

Planning applications committee

Date: Thursday, 08 December 2016

Time: 10:10

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

Committee members: For further information please

contact:

Councillors:

Herries (chair) Committee officer: Jackie Rodger

Driver (vice chair) t: (01603) 212033

Bradford e: jackierodger@norwich.gov.uk

Button Carlo

Henderson Democratic services

Jackson City Hall Lubbock Norwich Malik NR2 1NH

Peek

Sands (M) <u>www.norwich.gov.uk</u>

Woollard

Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website



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Agenda

		Page nos
1	Apologies	
	To receive apologies for absence	
2	Declarations of interest	
	(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)	
3	Minutes	5 - 16
	To agree the accuracy of the minutes of the meeting held on 10 November 2016.	
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 10:10; 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. 	
	Standing duties	17 - 18
	Summary of planning applications for consideration	19 - 20

4(a)	Application 16/01516/F – Garages rear of 48-54, Rye Avenue, Norwich	21 - 32
4(b)	Application no 16/01371/F– Car Park adjacent to no. 125 West Pottergate, Norwich	33 - 44
4(c)	Application no 16/01399/F – Land Adjacent to Wensum Chapel, Cowgate	45 - 56
4(d)	Application no 16/00988/F – 27 Spelman Road, Norwich, NR2 3NJ	57 - 66
4(e)	Application no 16/00970/F - Whitehall Lodge 56 - 112 Whitehall Road Norwich NR2 3EW	67 - 82
4(f)	Application no 16/01182/F - Garden land adjacent to 82 Eaton Road, Norwich	83 - 98
4 (g)	Application no 16/01628/NF3 - Hardy Road, Norwich	99 - 112
4(h)	Application nos 13/02087/VC and 13/02088/VC - Norwich City Football Club Carrow Road, Norwich, NR1 1JE	113 - 130

Date of publication: Wednesday, 30 November 2016



MINUTES

Planning applications committee

10:15 to 10 November 2016

Present: Councillors Herries (chair), Driver (vice chair), Bradford, Button,

Carlo, Henderson, Jackson, Lubbock, Malik, Peek, Sands (M) and

Woollard

1. Declarations of interest

There were no declarations of interest.

2. Minutes

Councillor Jackson said that he had received an email from a member of the public who had raised a number of concerns about the minutes of the meeting held on 13 October 2016, in relation to item 10, Application 16/00456/F - BT Telephone Exchange, 70 Westwick Street, Norwich, NR2 4SY. He suggested that the word "citywide and" should be added to the second paragraph of the minute on this item, and said that he considered that the other issues raised by the member of the public were covered in the committee report, supplementary report, application and representations, that were available on the council's website.

RESOLVED to agree the accuracy of the minutes of the meetings held on 13 October 2016, subject to item 10 Application no 16/00456/F - BT Telephone Exchange, 70 Westwick Street, Norwich, NR2 4SY, second paragraph, to the amendment to insert "citywide and" before "local landmarks" to read as follows:

"A member of the public addressed the committee and outlined his objections to the scheme which included that it was contrary to policy; would block views of *citywide and* local landmarks; and, concerns regarding the viability assessment."

3. Application no 16/01266/F - 113 - 119 Ber Street, Norwich, NR1 3EY

The senior planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports, which was circulated at the meeting, and summarised a late representation received from a resident of Ber House and concern about the loss of car parking spaces.

During discussion the senior planner referred to the report and answered members' questions. She confirmed that environmental health was satisfied with the proposed bin storage on the site for the retail unit and residential units. The senior planner pointed out that planning consent should be subject to an additional condition for archaeological works to be carried out prior to the development. She also agreed,

following a suggestion from a member, that it would be a reasonable condition to remove class A permitted development rights to control development.

The chair moved the recommendations with the additional conditions and it was:

RESOLVED, unanimously, to approve application no. 16/01266/F - 113 - 119 Ber Street Norwich NR1 3EY and grant planning permission subject to the following conditions:

- 1. Standard time limit;
- 2. In accordance with plans;
- 3. Materials;
- 4. Bin and cycle storage;
- 5. Landscaping;
- 6. Energy efficiency;
- 7. Water efficiency;
- 8. Highways works.

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.

4. Application no 16/00819/F - Sovereign Motor Company, Mountergate, Norwich, NR1 1PY

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

At the chair's discretion, the agent confirmed that the applicant had applied for a term of eighteen months but was happy to accept twelve months.

During discussion the senior planner referred to the report and answered members' questions.

Councillor Sands moved and Councillor Peek seconded that the policy DM29 should not be applied to this application and condition 3, controlling the tariffs should be removed. The reason for this was that they considered it was unfair that the local planning authority could control the fees and affect the business plan of a private company. Other councillors spoke against the amendment. On being put to the vote with two members voting in favour (Councillors Sands and Peek) and 10 members voting against (Councillors Herries, Driver, Bradford, Button, Carlo, Henderson, Jackson, Lubbock, Malik and Woollard), the amendment to remove the condition was lost.

A member said that it was clear that the application was for the temporary use of the site as a surface car park and there was no expectation that the use would continue beyond the period of a year. The temporary use would enable development to come forward.

RESOLVED, unanimously, to approve application no. 16/00819/F - Sovereign Motor Company Mountergate Norwich NR1 1PY and grant temporary planning permission subject to the following conditions:

- 1. A temporary period of 1 year;
- 2. In accordance with plans;
- 3. Tariff to be not less than those levels approved at adjacent car park.

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

5. Application no 16/01354/O - Land at Corner of Knox Road and Plumstead Road, Norwich, NR1 4LQ

The senior planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports, which was circulated at the meeting, and contained a summary of three late representations concerned about inadequate parking provision and the officer response.

Discussion ensued in which the senior planner referred to the report and answered members' questions. The application had been made by the brewery and owner of the public house, and it was noted that the position of the public house sign would be retained. Members noted that the applicant had submitted a comprehensive drainage strategy for the proposed scheme which would decrease the current levels of water runoff and reduce flows from the site by 70 per cent.

Councillor Bradford, local member for Crome Ward, said that he was concerned about the proposal to block off the existing vehicle access from Plumstead Road and providing access via Knox Road. He pointed out that there was vehicular access to the prison from Knox Road.

Other members spoke in support of the application and that the use of the site for housing would be an improvement on its current use.

RESOLVED, with 11 members voting in favour (Councillors Herries, Driver, Button, Carlo, Jackson, Lubbock, Malik, Peek, Sands, Woollard and Henderson) and 1 member voting against (Councillor Bradford), to approve application no. 16/01354/O - Land at Corner of Knox Road and Plumstead Road, Norwich, NR1 4LQ and grant planning permission subject to the following conditions:

- 1. Standard time limit;
- 2. No development shall take place in pursuance of this permission until approval of the reserved matters has been obtained. The reserved matters shall relate to external appearance, landscaping and scale;
- 3. In accordance with plans;
- 4. Contamination risk assessment:

- 5. Contamination verification, monitoring and maintenance;
- 6. Contamination discovery of unknown contamination;
- 7. Contamination imported material;
- 8. Details car parking (including one electric charging point in communal car park), cycle parking, servicing;
- 9. Noise attenuation to properties to prevent noise disturbance from activities associated with the public house and traffic noise from Plumstead Road;
- 10. Development to be carried out in accordance with the surface water drainage strategy and associated maintenance schedule;
- 11. Compliance with recommendations of ecology report;
- 12. Water efficiency.

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 16/01058/F - Land South of 45 Christchurch Road, Norwich

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

In reply to a member's suggestion, the senior planner said that the applicant would be required to provide details of cycle parking which would include secure provision.

RESOLVED, unanimously, to approve application no. 16/01058/F - Land South of 45 Christchurch Road Norwich and grant planning permission subject to the following conditions:

- 1. Standard time limit:
- 2. In accordance with plans;
- 3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
- 4. Details of hard and soft landscaping and planting
- 5. SUDS details submission and implementation
- 6. Parking and turning areas to be provided prior to occupation
- 7. Cycle parking to be provided prior to occupation
- 8. Water efficiency
- 9. Unknown contamination to be addressed
- 10. Control on imported materials
- 11. Tree protection measures to be implemented in accordance with Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

(The committee adjourned for a short break at this point and reconvened with all the members listed as present above, with the exception of Councillor Driver.)

7. Proposed change to dealing with late representations for Planning Applications Committee; and,

Proposed change to protocols around arranging for site visits for Planning Applications Committee

(Councillor Driver was admitted to the meeting during this item.)

The head of planning services presented both reports together on proposed changes for dealing with late representations and the proposals for arranging site visits. He commented that a member of the public had commented on the proposals for dealing with late representations and stating that it was unfair as there was not much time for people to comment on the published reports. The committee noted that option 1 was the preferred option which enabled people to submit any further comments up to the Monday before committee. The use of agreed criteria for site visits would guide officers and ensure a consistent approach to planning applications.

A member spoke in support of option 1, with the exceptions listed at the bottom of the page, and said that it was not fair to require officers to receive representations and work on the supplementary report with an officer response right up to the start of the meeting.

RESOLVED to approve:

- (1) having considered the report on the proposed change to dealing with late representations, to ask the head of planning services to accept representations as set out for option 1 and exceptions as set out in the appendix to the report, as follows:
 - (a) committee decision, up until 10:00 three days prior to the meeting (that is on the Monday before a Thursday meeting);
 - (b) delegated decision, until the case officer completes the recommendation of decision (before being signed off by senior officer)
- (2) the revised approach for site visits as set out in appendix 2 of the report.

8. Application no 16/01372/F – Garages adjacent to 8 Vancouver Road, Norwich

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

During discussion the senior planner (development) referred to the report and answered members' questions. The development of affordable housing would be of a high standard of energy efficiency but did not include solar panels. The scheme complied with the council's policy on parking.

RESOLVED, unanimously, to approve application 16/01372/F and grant planning permission subject to the following conditions:

- 1. Standard time limit:
- 2. In accordance with plans;
- 3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
- 4. Details of hard and soft landscaping and planting
- 5. Water efficiency
- 6. Contamination risk assessment and report to be submitted
- 7. Unknown contamination to be addressed
- 8. Control on imported materials
- 9. Tree protection measures to be implemented in accordance with Arboricultural Implications Assessment
- 10. Ecology measures to be agreed and implemented

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

9. Application no 16/01374/F – Garages adjacent to numbers 245, 247, 269 and 271 Bowers Avenue, Norwich

The senior planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of the consultation response received from environmental protection officer.

During discussion the senior planner (development) referred to the report and answered members' questions. A member referred to the low occupancy of the garages and asked whether the number of parking spaces could be reduced. The senior planner said that the scheme had been designed to prevent verge parking. The committee noted the comments of the Norwich Society and that the new dwellings would be on the end of the terraces and have small footprints. The design of the building was repeated further up the road. The committee noted that it was usual for upper storey flats not to have amenity space. The site was constrained and

the ground floor flats only had small spaces which could not be divided. The upper floor flats would have juliette balconies and main areas which faced on to the amenity area.

RESOLVED, unanimously, to approve application 16/01374/F and grant planning permission subject to the following conditions:

- 1. Standard time limit;
- 2. In accordance with plans;
- 3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
- 4. Details of hard and soft landscaping and planting
- 5. Water efficiency
- 6. Contamination risk assessment and report to be submitted
- 7. Unknown contamination to be addressed
- 8. Control on imported materials
- 9. Tree protection measures to be implemented in accordance with approved plans
- 10. Ecology measures to be agreed and implemented.

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

10. Application no 16/01122/F- Land adjacent to no 73 Northumberland Street, Norwich

The senior planner (development) presented the report with the aid of plans and slides. This site was near the two Armes Street sites considered at the previous meeting. It was not well used and there had been four objections to the scheme.

Councillor Peek, local member for Wensum Ward, confirmed that the site was not well used and said that he supported the proposed scheme.

Another member commented that the design of the development incorporating access to the park behind it was an imaginative use of the site.

RESOLVED, unanimously, to approve application 16/01122/F and grant planning permission subject to the following conditions:

- 1. Standard time limit:
- 2. In accordance with plans;
- 3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
- 4. Details of hard and soft landscaping and planting
- 5. Water efficiency
- 6. Contamination risk assessment and report to be submitted

- 7. Unknown contamination to be addressed
- 8. Control on imported materials
- 9. Tree protection measures to be implemented in accordance with Arboricultural Method Statement and Tree Protection Plan.

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

11. Application no 16/00867/VC - Montpellier House, Judges Walk, Norwich NR4 7QF

The planning team leader (outer area) presented the report with the aid of plans and slides.

In reply to questions, the planning team leader said that had the applicant made an application for the revised scheme in the first place it would have been considered acceptable. The changes to the approved planning permission were small and the integrity of the design was not affected. The ridge height of Montpellier House was not as high as the neighbouring house and screening along the boundary of the property. The purpose of this retrospective application was to regularise the changes that had been made.

Councillor Lubbock, local member for Eaton Ward, said that she sympathised with the neighbour who brought the breach of planning consent to the local planning authority's attention. Planning consent should be followed. It had caused a lot of anxiety to the neighbour. There was a covenant on the site requiring the building to be a bungalow but it was a large site and the building could have been moved away from the boundary of the neighbour's property.

During discussion other members considered that changing aspects of the build was costly to the applicant and that designs should be agreed before work commenced.

RESOLVED, with 11 members voting in favour (Councillors Herries, Driver, Bradford, Button, Carlo, Henderson, Jackson, Malik, Peek, Sands (M) and Woollard) and 1 member voting against (Councillor Lubbock) to approve application no. 16/00867/VC - Montpellier House Judges Walk Norwich NR4 7QF and grant planning permission subject to the following conditions:

- Removal of permitted development rights (alterations to the roof and insertion of windows
- 2. Details of retained and supplementary boundary treatments the same as previously approved discharge of condition.
- 3. Details of bat roosts and supplementary tree planting as approved as part of previous discharge of condition application.

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.

(Councillor Henderson left the meeting at this point.)

12. Tree Preservation Order [TPO], 2016. City of Norwich Number 508; 278 Unthank Road, Norwich, NR2 2AJ

The arboricultural officer (TPO) presented the report with the aid of plans and slides.

In reply to question he said that the tree could last for another 60 to 70 years.

RESOLVED, unanimously, to confirm Tree Preservation Order (TPO), 2016, City of Norwich, No 508, Unthank Road, Norwich, NR2 2AJ without modifications.

13. Tree Preservation Order [TPO], 2016. City of Norwich Number 511; Land to rear of 1-9 Boot Binders Rd, Norwich, NR3 2DT, and no.s 2-28 Clickers Rd, Norwich, NR3 2DD

The arboricultural officer (TPO) presented the report with the aid of plans and slides.

A resident of Bookbinders Road addressed the committee and outlined his objections to the tree preservation order (as set out in the report) and in addition said that he did not consider that the tree was under any threat. He considered that a tree preservation order was unnecessary and would mean that everytime it needed trimming an application would need to be made to the council for permission.

At the chair's discretion the resident who had applied for the order addressed the committee and advised the committee of his concerns that the willow tree could be damaged from unauthorised pruning. He explained that the lawn and gardens were shared by the owners and tenants and open as a riverside walk to the public from dawn to dusk

During discussion the committee considered that the situation where residents' management companies took on responsibility for green spaces was more common. The arboricultural officer explained that poor pruning of two of the trees had allowed the ingress of disease into the trees. The alder had not merited a tree preservation order because of this damage.

RESOLVED, unanimously, to confirm Tree Preservation Order (TPO), 2016, City of Norwich, No 511, Land to the rear of 1-9 Boot Binders Road, Norwich, NR3 2DT and nos 2 to 28 Clickers Road, Norwich, NR3 2DD without modifications.

14. Tree Preservation Order [TPO], 2016. City of Norwich Number 512; 33 Peckover Road, NR4 7BL

(A copy of the site plan was available on the website.)

The arboricultural officer (TPO) presented the report with the aid of plans and slides.

In reply to a question from a member, the arboricultural officer said that the housing officer dealing with a right to buy had raised the concern that the potential owner could remove the tree.

RESOLVED, unanimously, to confirm Tree Preservation Order (TPO), 2016, City of Norwich, No 2016. City of Norwich Number 512; 33 Peckover Road, NR4 7BL

15. Application nos 16/00949/F and 16/00950/L - 13 St Giles Street, Norwich, NR2 1JL

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

During discussion the planning assistant referred to the report and answered members' questions about the proposed extractor unit. He explained that the current application was required to overcome conditions 3 and 4 of the original application for change of use. Members were advised that there was sufficient natural ventilation from a window and rear access door and given the age of the building.

RESOLVED, unanimously, to approve:

- (1) application no. 16/00949/F 13 St Giles Street Norwich NR2 1JL and grant planning permission subject to the following conditions:
 - 1. Standard time limit;
 - 2. In accordance with plans:
 - 3. Maintenance schedule of plant
 - 4. Specification of anti-vibration mounts to be retained in perpetuity
 - 5. Ductless extraction system is turned off when the kitchen has ceased serving food

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.

- (2) application no. 16/00950/L 13 St Giles Street Norwich NR2 1JL and grant Listed Building Consent subject to the following conditions:
 - 1. Standard time limit:
 - 2. In accordance with plans;

- 3. Materials of partitions to be of lightweight plasterboard construction, easily removable and so maintained
- 4. All existing fabric shall be retained unless notated otherwise on the drawings.
- Detailed drawings or samples of materials as appropriate, in respect of the following: (a) any new and relocated services (such as drainage, lighting)
 (b) any new suspended ceilings

Informatives

- 1. Advertisement consent and listed building consent will be required for the installation of any new or replacement external signage.
- 2. Building Regulations
- 3. Relative Fire Safety requirements should be addressed with the Chief Fire Officer/Norfolk Fire Service.

CHAIR

Page 16 of 130

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.
- 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.

Item no.	Application no	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
4(a)	16/01516/F	Garages rear of 48 - 54 Rye Avenue	Robert Webb	Demolition of existing garages. Erection of 7 No. two bed houses, 1 No. four bed house and 1 No. two bed bungalow.	Council land	Approve
4(b)	16/01371/F	Car park adjacent to 125 West Pottergate	Robert Webb	Construction of 2 no. dwellings.	Council land	Approve
4(c)	16/01399/F	Land adjacent to Wensum Chapel, Cowgate	Robert Webb	Erection of 2 No. one bed flats.	Council land	Approve
4(d)	16/00988/F	27 Spelman Road	Charlotte Hounsell	Dormer windows to front elevation, single storey rear and side extension and associated alterations.	Objections	Approve
4(e)	16/01666/F	Whitehall Lodge	Stephen Polley	Ground floor extension, two first floor extensions with associated internal alterations.	Objections	Approve
4(f)	16/01182/F	Garden Land Adjacent to 82 Eaton Road	Stephen Polley	Erection of a dwelling.	Objections	Approve
4(g)	16/01628/NF3	Hardy Road	Tracy Armitage	3m wide shared use cycle pedestrian walkway	Applicant is the council	Approve
4(h)	13/02088/VC and 13/02087/VC	Norwich City Football club, Carrow Road	Tracy Armitage	Variation of conditions	Amendment to committee resolution	Approve

Page	20	of	130	
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Item

Planning applications committee Report to

8 December 2016

Report of Head of planning services

Application 16/01516/F – Garages rear of 48-54, Rye Subject

Avenue, Norwich

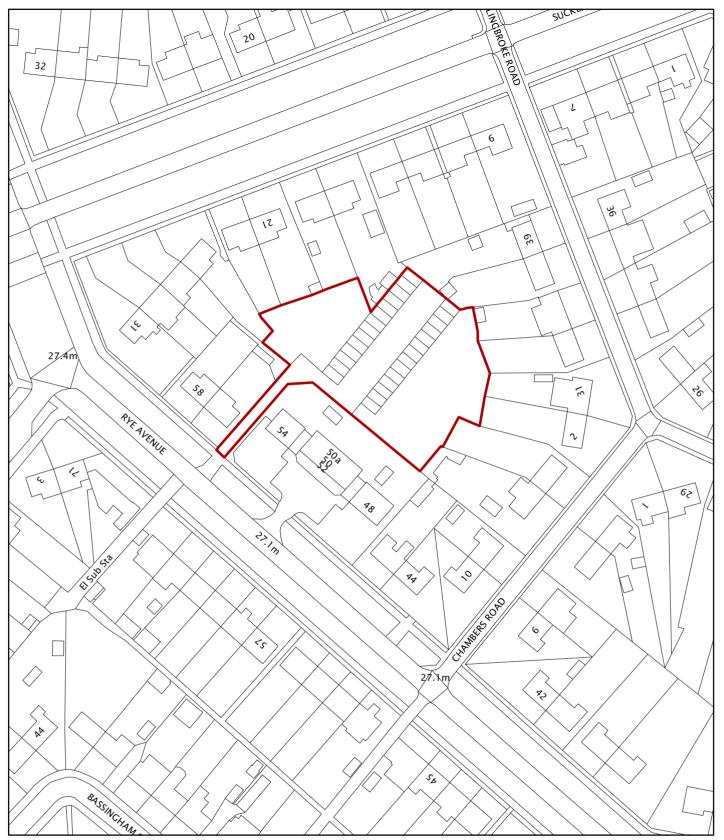
Reason

Application affecting City Council owned land. for referral

Ward:	Mile Cross
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal			
Demolition of existing garages. Erection of 7 No. two bed houses, 1 No. four			
bed house and 1 No. two bed bungalow.			
Representations			
Object	Comment	Support	
Ô	0	0	

Main issues	Key considerations
1 Principle of development	Principle of redevelopment for housing
2 Design and Heritage	Impact on character of the area and conservation area, scale, form, massing and appearance.
3 Transport	Accessibility of site, impact on car parking, traffic, highway safety, cycle parking, servicing.
4 Amenity	Impact on neighbouring occupiers, loss of parking
5 Flood risk	Consideration of impact on flooding within the critical drainage area.
Expiry date	15 December 2016
Recommendation	Approval subject to conditions.



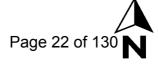
© Crown Copyright and database right 2016. Ordnance Survey 100019747.

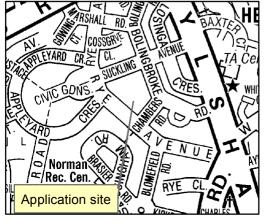
Planning Application No 16/01516/F

Site Address Garages rear of 48-54 Rye Avenue

Scale 1:1,000







The site and surroundings

1. The site is accessed from Rye Avenue, within the Mile Cross area of the city and consists of 28 garages owned and managed by the City Council, as well as areas of disused grassland. It is within a large housing estate which is part of the Mile Cross Conservation Area. The site is surrounded by two storey residential properties and their rear gardens in Suckling Avenue, Bolingbroke Road, Chambers Road and Rye Avenue. Some of the houses to the north and west of the site are locally listed.

Constraints

2. The site is within the Mile Cross Conservation Area and a critical drainage area as designated by the Norwich Local Plan.

Relevant planning history

3. There is no relevant planning history held by the City Council.

The proposal

- 4. The proposal relates to one of a number of sites identified by Norwich City Council as having the potential to accommodate new affordable housing to be developed by a registered provider, Orwell Housing Association. The Council are seeking to deliver 66 affordable units across the city overall as part of the current programme, and these would be designed to meet Homes and Communities Agency (HCA) design and quality standards. The dwellings would be available at social or affordable rent whilst meeting high environmental standards. All homes would be advertised using the City Council's choice based letting scheme.
- 5. This application seeks to develop the site to provide 7 no. two bedroom houses, 1 no. four bed house and 1 no. two bed bungalow. The houses would be arranged in two terraced rows. Each property would have a private garden and an allocated parking space, with three additional visitor spaces. Each house would have two solar photovoltaic panels apart from the four bedroom house which would have four panels.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	9
No. of affordable dwellings	9
Total floorspace	The 2 bed houses would have a floorspace of 72.4m2, the 4 bed house would have a floorspace of 118m2 and the 2 bed bungalow would have a floorspace of 61m2.
No. of storeys	2

Appearance	
Materials	Walls – red stock facing brickwork. Roof –concrete pantiles. Windows – Upvc white. Doors IG steel face painted.
Energy and resource efficiency measures	Solar pv panels, low energy lighting, gas condensing combination boiler with flue gas heat recovery system.
Transport matters	
Vehicular access	From Rye Avenue
No of car parking spaces	13 (one space for each two-bed property, two spaces for the four-bed property, and three visitor spaces).
No of cycle parking spaces	Cycle shed for each property
Servicing arrangements	Bin storage area within each property and bin presentation area available.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

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

NCC Environmental Protection

8. I have viewed the desk study provided for this application and agree with the recommendation that further intrusive works are required. If approval is given, I suggest that conditions are applied to secure this.

Highways (local)

9. No objection.

Lead Local Flood Authority

10. The development falls below the threshold for which we would provide detailed comments.

Natural Areas Officer

11. Provided that the mitigation measures in the ecology report are followed, there should be no adverse impacts from demolition of the garages. Hedgehog gaps, birdboxes and native species planting recommended.

Assessment of planning considerations

Relevant development plan policies

- 1. Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
- 2. 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
 - DM9 Safeguarding Norwich's heritage
 - 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

Other material considerations

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

4. 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 polices 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 sections provide an assessment of the main planning issues in this case in relation to the relevant policies and material considerations.

Main issue 1: Principle of development

- 5. Joint Core Strategy (JCS) Policy 4, supports housing delivery within the plan area, which this site falls. National policy, as set out in the Core Principles of the NPPF encourages new housing development to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. JCS policy 4 also encourages provision of affordable housing including of social rent and affordable rent tenure types as these are recognised and being particularly important in meeting housing need in the city.
- 6. Policy DM12 of the Norwich Development Management Policies Plan supports new residential development within the city boundary except in specific circumstances, none of the exceptions apply to this application site.
- 7. The NPPF encourages 'the effective use of land by reusing land that has been previously developed'. The site constitutes previously developed land. The site is in a sustainable location for new housing with good public transport links to the City Centre and within walking distance of district centres in Mile Cross. The proposed housing is therefore considered to be acceptable in principle and in this case would have the planning benefits of providing new affordable housing, subject to assessment against any other relevant policies or material considerations as outlined in the NPPF and the Development Plan.

Main issue 2: Design and Heritage

- 8. Key policies and NPPF paragraphs JCS2, DM3, DM9 and NPPF paragraphs 9, 17, 56 and 60-66, and guidance within chapter 12 of the NPPF.
- 9. The design shown is that of fairly conventional rows of modern two storey pitched roof housing with a bungalow arranged in around a courtyard parking area. The houses and bungalow would have simple elevations and pitched roofs. The site is within the Mile Cross Conservation Area, however occupies a backland position and the houses would therefore not be in a prominent position in terms of views from the public realm. The overall scale and appearance of the properties would integrate well with the two storey character of the surrounding residential neighbourhood, would conserve the character of the area and would enhance a largely disused site which currently does not make a positive contribution to the area.
- 10. The two bedroom houses proposed would have an internal floor area of 72.4m square metres and are intended as two bedroom four person houses. The floorspace is therefore below the national space standards figure of 81 square metres for this level of occupation. It is recognised however that if the dwellings were occupied by three people, then the minimum space standard of 72m2 would be met. The bungalow would have a floorspace of 61m2 and is intended for 3 person occupancy, and this meets the national minimum standard. The four bed 3 person property is 118m2, which exceeds the recommended minimum of 109m2.
- 11. Whilst the failure of the two bed houses to meet the minimum space standards based on four person occupancy is regrettable, on balance it is not considered in itself to warrant refusal of the application, given that the development is otherwise well-designed and would lead to the delivery of affordable housing in a sustainable location. The design, layout and materials proposed are considered to be acceptable.

Main issue 3: Transport

- 12. Key policies and NPPF paragraphs DM2, DM11, NPPF chapter 4.
- 13. The proposal would provide car and cycle parking in accordance with the Council's standards set out within the local plan. The access and turning within the site is acceptable and no objection is raised by the Highway Officer.

Main issue 4: Amenity

- 14. Key policies and NPPF paragraphs DM2, DM11, NPPF paragraphs 9 and 17.
- 15. The proposal would not cause material harm in terms of overshadowing or loss of privacy to the adjacent properties, due to the orientation of the houses and the separation distances from neighbouring houses. Although some overlooking of neighbouring gardens would occur, the relationship would not be dissimilar to that of other properties on the wider estate and the proximity of dwellings is considered acceptable.
- 16. Surveys carried out by the city council within the last year show that in June 2016 only 5 of the 28 garages were occupied. In addition there were a further 15 garages available within 800m walk of the site. The proposal would therefore result in a far more efficient use of the land and any slight loss of amenity caused by the loss of the garages being used would be significantly outweighed by the benefits of the scheme.
- 17. The proposal provides for a good standard of residential amenity for the proposed users, including adequate parking spaces, private gardens, cycle storage and energy efficient housing.

Main issue 5: Flood risk

- 18. Key policies and NPPF paragraphs JCS1, DM5, NPPF Chapter 10
- 19. The site is within Flood Zone 1 and therefore at a low risk from flooding from rivers, however it is within a critical drainage area where there is a higher risk of surface water flooding. The application is accompanied by a Flood Risk Assessment which states that the development would maximise the use of soft landscaping and incorporate permeable paving. There would be a significant reduction of surface water run-off compared to the existing situation. The proposal complies with the relevant policies.

Other matters

20. Conditions can be imposed to ensure the proposal is acceptable in terms of its impact on biodiversity, land contamination and the energy efficiency measures proposed. The arboricultural officer has requested further tree protection measures and information regarding methods of construction of paved areas, a condition is recommended to secure these details.

Conclusion

- 21. The proposed development would deliver nine new energy efficient affordable houses in a sustainable location without causing material harm to neighbouring occupiers or highway safety. The design and layout of the proposal is acceptable there would be no adverse impact on the character of the Conservation Area. In addition the redevelopment of the site would enable a more efficient use of the land whilst also helping to meet housing needs.
- 22. The development is in accordance with the requirements of the National Planning Policy Framework and the policies of the development plan, and there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application 16/01516/F and grant planning permission subject to the following conditions:

- 1. Standard time limit:
- 2. In accordance with plans;
- 3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
- 4. Details of hard and soft landscaping and planting
- 5. Water efficiency
- 6. Contamination risk assessment and report to be submitted
- 7. Unknown contamination to be addressed
- 8. Control on imported materials
- 9. Updated Arboricultural Method Statement and Tree Protection Plan to be approved and implemented in accordance with approved documents.
- 10. Ecology measures to be agreed and implemented

Article 35(2) Statement

The local planning authority in making its recommendation 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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.









Page	32	of	130
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Item

Report to Planning applications committee

8 December 2016

Report of Head of planning services

Subject

Application no 16/01371/F- Car Park adjacent to no. 125 West Pottergate, Norwich

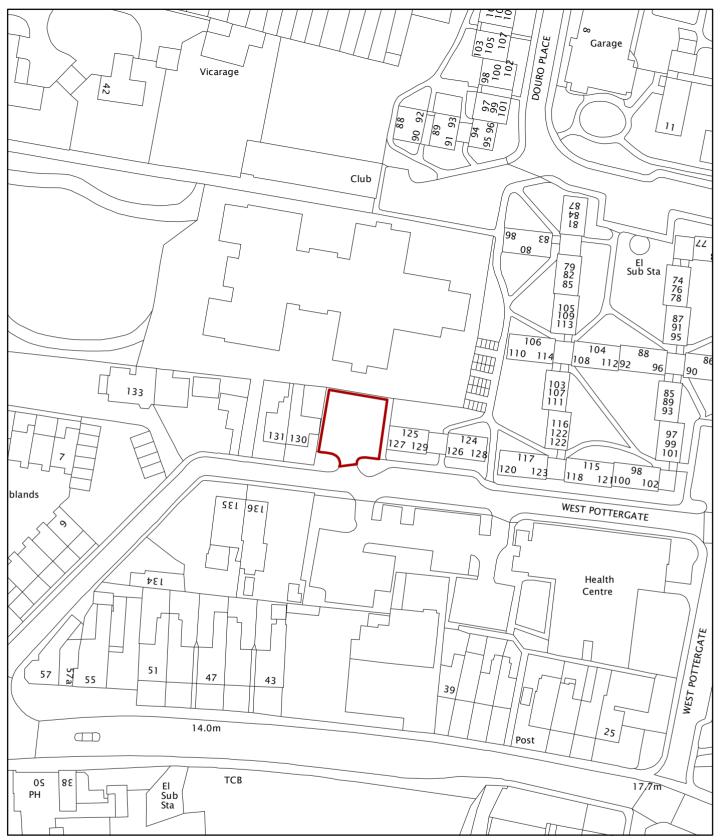
Reason

Application affecting City Council owned land. for referral

Ward:	Mancroft
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal				
Construction of 2 no. dwellings				
Representations				
Object	Comment	Support		
1	0	0		

Main issues	Key considerations
1 Principle of development	Principle of redevelopment for housing
2 Design	Impact on character of the area, scale,
	form, massing and appearance.
3 Transport	Accessibility of site, impact on car parking,
	traffic, highway safety, cycle parking,
	servicing.
4 Amenity	Impact on neighbouring occupiers, loss of
	parking
5 Flood risk	Consideration of impact on flooding within
	the critical drainage area.
Expiry date	15 December 2016
Recommendation	Approval subject to conditions.



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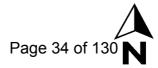
Planning Application No 16/01371/F

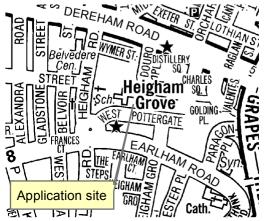
Site Address Car park adjacent to

125 West Pottergate

Scale 1:1,000







The site and surroundings

1. The site is in West Pottergate, to the west of the city centre near Earlham Road and consists of a surface-level car park owned and managed by the City Council. The car park contains 14 parking spaces. To the north of the site is a care home that at the time of writing was nearing completion, to the east a three storey block of flats and to the south is a larger car park and residential garden. To the west is a pair of two-storey Victorian houses.

Constraints

2. The site is adjacent to a conservation area which covers land to the south and west of the site. The land is within a critical drainage area as designated by the Norwich Local Plan.

Relevant planning history

3. There is no relevant planning history held by the City Council.

The proposal

- 4. The proposal relates to one of a number of sites identified by Norwich City Council as having the potential to accommodate new affordable housing to be developed by a registered provider, Orwell Housing Association. The Council are seeking to deliver 66 affordable units across the city overall as part of the current programme, and these would be designed to meet Homes and Communities Agency (HCA) design and quality standards. The dwellings would be available at social or affordable rent whilst meeting high environmental standards. All homes would be advertised using the City Council's choice based letting scheme.
- 5. This application seeks to develop the site to provide 2 no. new affordable 2 bedroom houses. They would take the form of a pair of semi-detached houses. Each property would have a private garden with cycle shed and an allocated parking space. Each house would have two solar photovoltaic panels.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2
No. of affordable dwellings	2
Total floorspace	Each dwelling would have a floorspace of 72.4 sqm.
No. of storeys	2

Appearance		
Materials	Walls – red stock facing brickwork. Roof – Red/Orange concrete pantiles. Windows – Upvc white. Doors GRP/Timber.	
Energy and resource efficiency measures	Solar pv panels, low energy lighting, gas condensing combination boiler with flue gas heat recovery system.	
Transport matters		
Vehicular access	Direct access from West Pottergate	
No of car parking spaces	2	
No of cycle parking spaces	Cycle shed for each property	
Servicing arrangements	Bin storage area within garden of each property	

Representations

6. 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
Concerns about overshadowing and overlooking to no.130 West Pottergate	See main issue 4.
Concern about loss of parking, including for disabled visitors.	See main issue 4.

Consultation responses

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

NCC Environmental Protection

8. I have viewed the desk study provided for this application and agree with the recommendation that further intrusive works are required. If approval is given, I suggest that the conditions are applied to secure this.

Highways (local)

9. No objection.

NCC Arboricultural Officer

10. The application does not consider the trees off site to the north west of the plot. The site plan shows the area becoming a garden but I assume there will be work lifting the asphalt in the RPA's of these trees. I would like to see a Tree Protection Plan to protect these trees while development takes place and a method statement of how the asphalt will be removed.

Lead Local Flood Authority

11. No comments.

Assessment of planning considerations

Relevant development plan policies

- 12. Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
- 13. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - 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

Other material considerations

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

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

Main issue 1: Principle of development

- 16. Joint Core Strategy (JCS) Policy 4, supports housing delivery within the plan area, which this site falls. National policy, as set out in the Core Principles of the NPPF encourages new housing development to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. JCS policy 4 also encourages provision of affordable housing including of social rent and affordable rent tenure types as these are recognised as being particularly important in meeting housing need in the city.
- 17. Policy DM12 of the Norwich Development Management Policies Plan supports new residential development within the city boundary except in specific circumstances, none of the exceptions apply to this application site.
- 18. The NPPF encourages 'the effective use of land by reusing land that has been previously developed'. This site constitutes previously developed land. The site is in a sustainable location for new housing, within walking distance of the City Centre. The proposal is therefore considered to be acceptable in principle and in this case would have the planning benefits of providing new affordable housing, subject to assessment against any other relevant policies or material considerations as outlined in the NPPF and the Development Plan.

Main issue 2: Design

- Key policies and NPPF paragraphs JCS2, DM3, DM12, NPPF paragraphs 9, 17, 56 and 60-66.
- 20. The design shown is that of a conventional pair of semi-detached properties with red bricks and red/orange concrete pantiles. The scale and simple appearance of the properties would integrate well with the varied character of the surrounding residential neighbourhood and would not cause harm to the nearby conservation area.
- 21. The dwellings proposed would have an internal floor area of between 72.4 square metres and are intended as 2 bedroom 4 person houses. The floorspace is therefore below the national space standards figure of 81 square metres for this level of occupation. It is recognised however that if the dwellings were occupied by 3 persons, then the minimum space standard of 72 square metres would be met.

22. Notwithstanding this, whilst the failure to meet the minimum space standards based on four person occupancy is regrettable, on balance it is not considered in itself to warrant refusal of the application, given that the development is otherwise well-designed and would lead to the delivery of affordable housing in a sustainable location. The design, layout and materials proposed are considered to be acceptable.

Main issue 3: Transport

- 23. Key policies and NPPF paragraphs DM2, DM11, NPPF chapter 4.
- 24. The proposal would provide a single car parking space for each property and cycle parking in accordance with the Council's standards set out within the local plan. No objection is raised by the Highway Officer with regard to the layout or loss of parking proposed.

Main issue 4: Amenity

- 25. Key policies and NPPF paragraphs DM2, DM11, NPPF paragraphs 9 and 17.
- 26. Whilst some concerns have been raised by the occupants of no. 130, it is considered that the proposal would not cause material harm in terms of overshadowing or loss of privacy to this property due to the orientation and siting of the houses, the use of obscure glazing and the separation distance proposed.
- 27. There is the potential for impacts on the care home to the north, which is approximately 13 metres away from the rear of the proposed dwellings at the closest point and therefore steps have been taken to minimise directly facing windows and overlooking from the upstairs floors. A combination of velux and side windows would be used for the upstairs bedroom windows, one of which would be obscure glazed to avoid overlooking to the house at no. 130, and some planting is proposed at the rear to increase privacy and screening over time. The most prominent window on the care home is a circulation area and not a habitable room which assists in terms of reducing overlooking issues.
- 28. With regard to the loss of parking, recent surveys carried out by the City Council indicate the car park is usually less than half full during the day. At night time occupancy levels increase to approximately two-thirds full, although a high number of alternative vacant spaces elsewhere in the street were recorded.
- 29. Some harm would inevitably occur as a result of the loss of the parking but there are on-street parking spaces available within the street and addressing housing need is considered to be of greater importance than providing off-road parking spaces, particularly in a location which has good links to public transport and is within walking distance of the city centre. It is therefore recommended that the application should not be refused on the grounds of loss of parking.

Main issue 5: Flood risk

- 30. Key policies and NPPF paragraphs JCS1, DM5, NPPF Chapter 10.
- 31. The site is within Flood Zone 1 and therefore is at low risk of flooding from rivers. However it is within a critical drainage area where there is a higher risk of surface

water flooding. The application is accompanied by a Flood Risk Assessment which states that the development would maximise the use of soft landscaping and incorporate permeable paving. There would be a significant reduction of surface water run-off compared to the existing situation and therefore the proposal would not increase flood risk.

Other matters

32. Subject to the imposition of conditions, the proposal is acceptable in terms of its impact on trees, biodiversity, land contamination and the energy efficiency measures proposed.

Conclusion

- 33. The proposal would deliver two new energy efficient and affordable houses in a sustainable location without causing material harm to neighbouring occupiers or highway safety. The design and layout of the proposal is acceptable and the loss of the parking would be outweighed by the significant planning benefits of helping to meet affordable housing needs.
- 34. The development is in accordance with the requirements of the National Planning Policy Framework and the policies of the development plan, and there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application 16/01371/F and grant planning permission subject to the following conditions:

- 1. Standard time limit:
- 2. In accordance with plans;
- 3. First floor window on west elevation to be obscure glazed and fixed shut.
- 4. PD rights for first floor windows on rear elevation removed.
- 5. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences
- 6. Details of hard and soft landscaping and planting
- 7. Tree Protection Plan and Arboricultural Method Statement to be approved and implemented
- 8. Water efficiency
- 9. Contamination risk assessment and report to be submitted
- 10. Unknown contamination to be addressed
- 11. Control on imported materials

Article 35(2) Statement

The local planning authority in making its recommendation 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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

No. 131 & 130 Private Dwellings No. 135 & 136 Private Dwellings 14,59 Page 41 of 130 existing site plan 1:200 0 2 4 SCALE 1:200

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 Designers Hazard Information for Construction These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.



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Denotes 3 No 240 litre wheelie bins, General domestic waste & Recycling / food waste provided & collected by the Local authority on a weekly rotation basis.

















Denotes permeable block pavior to parking bays and turning areas - finish laid in accordance with engineers details. Final Spec to the approval of the Local Authority.



Marshalls Saxon patio paving - To the approval of the Local Authority.



plot 1 2b-4p Hse

RL 17.08

RL 23.24

Care Home

Shrub/Tree planting to northern boundary to provide screening / privacy. Proposals shown indicative only, final details to be confirmed by specilaist landscape designers and to local authority approval.

plot 2



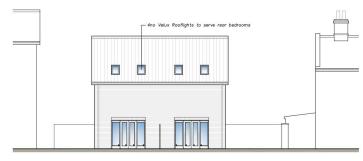




- ▲ Toughened Safety Glazing
- Obscured Glazing

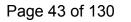


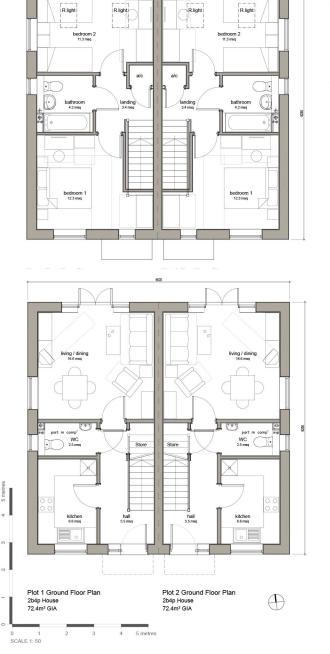
proposed east elevation 1:100



proposed north elevation 1:100







Item Planning applications committee Report to

8 December 2016

Report of Head of planning services

Application no 16/01399/F – Land Adjacent to Wensum Subject

Chapel, Cowgate

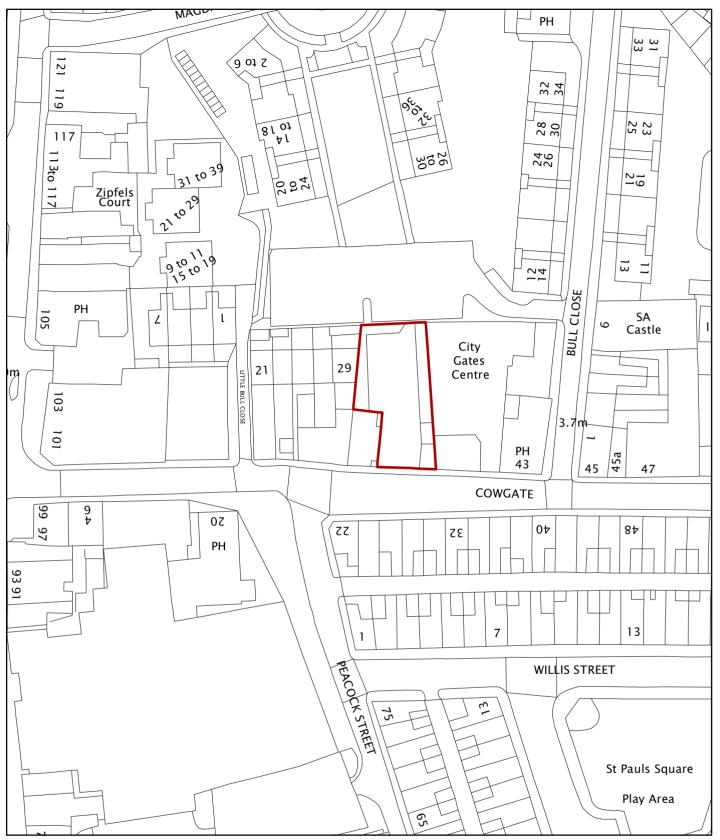
Reason

Application affecting City Council owned land. for referral

Ward:	Crome
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal				
Erection of 2 No. one bed flats.				
Representations				
Object Comment Support				
1	0	0		

Main issues	Key considerations
1 Principle of development	Principle of redevelopment for housing
2 Design and Heritage	Impact on character of the area including the Conservation Area, scale, form, massing and appearance.
3 Transport	Accessibility of site, impact on car parking, traffic, highway safety, cycle parking, servicing.
4 Amenity	Impact on neighbouring occupiers, loss of parking
5 Flood risk	Consideration of impact on flooding within the critical drainage area.
Expiry date	15 December 2016
Recommendation	Approval subject to conditions.



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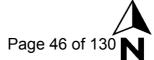
Planning Application No 16/01399/F

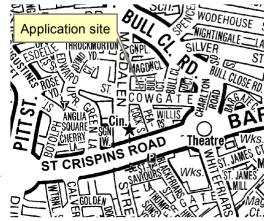
Site Address Land adjacent to Wensum Chapel

Cowgate

Scale 1:800







The site and surroundings

1. The site is in Cowgate which is near Magdalen Street in the northern part of the City Centre. It consists of a surface level car park with 7 spaces owned and managed by the City Council. The site is surrounded by historic locally listed buildings including Wensum Chapel to the east of the site. There are residential properties to the south, east and west of the site.

Constraints

2. The site is within a Conservation Area, Area for Reduced Parking, and Critical Drainage Area as designated by the Norwich Local Plan. It is also surrounded by a number of locally listed buildings, including Wensum Chapel, and the residential properties to the south and west.

Relevant planning history

3. There is no relevant planning history held by the City Council.

The proposal

- 4. The proposal relates to one of a number of sites identified by Norwich City Council as having the potential to accommodate new affordable housing to be developed by a registered provider, Orwell Housing Association. The Council are seeking to deliver 66 affordable units across the city overall as part of the current programme, and these would be designed to meet Homes and Communities Agency (HCA) design and quality standards. The dwellings would be available at social or affordable rent whilst meeting high environmental standards. All homes would be advertised using the City Council's choice based letting scheme.
- 5. This application seeks to develop the site to provide 2 new one bedroom flats within a two storey building, set back from the road and on a similar building line to the adjacent terrace to the west. Each property would have some private amenity space to the rear, and the rest of the site would be landscaped with a mixture of hard and soft landscaping. The proposal is for a car-free development and covered cycle parking would be provided for each property. Solar panels on the roof of the south elevation would provide a source of renewable energy.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2
No. of affordable dwellings	2
Total floorspace	The floorspace of the ground floor flat would be 46.54m ² . The floorspace of the first floor flat would be 53.56m ² .

Proposal	Key facts	
No. of storeys	2	
Appearance		
Materials	Walls – dark red multi brickwork in Flemish bond, roof – grey slate tiles, fascias soffits and bargeboards- stained/painted timber, windows - powder coated aluminium. Black UPVc gutters and downpipes. Timber entrance door.	
Energy and resource efficiency measures	Solar pv panels, low energy lighting, gas condensing combination boiler with flue gas heat recovery system.	
Transport matters		
No of car parking spaces	Car-free development	
No of cycle parking spaces	4	
Servicing arrangements	Bin storage area within site.	

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

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

NCC Environmental Protection

8. I have viewed the desk study provided for this application and agree with the recommendation that further intrusive works are required. If approval is given, I suggest that conditions are applied. The UXO risk may also require further consideration by a specialist due to the proximity of known WWII bomb drops.

NCC Conservation Officer

- 9. The proposed material revisions are in line with policy DM 3 (h). Providing the development is subservient in scale and form to those around it, it will be in line with policy DM3 (f).
- 10. Although it is arguable that the proposal will result in some harm to the setting of locally listed assets, the harm is less than substantial and will result in no material damage. In this instance there is a strong case that the benefits supplied by a well-designed and contextual development of affordable housing outweighs the less than

- substantial impact upon the setting of a locally listed asset. This is in line with NPPF paragraph 134 and NCC DM9.11.
- 11. The revised proposal shows an improved use of contextual and historically relevant materials and methodology, which reduces its negative impact upon the setting and is respectful of the character of the conservation area. However, there are still concerns surrounding the form of the building due to the shape of the roof structure.
- 12. Unfortunately the proposal is not so innovative as to potentially enhance the character of the area or make a positive contribution to its distinctiveness, as required by paragraph 131 of the NPPF.
- 13. In this instance the development is set back from the road and is not therefore immediately visible, which helps to reduce its impact on the setting. It is also arguable that the proposed development is a greater attribute to the area and would have less negative impact than its current use as a makeshift car park.
- 14. When considering paragraphs 131, 134 & 135 of the NPPF there is a strong case that the benefits of the proposal outweigh any associated negative impact.

Highways (local)

15. No objection.

NCC Arboricultural Officer

16. The trees at the entrance to the site have low canopies and form a tunnel effect onto site, the pruning work required to erect protective fencing and to allow access onto site is mentioned in the arb report but the clearance distances need to be specified to assess the required pruning work. The service runs to the new properties are likely to come through this area (T1 – 5), as mentioned in the drainage report but the arb report specifies no-dig. I cannot see how this can be achieved with existing levels. The area between the protective fences and the eventual paving (T1 – 5) will need ground protection during construction to prevent compaction.

Norfolk County Council Archeaologist

17. No objection, please add standard condition.

Assessment of planning considerations

Relevant development plan policies

- 1. 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
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area

2. 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
- DM9 Safeguarding Norwich's heritage
- 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

Other material considerations

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

4. 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 polices are detailed above. Material considerations include policies in the National Planning Policy Framework (NPPF), the council's standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following sections provide an assessment of the main planning issues in this case in relation to the relevant policies and material considerations.

Main issue 1: Principle of development

- 5. Joint Core Strategy (JCS) Policy 4, supports housing delivery within the plan area, which this site falls. National policy, as set out in the Core Principles of the NPPF encourages new housing development to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. JCS Policy 4 also encourages provision of affordable housing including of social rent and affordable rent tenure types as these are recognised and being particularly important in meeting housing need in the city.
- 6. Policy DM12 of the Norwich Development Management Policies Plan supports new residential development within the city boundary except in specific circumstances, none of which apply to this site. Policy DM29 supports the redevelopment of car parks within the 'Area for Reduced Parking', within which the site falls.

- 7. The NPPF encourages 'the effective use of land by reusing land that has been previously developed'. This site constitutes previously developed land. The site is in a sustainable location for new housing within the city centre. The proposal is therefore considered to be acceptable in principle and in this case would have the planning benefits of providing new affordable housing, subject to assessment against any other relevant policies or material considerations as outlined in the NPPF and the Development Plan.
- 8. Under the provisions of section 72 of the Town and Country (Planning and Listed Buildings) Act 1990, special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Main issue 2: Design and Heritage

- 9. Key policies and NPPF paragraphs JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56 and 60-66 and chapter 12.
- 10. The site is sensitive in terms of being within the City Centre Conservation Area and surrounded by locally listed buildings. However, the new building would be set well back from Cowgate and well screened by existing buildings and trees. Whilst there would generally only be glimpsed views of the new flats from the public domain, it is still important to ensure the design preserves or enhances the character of the Conservation Area and does not cause significant harm to the setting of the surrounding locally listed buildings.
- 11. The design introduces a modern style of building which provides some architectural interest and variation to the character of the street. Following comments from the conservation officer, negotiations have taken place with the applicant to ensure that high quality contextual materials would be used. Although the conservation officer still has some reservations regarding the impact of the design on the setting of the locally listed buildings, he has advised that in this instance there is a strong case that the benefits of the proposal would outweigh the less than substantial harm, which in the context of guidance in paragraph 134 of the National Planning Policy Framework, indicates that the application should be supported.
- 12. The flats proposed would have an internal floor area of approximately 46.5 and 53.5 square metres respectively and are intended as 1 bedroom 2 person units. The floor space for the ground floor flat is slightly below the recommended national space standards figure of 50 square metres for this level of occupation. It is recognised however that if the flat was occupied by 1 person, it would comfortably meet the standard. The first floor flat meets the required standard based on two person occupancy.
- 13. Whilst the failure of the ground floor flat to meet the standard based on two person occupancy is regrettable, on balance it is not considered in itself to warrant refusal of the application, given that the development is otherwise well-designed and would lead to the delivery of affordable housing in a sustainable location.
- 14. Overall the design, layout and materials proposed are considered to be acceptable, preserving the character of the Conservation Area and complying with the provisions of local and national planning policy.

Main issue 3: Transport

- 15. Key policies and NPPF paragraphs DM2, DM11, DM32, NPPF chapter 4.
- 16. The proposal would provide cycle parking in accordance with the Council's standards set out within the Local Plan. The site is within the city centre where car-free development is acceptable in accordance with policy DM32. No objection is raised by the Highway Officer.

Main issue 4: Amenity

- 17. Key policies and NPPF paragraphs DM2, DM11, NPPF paragraphs 9 and 17.
- 18. The proposal would not cause material harm in terms of overshadowing or loss of privacy to the adjacent properties due to the scale, siting and orientation of the flats and the separation distances from neighbouring properties.
- 19. Surveys carried out by the city council within the last year indicate that the car park is well used with high levels of parking recorded during the daytime and evenings. However regard is had to the fact the site is within an area identified for reduced parking within the Local Plan and its redevelopment is supported under policy DM29.
- 20. Some harm would occur as a result of the loss of the spaces but addressing housing need is considered to be of greater importance than providing off-road parking, particularly in a location which has good links to public transport and the city centre and where there is the opportunity to use other modes of transport such as buses and cycles to travel. It is therefore recommended that the application should not be refused on the grounds of loss of parking.

Main issue 5: Flood risk

- 21. Key policies and NPPF paragraphs JCS1, DM5, NPPF Chapter 10
- 22. The site is within Flood Zone 1 and therefore at low risk from flooding from rivers, however it is within a critical drainage area where there is a higher risk of surface water flooding. The application is accompanied by a Flood Risk Assessment which states that the development would maximise the use of soft landscaping and incorporate permeable paving. There would be a significant reduction of surface water run-off compared to the existing situation. The proposal complies with the relevant policies.

Other matters

23. Subject to the imposition of conditions, the proposal is acceptable in terms of its biodiversity, land contamination and the energy efficiency measures proposed. The trees close to the entrance of the site would be protected and retained as part of the proposal although following the response of the Arboricultural Officer further information on this is sought by condition.

Conclusion

- 24. The proposed development would deliver two new energy efficient affordable homes in a sustainable location without causing material harm to the character of the conservation area, the privacy of neighbouring occupiers or highway safety. The design and layout of the proposal is acceptable and the redevelopment of the car park in this location accords with the provisions of the Local Plan.
- 25. The development is in accordance with the requirements of the National Planning Policy Framework and the policies of the development plan, and there are no material considerations that indicate it should be determined otherwise.

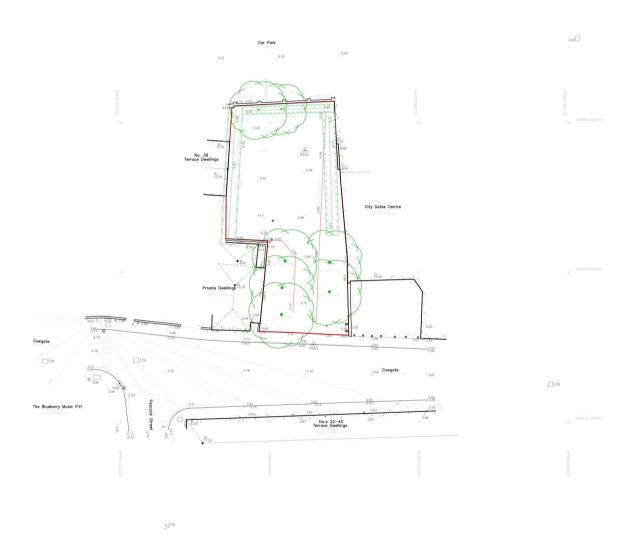
Recommendation

To approve application 16/01399/F and grant planning permission subject to the following conditions:

- 1. Standard time limit;
- 2. In accordance with plans;
- 3. Details and samples of facing and roofing materials; windows; joinery; boundary treatments, walls and fences;
- 4. Details of hard and soft landscaping and planting;
- 5. Water efficiency;
- 6. Contamination risk assessment and report to be submitted;
- 7. Unknown contamination to be addressed:
- 8. Control on imported materials;
- 9. Updated Arboricultural Method Statement and Tree Protection Plan to be approved and implemented in accordance with approved documents.
- 10. Archaeology Written Scheme of Investigation

Article 35(2) Statement

The local planning authority in making its recommendation 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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.



Page 54 of 130

CDM CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 Designers Nazará Internation for Construction These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Pilan for further information.



Topographical Surveys
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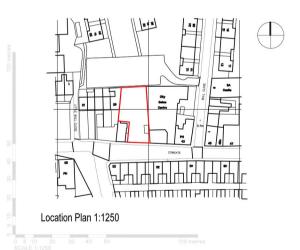
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CONTROL ID	EASTINGS	NORTHINGS	ELEVATION	DESCRIPTION
R501	623219.875	309425.067	3.745	MAG NAL
R902	623245,859	309430.337	3.612	MAC NAL
899.3	623244,719	309456.318	4.156	MAG NAL





Scale: 1:100 @ A1

PW766_PL02 Revision: H



CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 Designers Hazard Information for Construction These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for Atther Information. ne risks involved during the construction of the items our health & safety advisor or a member of the design team Bathroom Kitchen / Dining / Living Kitchen / Dining / Living Bedroom Roof Plan First Floor Plan Plot 2 1b2p Flat Ground Floor Plan 53.56m2 GIA (incl stairwell) Plot 1 1b2p Flat 46.54m² GIA SCALE 1: 50 proposed south elevation 1:100 proposed west elevation 1:100 proposed north elevation 1:100 proposed east elevation 1:100 Roof Pitch 35.0 deg.

Grey slate roof tiles to roofs and porch conopy — or as otherwise agreed with local planning authority. Fascias, soffits & bargeboards to be stained/pointed timber — or as otherwise agreed with local planning authority. Windows and door frames to be Aluminium poweder coated grey; Entrance Doors to be timber or as otherwise agreed with local planning authority. Entrance Boors to be timber or as anieries agreed with locus prosently sourcety.

UPVC gutters & downpipes colours black

Dark Red multi brickwork in flemish bond – or as otherwise agreed with local planning authority.

Ino. 1173 x 2898mm PV30/500 Veridion Clearline PV panel per unit Cylinder School System to be 85 ENCORD. Cylinder Stating system to be 85 SHOULD * Proprietary Cycle shelter and sheffield stands - Wardale Cycle Shelter by Broxap or Similar approved. To be fitte with swinging gates and digital mechanical lock. proposed front elevation 1:100 proposed side elevation 1:100 proposed rear elevation 1:100 Communal Bin Store: 2 x 360 litre wheelle bin for general waste 2 x 360 litre wheelle bin for recyclable waste 1 x 360 litre wheelle bins for glass waste 1 x 240 litre wheelle bin for food waste proposed cycle store details - 1:100 1100 litre wheelle bin approx. size: H 1500mm; W 1400mm and D 1250mm 360 litre wheelle bin approx. size: H 1250mm; W 600mm and D 900mm 240 litre wheelle bin approx. size: H 1100mm; W 600mm and D 750mm proposed bin store plan 1:100 office farm, letheringham, woodbridge, suffolk, IP13 7RA - 01728 745356 - info@peterwellsarchitects.co.uk

There must be space for turning circle of 1.5m diameter for wheelchair user and easy access over the threshold.

Report to	Planning applications committee	Item
	8 December, 2016	
Report of	Head of planning services	
Subject	Application no 16/00988/F – 27 Spelman Road, Norwich, NR2 3NJ	
Reason	Objections	
for referral	Objections	

Ward:	Nelson
Case officer	Charlotte Hounsell -charlottehounsell@norwich.gov.uk

Development proposal				
Dormer windows to front elevation, single storey rear and side extension and associated alterations.				
Representations				
Object Comment Support				
5 2				

Main issues	Key considerations	
1 Design	Impact on existing dwelling and	
	surrounding area	
2 Residential amenity	Impact on neighbouring occupiers	
Expiry date	12 December 2016	
Recommendation	Approve	

The site and surroundings

1. The subject property is located on the North side of Spelman Road at the end of the cul-de-sac, South West of the City Centre. The subject property is a 1950's semi-detached bungalow constructed of red brick. An existing side and rear extension has already been constructed under permitted development. At the rear and side of the property is a large garden. The side and rear boundary of this property is shared with several properties along Glebe Road. These properties are located approximately 15.00m from the boundary. No. 32 has undertaken similar development including a rear extension and dormer windows.

Constraints

2. The property is located within a critical drainage area.



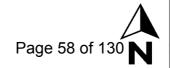
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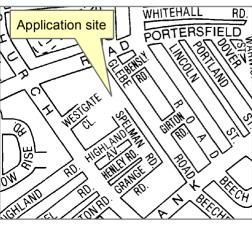
Planning Application No 16/00988/F

Site Address 27 Spelman Road

Scale 1:1,000







Relevant planning history

3.

Ref	Proposal	Decision	Date
14/00098/CLP	Erection of single storey side and rear extensions.	APPR	07/02/2014

The proposal

- 3. The original proposal was "Roof extension to front, side and rear roof slopes, rear and side extensions". This proposal was not considered to be acceptable as it would result in erosion of the character of the main dwelling and surrounding area, would result in increased opportunity for overlooking and would be an overdevelopment of the site.
- 4. The proposal has been amended so that the description now reads "Dormer windows to front elevation, single storey rear and side extension and associated alterations". A re-consultation for this proposal was undertaken, however no objections were retracted.
- 5. This assessment has been made on the revised proposal only.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of storeys	1.5
Max. dimensions	Dormer windows: 2.00m x 1.60m x 2.70m
	Rear extension: 8.30m x 5.00m, 2.20m at the eaves and
	4.00m at its maximum height.
Appearance	
Materials	Brick to match existing at front elevation
	Timber cladding to rear elevation
	Tiles to match existing
	Powder coated aluminium windows and doors

Transport matters	
Vehicular access	As existing
No of car parking	As existing
spaces	
Servicing	As existing
arrangements	

Representations

5. Adjacent and neighbouring properties have been notified in writing. 7 letters of representation have been received in total. 6 letters were received as part of the original proposal, 5 in objection and 1 in support. A further letter of support was submitted after the re-consultation on the revised scheme. The issues are 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
Sympathetic development in keeping with	See Main Issue 1
surrounding area and plot	
Loss of symmetry	See Main Issue 1
Out of scale, disjointed and dominant	
development	
Other ways of achieving the space	
Loss of existing architectural features	
Lack of design details for windows/doors	
Would set a precedent for the surrounding	
area	
Increased overlooking	See Main Issue 2
Loss of light	
Increased visibility of the property	

Consultation responses

6. No consultations were undertaken.

Assessment of planning considerations

Relevant development plan policies

- 7. 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
- 8. 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 resistance

Other material considerations

- 9. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):
 - NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

27. 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 polices 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

- 32. Key policies and NPPF paragraphs JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
- 10. Concerns were raised that the originally proposed development was of poor design citing issues such as: unsymmetrical development with the adjoining property, out of scale development incongruous to the surrounding area, loss of existing architectural features, lack of design detail and setting a precedent for future development.
- 11. The original proposal has been revised. The majority of development will be undertaken as single storey at the rear of the property. This would ensure that the appearance of the property will not be significantly altered from the street or

- viewpoints from properties along Glebe Road and reduces the overall impact of the extensions.
- 12. In addition, the removal of most of the first floor elements helps to maintain some of the existing features of the house and it is possible to still see the original roof line. This reduces the unbalancing effect of the development.
- 13. The conversion of the loft space is proposed, however this is largely facilitated by the installation of rooflight windows and the use of the existing rear dormer window. Two new doghouse dormer windows are proposed on the front elevation instead of one larger box dormer. Whilst this will alter the appearance of the dwelling from the streetscene, these dormers are more subservient to the main roof slope and are similar to the dormer windows at No. 32 Spelman Road.
- 14. Concerns were raised that there was insufficient detail regarding the doors and windows. It has been confirmed by email that the new doors/windows will be powder coated aluminium in either grey or black.
- 15. Therefore, the revised proposal is considered to address the issues raised and be is of an acceptable design.

Main issue 2: Amenity

- 37. Key policies and NPPF paragraphs DM2, DM11, NPPF paragraphs 9 and 17.
- 16. Concerns were raised that the originally proposed development would result in a loss of privacy due to the significant proportion of glazing within the rear and side elevations. Concerns were also raised that the large volume increase at the first floor would result in increased visibility of the property from dwellings on Glebe Road and result in overshadowing of the gardens.
- 17. The revised proposal does not include large volume increases at first floor and the proportion of glazing has been significantly reduced and mostly confined to the ground floor. Therefore the opportunity for overlooking should not differ significantly from the current situation. The reduction in volume at first floor decreases the chance of overshadowing of the neighbouring gardens. In addition, the gardens along Glebe Road are approximately 15.00m in length and therefore there is significant outdoor space between the proposal site and potentially affected windows of neighbouring properties.
- 18. Therefore, the proposal is considered to have addressed concerns regarding loss of light and privacy.

Other Matters

19. The proposed development is not considered to result in a significant change in the drainage situation on site.

Equalities and diversity issues

45. There are no significant equality or diversity issues.

S106 Obligations

46. There are no S106 obligations.

Local finance considerations

- 47. 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.
- 48. 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.
- 49. In this case local finance considerations are not considered to be material to the case.

Conclusion

50. The above assessment demonstrates that the revised proposal addresses the concerns raised by objectors. The revised proposal is significantly reduced in scale and is primarily in the form of single storey development to the rear. The external works to the upper floor have been minimised and the dormer design altered so that they remain subservient to the main roof slope and are similar to those that have been constructed on another property nearby. Therefore, the proposal is considered to be of an acceptable design and is considered to have addressed the amenity concerns of the neighbours.

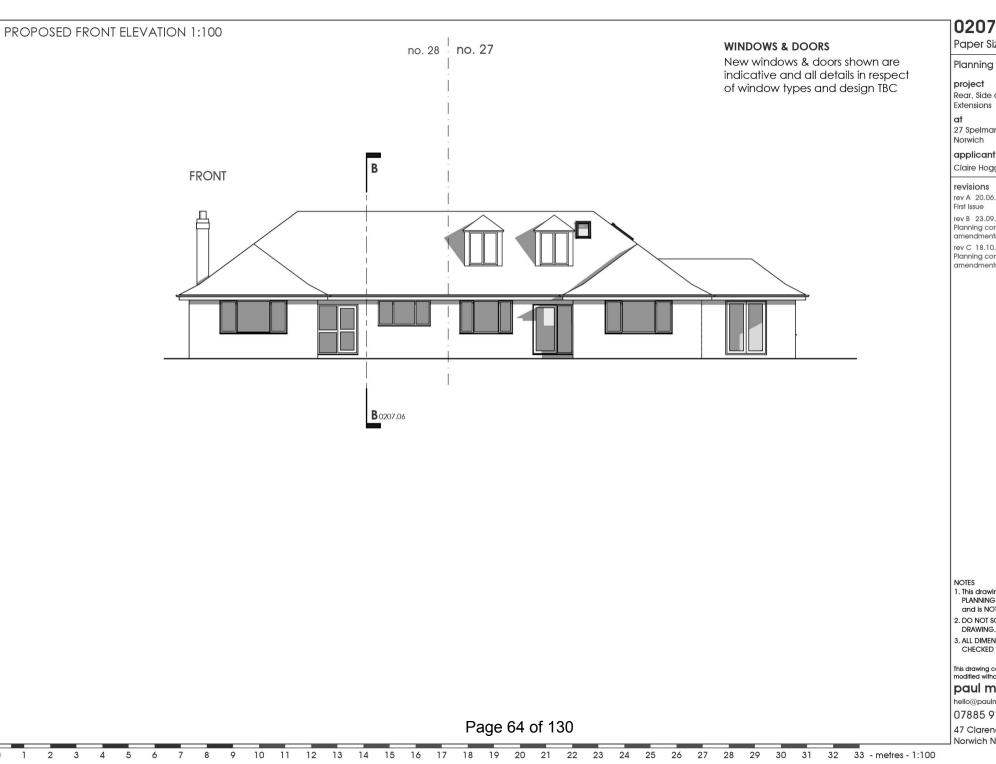
Recommendation

To approve Application no 16/00988/F – 27 Spelman Road, Norwich, NR2 3NJ, subject to the following conditions:

- 1. Standard time limit
- 2. In accordance with plans
- 3. Details of materials of timber cladding, window and doors

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 recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.



0207.04 C

Paper Size: A3

Planning Issue

Rear, Side and Dormer

27 Spelman Road Norwich

applicant

Claire Hogg

revisions

rev A 20.06.16 First Issue

rev B 23.09.16 Planning consultation amendments

rev C 18.10.16 Planning consultation amendments

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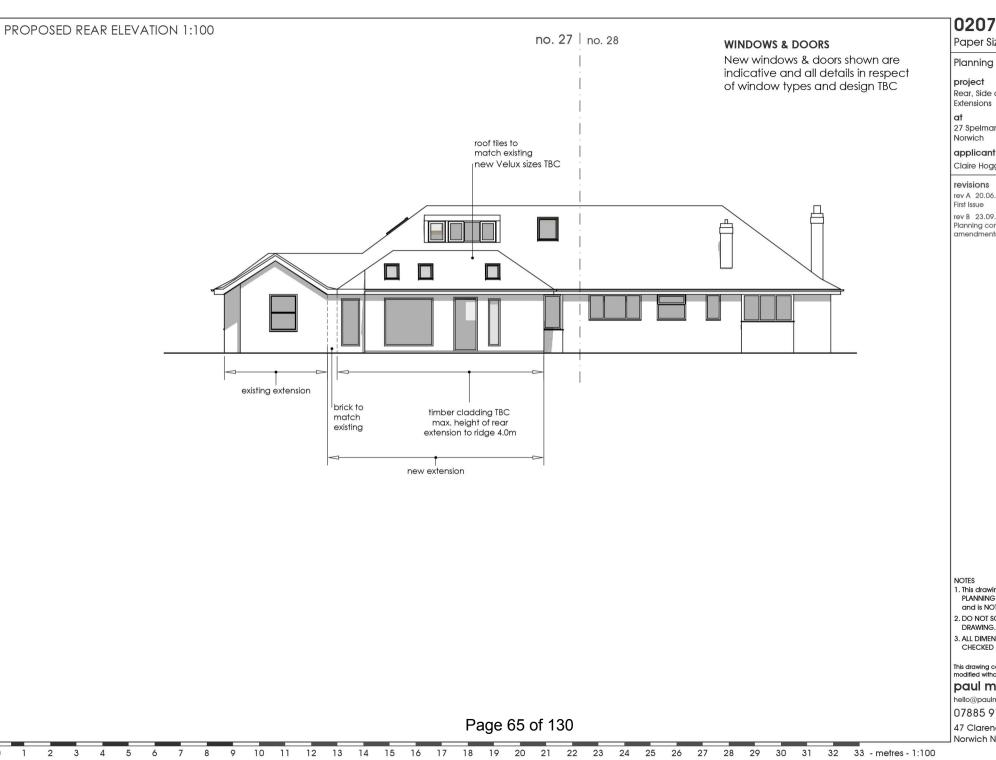
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paul mcalenan

hello@paulmcalenan.co.uk

07885 978523

47 Clarendon Road Norwich NR2 2PN



0207.05 B

Paper Size: A3

Planning Issue

project

Rear, Side and Dormer

27 Spelman Road Norwich

applicant

Claire Hoga

rev A 20.06.16

rev B 23.09.16 Planning consultation amendments

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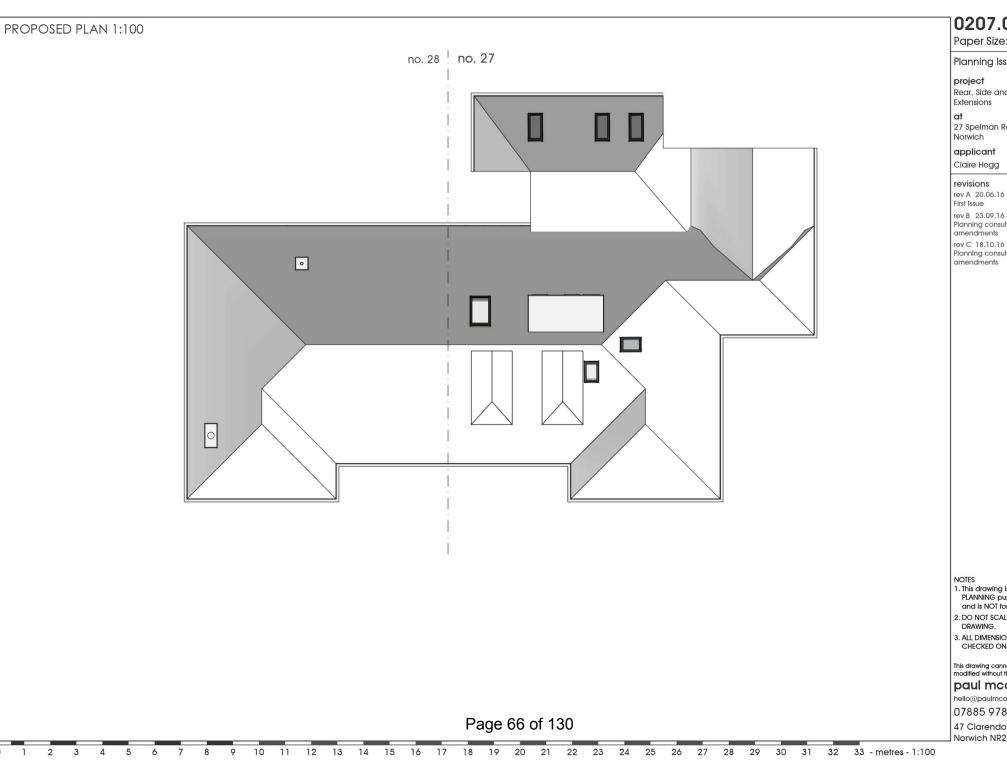
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47 Clarendon Road Norwich NR2 2PN



0207.07 C

Paper Size: A3

Planning Issue

Rear, Side and Dormer

27 Spelman Road Norwich

Claire Hogg

revisions

Planning consultation amendments

Planning consultation amendments

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47 Clarendon Road Norwich NR2 2PN

Report to Planning applications committee Item

8 December 2016

Report of Head of planning services

Application no 16/00970/F - Whitehall Lodge 56 - 112 Whitehall Road Norwich NR2 3EW Subject

Reason

for referral

Objection

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

Development proposal			
Ground floor extension, two first floor extensions with associated internal alterations.			
Representations			
Object	Comment	Support	
13 (8 Households)	0	0	

Main issues	Key considerations
1 Principle of proposed	Need for care home accommodation to
extension to care home	meet housing need in the city
2 amenity	Impact of proposals on amenity of neighbouring occupiers as well as existing occupiers.
3 Design	Impact of the proposals upon the appearance of the surrounding area.
Expiry date	9 December 2016
Recommendation	Approve



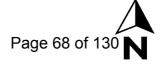
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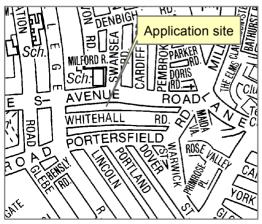
Planning Application No 16/01666/F

Site Address Whitehall Lodge, Whitehall Road

Scale 1:1,000







The site and surroundings

- 1. The site is located on the north side of Whitehall Road to the west of the city centre. The subject property is a residential care home which caters for older people with physical and mental health needs. Whitehall Lodge was formed from 4 no. terraced properties and a link-detached dwelling which have been added to at ground for level in a piecemeal fashion to the rear over the years. The 4 Victorian terraces have been merged and having been painted in white and black that they now appear as one property, standing out from the rest of the street scene which remains largely with its original red brick appearance.
- 2. Whitehall Lodge care home currently has 23 bedrooms for residents, a lounge area, a dining area and associated kitchen, storage and office rooms for staff. The care home is registered with the local care authority to provide a maximum of 29 residents. As such, there are currently a number of rooms which provide shared accommodation.
- 3. The front of the site features a small, narrow patio area to the front separated from the footway by a metal fence to the east of the site, and a small parking and bin store area to the west. The main entrance is located centrally within the terrace section and a side alleyway to the west provides access to the rear. At the rear there is a patio and landscaped area for use by residents. The rear of the premises features the original 2 storey projecting gables of the terrace section and a series of single storey extensions
- 4. The site is bordered by the adjoining terrace property no. 52 Whitehall Road to the east and a semi-detached dwelling no. 114 Whitehall Road. To the rear the ground is slightly raised where the rear gardens of nos. 66-82 Avenue Road are located. The site is bordered to the side and rear by a 1.8m close boarded fence. There are also a number of mature trees within close proximity providing significant screening, most notably around the north-east corner.

Constraints

5. Critical drainage area: Nelson and Town Close

Relevant planning history

6. There is no relevant planning history.

The proposal

- 7. The application seeks full planning consent for the construction of a first floor rear extension close to the north-east corner of the site measuring 4m x 3.9m in plan form. The extension is to feature a pitched roof, measuring 5.7m to the eaves and 7m to the ridge from ground level. The extension is to create a new bedroom and will include one window on the west elevation with views across the rear garden.
- 8. The proposal also includes a small ground floor extension to the north-west corner of the premise measuring 0.7m x 7.3m in plan form and matching the existing flat roof. The single storey extension will effectively 'square off' the north-west corner of the premises.

9. At first floor level within the central section of the premises a new link extension is proposed to effectively fill in the gap between the terrace and detached sections to be built above the existing ground floor link building. The extension is to feature a pitched roof with a ridge height of 7m. Beyond the link the extension is to continue 5.4m to the extent of the rear footprint to create a new 6.3m wide extension. This section is to feature a flat roof with a maximum height of 5.8m. The extension is to create a new en-suite bedroom and a new en-suite bathroom to serve an existing bedroom. 2 new windows are proposed for the west facing elevation and 1 new window to the east, all with views across the rear garden.

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 13 letters of representation from 8 different households 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
Boundaries indicated on the submitted plans were not clear.	During the consideration of the proposal the distances between properties and boundaries have been assessed using submitted plans, GIS mapping and on site measurements. As such the boundaries indicated on the plans submitted have not prejudiced the determination process.
The location of the care home is inappropriate and that it therefore may not remain commercially viable, with future uses being unclear.	The principle of the location of the care home has already been established under Main Issue 1. The viability of the business and future uses of the site are non-material planning considerations in this instance and do not form part of the consideration.
The proposals would result in a loss of value to neighbouring properties.	Such concerns are considered non- material in planning terms and do not form part of the consideration.
Concern with regard to noise during construction.	The scale of the proposal should not result in excessive amounts of noise or other disturbances and as such the impacts of construction are considered to be acceptable.
The proposals would result in loss of light.	See main issue 2.
The proposals are out of scale and overly dominant on the existing building.	See main issue 3.

Issues raised	Response
Loss of privacy.	See main issue.
Proposals would result in increased parking pressure.	See other matters.
Proposals would provide a poor standard of amenity for occupiers of the care home.	See main issues 1 and 2.

Consultation responses

11. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

- 12. Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS7 Supporting communities
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
- 13. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM22 Planning for and safeguarding community facilities
 - DM31 Car parking and servicing

Other material considerations

- 14. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):
 - NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

15. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan polices 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

- Key policies and NPPF paragraphs DM12, Policy 7 JCS, NPPF paragraphs 49 and 14.
- 17. The residential care home is already established at the site and the proposal is for extensions and external alterations only. Policy 7 of the JCS identifies a need for additional care homes with nursing provision in the Norwich area and the proposal would contribute to this provision. Policies DM12 and DM13 are also supportive of new care home accommodation provided that other issues with regard to design and amenity are addressed. These issues are considered in detail in further sections of the report.

Main issue 2: Amenity

- 18. Key policies and NPPF paragraphs DM2, DM11, NPPF paragraphs 9 and 17.
- 19. The key areas for consideration in this application are the potential impacts in terms of loss of light to neighbouring rooms, overshadowing of neighbouring gardens, a loss of outlook, a loss of privacy, the potential impacts the development will have on the amount of noise and odour produced at the premises. The nearest potentially affected properties are nos. 50 and 52 Whitehall Road to the east, no. 66 Avenue Road to the north and no. 114 Whitehall Road to the south. Also considered are the future residential amenities of the occupiers of the premises both in terms of living accommodation and the external amenity space.

Loss of Daylight / Sunlight / Overshadowing:

- 20. The proposed first floor extension to the north-east of the site is located within close proximity of neighbouring property to the east, no. 52 Whitehall Road. The property is the adjoining terrace property with which the side return created by the projecting rear gable is shared. The boundary is marked by a 1.8m close boarded fence and a large mature tree. As a result, the rear return of the neighbouring property does not receive significant amounts of direct daylight, as is fairly typical with neighbouring properties. The proposed extension is to be constructed on top of the existing ground floor section and is to be located 5m from the side wall of the no. 52. As a result of the distance, it is not considered that the proposed first floor extension will significantly alter the current situation and result in a significant loss of daylight or cause significant overshadowing.
- 21. Similar concerns were also raised by the residents of no. 50 Whitehall Road to the east of the site. As the neighbouring property is located a minimum of 10m from the

- proposed first floor extension it is not considered that significant harm will be caused by way of a loss of light or overshadowing.
- 22. Particular concern was raised by the occupiers of no. 166 Avenue Road located directly to the north of the proposed first floor extension to be constructed on the north-east corner of the premises that the proposal would result in a loss of light to the garden. It is accepted that the extension will be built within close proximity of the shared boundary. However at approximately 5m distance, it is not considered that significant overshadowing or loss of daylight / sunlight will be caused. The neighbouring property has been constructed on higher ground and the shared boundary is marked by a 1.8m close boarded fence helping to ensure that the current situation will not be significantly altered.
- 23. Concern was raised by the occupants of no. 114 Whitehall Road to the west of the site that the proposal would result in a loss of light. It is not considered that the proposed first floor extension to the central part of the premises will cause significant harm to the neighbouring properties to either the west or north of the site given the relatively large distance between the proposal and properties, and the presence of boundary treatments.
- 24. The occupants of no. 51 Whitehall Road located directly to the south (front) of the premises raised concerns that the first floor extension would result in a loss of light to their property. The neighbouring property is located approximately 20m form the proposed first floor link extension and as such it is not considered that this element of the proposal will result in significant loss of light or overshadowing.

Loss of Outlook / Over Dominant Building:

25. The occupants of no. 52 Whitehall Road to the east raised concern that the proposed first floor extension to the north-east of the premises would result in an over dominant building which in turn would lead to a loss of outlook. It is accepted that this element of the proposal will result in a noticeable change to the occupants of no. 52, it is not considered that significant harm will be caused. The current original layout of the properties on both Whitehall road and Avenue Road means that only a limited outlook is possible. As such, the current situation does not allow for any substantial view to the west apart from at the very end of the garden. The distance between the proposal and the neighbouring garden will help to ensure that the outlook is only slightly altered. The impact on the outlook for the occupiers is therefore considered to be acceptable.

Loss of privacy:

26. Particular concern was raised by the occupants of no. 114 Whitehall Road to the west, no. 66 Avenue Road to the north and no. 52 Whitehall Road to the east that the proposals would result in a loss of privacy. Only two of the proposed new windows, one of which will serve an en-suite bathroom and will be obscure glazed will directly look towards one of the neighbouring properties. The proposed windows on the new west elevation of the centrally located first floor extension will face the rear garden of no. 114 Whitehall Road to the west. The proposed windows replace an existing window with a similar aspect. The new window will therefore be 4m closer to the neighbouring property and given the distance of approximately 20m between the two, it is not considered that the current situation will be considerable altered and as such the impact is considered to be acceptable.

27. The remaining two proposed windows are to face directly inwards onto the rear area of the site and as such will not allow for direct views over any neighbouring gardens or properties either to the north or east. As such, it is not considered that no. 66 Avenue Road or no. 52 Whitehall Road will suffer any loss of privacy.

Noise and odours impacts:

28. The occupiers of both nos. 52 and 50 Whitehall Road to the east of the site raised concerns regarding the potential for an increase in the volume of noise and odours generated by the activities of the residents and staff of the site. It is accepted that the care home will generate a degree of noises and odours which may cause harm to the residential amenities of the occupiers of neighbouring properties. It is not considered however that the proposals will considerably alter the current situation as the proposal will only result in the creation of 2 no. additional bedrooms. Should issues relating to noise and odours generated by the activities at the site in the future, Environmental Protection can consider mitigation measures to reduce harm. The impacts are therefore considered to be acceptable in planning terms.

Impacts for occupiers of Whitehall Lodge:

- 29. The proposals will result in a significantly altered living arrangement for many of the residents of the care home. It is considered that the changes will enhance the living standards of residents as access is improved by way of a new lift, the size of some bedrooms are increased and the number of bathrooms is increased.
- 30. Concern was raised however that the proposal would compromise the living conditions of residents when compared with more recently constructed, purpose built care homes. The care home was assessed by the CQC in October 2016 with the report confirming that residents experienced with services and facilities which are rated as either good or in need of improvement. As such, it is considered that the proposals will assist in the care home achieving the required improvements, enhancing the lives of its residents.
- 31. Concern was also raised that the proposal will result in the loss of outdoor amenity space to the rear of the property. The footprint of the premises is to only slightly be enlarged, resulting in the loss of 5.11m² of the rear garden area. Such a loss will not significantly alter the current provision. The applicant has also indicated that the rear garden area is to be remodelled by way a new landscaping scheme to enhance the outdoor amenity space available to residents of the care home.

Main issue 3: Design

- 32. Key policies and NPPF paragraphs JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
- 33. The key areas for consideration in this application are the potential impacts on the character and appearance of the subject property and that of the surrounding area.
 - Out of scale / overdevelopment of the site:
- 34. Concern was raised by the occupants of several neighbouring properties that the proposals represent an overdevelopment of the site which is out of scale with the prevailing character of the surrounding area.

- 35. The only noticeable change when viewed from Whitehall Road to the front will be the proposed first floor link extension in between the link-detached and terrace sections of the premises. This particular section will effectively extend the terrace by building above the existing ground floor link. It is to appear subservient to both sides of the premises by having a significantly lower roof line. As such, the proposal will not appear to be out of scale within the context of the street scene when viewed from Whitehall Road.
- 36. The structural changes to the site are relatively minor and are not larger than many household extensions within this part of the city, with the footprint only being expanded by 5.11m². The internal arrangements will only result in the addition of two bedrooms. As such, it is not considered that the proposal is an overdevelopment of the site.

Proposed extensions not in line with prevailing building line:

37. Particular concern was raised by occupants of no. 52 Whitehall Road that the proposal will extend beyond the original building line to the rear of the terrace properties located on the north side of Whitehall Road. It is accepted that the proposals deviate from the original plans, however it is not considered that the changes will result in a significant loss of character or appearance. It would be possible for a number of neighbouring properties to extend beyond the original building line by using their permitted development rights. As such, it is not considered that the impact on the building line is considered to be acceptable.

Materials:

- 38. The proposed materials are to match the main part of the premises closely with the proposal also allowing for the opportunity to create a more uniform overall appearance. Concern was raised by immediate neighbours that the proposed materials were not clearly indicated. In particular, the use of timber boarding on an existing section of the ground floor has resulted in a dark and untidy elevation, within close proximity of no. 52 Whitehall Road.
- 39. The proposed extensions are to all be finished in a white render and the existing timber panelling is to be removed and replaced with the same white render finish. The new finish will result in a much smarter, brighter set of rear and side elevations to the benefit of both the visual amenity and residential amenity.
- 40. The other finishes will all match the existing by using white UPVC windows and doors, clay pantiles to the pitched roofs, a bitumen finish to the flat roof sections and white UPVC for the guttering and fascia.
- 41. The choice of materials and finishes are therefore considered to enhance the current appearance of the site with views from all angles improving.

Other matters

- 42. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
- 43. The majority of representations received from neighbours raised concerns that the proposal would result in an increase in the volume of cars visiting the site, resulting

- in subsequent parking and access issues on what is considered to be an already well used street.
- 44. Similarly the majority of representations received from neighbours raised concerns that the proposal would result in an increase in the volume of waste produced at the premises, pointing to the current situation where bin storage has not been well maintained.
- 45. The submitted design and access confirms that the proposal will not provide accommodation beyond the 29 residents currently permitted. Therefore no increase in the number of staff or hours worked, nor will there be any increase in the number of vehicles visiting the site.
- 46. The volume of waste produced on site is also anticipated to remain the same and the applicant has confirmed that a suitable bin storage arrangement is to be submitted to the council for approval prior to any construction works taking place as part of a detailed hard and soft landscaping scheme. As such, the impact on the parking, transport and waste storage are considered acceptable.

Equalities and diversity issues

47. There are no significant equality or diversity issues.

Local finance considerations

- 48. 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.
- 49. 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.
- 50. In this case local finance considerations are not considered to be material to the case.

Conclusion

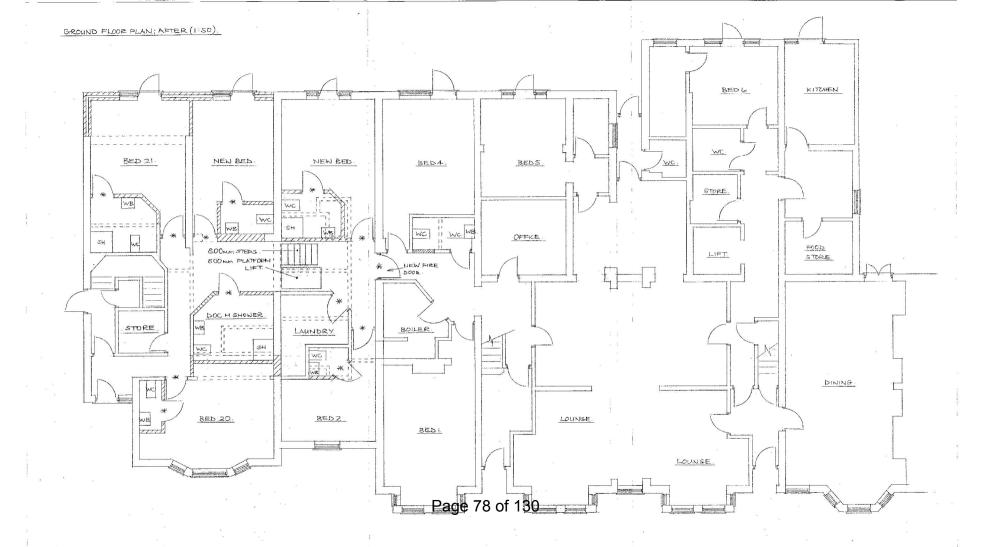
- 51. The proposal will have a have a limited impact on the amount of light reaching properties within the immediate vicinity of the site and will not cause any overshadowing.
- 52. The potential for an increase in overlooking is minimal as the design of the proposal will ensure that no new views of neighbouring properties are created.
- 53. The proposal will enhance the residential amenities and living accommodation for the residents of the care home without causing significant harm to the external amenity spaces.
- 54. The proposal will result in an extended residential care home which is of an appropriate scale and design, both reflecting the character of the original dwelling and that of the surrounding area.

- 55. The proposal will not result in any changes to the volume of staff, cars visiting the site or an increase in the waste produced.
- 56. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 16/00970/F - Whitehall Lodge 56 - 112 Whitehall Road Norwich NR2 3EW and grant planning permission subject to the following conditions:

- 1. Standard time limit;
- 2. In accordance with plans;
- 3. Materials to match
- 4. Landscaping
- 5. Bin Storage





Page 79 of 130

Page 81 of 130

Page	82	of	130	
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Report to Planning applications committee

8 December 2016

Report of Head of planning services

Application no 16/01182/F - Garden land adjacent to 82 Eaton Road, Norwich Subject

Reason

Objections for referral

Item

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

Development proposal				
Erection of a dwelling.				
Representations				
Object Comment Support				
15 (11 households)	0	1		

Main issues	Key considerations	
1	Principle of development	
2	Design, impact upon the character of the	
	surrounding area	
3	Amenity	
4	Trees and landscaping	
Expiry date	9 December 2016	
Recommendation	Approve	



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Planning Application No 16/01182/F

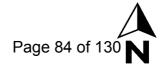
Site Address

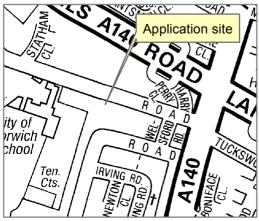
Garden Land adjacent to

82 Eaton Road

Scale 1:1,000







The site and surroundings

- 1. The site is located on the south side of Eaton Road to the south of the city. The site currently forms part of the garden of no. 82 Eaton Road under although it does not form part of the land attached to the property. The site is currently owned by NPS and has been leased to the owners of no. 82 for a long period of time.
- 2. It is widely believed that the site was originally intended to be the location of a new road through to the slightly newer housing developments on Welsford Road to the south. During the 1950's Welsford Road was begun 100m to the east and the site remained vacant with the intention that it would be developed, as evidenced by there being a gap in the house numbering, which jumps from 82 to 86.
- 3. The site has largely been laid to lawn and includes an area where mature shrubs have grown, in line with the front of no. 82. The eastern boundary of the site is marked by a mature hedgerow and close boarded fence beyond. The front section forms part of a horseshoe driveway used by no. 82, which as a result has to entrances from Eaton Road.
- 4. The site is bordered by no. 82 Eaton Road, its front driveway and rear garden to the west. Further to the west is no. 80 Eaton Road, a large detached 2 storey dwelling constructed circa 1950. To the south (rear) the boundary is marked by a number of tall mature trees and hedgerows with no. 26 Welsford Road 30m beyond. Located to the east is no. 86. Eaton Road a large detached 2 storey dwelling constructed circa 1950 and extended by way of a single storey rear extension. To the north are large detached dwellings constructed in a variety of styles. To the north are large detached dwellings constructed at a similar time.
- 5. The prevailing character of the surrounding area is predominantly residential with most properties having been constructed around the middle of the twentieth century. Nearly all are large detached dwellings featuring good size front gardens with car parking and large, mature rear gardens. It should be noted that despite most properties having been constructed at a similar time and to similar building lines, there is no defining uniform style with some very individual designs being evident.

Constraints

6. There are no particular constraints, although the proposal involves the loss of some planting.

Relevant planning history

7. There is no relevant planning history.

The proposal

8. The application seeks full planning consent for the construction of a two storey detached dwelling. The proposed dwelling comprises of two main sections, a pitched roof main section and a single storey section to the rear. The accommodation includes 4 no. bedrooms an integral garage and an open plan

- living / kitchen area to the rear. Outdoor space includes a parking area to the front utilising the existing access, a covered area to the rear and garden beyond.
- 9. It should be noted that the proposal being considered is now a revised scheme which has been reduced in scale in terms of overall height and the size of the main first floor section. Several windows have also been altered, most notably the removal of a first floor window on the east elevation and a double height rear window to the north elevation.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
Total floorspace	205m ²
No. of storeys	2
Max. dimensions	See plans
Appearance	
Materials	See plans

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 16 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
Proposals will create a tunnelling effect and be overbearing.	See main issue 3.
Proposals will result in overlooking.	See main issue 3.
Proposals are out of character with the street scene.	See main issue 2.
Building is too tall and for the site and is an overdevelopment.	See main issue 2.
Proposals will result in loss of daylight / sunlight and overshadowing of gardens.	See main issue 3.

Issues raised	Response
The style of the development is out of keeping with the surrounding area.	See main issue 2.
The proposals project beyond the established front and rear building lines of the street.	See main issue 2.
The design is pleasing and will fit in with the area.	See main issue 2.

Consultation responses

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

Highways (local)

12. No objection.

Tree protection officer

13. I have no objections to the two Lawson Cypress trees (T7 & T6) and the Lawson Cypress hedge (G1) at the front of the property being removed given the proposed replacement trees, the 2 replacement trees however should be planted at the front or roadside of the property to mitigate the loss of these two trees. If the tree protection plan and method statement contained within the arb impact assessment is implemented, I would be satisfied from a tree perspective.

Norwich Society

- 14. Original scheme: We object to the over development of this site. It is out of scale and proportion with neighbouring properties. The materials are inappropriate and unsympathetic.
- 15. Revised Scheme: The revised scheme seems to be an improvement and now has our approval.

Assessment of planning considerations

Relevant development plan policies

- 16. 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

JCS12 The remainder of the Norwich urban area including the fringe parishes

17. 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
- 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

18. 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

19. 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 polices 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

- 20. Key policies and NPPF paragraphs DM12, NPPF paragraphs 49 and 14.
- 21. The application in terms of legal ownership is a separate parcel of land when considered in conjunction with no. 82 Eaton Road. The site however has for a long period of time been used as an extension to the garden land utilised by the owners of no. 82. As such, the following is considered to be relevant;

- 22. In 2010 the government made amendments to PPS3 (now revoked) to exclude residential gardens from the definition of previously developed land. Paragraph 53 of the NPPF states that local authorities should consider the case for setting out policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.
- 23. Paragraph 50 of the NPPF states that local authorities should deliver a wider choice of quality homes. Policies JCS 4 and DM12 are all supportive of new dwellings which help to meet housing need in the city. A dwelling of this scale is considered to form part of the mix of residential accommodation, contributing to the City housing stock. The principle of a dwelling in an established residential area with easy access to public transport to the city centre is therefore acceptable in principle in accordance with the above policies subject to other material planning considerations below.
- 24. Policy DM12 of the Norwich Development Management Policies Plan supports new residential development within the city boundary except in specific circumstances, none of the exceptions apply to this application site. The site is in a sustainable location for new housing, within walking distance of a number of public transport routes and is within easy cycling distance to the City Centre. The proposal is therefore considered to be acceptable in principle, subject to assessment against any other relevant policies or material considerations as outlined in the NPPF and the Development Plan.

Main issue 2: Design

25. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

Character / Scale / Materials

- 26. The design shown is that of a traditional family home in terms of form with a pitched roof on the main two storey section and is of a scale typical for the area with 4 no. bedrooms. The front elevation features a projecting gable which contains the integral garage with the main entrance door located centrally covered by an overhanging roof section. The side elevations have been left relatively blank in a similar fashion to many neighbouring properties apart from a projecting box which provides light by way of front and rear facing vertical windows to a centrally located snug room. The rear section of the property is predominantly a single storey flat roof which is set slightly further in from the boundary than the main section to create a covered outside space to the east. This continues to the rear where the open plan living space opens directly onto the rear garden by way of patio doors. At first floor level the proposal now features more traditionally sized windows at the front and rear than the original submission. The roof slope contains a 5 no. roof lights to provide light to the first rooms and avoid the need for first floor windows on the side elevations.
- 27. Particular concern has been raised by the majority of neighbours responding that the proposed dwelling is out of character with neighbouring properties as it is

considered to be an overdevelopment of the site, being too large by way of height and depth. The application site measures 12m x 50m in plan form which is very similar to the majority of properties located within the area. The site differs from some in that it is narrower, however at 12m wide there is considered to be sufficient space to construct a family dwelling and provide outdoor amenity space. The overall use of the site is very much similar to neighbouring properties with a garden / parking area to the front and a large rear garden and as such the proposal is considered to be of an appropriate scale, in keeping with the surrounding area.

- 28. The relatively close proximity to the neighbouring properties to the east and west of the site can be perceived as representing a cramped form of development. However when comparing the proposal with other properties sharing the same street scene it can be quickly noted that the spread of development is typical. Arial photographs also demonstrate that the urban grain comprises properties built along a relatively well defined building line with little space in-between properties. As such, the layout and spacing of the proposed dwelling within the street scene is considered to be acceptable.
- 29. Particular concern has been raised by a number of the occupants of neighbouring properties that the proposed dwelling is too tall as it appears taller than its neighbours. It is accepted that the originally submitted scheme was overly tall. However the revised scheme has since reduced the overall height of the proposed dwelling so that it closely matches the roof lines and / or chimneys of its immediate neighbours on the south side of Eaton Road.
- 30. Concern was also raised that the proposed dwelling sits forward of the prevailing building line where the front elevations of the south side of Eaton Road are all inline. It is accepted that the proposed dwelling includes a front elevation which will project slightly forward of no. 86 to the east and will also be further forward than the front of no. 82 to the west. The properties located on the both sides of Eaton Road have been built to a roughly matching forward building line however as a result of the variation in styles and design the building line is not precise and varies along the road. The proposed dwelling when viewed from the front will not look significantly out of place when compared with others along the street and as such the forward building line is considered to be acceptable.
- 31. Similar concern was also raised that the rear building line does not closely match that of neighbouring properties. The two storey section of the proposed dwelling does noticeably project beyond the rear wall of no. 86 however such a variation is commonplace within the street. The variety of house designs has resulted in a rear building line which is highly varied either for both properties in their original form or as the result of significant rear extensions. As such, the positioning of the rear building line is considered to be acceptable.
- 32. Particular concern has been raised that the materials to be used on the proposed dwelling to not match those on neighbouring properties. It should be noted that the varying range of house designs on Eaton Road feature properties finished using a range of materials including red brick, white render, timber beams, clay hanging tiles and a range of differing roof finishes.
- 33. The proposed dwelling is to be constructed using a range of materials and finishes to create a more contemporary appearance which references its neighbours without attempting to replicate exactly. The elevations are primarily to be finished with a

combination of timber weather boarding and a grey coloured render finish. A distinctive metal edging will frame the different sections of the property so that the projecting front gable and main section are clearly distinguishable, to be finished in powder coated grey metal. It is therefore considered that the proposal represents a high standard of design which represents the time from which it came and is also respectful of its surroundings.

Main issue 3: Amenity

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

Loss of Light / Overbearing Impact

- 35. Particular concern was raised that the proposed dwelling will result in a loss of light to no. 86 to the east as the new dwelling will project beyond the rear wall of the neighbouring property. It is accepted that the proposed dwelling will project beyond the rear wall of no. 86 as there is a difference in the shape of the footprint of the properties, with the proposed dwelling being narrower and longer as a result of the shape of the plot. The proposed dwelling has been designed so that the main two storey section of the property is in line with the side elevation of no. 86. As such, the majority of the rear section is single storey only. The two storey section is to project approximately 3.6m beyond the original rear wall and 1.6m beyond the single storey extension to the rear of no. 86. The east elevation of the proposed dwelling is to be constructed approximately 3m from the side wall of no. 86 with the side wall up to the eaves at 4.7m and the 8.5m high ridge being visible.
- 36. The siting of the proposed dwelling within the plot will ensure that the two storey section will not interject a 45 degree line from the western side of no. 86. The rear of no. 86 is also south facing and will benefit from significant amounts of daylight each day. As such, it is not considered that the proposed dwelling will cause significant loss of light or cause significant overshadowing to no. 86.
- 37. Concern was similarly raised by the occupants of no. 86 that the proposal will result in an overbearing development which creates a tunnelling effect. It is accepted that the proposal will result in a noticeable change on the shared boundary, however it is not considered that the proposed dwelling will cause significant harm nor is it significantly different to nearby properties. The rear garden of no. 86 is sufficiently large enough to ensure that the outlook is still very good with views to the west, south and east still possible. It is therefore not accepted that the proposed dwelling will result in a tunnelling effect. The urban grain of the area shows that there are a number of neighbouring properties which have varying rear building lines resulting in some flank elevations being clearly visible on shared boundaries. As such, it is considered that the proximity and arrangement between the proposed dwelling and its neighbouring properties are not unusual for the area and the impacts are acceptable.
- 38. Three further properties to the east nos. 88, 90 and 92 Eaton Road were also concerned that the proposal would result in a loss of light to their properties. Owing to the large distance between the site and the other neighbouring properties it is not considered that any significant loss of light or overshadowing will occur.
- 39. The neighbouring property to the west no. 82 although close to the proposed dwelling will not suffer from a significant loss of light or overshadowing. The main

- two storey bulk of the proposed dwelling is in line with the side wall of no. 82 and the rear views will not interject a 45 degree line. As such, although noticeable, the impacts on the residential amenities of no. 82 are considered to be acceptable.
- 40. No. 43 Eaton Road expressed concern that the proposal would result in a loss of morning sunlight at their property. Given the relatively narrow design of the proposed dwelling and the distance of approximately 50m between the two, it is not considered that significant loss of light will occur in this instance.

Loss of Privacy

- 41. Particular concern has been raised by the occupants of no. 86 that the proposed dwelling will result in a loss of privacy. The original plans included a first floor window which would have had views across the neighbouring rear garden. The revised scheme has removed the window but does have a larger single storey section to the rear and a small side bay. Only 2 windows and a door on the proposed east elevation will face directly towards the neighbouring property at ground floor level. The small bay has front and rear facing windows only. Given the existing close boarded fence located on the shared boundary it is not considered that the proposal will result in a loss of privacy for the occupiers of no. 86.
- 42. Nos. 90 and 92 Eaton Road to the east also expressed concern that the proposal would result in a loss of privacy. As is the case with no. 82 to the west, the inclusion of first floor windows will allow for some views across neighbouring gardens, however such views are considered typical for the area.
- 43. The occupiers of nos. 30, 28 and 26 Welsford Road to the south all expressed concern that the proposed dwelling will result in a loss of privacy. Much of this concern stemmed from the original plans which included a large rear facing first floor window which has now been replaced by two simpler, smaller windows. The distance between the rear of the proposed dwelling and neighbouring properties of a minimum of 60m and the presence of very large mature trees along the boundaries will ensure that no loss of privacy occurs.
- 44. The proposed dwelling would provide a high standard of amenity for future occupiers both in terms of internal and external space.

Main issue 4: Landscaping, open space & Trees

- 45. Key policies and NPPF paragraphs DM3, DM7, DM8, NPPF paragraphs 9, 17, 56, 109 and 118
- 46. The site currently features a number of mature hedges and shrubs which will be removed as part of the construction of the proposed dwelling. Particular concern has been raised by a number of neighbours about the loss of green space and green features present on the site. Most notably, the occupants of no. 86 to the east are concerned about the loss of a mature hedgerow marking the shared boundary and large shrubs close to the boundary.
- 47. The council tree officer has confirmed that the recommendations contained within the submitted tree report are acceptable. The recommendations of the tree officer regarding the siting or replacement trees should be carried out to mitigate harm.

48. The current proposal does not include a detailed landscaping plan and as such it is considered necessary to require by way of condition that the detailed hard and soft landscaping scheme is approved by the council prior to any construction commencing. The scheme should seek to enhance the landscaping of the site, in particular by reinstating some form of green screening along the shared boundaries with no. 86.

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
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	Yes subject to condition
Lifergy emolericy	DM3	
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Equalities and diversity issues

50. There are no significant equality or diversity issues.

Local finance considerations

- 51. 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.
- 52. 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.
- 53. In this case local finance considerations are not considered to be material to the case.

Conclusion

- 54. The proposal will result in the construction of a new dwelling within a sustainable location without causing significant harm to the residential amenities of the occupiers of neighbouring properties.
- 55. The design and layout of the dwelling and site is considered to be of an appropriate scale and design which will not cause harm to the character and appearance of the surrounding area.
- 56. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

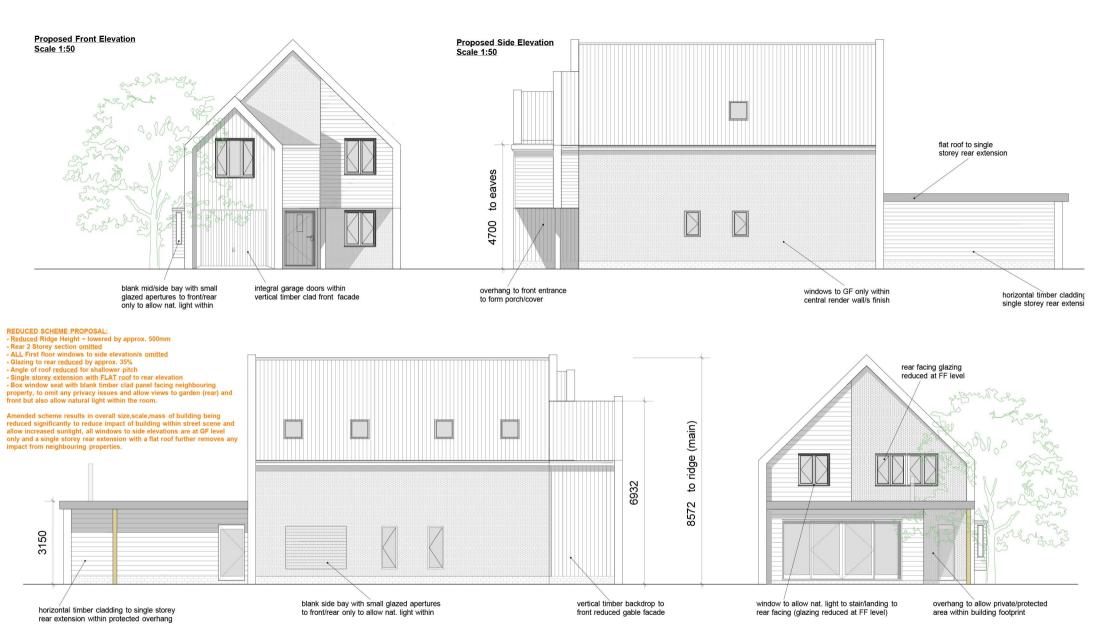
Recommendation

To approve application no. 16/01182/F - Garden Land Adjacent To 82 Eaton Road Norwich and grant planning permission subject to the following conditions:

- 1. Standard time limit;
- 2. In accordance with plans;
- 3. Details of materials
- 4. Details of hard and soft landscaping and planting
- 5. Cycle and bin storage
- 6. Water efficiency

Article 35(2) Statement

The local planning authority in making its recommendation 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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.



Proposed Side Elevation Scale 1:50

EXTERNAL MATERIALS PALLETTE:

- Dark/Black bricks with light/grey mortar to form base (below timber boarding/render finish)
 Timber weather boarding ~ Vertical + Horizontal to be 'Western Red Cedar'
 Render Finish ~ To be K-Rend (or similar) applied render ~ Grey finish
 Projected edge/frame to Gable end ~ Dark anthracite grey (powder coated)

- Windows Dark anthracite grey (powder coated finish)
 Post to (Front Elevation/Entrance) Timber 'Oak' post on metal shoe/base
 Doors ~ Dark Anthracite grey (frames) with HW timber vertical panelled door to i) Main Entrance Door, ii) Garage Door & panted finish (to match frames ~ anthracite grey) to 'Crittall' style doors to rear
- Roof tiles Slate tiles (or similar)
- ~ This drawing is for the purposes of Planning ONLY ~ all details to form a proposed scheme for planning should be carried out in strict accordance with BCO approval prior to any construction or fabrication of any works ~ DO NOT SCALE FROM DRAWINGS

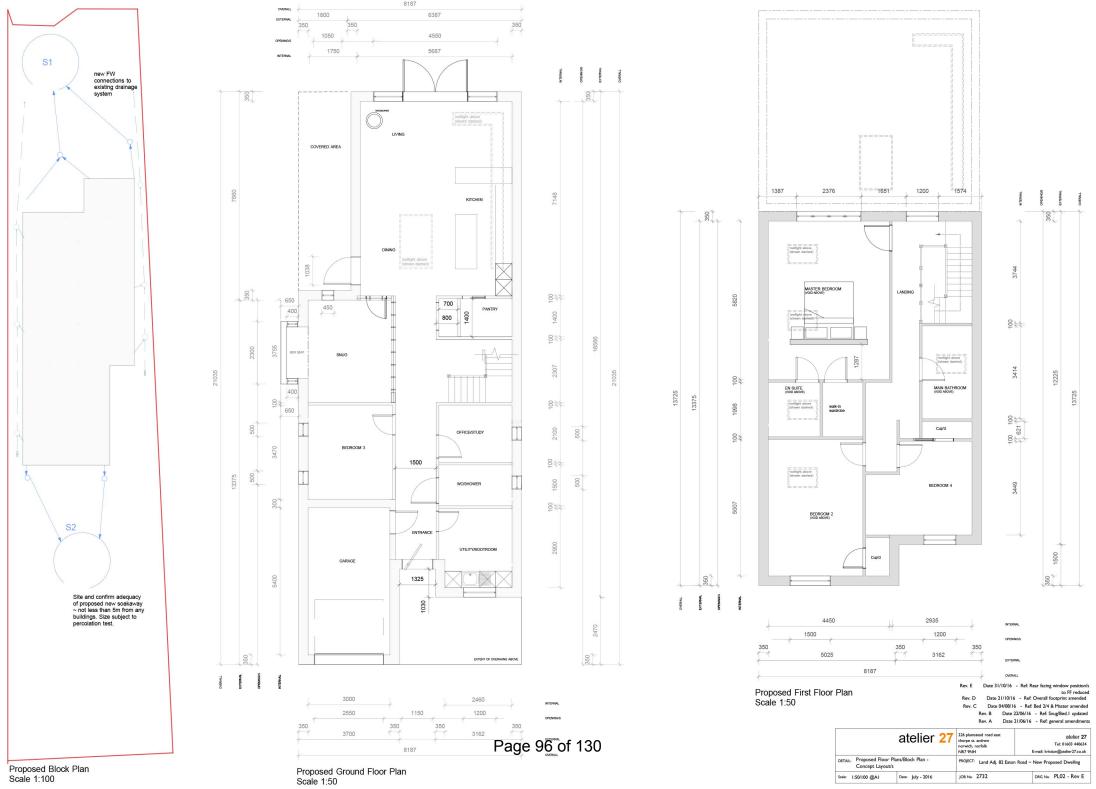
Page 95 of 130

Revision - General amendments to rear elevation; cladding/render/glazing & added notation Revision - General amendments to provide overall scheme reduction Date 23/10/16

Proposed Rear Elevation

Scale 1:50

	atelier 27	226 plumstead road east thorpe st. andrew norwich, norfolk NR7 9NH	atelier 27 Tel: 01603 440634 E-mail: kristian@atelier27.co.uk
ETAIL: Proposed Elev	ations Concept	PROJECT: Land Adj. 82 Eaton F	Road ~ New Proposed Dwelling
ale: 1:50 @A1	Date: July - 2016	JOB No. 2732	DRG No. PLO3 - Rev B





Page	98	of	130

Item

Report to Planning applications committee

8 December 2016

Report of Head of planning services

Subject Application no 16/01628/NF3 - Hardy Road, Norwich

Reason

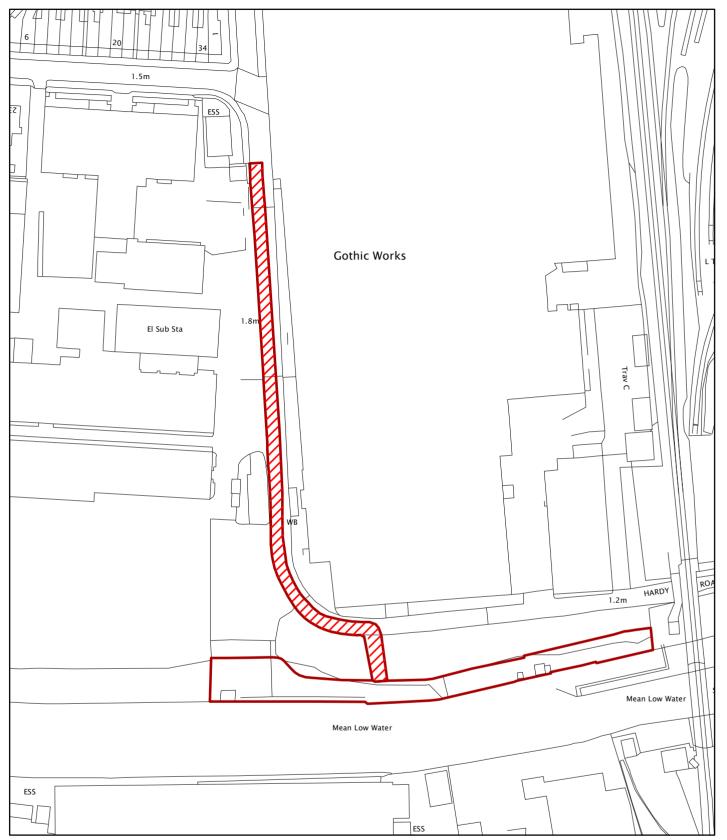
for referral City council application

4(g)

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

Development proposal			
Construction of riverside walk comprising 3m wide shared use cycle and pedestrian path, structural repairs to existing river bank and associated landscape enhancement works. Related works include the demolition of existing disused ancillary building and clearance of existing trees and scrub. Change of use of car parking to public access path.			
Representations			
Object Comment Support			
0	0	0	

Main issues	Key considerations
1 Principle of development	Policy objective to promote the creation of
	a of continuous riverside walk route
2 Design	Design of the scheme and impact on trees,
	landscape
3 Flood risk	Whether the development is acceptable
	within a flood risk area
4 Ecology	Control of invasive species
5 Heritage	Impact on non-designated heritage assets
6 Contamination	Risk to water course
Expiry date	26 December 2016
Recommendation	Approve subject to conditions

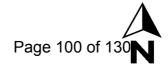


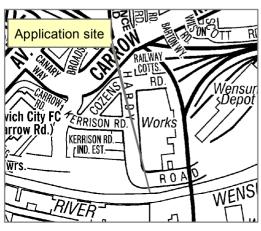
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Planning Application No 16/01628/NF3 Site Address Hardy Road

Scale 1:1,250







The site and surroundings

- 1. The site comprises a 130m length of river frontage adjacent to Gothic works, operated by ATB Laurence Scott (ATBLS). The nature and condition of the river bank varies across the frontage. In parts the bank is graded and semi-naturalised with reinforcement concrete bags visible at lower levels. The remainder is clad with timber cladding which is in poor condition exposing a wall of concrete bags behind.
- There are a number of existing trees along the frontage most of which are self-sown, four are categorised as B and the remainder are category C trees. A number of these trees are located on a raised mound which was constructed as part of a flood defence consent.
- 3. The site has no other features apart from a small building and associated structure located near the Trowse Swing Bridge. There is evidence that this dates to the 1940's and may have been used as a World War Two barrage balloon site. The building comprises Fletton brick with a concrete slab roof and associated steel frame work.

Constraints

4. The site is subject to high flood risk - zone 3

Relevant planning history

5. No planning relevant planning history

The proposal

- 6. The proposal relates to the construction of a shared use cycle and footpath along the river frontage. It is proposed to set this new section of riverside walk back from the river edge by approximately 3.5m, diverting around the back of an existing mound at the west end of the site. The path will be constructed as a macadam surface course with timber spline edging and will be surfaced with resin bonded aggregate finish.
- 7. Engineering works are proposed to stabilise the river bank and these are the subject of a duplicate planning application to the Broads Authority. Timber cladding reinforcement is proposed in front of the existing concrete headwall to retain a 20m stretch of bank in poor condition. This section contains a service outfall which will be retained. Along the remainder of the site frontage the existing concrete bagwork will be retained, repaired and replaced where necessary. In these areas it is proposed to remove the upper layers and reduce the frontage height to 0.8m AOD, allowing for the regrading of the ground profile down towards the water.
- 8. Green plastic coated weld mesh fencing at 1.2m high with posts at 3m intervals is proposed to define the site boundary to the north of the path. This fence is intended to provide separation and define the boundary between the publically accessible route and ATBLS site.

- 9. A landscaping scheme is proposed. The majority of trees will require removal to facilitate the construction of the new path. Replacement tree planting is proposed along with native soft planting of the river edge margin.
- 10. It is proposed to demolish the existing building and that interpretation referencing the history of the site be provided.

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation responses

12. 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.

Broads Authority

- 13. **Operational Considerations:** Section A-A shows the height of the bag work to be reduced to 0.8m, this is below MHWL and therefore unacceptable for navigation. The height needs to be increased to at least 1.1m, which should be above all normal high waters, but would preferably be increased to 1.31m as shown on section C-C and on the elevation. Given that this will increase the difficulty of egress from the river it is also suggested that there should be appropriate safety features incorporated i.e. safety chains/ handholds, ladders and throwlines at appropriate centres. The other concern is on the timber faced section. Here the concrete bag wall looks to be vertical and supported by treated softwood timber piling which may only last around 10 years. If the stability of the concrete bag wall relies on the timber piling then it is recommended that the use of hardwood is considered for longevity and there will need to be a maintenance plan in place with clear understanding of responsibility by the City Council.
- 14. **Arboricultural Considerations:** trees are poor quality with short term useful longevity and cannot therefore reasonably be retained. It is noted that the better trees T23, T25 and T30 are being retained and sections of the proposed path close to these trees are subject to additional landscape improvement (including tree planting). Given the above there is no objection to this proposal. In consideration of the current poor quality of the visual and arboricultural quality of the site, it is our judgement that the proposals can only be seen as an improvement.
- 15. **Invasive Species Removal:** Prior to any works commencing on site a management plan/ method statement should be submitted to the LPA outlining the full eradication programme of the invasive species Japanese knotweed (*Fallopia japonica*). This must include preventative measures to prevent its spread during the proposed works and any safe disposal of soil to be dug out around these plants. This should be undertaken by a specialist invasive species eradication company.
- 16. **Retention of Hoary Mullein:** This plant has significance in the Norwich area but is under pressure from continued development. Reseeding should be sown from a

local brownfield source. **Breeding Birds:** No removal of hedgerows, trees, shrubs or climbing plants should take place between 1stMarch and 31st August inclusive, unless a suitably qualified ecologist has undertaken a careful, detailed check of vegetation for active bird's nests not more than seven days before vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds on site. Written confirmation should be submitted to the LPA before works commence.

- 17. **Enhancements:** The Broads Authority supports the enhancement recommendations outlined in the Ecological Report to enhance the site particularly for invertebrates. This should be undertaken given the development pressure in the area. Habitat enhancements will help link the site with other important habitats in the vicinity including two County Wildlife Sites and other invertebrate rich brownfield sites. Habitat improvements as part of the proposal (as outlined in the Ecological Report 2016) Native tree and shrub planting should also be undertaken as part of the development to compliment the habitat improvements outlined above and to benefit birds particularly house sparrows which are under significant development pressure. Native tree planting should include silver birch (*Betula pendula*) and native willow (*salix spp*).
- 18. Design and conservation: I note that the Norfolk Heritage Explorer website does mention that the site in question was used as a World War Two barrage balloon site. As this building appears to date from the period being constructed in a very utilitarian manner with Fletton bricks and concrete lintels and slab roof.
- 19. The single storey structure is not of great aesthetic or architectural merit however it may benefit from some heritage historic and evidential heritage value as a result of its potential association with the World War Two barrage balloon site and the defence of Britain during the Second World War. However this evidence is inconclusive.
- 20. I also note that the building is suffering from structural problems as a result of disuse and neglect and that no funds for the demolition and re-build or restoration of the structure are available. I also note that the building does not benefit from any statutory protection, in that it is not listed, locally listed or located within a Conservation Area.
- 21. Local Plan policy DM9 and Paragraphs 135 and 136 of the NPPF are relevant to this case. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Para 136 of the NPPF states 'Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred'. In the light of this, I would recommend that the structure is fully recorded prior to demolition and that the recording information is provided to the local studies library for their information. I recommend a condition to be imposed on any consent to ensure that this is undertaken. A further condition should be applied to the consent to ensure that the structure is not demolished without the scheme for

re-development proceeding. Another condition should ensure that the heritage interpretation offered is completed prior to the riverside walkway being opening to the public.

Environment Agency

22. Awaited

Natural Areas Officer

- 23. As a general comment, this proposed extension of the Riverside Walk is welcomed, especially as it may help to progress a long-standing city council aim to provide a direct walking route between the city centre and Whitlingham Country Park.
- 24. From a biodiversity viewpoint, the recommendations of the ecological survey should be implemented with particular reference to hoary mullein, house sparrow and invertebrates. The survey report states that the small brick built building is not suitable as a bat roost, although the reason(s) for this are not given. From the photographs supplied, the building's interior walls appear to be smooth and thus offering a lack of purchase for any roosting bats, which could be a contributing factor, but the reasons for the conclusion reached should be stated. The possibility of retaining the brick built building and converting it into a bat roosting facility should be considered. There are many successful precedents for the conversion of World War II pillboxes and similar structures into bat roosts, and it might be possible to achieve this here.

Tree protection officer

- 25. The majority of the trees on site are of a low quality, and I have no objections to removing the ones identified on drawing no. LP15/006/PLA03. I do feel however, that mitigating the loss of these trees (approx. 20, including 2 category 'B' trees) justifies more replacement tree planting than shown. However, I am aware that there are a series of constraints on this site which limit the ability to replant. These include underground electricity supplies which run parallel to the site on the western edge and the bagwork construction of the river frontage which is easily undermined by tree roots. With these constraints in mind I am satisfied with the approach which proposes tree planting (3x Alnus and 3x Weeping Willow) in the less constrained part of the site this will allow scope for the new trees to significantly increase the group value of trees retained on the mound.
- 26. A planning condition requiring a 'site specific' Tree Protection Plan for the retained trees, as well as a method statement, detailing the construction method of the path

Assessment of planning considerations

Relevant development plan policies

- 27. 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
- JCS6 Access and transportation
- JCS8 Culture, leisure and entertainment
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich city centre
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS18 The Broads

28. Northern City Centre Area Action Plan adopted March 2010 (NCCAAP)

• Insert any relevant site specific of area policies

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

- DM1 Achieving and delivering sustainable development
- DM3 Delivering high quality design
- 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
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM28 Encouraging sustainable travel

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

• R11 Kerrison Road/ Hardy Road, Gothic Works: Mixed use development

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

32. Supplementary Planning Documents (SPD)

- Heritage Interpretation (Dec 2015)
- Trees, development and landscape SPD adopted June 2016

Case Assessment

33. 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 polices are detailed above. Material considerations include policies in the National Planning Policy Framework (NPPF), the Council's 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

- 34. Key policies and NPPF paragraphs R11, DM28
- 35. The site falls within the boundary of land allocated in the SA Plan for housing led mixed use development Policy R11: Kerrison Road/Hardy Road, Gothic Works. This site along with: land adjoining Norwich football club; the Utilities Site and the Deal Ground form a swathe of land identified for comprehensive regeneration (JCS 11). Policies for each site require the provision of a section of riverside walk to facilitate the creation of a pedestrian and cycle route connecting new development to the city centre and creating an eastern route serving the wider city to Whitlingham and the countryside beyond. This eastern section of the riverside walk is shown on the adopted Proposals Map and subject to the requirements of DM 28. The proposed section of riverside walk will form part of the route between the Trowse and Carrow bridges. Part of this route is already in place, having been constructed in association with the Allison Bank, Ashman Bank and NR1residential schemes. A further section has been approved as part of the Broadland Housing Carrow Quarter development. The proposed section will complete this section of the network.
- 36. The development will allow the timely delivery of this section of riverside walk and allow future connection to a new river crossing linking the city with Trowse and Whitlingham Country Park. The creation of the route is strongly supported by adopted development plan policies and on this basis the Norwich River Gateway group has taken the decision to utilise Sustrans funding to deliver this work
- 37. Future development of the Gothic works site will need to be designed to fully integrate with the riverside walk. As such it expected that future schemes will positively support the amenity value of the river frontage and the function of the riverside walk as a key access route serving the development.
- 38. The work is likely to be programmed at around the time that the Carrow Quarter is developed allowing the two sections of riverside walk to come forward together. The alignment of the proposed riverside walk has been designed to avoid interference with the planted mound which has a flood defence function. In order to allow the two adjacent section of walkway to connect a minor amendment will be required to the proposed walkway on the adjacent site. The adjoining owners are aware of this and have indicated their agreement to work with the council.

Main issue 2: Design

- 39. Key policies and NPPF paragraphs JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
- 40. The design includes the re-grading of the river bank to create a soft natural margin between the proposed pathway and the river. Given this and the extent of necessary remediate works to make the bank safe, 20 x self-sown trees along the frontage will require removal. These trees are predominantly category C young/semi-mature, multi-stemmed alder and sycamore specimens. Larger single stem category B trees (Weeping Willow, Norway Maple and Silver Birch) located on the mound will be retained and supplemented by the planting of three Alnus glutinosa multistem

specimens and three Weeping Willow. The council's Tree Protection Officer has indicated that it would be preferable to provide more replacement trees to mitigate the numbers lost. However, he is aware that there are a series of constraints on this site which limit the ability to replant. These include underground electricity supplies which run parallel to the site on the western edge (leading from the Utilities site) and the bagwork construction of the river frontage which is easily undermined by tree roots. With these constraints in mind he is satisfied with the approach which proposes tree planting in the less constrained part of the site. The new tree planting will increase the group value of the trees to be retained on the mound and their prominence as a landscape feature. The re-graded bank will be seeded with a Tussock grass mix and the mound feature seeded with a species rich grassland mix.

- 41. The design approach will result in a semi- naturalised appearance to the river frontage and although the tree loss is regrettable the proposed soft planting proposals have been informed by the recommendations set out in the Ecological Survey accompanying the application. The survey identified species groups of particular importance in the vicinity namely invertebrates of brown field habitat, hoary mullein and breeding birds (House Sparrow). The creation of areas of open habitat and grassland are beneficial to these groups and considered acceptable mitigation to the tree loss.
- 42. The design of the riverside walk is considered acceptable in landscape and ecological term and will achieve a durable section of the river walkway network. Although the profile and semi- naturalised form of the river bank is unsuitable for the provision of moorings, the benefits outlined above provide sufficient public gain. The Broads Authority have advised that for operational reasons the height of the retaining bag work should be at least 1.1m above MHWL. Amended plans indicating this minor increase in bank height are awaited along with an indication of proposed safety features. Imposition of planning conditions requiring tree protection measures, agreement of detailed planting mix, ecological enhancement measures and long term maintenance are recommended.

Main Issue 3: Flood risk

- 43. Key policies and NPPF Paragraphs: DM 5, NPPF para 100
- 44. The pathway has been designed as a 3m wide shared surface suitable for pedestrian and cycle use. The resin bonded finished macadam surface provides a durable and accessible finish. The pathway is in a zone identified as being at a high risk of flooding (zone 3). A footpath /cycle path designed to promote recreational access falls within a 'Water Compatible development' category set out in National Planning Policy Guidance. On this basis the proposed pathway is acceptable development in the flood risk area. Although the pathway will flood in a 1:100 year fluvial flood event this is considered acceptable since it is not required to function as an evacuation route.

Main issue 4: Ecologicy

45. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.

- 46. The ecological survey of the site identified a small stand of Giant Knotweed on the site. This is an invasive species and subject to legislation such that it is an offence to cause it to grow. The Ecological Survey recommends that the knotweed is eradicated and that a specialist contractor will need to undertake the work. A planning condition is recommended to secure this work.
- 47. Following comments from the council's Natural Areas Officer consideration has been given to the possible use of the existing building on the site as a bat hibernacula. However, the applicant's ecologist has advised that the single skin construction of the building makes is unsuitable as temperatures would always fluctuate inside, and in very cold weather it would become too cold.

Main issue 5: Heritage

- 48. Key policies and NPPF paragraphs DM9, NPPF paragraphs 128-141.
- 49. It is not clear as to the precise historic use of the existing building on the site, however as referred to in para 3 there is evidence that the site was used as a WW2 barrage balloon site. The building is therefore considered an undesignated heritage asset and subject to DM 9 which seeks to safeguard Norwich's heritage. Although there is a presumption in favour of retaining such structures the building is known to be in a poor structural condition and increased access to the building would raise management and health and safety concerns. It is therefore proposed to replace the building with a heritage interpretation feature, compatible with the site's use as a publically accessible area. The feature will retain the steel framework and incorporate an interpretation panel sign within the frame. The outline of the building will be recorded at ground level, using concrete inlays and stonework along with naturalised low maintenance planting.
- 50. This approach is considered justified and in line with policy DM9 and SPD relating to Heritage Interpretation.

Main issue 6: Contamination

- 51. Key policies and NPPF paragraphs DM11, NPPF paragraphs 120-122.
- 52. Historic maps indicate that the site frontage was historically in use as agricultural land and allotments. Previous investigations have shown that the land has subsequently been made up with material comprising sand, gravel and rubble. The works involve the excavation of the upper surface and where regrading is proposed this will be to a maximum depth of around 600mm. On this basis the risk of contamination is considered low.

Other matters

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

Equalities and diversity issues

54. There are no significant equality or diversity issues.

Local finance considerations

- 55. 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.
- 56. 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.
- 57. In this case local finance considerations are not considered to be material to the case.

Conclusion

58. 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.

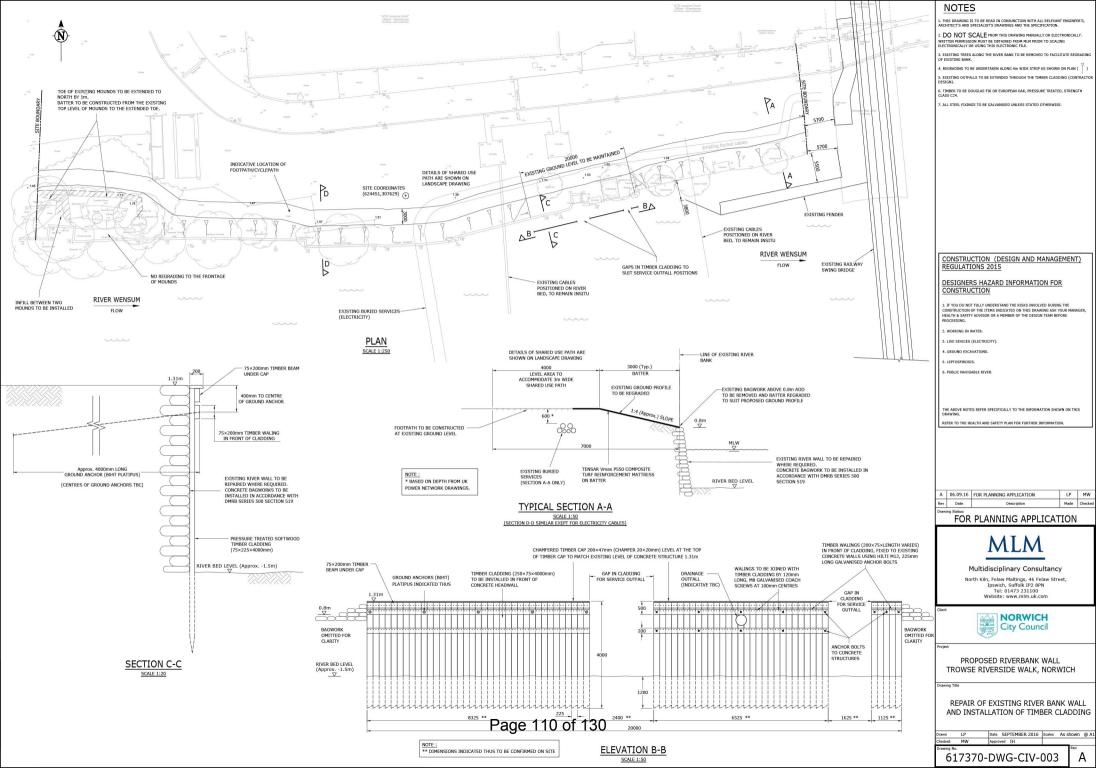
Recommendation

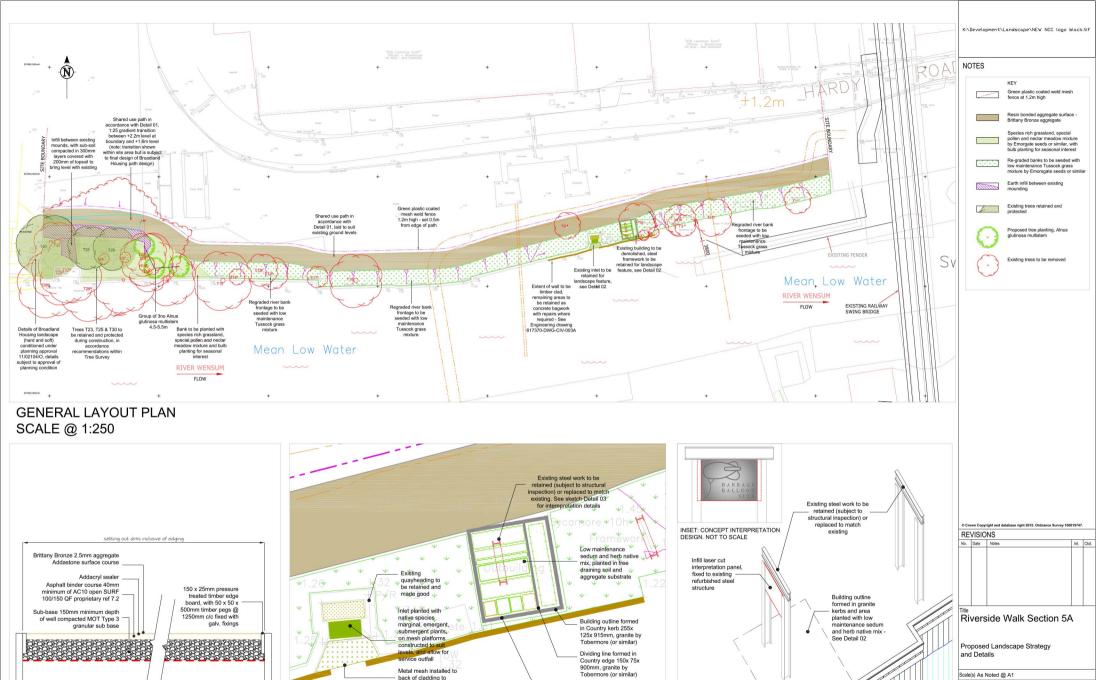
To approve application no. 16/01628/NF3 - Hardy Road, Norwich and grant planning permission subject to the following conditions:

- 1. Standard time limit;
- 2. In accordance with plans;
- 3. Public access for pedestrians and cyclist into perpetuity
- 4. Tree removal outside nesting season
- 5. Tree protection plan and method statement
- 6. Standard unknown contamination
- 7. Detailed landscaping, including maintenance and management plan
- 8. Structure shall be fully recorded prior to demolition
- 9. Structure shall not be demolished without the scheme for re-development proceeding.
- 10. Implementation of ecological mitigation including eradication of Giant Knotweed

Article 35(2) Statement

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





Existing building to be

demolished, removal of concrete slab roof and

DETAIL 01: TYPICAL PATH DETAILS SCALE @ 1:250

DETAIL 02: LANDSCAPE FEATURES 111 of 130 SCALE @ 1:50

provide seperation of area from river to allow

for aquatic planting

DETAIL 03: INTERPRETATION FEATURE SCALE @ 1:50

Dave Moorcroft
Executive Head of Services
Regeneration & Development
City Hall, Norwich, NR2 1NH
tel 0344 980 3333
planning@norwich.gov.uk

Page	1	12	of	130
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Item

Report to Planning applications committee

8 December 2016

Report of Head of planning services

Subject Application nos 13/02087/VC and 13/02088/VC - Norwich

City Football Club Carrow Road, Norwich, NR1 1JE

Reason Planning Obligation requirements – alterations to original terms and conditions as approved by planning committee.

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

Development proposal

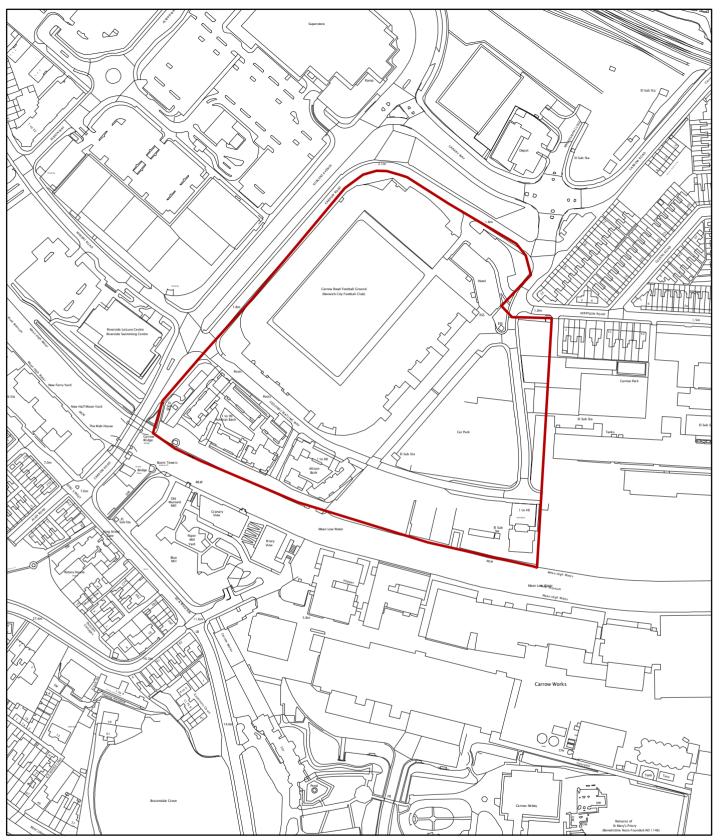
13/02087/VC: Changes to the requirements for providing a Riverside Walk, landscaping and utilities connections around the existing residential developments in the vicinity of the football club, through an application for Variation of Condition 12: Provision of Riverside Walk; Variation of Condition 21: Hard and Soft Landscaping details; and, Condition 25: Underground Utility Routes, of previous planning permission 4/2002/1281/O affecting The Jarrold Stand, N&P Stand, Ashman Bank and Allison Bank: 'Replacement of South Stand (8000 seats), new corner stand (1500 seats), hotel and residential development along the north bank of the River Wensum only, with associated highway works.'

13/02088/VC: Changes to the requirements for providing a Riverside Walk, landscaping and utilities connections around the ongoing residential developments in the vicinity of the football club, through an application for Variation of Condition 6: Hard and Soft Landscaping; Condition 10: Underground Utility Routes and Condition 12: Provision of a Riverside Walk, of previous planning permission 06/00012/VC affecting The Jarrold Stand and the Riverside Heights / NR1 development: 'Variation of Condition 2: Approval of Master Plan for previous outline planning permission 4/2002/01281/O 'Replacement of South stand (8000 seats), new corner stand (1500 seats), hotel and residential development along the north bank of the River Wensum only, with associated highway works'.'

Representations					
Object Comment Support					
0	0	0			

Main issues	Key considerations
1 Principal of development	Planning requirements for landscaping and riverside walk works
2 Design	Design and timescale for delivery of landscape works
3 Promoting recreational use of	Design and timescale for delivery of

R.Wensum	riverside works
Recommendation	Approve both application subject to modified conditions and deed of variations to S106 Obligations



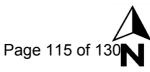
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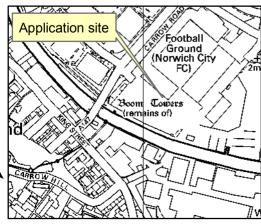
Planning Application No 13/02087/VC & 13/02088/VC Site Address Norwich City Football Club

Carrow Road

Scale 1:3,000







Report

Introduction

These applications were first considered by planning application committee on the 6th March 2014. Committee resolved to approve both applications subject to planning conditions and variation of the relevant S106 legal Obligations. Since this date there has been further consideration of planning obligation requirements particularly in relation to works to the river bank. The landscape proposals have also been revised. The applications are referred back to Planning Application Committee to update members on the current position and to seek amended resolutions.

The Site

- 1. Both applications concern the area of and around Norwich City Football Club, including the housing developments north of the River Wensum (Ashman Bank, Allison Bank and the NR1 development), the triangle-shaped car park to the east of the football stadium South Stand, the Holiday Inn hotel, the Geoffrey Watling Way road running north-south from Kerrison Road and east-west from Carrow Road in front of the N&P stand, and the area of riverbank on the north side of the River Wensum.
- 2. Neighbours to the south of the river are the residents of Paper Mills Yard and the Carrow Works (Unilever and Britvic) factory site. The riverside retail park and swimming pool adjoin the site to the west, the residents of the Harbour Triangle to the north-east and the spaces for sport and gravel car park of Carrow Quay to the east. The site is not within a conservation area but the Bracondale Conservation Area is to the south beyond the river. The site is level but Bracondale Ridge rises to the south.

Planning History and background

- 3. The provision of a Riverside Walk, landscaping and road construction around the site have all been required to be featured within the mixed use developments at the site since the first permission of 2002. Both planning permissions ref: 4/2002/1281/O and ref: 06/00012/VC include conditions requiring these works to be undertaken. Their non-provision since 2008 has been reluctantly tolerated on the understanding that alternative large scale housing development schemes have been in gestation since then, most recently the NR1 development. Since the current applications were first considered by planning applications committee, progress has been made in the provision of outstanding infrastructure, with highway works along Geoffrey Watling Way and Canary Fields now complete and scheduled for adoption by the Highway Authority. In addition landscaping works adjacent to the river, along with the construction of a section of riverside walk were carried out in 2014/2015. Works which remain outstanding relate to the landscaping of Geoffrey Watling Way and the area to the south of the South Stand and works specified in the S106 Obligation relating to the detailed specification of the Riverside Walk.
- 4. The original outline planning permissions required all reserved matters applications to be submitted to the LPA for approval within three years of the date of each outline consent, and subsequently were required to be implemented within two years of that permission (or five years of the outline consent, whichever was the later). Reserved Matters applications were approved for the housing development, for the hotel and for

the stadium expansion (see 'planning history'). However, no Reserved Matters proposals were submitted for the triangle car park pursuant to either outline planning permission, and therefore no 'live' permissions are in place on that site. Accordingly, the descriptions of the new permissions created by these applications are revised to remove reference to the former decked car park or residential developments proposed on the triangle car park. Even though no 'commencement date' condition will be used on either new permission as all development is underway or complete, this shall not infer any resurrection of the previously-expired consents on the triangle car park. An Informative Note will make this clear.

Relevant planning history

Ref	Proposal	Decision	Date
4/2001/0564	Replacement of South Stand and development of land with hotel, fitness and leisure club, decked car park and residential with associated highway works. (Revised Proposals)	APCON	03/07/2002
4/2002/1281	Replacement of South Stand (8000 seats), new corner stand (1500 seats), hotel, decked car park and residential development with associated highway works.	APCON	06/05/2003
4/2002/1282	Redevelopment of site to provide 330 residential apartments with associated access, parking and landscaping. (Part Conditions 1 & 15 of Outline Planning Permission No. 4/2002/1281/O)	APPR	07/05/2003
4/2002/1283	Redevelopment of South Stand (8000 seats) and new infill corner stand (1500 seats). Part condition 1 & 15 of Outline Planning Permission No. 4/2002/1281/O).	APPR	07/05/2003
4/2003/0685	Development of site with 148 bedroom hotel with associated access, car parking and landscaping (Conditions 1 & 15 of Outline Planning Permission No. 4/2002/1281/O).	APPR	02/10/2003
03/00333/D	Condition 3(d): Phasing plan for previous outline planning permission 4/2002/1281/O.	APPR	02/04/2004
03/00370/D	Condition 3(e): Landscape Master Plan and Condition 21: Details of hard and soft landscaping for previous outline planning permission 4/2002/1281/O	APPR	03/12/2004
05/00077/D	Detail of condition 12: Details of Riverside Walk and associated works for previous planning permission 4/2002/1281/O (Replacement of South stand (8000 seats) new corner stand (1500 seats) hotel, decked car park and residential	APPR	13/02/2006

	development with associated highway works).		
06/00012/VC	Variation of Condition 2: Approval of Master Plan for previous outline planning permission 4/2002/01281/O 'Replacement of South stand (8000 seats), new corner stand (1500 seats), hotel, decked car park and residential development with associated highway works' (Revised Scheme - Additional information received regarding Transportation).	APPR	18/03/2008
06/00891/D	Condition 26a: access road alignments; Condition 26b: surface treatment; Condition 26c levels; Condition 26g: traffic control measures for previous planning permission 4/2002/1281/O 'Replacement of South Stand (8000 seats), new corner stand (1500 seats), hotel, decked car park and residential development with associated highway works'.	REF	03/06/2008
10/01107/RM	Reserved Matters for the access, appearance, landscaping, layout and scale of the revised design of the second phase of the residential development (174 residential units) for outline planning permission (App. No. 4/2002/1281/O) 'Replacement of South Stand (8000 seats), new corner stand (1500 seats), hotel, decked car park and residential development with associated highway works' Revisions to terms of proposed Section 106 Agreement, revised siting of the buildings, revised designs of proposed residential apartment blocks, and inclusion of materials and further details to satisfy the terms of conditions proposed within former committee resolution of 14th October 2010.	APPR	05/10/2012
13/01639/MA	Amendments to the massing, designs and increased floorspace to 7th storey within Blocks 3 and 4, and changes to ground floor layouts of all Blocks 1 - 6, of the NR1 development, as alterations to existing planning permission 10/01107/RM 'Reserved Matters for the access, appearance, landscaping, layout and scale of the second phase of the residential development (174 residential units) for outline planning permission 4/2002/1281/O 'Replacement of South	APPR	07/03/2014

Stand (8000 seats), new corner stand	
(1500 seats), hotel, decked car park and	
residential development with associated	
highway works.'	

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposals

- 5. The applications seek to vary planning conditions attached to planning permissions **4/2002/1281/O** and **06/00012/VC** to allow the outstanding development requirements to be delivered in accordance with an agreed timescale.
- 6. 13/02087/VC Variations to certain conditions of the original planning permission 4/2002/1281/O affecting Ashman Bank and Allison Bank, in particular:
- Condition 21 to revise the timeframe for submission of landscape scheme details, to allow the works to the area to be lawful rather than in breach of the existing condition.
- 7. 13/02088/VC Variations to certain conditions of the planning permission 06/00012/VC affecting the NR1 development, in particular:
- Condition 6 to revise the timeframe for submission of landscape scheme details, to allow the works to the area to be lawful rather than in breach of the existing condition.
- 8. Landscape plans have been submitted indicating a scheme for Geoffrey Watling Way and the area to the south of the South Stand. The plans show a comprehensive hard and soft landscaping scheme.
- 9. Plans have been recently submitted detailing works to the riverbank. These works are a requirement of the S106 Obligation associated with the development of this site. The legal agreement requires the provision of a riverside walk including a footpath for pedestrian and cycle use as well as appropriate provision for:
- Mooring posts and rings;
- Seating;
- Lighting;
- Bollards to prevent unauthorised assess;
- Lifebelts:
- Safety ladders;
- · Safety chains;
- Fendering; and
- Repairs to the piled bank as may be necessary.
- 10. The legal agreement allows amendments to the specification to be agreed by the council. The applicant has submitted plans detailing works to provide moorings suitable for de-masting and short–stay visitor use.
- 11. The applicant has proposed the following timescale for the completion of the outstanding works:
- Phase 1 landscape works (Geoffrey Watling Way) to commence at the end of the Page 119 of 130

- current football season to be completed by 1st September 2017
- Phase 2 landscape works (south of South Stand) to commence at the end of the 2017/2018 football season to be completed by 1st September 2018
- Riverside works to be completed by 1st September 2018

Representations Received

12. Both applications have been advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received for either application.

Consultation Responses

13. **Broads Authority** – The plans that have been submitted to the City Council, detailing the works to be carried out – Drawing ref: 161006 SL-02 Rev P1 and Drawing Ref: 161006 SL-01 Rev P2 are acceptable and have been approved by the Broads Authority's River Engineer. Throw lines are recommended as suitable rescue equipment for the location and signage will be required to allow effective management of the mooring use.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework (NPPF) (March 2012):

Paragraph 14 – Presumption in favour of sustainable development

Paragraphs 203-206 – Planning conditions and obligations

Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

Section 10 – Meeting the challenge of climate change, flooding and coastal change

Section 11 – Conserving and enhancing the natural environment

Policies of the Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted January 2014*)

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 6 – Access and transportation

Policy 7 – Supporting communities

Policy 11 – Norwich City Centre

Policy 12 – Remainder of Norwich area

Policy 18 – The Broads

Policy 20 - Implementation

Development Management Policies Development Plan Document – (Adopted December 2014).

DM1 Achieving and delivering sustainable development

DM2 Ensuring satisfactory living and working conditions

DM3 Delivering high quality design

DM6 Protecting and enhancing the natural environment

Page 120 of 130

DM7 Trees and 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

Site Allocations Development Plan Document – (Adopted Dec 2014).

CC17: Land adjoining Norwich City Football Club, Kerrison Road

Supplementary Planning Documents and Guidance

Landscape and Trees (June 2016)

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011. The Localism Act 2011 – s143 Local Finance Considerations.

Principle of Development

Policy Considerations

14. The landscaping and riverside works are fundamental elements of the residential development of the football club area and essential features for promoting recreation and tourism in Norwich. Adopted policies for the site (CC17) as well as DM3 and DM8 provide a robust policy basis to the requirements. Development in this location is now complete and there is no further justification for outstanding works to be delayed any longer.

Design and timescale for delivery of landscape works

- 15. The landscape works to the areas surrounding the football club stadium will require the breaking up of existing areas of hardstanding and the laying of large areas of decorative paving. These works will directly affect access to the stadium and during construction disrupt the full operation of the building. The applicant proposes to undertake the works during the closed football season. Given the extent of the operational works the applicant proposes two construction phases, to be carried out over two consecutive close of season periods (2017 and 2018). Having regard to the need to ensure the effective and safe operation of the stadium this timescale is considered acceptable.
- 16. The landscape details indicate an essentially hard landscaped scheme design. A pallet of different materials is proposed to create variation in texture, colour and pattern. The applicants landscape architect states:

'The strong decorative paving pattern reflects the rich heritage of Norwich's historic weaving tradition and particularly the connection with the canaries, which has been adopted by Norwich City Football Club. Canaries were brought to Norwich by the skilled Flemish weavers, who arrived in the city after 1565 after fleeing religious

persecution in what is now Holland and Belgium. The native population adopted rearing canaries as a hobby and, by the 18th century, Norwich had become famous for its canaries. The coloured black and green blocks with gold 'threads' are inspired by the pattern books that were used by the weavers. The distinctive paving serves to enliven and give meaning to a public realm that would otherwise seem rather bleak and empty for much of the time.'

- 17. The landscape strategy seeks to create multi-functional spaces around the stadium, creating public realm areas which also allow for the safe movement of crowds on match days. In addition, to allow for the full operation of the stadium, space is required immediately adjacent to the stadium to accommodate articulated lorries and other large vehicles associated with TV coverage of football matches and large scale events. This, along with the routing of drainage/utilities along Geoffrey Watling Way and CCTV visibility requirements, restricts the scope for large scale tree planting and soft planting areas. Tree planting however is proposed on the eastern side of Geoffrey Watling Way and along the western boundary of the main car park. The Council's landscape officer is satisfied that the combined hard and soft planting proposals will create an attractive and durable area of public realm.
- 18. The design of the hard landscaping may make the areas prone to unauthorised car parking. The primary use of these spaces is as open public realm areas and as such there is the need to ensure this is not compromised. It is accepted that the in terms of the functioning of the stadium and the associated restaurants and outlets there may be the need for drop off and collection and overspill parking associated with large scale events. The applicant has agreed to a management plan for these areas to restrict parking in an agreed manner. A planning condition requiring the submission and agreement of a management plan is recommended to control use and long term operation of these areas.

Design and timescale for delivery of riverside works

- 19. The works to the riverbank include fixtures and safety features to facilitate the use of the river frontage for de-masting moorings and short stay visitor moorings. Limited bank repair works are proposed in the mooring locations including the removal of hazardous metal projections. The provision of moorings for this stretch of the river is supported by the Broads Authority and they have confirmed the detailed design to be acceptable. It is considered that the measures comply with the riverwalk specification set out in the relevant legal agreement and once the works have been implemented will discharge this particular S106 Obligation requirement.
- 20. The riverside walk will require long term maintenance and management. The terms of the S106 agreement obligate Norwich City Council as agents for Norfolk County Council to adopt the riverside walkway as highway and maintainable at the public expense. The issue of the maintenance and management of the moorings and associated safety features has been a matter of recent discussion between the S106 parties.
- 21. Legal advice obtained by the council indicates that the obligation to adopt the riverside walkway is restricted solely to the surface of the riverside walk access route which will be used as public highway and therefore excludes any feature or activities which are not part of the highway function. The responsibility for these elements would fall to the landowner which in this case is Kerrison Holdings (Norwich Football Club). Agents acting for the football club have questioned this position and maintain that on the basis

- of the definition of the riverside walk specification contained in the S106, Norwich City Council acting as agents for the County Council is bound by the obligation to adopt the full scope of the works.
- 22. At the time of writing this matter is still being discussed by the relevant parties. A verbal update will be provided at the committee meeting but members should note that since the applications are not seeking a modification to these particular S106 Obligations, the applications can be approved without this matter being resolved.

Other matters – parking

23. As referred to in para 4, a multi-storey car park to serve the needs of the development is a component of the original outline consent which has not been progressed and for which planning permission has now expired. As an interim measure temporary planning permission has been approved for parking on land around the stadium - this includes on land either side of Carrow Road and land to the east of NR1(ref:09/00379/F). This application has now lapsed and the applicant is currently in dialogue with planning officers regarding an application to regularise this matter.

Conclusion

- 24. The proposed changes to the specified planning conditions in para. 6-10 are considered satisfactory and will allow outstanding landscaping works to come forward within a fixed time period. The agreed riverside works will be undertaken by 1st September 2018 and this will be clarified in the revised planning conditions. The effect of the S73 application process is that new decision notices are issued. Where previously imposed planning conditions have been fully discharged these are not reimposed. In addition where consequential changes are required to other conditions, these are made. These modifications will be made as well as the imposition of an additional requirement in relation to car park management. Where necessary other planning conditions will be modified to reflect planning requirements that have now been discharged.
- 25. The planning obligations required from the various previous planning permissions' Section 106 Agreements will remain relevant, and Section 106A Deed of Variation agreements will be required to bring those obligations into this permission. The applicant has already agreed to this principle.

RECOMMENDATIONS

Recommendation 1.

To approve Application No 13/02087/VC at Norwich City Football Club, Geoffrey Watling Way and Carrow Road, Norwich, NR1 1JE, and grant planning permission, subject to:

- (1) the completion of a satisfactory Section 106A Deed of Variation legal agreement to include obligations of the original consents with the necessary amendments to the definition of development, and amended planning conditions as summarised below:
- 1. New time conditions provision of
 - By 1 September 2017, the hard and soft landscaping and street trees either side of the east-west Geoffrey Watling Way
 - By 1 September 2018, the landscaping around the South Stand and the provision of street trees adjoining the adopted highway on the southern boundary of the existing surface 'triangle' car park
 - By 1 September 2018, works to the riverbank shall be provided in accordance with the specification detailed on drawings ref 161006 SL-01 P2 and 161006 SL-02 P1received. The works, associated safety features and signage shall thereafter be permanently retained in a condition and manner which facilitates use as de-masting and short stay visitor moorings.
- The development hereby approved shall take place substantially in accordance with the layout shown on Masterplan drawing number 1011/NO/P02 dated 16th April 2007
- 3. Prior to first use of hard landscaped area submission and agreement of Parking Management Plan operation thereafter in accordance with agreed plan
- 4. Condition requiring full detailed specification of landscape scheme
- 5. Previous condition arrangements for drop-off and collection of fans on match days
- 6. Previous condition control of installation of any plant and machinery on any non-residential premises
- 7. Previous condition control of installation of any extract ventilation or fume extraction system within the non-residential premises
- 8. Previous condition control Foul drainage
- 9. Previous condition control of discharge into any watercourse, surface water, sewer or soakaway system
- 10. Previous condition Litter bins
- 11. Previous condition All exterior
- 12. Previous condition pedestrian areas outside the buildings available for public access shall be kept free of all obstructions, unless first agreed in writing with the local planning authority.
- 13. Previous condition control amplified sound
- 14. Previous condition non-residential servicing arrangements
- 15. Previous condition Parking controls within the residential developments
- 16. Previous condition PD restrictions
- 17. Previous condition Replacement of any trees or plants failure within 5 year
- 18. Previous condition Tree protection.
- 19. Previous condition Restrictions on deliveries
- 20. Previous condition Community use of facilities.

21. Previous condition CCTV

Recommendation 2.

AUTOTEXTLIST \s "Type 2" * MERGEFORMAT

To approve Application No 13/02088/VC at Norwich City Football Club, Geoffrey Watling Way and Carrow Road, Norwich, NR1 1JE, and grant planning permission, subject to:

- (1) the completion of a satisfactory Section 106A Deed of Variation legal agreement to include obligations of the original consents with the necessary amendments to the definition of development, and amended planning conditions as summarised below:
- 1. New time conditions provision of
 - By 1 September 2017, the hard and soft landscaping and street trees either side of the east-west Geoffrey Watling Way
 - By 1 September 2018, the landscaping around the South Stand and the provision of street trees adjoining the adopted highway on the southern boundary of the existing surface 'triangle' car park
 - By 1 September 2017, works to the riverbank shall be provided in accordance with the specification detailed on drawings ref 161006 SL-01 P2 and 161006 SL-02 P1. The works, associated safety features and signage shall thereafter be permanently retained in a condition and manner which facilitates use as de-masting and short stay visitor moorings.
- 2. The development hereby approved shall take place substantially in accordance with the layout shown on Masterplan drawing number 1011/NO/P02 dated 16th April 2007
- 3. Prior to first use of hard landscaped area submission and agreement of Parking Management Plan operation thereafter in accordance with agreed plan
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- 5. Previous condition arrangements for drop-off and collection of fans on match days
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- 15. Previous condition Parking controls within the residential developments
- 16. Previous condition PD restrictions
- 17. Previous condition Replacement of any trees or plants failure within 5 year
- 18. Previous condition Tree protection.
- 19. Previous condition Restrictions on deliveries
- 20. Previous condition Community use of facilities.
- 21. Previous condition CCTV

Article 35(2) Statement

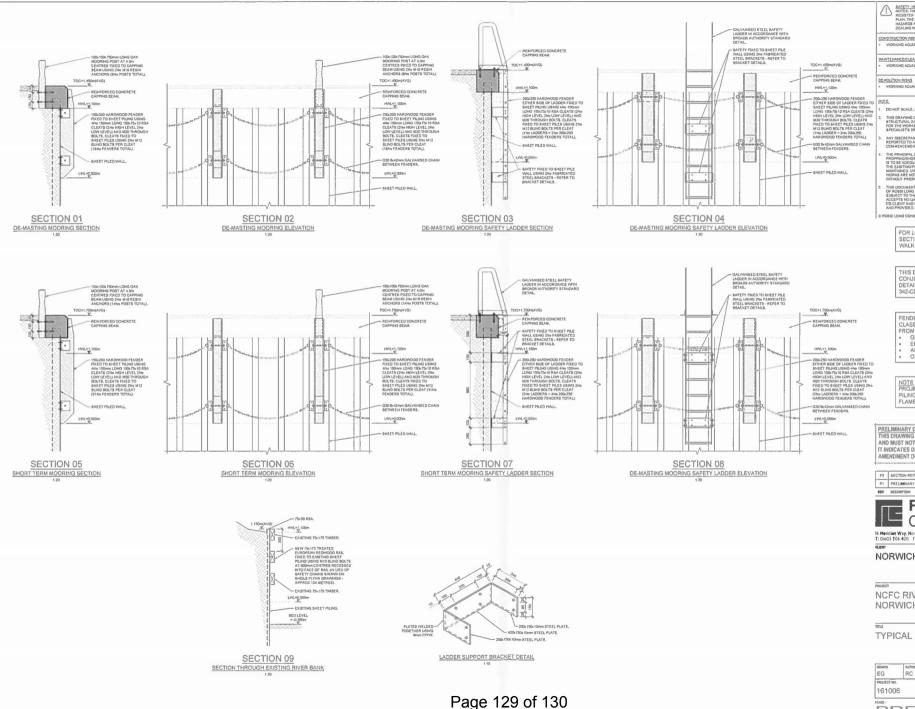
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the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

NCFC Masterplan Geoffrey Watling Square and South Square





PRELIMINARY



BAFETY HEALTH AND ENVIRONMENTAL INFORMATION BOX NOTES: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RESPONDED. NOTES: THIS DRAWING IS TO BE READ IN CONSINCTION WITH THE I REGISTER PRODUCED FOR INCLUSION IN THE HEALTH AND BAFETY PLAN. THE HAZARDS NOTED ARE IN ADDITION TO THE NORMAL HAZARDS AND REIKS FACED BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPE OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION RISKS

MAINTENANCE/CLEANING RISKS

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVAN STRUCTURAL ENGINEER'S DRAWINGS AND DETAILS. THE SPECIFICA FOR THE WORKS, THE RELEVANT ARCHITECT'S DRAWINGS AND ANY SPECIALISTS DRAWINGS.

- THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPY OF ROSSILDING CONSULTINGS APPOINTMENT WITH THE CLEHT AND IS. THE ACCEPT IN OUR LIMITARY OF THE PROPAGE FOR WHICH THAN A COCCEPT IN OUR LIMITARY OF THE OUR OF THE DOCUMENT OTHER THAN IS TIS CLEHT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED, ONLY WITHTEN BOMENISHING SHOULD BE USED.

FOR LOCATION OF TYPICAL SECTIONS THROUGH RIVERSIDE WALK REFER TO DRAWING SL-02

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SHEILS-FLYNN 342-CD-061 TO 342-CD-066

FENDERS TO BE HARDWOOD WITH CLASS 1 DURABILITY SELECTED FROM THE FOLLOWING SPECIES:

- GREENHEART
- EKKI
 ANGE ANGELIM VERMELHO OKAN

NOTE: ALL EXISTING STEELWORK PROJECTING FROM THE SHEET PILING IS TO BE REMOVED BY

PRELIMINARY DRAWING:
THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY AND MUST NOT BE READ AS A CONSTRUCTION ISSUE. IT INDICATES DESIGN INTENT ONLY AND IS SUBJECT TO AMENDMENT DURING FINAL DESIGN DEVELOPMENT.

P2	SECTION REFERENCES ADDED TO TITLES.	04.10.16	23	RC
P1	PRELIMINARY ISSUE.	29.09.16	EG	RC
REV	DESCRIPTION	DATE	BY	AUT



16 Meridian Way, Norwich, Horlolk, NR7 OTA T: 01603 706 420 F: 01603 706 421 www.rossllong.co.uk

NORWICH CITY FOOTBALL CLUB

NCFC RIVERSIDE WALK NORWICH

TYPICAL MOORING DETAILS

EG	RC	29.09.16	1:20
PROJECT NO.		DRAMWG NO.	REV
161008	ŝ	SL-01	P2

Page	130	of	130
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