

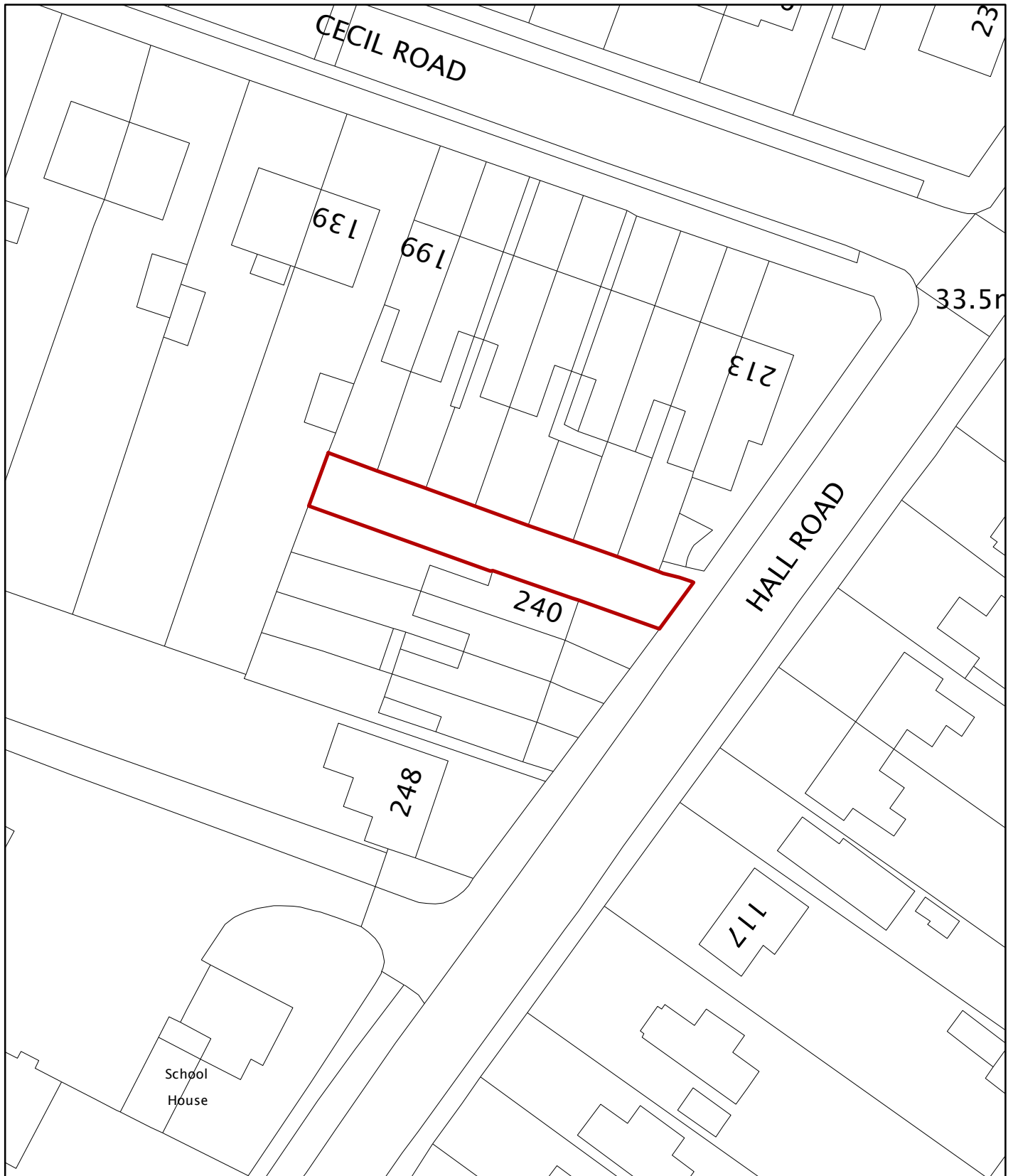
<b>Report to</b>	Planning applications committee	<b>Item</b>
	26 March 2015	
<b>Report of</b>	Head of planning services	<b>4(D)</b>
<b>Subject</b>	Application no 15/00147/VC - 240 Hall Road, Norwich,NR1 2PW	
<b>Reason for referral</b>	Previous applications at committee	

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<b>Ward:</b>	Town Close
<b>Case officer</b>	Mr James Bonner - jamesbonner@norwich.gov.uk

Development proposal		
Variation of Condition 2: Plans; Condition 3: Materials; and Condition 4: Car parking, bin store, bicycle store and amenity areas of previous permission 14/01120/F.		
Representations		
Object	Comment	Support
0	0	0

Main issues	Key considerations
1 Amenity	Impact of dormer on neighbours
2 Design	Impact of changes from previous approval
<b>Expiry date</b>	26 March 2015
<b>Recommendation</b>	Approve



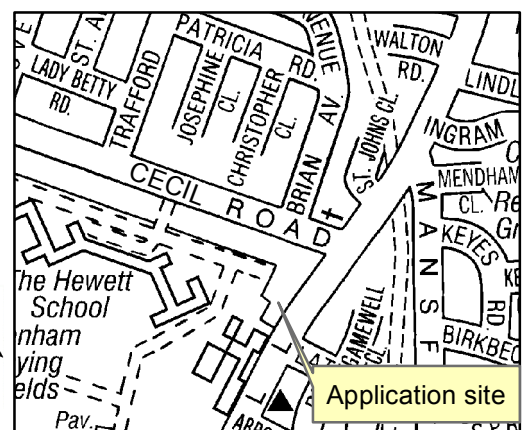
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Planning Application No 15/00147/VC  
 Site Address 240 Hall Road

Scale 1:500



**NORWICH**  
**City Council**  
 PLANNING SERVICES



## The site and surroundings

1. The site is situated on the west side of Hall Road near the junction with Cecil Road. It is a vacant plot to the north of the end terrace property (240 Hall Road). It is in the same ownership as 240 Hall Road, although there is a 1.8m fence separating 240 Hall Road and the site.
2. The surrounding area is mainly residential although the site is in close proximity to the Hewett School. A row of terrace properties (199-213 Cecil Road) back onto the site. The type of properties is mixed in the area with there being terrace properties, semi-detached and detached dwellings.
3. This application is the third attempt to gain permission for this new dwelling, following 14/00269/F and 14/01120/F which were both approved by committee but unimplementable.

## Constraints

4. The site is not within a conservation area and there are no listed buildings in close proximity.

## Relevant planning history

5.

Ref	Proposal	Decision	Date
4/1999/0732	Single storey side extension for garage and living room.	Approval	25/10/1999
14/00269/F	Erection of 3 bedroom dwelling.	Approval	10/06/2014
14/01120/F	Erection of 1 No. three bedroom dwelling.	Approval	17/09/2014
14/01837/NM A	Non-Material amendments comprising reduction of finished floor level by 450 mm and subsequent elevation changes; reduction of main building depth by 700 mm; and the addition of pre-commencement condition information of previous permission 14/01120/F.	Refusal	14/01/2015

## The proposal

6. Proposed is essentially the same two storey, three bedroom dwelling as approved under 14/01120/F but with the following changes:
  - The introduction of a rear dormer to overcome head height issues in loft space, replacing two rooflights.

- Revision to front access to allow access via steps, including increase in height of front door and change to lintel detail.
  - Introduction of two rooflights to front elevation and two rooflights at on the rear elevation at ground floor.
  - Inclusion of brick quoin detail on corner of front and side elevation.
  - Replacement of first floor render at rear with brick.
  - The reduction in length of the dwelling from 9.2m to 8.45m, the actual length of the neighbouring property.
7. Some of the changes are necessary to overcome issues stemming from incorrect surveying which meant the dwelling could not be built in accordance with the approved drawings.
  8. The application also seeks to address the outstanding conditions attached to the previous approval.

### Summary information

Proposal	Key facts
<b>Scale</b>	
Total no. of dwellings	<b>1</b>
No. of storeys	<b>2</b>
<b>Appearance</b>	
Materials	<b>Tile, red brick and render to match adjacent terrace.</b>
<b>Transport matters</b>	
Vehicular access	<b>Driveway from Hall Road</b>
No of car parking spaces	<b>2</b>
No of cycle parking spaces	<b>2</b>
Servicing arrangements	<b>Bin store at front.</b>

### Representations

9. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

## Consultation responses

10. No objections on transportation grounds..

## 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
  - JCS6 Access and transportation
  - JCS9 Strategy for growth in the Norwich policy area
  - 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
  - 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

13. **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

### 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.

15. The principle of a residential unit here has been accepted. The main issues for consideration are what impact the changes have on the design and amenity issues identified in the previous reports (14/00269/F and 14/01120/F).
16. The amendments do not deviate substantially from the approved plans and can be considered as a minor material amendment.

### **Main issue 1: Amenity**

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. As previously established, the main issues for consideration are the impact upon the neighbouring property to the south (240 Hall Road) and the neighbouring properties to the north (199-213 Cecil Road). It is not considered that the proposal will impact upon the properties on the opposite site of Hall Road.
19. The ground floor projects the same as the previous approval (14/01120/F) and the impact is no different in this respect. The correction in survey plans means the first and second floor are in actually in-line with the rear elevation of 240 Hall Road as always intended and the impact remains the same. Given the orientation the introduction of a dormer will have a no appreciable effect on overshadowing and the minimal effect on loss of outlook and daylight is justified by its ability to be built under permitted development rights.
20. With regards the impact on the properties along Cecil Road, the assessment on overlooking is still relevant. The higher level windows will provide greater opportunity for overlooking than the approved rooflights but the impact on loss of privacy remains relatively low and acceptable for this urban setting. The same can be said for loss of light and overshadowing.
21. Concern was previously raised about the over-dominating effect of the property, mostly from bringing it closer to the boundary. The inclusion of the dormer may have some impact on this but it is negligible.
22. There are no new implications for occupier amenity and accordingly the amenity impacts are acceptable bearing in mind the weight given to the permitted development fallback position.

### **Main issue 2: Design**

23. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
24. The changes proposed to the front are relatively minor and do not raise significant concerns for the street scene. The brick quoin detail, while originally resisted, has been included to avoid maintenance issues in the future due to the brick treatment on the side elevation right up against the boundary. Neither this nor the change in lintel detail raise significant design issues given there have already been numerous changes to the terrace and which affect its uniformity. The main thing is the continuity in scale, form and proportions.

25. One of the rooflights in particular is fairly close to the Party Wall and their alignment is not visually optimal, however it is acknowledged if this aspect were refused, they could put the same specification of rooflight (standard Velux top hung) in without planning permission.
26. The proposed dormer to the rear is 4.5m wide by 2.4m tall and projects a maximum of 3.3m – a total increase of 17.8 cubic metres. As it sits below the ridge line the dormer would be permitted development if proposed on the dwelling when built. If an assessment had to be made of its visual impact it would be concluded it is acceptable. Although glimpsed views will be available from Hall Road, its public visibility is relatively limited due to the orientation of the terrace and presence of 213 Cecil Road. Its material (Hardiplank cladding in iron grey) is satisfactory.
27. Samples of the bricks and tiles have been provided and they are an adequate match to the rest of the terrace. A condition will require the render to match those adjacent in both colour and texture. The permeable paving specified is fine, as is the bin and cycle stores. At the rear a proportionate level of detail is provided for the amenity space which is acceptable.

### **Compliance with other relevant development plan policies**

28. 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.

<b>Requirement</b>	<b>Relevant policy</b>	<b>Compliance</b>
Cycle storage	DM31	<b>Yes subject to condition</b>
Car parking provision	DM31	<b>Yes subject to condition</b>
Refuse Storage/servicing	DM31	<b>Yes subject to condition</b>
Energy efficiency	JCS 1 & 3 DM3	<b>Not applicable</b>
Water efficiency	JCS 1 & 3	<b>Yes subject to condition</b>
Sustainable urban drainage	DM3/5	<b>Not applicable</b>

### **Equalities and diversity issues**

29. There are no significant equality or diversity issues. Access was a contributing factor for the applicant's agent to ensure compliance with Part M of Building Regulations.

### **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.

## **Conclusion**

33. Cumulatively the proposed changes are acceptable. 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. 15/00147/VC - 240 Hall Road Norwich NR1 2PW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details:
  - a. Bricks – TBS Waveney red blend
  - b. Tiles – Imerys Monopole Clay tiles
  - c. Render textured finish and colour to match 240 Hall Road.
  - d. Bay window – plain tiled with lead rolled hips to match 240 Hall Road.
  - e. Rooflights – standard top hung Velux units
  - f. Paving – Driveway Drivesett tegular priora porous paving
  - g. Paving – rear garden patio Bradstone Grey Textured slab or similar
  - h. Bin and cycle store as per drawing no. RS/3538/14/01 Rev B

Details to be provided as per above prior to occupation and retained as such unless otherwise agreed in writing with the local planning authority.

4. Water conservation measures.

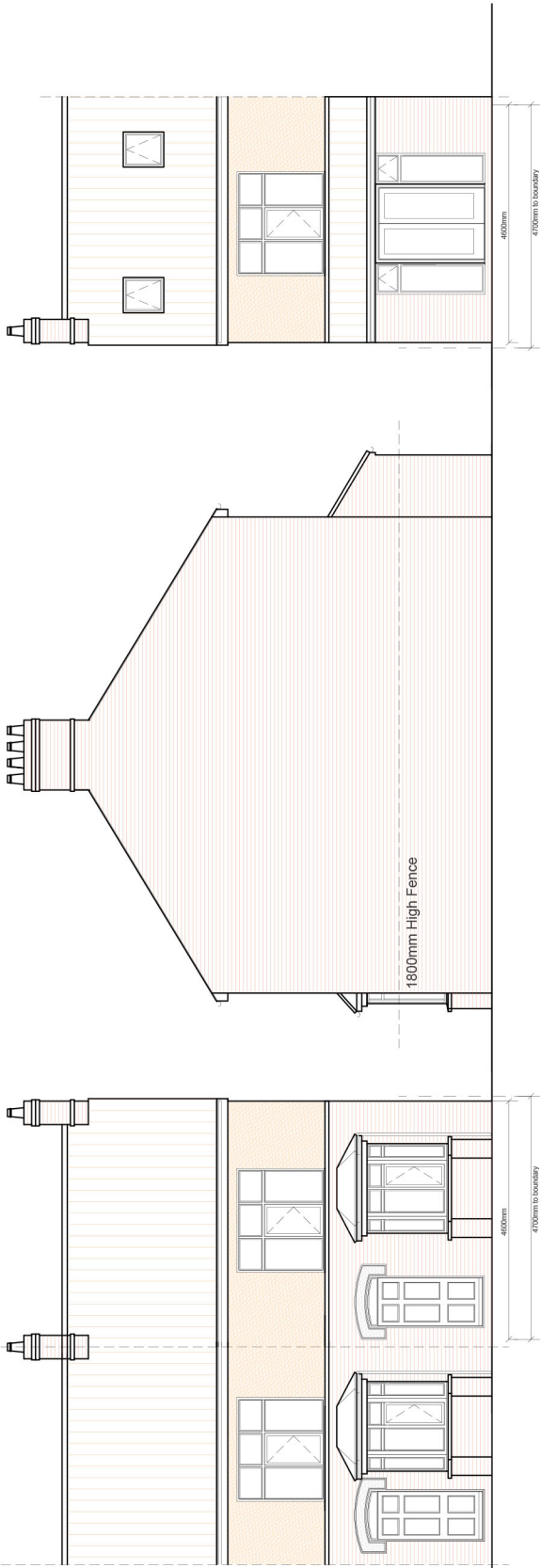
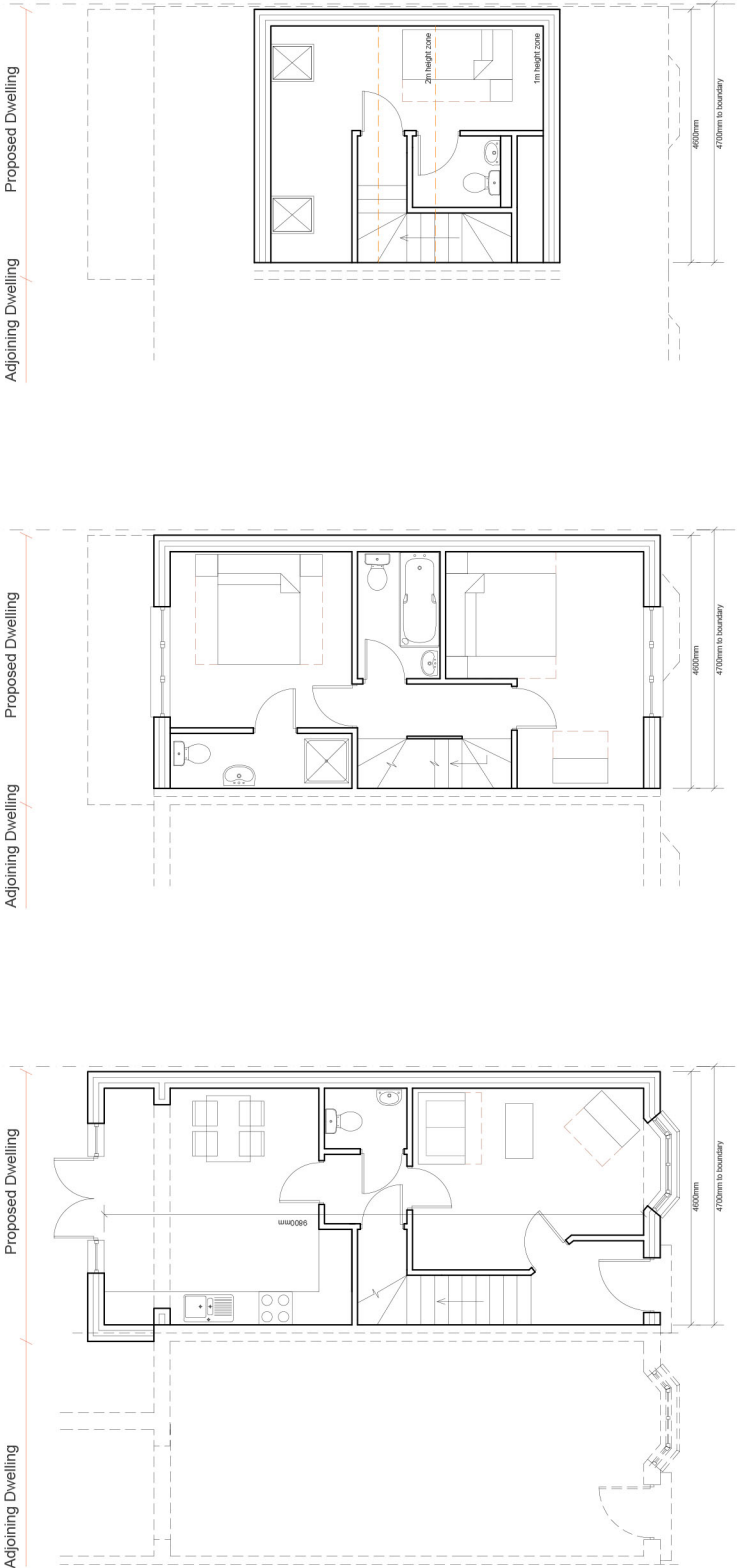
## **Article 31(1)(cc) statement**

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

PROPOSED PLANS  
AND ELEVATIONS

Note: Do not scale from drawings.  
All dimensions to be confirmed on site.

Gross Internal Floor Areas:	
Ground Floor	42.53m <sup>2</sup>
First Floor	36.98m <sup>2</sup>
Second Floor	21.28m <sup>2</sup>
Total:	100.79m <sup>2</sup>



Mr S Ives-Keeler  
Land off 240 Hall Road,  
Norwich  
April 2014 - Rev C



