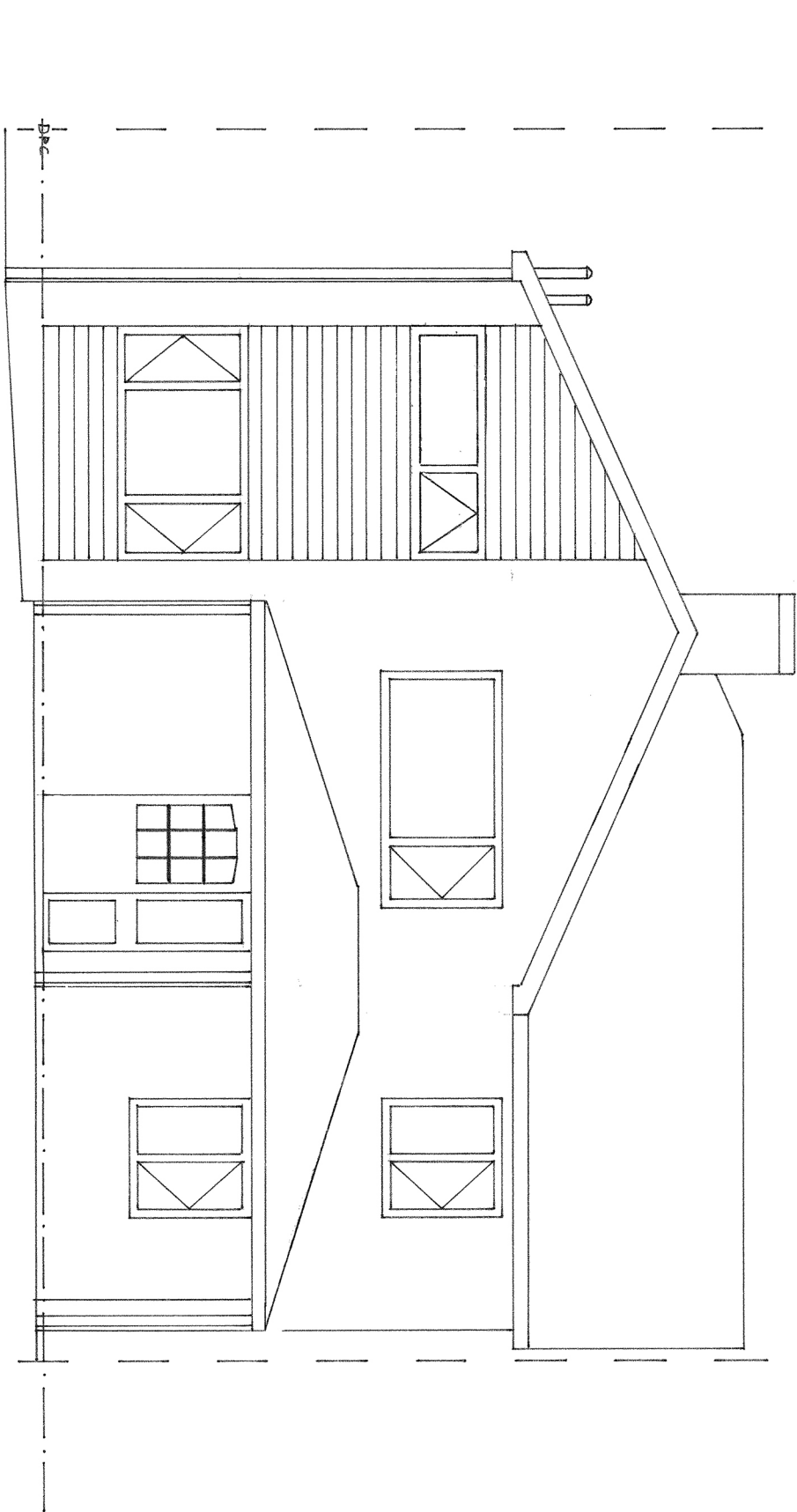
DATE:	JAN 2015
SCALE:	1:50 @ A3
PROJECT:	5 BRADHAM WAY NORWICH
TITLE:	GROUND FLOOR PLAN PROPOSED
DWG- NO:	AP-108
REV:	



DATE:	JAN 2015
SCALE:	1:50 @ A3
PROJECT:	5 BRADHAM WAY NORMICH
TITLE:	FIRST FLOOR PLAN PROPOSED
DWG NO:	AP-109
REV:	A



DATE:		PROJECT:		TITLE:		DWG NO:	
JAN 2015		5 BRADHAM WAY		FRONT ELEVATION		AP-104	
SCALE:		NORMICH		EXISTING		REV:	
1:50 @ A3						-	



DATE:	PROJECT:	TITLE:	DWG NO:
JAN 2015	5 BRADSHAM WAY	FRONT ELEVATION	AP-111
SCALE:	NORWICH	PROPOSED	REV:
1:50 @ A3			B

Report to Planning applications committee

Item

14 May 2015

Report of Head of planning services

Subject Application no 15/00405/F - 8 Clickers Road,
Norwich, NR3 2DD

4(H)

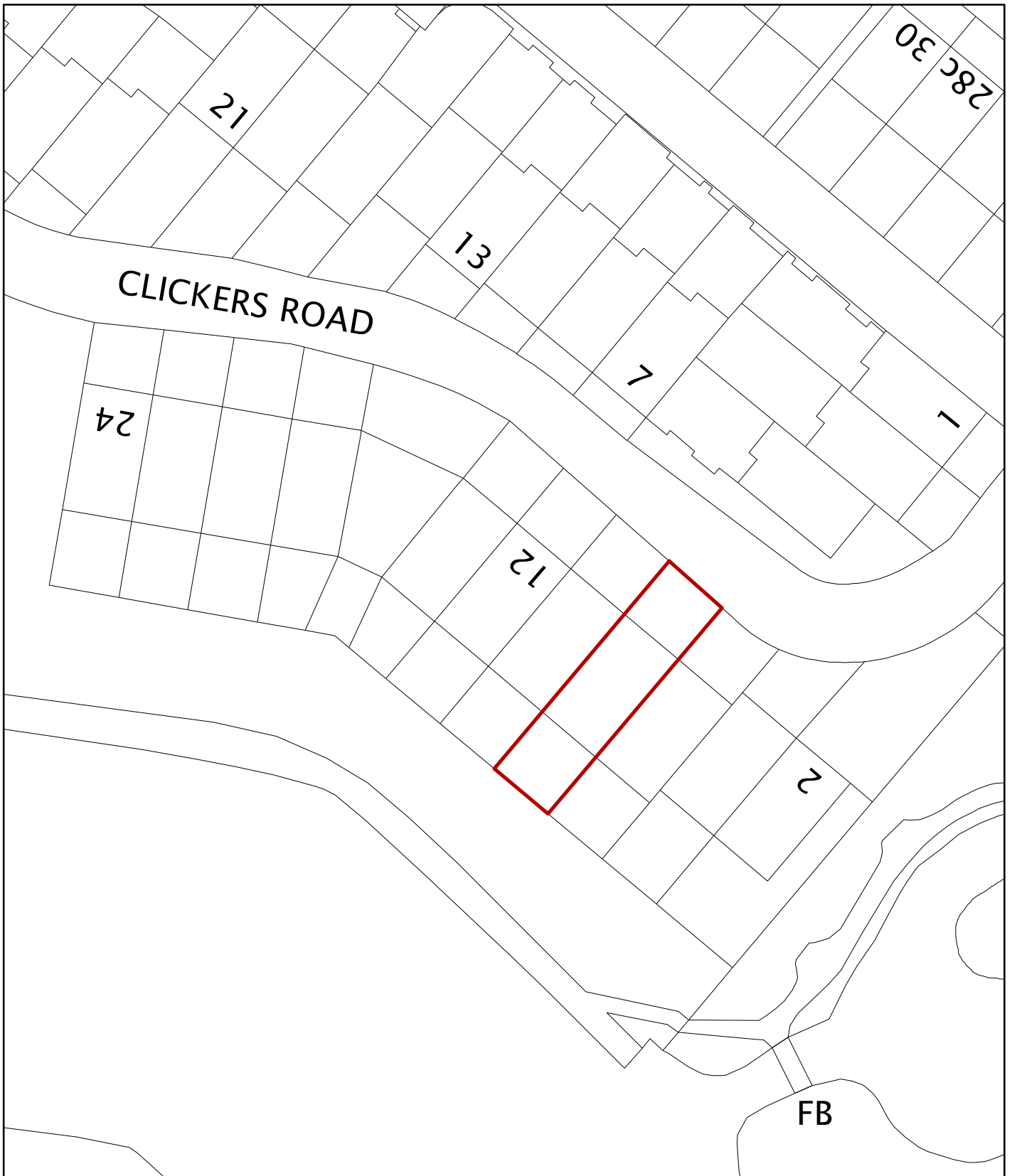
Reason for referral Objection

Applicant Mr C MacTavish

Ward:	Mile Cross
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
2 no. roof lights to rear roofslope.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale and Design	
2 Residential amenity	
Expiry date	11 May 2015
Recommendation	Approve



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Planning Application No

Site Address 15/00405/F
8 Clickers Road

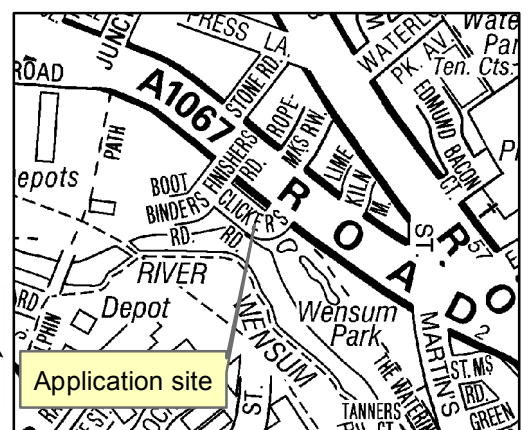
Scale 1:400



NORWICH
City Council

PLANNING SERVICES

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The site and surroundings

1. The site is located on the south side of Clickers Road to the north-west of the city centre. The subject property forms part of a terrace of recently constructed 3 storey town houses which are built directly adjacent to the river Wensum. The predominant character of the area is residential, comprising 3 and 2 storey terraced townhouses built as part of brownfield site redevelopment scheme within the last decade.
2. The subject property is constructed using red bricks and grey pantiles with white UPVC windows and doors. A small rear garden is located to the rear of the property with a small balcony located on the first floor level serves the main living space. A small dormer window is located at eaves level and a small roof light is also located on the lower part of the roof slope.
3. It is noted that despite the development initially appearing to be uniform in appearance, a number of variations between each property exists. The maximum ridge heights of the properties varies with the shorter dwellings featuring dormers and the taller dwellings predominantly featuring 3 sets of windows on the rear elevation.

Constraints

4. Under the original planning permission for the redevelopment of the site referenced below, typical householder permitted development rights were removed including the enlargement of any part of the dwellinghouse.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/2001/0329	Redevelopment of site with 80 two and three storey dwellings with associated access roads, parking and open space.	Approve	30/05/2002

The proposal

6. The proposal is for the installation of 2 no. roof lights to the rear roof slope, facilitating the conversion of the existing attic space into additional living space. The proposed roof lights are to be installed within the mid-section of the rear roof slope and will utilise a balcony system consisting of 2 window casements in each roof light. The larger upper casement is to open upwards, as a traditional roof light does and the smaller lower casement is to open forwards from hinges underneath creating a small 'balcony' area for occupiers of the subject property to stand upright in. It should be noted that the application was originally for a dormer window to be built within the rear roof slope. However it was considered that the installation of a

dormer would be unacceptable and the application was revised to omit the dormer in place of the rooflights.

Summary information

Proposal	Key facts
Scale	
Max. dimensions	See attached composite plans
Appearance	
Materials	Aluminium frame

Representations

7. 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
The proposal is out of proportion and character to the rest of the development.	See main issue 1
The design would detract from the original architects design.	See main issue 1
Balcony system roof window would result in a loss of privacy.	See main issue 2

Consultation responses

8. No consultations have been undertaken.

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
10. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM2 Ensuring satisfactory living and working conditions

- DM3 Delivering high quality design

Other material considerations

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

- NPPF7 Requiring good design

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.

Main issue 1: Design

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
14. The proposed roof lights are to be installed within the mid-section of the rear roof slope with the lowest section being 1.7m above the eaves and 1.4m below the ridge of the roof. Each roof light is to measure 1.75m in height and 0.95m in width. When opened the lower casement will project forward of the roof slope by 35° to stand upright and the upper casement open upwards by 53° to appear parallel to the floor of the newly created attic room.
15. Concern was raised that the design of the proposal would result in unacceptable harm to the character and appearance of the subject property and surrounding development. It is considered that the originally proposed dormer window would have indeed caused significant harm to appearance of the subject property and surrounding area as a result of its large scale and by cluttering the roof slope.
16. The proposed roof lights are an improvement in design terms as they will ensure that the line of the original roof slope is maintained without any structure projecting forward of the roof slope when closed.
17. When fully opened the roof lights will project forward of the roof slope, however such a feature is already a prominent feature of the development the subject property belongs to. Similarly, a number of properties on the adjacent terrace have installed photovoltaic panels on their roof slopes which are similar in appearance to the proposed roof lights. It is therefore considered that the proposal will not significantly harm the character and appearance of the subject property or surrounding area.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. Concern was raised that the balcony design of the roof lights would result in a loss of privacy as occupiers of the subject property would be able to look down onto the outdoor amenity spaces of neighbouring properties. It is considered that the roof lights may indeed allow for some views across neighbouring properties, however such overlooking already is possible from all of third floor windows and balconies located on the rear elevation of the terrace. The original design of the development in which the town houses are tall and relatively narrow creates a living arrangement where neighbours will always be able overlook neighbouring amenity spaces. The addition of 2 no roof lights, whether they be traditional or balcony in style is not considered to deviate greatly from the current situation and is therefore deemed to be acceptable.

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 proposal will result in an altered roof slope which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.
25. The potential for an increase in overlooking is minimal and does not exacerbate the current situation where neighbouring properties are afforded views into outdoor amenity spaces.
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. 15/00405/F - 8 Clickers Road Norwich NR3 2DD 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.



Two number Velux Balcony system
Roof windows installed to rear roof
slope.

PROPOSED REAR (SW) ELEVATION - 1:100
BALCONY VELUX SCHEME

Report to Planning applications committee

14 May 2015

Report of Head of planning services

Subject Application no 15/00564/H - Gas Holder Station, Cremorne Lane, Norwich

Reason for referral Hazardous substance revocation which requires authorisation of an order

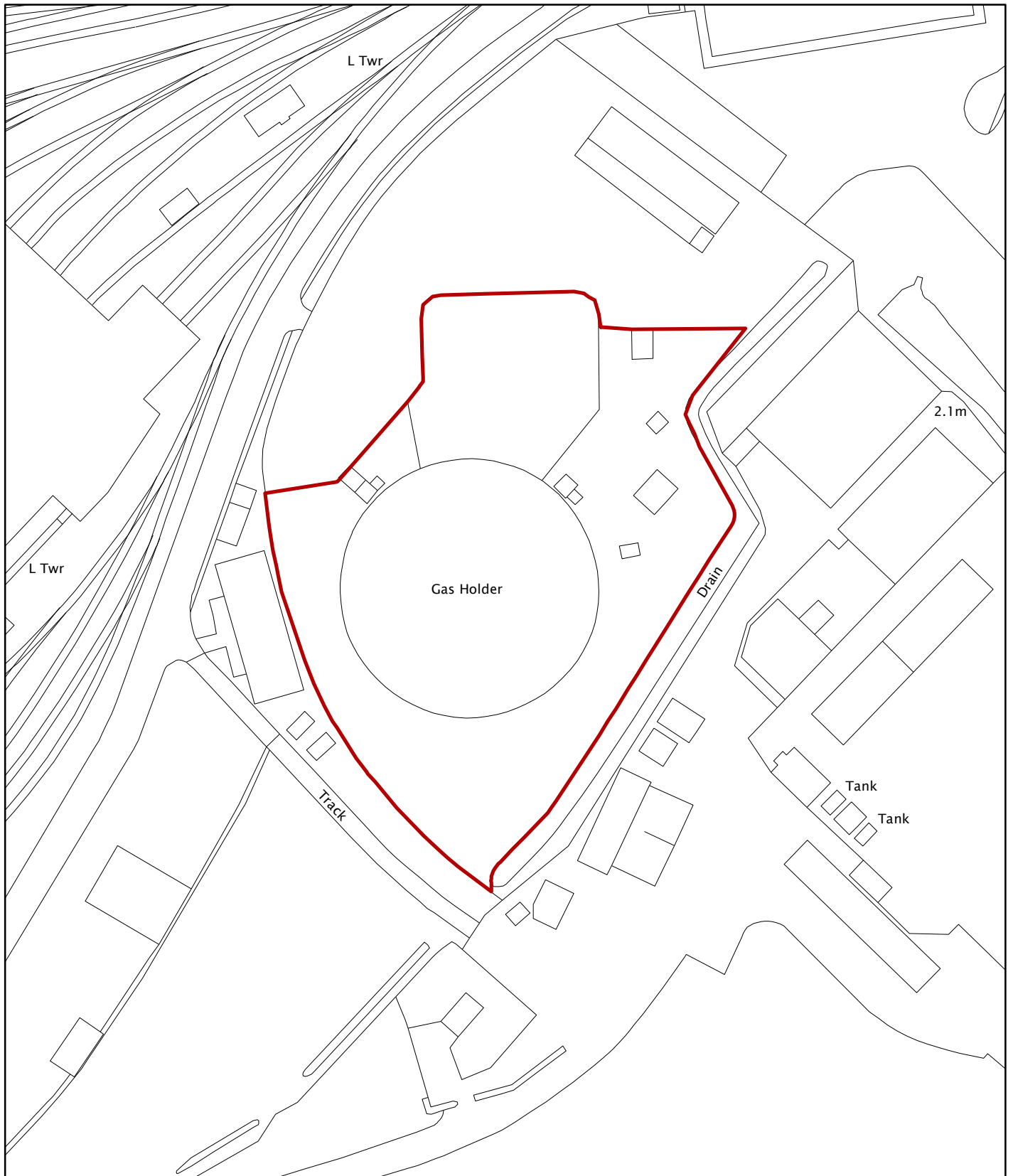
Item

4(I)

Ward:	Thorpe Hamlet
Case officer:	Mark Brown – markbrown@norwich.gov.uk

Development proposal		
Revocation of hazardous substance consents for gas storage references 4HS9201/H, 4HS9201/H, 4/2000/0293/H and 4/2001/0885/H.		
Representations		
Object	Comment	Support
0	0	0

Expiry date	N/A
Recommendation	Authorise officers to progress with the revocation of the consents.



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Planning Application No 15/00564/H

Site Address Gas Holder Cremorne Lane

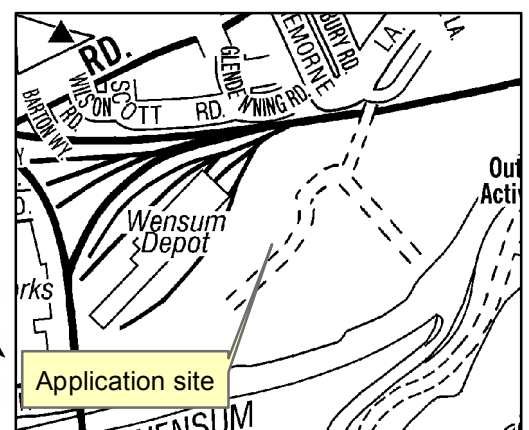
Scale 1:1,000



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PLANNING SERVICES

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The site and surroundings

1. The gas holder is located on the Utilities Site a triangular area of land bordered by the Yarmouth railway line to the north, the London railway line to the west and the River Wensum to the south and southeast.
2. The site was formerly occupied by two power stations a coal fired 1920's power station and a gas fired 1960's power station with associated gas works. The power stations were located on the river frontage to the southwest and the gas works to the northeast. The power stations and most associated structures have now been removed from the site.
3. The gas holder is of a typical cylindrical construction and currently remains on the utilities site located roughly in the centre of the site on an east west axis and towards the northern boundary. The use of the holder for the storage of natural gas ceased in February 2009.
4. The gas holder has consent for demolition granted under delegated powers in July last year.

Relevant planning history

5. There are three hazardous substance consents relating to the storage of Natural Gas on the site detailed below, a deemed consent and two continuations of consent when there was a change in control of part of the land. The 2014 consent is for the demolition of the gas holder.

Ref	Proposal	Decision	Date
4/HS9201/H	Deemed consent for hazardous substance consent (deemed consent was provided for substances stored on land before the Hazardous Substance Act was enacted in 1990).	APPR	02/12/1992
4/2000/0293	Continuation of hazardous substance consent for the storage of natural gas.	APPR	23/06/2000
4/2001/0885	Continuation of hazardous substance consent for the storage of natural gas.	APPR	19/12/2001
14/00271/DE M	Demolition of gas holder, electrical switch room, store room and telemetry building.	APPR	18/07/2014

The proposal

6. Hazardous substance regime runs alongside the planning process and provides controls over the presence of certain types and quantities of substances on, over of under land. Hazardous substance consents allow the authority to consider the residual risk of the storage of substances particularly on neighbouring land uses.

Where a hazardous substance consent is in place the Health and Safety executive set up consultation zones within the vicinity of the storage location within which the local planning authority must consult the Health and Safety Executive on any development proposals. Within these consultation zones depending on the distance from the hazardous installation certain types of development may not be acceptable depending on their risk profile (e.g. residential development would typically not be acceptable within the inner consultation zones). The consultation zones for the existing gas holder are shown within appendix A to this report.

7. National Grid has recently provided confirmation that the gas holder has been decommissioned and that the hazardous substance consent is no longer required.
8. Hazardous substance consents remain in place until revoked, it is suggested that given the confirmation from National Grid that the consent is now revoked.

Representations

9. There is no requirement for public consultation before revoking such a consent and no public consultation has been undertaken.

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.

Environment Agency

11. Have no comments

Health and Safety Executive

12. Have no objections and provide some general procedural guidance.

Assessment of planning considerations

Relevant development plan policies

13. **Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)**
 - R10: Utilities Site, Cremorne Lane

Case Assessment

14. The revocation of a hazardous substance consent must be by order which must be confirmed by the Secretary of State
15. Any person who is an owner of, or who appears to be in control of the whole or any part of the land, or any other person who will be affected by the order must be served a notice and given an opportunity to be heard by a person appointed by the secretary of state (i.e via public inquiry).

16. A hazardous substance consent may be revoked where:
- a) the authority consider having regard to material considerations that it is expedient to do so;
 - b) If it appears that there has been a material change of use of land to which a hazardous substance consent relates;
 - c) That planning permission has been granted for development the carrying out of which would involve a material change of use of such land and the development to which the permission relates has been commenced; or
 - d) That the substances has not been present on, over or under the land in a quantity equal to or exceeding the controlled quantity (15 tonnes).
17. In this case National Grid has confirmed that they no longer have a need for the storage of natural gas on the site. The site is allocated for redevelopment under policy R10 of the Site Allocations Plan and Site Specific Policies Local Plan and it is therefore considered expedient to revoke the hazardous substance consent to allow for the future redevelopment of this site in line with the aspirations of local plan policy.
18. The Hazardous Substances Act provides for compensation to any person who suffers damage in consequence of the order by depreciation of the value of land or being disturbed in the enjoyment of the land. To this end National Grid have confirmed that no such claim will be made and that no person will suffer damage as a result of the order. It is therefore considered that there is negligible risk to the Council in terms of cost of compensation for the revocation order.

Equalities and diversity issues

19. There are significant/There are no significant equality or diversity issues.

Conclusion

20. For the reasons outlined above it is recommended to authorise officers to progress an order for the revocation of the hazardous substances consents on the site.

Recommendation

To authorise officers to prepare and serve revocation orders for the existing hazardous substances consents at the Gas Holder, Cremorne Lane, Norwich and following expiry of the statutory period to forward the orders to the Secretary of State for confirmation.

