

Planning Applications Committee
Section C
29 January 2009

Agenda Number:	C3
Section/Area:	OUTER
Ward:	EATON
Officer:	Louise Franklin
Valid Date:	23 October 2008
Application Number:	08/01126/U
Site Address :	8 Mile End Road Norwich NR4 7QY
Proposal:	Change of use of basement of principal private residence to business use.
Applicant:	Dr Karyn Maier
Agent:	Dr Karyn Maier

THE SITE

The property comprises a four-storey residential dwelling situated on Mile End Road, part of the Outer Ring Road, with vehicular access to the property being via a lane to the rear of the site linking Mile End Close with Kinver Close. The site is located within Unthank and Christchurch Conservation Area.

PLANNING HISTORY

Subsequent to the application being submitted which is the subject of this report, a further application has been received for the replacement of the conservatory at the rear of the house for one of a similar design (ref. 08/01345/F). This second application has yet to be determined.

THE PROPOSAL

It is proposed to change the use of the basement of the dwelling to enable the applicant's business to operate from the basement. The business has been

established for 11 years and currently operates from offices elsewhere in Norwich. The floor area of the basement is some 55sq.m. from a total floorspace of the dwelling of some 221sq.m. The remainder of the property would continue to be used as the applicant's main family home where she has lived for the last 16 years.

It is proposed to use the basement as offices to administer the day-to-day running of the established business and to manage client contacts. The nature of the work involved is a leadership and management consultancy and all client programmes and meetings take place in the clients' own premises or other external venues. No meetings with clients would take place on the premises.

In addition to the applicant a further 2.5(FTE) staff are employed by the company, primarily office based but also working elsewhere as required, with the applicant currently working for part of the week in London. Therefore, although a maximum number of 4 people could be present on the premises at one time, due to the nature of the business, for the majority of the working week there is likely to be two members of staff occupying the proposed office accommodation.

Details submitted with the application indicate that deliveries associated with the business would comprise of a monthly stationery delivery and waste paper for recycling which is collected every four weeks. Additional to this would be normal postal deliveries.

The property has a garage and two dedicated parking spaces to the rear of the site. No additional parking is proposed. The applicant also states that staff are also encouraged to use public transport via the company's green transport policy.

CONSULTATIONS

The application was advertised in the press, on site and neighbours notified. Eleven local residents made representations on the proposals. Their objections can be summarized as follows:

- Potential likely increase in traffic, leading to increased parking problems, greater hazard to pedestrians and vehicles, and increased expenditure for residents in maintaining the private road due to increased wear and tear
- Inappropriate use within a residential area
- Accepting the principle of the proposed change of use could result in a precedent being set for other similar proposals
- Disturbance to neighbours through increased visitors and office activities (e.g. ringing telephones)
- Impact on property values

Transportation:

No objections in principle, subject to the provision of secure and covered cycle parking for at least one member of staff. Parking standards indicate only one car parking space would normally be required for a development of this size, with no

requirement for servicing provision or a Travel Plan. However, some concern expressed at the possible change in impact should the nature of the business change.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 – Delivering Sustainable Development

PPG4 – Industrial, commercial development and small firms

PPG15 – Planning and the Historic Environment

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Local Plan Policies:

EMP1 – Small scale business development

EP22 – Residential amenities

HBE8 – Development in Conservation Areas

TRA6 – Parking Standards - maxima

TRA7 – Cycle Parking Standards

Assessment

The proposal represents a relatively small scale business use within a substantial residential property. Saved policy EMP1 of the City of Norwich Replacement Local Plan 2004 allows for this type of use to take place within residential areas, provided that, amongst other things, it would not have an adverse environmental impact, the residential character and amenity of the area would be maintained, the use would not be over-intensive, the use would be accessible to non-car users and it would result in satisfactory access, parking, loading and unloading of vehicles, together with the safety and security of the business users and any visitors.

The concerns of the neighbouring residents have been fully assessed. Whilst their concerns about the potential traffic impact of the proposed use, with the consequential impacts on safety, parking and maintenance, are acknowledged, it is not considered that a business of this scale or nature in this location would be likely to lead to a significantly detrimental effect on the living conditions of the neighbouring residents due to the likely limited additional traffic generation and parking requirements that would result from the proposal. However, the comments of the Transportation section are also noted and it is recommended that conditions be imposed requiring adequate cycle parking for staff and that any permission be made personal to the applicant. This would reflect the use of the remainder of the premises by the applicant as the family dwelling and the likely different impact that the business use of the basement could have if the premises were used in isolation from the remainder of the building.

Similarly, it is considered that the use of the basement for up to 4 office staff would be unlikely to have a detrimental impact in terms of noise and disturbance on the living conditions of neighbouring residents. The property is a substantial one and it is possible that the normal residential activity that could be associated with a large family living in the building could be greater than that likely to occur from the use proposed. However, again, it is recognised that this has the potential for change should the nature of the business alter and it is therefore recommended that the permission limits the number of on-site employees working from the premises and restricts business visitors to the property.

Concerns have also been expressed about the potential precedent that may be set for the non-residential use of other premises in the area. However, each proposal would need to be assessed on its own merits and in relation to the relevant policies and other material consideration. It is therefore not considered that this concern is sufficient to make the current proposal unacceptable.

Conclusion:

It is considered that the relatively small scale nature of the use proposed would not have a detrimental effect on the character or appearance of the Conservation Area and would enable the predominantly residential character and amenity of the area to be maintained. Furthermore, the scale and nature of the proposed use is such that it is considered unlikely to result in detriment to highway safety or to the living conditions of local residents through additional demand for parking or noise and disturbance. Subject to conditions to limit the scale and nature of the business use and to ensure adequate cycle parking provision the proposal is considered acceptable and to meet the relevant requirements of saved policies EMP1, EP22, HBE8, TRA6 and TRA7 of the City of Norwich Replacement Local Plan 2004.

RECOMMENDATIONS

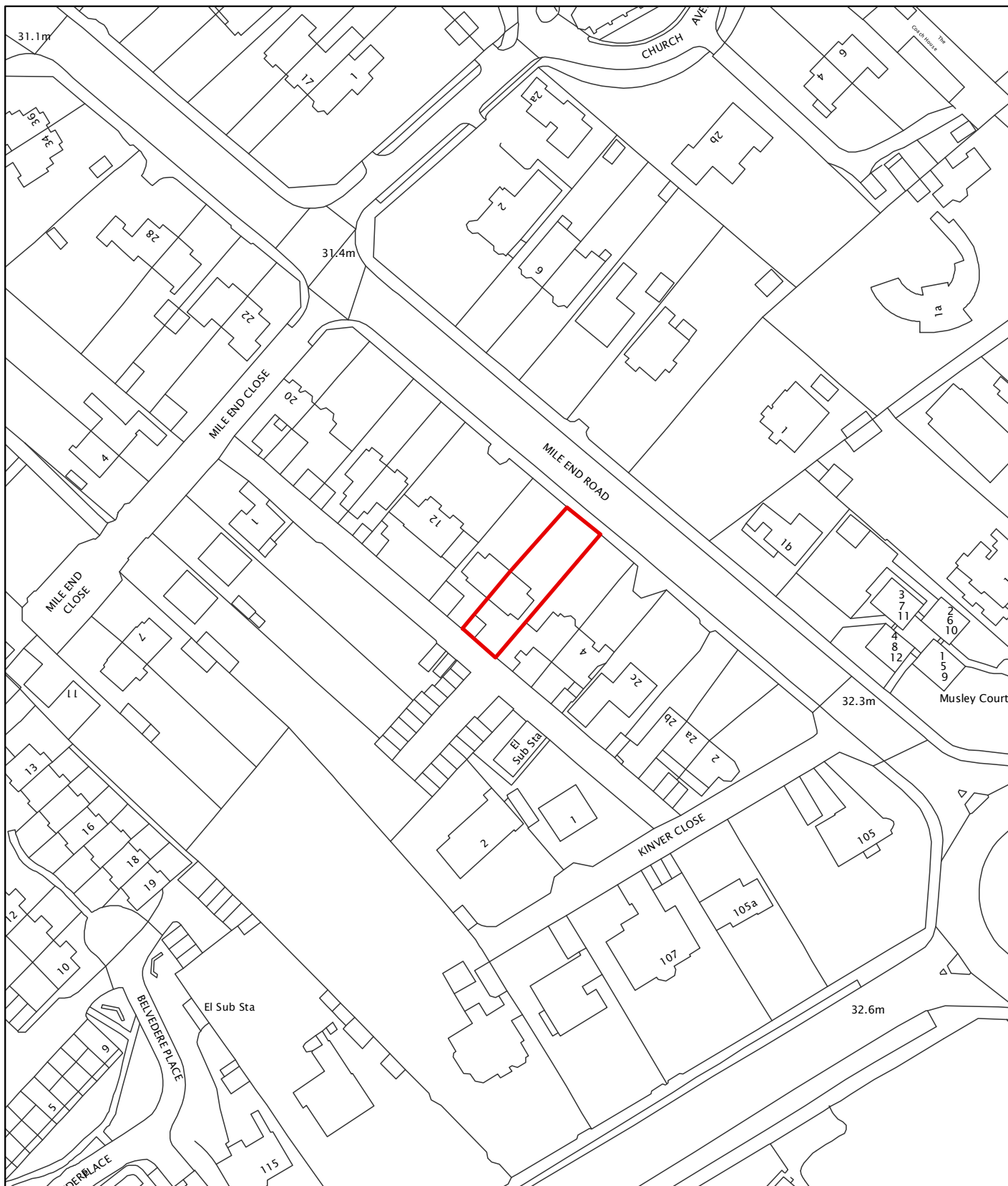
APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit for commencement (3 years)
2. Business use of basement of premises limited to 55.37sq.m.
3. Personal to applicant
4. Maximum of 4 employees on site
5. Premises to be used for the administration and client management of the business only with no on site training, events, programmes or meetings involving non on-site employees or external clients, unless otherwise agreed

Reason for Approval:

It is considered that the relatively small scale nature of the use proposed would not have a detrimental effect on the character or appearance of the Conservation Area and would enable the predominantly residential character and amenity of the area to be maintained. Furthermore, the scale and nature of the proposed

use is such that it is considered unlikely to result in detriment to highway safety or to the living conditions of local residents through additional demand for parking or noise and disturbance. Subject to conditions to limit the scale and nature of the business use and to ensure adequate cycle parking provision the proposal is considered acceptable and to meet the relevant requirements of saved policies EMP1, EP22, HBE8, TRA6 and TRA7 of the City of Norwich Replacement Local Plan 2004.



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Site Address - 8 Mile End Road, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

