

Planning applications committee

Date: Thursday, 15 June 2017

Time: 09:30

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

Committee members:

Councillors:

Driver (chair)
Bradford
Button
Carlo
Henderson
Jackson
Malik
Maxwell
Peek
Sands (M)
Woollard
Wright

For further information please contact:

Committee officer: Jackie Rodger
t: (01603) 212033
e: jackierodger@norwich.gov.uk

Democratic services
City Hall
Norwich
NR2 1NH

www.norwich.gov.uk

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Agenda

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1 Appointment of vice chair

To appoint the vice chair for the ensuing civic year

2 Apologies

To receive apologies for absence

3 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)

4 Minutes

5 - 12

To approve the accuracy of the minutes of the meeting held on 11 May 2017

5 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.

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Date of publication: **Tuesday, 06 June 2017**

Planning applications committee**09:30 to 11:30****11 May 2017**

Present: Councillors Herries (chair), Driver (vice chair), Button, Carlo, Henderson, Lubbock, Malik, Peek, Sands (M) and Woollard

Apologies: Councillors Jackson and Bradford

1. Declarations of interest

Councillor Lubbock declared an other interest in Application no 17/00505/NF3 - Eaton Park South Park Avenue, Norwich, NR4 7AU because she was a Friend of Eaton Park.

Councillor Sands said that as the member who had called in Application no 17/00158/F - 10 Bland Road, Norwich, NR5 8SA (item 4) below he would speak as a member of the public and withdraw from the meeting.

Councillor Malik asked it to be recorded that he has spoken to residents in his ward about Application no 17/00360/F - Land east of play area Rose Valley, Norwich but did not have a pre-determined view.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 13 April 2017.

3. Application no 16/01943/F - Norwich Hebrew Congregation, 3A Earlham Road, Norwich, NR2 3RA

The planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of an additional representation from one of the objectors withdrawing their objections on amenity grounds but maintaining their objection regarding the stability and ownership of the boundary wall; and, the officer response.

During discussion the planner referred to the reports and answered members' questions. She explained that the issue of the boundary wall was subject to the Party Wall Act legislation and separate from the planning process. A member spoke in support of the proposal. It would provide facilities for visiting school children. Members considered the design appropriate and sensitive to the setting.

RESOLVED, unanimously, to approve application no. 16/01943/F and grant planning permission subject to the following conditions:

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

4. Application no 17/00158/F - 10 Bland Road, Norwich, NR5 8SA

(Councillor Sands having called in this item spoke as a member of the public and left the meeting when the committee made its decision.)

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

Councillor Sands, local member for Bowthorpe Ward, said that the application was to extend the ground floor for a large family. The property was not overlooked. He did not agree with the officers' argument that the proposed dwelling was out of character with surrounding houses and pointed out that numbers 1 to 9 were new properties and of different architectural style to the rest of houses in the road. He pointed out examples of houses in Bland Road which were not in alignment the other properties. He also said that there were two houses in multiple- occupation in nearby Wordsworth Road where large single storey extensions had been considered acceptable. He considered that this application should be approved as it was for family use and did not overlook neighbouring properties.

The applicant spoke in support of the application and explained that he had a growing family and wanted to continue to live in the Bland Road area. They had used the same architect as a previous family member at no 14 and had replicated this design.

(Councillor Sands left the meeting at this point.)

The planner and the planning team leader (outer area) referred to the report and responded to the issues raised commenting that the extension was considered to be disproportionately large. The planner had met with the applicant and other options for the extension had been discussed, including a smaller side and rear extension. There was concern that a water main ran through the site. A smaller two storey extension had been considered but the applicant chose to continue with the proposal rather than submit revised plans.

Councillor Driver said that he considered that there was a shortage of suitable houses for large families and that he considered it did not overlook other properties or look out of place as it was on a large site. He considered that building out to the rear of the property where the main drainage would be expensive or difficult to do.

Councillor Lubbock considered that it was important that the design was right and members had the opportunity to do this by refusing the application as recommended by the officers.

RESOLVED, on the chair's casting vote, with 3 members voting in favour (Councillors Herries, Lubbock and Peek), 3 members voting against

(Councillors Driver, Henderson and Woollard) and 3 members abstaining (Councillors Button, Malik and Carlo) to refuse application no. 17/00158/F - 10 Bland Road Norwich NR5 8SA for the following reason:

“The proposed extension would result in disproportionately large addition to the property that would dominate the existing dwelling and cause harm to the character of the property and street scene. The development would be incongruous with the pattern of surrounding development and would therefore be contrary to policy DM3 of the Development Management Policies Local Plan (adopted 2014). “

Article 35(2) Statement

The local planning authority in making its recommendation has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations. The proposal in question is not considered to be acceptable for the reasons outlined above. The local planning authority has advised the applicant of alternatives that may be acceptable.

(Councillor Sands was readmitted to the meeting at this point.)

5. Application no 17/00504/NF3 - Floodlit Games Area Harford Park, Ipswich Road, Norwich

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

During discussion members considered the use of floodlights and the impact that this could have on residents. The senior planner referred to the report and explained that each application should be considered on its merits.

Members welcomed the application which would encourage people to take up sport.

RESOLVED, unanimously, to approve application no. 17/00504/NF3 - Floodlit Games Area Harford Park, Ipswich Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted of travel information plan;
4. Details of Arboricultural site meeting, Method Statements including no-dig solution and tree pruning works to be agreed and implemented;
5. Works in accord with condition 4 outcomes and Arboricultural Implications Assessment, Tree Survey and Tree Protection Plan during construction;
6. Retention tree protection and no changes within areas;
7. Details of landscaping including - hard surfacing materials to paths and access areas, implementation programme, planting schedules and landscape maintenance to be agreed and implemented;
8. Details of cycle storage/parking; site lighting; operation of any site lighting to be agreed and implemented;
9. No use of lights after 22:00 hours or before 08:00 hours on any day.

Article 35(2) statement:

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

6. Application no 17/00505/NF3 - Eaton Park South Park Avenue, Norwich, NR4 7AU

(Councillor Lubbock had declared an interest in this item.)

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

During discussion the senior planner referred to the report and answered members' questions. He explained to a member the different role of the city council as both applicant and local planning authority and confirmed that regard to Eaton Park's status as a designated historic park had been made during the assessment of this planning application. The parks and open spaces manager had submitted the application on behalf of the council and was part of city wide expansion of tennis facilities in the city.

Councillor Lubbock, local member for Eaton Ward, said that some residents had asked that the lights on the three courts adjacent to the park were turned off at 21:00. She said that 22:00 was very late and that some people want to retire to bed earlier and would be kept awake by noise from people using the courts and the floodlights. The park had four other courts that could be used until 22:00 and the Eaton Park Tennis club did not envisage using all of the courts until 22:00. Members were advised that as there was alternative provision at the site the parks and open spaces manager considered that this proposal could be acceptable but it would take away some of the capacity that the funding from the Lawn Tennis Association had provided.

Councillor Lubbock moved and Councillor Sands seconded that condition 8 be amended to restrict the use of lights on the 3 courts adjacent to South Park Avenue to no use of lights between 21:00 and 8:00. On being put to the vote with 4 members voting in favour (Councillors Lubbock, Carlo, Henderson and Sands) and 6 members voting against (Councillors Herries, Driver, Button, Malik, Woollard and Peek) the motion was lost. The chair then moved the recommendations as set out in the report.

RESOLVED with 8 members voting in favour (Councillors Herries, Driver, Button, Malik, Carlo, Henderson, Peek and Woollard) and 2 members voting against (Councillors Lubbock and Sands) to approve application no. 17/00505/NF3 - Eaton Park, South Park Avenue, Norwich NR4 7AU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted of travel information plan;

4. Details of Arboricultural site meeting, Method Statements including site layout for construction works to be agreed and implemented;
5. Works in accord with condition 4 outcomes and Arboricultural Implications Assessment, Tree Survey and Tree Protection Plan during construction. Retention and no changes within areas;
6. Details of landscaping including - hard surfacing materials to paths and access areas, implementation programme, planting schedules and landscape maintenance to be agreed and implemented;
7. Details of cycle storage/parking; site lighting; operation of any site lighting to be agreed and implemented;
8. No use of lights after 22:00 hours or before 08:00 hours on any day.

Article 35(2) statement

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

7. Application no 17/00506/NF3 - Tennis Courts Lakenham Recreation Ground, City Road, Norwich, NR1 2HG

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

During discussion the senior planner referred to the report and answered members' questions. Members commented on the removal of the mature yew hedge and noted that its replacement would be beneficial to ecology and wildlife and would be safer for users of the park.

RESOLVED, unanimously, to approve application no. 17/00506/NF3 - Tennis Courts, Lakenham Recreation Ground, City Road, Norwich NR1 2HG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted of travel information plan;
4. Details of Arboricultural site meeting, Method Statements including no-dig solution and tree pruning works to be agreed and implemented;
5. Works in accord with condition 4 outcomes and Arboricultural Implications Assessment, Tree Survey and Tree Protection Plan during construction;
6. Retention tree protection and no changes within areas;
7. Details of landscaping including - perimeter fencing; hard surfacing materials to courts, paths and access areas, implementation programme, tree replacement planting schedules and landscape maintenance to be agreed and implemented;
8. Details of cycle storage/parking; site lighting; operation of any site lighting to be agreed and implemented;
9. No use of lights after 22:00 hours or before 08:00 hours on any day.

Article 35(2) statement

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

8. Application no 17/00035/F - Norfolk Primary Care Trust Elliot House, 130 Ber Street, Norwich, NR1 3FR

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

During discussion the planning team leader referred to the report and answered members' questions about the design of the building and the extent of the permitted development rights.

RESOLVED, unanimously, to approve application no 17/00035/F - Norfolk Primary Care Trust Elliot House 130 Ber Street Norwich NR1 3FR and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Samples of materials to be submitted and approved.

Article 35(2) Statement

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

9. Application no 17/00360/F - Land east of play area Rose Valley, Norwich

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

During discussion the senior planner referred to the report and answered members' questions. Members commented on the distance between the windows of habitable rooms of the proposed development and that of neighbouring properties falling short of the BRE recommended separating distance of 21 metres by 1 metre. He explained that the BRE recommendation was guidance and was outweighed by the provision of two new dwellings on a brownfield site. Members were advised that Primrose Road was a quiet street and as the bedrooms were on the upper floors there would not be disturbance to the future residents. The committee also considered that the site was on a private car park that could be closed at any time.

Discussion ensued on the landscaping of the proposed site and the protection of the tree. A member welcomed the use of a sedum roof as it was an area of critical drainage and suggested that the landscaping plan also included the use of hedges to "echo" the use of hedges as boundary treatment in the area.

RESOLVED, with 8 members voting in favour (Councillors Herries, Driver, Button, Malik, Lubbock, Carlo, Henderson and Peek) and 2 members voting against (Councillors Sands and Woollard) to approve application no. 17/00360/F - Land east of play area Rose Valley Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials to be used in the construction of the development;
4. Landscape scheme to include soft landscape details, permeable hard surfacing , green roof, servicing and cycle parking details;
5. Detailed arboricultural method statement in accordance with the recommendations set out in the approved Arboricultural Implications Assessment;
6. Contamination – Risk Assessment;
7. Contamination – Any unknown contamination to be dealt with accordingly;
8. Imported material to be certified or adequate for use;
9. Development to be carried out in accordance with the recommendations set out under section 9 of the Flood Risk Assessment and Drainage Strategy;
10. Water efficiency;
11. Removal of permitted development rights for enlargements and extensions.

Article 35(2) Statement

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

10. Councillor Herries - Chair

RESOLVED to thank Councillor Herries for her contribution as chair of the committee for the civic year 2016-17 as she is stepping down from the committee.

CHAIR

Summary of planning applications for consideration

ITEM 5

15 June 2017

Item No	Case No	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
5(a)	17/00570/F	1 Grasmere Close	Lara Emerson	Subdivision of plot to create one new dwelling.	Objections	Approve
5(b)	17/00640/F	9 Unthank Road	Lara Emerson	Change of use of 9F (managers accommodation) and 9G (office accommodation) to 2 no. dwellings.	Objections	Approve
5(c)	17/00700/F	202 Thorpe Road	Lara Emerson	Creation of 7sqm infill to the side of the building and installation of extraction unit and vents to the rear.	Objections	Approve
5(d)	17/00432/F	19 Mile End Road	Charlotte Hounsell	Single storey rear extension, loft conversion with rear facing dormer window and velux rooflights. Existing garage to be demolished and re-built.	Objections	Approve
5(e)	17/00533/F	101 Highland Road	Stephen Polley	Single storey rear extension.	Objections	Approve
5(f)	17/00497/F	3 Lusher Rise	Stephen Polley	Single storey side and rear extension and conversion of garage to habitable space.	Objections	Approve
5(g)	17/00584/F	475 Unthank Road	Stephen Polley	Two storey rear extension	Objections	Approve
5(h)	17/00143/F	14 Cotman Road	Samuel Walker	Garage with room above	Objections	Approve

Item No	Case No	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
5(i)	17/00315/VC	Unit 3, Ropemakers Row	Rob Webb	Removal of condition 7 and variation of Condition 6 of previous permission 03/00146/U to allow opening hours from 07.00-22.30.	Objections	Approve
5(j)	17/00371/F -	68 Christchurch Road	Kian Saedi	Sub-division of curtilage and erection of a single dwelling.	Objections	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

Report of 15 June 2017
Head of planning services

Subject Application no 17/00570/F - 1 Grasmere Close, Norwich,
NR5 8LR

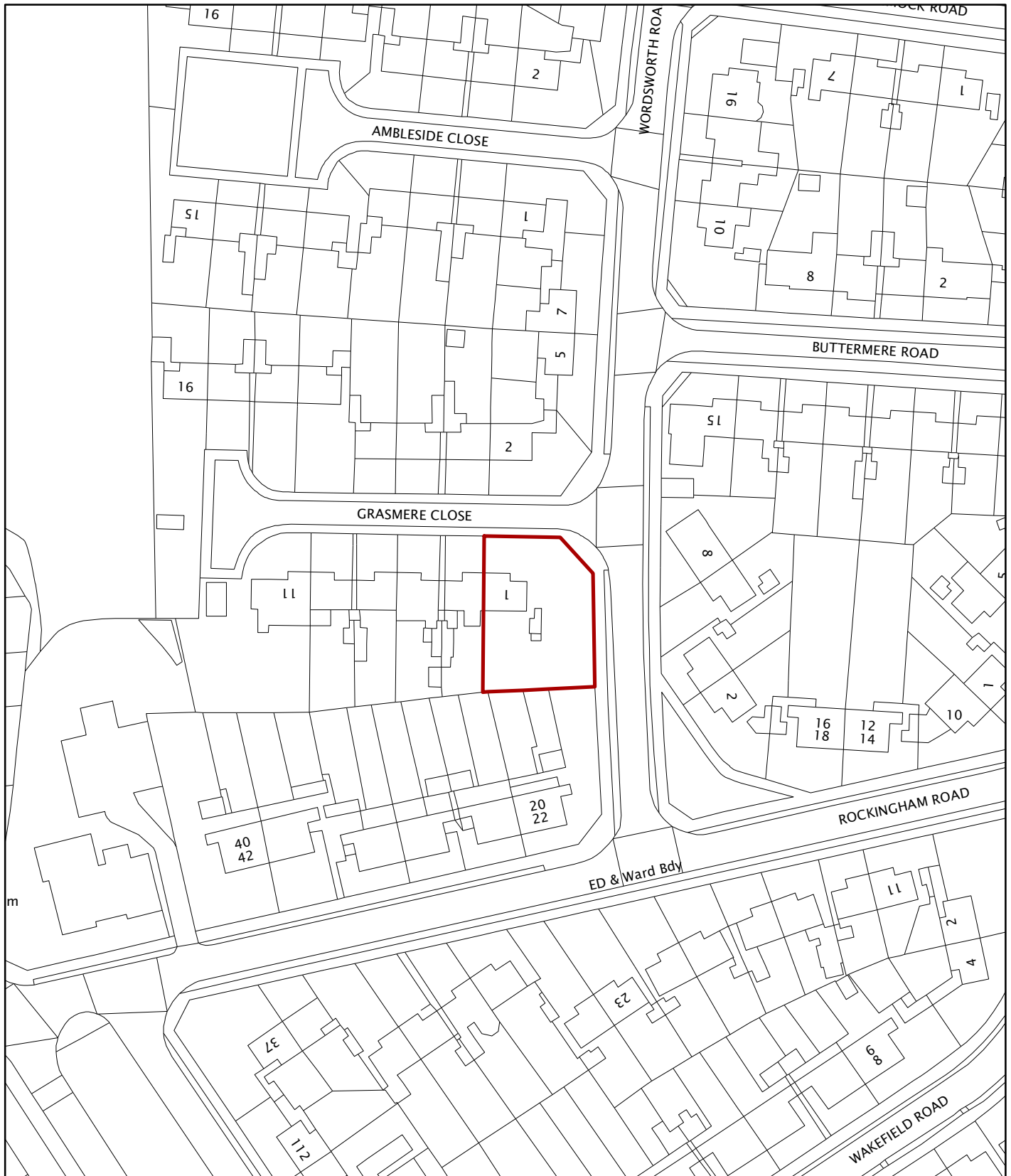
**Reason
for referral** Objections

5(a)

Ward:	Bowthorpe
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Subdivision of plot to create one new dwelling.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1. Principle of development	Appropriateness of site for residential development.
2. Design	Character of the area.
3. Transport	Parking; access; bike storage; bin storage.
4. Amenity	Privacy; light; outlook; internal floor space; external amenity space.
Expiry date	14 June 2017
Recommendation	Approve



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Planning Application No 17/00570/F
Site Address 1 Grasmere Close

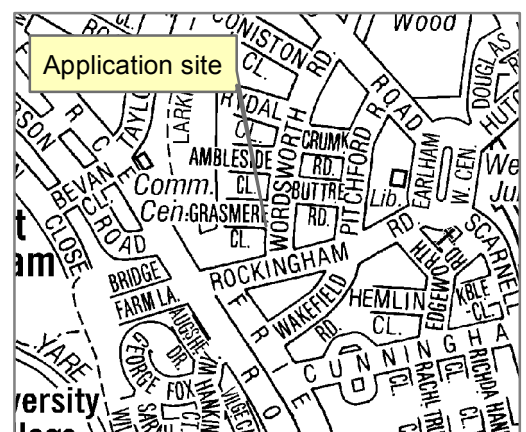
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PLANNING SERVICES

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The site, surroundings & constraints

1. The site is a garden plot to the side of 1 Grasmere Close which is an end terrace property within a residential estate built by the city council in around 1950. The proposed development would sit on a plot on the corner of Wordsworth Road & Grasmere Close.
2. This residential area has a strong and distinctive local character being predominantly populated by red brick two storey terraced and semi-detached residential dwellings all of similar age, design & construction.
3. The topography of the area is such that the land to the north of the site is higher than the land to the south of the site.

Relevant planning history

4. None.

The proposal

5. Subdivision of plot and erection of an attached two storey residential dwelling providing three bedrooms, two parking spaces and front and rear gardens.
6. The design essentially imitates the rest of the adjoining terrace in form and scale and through the use of matching materials.
7. The proposals have been amended a number of times during the course of the application to take account of officer comments relating to design, access, internal floor space and provision of parking spaces.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
No. of affordable dwellings	0
Total floorspace	87m ²
No. of storeys	2
Max. dimensions	8.2m wide x 6.6m deep x 7.5m high
Density	50 dwellings per hectare
Appearance	
Materials	Red brick to match existing Tiles to match existing UPVC windows to match existing
Energy and resource efficiency measures	None specified
Transport matters	
Vehicular access	From Wordsworth Road
No of car parking spaces	2
No of cycle parking spaces	4
Servicing arrangements	Space for refuse bins against rear elevation

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Property is already under construction	The neighbour mistook this site for another. No development has started on this site. This has been clarified with the neighbour.
Parking issues	See main issue 3 relating to transport.
Effect on views from private homes	This is not a material planning consideration. See main issue 4 for an assessment of the impact on residential amenity.
Gentrification of the area	The proposed dwelling is considered to be in keeping with its surroundings and will not alter the character of the area.
Safety of pedestrians	See main issue 3 relating to transport.
Anti-social behaviour, littering and noise from students	The proposal is for a 3 bedroom house (use class C3) which could, in the future, be occupied as a small HMO (use class C4) without the need for planning permission. The predicted behaviour of future occupants is not a material planning consideration.
Impact on privacy at 20 Rockingham Road	See main issue 4 relating to amenity.
Proposed building will be an eyesore	See main issue 2 relating to design.
Negative impact on the value of surrounding properties	This is not a material planning consideration.

Consultation responses

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

Highways (local)

10. No objection.
This area may become part of a Controlled Parking Zones. The street tree would need to be protected as part of the widening of the vehicle crossover. A property of this size, in an area that may become a CPZ, should be provided with 2-3 parking spaces. Cycle storage and bin storage should be secured by condition.
11. *Further verbal comments:* vehicular access should be moved away from the street tree.

Relevant development plan policies

12. Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS9 Strategy for growth in the Norwich policy area
13. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM6 Protecting and enhancing the natural environment
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

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

Case Assessment

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

Main issue 1: Principle of development

16. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
17. The principle of residential development is acceptable on this site under policy DM12 given that:
 - The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and

- It is not in the primary or secondary retail area or in a district or local centre.

18. The proposals also accord with criteria (a) to (f) of policy DM12.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. 1 Grasmere Close sits in a generous corner plot with a wide area of garden to its east. This is a relatively uniform housing estate with a distinctive character but this house sits on an unusual plot within the estate because on the end of all of the other closes there is a pair of semi-detached dwellings fronting Wordsworth Road. An open view across these corner plots is therefore not a feature of the estate and it is therefore accepted that the development of this site could be acceptable, dependant on an appropriate design approach.
21. The dwellings within the estate are all terraced or semi-detached and have a distinctive appearance. The proposed dwelling has been designed to extend from the existing terrace and to replicate the appearance of the other properties by having a matching plan form, roof pitch, fenestration and materials. This design approach is considered appropriate in the context.
22. The design has been revised during the course of the application following officer advice.

Main issue 3: Transport

23. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
24. The proposed property is to be served by 2 parking spaces with vehicular access being gained from Wordsworth Road. This number of parking spaces is considered to be appropriate in this case considering the size of the dwelling, the out of centre location and the on-street parking issues experienced in this area. A number of neighbours have raised concerns relating to the proposed dwelling exacerbating the on-street parking problems in the area. The provision of 2 parking spaces accords with policy DM31 and is considered adequate for a 3 bedroom dwelling in this location.
25. The proposed new vehicular access from Wordsworth Road is not likely to lead to any pedestrian safety concerns.
26. The proposed plans show space for refuse bins and two cycle stands. There are also front and rear gardens should the occupants wish to erect a shed for secure cycle storage.
27. The existing vehicular access and parking spaces are proposed to be retained for 1 Grasmere Close along with sufficient external space for the storage of refuse bins and cycles.

Main issue 4: Amenity

28. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
29. The proposals adequately protect the amenity of surrounding properties in terms of light, outlook and privacy. There will be no significant loss of outlook or increase in overshadowing or overlooking due to the positioning of the dwelling and its windows. Due to the topography of the area, the rear windows of the proposed property may overlook the gardens and rear windows of the properties on Rockingham Road to the south but no more than the existing properties on Grasmere Close do. These properties are also situated a considerable distance of 35m from the proposed dwelling.
30. The size of the dwelling has been revised during the course of the application following officer advice, so that the dwelling now accords with space standards, providing 87m² of internal floor space.
31. The subdivision of the plot is arranged such that the existing property and the proposed property both have sufficient external amenity space.

Other issues to consider

Biodiversity

32. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
33. The site sits close to Twenty Acre Wood which is a County Wildlife Site in which there have been sightings of various species of bats. As such, there is an opportunity for biodiversity enhancement through the use of bat boxes. A condition is recommended which requires the erection of 2 bat boxes under the eaves on different elevations of the building.

Energy and water

34. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
35. A condition will be attached to any permission requiring the dwelling to be built in accordance with JCS Policy 2 (110 litres/person/day).

Equalities and diversity issues

36. There are no significant equality or diversity issues.

Local finance considerations

37. 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

38. Following amendments, the proposed development is considered to provide a high quality home in a sustainable location and to be in accordance with the requirements of the National Planning Policy Framework and the Development Plan. It has been concluded that there are no material considerations that indicate it should be determined otherwise.

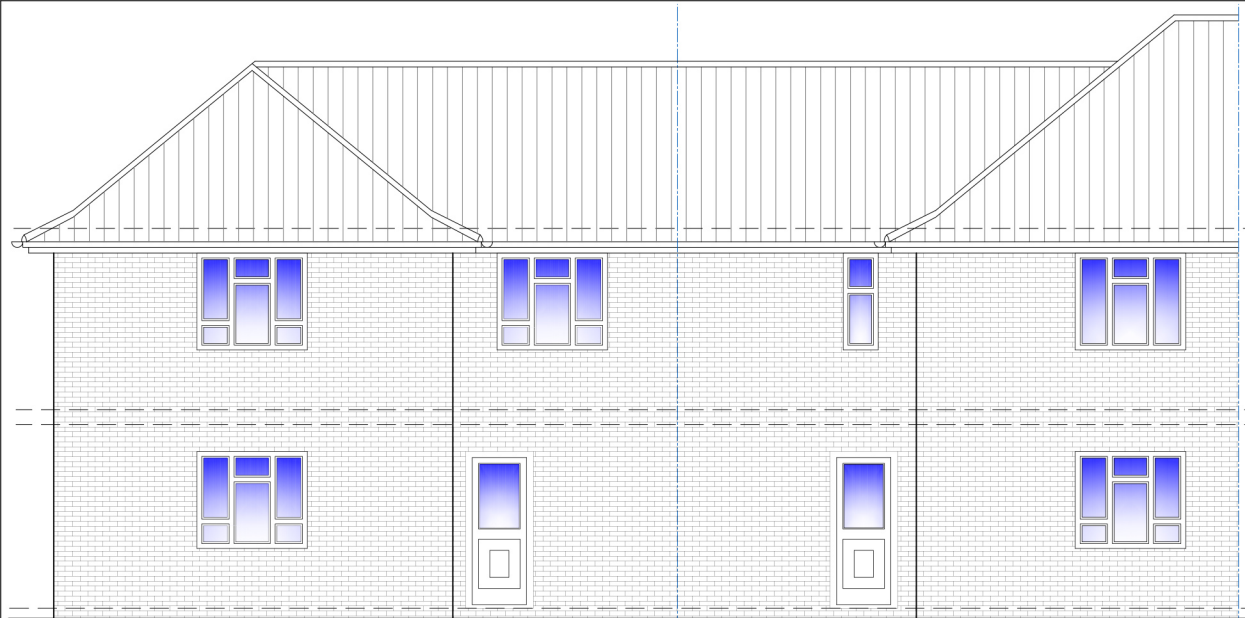
Recommendation

To approve application no. 17/00570/F - 1 Grasmere Close Norwich NR5 8LR and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Water - 110 litres/person/day;
4. Bat boxes required.

Informatives:

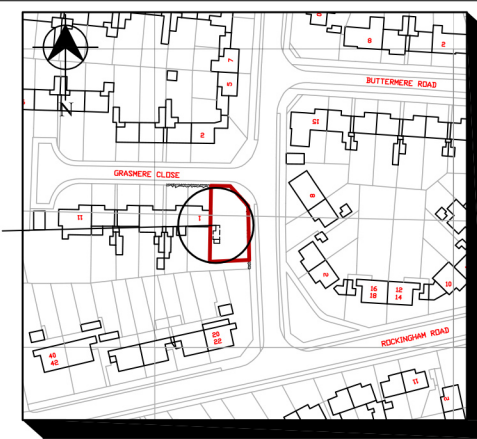
1. Property will not be entitled to on-street parking permits if it is registered for council tax after a Controlled parking zone is introduced.
2. Considerate construction
3. Street naming and numbering



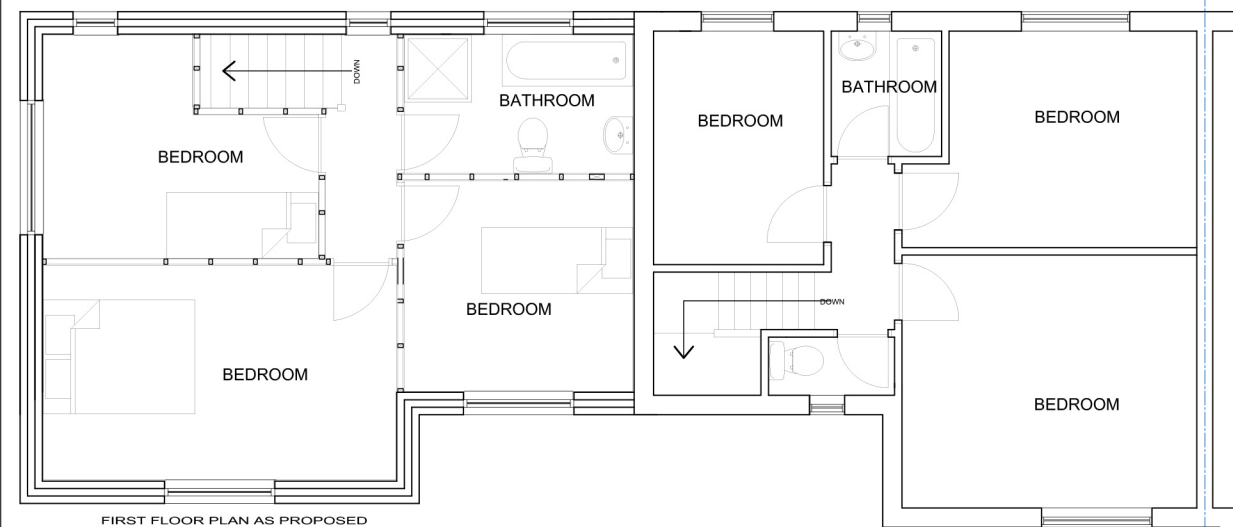
FRONT ELEVATION AS PROPOSED
@ 1:50



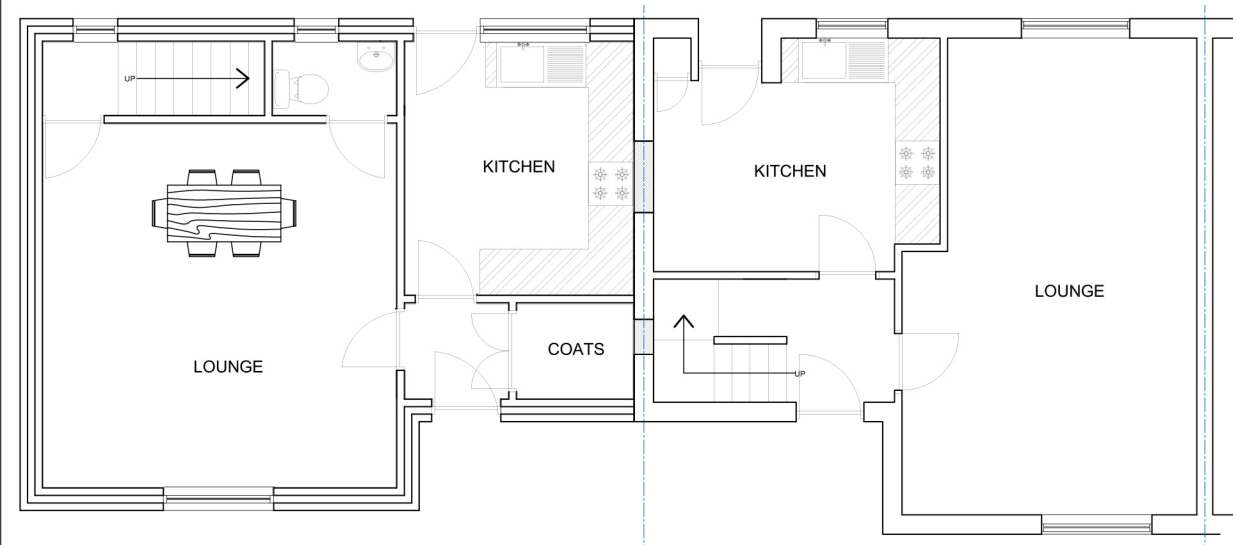
REAR ELEVATION AS PROPOSED
@ 1:50



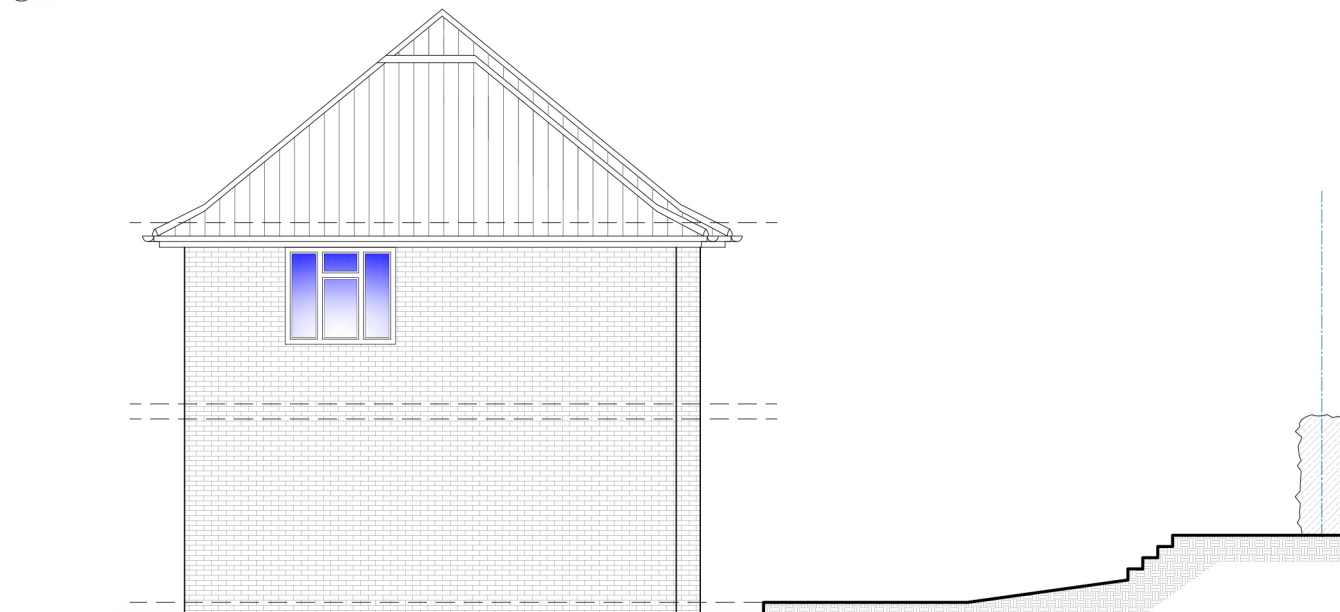
LOCATION PLAN @ 1:1250



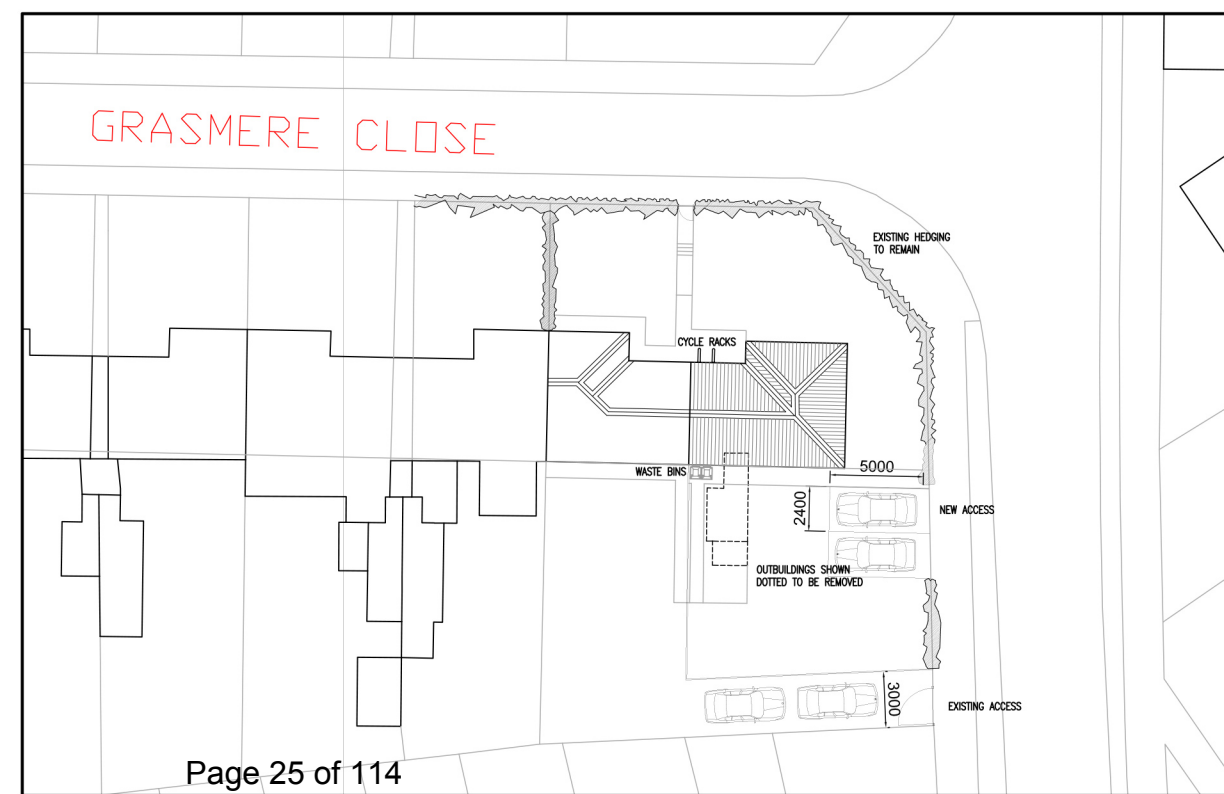
FIRST FLOOR PLAN AS PROPOSED
@ 1:50



GROUND FLOOR PLAN AS PROPOSED @ 1:50



SIDE ELEVATION AS PROPOSED
@ 1:50



BLOCK PLAN AS PROPOSED @ 1:50

Rev. C. General amendments at N.C.C. request. Date revised 23.5.17
Rev. B. Cycle storage added. Date revised 11.5.17
Rev. A. Proposed car parking arrangements amended. Date revised 2.5.17

APS Anglian Planning Services Ltd.
48 Cere Road, Sprowston, Norwich, NR7 8JX
Tel : 01603 409517 Mob: 07725 838305
email: brian.herbison@nplworld.com

CLIENT :
Mr. D. SUGRUE

JOB TITLE :
PROPOSED 2 STOREY SIDE/REAR
EXTENSION AT
144 NORTH WALSHAM ROAD
SPROWSTON
NORWICH

DRAWING TITLE :
PLANS AS EXISTING & PROPOSED

SCALE: AS SHOWN	DRAWN BY: BH	DATE: NOV 16
JOB NO: NOR 363	DRG NO: 01	REVISION: C

THE CONTRACTOR SHOULD ENSURE HE IS WORKING TO PLANS MARKED 'APPROVED'

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00640/F - Flat F And Flat G, 9 Unthank Road, Norwich, NR2 2PA

**Reason
for referral** Objections

5(b)

Ward	Nelson
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Change of use of 9F (managers' accommodation) and 9G (office accommodation) to 2 no. dwellings.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1. Principle of development	Loss of office space; creation of residential units.
2. Design & heritage	Subdivision of plot.
3. Amenity	Suitability of units for residential accommodation; noise & disturbance; internal and external amenity space.
4. Transport	Access, car parking, cycle parking & refuse storage.
Expiry date	2 June 2017
Recommendation	Approve

The site, surroundings and constraints

1. The site sits on the north side of Unthank Road within the Heigham Grove Conservation Area. The area is characterised by large detached mid to late C19th villas which are in various uses (offices, medical centres, houses, flats etc). The site backs onto the Plantation Gardens and also shares a boundary with residential properties on Clarendon Road.
2. The main building on the site, 9 Unthank Road, is a large locally listed detached Victorian villa fronting Unthank Road which has been split into 5 individual flats. There is an area for car parking to the front of this. The rear of the site provides additional car parking spaces and lawned areas. There is a rear extension of modern design which was granted planning permission in 2006 to provide a manager's flat. Against the northern boundary is a converted outbuilding which provides office accommodation for the MJB Hotels Group which operates from the site.

Relevant planning history (*planning history of whole site*)

3.

Ref	Proposal	Decision	Date
4/1995/0481	Change of use of ground floor and part first floor to office accommodation.	Refused	29/06/1995
4/2000/0198	Conversion to 5 flats (Retrospective).	Approved	21/06/2000
05/01120/C	Demolition of existing rear extension to facilitate alterations to basement and erection of new rear extension to form owner's accommodation.	Refused	13/01/2006
05/01121/F	Demolition of existing rear extension, alterations to basement and erection of new rear extension to form owner's accommodation.	Refused	13/01/2006
06/01034/F	Erection of new extension to form Manager's accommodation (including conversion of existing rear store).	Approved	30/11/2006
06/01035/F	Conversion of outbuilding to office unit for the Beeches Hotel Group.	Approved	08/01/2007
07/00680/D	Details of part condition 2 for (a) external joinery; (b) facing and roofing materials; and (c) rainwater goods, for previous planning permission 06/01034/F "erection of new extension to form Manager's accommodation (including conversion of existing rear store)".	Approved	13/07/2007
07/00679/D	Details of part condition 3 for (a) external joinery; (b) facing and roofing materials; and (c) rainwater goods, for previous planning permission 06/01035/F "Conversion of outbuilding to office unit for the Beeches Hotel Group".	Approved	13/07/2007

The proposal

4. Change of use of manager's accommodation and office accommodation to two separate C3 residential units.
5. The proposals include provision of vehicular access to the west of the building, pedestrian access to the east of the site, private external amenity space, 1 car parking space, 2 cycle parking spaces & a refuse storage area per dwelling.
6. Note that the initial plans showed 2 car parking spaces per dwelling and no refuse or bike storage.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2
No. of affordable dwellings	0
Total floorspace	Approx. 60m² per dwelling
Transport matters	
Vehicular access	Vehicular access from Unthank Road along gravel track to the west of the main building
Pedestrian access	Pedestrian access from Unthank Road along paved track to the east of the main building
No of car parking spaces	1 per dwelling
No of cycle parking spaces	2 covered and secure cycle parking spaces per dwelling

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Overdevelopment of the site	See main issue 3 relating to amenity.
Anti-social behaviour	See main issue 3 relating to amenity.
Noise pollution	See main issue 3 relating to amenity.
Environmental/air pollution	See main issue 4 relating to transport.
Use of parking spaces for commercial use	See main issue 4 relating to transport.
Poor track record of landlord	This is not a material planning consideration.
Impact on property values	This is not a material planning consideration.
Outbuilding already in residential use	It is not clear whether the change of use has already taken place but in any case this does not affect the assessment of the

Issues raised	Response
	proposals.
Unclear on what basis the residential units would be used (market, rented or holiday lets)	This is not a material planning consideration - they are all C3 residential uses.
Impact on conservation area	See main issue 2 relating to design.

Consultation responses

8. 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

9. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Highways (local)

10. No objection.
11. Rearmost building is more than 45m from the highway so need to consult Norfolk Fire Service to ensure that the access is adequate for fire engines.
12. Cycle storage is required.
13. Advise some landscaping to the front of the site.
14. New properties would not be eligible for on-street parking permits.
15. Advise the path to be paved to allow access to the highway with wheelie bins (*a paved path has been provided as a result of this comment*).

CNC Building Control

16. The unit at the back of the site is more than 45m away from the point a fire appliance can attend. As this is an existing building there would need to be agreement from Norfolk Fire and Rescues Service for this to be acceptable or the dwelling would need to be provided with sprinklers to support the building regulation application.

Norfolk Fire Service

17. No response.

Assessment of planning considerations

Relevant development plan policies

18. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
19. **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
 - DM17 Supporting small business
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

20. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design

Case Assessment

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

Main issue 1: Principle of development

22. Key policies and NPPF paragraphs – DM12, DM17, NPPF paragraphs 49 and 14.
23. The loss of the office space within the outbuilding accords with Policy DM17 since it is not a usable space. It is a very small unit, accessed through the curtilage of 9 Unthank Road and is currently restricted by a condition limiting use to the MJB Group only. As such, the loss of this office space is considered acceptable.

24. The principle of residential development is considered acceptable in this location since the development accords with all of the criteria set out within Policy DM12. The site is in a very sustainable location close to the city centre and on a major bus route between the hospital, university and train station.

Main issue 2: Design & heritage

25. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
26. The proposals do not involve any building works, as such, but the subdivision of the plot and the intensification of the site do have an impact on the character of the area. The rear part of the site is well screened from the wider conservation area. The erection of low picket fences to delineate boundaries around amenity spaces is considered an appropriately soft treatment of the area to the rear of the site and allows the site as a whole to still be identifiable.
27. The permitted development rights of the new independent dwellings are proposed to be removed by condition in part to protect the character of the site and its surroundings.

Main issue 3: Amenity

28. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
29. Both units provide suitable residential accommodation with sufficient internal and external amenity space. The permitted development rights of the new independent dwellings are proposed to be removed by condition in part to protect the amenities of future occupants.
30. It is considered that the 5 existing flats and the two new dwellings can comfortably sit on a site of this size and this therefore wouldn't be considered an over-intensification of the site. The site would have a density of 58 dwellings per hectare which is fairly normal for a site in this part of the city.
31. Some neighbours have raised concerns about increases in anti-social behaviour, noise & disturbance from occupants of the new dwellings. It is understood that the 5 existing flats in the main building are let out on a short-term basis, but it is important to note that these are still considered C3 residential dwellings since no communal spaces or facilities are provided to guests. The proposals are also to be assessed on the basis of the provision of two new C3 dwellings. As such, there is not considered to be any significant increase in the level of noise or disturbance to nearby properties, especially as this area is characterised by densely populated terraced streets.

Main issue 4: Transport

32. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
33. The site sits in a highly sustainable location close to the city centre, the Unthank Road local centre and a number of public transport routes.

34. The proposed new dwellings are to be accessed from Unthank Road, via a gravel track which runs to the left of the main building. This is considered sufficient for private vehicles. Since the rearmost building is more than 45m from the highway, Norfolk Fire Services are likely to require that a sprinkler system is installed (this is a matter that will be dealt with through the Building Control process).
35. The plans show one parking spaces being allocated to each dwelling. This accords with the parking standards set out in DM31 and Appendix 3 of the local plan.
36. Secure and covered space is provided for the storage of 2 bicycles per dwelling. Bin storage spaces are allocated to each dwelling. A paved footpath has been provided to the right of the main building to allow the easy transportation of wheelie bins from the properties to the highway and back again.
37. Neighbours have raised concerns about the provision of car parking leading to increased levels of noise and air pollution from vehicle movements on the site. The provision of 2 car parking spaces is unlikely to lead to any significant increase in pollution, in addition the nearest neighbouring property is 30m away from these parking spaces. It should also be noted that 4 car parking spaces already exist in this location and are in use.
38. Neighbours also raised concerns about the potential for the use of these car parking spaces as a commercial car park. Any such use would not be permitted by this approval and would therefore require separate planning consent.

Other matters

Water efficiency

39. A condition is recommended which requires the dwellings to be converted to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.

Equalities and diversity issues

40. There are no significant equality or diversity issues.

Local finance considerations

41. 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

42. The development provides two units of accommodation in a sustainable location 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.

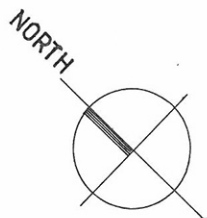
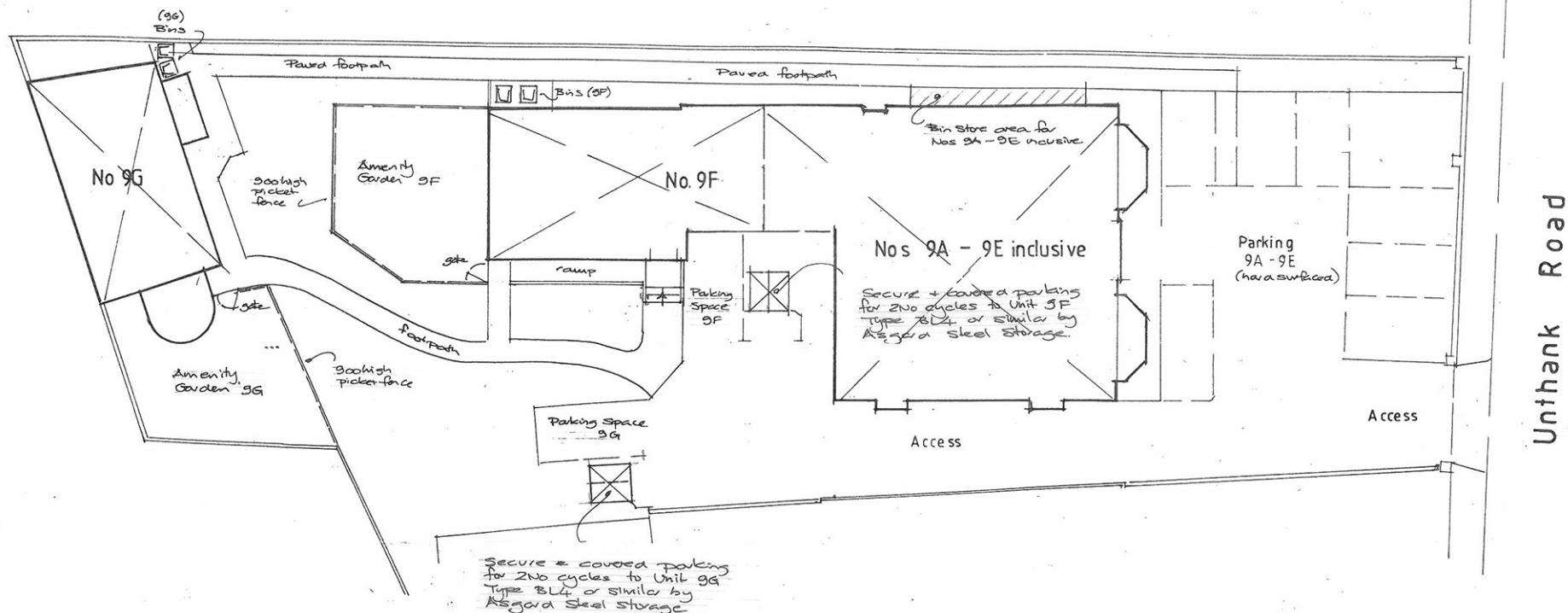
Recommendation

To approve application no. 17/00640/F - Flat F And Flat G 9 Unthank Road Norwich NR2 2PA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Remove PD rights;
4. Water efficiency.

Informatives:

1. Not eligible for parking permits.
2. Street naming & numbering.



Revision B Plan amended to show parking for one vehicle

5 June 2017
17 May 2017

Revision A: Private amenity gardens shown to Nos 9F & 9G
Bin stores to 9F & 9G relocated. Bin storage to 9A - 9E added
Paved footpath for bin access added along North East boundary

Do not scale from this drawing. Check all dimensions on site. Not to be reissued or copied without consent of JWM Design.



JWM Design

23 Litcham Road,
Mileham,
Kings Lynn,
Norfolk PE32 2PS

John W Moulton MCIAT Architectural Technologist
Tel/Fax 01328 701779 Mobile: 07770 380132

Email : jwmdesign@btconnect.com

**Site Plan for Nos 9F & 9G, Unthank Road, Norwich
for Mrs M J Burlingham.**

Report to Planning applications committee

Item

15 June 2017

Report of Head of Planning Services

Subject Application no 17/00700/F - 202 Thorpe Road,
Norwich, NR1 1TJ

**Reason
for referral** Objections

5(c)

Ward:	Thorpe Hamlet
Case officer	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Creation of 7sqm infill to the side of the building and installation of extraction unit and vents to the rear.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1. Design & heritage	Impact on appearance of property; impact on conservation area.
2. Amenity	Overshadowing; overlooking; outlook; noise.
3. Trees	Impact on trees.
Expiry date	10 July 2017
Recommendation	Approve



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Planning Application No 17/00700/F
Site Address 202 Thorpe Road

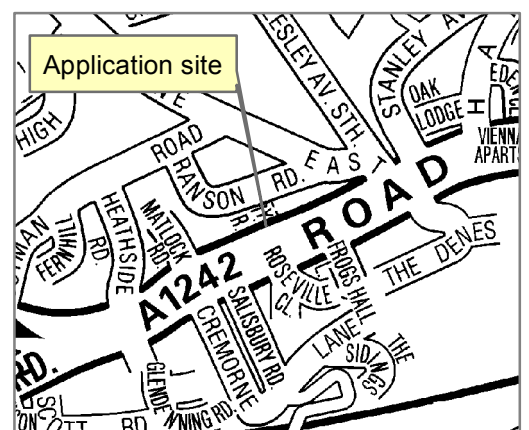
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NORWICH
City Council

PLANNING SERVICES

Page 38 of 114



The site, surroundings & constraints

1. The site is a vacant doctor's surgery which comprises a modern two storey detached building with car parking spaces to the front. Existing materials are red brick and white UPVC cladding.
2. The site sits within the Thorpe Ridge Conservation Area and is surrounded by a number of locally listed buildings.
3. There are a number of mature trees on and around the site.

Relevant planning history

4.

Ref	Proposal	Decision	Date
4/1989/0773	Erection of single storey extensions at front and rear of doctors' surgery and change of use of existing flat to provide associated offices.	Approved	30/11/1989
4/1993/0879	Part Condition 1a: details of siting of pharmacy building (revised siting) for previous approval no. 4901181/S "Erection of pharmacy and surgery".	Approved	02/12/1993
4/1997/0187	Erection of single storey extension at front of surgery to provide pharmacy.	Approved	20/08/1997

The proposal

5. The proposal falls into 3 parts:
 - a) Small side extension to infill the triangular area to the west of the site. Materials to match existing.
 - b) 2 x condenser units to the rear
 - c) Additional door to be inserted into the front elevation

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Noise from condenser units	See main issue 2 for an assessment of the impact of the proposals on amenity.
Fumes from extraction unit	See main issue 2 for an assessment of the impact of the proposals on amenity.

Issues raised	Response
Protection of trees	See main issue 3 for an assessment of the impact of the proposals on trees.

Consultation responses

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

Design & Conservation

8. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Environmental protection

9. Reviewed the application and have no comments.

Tree protection officer

10. No significant tree issues. Existing site boundaries and ground conditions within the site will provide adequate protection for any trees on site or on neighbouring property. If the applicant wishes to carry out any tree work they will need to submit a tree work application form, as this is a conservation area.

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
 - JCS7 Supporting communities
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
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM22 Planning for and safeguarding community facilities

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF)**
- NPPF7 Requiring good design

- NPPF8 Promoting healthy communities
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

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

Main issue 1: Design & Heritage

15. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
16. The existing property does not hold any historical or architectural significance. Owing to the small scale of the proposed development and the use of matching materials, the proposals will have no significant impact on the appearance of the building or on the character of the wider conservation area.

Main issue 2: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
18. Due to its size, the proposed side extension will not significantly alter the light, outlook or privacy afforded to the neighbouring property, 200 Thorpe Road. There are no windows proposed to be inserted into the extension.
19. The proposal includes the installation of condenser units to the rear of the property. There is a separation distance of 25m between these units and the neighbouring residential property, 200 Thorpe Road, and a separation distance of 45m between these units and the properties on Ransom Road to the rear. The council's Environmental Protection team is satisfied that the noise generated by these units will not lead to an unacceptable impact on the amenity of the surrounding residential occupiers. Submission of full details is required pre-installation so that the council can control the noise impacts.

Main issue 3: Trees

20. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
21. Most of the proposals will not impact upon the trees on this site or on neighbouring surrounding sites. There is a tree in the neighbouring garden (200 Thorpe Road) close to the proposed side extension. The council's tree officer is satisfied that the proposed side extension will not cause harm to this tree owing to the existing hardstanding and boundary treatment.

Equalities and diversity issues

22. There are no significant equality or diversity issues.

Local finance considerations

23. 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.

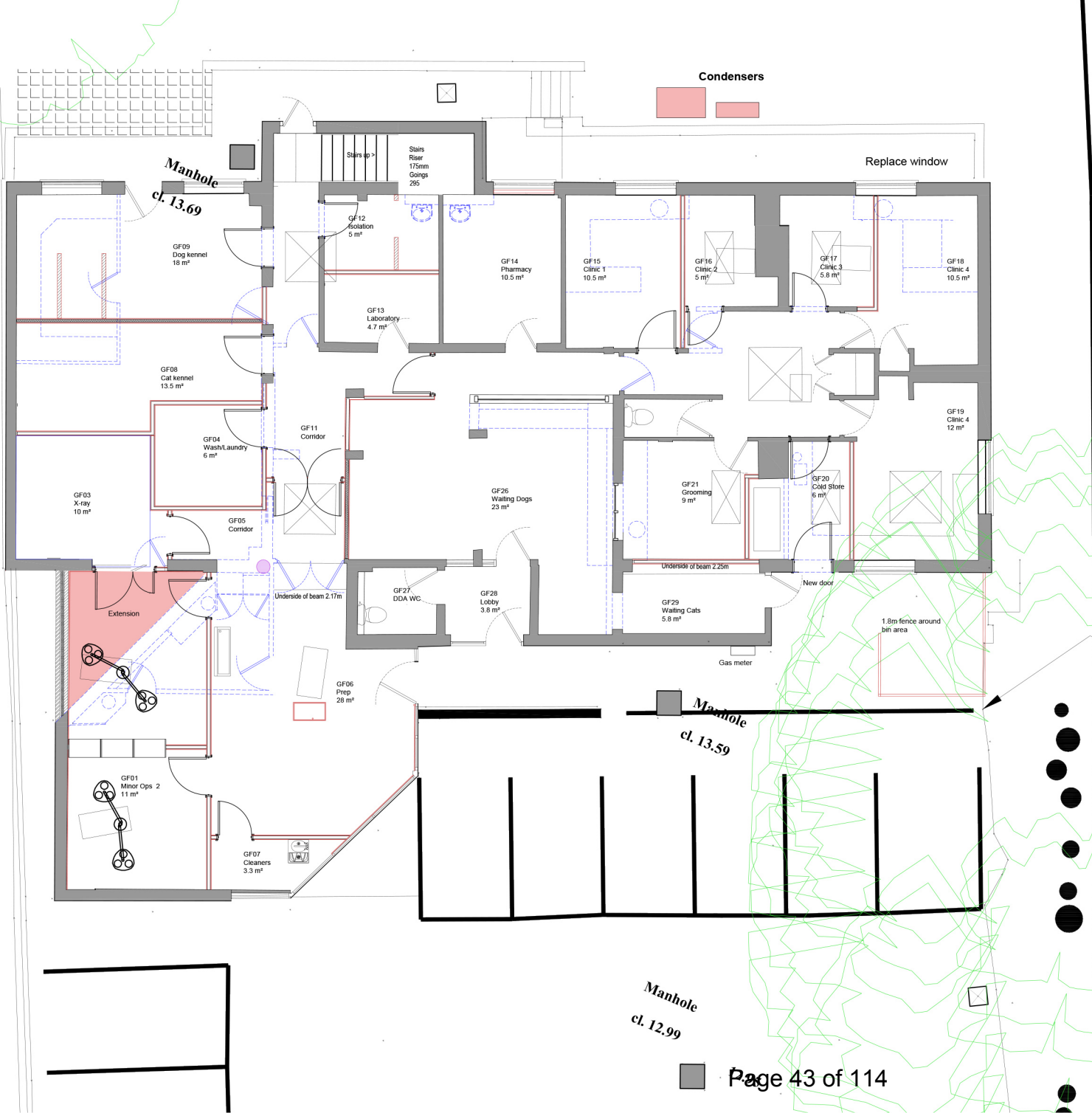
Conclusion

24. 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.

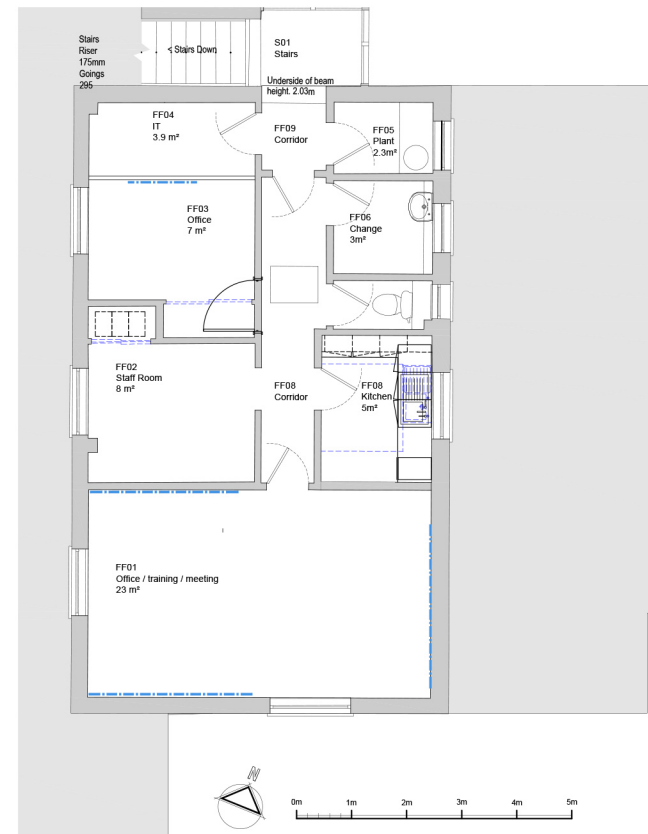
Recommendation

To approve application no. 17/00700/F - 202 Thorpe Road Norwich NR1 1TJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Submission of plant and machinery details prior to installation.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				
CF				
Architects Engineers Quantity Surveys				
Chaplin Farrant Limited		CVS Group		
51 Yarmouth Road Norwich NR7 0ET Tel: 01603 700000 Fax: 01603 700001 office@chaplinfarrant.com www.chaplinfarrant.com		Willow veterinary 202 Thorpe Road Norwich		
Also at: Cambridge Winchester Southampton		Proposed Plans GF and FF		
This drawing is copyright of the Architects and shall not be reproduced without their permission.		5362		
Check all dimensions and report any errors or omissions.		61		
Do not scale from this drawing.		20.04.2017 1:100@ A3		
GKH		GKH		

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject

Application no 17/00432/F - 19 Mile End Road, Norwich,
NR4 7QX

Reason

for referral

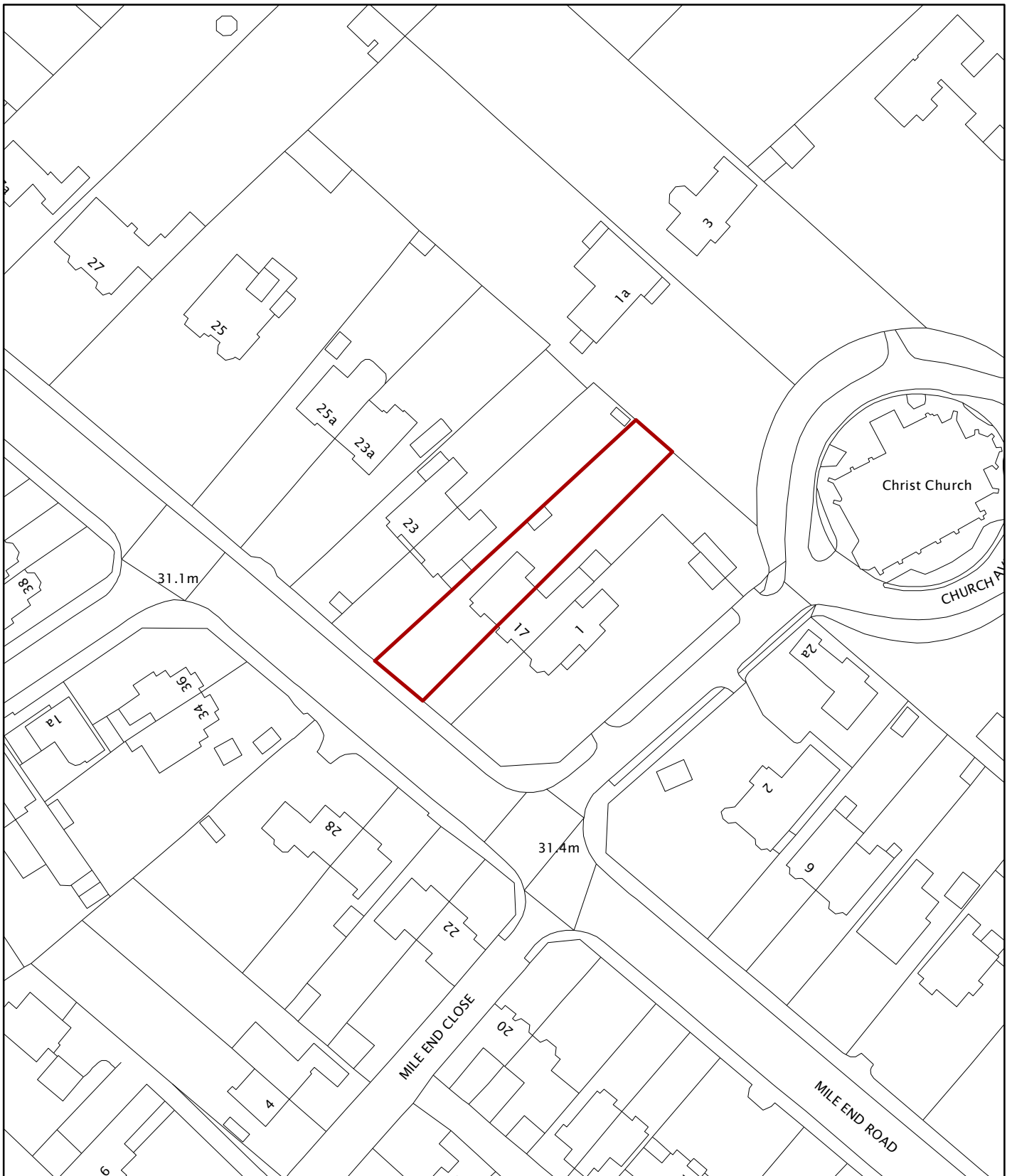
Objections

5(d)

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

Development proposal		
Single storey rear extension, loft conversion with rear facing dormer window and velux rooflights. Existing garage to be demolished and re-built.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Scale and position of extension and garage, and use of materials.
2	Impact on neighbouring amenity in terms of loss of light, outlook, privacy and the potential for the extension to be overbearing.
Expiry date	4 May 2017
Recommendation	Approve



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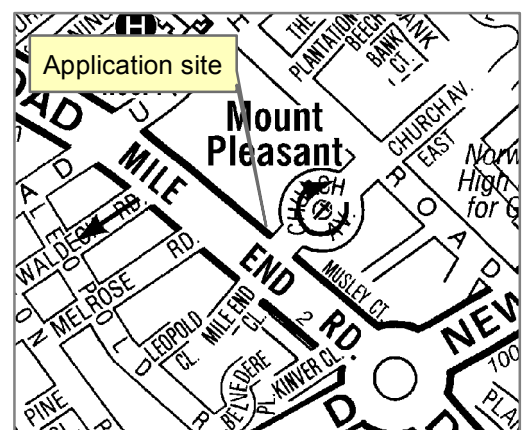
Planning Application No 17/00432/F
 Site Address 19 Mile End Road

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The subject property is located on the East side of Mile End Road, South West of the City Centre. The semi-detached property, built circa 1920, is constructed of red brick and pantiles. The property has a large gravel driveway that provides off road parking and a large garden to the rear. There is an existing garage located within the rear garden that is constructed of red brick, pantiles and timber cladding. There is an approximately 1.50m boundary wall between No. 19 and No. 17. The properties in the surrounding area are of mixed age and design.

Constraints

2. The property is located within the Unthank and Christchurch Conservation Area.
3. The property is located within a critical drainage area.

Relevant planning history

4. There is no relevant planning history.

The proposal

5. It should be noted that the scheme has undergone several revisions in order to address the concerns outlined by objectors. A second scheme was provided including a lightweight glazed addition with bi-fold doors at the point closest to No. 17. This was submitted to address concerns regarding loss of light. A subsequent amendment was made altering this to a rendered finish to address issues of loss of light and glare. The assessment within this report is based on the latest revised proposal only.
6. The proposal is for a single storey rear extension which comprises a pitched roof section at the closest point to the boundary with the neighbouring property with the remainder being of flat roof design.
7. The proposal also includes a small dormer window to the rear of the property and the installation of roof lights to facilitate a loft conversion.
8. The proposal also includes the demolition and rebuilding of the existing garage at the side of the dwelling.

Summary information

Proposal	Key facts
Scale	
Max. dimensions	Extension: 8.50m x 6.00m, 2.30m at the eaves and 3.00m at its maximum height. Dormer: 1.10m x 2.10 x 2.00m Garage: 3.00m x 6.00m, 2.00m at the eaves and 3.70m at its

	maximum height
Appearance	
Materials	<p>Extension: White render, timber cladding, grey aluminium windows, felt and glazed roofing</p> <p>Dormer: Timber cladding and timber window.</p> <p>Garage: Red brick and timber cladding to match existing garage</p>
Transport matters	
Vehicular access	No change to vehicular access.
No of car parking spaces	No change in parking spaces.

Representations

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

Issues raised	Response
Inappropriate scale of development within the conservation area and loss of land at the property	See Main Issue 1
Loss of garage building characteristic to the area	See Main Issue 1
Overbearing nature of extension resulting in tunnelling effect, loss of light and outlook to neighbouring rooms	See Main Issue 2
Loss of privacy to neighbouring and subject property from large proportion of glazing and noise pollution from bi-folding doors.	See Main Issue 2
Glare from glazing into living spaces	See Main Issue 2
The extension location would result in non-maintainable space adjacent to boundary wall	The revised proposal results in a larger space to the wall which will function as a patio and would therefore be maintainable.
Potential issues with movement of ground at	This is not a planning matter in this

Issues raised	Response
the rear of properties and disruption of drains	instance and does not form part of this consideration.
Party wall issues relating to the boundary wall	This is not a planning matter and does not form part of this consideration.
The proposal would de-value the property	This is not a planning matter and does not form part of this consideration.

Consultation responses

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

Design and conservation

11. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Assessment of planning considerations

Relevant development plan policies

12. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
13. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM9 Safeguarding Norwich's heritage
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

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

- NPPF12 Conserving and enhancing the historic environment

Case Assessment

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

Main issue 1: Design and Heritage

16. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
17. The proposed extension is considered to be of an appropriate scale and form and would appear subservient to the main dwelling.
18. Concerns were raised that the extension would result in an overdevelopment of the site within the conservation area. The properties in the immediate area are largely detached or semi-detached with generous garden plots. The proposed extension would not result in significant erosion of the garden space of the plot and is therefore not considered to constitute overdevelopment. In addition, many other properties within the surrounding area have undertaken similar works.
19. The proposed dormer window is considered to be of appropriate proportions and would not have a detrimental impact upon the character of the dwelling or be visible in the streetscene.
20. Concerns were raised that the demolition of the existing garage would be detrimental to the character of the conservation area. A search of the Unthank and Christchurch conservation area appraisal does not indicate that garages such as this are of particular note within the conservation area. In addition, the garage in its current form is thought to have been constructed in the 1960's. Therefore, this part of the proposal is not considered to be significantly detrimental to the character of the conservation area.
21. The extension is proposed to use timber cladding, white render and aluminium window frames. The dormer window would also utilise cladding. These materials are considered to be appropriate given that they will clearly indicate the alterations as modern extensions to the dwelling. The proposed rebuild of the garage would utilise materials to match the existing garage.
22. Therefore, the revised proposal is considered to have had regard for the concerns raised by objectors and taken sufficient steps to alter the proposal to address these concerns. The proposal is also considered to preserve the character of the conservation area and the main dwelling.

Main issue 2: Amenity

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

24. Concerns were raised that the proposal would result in a significantly overbearing structure along the boundary with the neighbouring property that would result in a 'tunnelling effect' and result in a loss of outlook and light to habitable rooms.
25. Since the original proposal, the applicants have submitted revised plans which include the extension being set back from the boundary by approximately 1.00m and a gap to the neighbouring dwelling of approximately 4.80m. The revision also includes a pitched roof design so that the extension would have a height of 2.30m at its closest point. In addition, the proposal would be unlikely to result in a significant loss of light to the neighbouring ground floor window (in accordance with the BRE guidelines for daylight and sunlight). Therefore, the changes to the scheme are considered sufficient to alleviate concerns of an overbearing structure that would result in a loss of light and outlook.
26. In addition concerns were also raised that a high proportion of glazing and bi-fold doors would result in a loss of privacy, glare and noise pollution to the neighbouring dwelling. The proposal has been amended to include a rendered wall, removal of the doors and a reduction in the amount of glazing and therefore addresses the above concerns.
27. The new garage is proposed to be constructed immediately adjacent to the garage located at No. 21 Mile End Road and is therefore not considered to result in any loss of light or privacy to the neighbours at that property.
28. The construction of the dormer window at the rear elevation has the potential to result in additional overlooking of neighbouring rear gardens, however, this is not considered to differ significantly from the outlook of existing first floor windows.
29. Therefore, the revised proposal is considered to sufficiently address objector's concerns and is not considered to have a significantly detrimental impact upon occupier or neighbouring amenity.

Compliance with other relevant development plan policies

30. 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
Access and car parking provision	DM30/DM31	Access maintained. Adequate parking provision provided.
Sustainable urban drainage	DM3/5	The property is located within a critical drainage area. The proposal includes the provision of water butts and use of permeable paving where necessary on site to ensure the surface water situation of the site is not worsened.

Equality and diversity issues

31. It was brought to the Officer's attention that one of the objectors at a neighbouring property is partially sighted and therefore outlook and light received to the property are particularly important. As stated in one of the objection letters, the light received to the kitchen is particularly important. Amendments have been made to the original scheme which include moving the extension further away from the neighbouring property, lowering the height of the extension at its closest point and including a white rendered wall in order to address concerns. The Officer has had regard for loss of light and outlook in making a recommendation and the proposal is not considered to result in a material loss of light or outlook to the neighbouring dwelling, as discussed above. No additional weight can be attached to the personal circumstances of either the applicant or the neighbours as this is a non-material planning consideration.

Local finance considerations

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

Conclusion

35. 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. 17/00432/F - 19 Mile End Road Norwich NR4 7QX and grant planning permission subject to the following conditions:

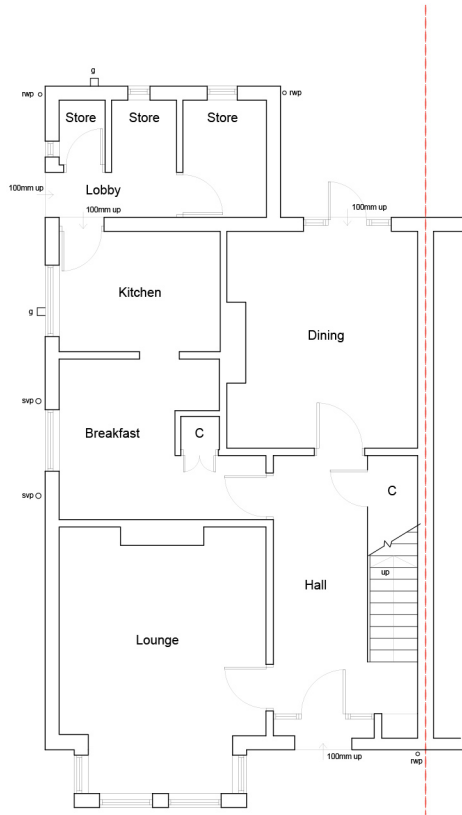
1. Standard time limit;
2. In accordance with plans;
3. Conservation style roof lights;
4. Fenestration within dormer window to be constructed of timber;
5. Water butts and permeable paving, where necessary, to be used on site.

Informatives

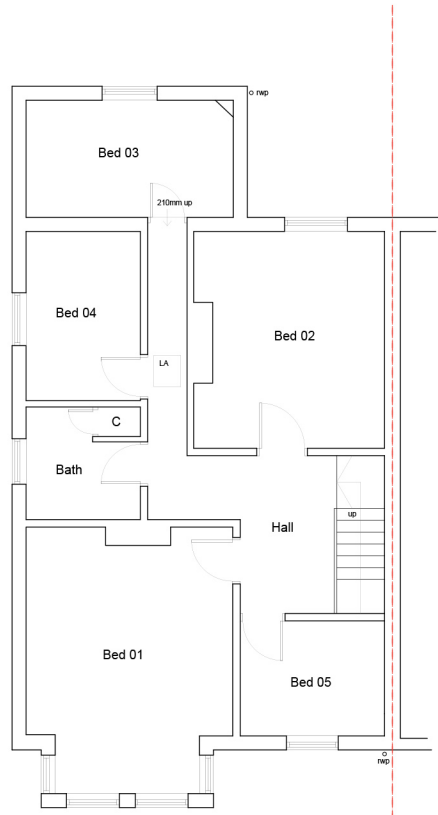
1. Site clearance should have due regard to minimise impact on wildlife.

Article 35(2) statement

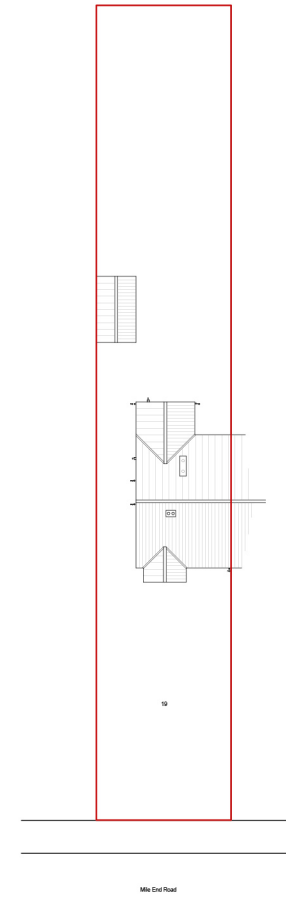
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application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



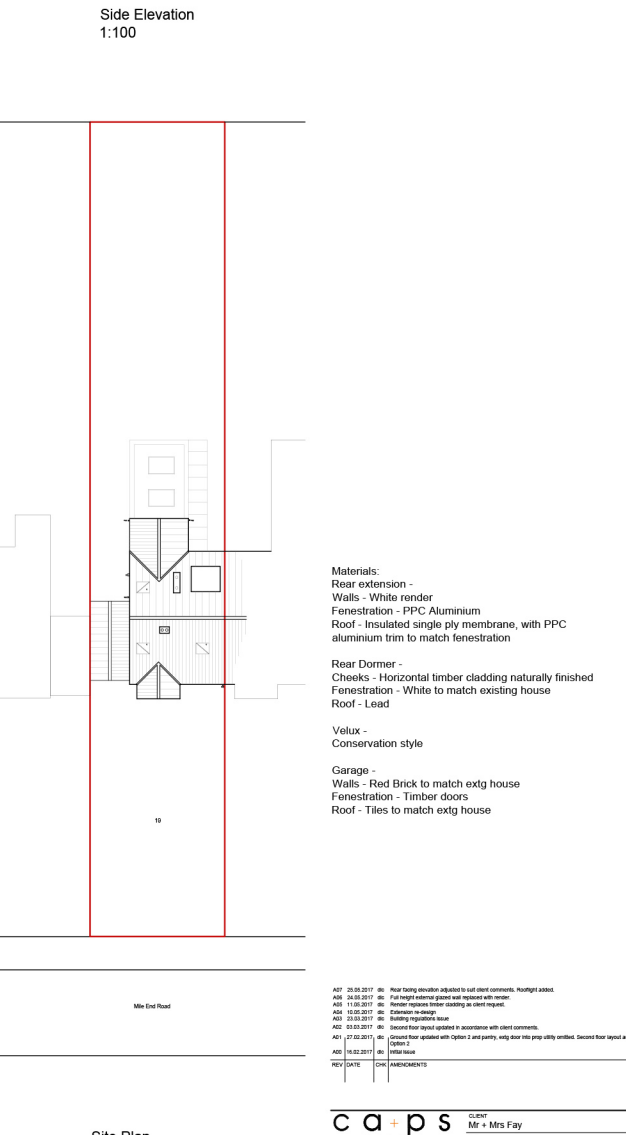
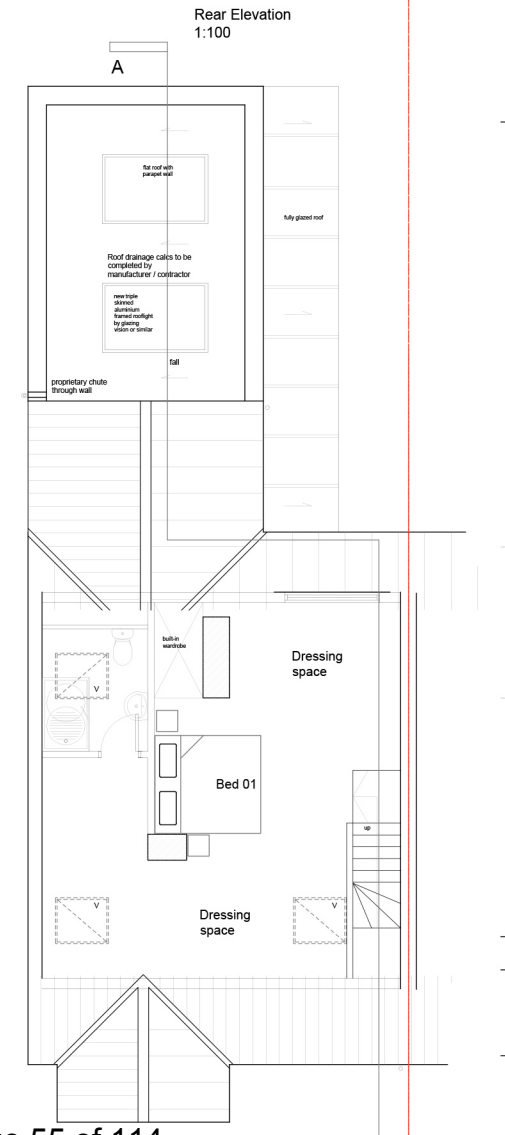
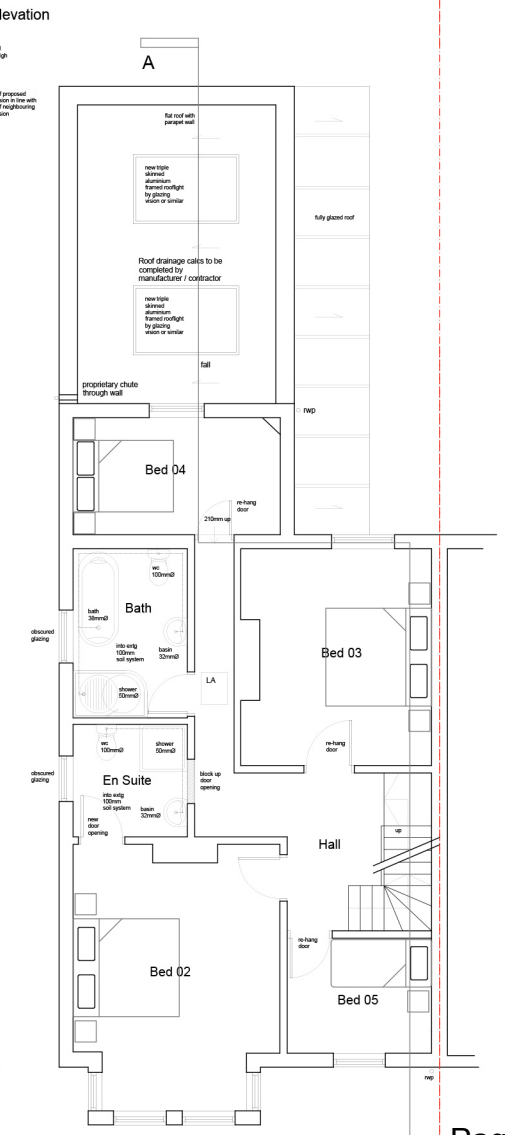
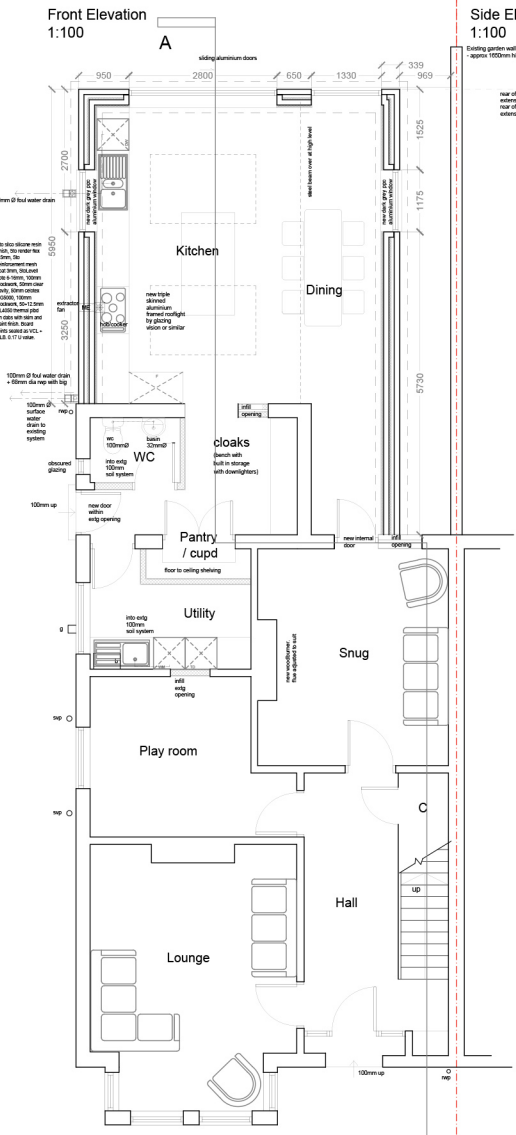
Ground Floor Plan
1:50



First Floor Plan
1:50



Site Plan
1:200



Materials:
Rear extension -
Walls - White render
Fenestration - PPC Aluminium
Roof - Insulated single ply membrane, with PPC aluminium trim to match fenestration
Rear Dormer -
Cheeks - Horizontally timber cladding naturally finished
Fenestration - White to match existing house
Roof - Lead
Velux -
Conservation style
Garage -
Walls - Red Brick to match extg house
Fenestration - Timber doors
Roof - Tiles to match extg house

ADP	20.05.2017	06	Rear being elevation adjusted to suit client comments, weighting added.
ADP	20.05.2017	06	Full height exterior glazed wall replaced with render.
ADP	11.05.2017	06	Render replaces timber cladding as client request.
ADP	02.05.2017	06	Conservation strategy.
ADP	23.05.2017	06	Building Regulations issue.
ADP	02.05.2017	06	Second floor layout updated in accordance with client comments.
ADP	27.05.2017	06	Ground floor updated with Option 2 and pantry, entry door into prep utility omitted. Second floor layout added with 100mm x 2.
ADP	09.02.2017	06	Initial issue.
REV	DATE	CHK	REVISIONS/10

c a + p s		CLIENT Mr + Mrs Fay	
cooper architectural and planning services		JOB Extension and Loft Conversion of 19 Mile End Road, Norwich, NR4 7QX	
07 Church St. Colchester. Essex. IP11 2JW email - C.A.P.S@cooperap.co.uk mobile tel no - 07791691046		SCALE: as shown JOB DRAWING SM2 002 REV A07	
Dwelling Proposals - Plans + Elevations		DATE: Jan 2017	

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00533/F - 101 Highland Road,
Norwich, NR2 3NW

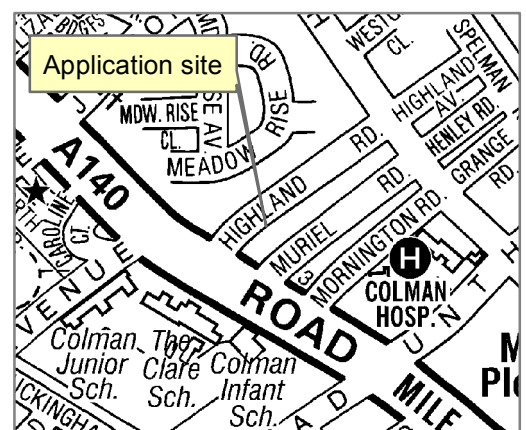
5(e)

**Reason
for referral** Objection

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

Development proposal		
Single storey rear extension.		
Representations		
Object	Comment	Support
11	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the development on the adjoining property (103 Highland Road) loss of light, over dominant building, loss of privacy / overlooking
Expiry date	6 June 2017
Recommendation	Approve



The site and surroundings

1. The site is located on the eastern side of Highland Road to the south-west of the city. The predominant character of the area is residential, primarily consisting of two-storey terraced and two storey detached dwellings with most properties having been constructed circa 1920. The terrace properties to the east side of the street have been constructed with 'L' shaped footprints created by shared two storey rear gables, resulting in shared side returns to the rear. All of the terrace properties also have bisected gardens created by shared accesses from the highway by shared covered passageways. A number of the properties have previously been extended or altered by way of small single storey extensions and conversions of roof spaces.
2. The subject property is a two storey mid-terrace dwelling constructed as part of the wider terraced development. The property was constructed using red bricks and red coloured pantiles. The property features a small front garden area and a bisected rear garden accessed via a shared passageway and path. The property has previously been extended by way of a small lean-to extension to the rear of the two storey gable.
3. The site is bordered by the adjoining terrace properties on both sides, no. 99 to the north and 103 to the south, with which the side return is shared. Both the subject property and 103 Highland Road feature kitchens located within the rear sections which face one another across the shared side return with a distance of approximately 3m between them.

Constraints

4. Critical Drainage Catchment: Nelson and Town Close.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the construction of a single storey extension to the rear of the subject property. The extension measures 1.4m x 3.25m in plan form, effectively filling in the original side return. The design is of a simple flat roof with a maximum height of 3m. The design includes a roof light and a rear door providing access to the rear alleyway / garden. The proposal is to create an enlarged kitchen and bathroom.
7. It should be noted that construction on the proposed extension commenced soon after the receipt of the planning application. The original plans included a flat roof height of 3.2m which has since been reduced to 3m. Advice was provided by the LPA to cease construction until the determination of the planning application however it is understood that the construction of the extension has been largely completed.
8. Notwithstanding this, legislation does allow for retrospective applications to be submitted. The fact that development has commenced without planning permission being granted is not material to the consideration of the application.

Summary information

Proposal	Key facts
Scale	
Total floorspace	4.55m ²
No. of storeys	Single storey
Max. dimensions	1.4m x 3.25m x 3m
Appearance	
Materials	Red brick

Representations

9. Adjacent and neighbouring properties have been notified in writing. 11 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
A proposed extension is of a poor standard of design.	See main issue 1
The impact of the development of the adjoining property to the south (no.103) caused by being an overbearing presence, resulting in a loss of light, loss of privacy.	See main issue 2
Construction commence prior to granting of consent / without consent of owner of neighbouring property (no, 103). Extension encroaches onto neighbouring land (no. 103).	See other matters.

Consultation responses

10. No consultations were undertaken.

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. 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
- DM13 Communal development and multiple occupation
- DM31 Car parking and servicing

Case Assessment

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

Main issue 1: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposal is considered to be of an acceptable design doing little to cause harm to the overall character of the subject property or the surrounding area. The infilling of rear side returns at terrace properties is a common addition across the city. The design with a simple flat roof is similarly typical of such developments.
17. Particular concern was raised that the proposal was of a poor standard of design. The comment was included with reference to the design resulting in the extension being out of scale and overbearing along the shared boundary with 103 Highland Road, the impacts of which have been assessed below.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. The extension will impact upon the residential amenities of the adjoining property to the south, no. 103 Highland Road. Particular concern has been raised by the occupant of the neighbouring property and by the majority of the representations received that the extension results in a loss of light to the neighbouring property and is an overbearing presence.
20. It is accepted that the extension does result in some harm to 103 Highland Road by way of a loss of light primarily caused by the 3m tall side wall which has been constructed along the shared boundary, approximately 1.5m from the kitchen window of the neighbouring property.
21. However, a material consideration is that extensions can be built under permitted development rights that provided that they are not more than 3m high and 3m long. The extension is 3.25m long; the fall back of an extension 25cm shorter must be weighed in the planning balance.
22. In light of the above, It is not considered that the 0.25m length requiring planning consent will result in significant harm alone, with the 3m tall x 3m long section of the extension which can be constructed without planning consent causing resulting in similar levels of harm being caused. It is not reasonable to refuse the application on the basis of a 0.25m section of side wall alone.
23. Particular concern was also raised that the proposal would result in a loss of privacy. It is not considered that the proposal will cause significant harm by way of overlooking or loss of privacy as the extension includes only a single roof light and rear facing door. There are no new views of the neighbouring property created by the extension.
24. The extension will assist in enhancing the residential amenities of the occupiers of the subject property as the internal living space is improved without significant loss of the property's external amenity space.

Other matters

25. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
26. Concern has been raised throughout the determination of the application that construction of the extension had commenced prior to the granting of planning consent. Similar concern has also been raised that the construction has commenced without consent from the owner of the neighbouring property to the south, 103 Highland Road to enter their land. The LPA was informed that construction had commenced soon after the receipt of the planning application. A site visit was carried out soon after and the planning agent for the scheme was contacted advising that works ceased until the determination had concluded. At this point the plans were revised to reduce the height of the extension however no assurances were received regarding the ceasing of the construction with it being understood that the application wished to proceed. In this instance, the LPA does

not have the ability to force the ceasing of ongoing construction works and the use of the neighbours land for construction purposes are considered to be a civil matter.

27. Similarly, concern has been raised that the proposal encroaches onto the neighbours land at 103 Highland Road. Following a site assessment it is not possible to definitively determine whether encroachment has occurred and such issues are considered to be civil matters, to be determined separately from the planning application process.

Equalities and diversity issues

28. There are no significant equality or diversity issues.

Local finance considerations

29. 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.
30. 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.
31. In this case local finance considerations are not considered to be material to the case.

Conclusion

32. The proposal will result in an extended dwelling which is of an appropriate design, which does not cause significant harm to the character of the surrounding area.
33. The proposed development will result in harm to the neighbouring residential amenities at 103 Highland Road by way of loss of light, however only a 0.25m section of wall requires planning consent. A 3m tall x 3m long extension could be constructed under permitted development which would cause the same harm.
34. 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.

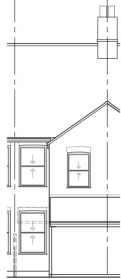
Recommendation

To approve application no. 17/00533/F - 101 Highland Road Norwich NR2 3NW and grant planning permission subject to the following conditions:

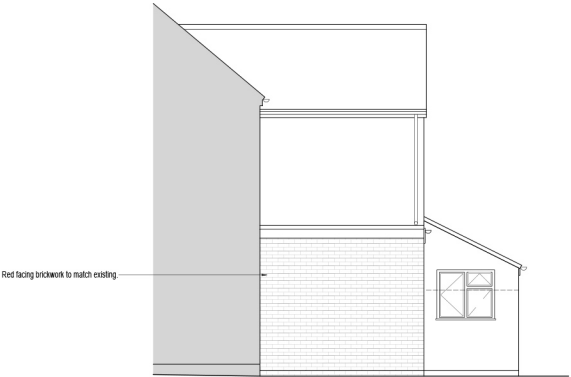
1. Standard time limit;
2. In accordance with plans;



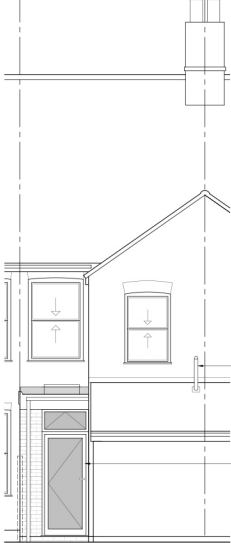
NORTH WEST
EXISTING ELEVATIONS 1:100



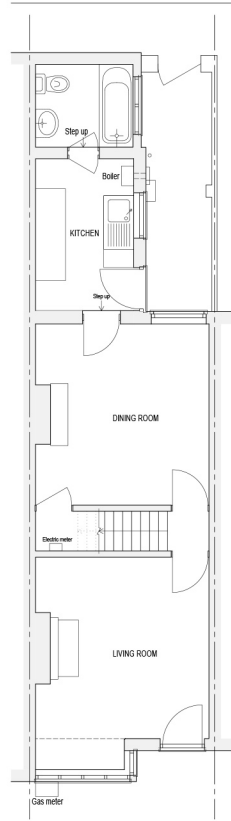
SOUTH EAST



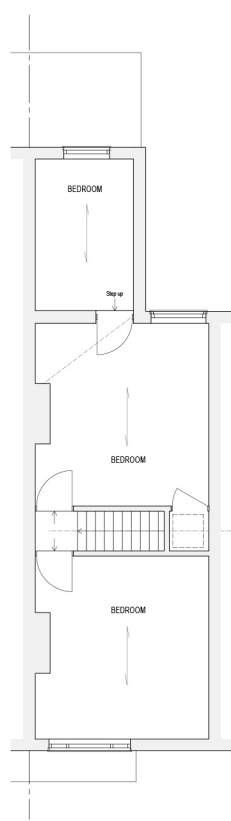
SOUTH WEST
PROPOSED ELEVATIONS 1:50



SOUTH EAST



EXISTING GROUND FLOOR 1:50



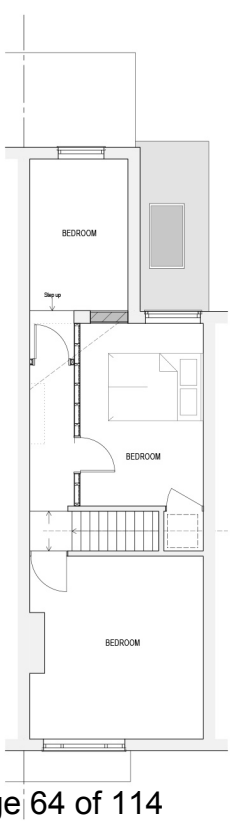
EXISTING FIRST FLOOR 1:50



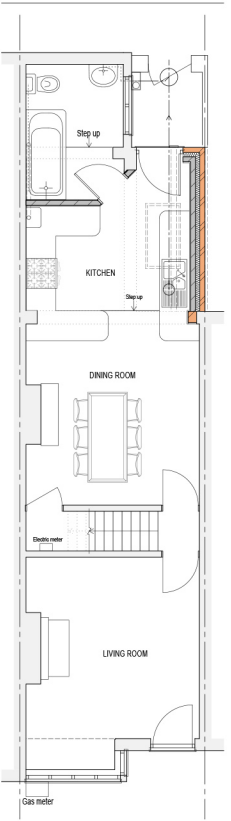
SITE PLAN 1:200



LOCATION PLAN 1:1250



PROPOSED FIRST FLOOR 1:50



PROPOSED GROUND FLOOR 1:50

General Notes

- This drawing must not be scaled and if in doubt ask.
- All Contractors are to check all dimensions & levels on site prior to commencing any construction or fabrication.
- This drawing is to be checked and read in conjunction with all Engineers, Architectural, Service Engineers and any specialist drawings, together with any relevant additional Engineers specifications.
- Where site information or adjoining building details are contrary to issued details then the Engineer is to be informed immediately.
- No structural members are to be cut, reduced, or joined unless shown on the Engineers details. Unless otherwise noted all connections of structural members including laps & end-connections of reinforcement shall be capable of mobilising the full structural capacity of the member.
- All foot connections to have a minimum of 2 bolts.
- The foundations have been designed on the basis of ground pressure of 100 kN/m² & this must be confirmed on site before casting of foundations. Unless informed to the contrary in writing it has been assumed that the sub-soil is not clay but that it has been consolidated by trees & vegetation & that there is no possibility of heave or shrinkage.
- Under the provisions of the Party Wall etc Act 1996 if the excavations are within 3m of adjacent buildings written agreement for the works from the owner & the tenant (if applicable) of adjacent buildings must be obtained before building works commence & one month's notice must be given before building works commence. If the work applies to the party wall two month's notice must be given. Note: If foundations are deeper than normal a further notice may have to be given & agreement received. Note: If foundations, soffits, gutters, etc encroach across the boundary a written agreement from the owner of the adjoining land/buildings must be obtained & the boundary agreed before building works commence.
- The Construction (Design & Management) Regulations 2015.
The client must make suitable arrangements for managing the project, including the allocation of sufficient time and resources.
a. The construction work can be carried out so far as is reasonably practicable without risks to the health and safety of any person affected by the project.
b. Ensure suitable welfare facilities are provided.
These arrangements must be reviewed and maintained throughout the project.
The client must provide pre-construction information to the designer and contractor.
The client must ensure that a construction phase plan is in place before the construction phase starts.
The client must ensure that the principal designer prepares a health and safety file for the project which is suitable, regularly updated and is available for inspection.
The client must take reasonable steps to ensure that the principal designer and contractor comply with their duties.
The client must pass the health and safety file to any new owner(s) (occupier(s)) and ensures that the new owner(s) (occupier(s)) is aware of the nature and purpose of the file.
10. This drawing is Copyright to Building Plans Ltd.

0	25m	50m	75m	100m	125m						
1 : 1250	0	82"	164"	246"	328"	410"					
1 : 200	0	2m	4m	6m	8m	10m	12m	14m	16m	18m	20m
	0	8"	13"	19"	25"	32"	39"	46"	53"	60"	67"
1 : 100	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
	0	3'3"	6'7"	9'10"	13'1"	16'5"	19'8"	23"	26'3"	29'6"	32'10"
1 : 50	0	1m	2m	3m	4m	5m	6m	7m	8m	9m	10m
	0	3'3"	6'7"	9'10"	13'1"	16'5"	19'8"	23"	26'3"	29'6"	32'10"
1 : 20	0	500mm	1m	1500mm	2m						
	0	1'8"	3'3"	4'11"	6'7"						

B	22/04/2017	Parapet wall removed.	PB
A	10/04/2017	North arrow added.	PB

Rev	Date	Amendment	Drawn
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Architectural Design,
Building Surveyors and
Planning Services

Building Plans Ltd

11 The Street, Honingham, Norwich, NR9 5BL
Telephone: 01603 868377
Email: info@buildingplans.co.uk

Client:	Mr D Smith
Project:	Extensions & Alterations
Site address:	101 Highland Road Norwich NR2 3NW
Contents	Existing & Proposed Elevations Existing & Proposed Floor Plans Site & Location Plans
Scale @ A1:	1:20, 1:50, 1:100, 1:200, 1:1250
Date:	March 2017
Signed/checked:	PB/JLN
Revision	B
Project No:	3186 0217N
Sheet No:	1

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00497/F - 3 Lusher Rise, Norwich, NR6 5ED

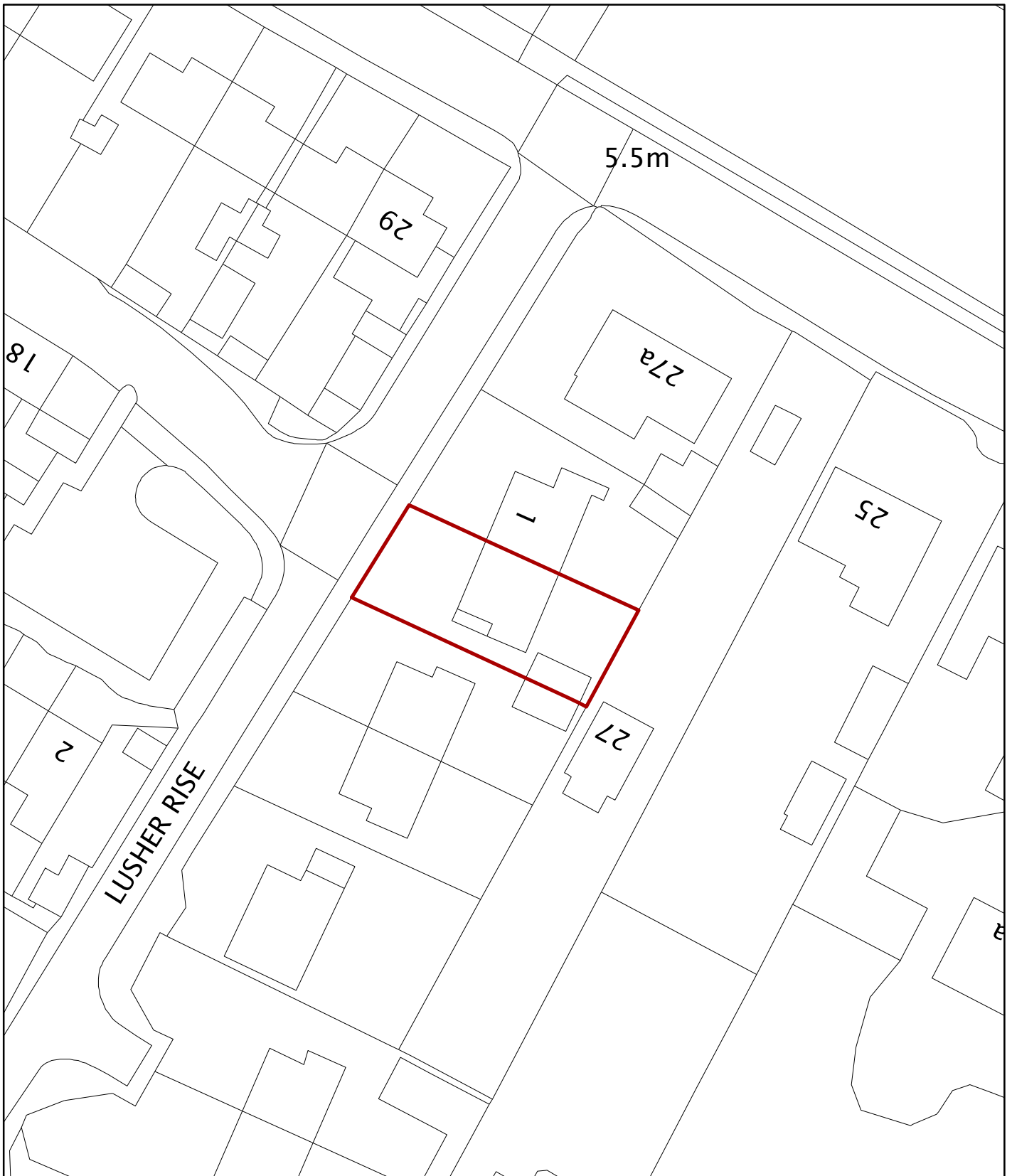
5(f)

Reason for referral Objection

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

Development proposal		
Single storey side and rear extension and conversion of garage to habitable space.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the development on the adjoining property (No.1 Lusher Rise) and the neighbouring properties (No.5 Lusher Rise, No. 27 Hellesdon Road) daylight, sunlight, outlook, overlooking / privacy, noise
3 Access and Parking	The impact of the development on the current parking situation in the area
Expiry date	1 June 2017
Recommendation	Approve



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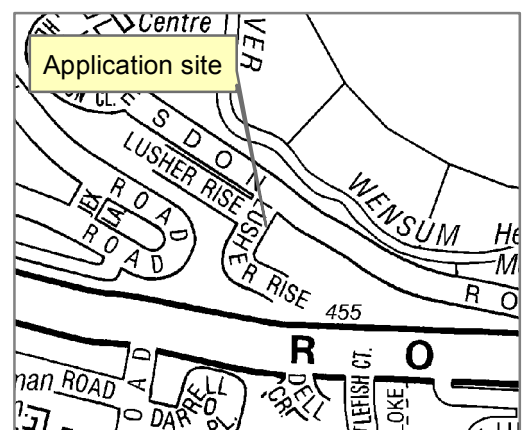
Planning Application No 17/00497/F
 Site Address 3 Lusher Rise

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the east side of Lusher Rise to the west of the city. The predominant character of the area is residential, primarily comprising two storey semi-detached and terrace dwellings built as part of a wider estate development constructed during the post war period. Properties have typically been built on rectangular plots comprising small front gardens, driveways located to the side and larger rear gardens with freestanding garages. Properties to the east of the site have been constructed individually or as small groups in a variety of styles. In recent years a number of properties have been converted for use as small scale HMO's as a result of their relatively close proximity to the UEA.
2. The subject property is a two storey semi-detached dwelling constructed circa 1950 finished with red facing bricks and concrete roof tiles. The design features a simple hipped roof and has been extended previously by way of a single storey side extension. The site features a front garden, gravel driveway to the side which leads to a flat roof garage located within the rear garden.
3. The site is bordered by the adjoining semi-detached property to the north, no. 1 Lusher Rise; no. 5 Lusher Rise to the south, a similar semi-detached property; and no. 27 Hellesdon Road to the east, a detached two storey dwelling. It should be noted that Lusher Rise slopes upwards away from the river valley which is located to the north of the site, resulting in no. 5 being in an elevated position. The site boundaries are marked by a retaining wall and tall mature hedge to the south and a 2m tall close boarded fence to the east.

Constraints

4. There are no particular constraints.

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the construction of single storey side extension to incorporate and enlarge the existing garage. The extension is to be set back from the front elevation by 3m and is to be built on top of the existing side driveway, projecting out from the existing single storey side extension. The new front elevation will include a new entrance door which leads to an enlarge kitchen /communal room. The rear section of the extension is to create an additional bedroom and bathroom taking the total no. of bedrooms to five. The new north elevation facing onto the rear garden includes a door providing access to the rear garden, a window serving the bedroom and an obscure glazed window serving the bathroom.

Summary information

Proposal	Key facts
Scale	
Total floorspace	23m ² approx
No. of storeys	Single storey
Max. dimensions	2.1m x 11m x 3m
Appearance	
Materials	Smooth render finish to walls White UPVC windows, doors soffits GRP roof

Representations

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

Issues raised	Response
The impact of the development of the adjoining property (no.1) caused by noise disturbance	See main issue 3.
The impact of the development on the current parking / access situation	See main issue 4.
Access for construction / site plan not accurate Construction hours	See other matters.

Consultation responses

8. No consultations were undertaken.

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
10. **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
 - DM13 Communal development and multiple occupation
 - DM31 Car parking and servicing

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

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

Main issue 1: Principle of Development

13. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
14. The proposal is to provide an enlarged small scale HMO (use class C4) by providing one additional bedroom. Statement 6 of the NPPF requires that local authorities deliver a wide choice of high quality homes. Houses in Multiple Occupation (HMO) are considered to form part of the mix of residential accommodation, contributing to the City housing stock. The site is considered to be an accessible location, there being nearby bus stops providing access to the city centre, university and a local retail centre.

15. The use of the property as a small scale HMO has been established for a number of years and the enlargement by one bedroom is considered to be acceptable. The overall acceptability of the scheme and other policy considerations are considered in more detail below.

Main issue 2: Design

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The proposal is considered to be of an appropriate scale and design, fitting in with the character and appearance of the subject property and surrounding area. When viewed from the front, the side extension appears subservient as is set back from the front elevation and features a simple flat roof which is similar to the original garage. As such, the overall appearance of the subject property when viewed from the highway will not significantly be altered.
18. The use of matching bricks and fenestration will help to ensure that the proposed extension blends in with the appearance of the original dwelling and wider street scene.

Main issue 3: Amenity

19. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
20. The proposal will have a limited impact on the residential amenities of neighbouring properties as a result of the scale of the extension and the sloping land on which the street was constructed. The elevated position on which no. 5 to the south sits and the mature hedge along the boundary will ensure that no significant harm by way of overshadowing, overlooking or loss of outlook will occur.
21. The enlarged rear section will result in an increase of 0.9m in height as the garage is built up. The rear wall of the development is located within close proximity of the boundary shared with no. 27 Hellesdon Road to the east. There is sufficient distance between the side elevation of the neighbouring property and the proposed development to ensure that significant harm does not occur by way of overshadowing, overlooking or loss of outlook.
22. The proposed development is located sufficiently far from the adjoining property to ensure that significant harm by way of overshadowing, overlooking or loss of outlook will occur. Particular concern was raised that the proposal would result in an increase in noise disturbance caused by the occupants of the subject property shutting doors loudly. It is not expected that the proposal will have any impact on the current situation as the proposed rooms are to be created away from the party wall, ensuring that noise is not transmitted to the neighbouring property. In the event that noise disturbance becomes an issue, environmental protection can be contacted to mitigate the situation which is considered to be a civil matter.
23. The proposed development will provide for a good standard of accommodation for the occupiers of the subject property. The property is to be arranged as a small scale HMO to provide accommodation for the student housing market. The proposal will result in five double bedrooms, a bathroom, two shower rooms, an en-

suite bathroom and a good sized kitchen / communal room. The development will not result in the significant loss of external amenity space.

Main issue 4: Transport

24. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
25. Particular concern was raised that the proposal would result in an increase in the volume of cars parking at the subject property which would in turn lead to parking and access issues on the highway outside. The increase in one bedroom to a total of five is not expected to result in a significant number in the volume of cars using the site. The proposal will not alter the current parking arrangements whereby it is possible for two to three cars to be parked off street in front of the dwelling.

Other matters

26. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
27. Concern was raised that the drawings submitted do not accurately reflect the true position of the boundary shared with no. 27 Hellesdon Road and that it is not possible to access the rear of the garage for construction purposes as a result. Having carried out a site assessment it can be concluded that the proposed plans do accurately reflect the distance between the boundary and the rear wall of the garage, which measures approximately 0.4m in both plan form and on the ground. The necessary access arrangements required to construct the proposed development are considered to be a civil matter and as such do not form the basis of the determination of the planning application.
28. The occupiers of the adjoining property have expressed concern regarding the hours during which construction of the proposed development is to take place and have requested that work only occurs between the hours of 0900 and 1700. It is advised that the developers carry out construction works at acceptable hours however it is unreasonable to impose a condition requiring specific working hours. Should construction on site result in disturbance then Environmental Protection can be contacted.

Equalities and diversity issues

29. There are no significant equality or diversity issues.

Local finance considerations

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

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

Conclusion

33. The principle of an extended small scale HMO is considered to be acceptable, with the enlarged property providing a good standard of accommodation.
34. The proposal will result in an extended dwelling which is of an appropriate scale and design, which appears subservient to the original dwelling and does not cause significant harm to the character of the surrounding area.
35. The proposed development will limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking, loss of outlook or by noise disturbance.
36. The proposed development is unlikely to alter the current situation with regard to parking arrangements and access.
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. 17/00497/F - 3 Lusher Rise Norwich NR6 5ED and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

Article 32(5) Statement

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

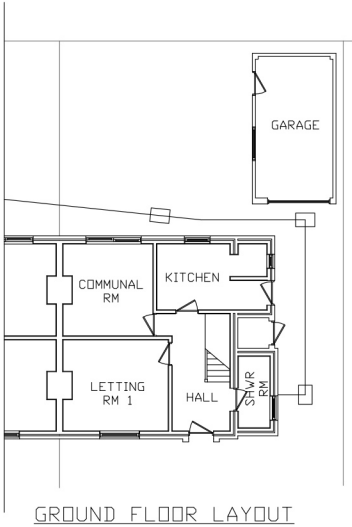


Produced on 21 February 2017 From the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 619873,309475 619873,309675 620073,309675 620073,309475
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Data licenced for 1 year, expiring 21 February 2018. Unique plan reference: v4b/142839/196296

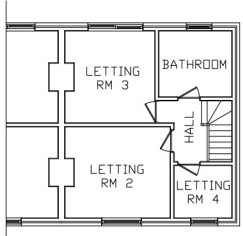
LOCATION PLAN
SCALE 1:1250



SITE PLAN
SCALE 1:500



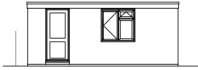
GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



SOUTH ELEVATION



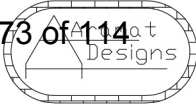
NORTH ELEVATION

EXISTING ARRANGEMENTS

REV	DESCRIPTION	DATE	BY
E	Re-Issued for planning as Householder Application	03.04.17	NWB
D	Issued to the LPA for Lawful development confirmation	15.03.17	NWB
C	Revised to clients comments	10.03.17	NWB
B	Revised to clients comments	03.03.17	NWB
A	Issued for Approval	28.02.17	NWB

DO NOT SCALE

ALL DIMENSIONS ARE APPROXIMATE
TO BE CONFIRMED ON SITE
PRIOR TO CONSTRUCTION OR
FABRICATION OF COMPONENT PARTS

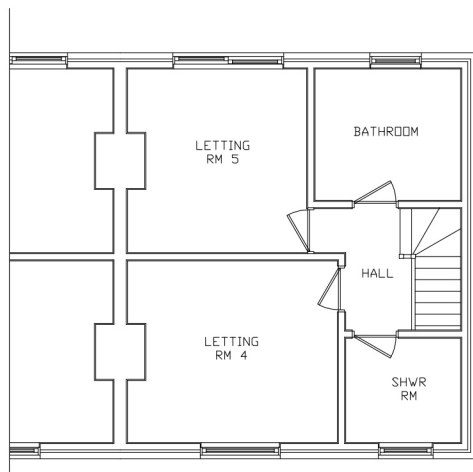


Drn	Date	Drn
Chk	28.02.17	NWB
Appv'd		

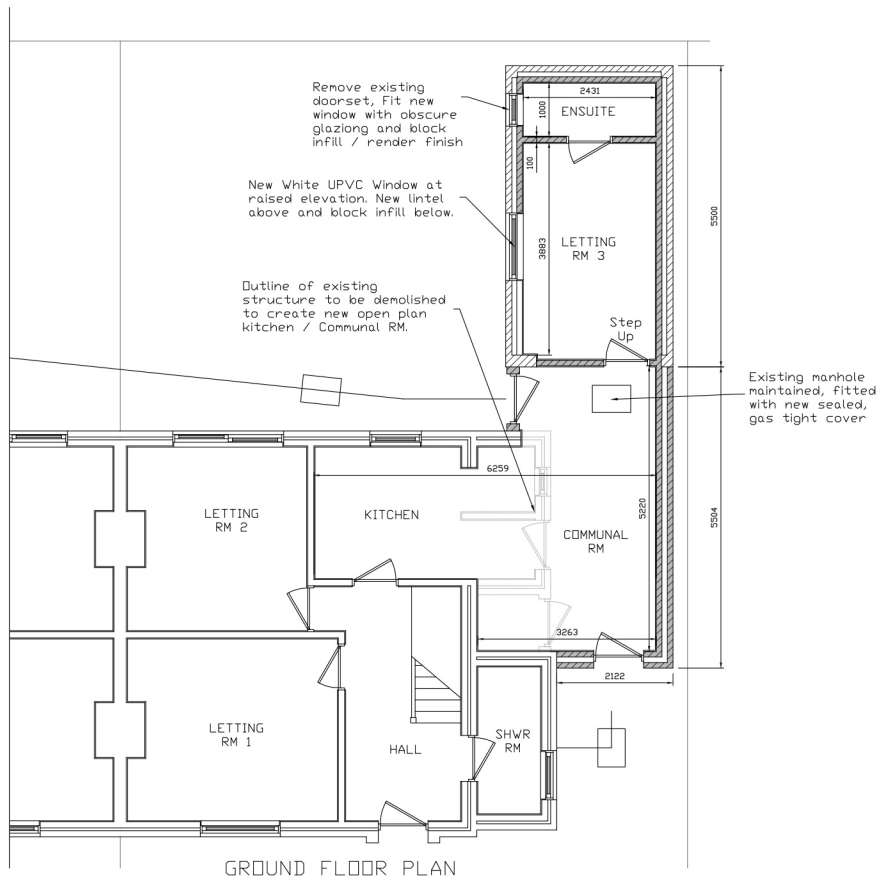
Client :-
Mr. Key
3 Plovers Way,
Lowestoft
NR33 8PW
Scale 1:100 @ A1 UNO

Part of Aramat Ltd
32 Grayson Avenue,
Lowestoft, Suffolk.
NR33 7BB
Tel: 01502 516513

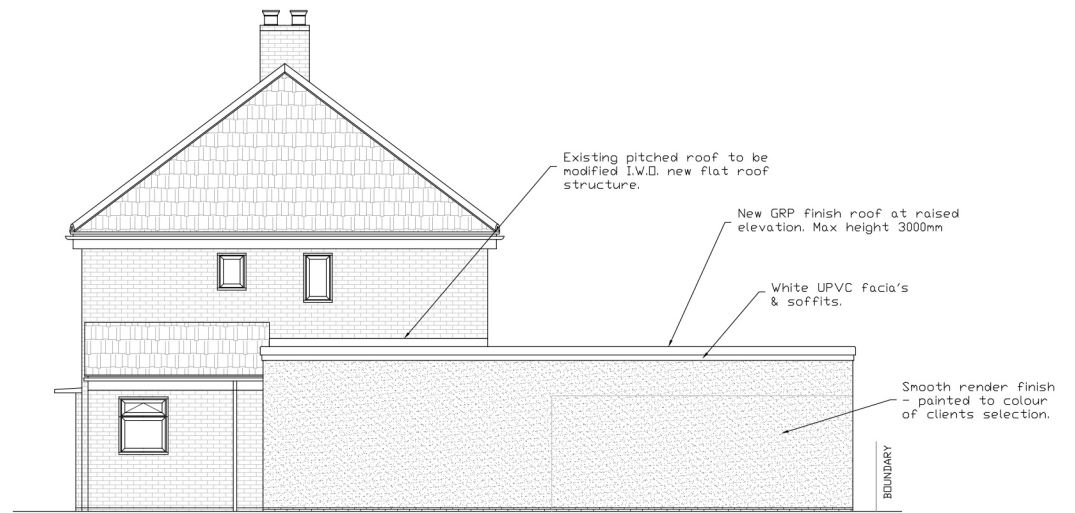
Title :-
No. 3 Lusher Rise, Norwich
Proposed Single Storey
Ext'n & Garage Conversion
Location & Site Plans



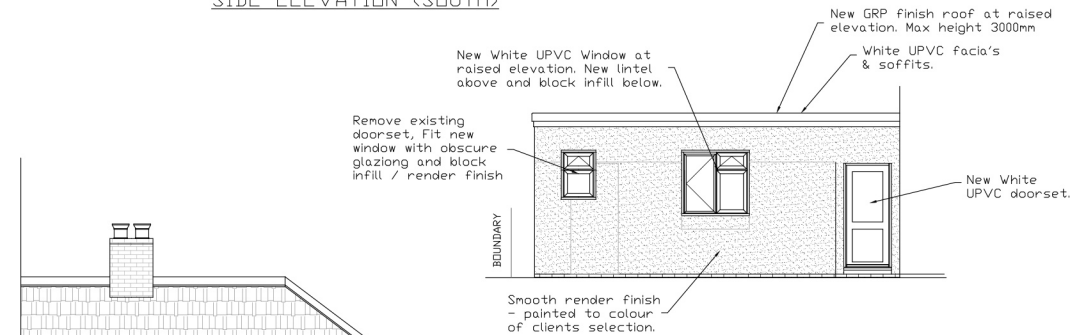
FIRST FLOOR PLAN



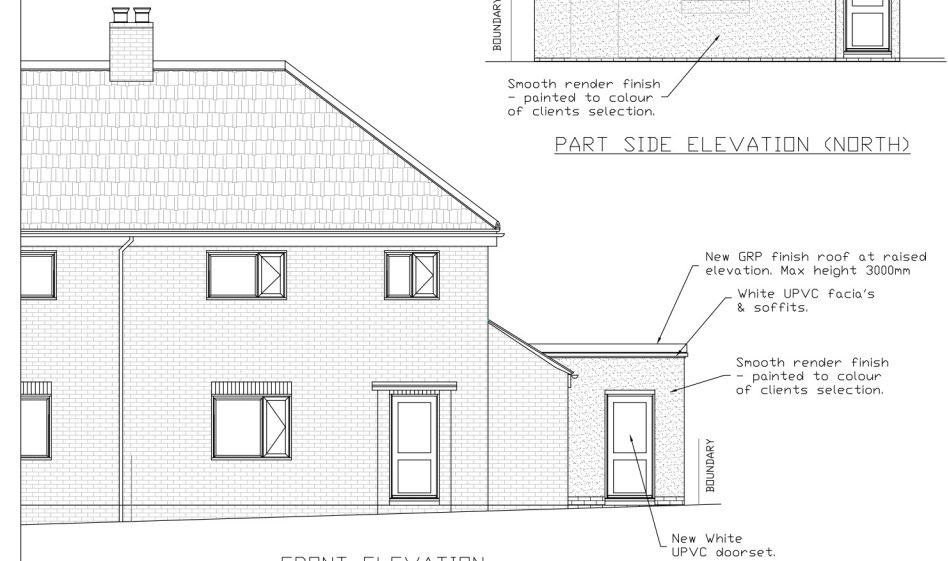
GROUND FLOOR PLAN



SIDE ELEVATION (SOUTH)



PART SIDE ELEVATION (NORTH)

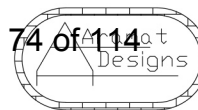


FRONT ELEVATION

REV	DESCRIPTION	DATE	BY
E	Re-Issued for planning as Householder Application	03.04.17	NWB
D	Issued to the LPA for Lawful Development confirmation	15.03.17	NWB
C	Revised to clients comments	10.03.17	NWB
B	Revised to clients comments	03.03.17	NWB
A	Issued for Approval	28.02.17	NWB
REV	DESCRIPTION	DATE	BY

DO NOT SCALE

ALL DIMENSIONS ARE APPROXIMATE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION OR FABRICATION OF COMPONENT PARTS



Drn	Date	Drn
Chk	28.02.17	NWB
Appv'd		

Client :-
Mr. Key
3 Plovers Way,
Lowestoft,
NR33 8PW

Title :-
No. 3 Lusher Rise, Norwich
Proposed Single Storey
Ext'n & Garage Conversion
Proposed Arrangements

Scale 1:50 @ A1 UNO.

Drng No. AD-17-1119

Sht No. 2 of 2

Rev E

Report to Planning applications committee

Item

15 June 2015

Report of Head of planning services

Subject Application no 17/00584/F - 475 Unthank Road, Norwich,
NR4 7QN

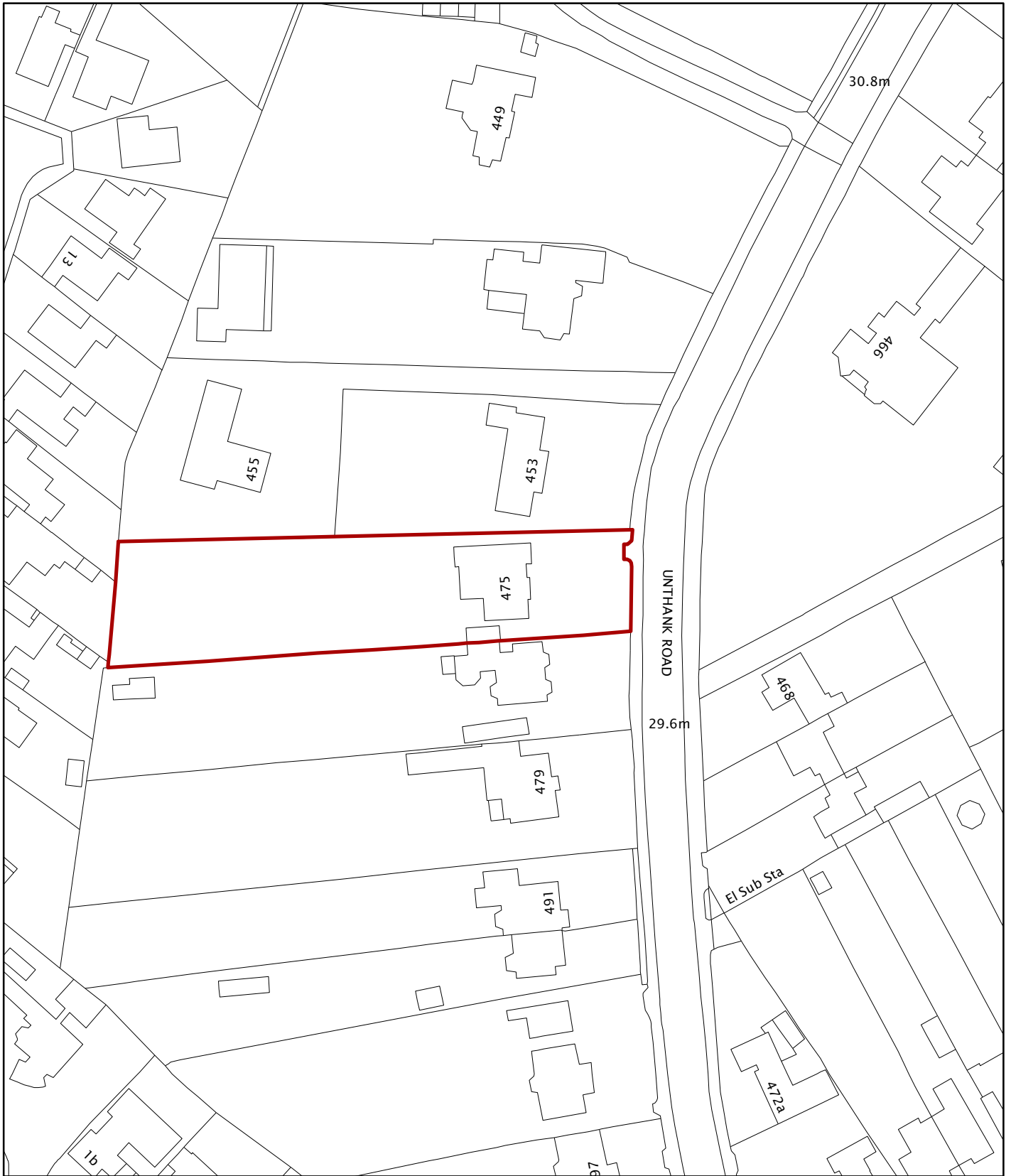
5(g)

**Reason
for referral** Objection

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

Development proposal		
Two storey rear extension		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the development within the context of the original design and the surrounding conservation area
2 Residential Amenity	The impact of the development on the neighbouring properties nos. 453 and 477 Unthank Road
Expiry date	26 May 2017
Recommendation	Approve



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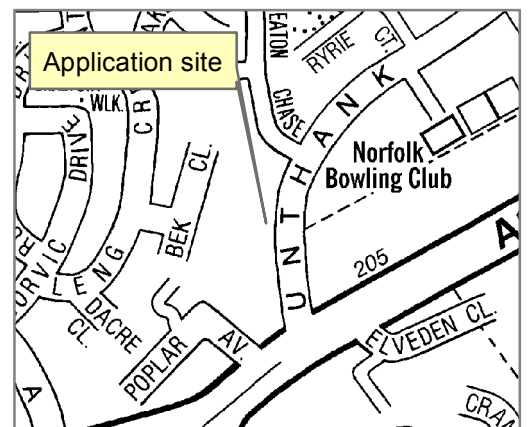
Planning Application No 17/00584/F
 Site Address 475 Unthank Road

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the west side of Unthank Road to the south-west of the city. The subject property is a detached 2 storey dwelling originally constructed circa 1950 using red bricks, red clay pantiles and painted timber windows and doors. The property sits on a large plot with a gravel driveway to the front and a long, mature garden to the rear. The property has recently been extended and altered extensively in a matching style. A timber shed has been placed to the side (south) of the main house)
2. The prevailing character of the surrounding area is residential with most properties being large detached dwellings, many of which have been extended and altered. The site is bordered by no. 477 to the south and no. 453 to the north. The boundaries are marked by 2m high fencing and mature planting.
3. It should be noted that the current application has been submitted following consent having been granted on two previous occasions for a similar development. Following the commencement of construction it became apparent that the development was not being constructed in accordance with the previously approved plans. An application was submitted to regularise the differences but this was refused on the grounds that the amended scheme represented an unacceptable form of development, causing harm to the character and appearance of the subject property.
4. This application represents a proposal which is now only slightly larger in scale than the previously approved schemes. Construction of the rear extension has commenced with the majority of the structural work having been completed at the time of the most recent site visit.

Constraints

5. Conservation Area: Unthank and Christchurch

Relevant planning history

- 6.

Ref	Proposal	Decision	Date
07/00507/F	Two-storey extensions at front and side and single storey extensions and dormer window at rear of dwelling.	APPR	18/06/2007
16/00200/F	Two storey rear extension.	APPR	06/04/2016
16/00705/NM A	Amendment to planning permission 16/00200/F to allow juliet balcony.	Cancelled	16/06/2016
16/01137/F	Two storey rear extension with balcony.	APPR	30/09/2016
17/00107/F	Two storey rear extension with balcony.	REF	14/03/2017

The proposal

7. The proposal is for the construction of a two storey rear extension with a balcony. The proposed extension is to be constructed on the south-west corner, projecting 6.5m into the rear garden on its north elevation and 7.1m along its south elevation. The proposed extension has a width of 5m and is to cover an area of 32.5m².
8. The extension features a rear facing gable end with a hipped roof design. The proposed roof has an eaves height which sits slightly above the eaves of the existing dwelling at 5.6m tall and has a ridge height slightly lower than the main ridge measuring 7.7m tall.
9. The proposal also includes a rear facing bay window at ground floor level which allows for the creation of a 1m deep balcony above at first floor level. A canopy is proposed to be installed above the balcony area and a set of patio doors are proposed on both the north and south facing elevations.

Representations

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

Issues raised	Response
Proposal is too large / badly designed	See main issue 1
Proposal results in loss of light / loss of privacy (views from balcony) (no. 477 Unthank Road)	See main issue 2
Proposal being constructed using inaccurate drawings	See other matters

Consultation responses

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

Design and conservation

12. No comments submitted.

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
 - DM9 Safeguarding Norwich's heritage

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change
 - NPPF11 Conserving and enhancing the natural environment
 - NPPF12 Conserving and enhancing the historic environment
 - NPPF13 Facilitating the sustainable use of minerals

Case Assessment

16. 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 & Heritage

17. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 and 128-141.
18. The extension is to be constructed using matching materials including red bricks, red clay pantiles and painted timber windows and doors. The proposal is to contain a study at ground floor level, a bedroom at first floor level and a storage area within the roof space
19. Particular concern has been raised that the proposal is overly large and does not suit the character of the property or the surrounding conservation area. It is accepted that the proposed extension is of a noticeably large scale but it is not considered that its design or scale is out of keeping with the character and

appearance of the subject property or surrounding conservation area. The subject property was originally constructed as a large detached dwelling which has since been added to and sits on a substantial plot. The scale of the dwelling is typical of the area and as such is not considered to be out of keeping. The revised design now ensures that the overall appearance of the extension ensures that it appears subservient to the existing dwelling. Only the eaves appear higher than the original, however a step of 0.25m is not considered to cause significant harm to the visual amenity of the area.

20. Concern was raised that the proposed section of roof linking the roof of the extension to the main roof has not been constructed in accordance with the plans submitted. The originally submitted plans indicated a drop of 0.6m which is indeed greater than the now finished roof line, which has a much smaller drop of approximately 0.1m. This is not considered to be a significant change to the design of the extension; an amended plan has been submitted which illustrates the finished roof line accurately.
21. Concern has also been raised regarding the design of the balustrade on the balcony to the rear which is considered to be of an inappropriate design and is not in accordance with plans submitted. However, this detailed difference to the design of the balustrade does not materially affect the appearance of the proposed development.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
23. The proposed enlargement will result in an improved living space for the occupants of the subject property, however the scale may lead to some impacts on the residential amenities of neighbouring properties.
24. Particular concern was raised that the proposed balcony would result in a loss of privacy. The inclusion of a balcony will allow for some overlooking of the rear garden of no. 477, however the layout of the neighbouring property ensures that the only views possible are not of the main outdoor living space area, which is well screened by an earlier extension and mature planting.
25. Particular concern was raised that the height of the extension will result in some loss of light to no. 477 Unthank Road. As discussed above, the scheme now includes a hipped roof design which is only marginally larger in scale than the previously approved scheme. As was the case then, it is not considered that the proposal which will be noticeable will not result in significant harm to neighbouring residential amenities by way of loss of light or overshadowing. The scale of the extension and the large distances between dwellings will ensure that significant overshadowing, loss of light or outlook will occur.
26. The roof line has further been revised to reflect the true built form which as discussed above is considered to be a relatively minor change. As such, it is not considered that the height of the finished roof line will result in significant harm by way of loss of light or overshadowing.
27. The inclusion of patio doors and canopy above the balcony are not expected to have any significant impacts upon the residential amenities of the neighbouring

properties. The patio doors face the shared boundary with no. 477 at ground floor level only where there is existing screening in place. The canopy provides limited cover for the occupants of the subject property when using the balcony, the area of which is not particularly large.

Other matters

28. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
29. Concern was raised that the submitted block plans contained some inaccuracies which may have prejudiced earlier decision making. It is accepted that the location plan does not wholly accurately represent the site and its surrounding, however decisions have been made following extensive site visits which have formed the basis of decision making.

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 extended dwelling which is considered to be of an appropriate scale and design, which appears subservient to the original dwelling and does not cause significant harm to the character of the surrounding conservation area.
35. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
36. 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. 17/00584/F - 475 Unthank Road Norwich NR4 7QN and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;



Existing Side Elevation



Existing Rear Elevation



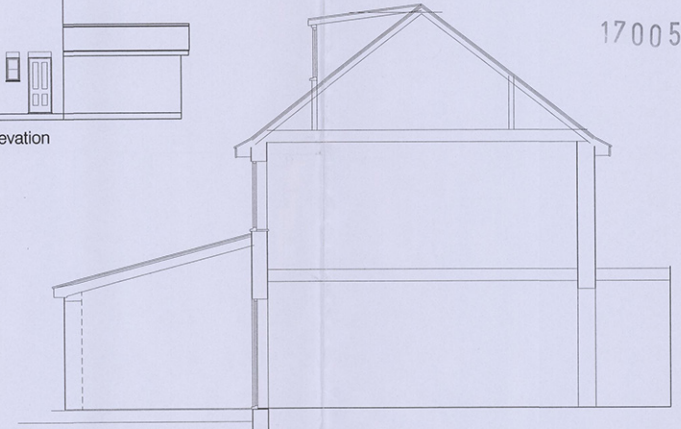
Existing Side Elevation



Location Plan
Scale 1:2500

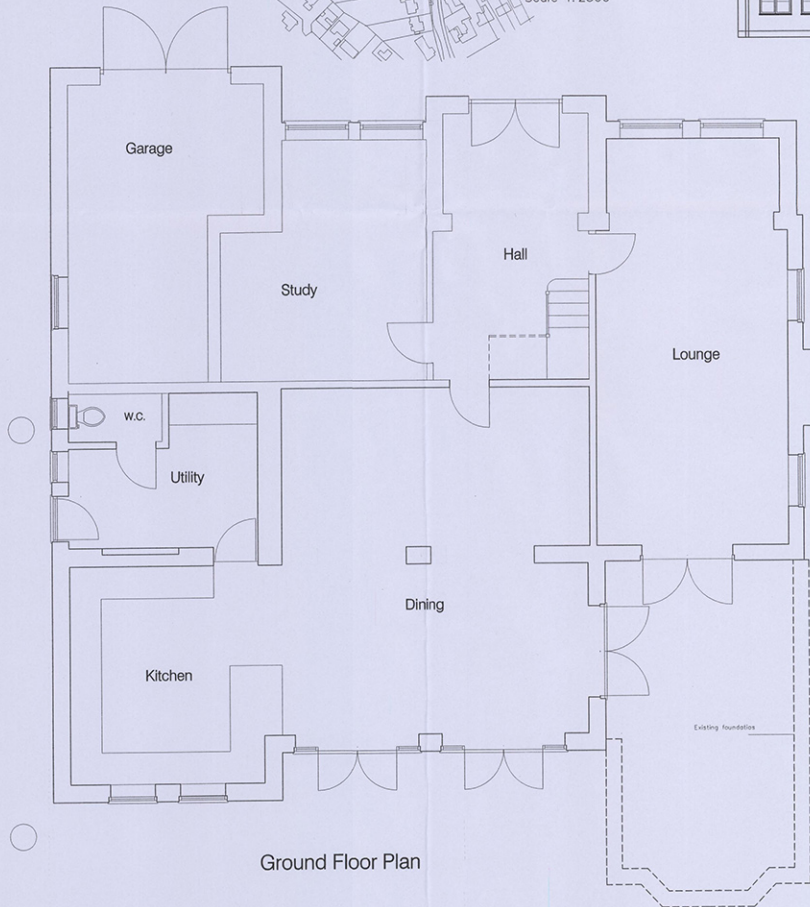


Existing Front Elevation

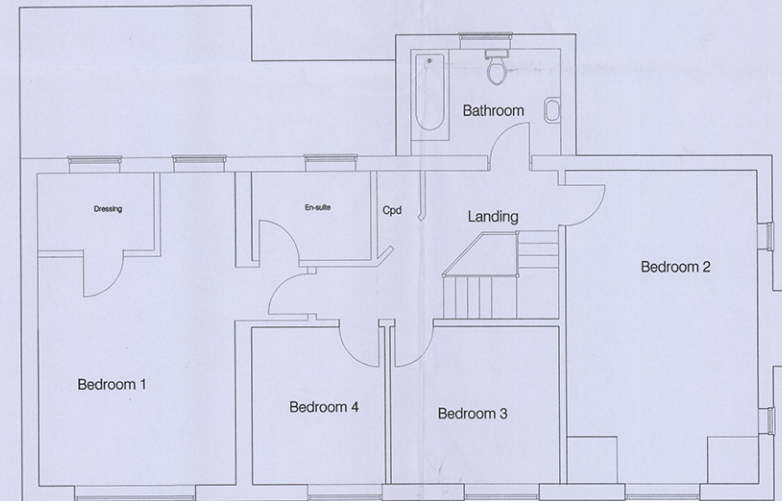


Section A-A

1700584F



Ground Floor Plan



First Floor Plan

31 MAR 2017
Planning Services

Survey Drawing
475 Unthank Road
Norwich
For Mr R Nassif & Dr R Soliman

Scale 1:50 & 1:100

Date Dec 2015

Job No. 4888/A1

Amended: 09/02/2016

F.P.I. design & planning ltd.

22 VICARAGE STREET, NORTH WALSHAM,
NORFOLK, NR283DQ
Telephone: 01603 841111



Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00143/F - 14 Cotman Road,
Norwich, NR1 4AF

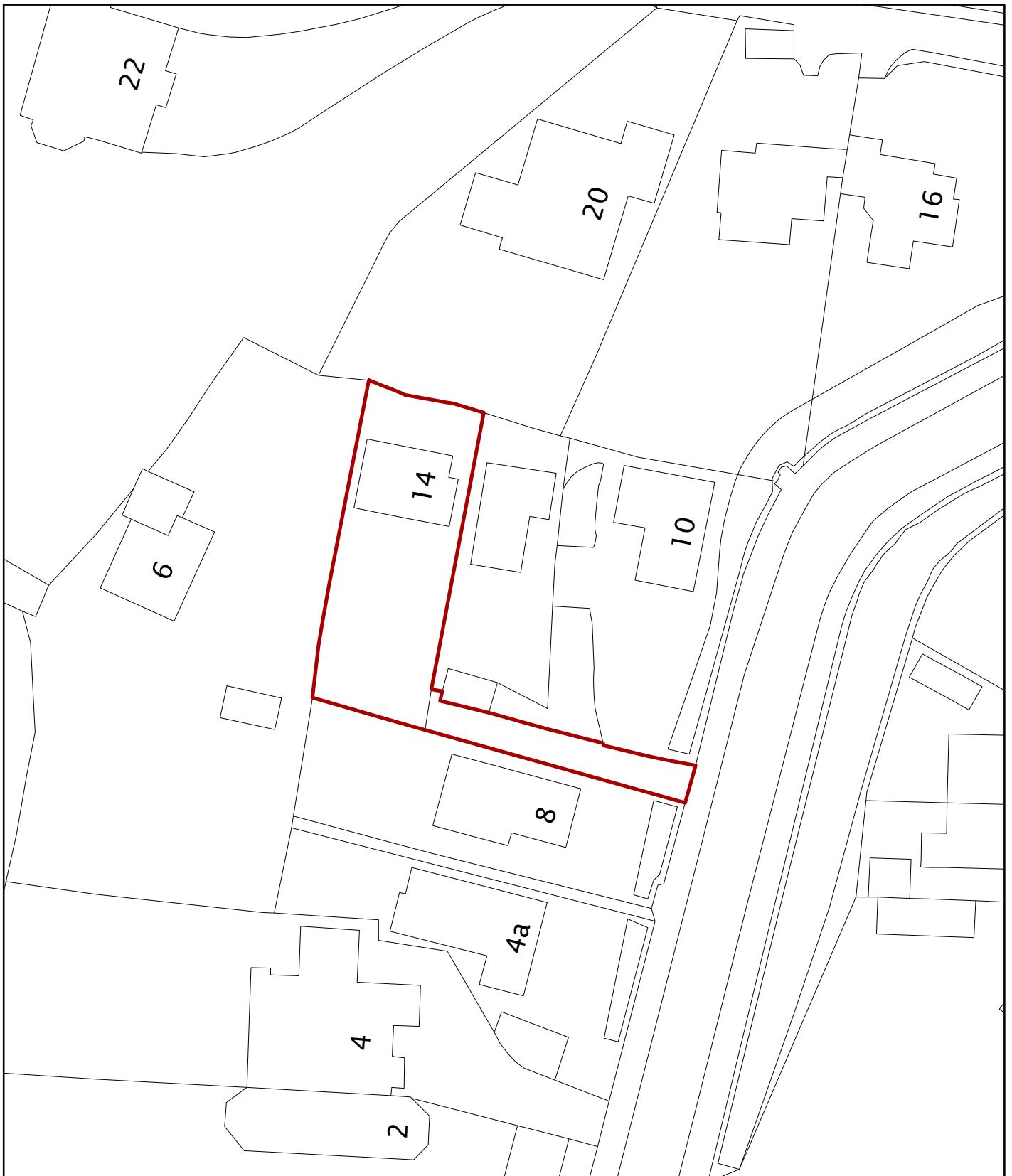
**Reason
for referral** Objections

5(h)

Ward:	Thorpe Hamlet
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
Detached garage with room above.		
Representations		
Object	Comment	Support
2	2	

Main issues	Key considerations
1	Principle of Development
2	Design
3	Heritage
4	Trees
5	Transport
6	Amenity
Expiry date	11 April 2017
Recommendation	Approve



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Planning Application No 17/00143/F
 Site Address 14 Cotman Road

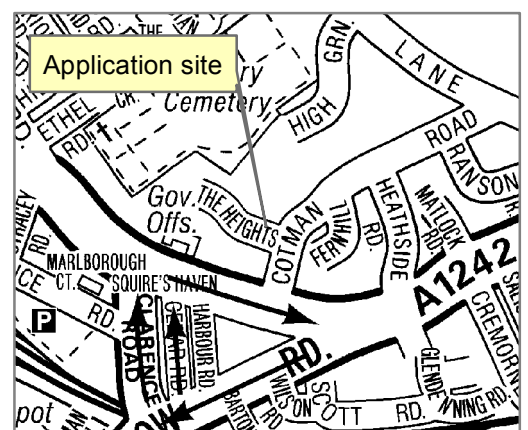
Scale 1:500



NORWICH
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PLANNING SERVICES

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The site and surroundings

1. The application site is set back from the West Elevation of Cotman Road along a shared driveway. The subject property is a 1930s (approx.) detached house typical of the area which is undergoing a significant amount of refurbishment and extension to enlarge and modernise the property.
2. The site is secluded from the main highway, the proposed garage will be to the Western end of this driveway – with views from Cotman Road..

Constraints

3. Thorpe ridge Conservation Area
4. Trees in Conservation Area

Relevant planning history

Ref	Proposal	Decision	Date
14/00575/TCA	Dismantling of a Cypress Tree.	NTPOS	22/05/2014
15/00412/F	Two storey rear extension.	APPR	05/08/2015
15/01719/F	Two storey front extension and alterations.	APPR	13/01/2016
16/00491/F	Two storey front extension	APPR	20/05/2016
17/00143/F	Detached garage with room above.	PCO	

The proposal

5. Erection of a new double garage to the south of the site, excavation of ground level to facilitate garage and entrance to room over, replacement planting to southern boundary, decking to provide access between dwelling and storage room.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	none
No. of affordable dwellings	none

Proposal	Key facts
No. of storeys	two
Max. dimensions	7.04m (width) x 6.44 (depth)x 5.7m (height)
Appearance	
Materials	Buff brickwork, Dark grey Marley Eternity weatherboarding, pantile roof, Velux rooflights (Obscure glazed to South elevation)
Transport matters	
Vehicular access	Shared drive
No of car parking spaces	two
No of cycle parking spaces	Sufficient space for multiple cycles to be securely stored internally

Representations

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

Issues raised	Response
Parking	See Main Issue 5 paras. 31-33
Impact on Conservation Area	See Main Issue 3 paras. 23-26
Loss of Trees	See Main Issue 4 paras. 27-30
Loss of Amenity /Loss of privacy/ Overdevelopment / overbearing	See Main Issue 6 paras. 34-40

Consultation responses

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

Design and conservation

8. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description

to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Tree protection officer

9. I visited the above site on 9 May '17 and spoke to the applicant about the trees. The arboricultural report does not reflect the revised plans, the revision includes the removal of the lime trees G3. These trees are of low value and I do not have an issue with these being removed, however, their removal will open this aspect up to the neighbouring property.

The applicant indicated where the levels of the drive way could be dug to and it appears the two sycamore trees G4 would be affected by these level changes. Again, these trees are of low quality and as above I do not object to their removal but again their removal will open this aspect up to the neighbouring property.

Any replacement planting along this boundary, be it green wall or climbing plants or even narrow upright habit trees will require adequate space to maintain.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS6 Access and transportation
 - JCS11 Norwich city centre
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
11. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM15 Safeguarding the city's housing stock
 - DM28 Encouraging sustainable travel
 - DM29 Managing car parking demand in the city centre
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

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

- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

13. Supplementary Planning Documents (SPD)

- Trees, development and landscape SPD adopted June 2016

Case Assessment

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

Main issue 1: Principle of development

15. Key policies and NPPF paragraphs – DM12, NPPF paragraphs 49 and 14.
16. The principle of residential extensions is acceptable. The main policy and material considerations in this case are considered below:

Main issue 2: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
18. The proposed scheme has been revised and re-consulted since the original submission. The original proposal included a balcony area to the top of the garage similar to neighbouring property at 12 Cotman Road, however this was not considered appropriate in this location due to higher ground level and proximity to boundary with 8 Cotman Road. The scheme was revised following objection to include a room within the roofspace of the garage – accessible from the higher garden level of 14 Cotman Road.
19. The height of the proposed garage has been designed to facilitate the provision of a room over the garage for use as a storage facility and garden room associated with the primary dwelling, resulting in a 42° pitch roof. The ground level is proposed to be excavated to reduce the impact of scale at the boundaries. The partially hipped roof to the southern end has been designed with the intention of reducing the impact of scale at the boundary whilst facilitating space inside.
20. The scale and form have been designed to accommodate two vehicles within the garage and a storage room above. The plan area of the garage is a recognised size for a double garage facilitating access and egress from vehicles within the space.
21. The proposed garage development is set back from the main highway with limited wider views from the public realm, the primary views of this development will be experienced by neighbouring occupiers at 8 Cotman Road.

Main issue 3: Heritage

- 22. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.
- 23. Historic Mapping shows an outbuilding, likely to be a garage of smaller scale within a similar location.
- 24. The proposed materials of buff brick at lower level, weatherboarding to gables and pantiles to match the primary dwelling are in keeping with materials used within the conservation area.
- 25. The half-hipped (clipped gable) roof design to the south of the proposed garage is reflective of the roof design at 8 Cotman Road.

Main issue 4: Trees

- 26. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
- 27. The proposed garage development would result in the loss of a group of Lime trees and sycamore trees on the southern boundary. This loss has been assessed by the consulting arboricultural officer and there is no objection to the principal of their removal.
- 28. As mentioned by the arboricultural officer in the consultation response, the loss of trees in this location reduces the natural screening on the boundary which is characteristic of this area, replacement planting to mitigate this loss has been proposed by the applicant. The proposed replacement planting of 8 number Acer Griseum (Paper-bark Maple) for boundary treatment is considered a suitable replacement in this location; along with the provision of Buxus hedge to increase privacy and two number decorative Olive trees; requirement for this to be implemented should be secured by condition, subject to approval of the scheme.
- 29. The proposed development is not considered to harm the significant oak to the West of the site, works must be carried out in accordance with the submitted arboricultural method statement to ensure its protection. This should be secured by condition subject to approval.

Main issue 5: Transport

- 30. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
- 31. Two number existing external parking spaces are proposed to be replaced with two number parking spaces within a garage. There is no loss or gain in parking provision in this location.
- 32. Aside from the associated excavation to facilitate entrance to the garage; there is no further proposed changes to the shared access from Cotman Road.

Main issue 6: Amenity

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

34. Concerns have been raised with regards to overlooking issues relating to the room over the garage; the scheme has been amended to specify obscure glazing to the Velux windows which face east to prevent outlook, but allow natural light into the room. This should be controlled by condition requiring this detail to be retained as such.
35. Where natural screening is provided by existing trees, these are proposed to be replaced as specified above.
36. The proposed garage is excavated partially into the ground to reduce impacts of height; the site sits to the North West of neighbouring property at 8 Cotman as such will not cause overshadowing in this location. The removal of the existing sycamore trees will result in the loss of natural screening to the first floor bedroom windows of 8 Cotman road. The applicant has proposed mitigating planting both at the boundary and within the curtilage of 14 Cotman road to reduce this impact. It is understood that there will be a period between the removal of the existing screening and established planting of the proposed Acer Griseum at the boundary and Buxus hedge within the curtilage where there will be an absence of natural screening. The outlook from the primary dwelling is at an obtuse angle to the neighbouring property, this along with the separation, it is not considered that there is significant overlooking issues between the two properties.
37. There is a relatively large degree of separation between the application site and 4 Cotman Road, the letter of objection states unacceptable overlooking from the dwellinghouse at 14 into the rear aspect of 4 Cotman Road caused by removal of the lime trees, there is a separation distance of approximately 70m between the two properties at the closest points. This separation includes natural screening within the boundary of 4 Cotman Road and a single garage in the property of 8 Cotman Road, this would also include the proposed double garage, as such it is considered that there is not significant impact with regards to overlooking in this location. With regards to outlook, it is considered that there shall possibly be only glimpsed views of the proposed garage from the upper floor windows to the rear of the property, due to the incline of the hill, it is considered that views from lower floors and external curtilage of 4 Cotman Road will be limited, or not possible.
38. The main impact of overshadowing shall be to an area of the applicant's private curtilage at 14 Cotman Road, due to the differences in level, this is not of a degree to cause negative impact on the occupiers external amenity space.
39. To the West of the site, there is an existing large scale tree and natural screening which dominate over the scale of the proposed garage.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

42. 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.
43. 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.
44. In this case local finance considerations are not considered to be material to the case.

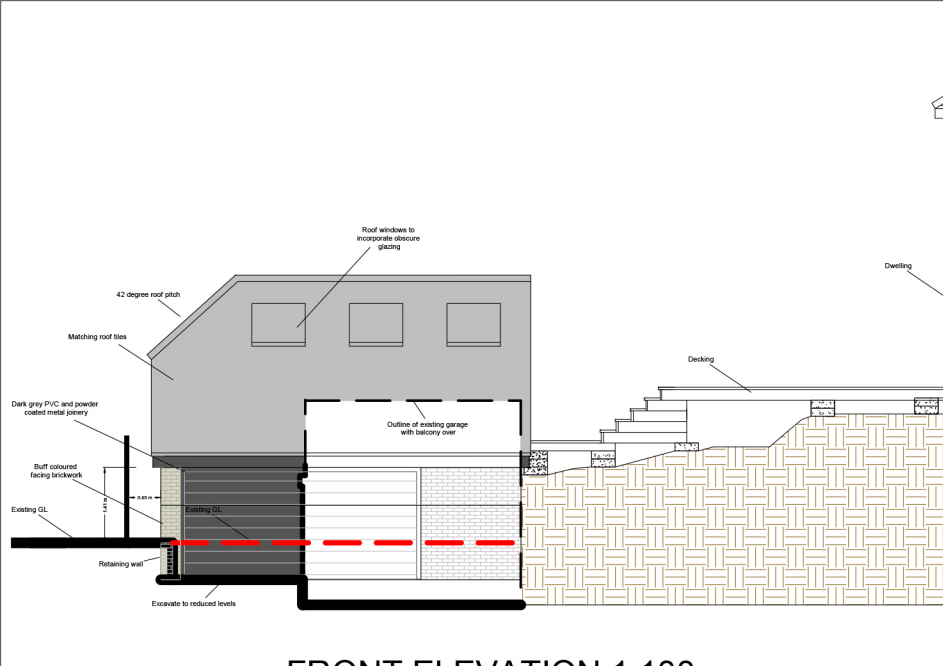
Conclusion

45. 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.

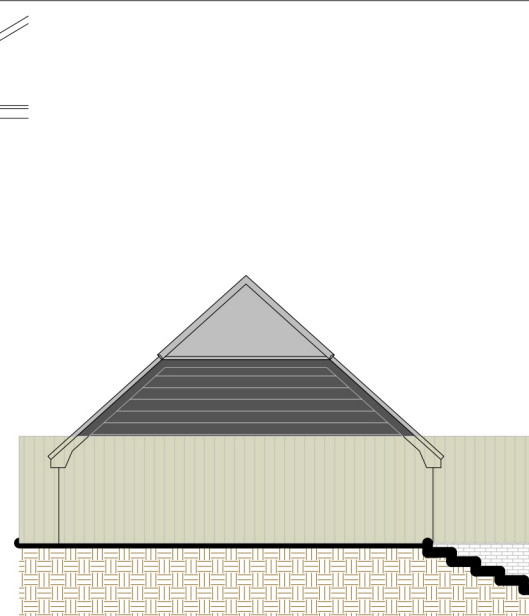
Recommendation

To approve application no. 17/00143/F - 14 Cotman Road Norwich NR1 4AF and grant planning permission subject to the following conditions:

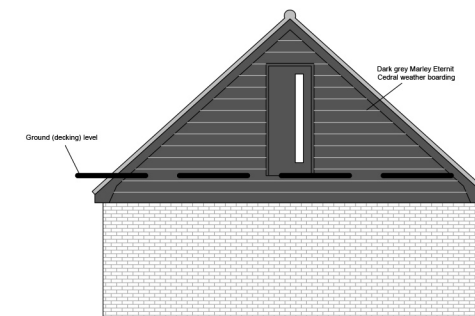
1. Standard time limit;
2. In accordance with plans;
3. In accordance with Arboricultural Method Statement
4. In accordance with mitigating planting scheme



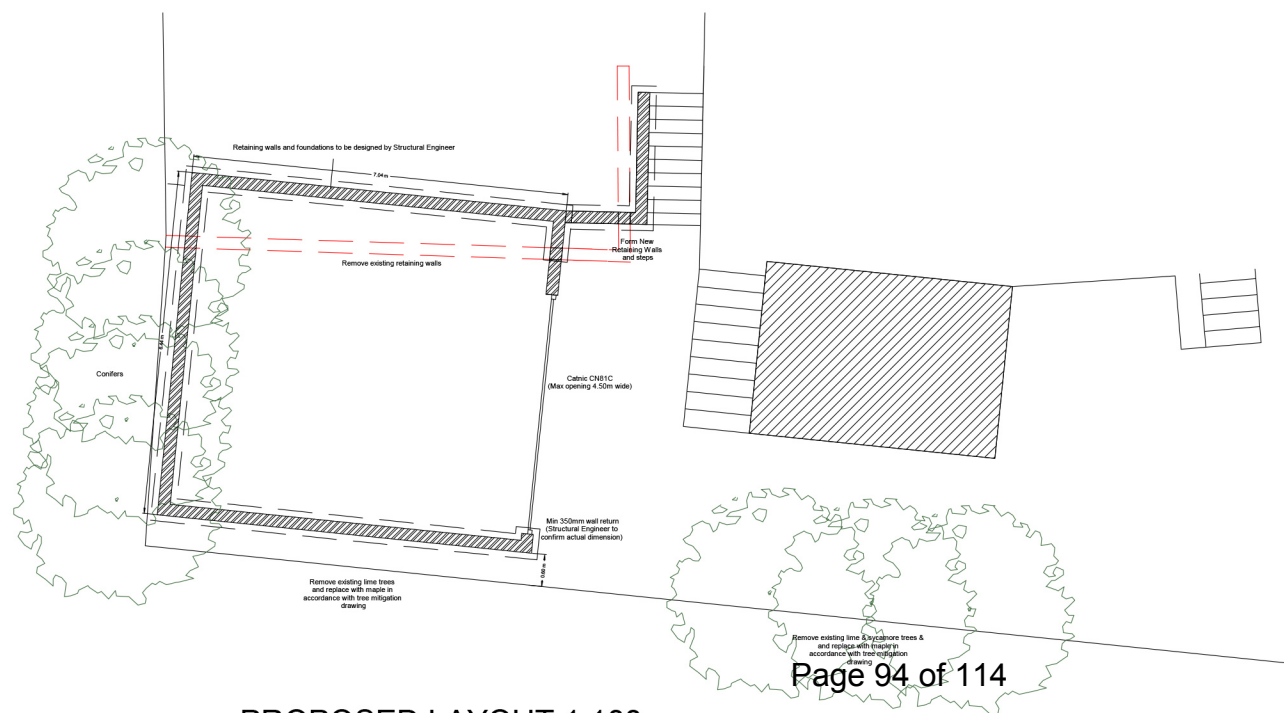
FRONT ELEVATION 1:100



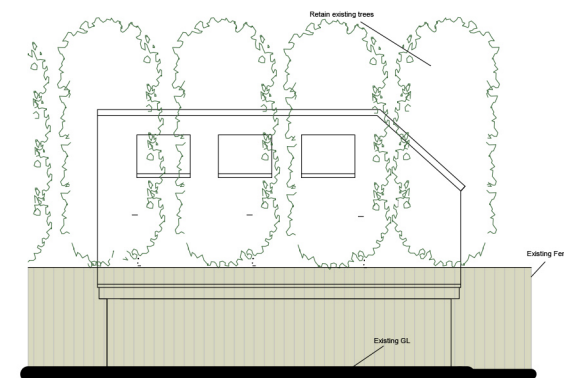
SIDE (S) ELEVATION 1:100



SIDE (N) ELEVATION 1:100



PROPOSED LAYOUT 1:100



REAR ELEVATION 1:100

DAC **DAVID A CUTTING**
BUILDING SURVEYORS LTD
Chartered Building Surveyors : Architectural Designers : Planning Consultants

CLIENT	MR D MINNS				
PROJECT	PROPOSED GARAGE				
SITE	14 COTMAN ROAD - NORWICH				
DATE	MAY-17	SCALE	AS SHOWN	SIZE	A3
DWG NO	2683	REV	E	SHEET	1

01362 821000 : info@dacsurveyors.co.uk : 70 Market St, Shipdham, Norfolk, IP25 7LZ

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00315/VC - Unit 3 Ropemakers Row,
Mile Cross, Norwich

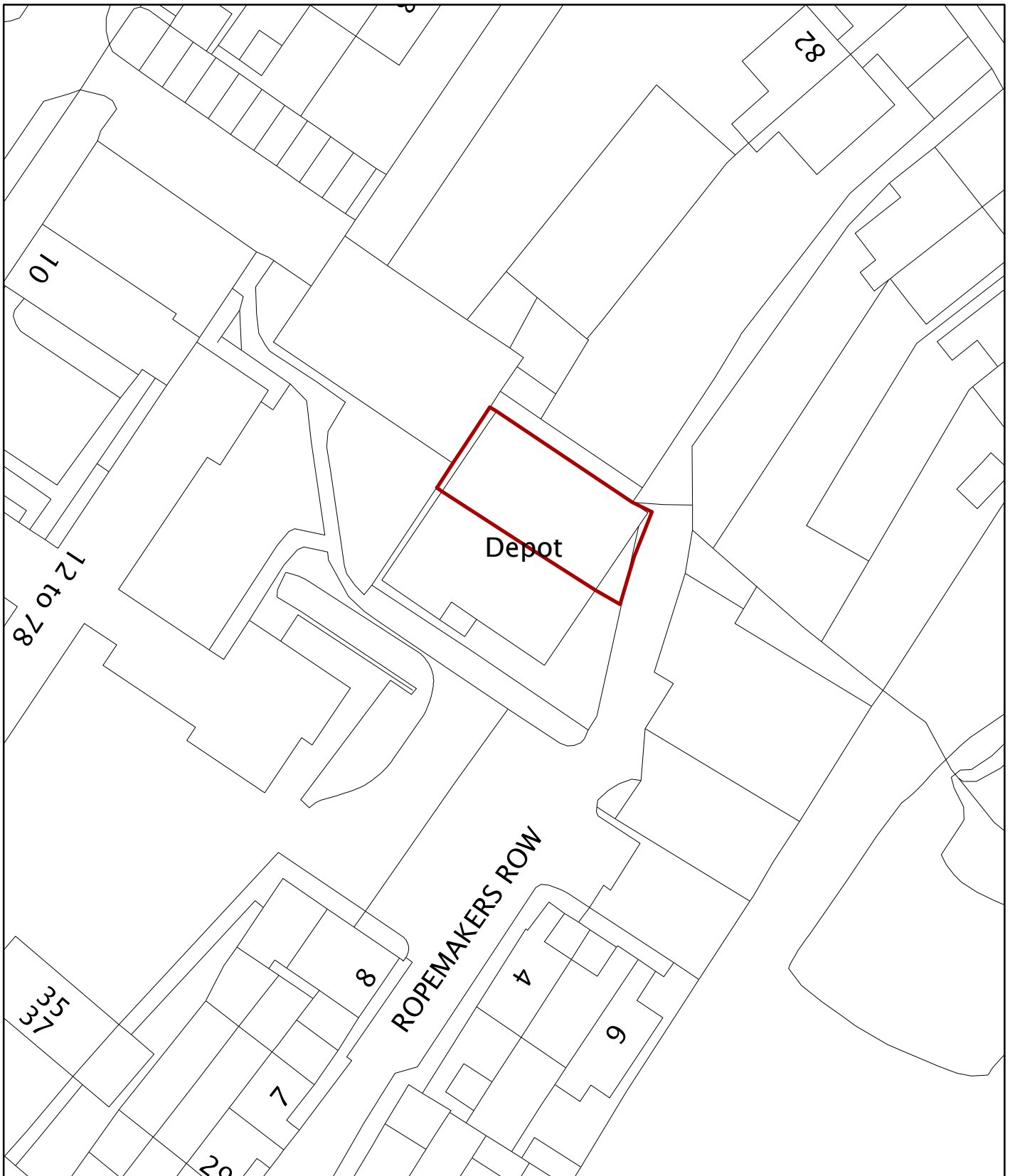
5(i)

**Reason
for referral** Objection

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

Development proposal		
Removal of condition 7 and variation of Condition 6 of previous permission 03/00146/U to allow opening hours from 07.00-22.30.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Principle of Development
2	Design
3	Transport and Amenity
Expiry date	24 April 2017
Recommendation	Approve



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Planning Application No 17/00315/VC

Site Address Unit 3 Ropemakers Road

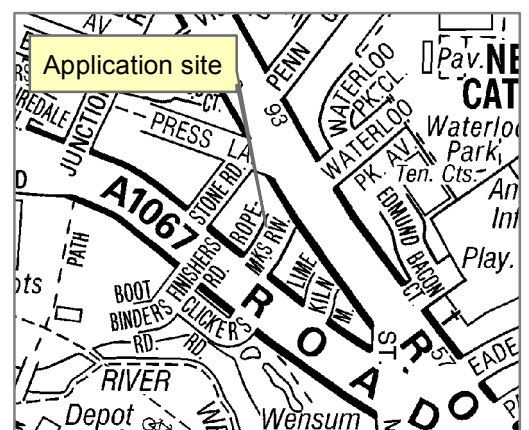
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NORWICH
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PLANNING SERVICES

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The site and surroundings

1. The site is an industrial building within Ropemakers Row, which is a cul-de-sac off Drayton Road. The building has most recently been used as dance studio in conjunction with the building opposite, but was previously used for B1 light industrial purposes.
2. There are three-storey blocks of flats to the north and west of the site, with further industrial buildings and residential development to the south and east. The building next door is used as a storage facility. The building to the north is a car repair business.

Constraints

3. No planning constraints

Relevant planning history

Ref	Proposal	Decision	Date
4/1998/0519	Change of use of premises from light industrial use (B1) to dancing school (D2).	Temporary consent	27/07/1998
4/1999/0580	Renewal of temporary permission 4980519/U "Change of use of premises from light industrial use (B1) to dancing school (D2)".	Approved	20/08/1999
03/00146/U	Change of use to dance studio (D2 use).	Approved	06/10/2003

The proposal

4. The latest planning permission (reference 03/00146/U) which was for the change of use to dance studio was subject to a number of conditions.

5. Condition 7 states:

This permission shall enure for the benefit of Richard and Lynn Miller, and on disposal the use of the premises shall revert back to light industrial use.

Reason: Permission is granted solely due to the personal circumstances of the applicant.

6. The applicant wishes to remove this condition to allow the building to continue to be used for D2 (leisure) purposes including by a different operator. The applicant wishes to use the building as an independent gym but would like the flexibility to use it as a dance studio if required. It is stated within the application that Richard and Lynn Miller are no longer the tenants. The premises have been altered for D2 purposes and it is argued they are no longer suitable for B1 purposes.

7. Condition 6 states:

The premises the subject of this permission shall not be open between the hours of 22.30 and 09.00 on any day.

Reason: To protect the nearby residents from unacceptable late night disturbance

8. The applicant wishes to vary this condition to extend the opening hours to between 07.00 and 22.30 hours.

Representations

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

Issues raised	Response
Concerns regarding noise from use as dance studio and impacts of comings and goings.	See main issue 3
Concerns at parking pressure including in spaces reserved for residents.	See main issue 3
Concern about access for emergency vehicles	See main issue 3

Consultation responses

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

Environmental protection

11. We have not received any complaints about the premises at this location. It may be useful to restrict the uses to those proposed in order to restrict expansion into other uses that may have a greater impact, however given the size/location/parking facilities, it could be argued this is not necessary

Highways (local)

12. No objection

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
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS7 Supporting communities
 - JCS8 Culture, leisure and entertainment
 - JCS12 The remainder of the Norwich urban area including the fringe parishes
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
 - DM8 Planning effectively for open space and recreation
 - DM11 Protecting against environmental hazards
 - DM16 Supporting the needs of business
 - DM17 Supporting small business
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy
 - NPPF4 Promoting sustainable transport
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

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

Main issue 1: Principle of development

17. Key policies and NPPF paragraphs – JCS5, DM16, DM17, NPPF paragraphs 19, 21 and

70.

18. Although the previous permission envisaged a return to B1 use, there is no apparent demand currently for the use of the building for light industrial purposes. The use of the building as a gym/dance studio would be broadly consistent with the established use of the site since the 1990's, albeit as ancillary premises in relation to the dance studio opposite. The use of the building for a new independent business would be in accordance with requirements of the above national and local planning policies which place great weight on the need for the planning system to support proposals for economic development purposes and also healthy communities.

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. No material changes are proposed to the outside of the building as part of this application, although some improvements to cycle storage would be sought via condition.

Main issue 3: Transport and Amenity Impacts

21. Key policies and NPPF paragraphs – JCS6, DM2, DM11, DM28, DM30, DM31, NPPF paragraphs 9, 17 and 39.
22. Concerns have been raised by some local residents regarding the parking and traffic implications of the proposal. There are residents parking places in Ropemakers Row, close the premises. In terms of the proposed use, there would be 3 no. car parking spaces for staff and 2 no. parking spaces for customers as well as two existing cycle stands. It is recognised that this is a relatively low level of car parking provision. However, it is worth noting that if the building reverted to B1 use it could easily generate a significant parking demand which would be unrestricted. In addition, under the current permission, the building could be used for a number of D2 leisure uses by the current owners which could result in significant parking demand.
23. It is therefore considered that the proposed use would not unduly alter the current and historic situation in terms of parking for this building. A travel plan has been submitted confirming that the operators will promote sustainable travel patterns and discourage customers from parking in residents parking spaces. Regard is had to the fact that this would be a relatively small scale gym and users are therefore likely to come from the surrounding area where there would be the opportunity to walk and cycle. No objection is raised by the Highway Officer. Subject to a condition requiring the imposition of this travel plan, and a further condition seeking the increased provision of cycle storage, the proposal is considered to be acceptable in terms of transport and associated amenity impacts.
24. In terms of noise, the Environmental Protection Officer has advised there is no record of any complaints in relation to the use of the building as a dance studio and no objection is raised to the proposal. The 2003 permission required details of sound insulation and amplified equipment to be provided. It is considered prudent to have a condition requiring details of any sound equipment and insulation required as part of the proposed use by the new operators.
25. The applicant has sought to vary the hours of use, so that the gym/dance studio can

open from 07.00 hours until 22.30 hours. This is considered reasonable given the proposed use as a gym, and would help to ensure no noise nuisance occurs during night-time hours.

26. A condition is recommended restricting the use of the premises to a gym or dance school and for no other purpose, to prevent a change to a more intensive use that could result in greater amenity impacts on the surrounding neighbourhood.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

28. 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.
29. 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.
30. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. 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. The proposal would provide premises for a new business which would have economic development benefits and would also provide a local facility which would support health and well-being within the community. Bearing in mind the lawful use of the building, the amenity impacts are considered acceptable, subject to the conditions recommended below.

Recommendation

To approve application no. 17/00315/VC - Unit 3 Ropemakers Row Mile Cross Norwich Norfolk and grant planning permission subject to the following conditions:

1. In accordance with plans
2. Building to be used as a gym or dance studio and for no other purpose including other uses within class D2 or changes of use permitted under permitted development rights.
3. Implementation of travel plan
4. Details of improved cycle storage and bin storage
5. Restriction on hours of opening to between 07.00-22.30 hours

Article 32(5) Statement

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



Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00371/F - 68 Christchurch Road,
Norwich, NR2 3NF

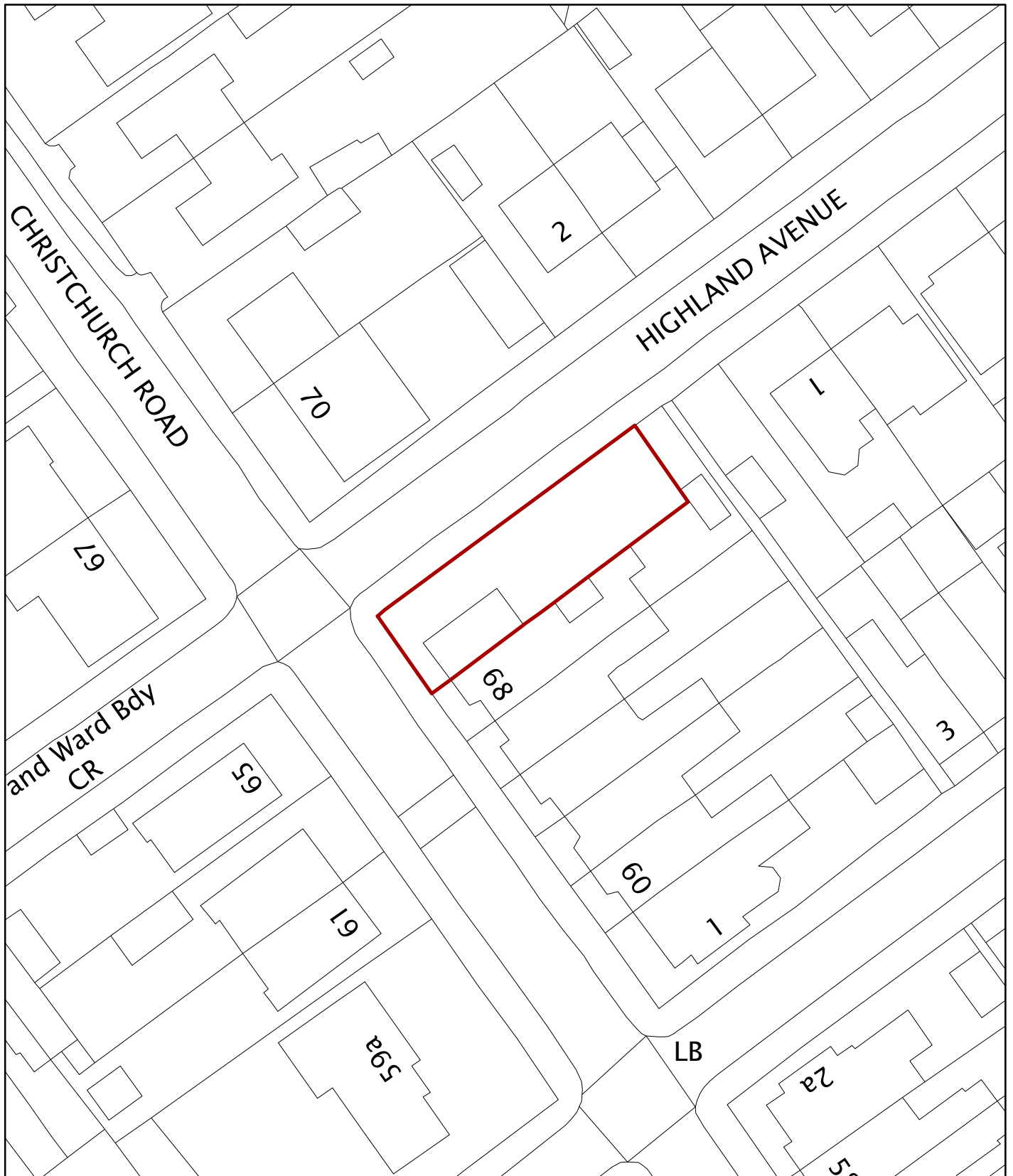
**Reason
for referral** Objection

5(j)

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

Development proposal		
Sub-division of curtilage and erection of a single dwelling.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle of residential development	Garden subdivision, suitability of site for residential development
2 Design	Scale, form and massing, impact upon character of surrounding area, appearance
3 Trees	Tree protection and replacement
4 Transport	Accessibility, impact on parking, highway safety
5 Amenity	Impact on neighbouring amenity and standard of living for future occupants
Expiry date	22 June 2017
Recommendation	Approve



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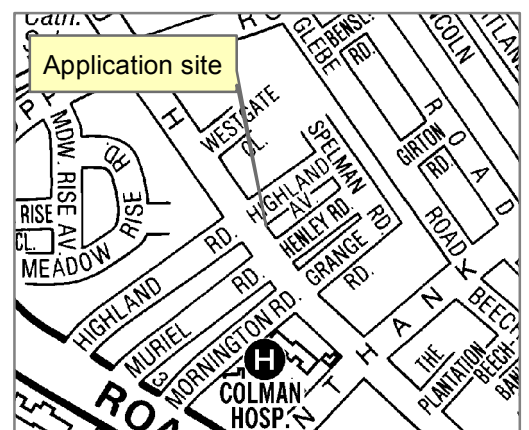
Planning Application No 17/00371/F
 Site Address 68 Christchurch Road

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the eastern side of Christchurch Road at the junction with Highland Avenue to the west of the city. The subject property is a two-storey terraced property constructed of red brick but predominantly finished in render. The plot features a small front garden which wraps around the side of the property leading to a larger side and rear garden. Vehicle access to the site is currently provided from Highland Avenue in the north-east corner of the site.
2. The character of the surrounding area is predominantly residential, with a variety of property types being present. Many of the neighbouring properties have been extended and altered over the years.

Constraints

3. Arboricultural – several trees are located on and adjacent to the site including a mature Beech tree adjacent to the north-east corner of the site.
4. Critical Drainage Area

The proposal

5. The application is for the sub-division of the curtilage to 68 Christchurch Road and the erection of a new dwelling.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
Total floorspace	148 sq.metres
No. of storeys	2-storeys with accommodation provided in the roof space, including construction of a dormer on the rear roof.
Max. dimensions	Max roof height of 10 metres, max eaves of 6.2 metres, max width of 7 metres and max depth of 16 metres.
Appearance	
Materials	External materials to match those existing for 68 Christchurch Road
Transport matters	
Vehicular access	New vehicular access to be created from Highland Avenue
No of car parking	One additional on-site car parking space for the new

spaces	dwelling. Two spaces are retained for the existing dwelling
Servicing arrangements	Collection from Highland Avenue

Representations

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

Issues raised	Response
Harm to highway safety	Main issue 4
Increased parking pressures in surrounding area	Main issue 4
Please confirm that the large beech tree and street tree on Highland Avenue will not be destroyed if the proposal goes ahead	Main issue 3

Consultation responses

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

Highways (local)

8. No objection on highway grounds. The proposed dwelling is located within an established residential area and has excellent access from the adjacent roads and footpaths. Storage for bins and bikes appears satisfactory.

Tree protection officer

9. No objection – satisfied with amended arboricultural information.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water

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

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

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM12 Ensuring well-planned housing development
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

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

13. Supplementary Planning Documents (SPD)

- Landscape and Trees (June 2016)

Case Assessment

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

Main issue 1: Principle of development

15. Key policies and NPPF paragraphs – DM12, SAXX, NPPF paragraphs 49 and 14.
16. In 2010 the government made amendments to PPS3 (now revoked) to exclude residential gardens from the definition of previously developed land. Paragraph 53 of the NPPF states that local authorities should consider the case for setting out

policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.

17. The site is located within an established residential area and benefits from access to local facilities and services at the nearby local centres on Unthank Road and Colman Road. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations discussed below given that:
 - The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and
 - It is not in the primary or secondary retail area or in a district or local centre

Main issue 2: Design

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
19. The principal elevation of the proposed dwelling will largely mirror the appearance of the neighbouring property (number 68 Christchurch Road), with projecting bays, window proportions and ridge height all designed to match. The remaining part of the two-storey building is then stepped back from the front building line to feature subserviently and to avoid any over-dominance in the street scene. The scale, form and massing of the proposed building is therefore considered to be acceptable. Materials have been selected to match those used in the external construction of number 68 Christchurch Road.
20. This design approach is considered to be acceptable and will ensure that the proposal relates harmoniously in context with the character and appearance of the existing terrace.
21. It is also worth noting that many of the surrounding properties in the area have already had extensions. The three other corner plots at the crossroads with Christchurch Road, Highland Avenue and Highland Road have either been subject to extensions or were originally constructed close against the boundary with the highway. The proposed infill development on the application site will not therefore look out of character with existing development in the surrounding area.

Main issue 3: Trees

22. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
23. Several trees are located on and adjacent to the site, which may be affected by the development. Revised arboricultural information has been submitted with the

application demonstrating the extent to which the trees will be affected and setting out mitigation measures to ensure protection where trees are being retained.

24. Two trees are in need of removal to facilitate the development. T2 is a small, semi-mature crab tree which is sits immediately adjacent to the proposed dwelling. This is a category C tree and it is intended to replant elsewhere in the garden. There is no objection to this strategy. T7 is a semi-mature, Rowan street tree. The creation of the new vehicular will necessitate the removal of this category C tree, which is located on public highway. There is no objection to the removal of T7 but it will be necessary to either relocate or replace the tree with a suitable specimen and this will be secured by condition.
25. T6 is a mature, high value Beech Tree located adjacent to the north-east corner of the site. The scheme includes a driveway and fence located within the Root Protection Area (RPA) of this tree. The application sets out the construction method for the driveway and fence which minimises any disturbance to the roots or soil within the RPA and these are considered to be acceptable in arboricultural terms. This will ensure the protection and longer term health of tree. Compliance with the approved arboricultural impact/method statement will be secured by condition.

Main issue 4: Transport

26. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
27. The proposal includes the creation of a new driveway to serve on-site car parking for the new dwelling. In turn this will require the installation of a dropped curb and the associated loss of one on-street parking space which would otherwise be available. The loss of one on-street parking space is considered to be minor and will not be significantly detrimental to the parking opportunities in the surrounding area, which are currently unrestricted.
28. Concern has been raised that the junction at Highland Road/Christchurch Road is already congested, which restricts visibility when entering and existing Highland Avenue. Again, the loss of one on-street parking space will not significantly worsen this situation and the council's transport officer has raised no objections to the proposal. One of the contributors has been provided with the contact details of the council's transport team where any highway concerns can be reported for further investigation.
29. The site is otherwise highly accessible and located within walking distance of regular bus routes and services/facilities at the local retail centres on Unthank Road and Colman Road. Adequate cycle storage will be secured by condition.

Main issue 5: Amenity

30. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
31. The proposal avoids any significant impacts upon the residential amenities of the surrounding area. Such is the orientation of the site and pattern of surrounding development that the construction of the new dwelling will not produce any overshadowing to neighbouring dwellings and the separating distances between neighbouring properties are sufficient to avoid any significant harm from overlooking.

32. The scheme has been designed so that the two-storey elements project in line with the blank gable end wall of the neighbouring property. Toward the rear of the site the proposed development drops in height to single-storey thus avoiding any loss of outlook to the upper floor bedrooms of number 68. Appropriate boundary treatments will be agreed as part of the conditioned landscape scheme to ensure adequate separation between the neighbouring dwelling. Following the subdivision of the plot, occupants of number 68 Christchurch Road will be left with adequate garden space.
33. Future occupants will be provided with generous internal living areas and adequate garden space wrapping around the front, side and rear of the property. A landscape scheme will be agreed by condition to ensure that the garden is landscaped to a high standard and that that adequate cycle storage is provided.

Compliance with other relevant development plan policies

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

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes
Water efficiency	JCS 1 & 3	Yes subject to condition
Landscape	DM6	Yes subject to condition
Flood risk/drainage	DM3/DM5	Yes subject to condition

Other matters

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

Equalities and diversity issues

36. There are no significant equality or diversity issues.

Local finance considerations

37. 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.

38. 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.
39. In this case local finance considerations are not considered to be material to the case.

Conclusion

40. 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. 17/00371/F - 68 Christchurch Road Norwich NR2 3NF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Detailed scheme to manage surface water drainage including an assessment of the potential for disposing of water via a sustainable drainage system.
4. Scheme for replacement street tree;
5. Landscape scheme to include details of cycle/refuse storage
6. Development to be carried out in accordance with the approved arboricultural information;
7. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour, form, texture and bond those used in the existing building.
8. Water efficiency



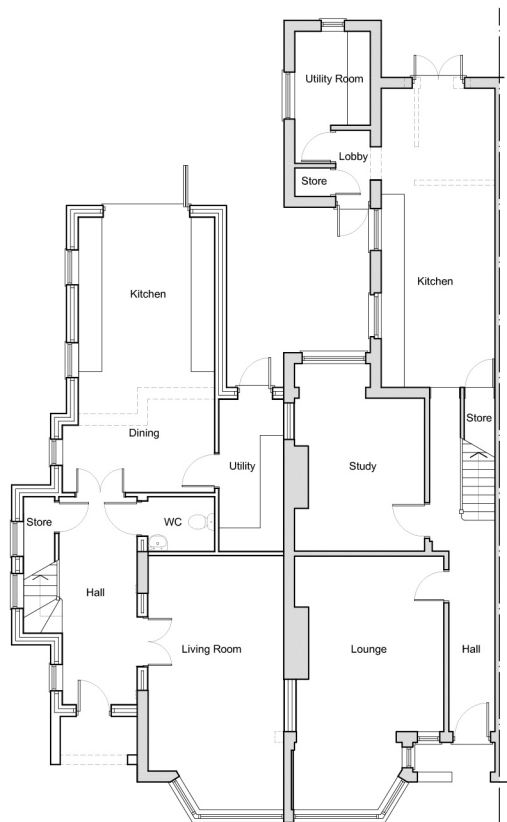
Front Elevation



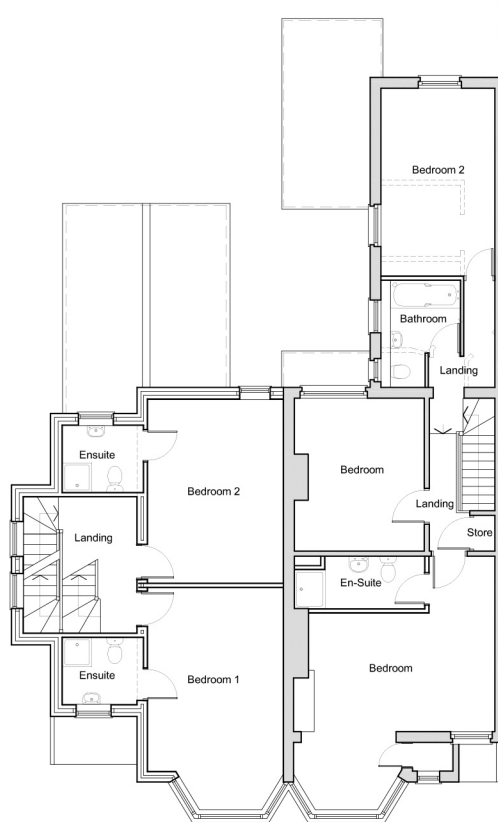
Side Elevation



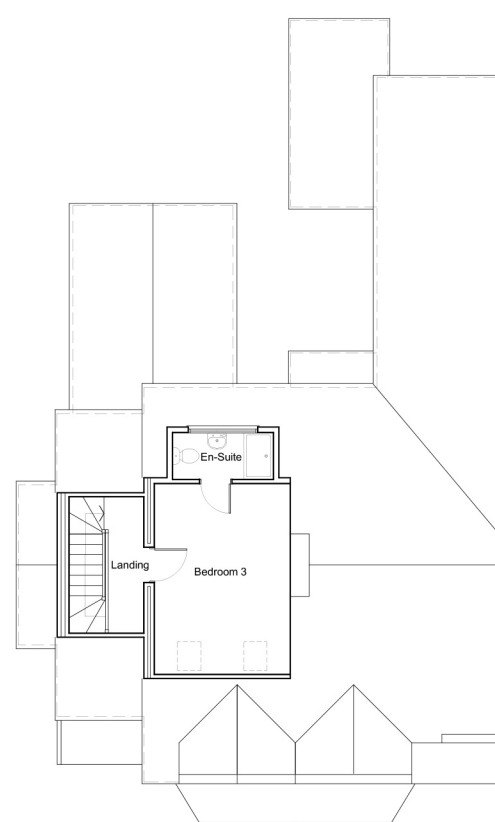
Rear Elevation



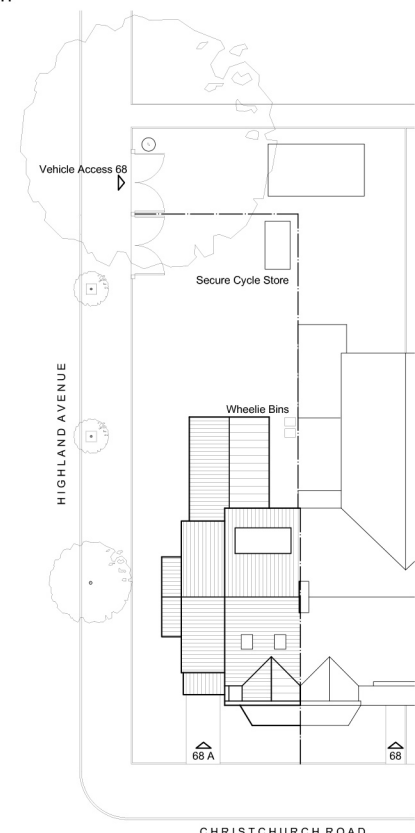
Ground Floor Plan



First Floor Plan



Second Floor Plan



Site Plan

DATE FEBRUARY 2017 PROJECT 68 CHRISTCHURCH ROAD, NORWICH. NR2 3NF.

SCALE 1:100 SUBJECT PROPOSED PLANS & ELEVATIONS.

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203 UNTHANK ROAD, NORWICH, NORFOLK NR2 2PQ

Tel:/ Fax: 01603 502685

Mobile: 07808 207806

email: kevinharman@btinternet.com

PROJECT

68 CHRISTCHURCH ROAD, NORWICH. NR2 3NF.

NUMBER

681 / D02

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