

Planning applications committee

Date: Thursday, 08 December 2022

Time: 09:30

Venue: Council chamber, City Hall, St Peters Street, Norwich, NR2 1NH

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

Committee members:

Councillors:

Driver (chair)
Sands (M) (vice chair)
Bogelein
Champion
Davis
Grahame
Lubbock
Peek
Sands (S)
Stutely
Thomas (Va)
Thomas (Vi)
Young

For further information please contact:

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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

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 - 12

To agree the accuracy of the minutes of the meeting held on 13 October 2022

4 Planning applications

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

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

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

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient

point between 13:00 and 14:00 if there is any remaining business.

	Summary of planning applications for consideration	13 - 14
	Standing duties	15 - 16
4A	Application no 21/01694/MA - St Peters Methodist Church, Park Lane	17 - 58
4B	Application no 22/01374/F - 3 Gateley Gardens, Norwich, NR3 3TU	59 - 72
4C	Application no 22/01301/F - 44 York Street, Norwich	73 - 84
4D	Application no 22/00579/F - 11 Dowding Road, Norwich, NR6 6DD	85 - 96

Date of publication: **Wednesday, 30 November 2022**



Planning applications committee

09:40 to 12:35

13 October 2022

Present: Councillors Driver (chair), Sands (M) (vice chair), Champion, Davis, Grahame, Lubbock, Peek, Sands (S), Stutely, Thomas (Vi), and Young

Apologies: Councillors Bogelein (other council business) and Thomas (Va)

1. Declarations of interests

Councillor Driver declared an other interest in item 3 (below), Application no 22/00634/U St Marys Works, Duke Street as a member of the Campaign for Real Ale (CAMRA).

Councillor Stutely declared an other interest in item 3 (below), Application no 22/00634/U St Marys Works, Duke Street, as chair of the licensing committee he had served on licensing subcommittees where applications from this applicant had been determined. He did not have a predetermined view on this application.

Councillors Stutely and Davis, ward members for Town Close Ward, confirmed that they did not have a predetermined view in item 5(below), Application nos 22/00701/F - 37 Brian Avenue, Norwich, NR1 2PH, and had not been involved in the case.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meetings held on:

- (a) 8 September 2022;
- (b) 29 September 2022.

3. Application no 22/00634/U St Marys Works, Duke Street, Norwich

(Councillors Driver and Stutely had declared an interest in this item.)

The planner (case officer) presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports which was circulated at the meeting and available on the council's website. The supplementary report contained an additional condition to the officer recommendation in the main report relating to opening times to safeguard the amenity of the surrounding area. The applicant had advised officers that it did not intend to open seven days a week but

had requested the hours of opening to allow flexibility for temporary events. The report also contained summaries of a further objection which had later been withdrawn because the noise mentioned in the statement was from another venue, and a statement of support. Members were advised that this application was for a meanwhile use until the site came forward for redevelopment and this was preferable to the site being unused.

During discussion, the planner, together with the environmental protection officer and the area development manager, answered members' questions. This included an explanation that cleaning time would be in addition to the opening hours and had been taken into consideration in the proposal. The marquee structures were fixed to the ground but were not permanent, which meant that the site could be cleared for development at the end of the three years of the permission. Members were also advised that the operators had changed their amplified sound system with a better distribution across the site that did not require such high volume. Environmental protection officers had given assurance that the noise was barely audible and was an acceptable level at nearby residential properties.

Members were also assured that there was a consistent level of staffing to manage customers leaving the premises and that there was a site management strategy for vendors to set up. There was no car parking provided for customers. The adjacent existing car park access had room for two vehicles and was considered acceptable by the Highways Authority. There had been one objection to the proposal because of visitors parking in a controlled parking zone which could be enforced. The site was accessible and within easy access of visitor parking spaces in St Marys Plain and the city council operated car parks in St Crispins Road, St Augustines Road and Duke Street. Members were advised that food hygiene was considered under separate regulations. An informative would be attached to the planning consent to advise the applicant to consult the council.

In reply to member's question about antisocial behaviour, the planner and environmental protection officer, explained the measures taken by the applicant in response to residents' concerns. This included provision of more toilets and litter patrols, and better management of people leaving the site. Members were advised that the management of the site had greatly improved since the venue had opened during Covid restrictions, when very few other venues had been available at the time and that there were no longer the queues that it originally had.

Members were also advised that an assessment had been made of the use of this site in relation to Nutrient Neutrality.

The chair moved and the vice chair seconded the recommendations set out in the report, with the additional condition relating to opening hours.

During discussion, Councillor Sands (M) moved, and Councillor Grahame seconded that the opening hours on a Sunday evening should be restricted to 22:00 so that residents were not disturbed on a Sunday evening and could get ready for the working week. Members noted that the licence for the premises was to 22:00, however it was pointed out that irrespective of the licensing permission, in planning terms licensing could not extend beyond the approved opening hours set out in the planning permission. The environmental protection officer said that the request for 22:30 on a Sunday was to allow for extended opening for temporary events and

bank holiday weekends. On being put to the vote, with 4 members voting in favour (Councillors Sands (M), Sands (S), Grahame and Thomas (Vi)), 4 members voting against (Councillors Driver, Peek, Lubbock and Davis) and 3 members abstaining from voting (Councillors Champion, Young and Stutely), the amendment was lost on the chair's casting vote.

During discussion members noted that the management of the premises had improved and that the lack of members of the public objecting to the proposed extension of planning permission present at the committee was testament to this. A member considered that the opening of the venue during the day would provide a place to eat for visitors to exhibitions at the Shoe Factory and other premises around St Marys Works. Another member said that she had previously opposed this development, but this application was acceptable and that it would be subject to regulation by licensing. Concessions had been made and it was a good temporary use of the site until development came forward in 3 years' time.

RESOLVED, unanimously, to approve application 22/00634/U St Marys Works, Duke Street, Norwich and grant planning permission subject to the following conditions:

1. Three year temporary time limit and cessation of use and clearance of all structures at end of permission;
2. In accordance with plans;
3. Flood response plan to submitted within three months for agreement;
4. Compliance with Site Management Strategy;
5. Compliance with scheme for litter management;
6. Compliance with travel information plan;
7. Retention of cycle parking;
8. Retention, alteration or replacement of four identified structures within identified maximum parameters (largest to be no more than 4.8m high, 15m wide and 18m deep) for duration of permission, unless otherwise agreed.
9. The premises which form the subject of this permission shall not be open to the public, trading, or have members of the public, as customers or guests, on the premises except between the hours of 12:00 – 22:30 Sunday to Wednesday, and 12:00 – 23:00 Thursday to Saturday and Bank Holidays

Informative Notes:

1. The applicant is advised to contact the council for advice on food hygiene and safety.
2. The applicant is reminded to secure compliance with health, safety and other regulations required for the operation of an event venue and food market.

4. Application nos 22/00498/L and 22/00497/F Police Station, Bethel Street

The planner (case officer) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which had been circulated at the meeting and available on the council's website. The report contained a summary of an additional consultation response, from Historic England, and a further representation by residents who had previously commented on the proposal, received following the publication of the agenda papers, and an assessment of the proposal in relation to Nutrient Neutrality.

During discussion the planner and the area development manager answered members' questions. Members were advised that the council leased the car park area to the police and that there were long term plans for redevelopment at the rear of City Hall. Several members expressed their frustration that the refurbishment did not seek to improve the thermal efficiency of the building or include measures such as rainwater harvesting and a sedum roof. Members were advised that the proposal was acceptable for a Grade II* listed building and therefore officers had not considered it appropriate to insist on a sedum roof on the rear extension. Members were advised there was no requirement for biodiversity net gain on this site. Members were advised that it was necessary to consider the application that was before them.

Discussion ensued on the balance of the proposed refurbishment and the harm to the listed building. Members were concerned that the loss of heritage assets in the former Chief Constable's room were necessary for the function of the building as a police station. The planner explained that refurbishment was necessary to ensure that the building continued to function as a police station. The applicant had required changes to the Chief Constable's room and officers had negotiated to minimise the loss of heritage features. The area development manager said that listing a building did not prevent any changes ever being made to a building. The proposals were to modernise the building so that it could continue to be used as a police station and would retain its use in the city centre. There would be less than substantial harm to the fabric of the building, and it would still be possible to read the history of the building. The conservation and design officers and Historic England were satisfied with the proposals.

The chair moved and the vice chair seconded the recommendations as set out in the report.

Discussion ensued in which a member spoke in favour of this proposal and said that he looked forward to the wider redevelopment of the rear of City Hall. Another member spoke in favour but expressed his regret at the loss of heritage features, and that the applicant could have considered a large extension to the side of the building as an alternative solution. One member took the pragmatic approach that the refurbishment would improve the working conditions for the police officers and office staff.

Other members said that they could not fully support the proposal because it did not improve the thermal and environmental efficiency of the building. A member said that he was disappointed that a sedum roof and water capture had not been included in the proposal. Another member pointed out that the council leased the building and acknowledged that it needed to be refurbished but that she was disappointed that it was not ambitious enough to bring it up to twenty first century standards. She commented on the loss of heritage assets and expressed concern that the police might consider the building was not fit for purpose in a few years' time.

RESOLVED, with 6 members voting in favour (Councillors Driver, Sands (M), Sands (S), Stutely, Thomas (Vi) and Peek) and 5 members abstaining from voting (Councillors Champion, Young, Grahame, Lubbock and Davis) to approve applications 22/00498/L and 22/00497/F at the Police Station, Bethel Street and grant listed building consent and planning permission subject to the following conditions:

22/00497/F

1. Standard time limit;
2. In accordance with plans;
3. External materials
4. Submission parking/ cycle/ bin storage details
5. Submission dog kennel details
6. External lighting details
7. Type of plant as submitted
8. Anti-vibration mountings
9. Wash bay hours of operation

Informatives

1. Construction working hours

22/00498/L

1. Standard time limit
2. In accordance with the plans
3. Details;
 - (a) Safe
 - (b) Main entrance lettering detail
 - (c) Main entrance new light
 - (d) Existing internal door at ground floor serving the former store
 - (e) Refurbishment of steel windows
 - (f) Stone cleaning and repairs
 - (g) Cladding/screening for the proposed plant above which sits above the parapet
 - (h) PV panels
 - (i) Cells
4. External finishes
5. Any damage made good.

Informatives

1. Any other works may need further consent
2. Some conditions need to be discharged prior to works
3. Retain original historic fabric
4. Asbestos

(The committee adjourned for a short break at this point and reconvened with all members listed above as present.)

5. Application nos 22/00701/F - 37 Brian Avenue, Norwich, NR1 2PH

The planner (case officer) presented the report with the aid of plans and slides. He asked members to approve the application subject to an amendment to the recommended condition 3, to require obscure glazing to first floor landing window and non-opening to a level 1.7m above ground floor level to prevent overlooking of the neighbouring dwelling.

The adjacent neighbour to the north of no 37 addressed the committee with her concerns that this proposal would be detrimental to the amenity of her property due

to loss of sunlight and privacy. She was concerned that the wall of the two storey building and its close proximity to her house would prevent light to her landing and hallway and bathroom, requiring an electric light to be on during the day. She requested that the committee undertook a site visit before determining this application.

Councillor Oliver, Town Close ward councillor, addressed the committee on behalf of the residents to the south of no 37, who were unable to attend the committee. Their objections to the proposal included: that its height and scale were too cramped for the site; that the proposal would be higher than the adjacent properties; the proposal did not reference the character of the surrounding properties in its design, that it would be detrimental to their amenity from overlooking and loss of privacy and concerns about disturbance during construction. Councillor Oliver then addressed the committee on behalf of other residents in Brian Avenue and said that there was general concern from all neighbours about the effect that this proposal would have on the street. She pointed out that the bungalow at no 37 was an unusual site shaped like a “wedge” and already maximised the use of the space on the site. Houses in Brian Avenue were not widely set apart but were not cramped. The roof of the two storey building at no 37 would be visible. The large dormer window was out of keeping with other smaller dormers in the street. She also expressed concern that this development would encroach on garden space and was contrary to the local development plan.

The applicant said that the proposals had been amended three times in response to comments from the neighbours and that there had been no intention to upset them. The character of the 1930s bungalow would be maintained by the retention of the bay window, clay tiled roof and white rendering. The property had been neglected and the proposal was to extend it for their family's use. The height of the proposed building was broadly similar to the adjacent properties with two storeys and a loft conversion. There would be no loss of garden as there was concrete at the rear of the property. It would not be closer to no 35 than at present. The applicants had tried to minimise the impact on the adjacent properties in terms of sunlight and had agreed to the proposal for the first floor window to be non-opening and obscure glazed. The proposals would improve the energy efficiency of the building and updated the 1930s property into a multi-generational family home.

The planner responded to issues raised by the speakers and confirmed that there was hard standing to the rear of the property and that there would be no significant loss of green garden space from this development.

The planner, together with the area development manager, referred to the report and answered members' questions. This included a question whether members should take into consideration the disability of a neighbour in determining the planning application, commenting that the loss of light to the hall area could be hazardous for someone with poor sight. Members were advised that the application was acceptable and that the objection from a neighbouring resident on the grounds of disability did not justify refusal. It was noted that the plans were for white rendered walls which would maximise the reflection of light. The committee was also advised that houses in Brian Avenue were varied and that no 37 was an “outlier” in that it was situated in the bend in the road and slightly higher than the adjacent properties. The proposal was of a similar form and character of the other houses in the street. Members were also advised that whilst the dormer window was large with significant

gaps between the eaves, there were other dormer windows in the street, and that dormer windows could be installed without planning permission. Landscaping details had not been required as part of the proposal. The applicant could re-lay the patio without planning permission.

The chair moved and the vice chair moved the recommendations as set out in the report and as amended by the planner.

Discussion ensued.

Members minded to vote in favour considered that the proposal would add symmetry to the streetscape and was in character with the surrounding area. A member pointed out that concerns that no 37 was too close to no 35 were unfounded as the plans showed a path and garage between the two properties. The garden of no 37 was overlooked by the neighbouring properties.

Councillor Stutely, Town Close ward councillor, explained that he considered that the application was finely balanced. He expressed concern about the impact of the proposal on the street scene and that it was unsuitable for its location, with little external space around the sides of the building. He suggested that the proposal could be improved by a hipped roof and a smaller dormer window. Another member commented that whilst this was finely balanced, he welcomed the energy efficiency improvements to the property.

RESOLVED, with 9 members voting in favour (Councillors Driver, Sands (M), Sands (S), Graham, Champion, Young, Thomas (Vi), Peek and Lubbock), 1 member voting against (Councillor Stutely) and 1 member abstaining from voting (Councillor Davis) approve application no. 22/00701/F - 37 Brian Avenue Norwich NR1 2PH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glazing to first floor landing window and non-opening to a level 1.7m above ground floor level to prevent overlooking of the neighbouring dwelling.

CHAIR

Summary of planning applications for consideration

ITEM 4

8 December 2022

Item No.	Application number	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4A	21/01694/MA	St Peters Methodist Church, Park Lane	Maria Hammond	Amendments to approved plans of previous permission 18/00962/F.	Objections	Approve
4B	22/01374/F	3 Gateley Gardens	Stephen Polley	Removal of existing garage. Two storey side and single storey front extension to form a 5 bed HMO.	Councillor Call in (Councillors Kendrick, Stonard & Harris)	Approve
4C	22/01301/F	44 York Street	Danni Howard (contact Lara Emerson)	Rear dormer extension.	Called in by Cllr Oliver	Approve
4D	22/00579/F	11 Dowding Road	Nyasha Dzwowa	Two storey side extension, single storey rear extension to existing detached house and loft conversion.	At the discretion of Head of Planning & Regulatory Services	Approve

STANDING DUTIES

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

Equality Act 2010

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

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

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

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

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

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

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

Crime and Disorder Act, 1998 (S17)

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

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

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

Natural Environment & Rural Communities Act 2006 (S40)

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

Planning Act 2008 (S183)

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

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

Article 8 – Right to Respect for Private and Family Life

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

Report to Planning Applications Committee

Item

8 December 2022

Report of Head of Planning & Regulatory Services

Subject Application no 21/01694/MA St Peters Methodist Church,
Park Lane

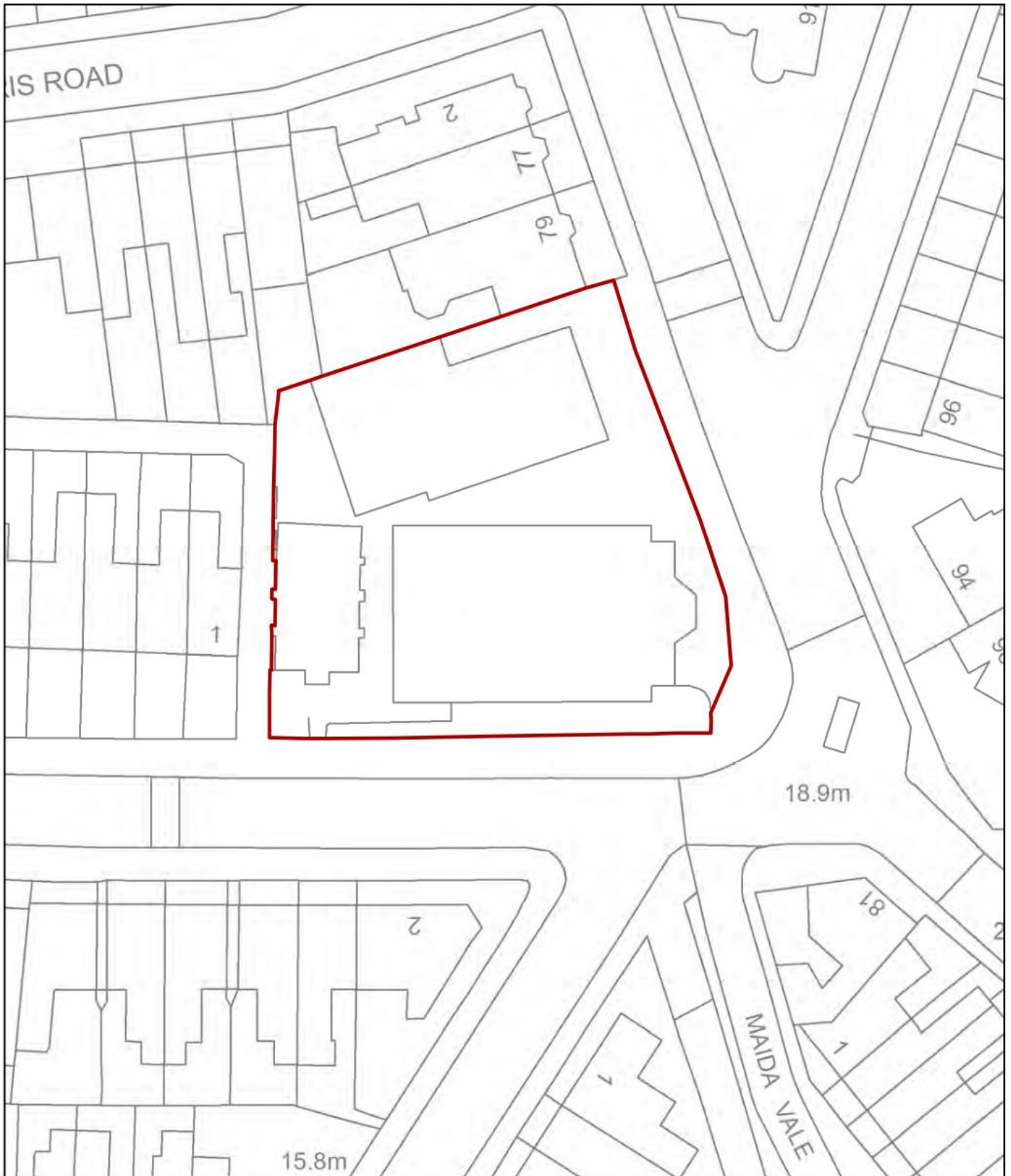
**Reason for
referral** Objections

4A

Ward	Nelson
Case officer	Maria Hammond - mariahammond@norwich.gov.uk
Applicant	IBC - St Peter's Development Ltd

Development proposal		
Amendments to approved plans of previous permission 18/00962/F.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Principle of amending the approved development
2	Design
3	Heritage
4	Amenity
Expiry date	14 December 2022
Recommendation	Approve



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Planning Application No 21/01694/MA
 Site Address St Peters Methodist Church,
 Park Lane
 Scale 1:500

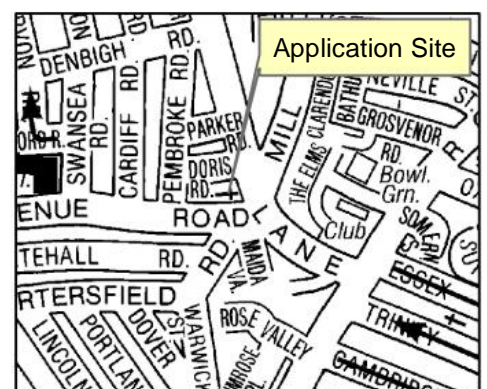


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PLANNING SERVICES



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The site and surroundings

1. The application concerns the former St Peters Methodist Church, a prominent and locally listed building within the Heigham Grove Conservation Area. The site also contains the former church hall and Boys Brigade buildings and occupies 0.15 hectares at the junction of Park Lane and Avenue Road.
2. In 2019 planning permission was granted to convert this group of three buildings into 20 dwellings (reference 18/00962/F).
3. The three buildings are distinct from each other with the main church building being a characteristic 1930s building of monumental scale which forms a landmark at the road junction. The adjacent church hall fronting Park Lane was the original church on the site built to Edward Boardman designs in 1894 then refaced with modern buff brick in the 1960s and extended to join it to the church. The single storey Boys Brigade building fronting Avenue Road was also built to Boardman designs in the early twentieth century.
4. The approved development included removing extensions that attached the buildings, altering existing and creating new window and door openings, providing roof terraces to the church and Boys Brigade and providing parking and amenity spaces. The church hall was to have the most significant changes, with an extension over an existing flat roof at the rear and removal of the 1960s façade and addition of a new porch on the front elevation.
5. The surrounding area is characterised by Victorian terraces and houses. The Conservation Area Appraisal identifies the church as a significant local landmark and the position of this group of buildings at the junctions of Park Lane, Avenue Road, Mill Hill Road, Maida Vale and Portersfield Road with levels dropping towards the site from Unthank Road and The Avenues results in positive views towards this prominent site from many aspects.

Constraints

6. St Peters Church is described in the local list as: *“1939. Buff brick with brown brick detail to windows. Designed by local architect Cecil Yelf in a simple but monumental style. Importance: Important community and landmark corner building in a style evocative of its time”*.
7. The site is in sub-area H of the Heigham Grove Conservation Area.
8. It is in a critical drainage catchment and parts of the site and surrounding area are at risk of surface water flooding in the 0.1%, 1% and 3.3% events.

Relevant planning history

9. The records held by the city council show the following planning history for the site.

Ref	Proposal	Decision	Date
15/01928/F	Demolition of modern extensions and conversion to provide 20 residential units (class C3).	REF	21/07/2017
18/00503/O	Outline application including matters of access, for demolition of all buildings on site, erection of up to 10 dwellings, formation of new access road from Avenue Road with associated external works.	REF	10/08/2018
18/00504/O	Outline application including matters of access, for demolition of the Church Hall, Welcome Room and Boys Brigade, conversion of main church and erection of new dwelling(s) with associated external works.	REF	10/08/2018
18/00962/F	Change of use from D1 (place of worship) to C3 (dwelling houses). Demolition of modern extensions, removal of two trees, and general redevelopment of site to provide 20 new residential units and associated landscaping and parking.	APPR	23/09/2019
19/01498/D	Details of Condition 3: phasing plan; Condition 5: construction method statement; Condition 6: photographic record of all buildings and Condition 8: demolition method statement of previous permission 18/00962/F.	APPR	17/12/2019
20/00709/NM A	Amendment to planning permission 18/00962/F to amend the wording of Condition 12 to enable discharge of the condition on a per-building phased basis.	APPR	14/07/2020
20/00911/D	Details of Condition 7: surface water drainage; Condition 9: structural survey and method statement and Condition 10: materials of previous permission 18/00962/F.	APPR	28/05/2021
20/01109/D	Details Condition 12: Energy statement of previous permission 18/00962/F (phase 2 only).	APPR	28/05/2021
20/01176/NM	Amendment to previous permission 18/00962/F to incorporate revisions to:	APPR	28/05/2021

Ref	Proposal	Decision	Date
A	rooflights and change from double to single door		
20/01554/D	Details of Condition 10(l): window details of previous permission 18/00962/F (phase 2 only).	APPR	27/05/2021

The proposal

10. The approved development of 20 dwellings (18/00962/F) has commenced and conversion of the Boys Brigade building to a single detached two bedroom dwelling is largely complete. The 1930s church is being converted into eight dwellings over four floors ranging from one bed flats to four bedroom townhouses and this is nearing completion. The final phase of development is conversion of the former church hall to 11 units over four floors from one bed flats to three bed townhouses. Work is advancing on this building and a rear extension is complete. External works around the Boys Brigade and some tree planting and hard landscaping along the southern side of the church have also been completed.
11. The application proposes amendments to the design of the approved scheme. There are no proposed changes to the number or size of dwellings, only their external appearance. The submission is supported by details of materials, reinstatement of the church hall facade, landscape, bat mitigation, renewable energy, cycle and refuse storage and heritage interpretation to satisfy the requirements of conditions of the existing permission.
12. The proposed design amendments consist of:

Boys Brigade:

- (a) Alteration to junction between rear terrace balustrade and roofline to take account of raised floor level and maintain 1.7m height.
- (b) Approved solar panels moved to lower section of roof.

Church (units C1-8):

South elevation

- (a) Retention of stained glass in situ instead of moving this to new openings in the west and north elevations.
- (b) Insertion of new door opening between these stained glass windows to access approved terrace.
- (c) Omission of second floor terrace on existing flat roof and retention of window openings as existing, instead of altering to doors.
- (d) Addition of steps from approved upper ground floor door to amenity space.

North elevation

- (a) Omission of raised parapet wall to north elevation terrace beneath glazed balustrade. Access through floor instead of altering existing second floor window openings to doors.
- (b) Omission of first floor window to staircase.
- (c) New window that would have taken stained glass relocated from south has been reduced to a smaller second floor opening.
- (d) Removal of chimney.
- (e) Application of brick slips over damaged original brickwork.

East elevation

- (a) No specific amendments, other than those associated with above changes to side elevations.

West elevation

- (a) Omission of new window opening that would have taken stained glass relocated from south elevation.
- (b) Omission of one new window to first floor living room.
- (c) Rearrangement of ground floor door and window openings.

Church hall (units CH1-CH11):

North elevation

- (a) Omission of rooflights over voids to first floor and reduction in size of rooflights to second floor.
- (b) Revision to design of new windows within existing openings, including opening up original rounded heads.
- (c) Increase of ridge height to approved extension by 0.9 metres, eaves lowered by 0.3 metres.
- (d) Addition of deep reveals around first floor windows in extension and increased size of second floor rooflights with addition of obscure glazing to them.

South elevation

- (a) Increase of ridge height to approved extension by 0.9 metres, eaves raised by 0.4 metres.
- (b) Concentration of solar panels across original roof slope and none on extension.

- (c) Increased size of rooflights in extension, reduction in second floor rooflights to original building and omission of all but one rooflights to first floor.
- (d) Minor alterations to the size and proportions of windows in extension and door opening to original building.
- (e) Revision to design of new windows within existing openings, including opening up original rounded heads.
- (f) Application of brick slips over damaged original brickwork.

East elevation

- (a) A condition of the existing permission requires agreement of a scheme for the repair and reinstatement of this elevation following demolition of the twentieth century façade and extensions. It was not known how much of the original chapel façade remained or what condition it might be in. Demolition has uncovered the original large stone tracery window and a small round light above this. Two windows to the sides had been removed and infilled and much of the original brickwork had been damaged.
- (b) This application proposes: glazing the stone tracery within timber frames, infilling the round window with render, creating two new windows to each side with rounded heads in the positions of the two original windows, rebuilding the corners and reinstating a coping to the verge. The brickwork is proposed to be faced with new brick slips (thin slices of brick faces) tinted to appear aged. A new zinc clad porch that was included in the approval is retained in the proposal.
- (c) The proposed new windows are at first floor level only and ground floor windows on each side of this elevation have been omitted.

West elevation

- (a) Increase of ridge height to approved extension by 0.9 metres, eaves lowered by 0.3 metres to north and raised 0.4 metres to south. The approval had flat areas at eaves level either side of the gable end, the proposal removes this on the northern side and the eaves heights are asymmetrical.
- (b) Minor alterations to the size and proportions of upper level windows.
- (c) Omission of obscure glazing to lower sections of first floor windows.
- (d) Deep reveals added to all upper floor windows.
- (e) Application of brick slips at lower level over damaged original brickwork.

13. Implementation of the approved scheme began in early 2020 and is nearing completion. This application was first submitted in November 2021 and whilst negotiations have taken place, many of the proposals in this application have been completed on site. The applicant is aware that works which have been completed that are not in accordance with the existing approval are unauthorised. This application seeks to regularise the situation.

Representations

14. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

Issues raised	Response
Roof (church hall extension) is massive and horrendous	See main issue 2 below
Severe overlooking – obscure glazing will not work	See main issue 4 below
Overshadow gardens	See main issue 4 below
Previously uninterrupted light to house and garden	See main issue 4 below
Intrusive	See main issue 4 below
Higher ridge than approved/roof appears too high	The application proposes retaining the extension to the church hall as built which is higher than previously approved as considered in main issues 2 and 4 below.
Too modern in conservation area and looks very out of place with red brick terraces	The overall design of the scheme, including the extension to the church hall, remains as previously approved. The amendments to be considered are as set out in paragraph 12 above.
Few car parking spaces and no electric charging bays is an oversight	This application does not propose any amendments to the approved car parking arrangements.
Concerns about the impact of ongoing construction works: noise, mess and parking	The applicant has been informed of these concerns and reminded of the requirement to comply with the approved construction method statement.

Consultation responses

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

Design and conservation

16. The document for the front elevation of the church hall represents a compromise between conserving the non-designated heritage asset in the Heigham Grove Conservation Area and the planning consideration of bringing the building into residential use. Agreement has been reached on the following points after careful discussion:
- (a) The staining of the large mortar joints on the front elevation will calm the incongruous colour and size difference between brick and mortar and better integrate the newly faced building into the surrounding area.

- (b) The boarding of the upper window (with the stone tracery retained), this change can be easily reversed if a glazed stone rose tracery was to form part of the east elevation at a later date.
 - (c) Coping details for the parapet to match existing.
 - (d) Buttress details at the corners of the church hall.
 - (e) A compromised arrangement for the fenestration of the side window openings.
17. The Boardman designed c19 church hall building is most notable for its large gothic tracery window on the east elevation which was unveiled during construction works. NCC planning and conservation has prioritised this feature in discussions with the site developer as it makes a positive contribution to the character and appearance of the Heigham Grove conservation area. The window will be entirely glazed within the stone tracery up to the trefoil heads, whilst the central section will be frosted this will obscure the wall plate behind from the street. Glazing all sections of the window will enable the window to be read as a whole feature which best honours the original appearance of the window. The use of timber is the best material for the window as it will accommodate natural movement and it will aesthetically look more traditional in the stone tracery compared to aluminium. Further details showing the trefoil windows, as well as the profile and colour of the timber frames will be required by planning condition.

Ecology

18. I'd like to see condition 4 reimposed to ensure that section 9 of the Bat Survey and Assessment is still adhered to. Importantly this includes information on how the void in the Church roof will be managed/any building works required.
19. The proposed 2 bat boxes and details of the roof void are considered to be acceptable. Suggest that the previous condition 4 could be altered to include the recently submitted information regarding the bat boxes.

Assessment of planning considerations

Relevant development plan policies

20. **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
21. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM9 Safeguarding Norwich's heritage
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation

Other material considerations

22. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF4 Decision-making
- NPPF5 Delivering a sufficient supply of homes
- NPPF12 Achieving well-designed places
- NPPF16 Conserving and enhancing the historic environment

23. Supplementary Planning Documents (SPD)

- Landscape and trees SPD adopted June 2016
- Heritage interpretation adopted Dec 2015

Case Assessment

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

Main issue 1: Principle of development

25. Key policies and NPPF paragraphs – JCS4, DM12, NPPF section 5
26. The application proposes amendments to an extant permission for 20 dwellings. The principle of the development has been accepted and approved and the only matter to consider in this application is whether the amendments to that approved scheme are acceptable. This application is largely retrospective.

Main issue 2: Design

27. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124-132.
28. The proposal consists of a series of minor amendments to the approved design for each building.
29. One of the most significant changes is the alteration to the scale and profile of the roof over the approved church hall rear extension. Rather than following the symmetrical profile of the roof over the existing building with flat sections at eaves level, the proposal creates asymmetric eaves heights and a higher ridge. The ridge height does maintain a modest step down from the existing building to differentiate it from this historic building and the distinct, contemporary design approach with a complementary material is maintained from the previous approval. As a clear distinction in ridgeline, design and materials is maintained between the historic building and extension, the asymmetric gable end and greater scale and mass of the extension are not inappropriate.

30. The proposed east elevation of the church hall would also appear different to the approved drawing, however this is not an amendment to the scheme as such because a condition of the existing permission requires agreement of a scheme for repair and reinstatement of this façade following demolition of the 1960s façade and that demolition needed to take place to reveal what, if anything, survived of the original Boardman design.
31. The discovery that the gothic stone tracery window and round opening above this have survived is very much welcomed. It is disappointing, but not entirely unexpected, that the rest of the original façade was removed or damaged when the 1960s façade was constructed.
32. The principal feature of this elevation, and the building as a whole, is the tracery window and it is proposed to provide new glazing within timber frames set in the stonework with smaller openings infilled with render. Small surviving remnants of stained glass have been removed and are proposed to be displayed as part of a heritage interpretation scheme. Internally, a wall divide between two units crosses the centre of this window so the central section of glazing is proposed to be obscured to conceal this from external views.
33. This proposal would retain the original historic opening as a largely glazed window with the intricate shapes of the stonework still being the most significant features. Initial proposals submitted would not have retained as much of the original character of the opening and this negotiated solution is considered sympathetic and to retain this original window as a significant historic feature on an otherwise much-altered elevation. Subject to agreeing the detailed design of the timber frames, this aspect of the proposal is acceptable.
34. It is regrettable the round window above this is not proposed to be glazed and has been infilled with render, but this is said to be necessary for fire safety. The stone rose tracery is still exposed and this is a reversible alteration which could still allow for the tracery to be glazed in future.
35. The two new windows each side of the tracery window largely follow the shape of original openings that had been infilled and that sensitivity is welcomed. The windows within these openings would have aluminium frames and be formed of a large top-hung opening light with a transom (horizontal crossbar) separating it from a semi-circular fixed light above. This frame would contrast with the painted timber proposed in the main window and the arrangement within the opening detracts from the shape of the historic opening. A more sensitive solution has been sought but the applicant wishes for the proposal to be determined as submitted.
36. Brick slips have been applied across the elevation to provide a consistent finish over the damaged original brickwork. These brick slips have a rougher, softer texture and deeper joints with brighter coloured mortar than the retained original bricks visible on each side elevation and they have been tinted to appear aged. There is therefore some incongruity between this façade and the return elevations which is of some detriment to the character of the building. To mitigate the appearance of the thick mortar joints, it is proposed to tint the mortar to a more muted colour and this would improve the appearance of the elevation to some extent.

37. It is regrettable that the work to this façade has been carried out prior to an acceptable solution being negotiated or submitted for consideration and that a more sensitive design for the side windows has not been agreed on. However, the treatment of junctions between the new slips and window openings and the coping to the verge has been sensitively executed and tinting the mortar in accordance with a sample seen on site will help blend the brickwork in. Also, the original appearance of this elevation was lost in the 1960s and the later façade was not just harmful to the appearance of this building, but also to the wider Conservation Area. The proposed solution showcases the stone tracery window and restores the historic character of this Boardman chapel, albeit with some compromises. It can be considered the latest of a series of alterations to this building over its lifetime, an impression which is reinforced by the contemporary design of the approved porch to the front.
38. Like the small windows either side of the main window on the east elevation, new aluminium window frames with multiple transoms and mullions, and also solid panels concealing a floor division, are proposed within original openings on the north and south side elevations. The approved drawings showed these openings to have square heads, however the original rounded heads have been revealed and the new windows would follow this shape.
39. The frames proposed are relatively bulky around the opening parts and amendments to the frames themselves and design of the openings to minimise the impact of this bulk have been sought but the applicant wishes to retain the proposal as submitted. This is regrettable but it is only the windows on the southern side which would be visible from public aspects outside the site and these would be seen in the context of the contemporary design and materials of the rear extension and porch and modern interventions to the roof (rooflights and solar panels). This context and the opening up of the original rounded heads mitigates the harm to the historic character to some extent.
40. The approved scheme proposed to conserve the most visible aspect of this historic building by setting the solar panels and rooflights back from the principal (east) elevation. It is now proposed to extend them across the length of the roof slope and as they are in even rows, this neat arrangement does not detract from the principal elevation.
41. On the church, one significant change from the approved design is on the south elevation where a flat roof would be retained as existing, rather than altered to a roof terrace. This would retain the historic character of this part of the building which is welcomed in design and heritage terms. On the north side an approved terrace would still be provided, but the parapet wall around this would not be raised in order to keep it symmetrical with the now unaltered south side. Above the original parapet the submitted drawing shows an obscure glazed balustrade but on site the installed glazing is clear. The amenity impacts are considered below but in design terms clear glazing has the advantage of maintaining views through to the original building and the disadvantage of users and domestic paraphernalia on the terrace being visible. Either option for clear or obscured glazing would not be unacceptable. On each side of the building, original window openings would be retained instead of altered to door openings to access the terraces. On balance, the alterations to the terrace proposals are acceptable in design terms.

42. On the south elevation, stained glass would be retained in its original position, rather than moved to new openings elsewhere. As well as retaining this original feature as it was intended, it remains in a more visible part of the building where it can be appreciated by the public and the risk of damage during relocation is removed. This amendment is therefore considered a significant improvement and benefit of the proposal. A new door has been set between the stained glass openings to access an approved terrace and this does not have any unacceptable impact on the appearance of the stained glass and is largely screened by a balustrade around the terrace in views from ground level.
43. A chimney has been removed from the rear of the church and this has no significant effect on the overall appearance of the building.
44. The only amendments proposed to the Boys Brigade building in this application are a minor alteration to the junction between the balustrade and roof at the rear and the position of approved solar panels. Both have negligible impact on the approved design for this building.
45. A condition of the existing permission requires agreement of all materials, including items like flues and extracts, before their first use on site. The materials for the Boys Brigade and some other items have previously been formally agreed (20/00911/D and 20/01554/D) and the current application seeks approval of all others.
46. The same grey aluminium window frames are proposed across the church and church hall. These have already been installed throughout the church and, as noted above in relation to the church hall, have a bulky profile around the opening lights which is not sympathetic to the locally listed building and detracts from the character of the original openings. This has the biggest impact on the north elevation where there are floor divides that cross original openings and a solid panel of the same colour has been set in the frame to obscure the construction behind. The applicant has sought to demonstrate they are the slimmest available profile frames but it is regrettable a simpler arrangement with flush openings could not be proposed. Given that the leaded glass to the east elevation and stained glass to the south elevation is retained in situ and that these are two of the biggest window openings which give the building its ecclesiastical character, the overall harm to the building resulting from the new frames to other windows is mitigated to some extent.
47. On the roofs existing/like-for-like matching slates have been used, where new/replacement bricks are proposed they are an adequate match to existing and rooflights are conservation style. These materials are all appropriate.
48. A muted standing seam zinc is proposed over the walls and roof of the rear extension to the church hall and new porch. This is in accordance with what was indicated in the approval and the material has a sleek appearance with muted finish that is considered appropriate. A design for metal fretwork on the porch has been submitted which references the church organ and this historic inspiration is welcomed. The open design would, however, allow some views through to cycle storage behind each screen.
49. Across the church and church hall walls and roof slopes there are multiple extracts and vents to serve the various units. Individually these are acceptable in

appearance but given the number and positioning of them, they add clutter to each building which detracts from the character and appearance.

50. A scheme of hard and soft landscaping has been submitted. This includes nine ornamental pear trees around the southern and eastern sides of the church, replacing two trees removed as part of the approved scheme. A narrow space along the southern side of the church is proposed to have lawn set behind a privet hedge supplemented with other planting. The greening of this boundary is welcomed, however it is noted that the areas of lawn are small and have constrained access so could prove difficult to maintain. The applicant is aware of this and wishes to retain them in the proposal. Other planting across the site consists of evergreen species suited to dry, shady conditions in timber planters.
51. The hard surface materials are an appropriate quality and provide permeability in accordance with a previously approved surface water drainage strategy. Boundary treatments are either like-for-like replacements or sympathetic new additions. The hard and soft landscaping is therefore considered to complement the development and full implementation and subsequent maintenance, including replacement of one tree that has already died, should be secured by condition.
52. In summary, the application proposes amendments to the approved design for conversion of these three buildings. NPPF paragraph 135 advises “Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme”.
53. Some aspects of the proposal, such as the completed brickwork to the east elevation of the church hall and the aluminium windows proposed to the church and church hall, are considered to compromise the quality of the scheme to some extent. The amendments also include benefits over the approved scheme, such as retention of the stained glass in situ and not altering the flat roof to provide a terrace on the south side of the church. No amendment or submitted detail is individually considered to be unacceptable in design terms and the cumulative effect on the approved design does not significantly diminish the quality of the development and would be considered acceptable if submitted as a new, rather than amended, scheme. The proposal is therefore acceptable with regards Policy DM3.

Main issue 3: Heritage

54. Key policies and NPPF paragraphs – JCS2, DM9, NPPF paragraphs 184-202.
55. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving statutorily listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.
56. The main church building is locally (not statutorily) listed and the whole site occupies a very prominent position in the Heigham Grove Conservation Area. The

south and east aspects are the most visible and make the greatest contribution to the character of the Conservation Area.

57. The proposal retains more of the historic and ecclesiastical character of the church than the approved scheme by keeping the stained glass in situ and not altering the flat roof and second floor windows to create a terrace on the south elevation. The discovery of the stone tracery window on the church hall east elevation and proposal to restore and re-glaze this reinstates some of the historic character to this prominent elevation which is a significant benefit to the building itself, the development as a whole and the wider Conservation Area.
58. A scheme for heritage interpretation has been submitted which includes displays of various artefacts from the site in communal areas within the development and provides two plaques detailing the history of the site for the public on the south and east boundaries is proposed. This would conserve the artefacts in situ and allow them to be appreciated by occupiers and visitors to the development, whilst also providing interpretation of the site's history for the general public.
59. The approved scheme was considered to result in public benefits (provision of 20 dwellings, restoration and preservation of historic features and artefacts) which outweighed less than substantial harm to the locally listed building and Conservation Area. The amendments proposed retain all the benefits of the scheme. It is regrettable that less harmful solutions for the brickwork to the east elevation of the church hall and the aluminium windows proposed to the church and church hall have not been secured, however in the context of the whole scheme these are not considered to increase the degree of harm significantly and it remains 'less than substantial'. As the public benefits of the development continue to outweigh the harm to heritage assets, the amended scheme is acceptable in heritage terms in accordance with Policy DM9 and paragraph 202 of the NPPF.

Main issue 4: Amenity

60. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.

Future occupiers of the development

61. The approved design for the church made use of existing flat roofs along each side to provide second floor roof terraces to five dwellings accessed via existing window openings altered to door openings. Subsequent structural investigations found this would not be feasible, especially on the southern side, so the revised proposal is to omit this terrace but retain one on the northern side. Due to constraints providing access via the approved doors, it would be accessed by stairs up through the floor below.
62. This results in the loss of any dedicated amenity space to one dwelling (C2), the reduction from two to one roof terraces to one unit which spans the width of the building (C5) and the loss of a roof terrace to one dwelling (C7) which also has an amenity space at ground level along the Avenue Road boundary.
63. The structural explanation as to why all the terraces cannot be provided is considered reasonable but this aspect of the proposal does compromise the external amenity to these three units and puts additional pressure on use of the communal spaces around the building which provide the only external space for all

but two of the other dwellings. In addition, a space along the southern side of the church outside C2 and C5 is proposed to be sub-divided, rather than having communal access, thus reducing the space available to others. The space would be enclosed by planters which are said to be movable allowing flexibility to open up the space if desired, but their scale and design means they are unlikely to be moved. These amendments would reduce the standard of external amenity for all occupiers of the development but not to an extent which is considered unacceptable in the context of this conversion scheme that is reasonably well-located to public green spaces.

64. On the north side of the church, the approved terrace has been constructed with a clear balustrade, rather than the obscured glass shown on the submitted drawing, and the parapet wall at the base has not been raised as previously approved. The only overlooking from this terrace would be to the central communal space and units in the church hall. Having assessed it on site, it has satisfactorily been demonstrated that there would be no direct or unacceptable overlooking in the church hall so the clear glass and omission of raised parapet is acceptable in amenity terms.
65. Omission and alteration to windows on the church largely relate to a stairwell so there would be no impact on habitable spaces. One living room would lose a window but retain adequate light and outlook from another.
66. At the front of the church hall there are two no. three bedroom dwellings over three floors. The ground floor living rooms to each dwelling were to have one window in the front elevation facing Park Lane and two windows on the side elevation. The application proposes omitting the front elevation window so each living room would only have the two side windows. On the northern side (CH7), one of these faces the gable end of the neighbouring dwelling 3 metres away and the second is proposed to be obscured glazed to protect the privacy of neighbours. Both windows are in original openings and the cills are at high level above the floor. Each living room would therefore only have a limited outlook at this high level and in the northern unit this would only look out to a brick wall and receive limited light due to the orientation. The applicant has advised they have met the Building Regulation requirement.
67. Other amendments to these units include the omission of approved rooflights over a void to the first floor and a reduction in the size of rooflights to the second floor bedroom. As a whole, the northern dwelling (CH7) would have very limited natural light and outlook to the living room, one first floor bedroom with one large obscure glazed window only (to mitigate overlooking to the neighbour) and one second floor bedroom with only a small rooflight. Across the dwelling as a whole, there would therefore be limited outlook and constrained natural light. The southern unit (CH8) enjoys a more open aspect, less obscure glazing and more opportunity for natural light.
68. Living rooms to two further units in this building would also lose rooflights. Again, on the southern side this is less problematic, but results in the northern unit (CH10) only having two obscure glazed windows, so would not enjoy any outlook and limited natural light. The second floor bedrooms to each unit would have small rooflights only.

69. The first floor windows are larger than approved due to opening up the original rounded heads, so they would provide some additional light to mitigate the loss of the rooflights in the affected rooms.
70. It is considered there would be a reduction in the standard of amenity and living conditions to these units in the church hall when compared to the approved scheme. However, when reviewing this proposal on its own merits account must be taken of the fact it is a conversion scheme which utilises historic openings, has minimised the introduction of new openings and seeks to protect the amenity of neighbouring occupiers. Future occupiers would be aware of the standard of amenity prior to occupation and, on balance, the standard of amenity to the affected units is not wholly unacceptable and does not render the scheme of 20 dwellings unacceptable as a whole.
71. In isolation and cumulatively, the amendments proposed are not considered to result in an unacceptable standard of internal or external amenity for future occupiers in accordance with Policy DM2.

Neighbouring occupiers

72. Objections have raised concerns about the extension to the church hall being intrusive and resulting in overlooking. The position of window openings in each elevation remains as approved although modest changes are proposed to their size and proportions. To mitigate unacceptable overlooking of existing occupiers west and north of the extension, the approved scheme included obscure glazing to some windows and deep reveals around other windows to minimise the extent of the view out.
73. The proposal retains obscure glazing to key windows and has added the deep reveal detail to additional windows. Two windows at first floor level on the north elevation of the extension are to have obscure glazing, deep reveals and openings on restrictors. The glazing proposed provides the highest level of obscuration available and the combination of the restricted opening and deep reveal would provide some ventilation without any view out of the window when open to the full extent (50mm). These windows are to a living room which also has a clear glazed window on the west elevation. It is therefore considered the occupiers would have sufficient light and outlook, but without any detriment to the privacy of neighbouring occupiers to the north.
74. Deep reveals are also proposed to all upper floor windows on the west elevation, in place of approved obscured glazing to lower sections of some windows. This is considered sufficient mitigation of any unacceptable overlooking or loss of privacy in this direction.
75. Since the 2018 application was approved, the nearest neighbouring property at 79 Park Lane has gained planning permission for a single storey rear extension abutting the shared boundary and replacing an existing conservatory (22/00110/F). This has not yet been implemented but the approved plans include four rooflights to a flat roof over the extension and a high level window on the side elevation facing into the St Peters site.
76. A planter over 1 metre wide would occupy the space adjacent the high level side window, providing some defensible space and privacy from residents of the church

hall whose access would be along this elevation. The windows in the church hall facing this dwelling are all proposed to be obscure glazed which would protect the neighbours from unacceptable overlooking through existing windows, the rooflights to the approved extension and the garden. It is considered necessary for these to also be on 50mm restrictors to mitigate overlooking when open.

77. As the obscure glazing and restrictors on windows are considered necessary to mitigate unacceptable overlooking, a condition to ensure this is all in place prior to occupation and retained for the lifetime of the development is required.
78. A modest change to the level of a first floor terrace at the rear of the Boys Brigade has retained an obscure glass balustrade to a height of 1.7m above floor level around it to maintain privacy for occupiers and neighbours.
79. The omission of the main roof terrace along the south elevation of the church reduces any potential for overlooking or disturbance to neighbouring residents on Avenue Road.
80. It is not therefore considered the amendments would result in any additional intrusion, overlooking or loss of privacy to neighbouring occupiers and is acceptable in accordance with Policy DM2.
81. With regards overshadowing and loss of light to neighbouring occupiers, the extension to the church hall is the only aspect to affect this and the proposal increases the ridge height by 0.9 metres from the approved design as well as altering the eaves line, increasing the mass of the roof on the northern side.
82. The 2018 application was supported by a Daylight and Sunlight Assessment which concluded the development 'has little effect on daylight levels and a small reduction of sunlight levels to the existing properties'.
83. The Assessment considered the development proposed in that application and also an alternative option with a vertical wall extension (rather than sloped roof) over a stairwell on the north elevation and an extension at the rear with a ridge height 0.9 metres higher than that proposal. The Assessment considered the impacts of the two options and found both would allow sufficient skylight to reach windows to neighbouring dwellings and that neither option would cause any neighbouring window to fail all three Building Research Establishment (BRE) measures of the amount of sunlight received. It was, however, noted that the reduced height extension option (the approved development) would affect fewer windows and 'makes a significant reduction on the impact to loss of sunlight'.
84. When considering overshadowing to gardens, the Assessment found minor overshadowing to the garden of 79 Park Lane with both options, but that the lower extension would reduce it. Overall, it was considered that the lower option (the approved development) would mitigate the impacts on daylight, sunlight and overshadowing but that neither option was unacceptable with regards the BRE guidance.
85. The current application has been supported by a new assessment to supplement the previous and consider the revised scale of extension proposed in this application. It does not undertake a detailed analysis of the proposed design, but uses the original assessment's results for the higher extension option as a guide.

86. In respect of daylight, the new assessment concludes 'no neighbour will see any noticeable reduction' and in respect of sunlight 'the extra height from the current construction will make only minimal alterations to these figures and the overall high level of compliance [with BRE guidance] will remain'. With regards overshadowing, it is not expected there would be 'any discernible difference' from the higher option considered in the original assessment which found there would be minor impacts. Overall, the assessment concludes the proposal is acceptable in terms of neighbouring daylight, sunlight and overshadowing.
87. There is some confusion within the assessment as to whether it has compared the impacts of the currently proposed height with the approved height or the alternative higher option considered in the original assessment. At the time of writing this report, the applicant has not been able to resolve this. However, the ridge height of the proposed extension is considered to be sufficiently similar to the higher of the two options considered originally so the impacts would also be similar. The original assessment concluded the higher option would not result in not unacceptable impacts and it is not considered any difference between this option and the scale of the extension now proposed is significant enough to alter that conclusion.
88. It is regrettable that a higher ridge height and revised eaves design with greater mass to the roof is proposed (and has been implemented) when the approved design was noted to reduce the impacts on neighbours. However, the original assessment found the higher option to not cause impacts on daylight, sunlight and overshadowing which would be unacceptable or not in compliance with BRE guidance. Whilst it is acknowledged the proposal will have a greater impact than that previously approved, it is not considered to result in any unacceptable loss of light, additional overshadowing or unacceptably overbearing impact to neighbouring occupiers and is acceptable with regards Policy DM2.
89. A scheme for external lighting has been submitted which would not cause any unacceptable light nuisance to neighbouring properties and would adequately illuminate the site for occupiers. It has also been amended to concentrate light downwards in the interests of minimising light spill and protecting bats.
90. Overall, the proposals, individually and cumulatively, are not considered to result in unacceptable impacts to neighbouring occupiers in accordance with Policy DM2.

Compliance with other relevant development plan policies

91. 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
Refuse storage/servicing	DM31	The submitted details demonstrate sufficient storage would be provided in appropriately designed stores. Large communal bins would be the responsibility of a contractor appointed by the management company and two dwellings would have individual stores and be responsible for moving to the highway edge for collection. Provision and retention of the stores and compliance with the collection responsibilities should be secured by condition.
Energy efficiency	JCS1, JCS3 & DM3	Details of solar panels to the Boys Brigade have previously been approved and installed. Panels are now also proposed for the church and church hall south facing roof slopes to provide 11.1% of these buildings energy requirements in accordance with Policy JCS3. Retention of the panels should be secured by condition.
Water efficiency	JCS1 & JCS3	Yes, subject to condition
Sustainable urban drainage	DM3 & DM5	Minor revisions have been made to paving in a previously approved attenuated surface water drainage scheme and it has been confirmed the revised scheme complies with the same requirements to satisfactorily manage run-off and flood risk. Implementation and future maintenance should be secured by condition.
Biodiversity	DM6	In accordance with the findings of a survey provided with the 2018 application and corresponding condition, an accessible area of loft space for bats has been retained in the church and two external boxes are proposed in appropriate positions. The soft landscaping also provides biodiversity interest. A condition securing provision and retention of bat features is necessary, as is one to secure implementation and future management of landscaping.

Nutrient Neutrality

92. As this application concerns an extant permission and does not alter or increase the number of units and there is a reasonable likelihood that the extant development would be completed, there would be no likely significant effect on the Broads SAC and River Wensum SAC. There is no need for a Habitats Regulation Assessment since likely significant effects on protected sites have been screened out.

Equalities and diversity issues

93. There are no equality or diversity issues.

S106 Obligations

94. The existing permission was subject to a section 106 agreement requiring payment of an off-site contribution for affordable housing. This was paid on commencement of the development and there are no outstanding obligations.

Local finance considerations

95. 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. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

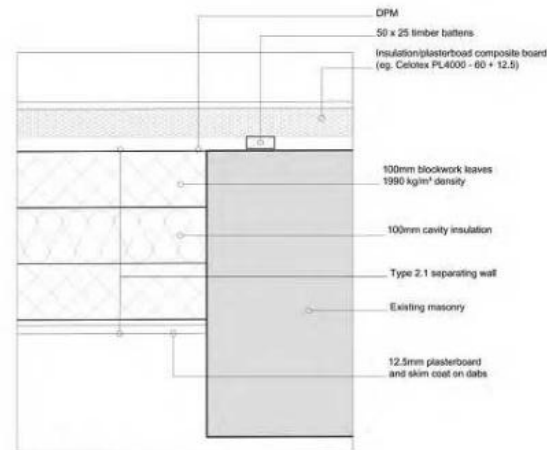
96. The application proposes amendments to an approved scheme to convert three historic buildings into 20 new dwellings.
97. Individually, some of these amendments do compromise the design, conservation of heritage assets and amenity of future and neighbouring occupiers when compared to the approved scheme and/or details which could have been agreed by condition. However, there are also some improvements and benefits and none of the adverse impacts are so significant as to be unacceptable individually or to diminish the quality and amenity of the scheme as a whole to an extent which is not acceptable. If this were a new application considered afresh, rather than amendments to an extant scheme, it would be considered acceptable on its own merits.
98. Conditions are necessary to secure agreement of the detailed design of window frames to the significant historic church hall window and completion of the tinting to the mortar to improve the overall appearance of this restored façade. It is also vital that a condition secures the provision of obscure glazing and restrictors to windows which could otherwise cause an unacceptable loss of privacy to neighbouring occupiers. Other conditions should secure compliance with the submitted details and subsequent retention and maintenance as appropriate.
99. Subject to these conditions, the proposal represents an acceptable scheme for the conversion of three historic buildings to residential use that will conserve heritage assets and local character, provide future occupiers with an acceptable standard of amenity and not cause any unacceptable harm to the amenity of neighbouring occupiers.
100. 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 21/01694/MA St Peters Methodist Church, Park Lane and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. In accordance with previously approved phasing plan;
3. Construction in accordance with approved method statement;
4. Detailed drawings and details of colour and finish of timber window frames to church hall east elevation to be agreed prior to use on site;
5. Mortar on church hall east elevation to be tinted as agreed prior to first occupation;
6. Bat loft to be implemented in accordance with section 9 of the Bat Survey and Assessment and bat boxes to be installed prior to first occupation of church and thereafter retained;
7. Surface water drainage scheme to be implemented and thereafter maintained as agreed;
8. Hard and soft landscaping scheme to be implemented prior to first occupation of each phase and thereafter maintained;
9. Solar panels to be made operational prior to first occupation of each phase and thereafter retained;
10. Heritage interpretation scheme to be implemented prior to occupation of each phase and thereafter maintained;
11. Obscure glazing and restrictors on windows to be implemented prior to first occupation and thereafter retained;
12. Noise attenuation to units C2, C5, C7, C8, CH7 and CH8;
13. Water efficiency;
14. Refuse and cycle storage provided prior to first occupation of each phase;
15. Refuse storage and collection to be managed as proposed.





12.5mm plasterboard and skim coat

Minimum 50mm mineral wool insulation

70mm metal studwork

Timber to suit

Timber stairs

SVPs to be wrapped in mineral wool and encasement to be fire resistant

Detail 10-3

Existing masonry

Plasterboard and skin coat
Plasterboard and insulation fixed with British Gypsum drywall screws
Cathex GA4050 with joints taped to provide vapour barrier

Existing masonry

30

50 x 25 timber battens

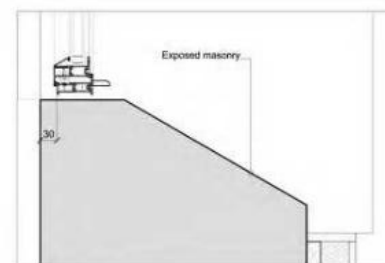
new aluminium window

Exposed masonry

Timber cover bead

Detail 10-4

Scale 1.5



Existing masonry

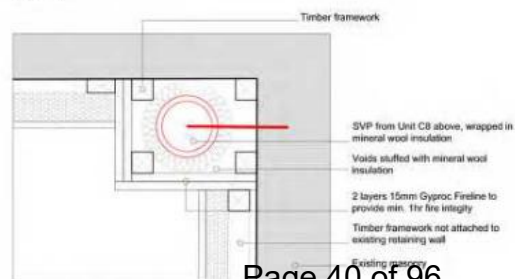
New aluminium door

Door flood barrier eg. by Flood Protection Solutions

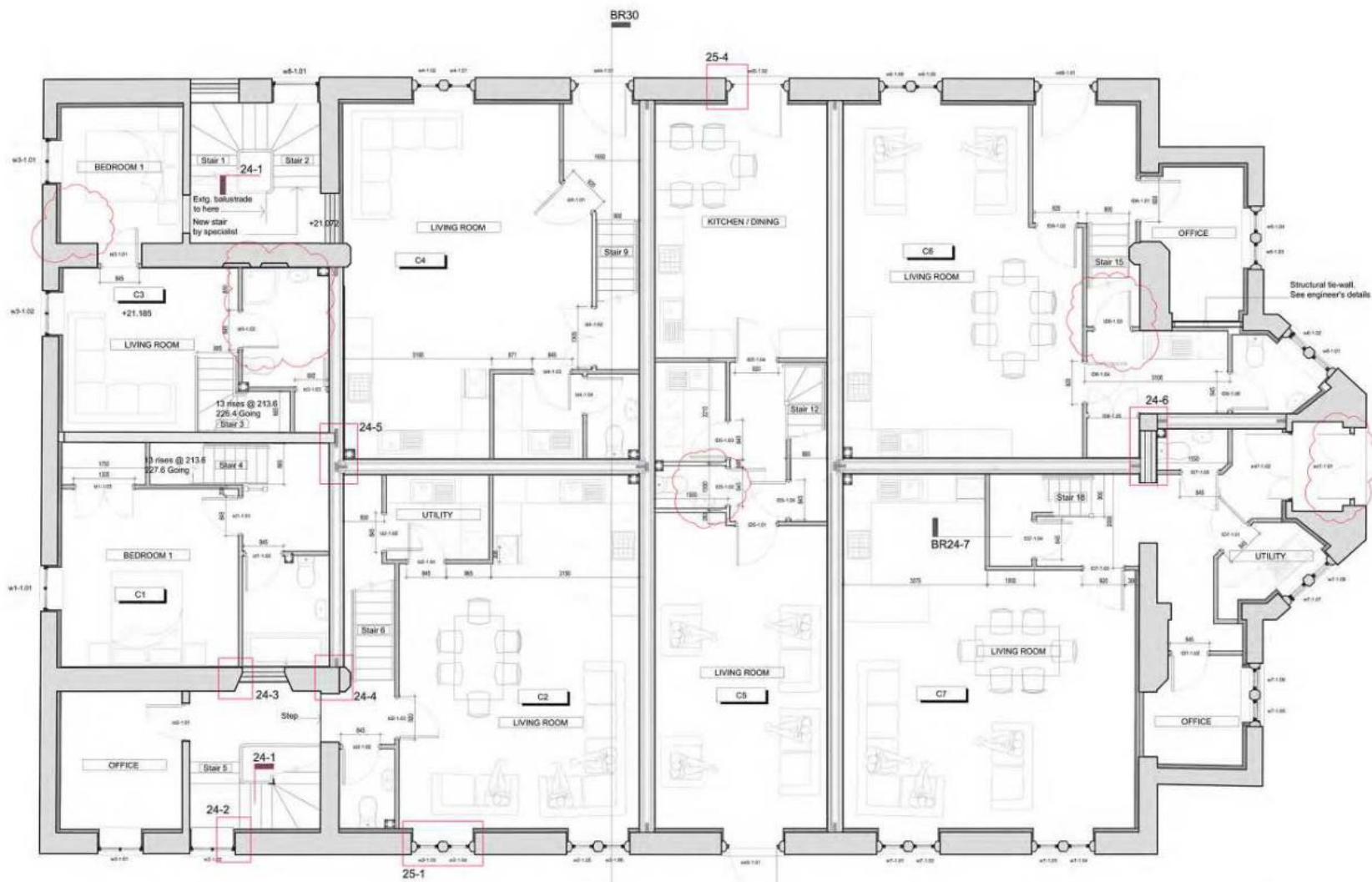
Detail 10-5

Showing typical food defense treatment

Scale 1:5



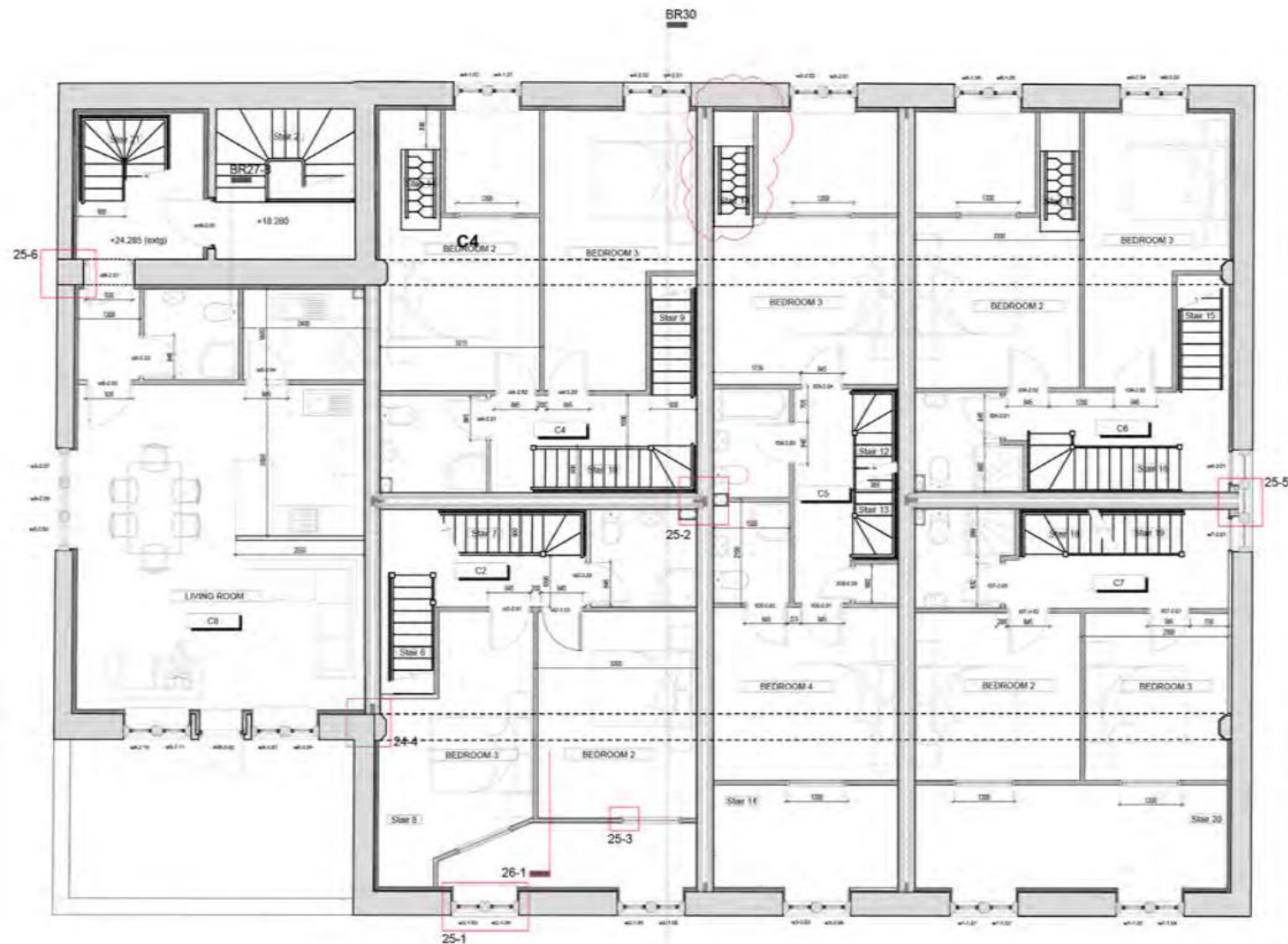
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3	18-20	5	1. I am a person who is not easily hurt	2.91	0.89
	18-20	6	2. I am a person who is not easily hurt	2.88	0.91
	18-20	7	3. I am a person who is not easily hurt	2.85	0.93
	18-20	8	4. I am a person who is not easily hurt	2.82	0.95
	18-20	9	5. I am a person who is not easily hurt	2.79	0.97
	18-20	10	6. I am a person who is not easily hurt	2.76	0.99
	18-20	11	7. I am a person who is not easily hurt	2.73	1.01
	18-20	12	8. I am a person who is not easily hurt	2.70	1.03
	18-20	13	9. I am a person who is not easily hurt	2.67	1.05
	18-20	14	10. I am a person who is not easily hurt	2.64	1.07
4	21-23	1	11. I am a person who is not easily hurt	2.61	1.09
	21-23	2	12. I am a person who is not easily hurt	2.58	1.11
	21-23	3	13. I am a person who is not easily hurt	2.55	1.13
	21-23	4	14. I am a person who is not easily hurt	2.52	1.15
	21-23	5	15. I am a person who is not easily hurt	2.49	1.17
	21-23	6	16. I am a person who is not easily hurt	2.46	1.19
	21-23	7	17. I am a person who is not easily hurt	2.43	1.21
	21-23	8	18. I am a person who is not easily hurt	2.40	1.23
	21-23	9	19. I am a person who is not easily hurt	2.37	1.25
	21-23	10	20. I am a person who is not easily hurt	2.34	1.27
5	24-26	1	21. I am a person who is not easily hurt	2.31	1.29
	24-26	2	22. I am a person who is not easily hurt	2.28	1.31
	24-26	3	23. I am a person who is not easily hurt	2.25	1.33
	24-26	4	24. I am a person who is not easily hurt	2.22	1.35
	24-26	5	25. I am a person who is not easily hurt	2.19	1.37
	24-26	6	26. I am a person who is not easily hurt	2.16	1.39
	24-26	7	27. I am a person who is not easily hurt	2.13	1.41
	24-26	8	28. I am a person who is not easily hurt	2.10	1.43
	24-26	9	29. I am a person who is not easily hurt	2.07	1.45
	24-26	10	30. I am a person who is not easily hurt	2.04	1.47
6	27-29	1	31. I am a person who is not easily hurt	2.01	1.49
	27-29	2	32. I am a person who is not easily hurt	1.98	1.51
	27-29	3	33. I am a person who is not easily hurt	1.95	1.53
	27-29	4	34. I am a person who is not easily hurt	1.92	1.55
	27-29	5	35. I am a person who is not easily hurt	1.89	1.57
	27-29	6	36. I am a person who is not easily hurt	1.86	1.59
	27-29	7	37. I am a person who is not easily hurt	1.83	1.61
	27-29	8	38. I am a person who is not easily hurt	1.80	1.63
	27-29	9	39. I am a person who is not easily hurt	1.77	1.65
	27-29	10	40. I am a person who is not easily hurt	1.74	1.67
7	30-32	1	41. I am a person who is not easily hurt	1.71	1.69
	30-32	2	42. I am a person who is not easily hurt	1.68	1.71
	30-32	3	43. I am a person who is not easily hurt	1.65	1.73
	30-32	4	44. I am a person who is not easily hurt	1.62	1.75
	30-32	5	45. I am a person who is not easily hurt	1.59	1.77
	30-32	6	46. I am a person who is not easily hurt	1.56	1.79
	30-32	7	47. I am a person who is not easily hurt	1.53	1.81
	30-32	8	48. I am a person who is not easily hurt	1.50	1.83
	30-32	9	49. I am a person who is not easily hurt	1.47	1.85
	30-32	10	50. I am a person who is not easily hurt	1.44	1.87
8	33-35	1	51. I am a person who is not easily hurt	1.41	1.89
	33-35	2	52. I am a person who is not easily hurt	1.38	1.91
	33-35	3	53. I am a person who is not easily hurt	1.35	1.93
	33-35	4	54. I am a person who is not easily hurt	1.32	1.95
	33-35	5	55. I am a person who is not easily hurt	1.29	1.97
	33-35	6	56. I am a person who is not easily hurt	1.26	1.99
	33-35	7	57. I am a person who is not easily hurt	1.23	2.01
	33-35	8	58. I am a person who is not easily hurt	1.20	2.03
	33-35	9	59. I am a person who is not easily hurt	1.17	2.05
	33-35	10	60. I am a person who is not easily hurt	1.14	2.07
9	36-38	1	61. I am a person who is not easily hurt	1.11	2.09
	36-38	2	62. I am a person who is not easily hurt	1.08	2.11
	36-38	3	63. I am a person who is not easily hurt	1.05	2.13
	36-38	4	64. I am a person who is not easily hurt	1.02	2.15
	36-38	5	65. I am a person who is not easily hurt	0.99	2.17
	36-38	6	66. I am a person who is not easily hurt	0.96	2.19
	36-38	7	67. I am a person who is not easily hurt	0.93	2.21
	36-38	8	68. I am a person who is not easily hurt	0.90	2.23
	36-38	9	69. I am a person who is not easily hurt	0.87	2.25
	36-38	10	70. I am a person who is not easily hurt	0.84	2.27
10	39-41	1	71. I am a person who is not easily hurt	0.81	2.29
	39-41	2	72. I am a person who is not easily hurt	0.78	2.31
	39-41	3	73. I am a person who is not easily hurt	0.75	2.33
	39-41	4	74. I am a person who is not easily hurt	0.72	2.35
	39-41	5	75. I am a person who is not easily hurt	0.69	2.37
	39-41	6	76. I am a person who is not easily hurt	0.66	2.39
	39-41	7	77. I am a person who is not easily hurt	0.63	2.41
	39-41	8	78. I am a person who is not easily hurt	0.60	2.43
	39-41	9	79. I am a person who is not easily hurt	0.57	2.45
	39-41	10	80. I am a person who is not easily hurt	0.54	2.47
11	42-44	1	81. I am a person who is not easily hurt	0.51	2.49
	42-44	2	82. I am a person who is not easily hurt	0.48	2.51
	42-44	3	83. I am a person who is not easily hurt	0.45	2.53
	42-44	4	84. I am a person who is not easily hurt	0.42	2.55
	42-44	5	85. I am a person who is not easily hurt	0.39	2.57
	42-44	6	86. I am a person who is not easily hurt	0.36	2.59
	42-44	7	87. I am a person who is not easily hurt	0.33	2.61
	42-44	8	88. I am a person who is not easily hurt	0.30	2.63
	42-44	9	89. I am a person who is not easily hurt	0.27	2.65
	42-44	10	90. I am a person who is not easily hurt	0.24	2.67
12	45-47	1	91. I am a person who is not easily hurt	0.21	2.69
	45-47	2	92. I am a person who is not easily hurt	0.18	2.71
	45-47	3	93. I am a person who is not easily hurt	0.15	2.73
	45-47	4	94. I am a person who is not easily hurt	0.12	2.75
	45-47	5	95. I am a person who is not easily hurt	0.09	2.77
	45-47	6	96. I am a person who is not easily hurt	0.06	2.79
	45-47	7	97. I am a person who is not easily hurt	0.03	2.81
	45-47	8	98. I am a person who is not easily hurt	0.00	2.83
	45-47	9	99. I am a person who is not easily hurt	-0.03	2.85
	45-47	10	100. I am a person who is not easily hurt	-0.06	2.87
13	48-50	1	101. I am a person who is not easily hurt	-0.09	2.89
	48-50	2	102. I am a person who is not easily hurt	-0.12	2.91
	48-50	3	103. I am a person who is not easily hurt	-0.15	2.93
	48-50	4	104. I am a person who is not easily hurt	-0.18	2.95
	48-50	5	105. I am a person who is not easily hurt	-0.21	2.97
	48-50	6	106. I am a person who is not easily hurt	-0.24	2.99
	48-50	7	107. I am a person who is not easily hurt	-0.27	3.01
	48-50	8	108. I am a person who is not easily hurt	-0.30	3.03
	48-50	9	109. I am a person who is not easily hurt	-0.33	3.05
	48-50	10	110. I am a person who is not easily hurt	-0.36	3.07
14	51-53	1	111. I am a person who is not easily hurt	-0.39	3.09
	51-53	2	112. I am a person who is not easily hurt	-0.42	3.11
	51-53	3	113. I am a person who is not easily hurt	-0.45	3.13
	51-53	4	114. I am a person who is not easily hurt	-0.48	3.15
	51-53	5	115. I am a person who is not easily hurt	-0.51	3.17
	51-53	6	116. I am a person who is not easily hurt	-0.54	3.19
	51-53	7	117. I am a person who is not easily hurt	-0.57	3.21
	51-53	8	118. I am a person who is not easily hurt	-0.60	3.23
	51-53	9	119. I am a person who is not easily hurt	-0.63	3.25
	51-53	10	120. I am a person who is not easily hurt	-0.66	3.27
15	54-56	1	121. I am a person who is not easily hurt	-0.69	3.29
	54-56	2	122. I am a person who is not easily hurt	-0.72	3.31
	54-56	3	123. I am a person who is not easily hurt	-0.75	3.33
	54-56	4	124. I am a person who is not easily hurt	-0.78	3.35
	54-56	5	125. I am a person who is not easily hurt	-0.81	3.37
	54-56	6	126. I am a person who is not easily hurt	-0.84	3.39
	54-56	7	127. I am a person who is not easily hurt	-0.87	3.41
	54-56	8	128. I am a person who is not easily hurt	-0.90	3.43
	54-56	9	129. I am a person who is not easily hurt	-0.93	3.45
	54-56	10	130. I am a person who is not easily hurt	-0.96	3.47
16	57-59	1	131. I am a person who is not easily hurt	-0.99	3.49
	57-59	2	132. I am a person who is not easily hurt	-1.02	3.51
	57-59	3	133. I am a person who is not easily hurt	-1.05	3.53
	57-59	4	134. I am a person who is not easily hurt	-1.08	3.55
	57-59	5	135. I am a person who is not easily hurt	-1.11	3.57
	57-59	6	136. I am a person who is not easily hurt	-1.14	3.59
	57-59	7	137. I am a person who is not easily hurt	-1.17	3.61
	57-59	8	138. I am a person who is not easily hurt	-1.20	3.63
	57-59	9	139. I am a person who is not easily hurt	-1.23	3.65
	57-59	10	140. I am a person who is not easily hurt	-1.26	3.67
17	60-62	1	141. I am a person who is not easily hurt	-1.29	3.69
	60-62	2	142. I am a person who is not easily hurt	-1.32	3.71
	60-62	3	143. I am a person who is not easily hurt	-1.35	3.73
	60-62	4	144. I am a person who is not easily hurt	-1.38	3.75
	60-62	5	145. I am a person who is not easily hurt	-1.41	3.77
	60-62	6	146. I am a person who is not easily hurt	-1.44	3.79
	60-62	7	147. I am a person who is not easily hurt	-1.47	3.81
	60-62	8	148. I am a person who is not easily hurt	-1.50	3.83
	60-62	9	149. I am a person who is not easily hurt	-1.53	3.85
	60-62	10	150. I am a person who is not easily hurt	-1.56	3.87
18	63-65	1	151. I am a person who is not easily hurt	-1.59	3.89
	63-65	2	152. I am a person who is not easily hurt	-1.62	3.91
	63-65	3	153. I am a person who is not easily hurt	-1.65	3.93
	63-65	4	154. I am a person who is not easily hurt	-1.68	3.95
	63-65	5	155. I am a person who is not easily hurt	-1.71	3.97
	63-65	6	156. I am a person who is not easily hurt	-1.74	3.99
	63-65	7	157. I am a person who is not easily hurt	-1.77	4.01
	63-65	8	158. I am a person who is not easily hurt	-1.80	4.03
	63-65	9	159. I am a person who is not easily hurt	-1.83	4.05
	63-65	10	160. I am a person who is not easily hurt	-1.86	4.07
19	66-68	1	161. I am a person who is not easily hurt	-1.89	4.09
	66-68	2	162. I am a person who is not easily hurt	-1.92	4.11
	66-68	3	163. I am a person who is not easily hurt	-1.95	4.13
	66-68	4	164. I am a person who is not easily hurt	-1.98	4.15
	66-68	5	165. I am a person who is not easily hurt	-2.01	4.17
	66-68	6	166. I am a person who is not easily hurt	-2.04	4.19
	66-68	7	167. I am a person who is not easily hurt	-2.07	4.21
	66-68	8	168. I am a person who is not easily hurt	-2.10	4.23
	66-68	9	169. I am a person who is not easily hurt	-2.13	4.25
	66-68	10	170. I am a person who is not easily hurt	-2.16	4.27
20	69-71	1	171. I am a person who is not easily hurt	-2.19	4.29
	69-71	2	172. I am a person who is not easily hurt	-2.22	4.31
	69-71	3	173. I am a person who is not easily hurt	-2.25	4.33
	69-71	4	174. I am a person who is not easily hurt	-2.28	4.35
	69-71	5	175. I am a person who is not easily hurt	-2.31	4.37
	69-71	6	176. I am a person who is not easily hurt	-2.34	4.39
	69-71	7	177. I am a person who is not easily hurt	-2.37	4.41
	69-71	8	178. I am a person who is not easily hurt	-2.40	4.43
	69-71	9	179. I am a person who is not easily hurt	-2.43	4.45
	69-71	10	180. I am a person who is not easily hurt	-2.46	4.47
21	72-74	1	181. I am a person who is not easily hurt	-2.49	4.49
	72-74	2	182. I am a person who is not easily hurt	-2.52	4.51
	72-74	3	183. I am a person who is not easily hurt	-2.55	4.53
	72-74	4	184. I am a person who is not easily hurt	-2.58	4.55
	72-74	5	185. I am a person who is not easily hurt	-2.61	4.57
	72-74	6	186. I am a person who is not easily hurt	-2.64	4.59
	72-74	7	187. I am a person who is not easily hurt	-2.67	4.61
	72-74	8	188. I am a person who is not easily hurt	-2.70	4.63
	72-74	9	189. I am a person who is not easily hurt	-2.73	4.65
	72-74	10	190. I am a person who is not easily hurt	-2.76	4.67
22	75-77	1	191. I am a person who is not easily hurt	-2.79	4.69
	75-77	2	192. I am a person who is not easily hurt	-2.82	4.71
	75-77	3	193. I am a person who is not easily hurt	-2.85	4.73
	75-77	4	194. I am a person who is not easily hurt	-2.88	4.75
	75-77	5	195. I am a person who is not easily hurt	-2.91	4.77
	75-77	6	196. I am a person who is not easily hurt	-2.94	4.79
	75-77	7	197. I am a person who is not easily hurt	-2.97	4.81
	75-77	8	198. I am a person who is not easily hurt	-3.00	4.83
	75-77	9	199. I am a person who is not easily hurt	-3.03	4.85
	75-77	10	200. I am a person who is not easily hurt	-3.06	4.87
23	78-80	1	201. I am a person who is not easily hurt	-3.09	4.89
	78-80	2	202. I am a person who is not easily hurt	-3.12	4.91
	78-80	3	203. I am a person who is not easily hurt	-3.15	4.93
	78-80	4	204. I am a person who is not easily hurt	-3.18	4.95
	78-80	5	205. I am a person who is not easily hurt	-3.21	4.97
	78-80	6	206. I am a person who is not easily hurt	-3.24	4.99
	78-80	7	207. I am a person who is not easily hurt	-3.27	5.01
	78-80	8	208. I am a person who is not easily hurt	-3.30	5.03
	78-80	9	209. I am a person who is not easily hurt	-3.33	5.05
	78-80	10	210. I am a person who is not easily hurt	-3.36	5.07
24	81-83	1	211. I am a person who is not easily hurt	-3.39	5.09
	81-83	2	212. I am a person who is not easily hurt	-3.42	5.11
	81-83	3	213. I am a person who is not easily hurt	-3.45	5.13
	81-83	4	214. I am a person who is not easily hurt	-3.48	5.15
	81-83	5	215. I am a person who is not easily hurt	-3.51	5.17
	81-83	6	216. I am a person who is not easily hurt	-3.54	5.19
	81-83	7	217. I am a person who is not easily hurt	-3.57	5.21
	81-83	8	218. I am a person who is not easily hurt	-3.60	5.23
	81-83	9	21		

peterwellsarchitects

Project	St. Peter's Church, Norwich
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Client	Chapter Building Group
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Doc Title	Church - First floor plan
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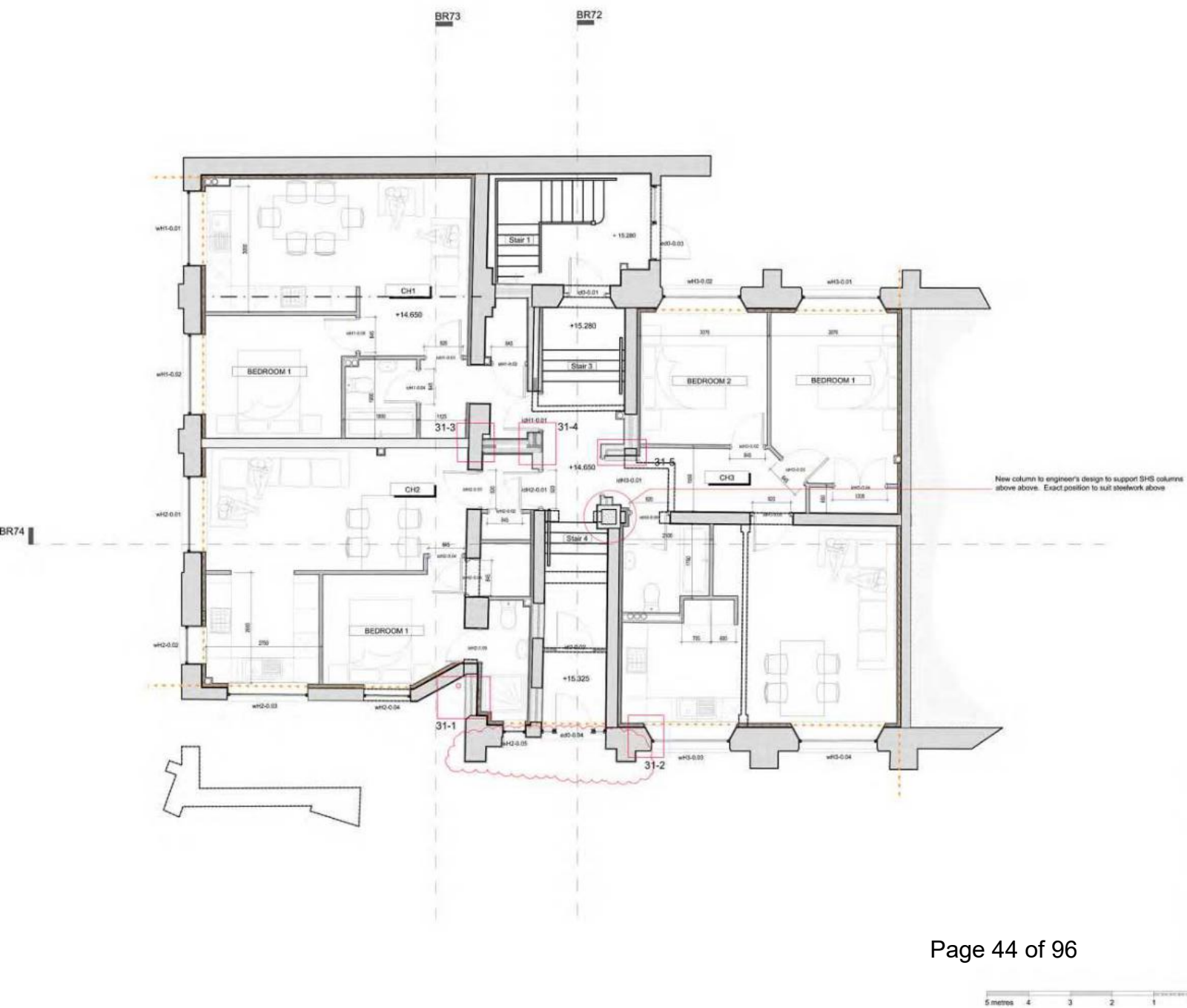
Date	April 2021	Score	
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Org. Status	Building regulations
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File No.	PW1169_BR14	Page 10
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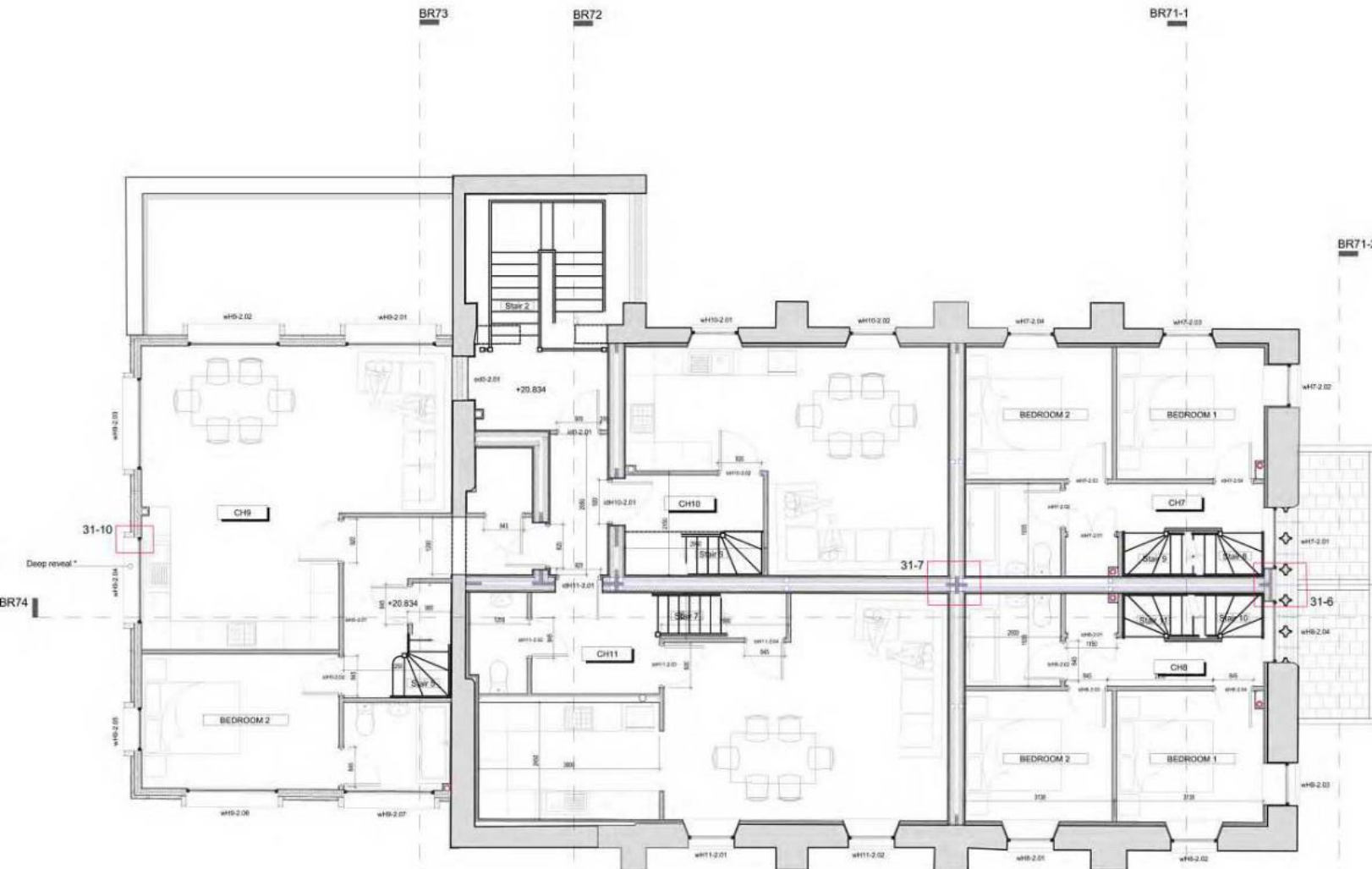
5 metres

Rev	By	Date	Description
01	SW	20/01/21	Initial design
02	SW	20/01/21	Client comments
03	SW	20/01/21	Structural design completed
04	SW	20/01/21	Final design completed
05	SW	20/01/21	Final design completed
06	SW	20/01/21	Final design completed

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Project:	St. Peter's Church, Norwich		
Client:	Chapter Building Group		
Dwg Title:	Church hall - Lower ground floor plan	Dwg Status:	Building regulations
Date:	April 2021	Scale:	1:50 @ A1
Dwg No:	PW1169_BR40	Revision:	F

5 metres

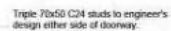


5 metres
4
3
2
1
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21/01/21	1	Design and Development	21/01/21
21/01/21	2	Design and Development	21/01/21
21/01/21	3	Design and Development	21/01/21
21/01/21	4	Design and Development	21/01/21
21/01/21	5	Design and Development	21/01/21
21/01/21	6	Design and Development	21/01/21
21/01/21	7	Design and Development	21/01/21
21/01/21	8	Design and Development	21/01/21
21/01/21	9	Design and Development	21/01/21
21/01/21	10	Design and Development	21/01/21

peterwellsarchitects
office form, leamington, walsingham, suffolk, IP13 7SA - 01728 745366 - info@peterwellsarchitects.co.uk

Project:	St Peter's Church, Norwich		
Client:	Chapter Building Group		
Draw Title:	Church hall - First floor plan	Draw Status:	Building regulations
Date:	April 2021	Scale:	1:50 @ A1
Draw No:	PW1169_BR44	Draw No:	PW1169_BR44
Revised:	G	Revised:	G

[illegible]

peterwellsarchitects

office: barn, ischington, woodroge, suffolk, IP13 7HA 01728 745358 email:joelen@barnarchitects.co.uk

Project	St. Peter's Church, Norwich
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Class	Chapter Building Group
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Fig. 1. Church hall - Second floor plan

Org. Title:	Building regulations
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Date	April 2021	Scale	1:50 @
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Scale

1:50 @ A1

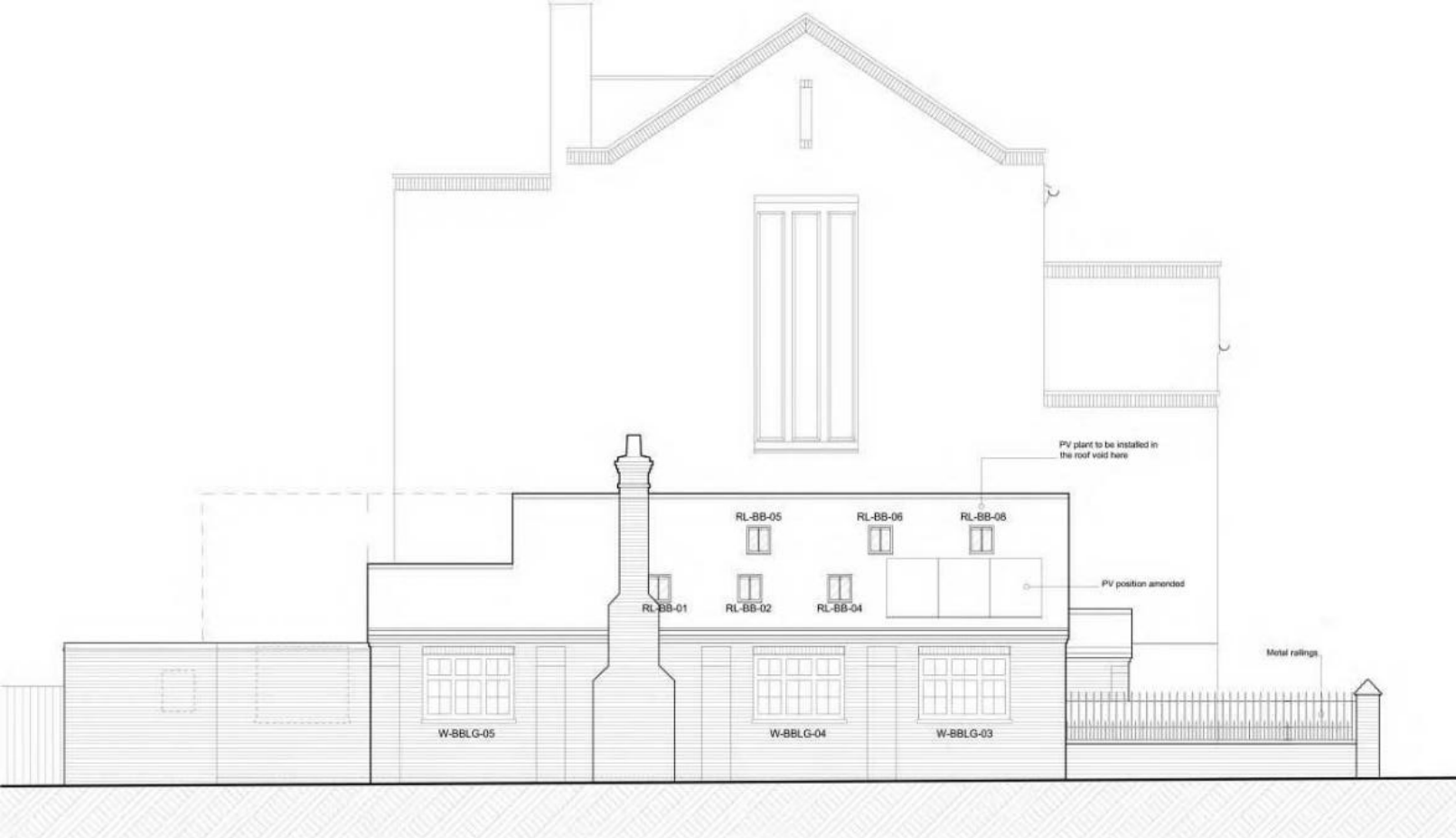
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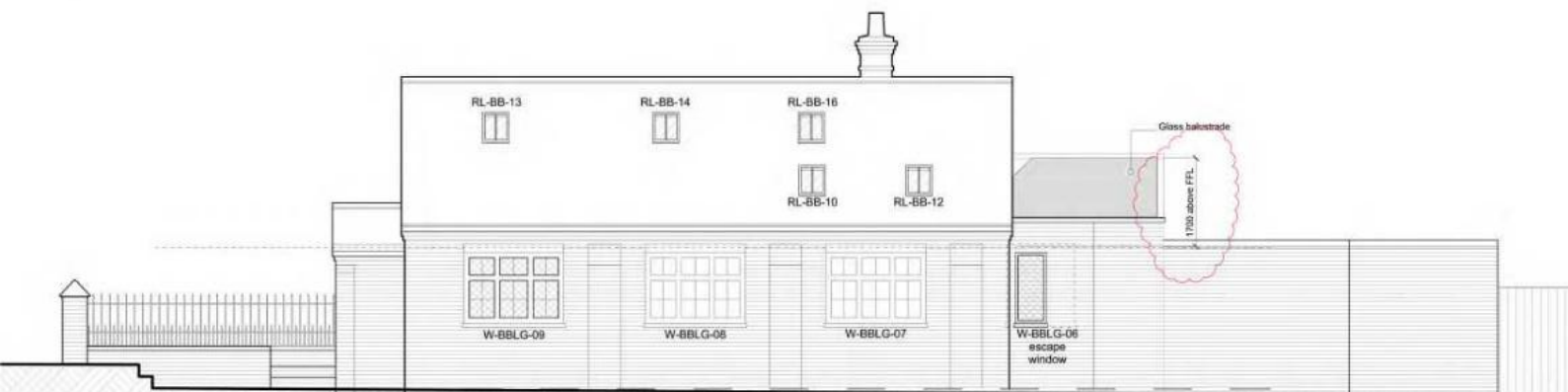
PW1169

BR46

Reviews



West elevation



East elevation

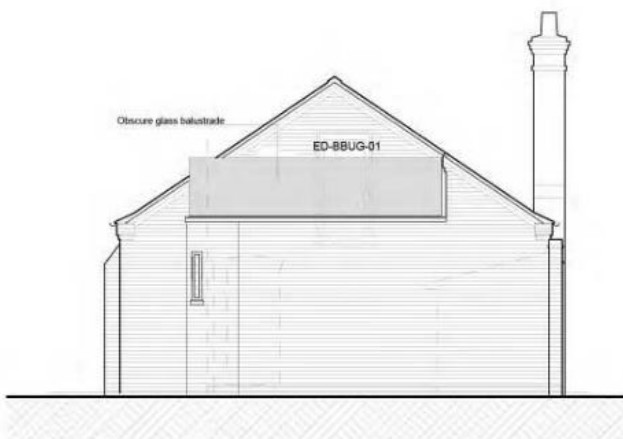
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18.11.20	E	Revisions to church - elevations & roof voids	18	200
18.11.20	F	Revisions to church - elevations & roof voids	18	200
18.11.20	G	Revisions to church - elevations & roof voids	18	200
18.11.20	H	Revisions to church - elevations & roof voids	18	200
18.11.20	I	Revisions to church - elevations & roof voids	18	200
18.11.20	J	Revisions to church - elevations & roof voids	18	200
18.11.20	K	Revisions to church - elevations & roof voids	18	200
18.11.20	L	Revisions to church - elevations & roof voids	18	200
18.11.20	M	Revisions to church - elevations & roof voids	18	200
18.11.20	N	Revisions to church - elevations & roof voids	18	200
18.11.20	O	Revisions to church - elevations & roof voids	18	200
18.11.20	P	Revisions to church - elevations & roof voids	18	200
18.11.20	Q	Revisions to church - elevations & roof voids	18	200
18.11.20	R	Revisions to church - elevations & roof voids	18	200
18.11.20	S	Revisions to church - elevations & roof voids	18	200
18.11.20	T	Revisions to church - elevations & roof voids	18	200
18.11.20	U	Revisions to church - elevations & roof voids	18	200
18.11.20	V	Revisions to church - elevations & roof voids	18	200
18.11.20	W	Revisions to church - elevations & roof voids	18	200
18.11.20	X	Revisions to church - elevations & roof voids	18	200
18.11.20	Y	Revisions to church - elevations & roof voids	18	200
18.11.20	Z	Revisions to church - elevations & roof voids	18	200

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Office: 10, Wetherington, Woodbridge, Suffolk, IP11 7DA - 01728 745036 - info@peterwellsarchitects.co.uk

Project:	St. Peter's Church, Norwich
Client:	Chapter Building Group
Design Title:	Boys Brigade - Elevations 1
Date:	April 2021
Scale:	1:50 @ A1
Design No.:	PW1169_PL01
Revision:	E

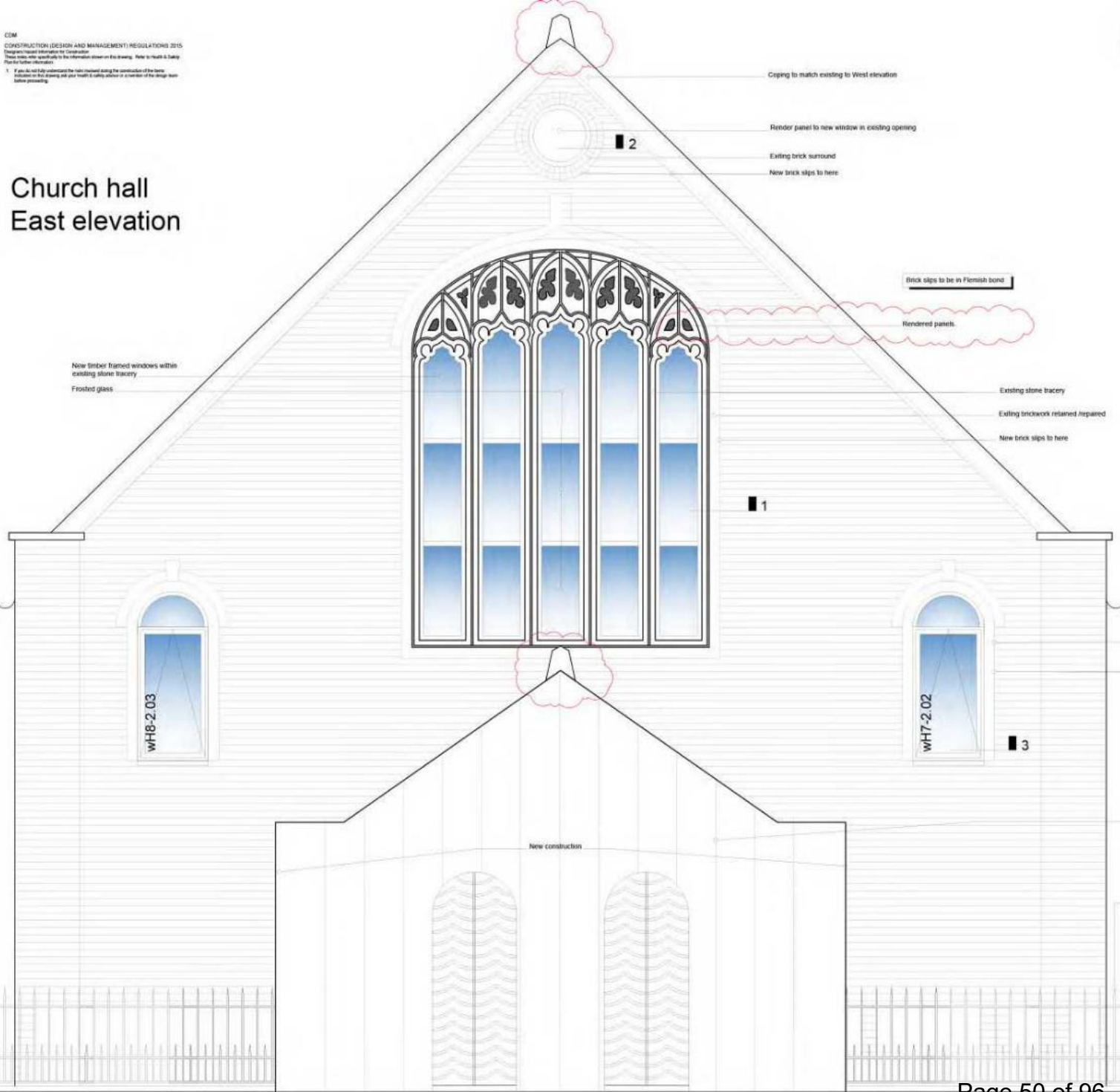


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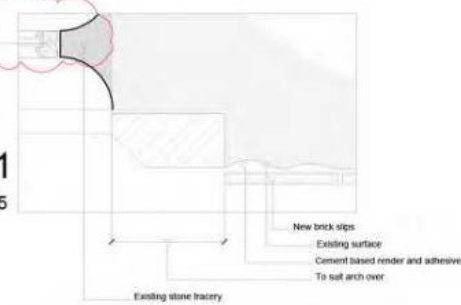


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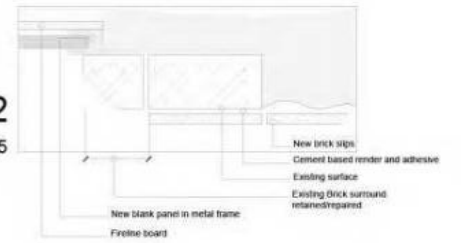
Church hall East elevation



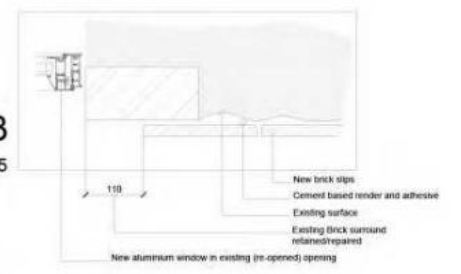
Detail 1
Scale 1:5



Detail 2
Scale 1:5



Detail 3
Scale 1:5



Date	Revision	Description
15.11.21	1	As issued. This drawing superseded P01.
17.11.21	2	As issued.
17.11.21	3	As issued.
24.12.21	4	Window 2 removed. Blank central panel. Window reinstated.
24.12.21	5	As issued.
24.12.21	6	Revised window to stone window.
24.12.21	7	Rating, window glazing and window panes.
24.12.21	8	As issued.
24.12.21	9	As issued.

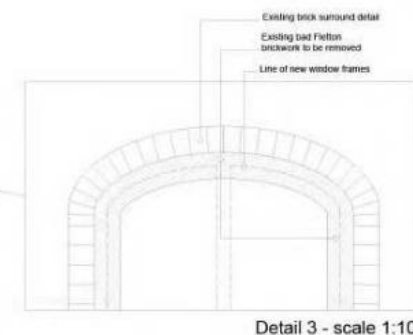
peterwellsarchitects
 Henry Gault House, Henry Gault, Woodbridge, Suffolk IP12 1SW - 01194 793299 - info@peterwellsarchitects.co.uk

Project:	St Peter's Church, Norwich
Client:	Chapter Building Group
Design Title:	Church Hall east elevation
Date:	Oct. 2021
Scale:	1:20 @A1
Design Title:	Planning
Design Title:	PW1169_PL06
Revision:	J

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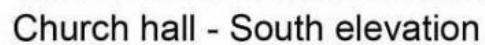


Church hall - North elevation

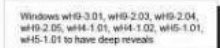


Detail 1 - scale 1:10

Detail 3 - scale 1:10



Windows WH9-2.06, WH9-2.07,
WH5-1.03, WH5-1.04
to have deep reveals



Church
East elevation



5 metres

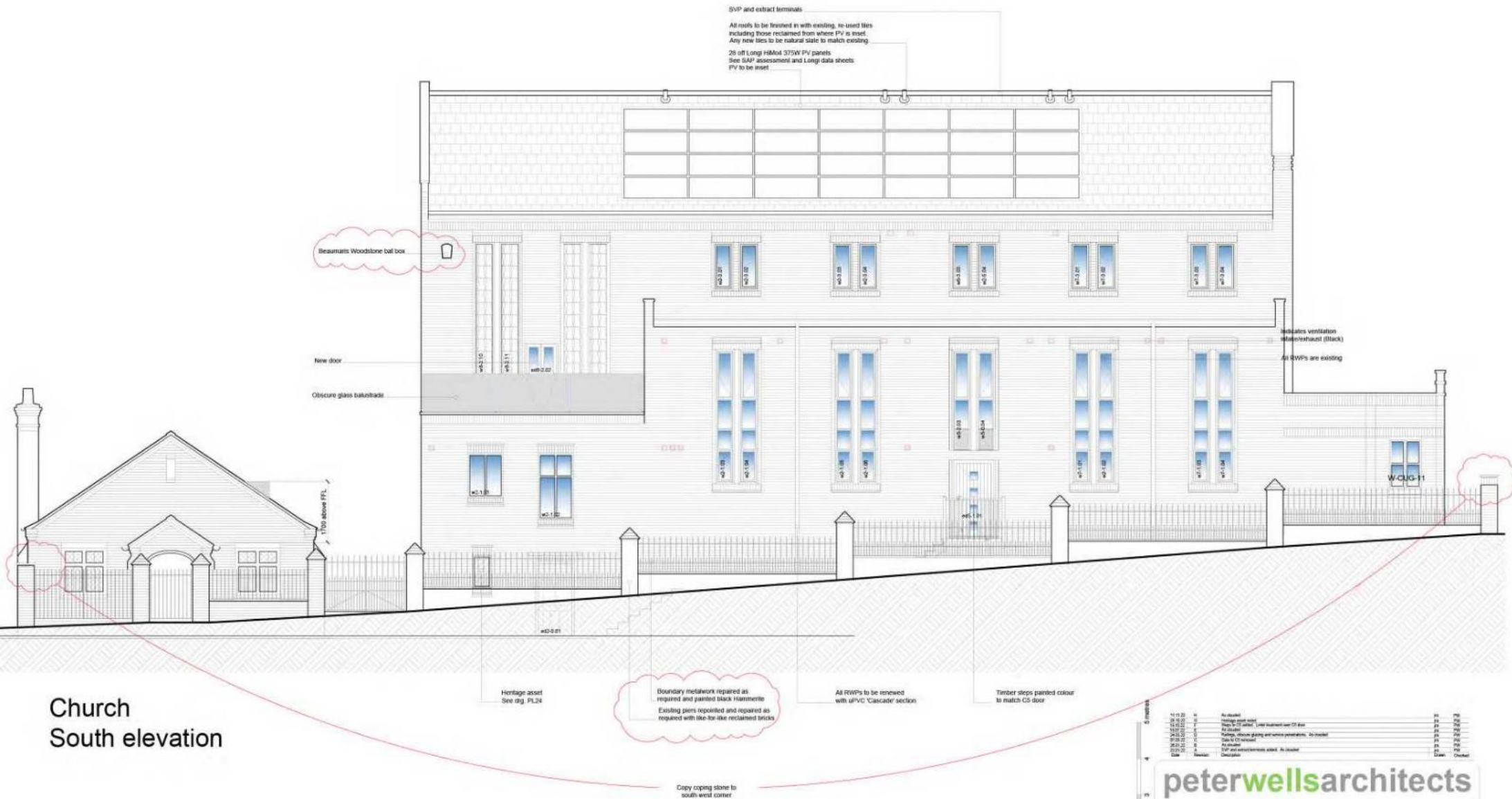
Date	Revision	Description	Drawn	Checked
18.10.21	1	As drafted	PN	PN
20.10.21	2	As drafted	PN	PN
24.10.21	3	Changes, obscure glassing and service penetrations. As drafted	PN	PN
27.10.21	4	Obscure glass added	PN	PN
28.10.21	5	As drafted	PN	PN
29.10.21	6	Obscure glass to be removed	PN	PN

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Project:	St. Peter's Church, Norwich
Client:	Chapter Building Group
Draw Title:	Elevations 4 - Church East
Draw Status:	Planning
Date:	Oct. 2021
Scale:	1:50 @A1
Draw No:	PW1160_PL12
Revision:	F

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5 metres 4 3 2 1 0



Report to Planning applications committee

Item

8 December 2022

Report of Head of Planning & Regulatory Services

Subject Application no 22/01374/F - 3 Gateley Gardens, Norwich,
NR3 3TU

4B

**Reason
for referral** Councillor Call in (Councillors Kendrick, Stonard & Harris)

Ward:	Eaton
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk
Applicant	Mr Matthew England

Development proposal		
Removal of existing garage. Two storey side and single storey front extension to form a 5 bed HMO.		
Representations		
Original consultation		
Object	Comment	Support
19 (16 households and 3 councillor call in)	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy.
Expiry date	20 December 2022
Recommendation	Approve



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Planning Application No 22/01374/F
Site Address 3 Gateley Gardens

Scale 1:500

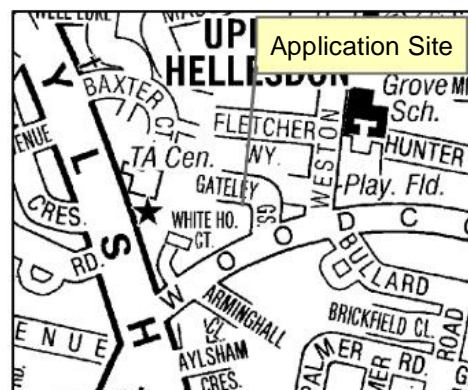


NORWICH
City Council

PLANNING SERVICES



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The site and surroundings

1. The site is located to the south side of Gateley Gardens, a residential cul-de-sac to the northwest of the city. The prevailing character of the area is residential comprising a mixture of semi-detached and detached dwellings constructed during the middle part of the C20. There are two designs of property present, simple two-storey semi-detached dwellings, and three two-storey detached dwellings designed with gable sections projecting from the front elevation. Plots are typically arranged with front gardens / parking areas and mature rear gardens.
2. The subject property is a two storey detached dwelling arranged over an 'L' shape footprint with a projecting gable section to the front constructed during the mid C20 using red bricks, sand coloured bricks, pantiles and white coloured windows and doors. The site features a front parking area and driveway to the front, which leads to a single flat roof attached garage to the side. There is a garden located to the rear accessible via the side of the property.
3. The site is bordered by no. 2 to the east, a dwelling of the same detached design and no. 4 to the west, a semi-detached dwelling. The site boundaries are marked by close boarded fencing and some sections of mature planting.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal first involves the demolition of the existing single flat roof garage attached to the side of the dwelling.
7. A two-storey side extension is to then be constructed in its place. The 4.25m x 7.9m extension is designed with a projecting gable section to the front, that matches the existing in terms of both scale and design. The gable section is 4.9m tall to the eaves and 7.2m tall to the ridge. The rear roof slope is hipped, to match the existing. A 1.5m x 1.7m single-storey extension is also to be constructed within the central, recessed section of the front elevation creating a new entrance lobby. The single-storey section is topped with an extension of the main roof. The proposal requires the removal of the existing chimney and the re-siting of a window to the first-floor rear elevation.
8. The proposed extension facilitates the creation of a five bedroom small scale House of Multiple Occupancy (HMO). The proposed change of use from a C3 dwellinghouse to a C4 small scale HMO is a form of permitted development as set out in Class L(b), Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and this element of the proposal therefore does not require planning permission. Large HMOs of seven or more occupants are classed as being a sui-generis use class, and planning permission would be required for the creation of a large HMO. Any of the issues

raised relating solely to the use of the site as a small-scale HMO cannot be considered as part of the assessment of this planning application.

Representations

9. Adjacent and neighbouring properties have been notified in writing. 16 households submitted letters of representation citing the issues as summarised in the table below.

Issues raised	Response
Inappropriate location for an HMO / family area / close knit community.	The proposed use as a small scale HMO is a form of permitted development
Out of scale development.	See main issue 2
Design is out of keeping with the character of the area.	See main issue 2
Extension will cause harm to neighbouring amenity / loss of light	See main issue 3
Use as HMO would result in parking problems / access for emergency vehicles.	The proposed use as a small scale HMO is a form of permitted development
Lack of housing for families / loss of a family home.	The proposed use as a small scale HMO is a form of permitted development
Proposal goes against the Human Rights act, article 8 the 'right to respect for private family life' & article 1 of the first protocol, 'the right to peaceful enjoyment of possessions'.	The local authority is required to act in accordance with the Human Rights Act. In this case we do not consider that the proposals impinge on the rights contained within the Act.
The proposal will devalue neighbouring dwellings.	The value of neighbouring properties is not a material planning consideration

Consultation responses

10. Transportation – Norwich City Council

I don't wish to object in principle to a HMO use in a residential area, but there needs to be adequate parking provision.

Our guidelines indicate:

- i) 3 car spaces (EV chargepoint(s) recommended)
- ii) 5 cycle spaces

It will therefore require a crossover improvement, and the front garden relandscaped.

Please can the applicant be asked to provide plans that demonstrate these requirements can and will be made.

Once this has been confirmed I will be able to comment formally.

The proposed change of use is a form of permitted development not requiring planning permission. The advice given above has therefore not been acted upon.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design

Other material considerations

13. **Relevant sections of the National Planning Policy Framework 2018 (NPPF)**
 - NPPF7 Requiring good design

Case Assessment

14. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning 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: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF section 12.
16. The proposed development will significantly alter the overall appearance of the subject property, with the extension being clearly visible from the public realm. The design matches the scale and form of the existing projecting gable section to the front, resulting in a near symmetrical appearance. The rear section also closely matches the original, with the hipped roof similarly creating a near symmetrical appearance.

17. The site is located close to a bend in the road marking the entrance to the main section of the cul-de-sac. The cul-de-sac contains seven pairs of two-storey semi-detached dwellings of a similar design. A group of three dwellings have been added at the bend in the road at the entrance to the cul-de-sac, which includes the subject property and no. 2 which faces onto the cul-de-sac, as well as no. 1 which faces onto the entrance road. The group of three are all the same 'L' shape gable fronted detached dwellings. The proposed extension is therefore not considered to be out of keeping with the prevailing character of the cul-de-sac. The additional gable will create a section at the bend in the road where there will be three gables of the same design in a row.
18. The scale of the proposed development is not considered to be out of keeping with the prevailing character of the area. It is noted that neighbouring dwellings are typically arranged with three bedrooms. It would be possible for most of the these properties to construct extensions, in some cases without the need for planning permission, to create additional bedrooms.
19. The proposed extension is to be constructed using matching materials including red bricks, concrete roof tiles and white coloured windows and doors. The design includes a store within the ground floor of the proposed gable, accessed via a door on the front elevation. The plans originally included a door design that matched the main entrance door. This has been revised to a door designed without any sections of glazing, to distinguish it from the main entrance door and so as to not give the impression of there being a second entrance or dwelling.

Main issue 2: Amenity

20. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 127 and 178-182.
21. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light pollution. In this case there will be some noticeable changes to the current situation, however they will not result in significant harm being caused to the amenity of the neighbouring residential occupiers. The property noticing changes to the current situation is no. 4 to the west of the site.
22. The proposed two-storey side extension is to be constructed along the boundary shared with no. 4. It is noted that the building line of no. 3 is noticeably forward of that of no. 4. Consequently, the side extension will be visible from the front garden and driveway of the neighbouring dwelling. The distance between the two will ensure that the outlook from no. 4 is not significantly harmed by the extension.
23. There will be some overshadowing caused by the proposed side extension, however it will primarily impact the area to the side of no. 4, currently occupied by a driveway and shed. It is noted that there are three windows on the side elevation of no.4 serving a first-floor landing, and ground floor kitchen and hallway. The landing is classed as a secondary living space and the hallway and kitchen are both served by other sources of light from the front and rear elevations respectively. As such, the overshadowing caused by the proposed side extension will not result in significant harm being caused to the neighbouring residential amenity by way of overshadowing or loss of light.

24. The siting of the proposed side extensions, parallel to the side of the neighbouring dwelling, will ensure that it does not cause significant harm by being overbearing.
25. The design includes new windows to the first floor of the front and rear elevations that will allow for some views over neighbouring gardens. Such views are already possible from existing windows and do not constitute a significant loss of privacy.
26. The proposed use of the site represent an intensification in the level of activity on site. The proposed use of the site as a small scale HMO is however is a form of permitted development.

Other matters

27. The development represents an opportunity to enhance biodiversity on the site. It is therefore considered reasonable to add a condition requiring the submission of a scheme of biodiversity enhancement to be approved by the Council prior to the occupation of the property.
28. The comments made by the transportation officer are noted, however the use of the site as a small-scale HMO is permitted and as such changes to the parking provision on site are not required by this application.
29. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar

(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

30. There are no significant equality or diversity issues.

Local finance considerations

31. 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.
32. 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.
33. In this case local finance considerations are not considered to be material to the case.

Conclusion

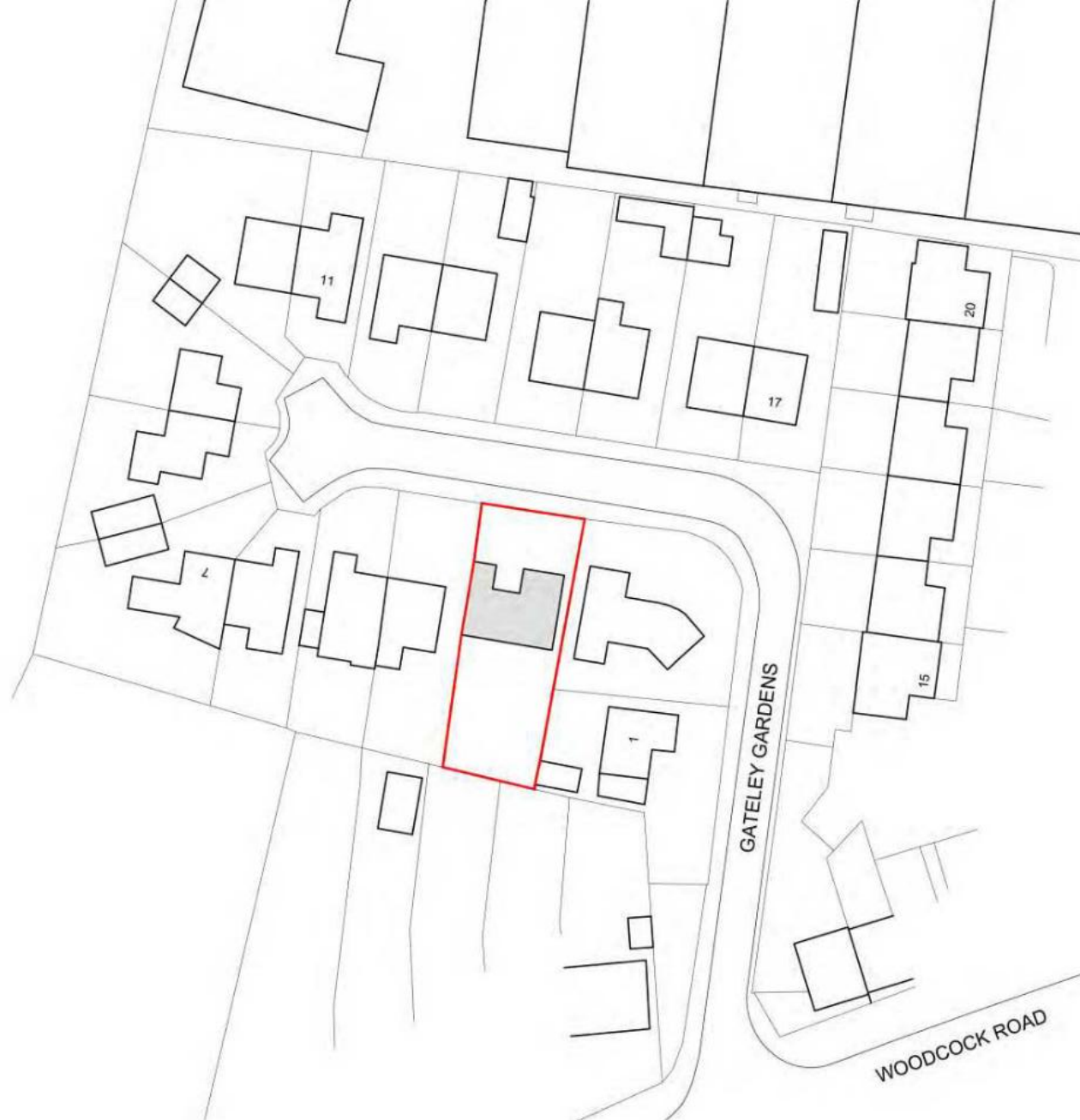
34. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
35. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with significant harm not being caused by way of overshadowing, overlooking, loss of outlook or by being overbearing.

36. The proposed use of the site as a small-scale HMO is permitted and as such does not require planning permission.
37. 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. 22/01374/F – 3 Gateley Gardens Norwich NR3 3TU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Biodiversity enhancement.



DATE SEPT 22

PROJECT ALTERATIONS & EXTENSIONS TO:
3 GATELEY GARDENS, NORWICH

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REVISIONS

Page 68 of 96

SCALE 1:500 @ A3

SUBJECT LOCATION PLAN

DRAWING NOT TO BE SCALED

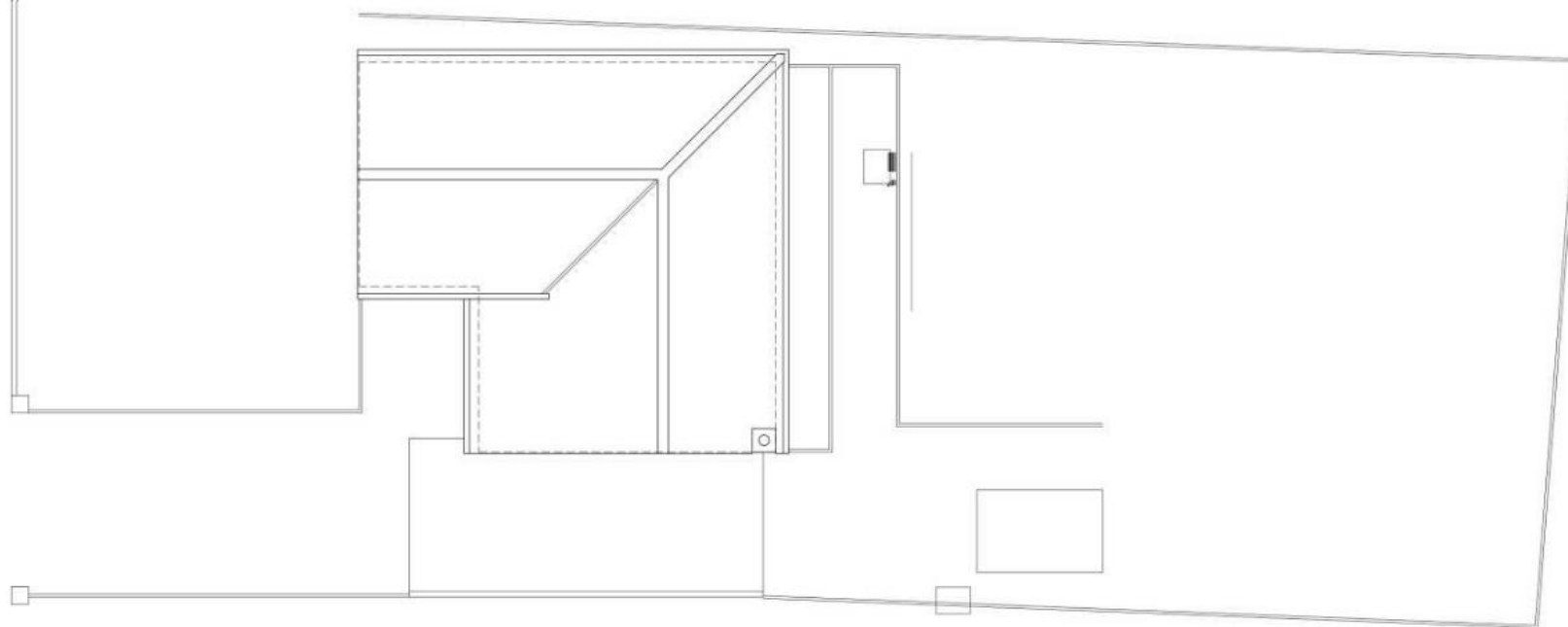
harman design services

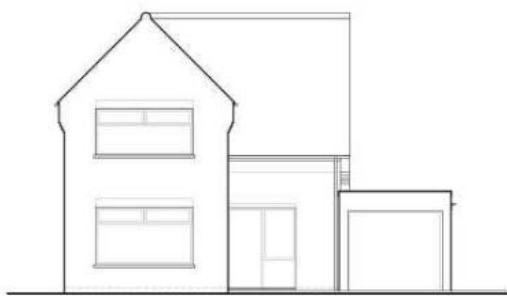
203 LINTHANK ROAD, NORWICH, NORFOLK NR2 3PQ
Tel / Fax: 01603 502595 Mobile: 07806 207606
email: kevinhaman@btinternet.com

PROJECT
3 GATELEY GARDENS, NORWICH

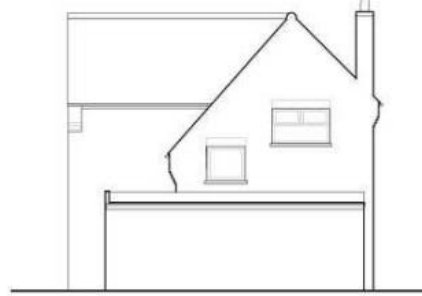
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REV

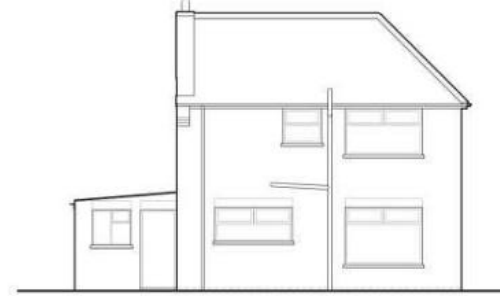




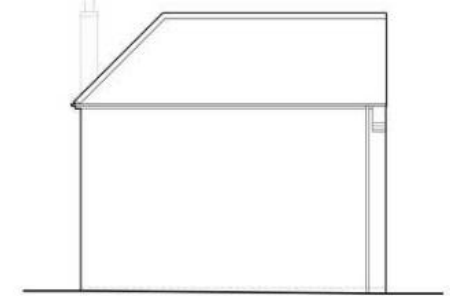
North Elevation



East Elevation



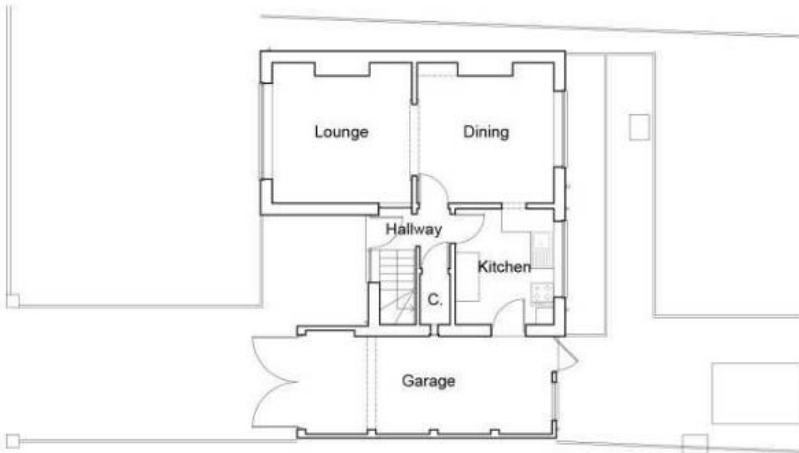
South Elevation



West Elevation



First Floor Plan



Ground Floor Plan

DATE JULY 2022 PROJECT ALTERATIONS & EXTENSIONS TO:
3 GATELEY GARDENS, NORWICH

SCALE 1:100 @ A2 SUBJECT SURVEY

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DRAWING NOT TO BE SCALED

REVISIONS

DATE

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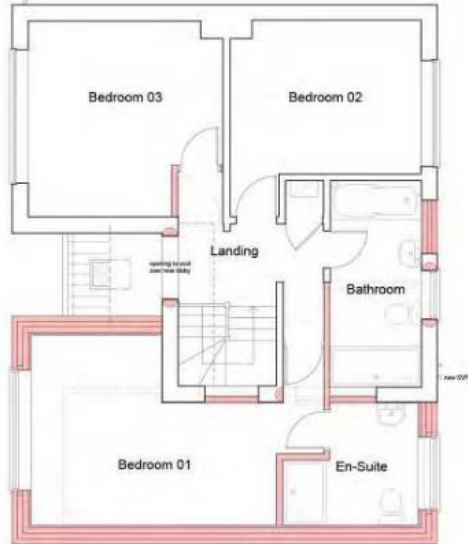
harman design services

203 UNTHANK ROAD, NORWICH, NORFOLK NR2 2PQ
Tel / Fax: 01603 502685 Mobile: 07808 207806
email: kevinharman@btinternet.com

PROJECT
3 GATELEY GARDENS, NORWICH

NUMBER
961/05

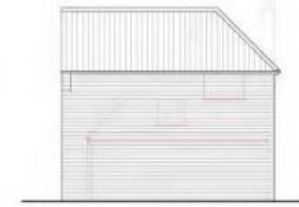
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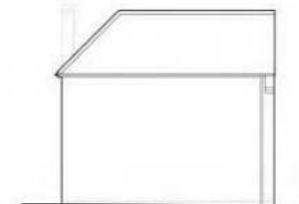
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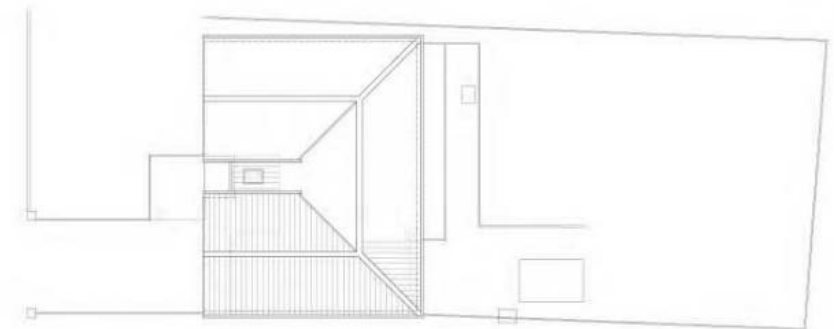
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West Elevation [1:100]



Ground Floor Plan [1:50]



Block Plan [1:100]



Report to Planning Applications Committee

Item

8 December 2022

Report of Head of Planning & Regulatory Services

Subject Application no 22/01301/F - 44 York Street, Norwich,
NR2 2AW

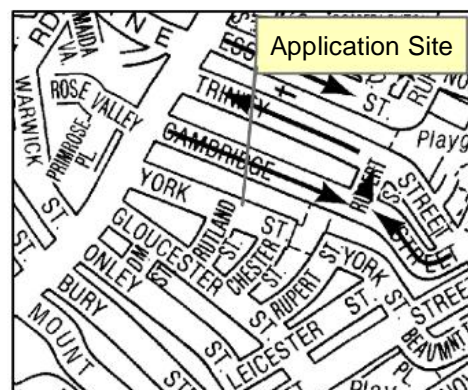
**Reason
for referral** Called in by Councillor Cate Oliver

4C

Ward	Town Close
Case officer	Danni Howard/ Lara Emerson laraemerson@norwich.gov.uk
Applicant	Mr Luke Miles

Development proposal		
Rear dormer extension.		
Representations		
Object	Comment	Support
7	0	0

Main issues	Key considerations
1	Design
2	Amenity
Expiry date	6 December 2022
Recommendation	Approve



The site and surroundings

1. The subject property is a two storey dwellinghouse located within a Victorian terrace constructed with buff brick and slate tiles to the front and red brick with red pantiles to rear.
2. The rear of the property is constructed over an 'L' shape with a two-storey outcrop adjoining the neighbouring outcrop at no. 46, adjacent the western boundary. This feature is mirrored across the rear of the terrace. The rear of the subject property is painted white, with a later red brick rear extension to the ground floor.
3. The site is located on the north side of York Street, a suburban residential street which is characterised by bay fronted Victorian terraces and consistent use of materials within the frontages. There is a small courtyard garden to the front of the property and a modest rear garden with a slightly raised ground level.
4. The site is bordered on the east and west sides by adjoining nos. 42 and 46 respectively. The rear of site borders 33 Cambridge Street, a locally listed terraced dwelling within the Heigham Grove Conservation Area.

Constraints

5. Critical Drainage Catchment.

Relevant planning history

6. The records held by the city council show the following planning history for the site. Of note is the refusal earlier this year, which proposed a much larger dormer extending over the main roof and the roof of the two storey outcrop.

Ref	Proposal	Decision	Date
16/00339/F	Single storey rear extension including demolition of existing single storey extension.	APPR	20/05/2016
22/00633/F	Attic conversion and dormer extension.	REF	07/10/2022

The proposal

7. The dormer as originally proposed extended 2.8m in height from the existing rear wall of the inset rear elevation, replacing the existing eaves line. The dormer was proposed to have a depth of 4.1m extending from the roof slope and width of 5.6m, creating a cubic content of 32.14m³.
8. The proposal was revised following officer comments during the assessment process to bring the rear dormer elevation 0.3m back from the inset eaves line. The dormer is now proposed to have a height of 2.6m, depth of 3.9m and width of 5.6m to create a cubic content of 28.39m³.
9. External walls and roof of the dormer are proposed to be grey zinc cladding. There will be 1no. full length aluminium double casement window and 1no. smaller

aluminium double casement window inserted into the rear elevation of the dormer.
Aside from

10. materials, the proposed dormer is now within the limits of permitted development.

Representations

11. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 7no. letters of representation have been received based on the scheme as originally proposed, citing the issues as summarised in the table below.

Issues raised	Response
The proposed extension is disproportionate to the area and is out of keeping with the Victorian terrace.	See Main Issue 1 – Design.
The dormer will significantly overlook several neighbouring houses.	See Main Issue 2 – Amenity.
The height essentially creates a third storey which is out of character with the existing terrace.	See Main Issue 1 – Design.
The full height window is intrusive and dominating due to the relatively short back gardens and will be close enough for views into upstairs windows and vice versa.	See Main Issue 1 – Design and Main Issue 2 - Amenity.
Impact on neighbours' privacy from full length window.	See Main Issue 2 – Amenity.
Existing dormers in the area are ugly and should not be allowed to set a precedent.	See Main Issue 1 – Design
The proposal is too large for its location.	See Main Issue 1 – Design
The full length window will have direct views into neighbouring gardens and straight views into first floor windows of opposite properties.	See Main Issue 2 – Amenity.
The existing sloping roof is much less obtrusive than the vertical façade the development presents its neighbours in an intimidating fashion.	See Main Issue 1 – Design
The proposal turns a two storey house into a three storey house which appears overly large and intrusive.	See Main Issue 1 – Design
The scale and density of the third floor will have an oppressive impact.	See Main Issue 1 – Design
Concerns regarding the impact of the proposal on the structural integrity of neighbouring houses and the terrace.	This would be a matter of building regulations and is not a planning consideration.
The proposal will irrevocably change the character and roofline of a long row of houses and dominate the view from dozens of its neighbours.	See Main Issue 1 – Design

The revised scheme has been consulted on and one additional letter of representation has been received from an existing objector, reiterating that their original concerns still stand, as summarised in the table above.

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.

Natural areas officer

13. The same report has been submitted under 22/01301/F and was submitted under 22/00633/F. My comments remain largely unchanged-

In the event of any approval I would ask for the following -

BI5 In accordance with report

B16 Mitigation Details

IN27 Protected Species

I would support the proposed installation of a bird box; this would equate to an enhancement rather than mitigation. Given the location a more suitable bird box could be for garden species such as sparrows rather than swifts. Exact details have not been provided, but can be requested under B16 Mitigation Details, as above.

Assessment of planning considerations

Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
15. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment

Other material considerations

16. **Relevant sections of the National Planning Policy Framework July 2021 (NPPF):**
- NPPF12 Achieving well-designed places
 - NPPF14 Meeting the challenge of climate change, flooding and coastal change
 - NPPF15 Conserving and enhancing the natural environment

Case Assessment

17. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning 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: Design

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 124-132.
19. Concerns were raised regarding the scale and impact of the proposal in its original form. The extension of the rear wall and loss of the eaves line was considered incongruent to the character and design of the terrace and overly dominant in appearance.
20. The proposal was revised to bring the rear elevation away from the eaves, so the overall height and scale of the dormer is reduced although the width remains. While the width of the dormer remains substantial, the reduced scale of the revised proposal appears less disruptive to the sloping roof of the outcrop and is less visually dominating within the terrace by maintaining the existing eaves line. The dimensions of the revised scheme meet the size requirements to be considered permitted development under Schedule 2, Part 1, Class B of the GPDO, however permission is still required due to the chosen materials.
21. The proposed cladding is not in keeping with materials typically seen within the immediately surrounding roofscape. The use in conjunction with the smaller scale of the revised proposal adds a modern contrast to the existing clay roof tiles and is not considered to cause a level of visual harm that should warrant refusal of the application.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
23. Several concerns were raised regarding a loss of privacy to the surrounding gardens and rear facing windows of nearby dwellings on Cambridge Street, north of the subject site. There will be an increase in overlooking to private amenity spaces as a result of the full-length windows, however there is likely to be sufficient distance to the rear of the properties north of the site to reduce the loss of privacy to rear facing windows.
24. There will be no notable impact on residential amenity by virtue of loss of outlook or overshadowing from the proposed development.
25. The scale of the dormer proposed, along with the insertion of windows, is permitted development, and the works only require consent due to the chosen materials. It is therefore unreasonable to require any changes to the proposals on amenity grounds.

Other matters

26. The site is located within a Critical Drainage Catchment. As there is no increase in impermeable floorspace there is no need to manage surface water runoff as part of this development.
27. An ecology report submitted has shown no sign of roosting bats have been found in the existing roof and that the site provides negligible habitat for nesting birds. The proposal is therefore unlikely to cause any negative biodiversity impacts. Enhancements by way of installing a bird box as suggested within the report are encouraged, and a condition requiring installation a bird box will be added in accordance with the ecology comments received.
28. **Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)**

Site Affected: (a) Broads SAC/Broadland Ramsar

(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading

(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

29. There are no equality or diversity issues.

Local finance considerations

30. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. The proposal is acceptable in terms of design and will not cause an impact on amenity that warrants refusal of the application. 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 22/01301/F - 44 York Street, Norwich NR2 2AW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Installation of Bird Box

Informative:

IN27 – Protected Species.



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 Tuesday, April 12, 2022, ID: BW1-01032103
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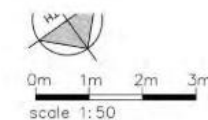
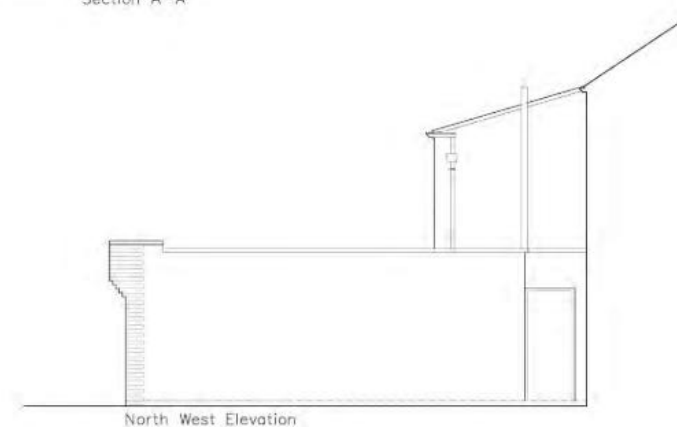
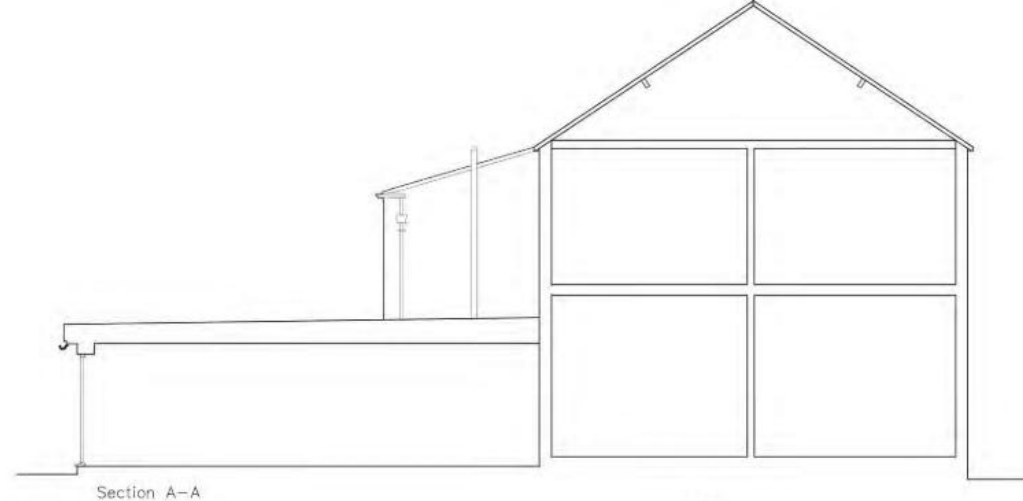
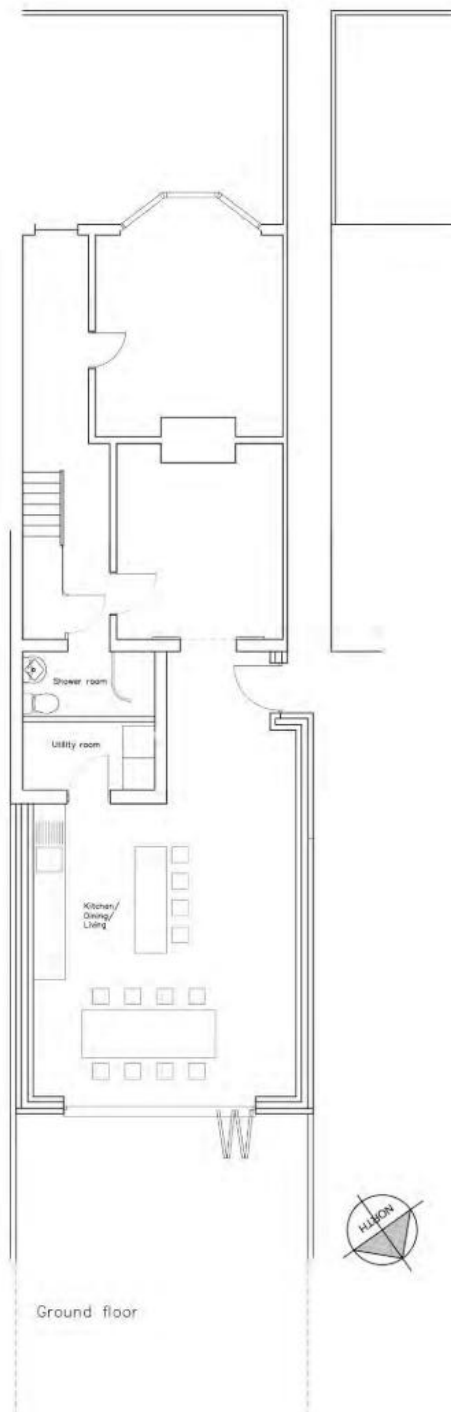
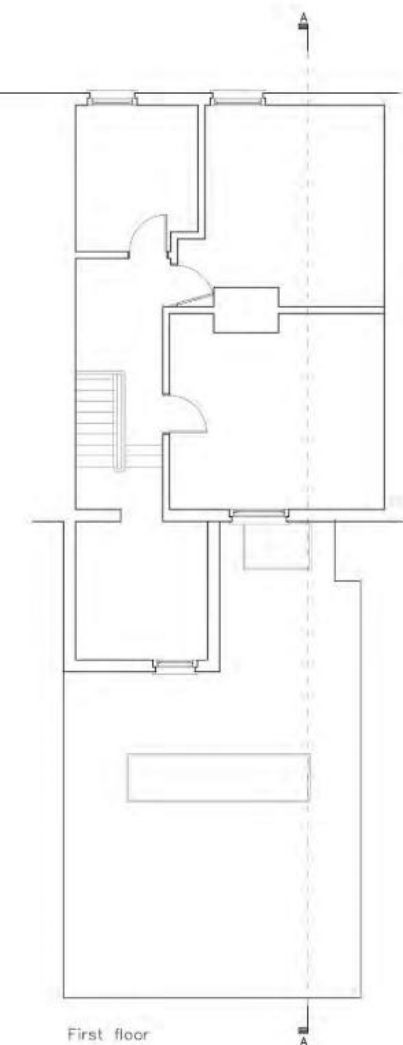
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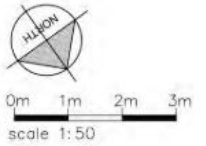
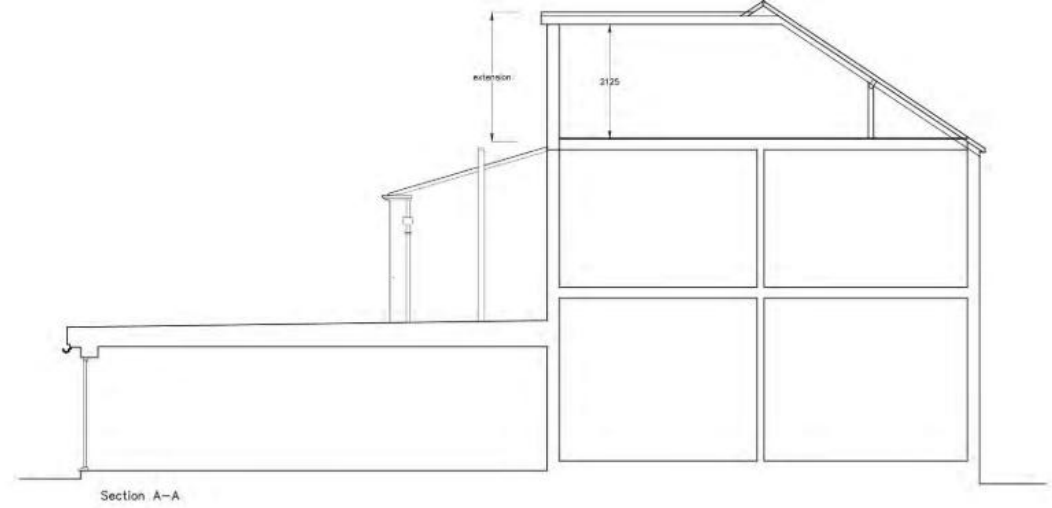
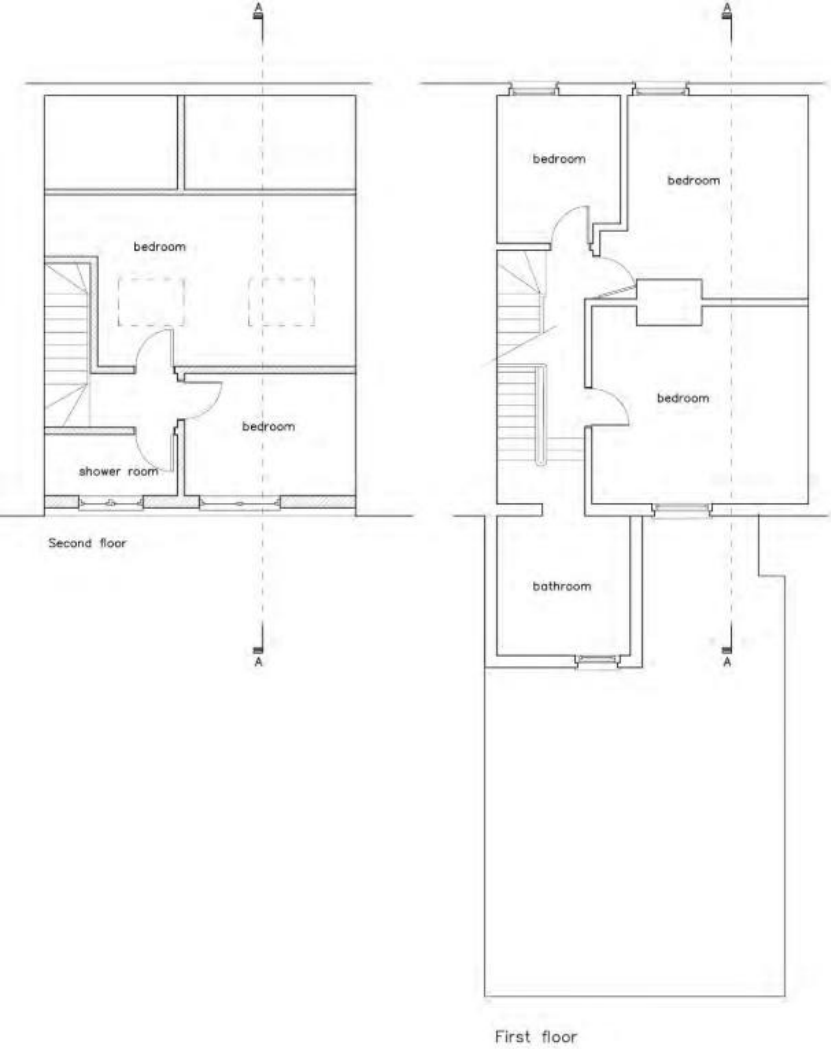
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Drawing Title:	Existing building		
Scale:	1:50 @ A1	Drawn by:	ms
Job Number:	4997	Date:	Nov 2021
		Drawing Number:	01.0

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Revisions:

Client:
Mr & Mrs Miles

Job Title:
44 York Street attic conversion

Drawing Title:
Proposed plans and section

Scale: 1:50
Drawn By: ima
Date: Nov 2021

Job Number: 4997
Drawing Number: 02.D

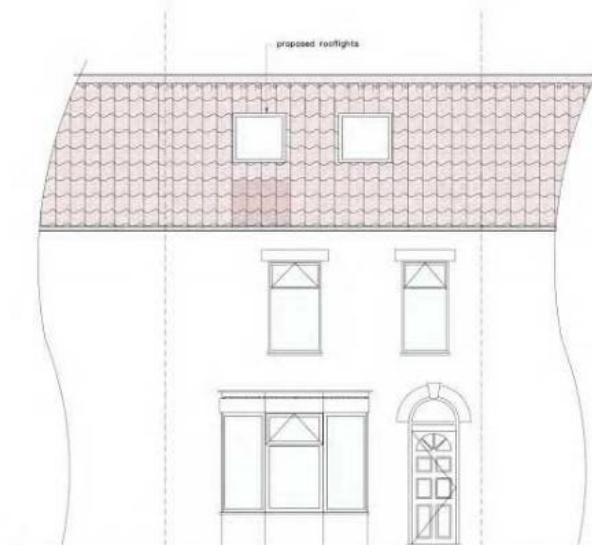
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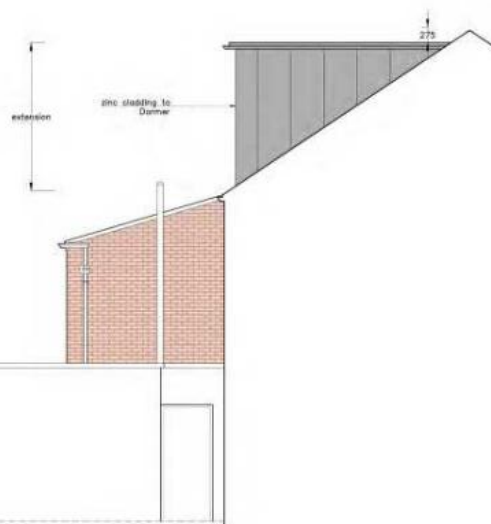
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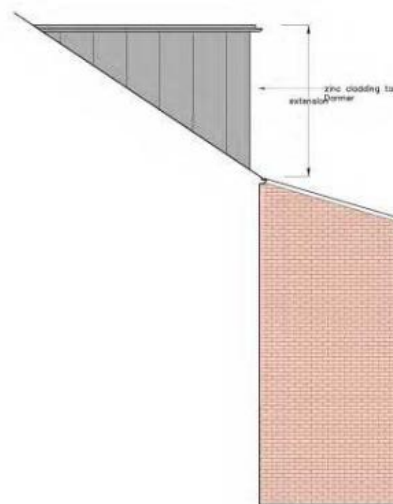
North East Elevation



South West Elevation



North West Elevation



South East Elevation

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scale 1:50

Revisions:

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Job Title: **44 York Street attic conversion**
Drawing Title: **Proposed elevations**
Scale: **1:50** Drawn By: **ms** Date: **Feb 2022**
Job Number: **4997** Drawing Number: **03.D**

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Report to Planning Applications Committee

Item

8 December 2022

Report of Head of Planning & Regulatory Services

Subject Application no 22/00579/F 11 Dowding Road, Norwich,
NR6 6DD

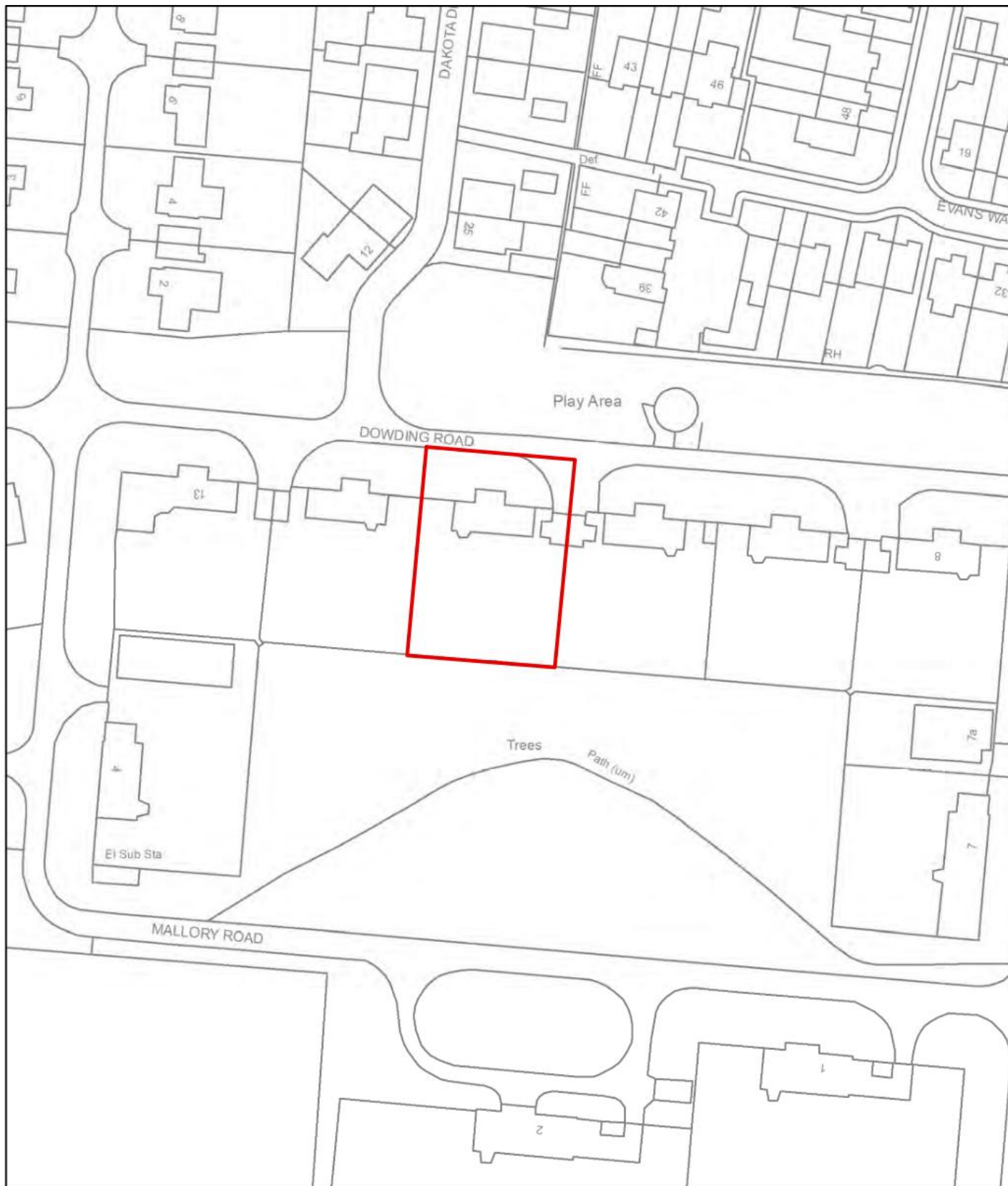
**Reason
for referral** Discretion of the Head of Planning & Regulatory Services

4D

Ward	Catton Grove
Case officer	Nyasha Dzwowa-01603 987998 nyashadzwowa@norwich.gov.uk
Applicant	Mr Morgan

Development proposal		
Two storey side extension, single storey rear extension to existing detached house and loft conversion		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1	Design
2	Amenity
Expiry date	15 December 2022
Recommendation	Approve



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Planning Application No 22/00579/F
Site Address 11 Dowding Road

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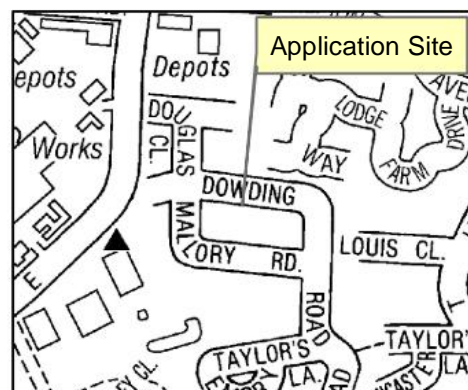


NORWICH
City Council

PLANNING SERVICES



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The site and surroundings

1. The subject property is a two-storey, detached dwellinghouse located on the northwest side of Dowding Road, a typical suburban street, north of the city. The street is predominantly residential, characterised by large dwellings set on generously sized plots. The property was as RAF officers accommodation and is constructed of buff brick, dark plain roof tile and UPVC windows and doors. The property remains largely unaltered externally. The property is reasonably set back from the highway by a large front garden and has a generous rear garden.
2. The site is bordered on the east side by 10 Dowding Road and on the west side by no. 12. The rear of the site is bordered by mature trees which are protected by Tree Protection Order 468.
3. The subject property is part of a row of 6 identical properties, the surrounding area has a consistent residential character that is similar to the subject property. The area is particularly characterised by large amounts of open space and mature trees.
4. New dwellings constructed as part of a modern residential development can be seen north of the site.

Constraints

5. The site is within Catton Grove and Sewell critical drainage catchment.

Relevant planning history

6. The records held by the city council show no relevant history for the site.

The proposal

7. The application seeks to construct a single storey rear extension, a two-storey side extension and loft conversion with a rear dormer.
8. The proposed single storey rear extension will be adjoined to the rear of the property and will form a new kitchen/ dining area. The dimensions of the extension are Depth=4.5m Width= 6.5m and Height= 3.6m. The rear extension is constructed with Buff brick, a flat roof with a roof lantern with white Aluminium glazed doors.
9. The original proposal was for a two-storey extension which followed the same building lines and roof scape as the existing dwelling. This was considered to be disruptive to the surrounding character. Negotiations resulted in the following amendments, extension was set back from the building line, roofline was brought down and width was reduced. The negotiated changes reduced the scale of the original proposal. The proposed two-storey side extension would infill the yard area to the east of the property. The outbuildings within this area would be demolished and a new garage with living accommodation on the first floor would be constructed. The side extension adjoins the host dwelling. The dimensions for the side extension are Depth=4.6m Width=5.1m Height= 8.2m. The side extension is constructed with Buff brick, a pitched roof with plain roof tiles and white UPVC windows.
10. The proposed loft conversion would see the roof space converted to living accommodation. The loft conversion extends the width of the original dwelling and a

rear dormer will be installed. The dimensions of the loft conversion are Depth=4.2m Width=13.5m Dormer Height= 2.4m. The dormer will be constructed with white Cedral Boarding and a flat roof.

Representations

11. Adjacent and neighbouring properties have been notified in writing. One letter of representation has been received citing the issues as summarised in the table below. Since the letter of representation was submitted by a member of council staff employed in the planning team, it has been considered appropriate to bring the application before Planning Applications Committee at the discretion of the Head of Planning & Regulatory Services.

Issues raised	Response
Side extension is overbearing and disruptive to the character and distinctiveness of the area	See main issue 1
Harm to amenity; overlooking, loss of outlook,	See main issue 2
Colour of the dormer material should better reflect the materials in the surrounding area	See main issue 1

Consultation responses

12. Consultee: Ecology: Norwich City Council

Comments: The findings of the Bat Roost Assessment are satisfactory, no further surveys are required. To mitigate for the loss of the birds nest I would ask that 2 bird boxes are installed on site; at least 1 should be integral to the building. Given the level of bat activity nearby the site would also benefit from suitable bat boxes. However, given that the proposal does not directly impact bats I cannot request these, only encourage.

Assessment of planning considerations

Relevant development plan policies

13. **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
14. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment

Other material considerations

15. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment

16. Advice Notes and Guidance

- Extensions to houses advice note September 2012

Case Assessment

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

Main issue 1: Design

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 126-136.
19. The two-storey side extension is proposed to be adjoined to the main dwelling. The extension is proposed to be built in place of the existing yard area and outbuildings to the east of the dwelling.
20. The two-storey side extension is a continuation of the existing dwelling however it is proposed to be set back from the front building line by 0.2m. This would highlight the change between the original dwelling and the new extension. Additionally, by setting the extension back it reads as a separate addition and breaks the property up so there is not a terracing effect when the property is viewed from the front. The height of the extension has been reduced by 0.1m during the course of the application which has resulted in a clearly defined drop which breaks the roofline therefore reducing the overbearingness of the extension. The roof pitch of the extension has been designed to reflect the pitch of the main house so as not to be at odds with the house. The width of the extension has also been reduced during the course of the application. As the ground floor of the extension is to be used as garage the width has been reduced to a length which is restrictive to accommodating larger cars. However, the reduction in width does allow the extension to be subservient to the main dwelling and increases the distance between the neighbouring property. The originally proposed width was 5.4m and this has been slightly reduced, the reduction makes a significant difference to the overall appearance of the property.
21. The overall reductions in the scale of the side extension and use of materials matching the main dwelling results in an extension that is not disruptive to the arrangement of properties within the area but rather is sympathetic and reflective of the prevailing character.

22. The rear dormer would be constructed with White Cedral Boarding and would have a flat roof. The proposed material is not consistent with materials in the surrounding area however as the dormer would be at the rear it would have minimal impact on the visual appearance of the dwelling therefore there would be no significant impact on the character of the area. Although the dormer would be visible from Mallory Road in long views across the green space at the rear of the site this does not cause significant harm to character. The dormer would be obscured by mature trees for most of the year therefore it's impact on the surrounding character would be minimal.
23. The proposed works include a rear single storey extension. The extension adjoins the main dwelling at the rear and provides an enlarged kitchen and dining area. The extension would be constructed with brick matching the main dwelling and includes glazed doors on the rear and side elevation as well as a roof lantern. These features allow natural light into the property. The scale of the proposed extension is considered to be acceptable in relation to the size of the dwelling. The use of a flat roof reduces the scale so it does not over bear or take away from the main dwelling. The single storey is adjacent to the two-storey extension and would be hidden from public view. The design of the extension is consistent with that of the main dwelling which creates a consistent appearance.
24. The proposed works are of good design and use high quality materials which are in keeping with the surrounding area. The works includes more modern designs and materials, however these are not out of keeping for the area. Overall, the proposed works are in compliance with DM3 and JCS2.

Main issue 2: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 129.
26. The proposal does not result in significant harm to amenity. The two-storey extension has been reduced in width which has increased the distance between the properties to 7.5m from the two-storey element on the neighbouring property. This is considered to be sufficient distance to not cause significant harm to the neighbour's amenity. The proposal does not include side facing windows so there is no direct overlooking with the side windows on the neighbouring property therefore impact upon the privacy to the neighbour is unlikely. It is acknowledged that the rear facing windows on the first floor of the two-storey extension would have some views of the rear of the neighbouring property. However, due to the distance between the properties this is not considered to constitute significant harm. The two-storey extension has been reduced in width and height which makes it less overbearing and the distance between the properties has increased enough as to not enclose the neighbouring property. There is sufficient distance between the properties that there is not significant harm to outlook. There are no neighbouring properties affected by overshadowing as a result of the extension.
27. The single storey extension includes glazed doors on the rear and side, these would not result in harm to amenity as there is no neighbouring property able to obtain views through them. The roof lantern is unlikely to result in overlooking due to the distance between neighbouring properties. Given the distance between the neighbouring properties there would be no harm to amenity by overbearing and overshadowing by the single storey element.

28. The subject property would benefit from an enlarged and improved internal living space and would retain a sufficient amount of outdoor amenity space.
29. Overall, the proposal would not cause significant harm to amenity therefore it is acceptable.

Other matters

Biodiversity

30. The proposal includes works to the roof so consideration has been given to impacts on birds nesting. A Bat Roost Assessment was submitted as part of the application, the report concluded that bats are not likely to be present on the building though common bat species were found passing through the site. It was also found that birds nests exist in the building and it is used by blackbirds during nesting season. It is recommended that works which affect the birds nest must avoid bird nesting season or only commence once it has been confirmed that nesting birds are absent. Although not mandatory the Ecology Officer encourages the installation of bat boxes. The Ecology Officer requested for 2 bird boxes to be installed, one of which must be integral to the building.
31. Conditions and an informative have been applied.

Flood risk

32. The site is within Catton Grove and Sewell critical drainage catchment. The proposed works are a significant addition to the dwelling. The proposed works will cover areas of both soft and hard landscaping. The two-storey side extension will occupy a permeable hard surface whereas the rear extension will occupy a soft surface. It is considered that the proposed works will change the ratio of soft to hard landscaping by reducing the amount of permeable surfaces on the property. The loss of permeable surfaces will increase surface water drainage which increases the risk of flooding. Therefore, it is necessary to install mitigation measures to manage surface water run-off.

A condition has been applied.

33. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar
(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading
(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:NO

The proposal is for works to an existing dwelling and will not impact upon the average occupancy figures for dwellings across the catchment and will therefore not impact upon water quality in the SAC. In addition, the discharge for WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

34. There are no equality or diversity issues.

Local finance considerations

35. 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. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to

raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

36. The proposal does not cause a negative impact on the character of the surrounding area and the design does not harm the character of the property, additionally the proposal will not cause significant harm to amenity. 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 22/00579/F 11 Dowding Road, Norwich, NR6 6DD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.
3. Any works affecting the roof shall not take place on site within the bird nesting season 1st March – 31st August inclusive, unless it has been demonstrated by a suitably qualified ecologist that the works will not have any detrimental impacts on protected species including nesting birds and such confirmation has first been provided to and approved in writing by the local planning authority.
4. With the exception of any demolition, site clearance works, archaeological work, tree protection works, ground investigations and below ground works no development shall take place in pursuance of this permission until the details for the provision of at least 2 bird boxes, one of which must be integral to the building, have been submitted to and agreed in writing with the Local Planning Authority. The details shall include the number, location and design of the bird boxes as well as a timetable for their provision on site. The development shall be carried out in full accordance with the agreed details and timetable and the bird boxes shall be retained for the lifetime of the development.
5. With the exception of any demolition, site clearance works and below ground works, no development shall take place until details of mitigation measures to manage surface water run-off has been submitted to and agreed in writing with the local planning authority. The agreed mitigation measures shall be installed prior to the first use of the development and shall be retained thereafter.

Informative

It is possible that the site to which the application relates is occupied by Protected Species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 (amended). Should a Protected Species be found, works should stop immediately and the developer needs to seek the advice of a suitably qualified ecological consultant and/or the relevant statutory nature conservation organisation.

