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Supporting Planning / Design & Access Statement

Planning Application seeking retrospective permission for
2 x self-contained units
192 Norwich Road, New Costessey,
Norwich, NR5 0EX



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CONTENTS

| | | |
|---|--|---|
| 1 | Background | 3 |
| 2 | The Site and its Surroundings | 3 |
| 3 | Development Plan Context | 3 |
| 4 | The Design Approach | |
| | 4.1 Use/Amount | 5 |
| | 4.2 Landscape | 6 |
| | 4.3 Layout | 6 |
| | 4.4 Scale & Appearance | 6 |
| 5 | Access Statement | 6 |
| 6 | Assessment against Development Plan policy | 7 |
| 7 | Conclusion | 8 |

1 Background

- 1.1 The application seeks retrospective planning permission for the creation of 2 self-contained units within the existing accommodation at 192 Norwich Road, New Costessey, behind/above Costessey Pharmacy.

2 The Site and its Surroundings

- 2.1 The site is located to the east side of Norwich Road, located within a small commercial complex of units. The premises is semi-detached, with the 2 self-contained units created within the property at both ground and first floor level. The site falls within a predominantly residential context. There is car parking available to the front and rear of the property.

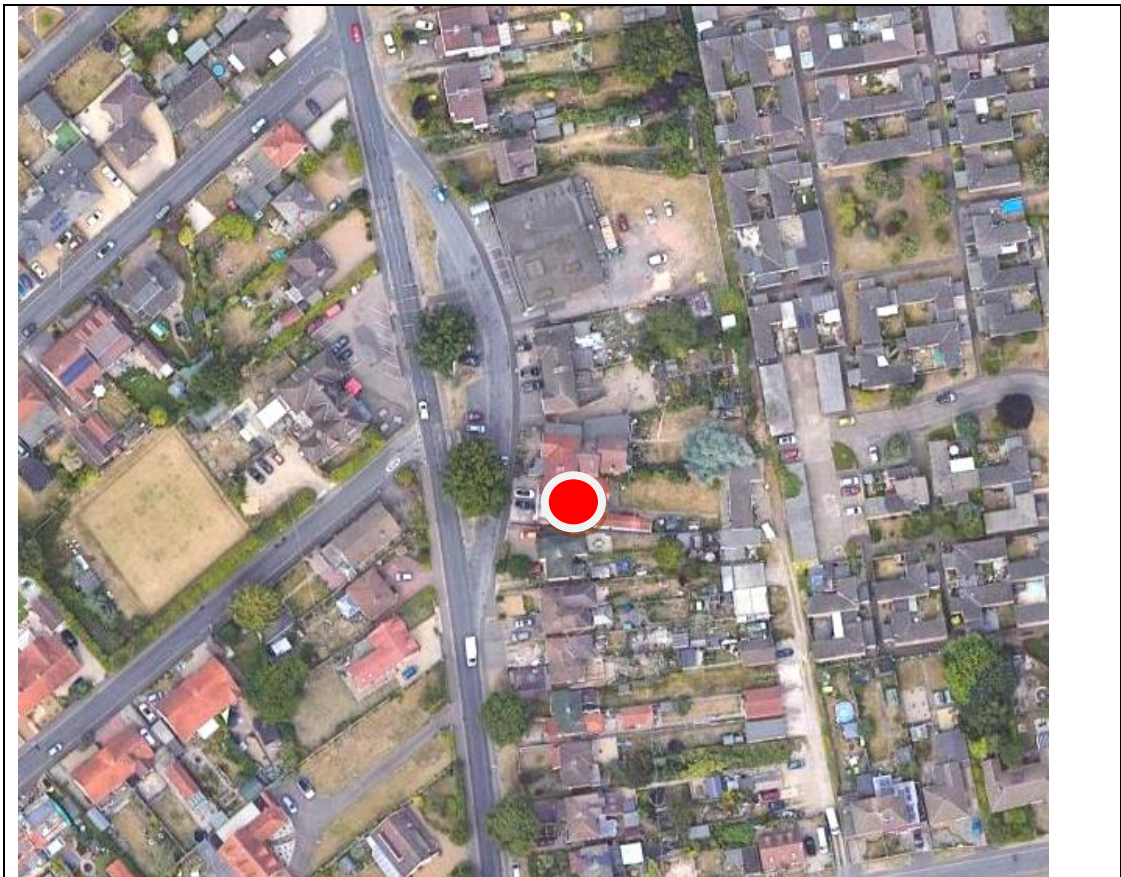


Figure 1 - Aerial view of site and immediate surrounding context.

3 Development Plan Context

- 3.1 The determination of planning applications must be in accordance with the approved Development Plan for the area unless material considerations indicate otherwise.

- 3.2 The site falls within the South Norfolk District Council area. Development plan policy is provided by the following:-
- Greater Norwich Development Partnership, Joint Core Strategy (JCS) for South Norfolk, Broadland and Norwich, adopted in 2011 and amended in 2014;
 - Site Specific Allocations and Policies Document (SSA&PD), adopted October 2015;
 - Development Management Policies Document (DMPD), adopted October 2015.
- 3.3 South Norfolk Council are preparing a new Local Plan for the area alongside the Greater Norwich Development Partnership. This new plan is currently subject to examination but has not been adopted, and therefore the current adopted policies of the development plan documents listed in paragraph 3.2 have been assessed as part of this application.
- 3.4 The JCS provides the vision and overall objectives for development in the Greater Norwich area, which includes the villages of South Norfolk. The JCS does not contain detailed development control policies; these are contained within the DMPD.
- 3.5 The following policies of the JCS are relevant to the application:-
- Policy 1 – Addressing Climate Change and Protecting Environmental Assets;
 - Policy 2 – Promoting Good Design;
 - Policy 3 – Energy and Water.
- 3.6 The following policies of the DMPD have been considered as part of the application:-
- Policy DM 1.1 – Ensuring development management contributes to achieving sustainable development in South Norfolk;
 - Policy DM 1.3 – The sustainable location of new development;
 - Policy DM 3.4 – Residential extensions, conversions within settlements;
 - Policy DM 3.8 – Design principles applying to all development;
 - Policy DM 3.11 - Road safety and the free flow of traffic;
 - Policy DM 3.12 - Provision of vehicle parking;
 - Policy DM 3.13 – Amenity, noise and quality of life.

- 3.7 South Norfolk Council has adopted its place making guide as supplementary planning guidance, which aims to promote and secure high-quality design in new development. This document has been taken into account as part of the development proposals.
- 3.8 The development plan proposals map identifies the site as falling within the defined development boundary for the New Costessey.
- 3.9 In addition to Development Plan policy, the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) have been considered.

4 The Design Approach

- 4.0.1 The design approach has been formulated after assessing the site context to determine issues relating to use, amount, landscape, layout, scale and appearance, plus vehicular access and parking.

4.1 Use/Amount

- 4.1.1 The application seeks retrospective planning permission for the creation of two self-contained units which have been created within the existing property at ground and first floor level. Each unit contains its own bathroom, kitchen and habitable area, as shown in figures 2 and 3.

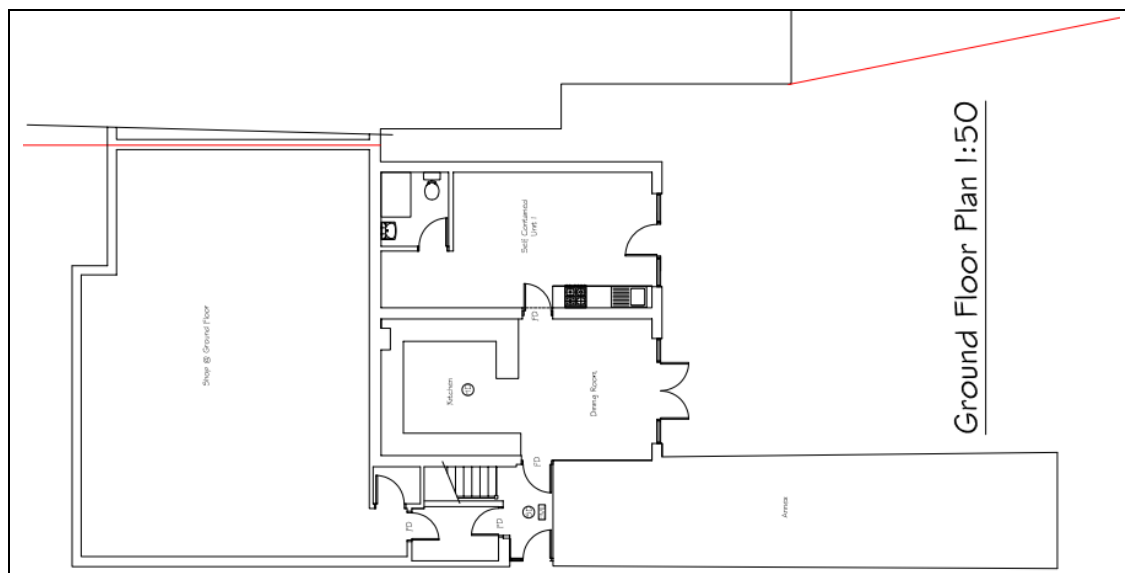


Figure 2 – Ground floor plan.

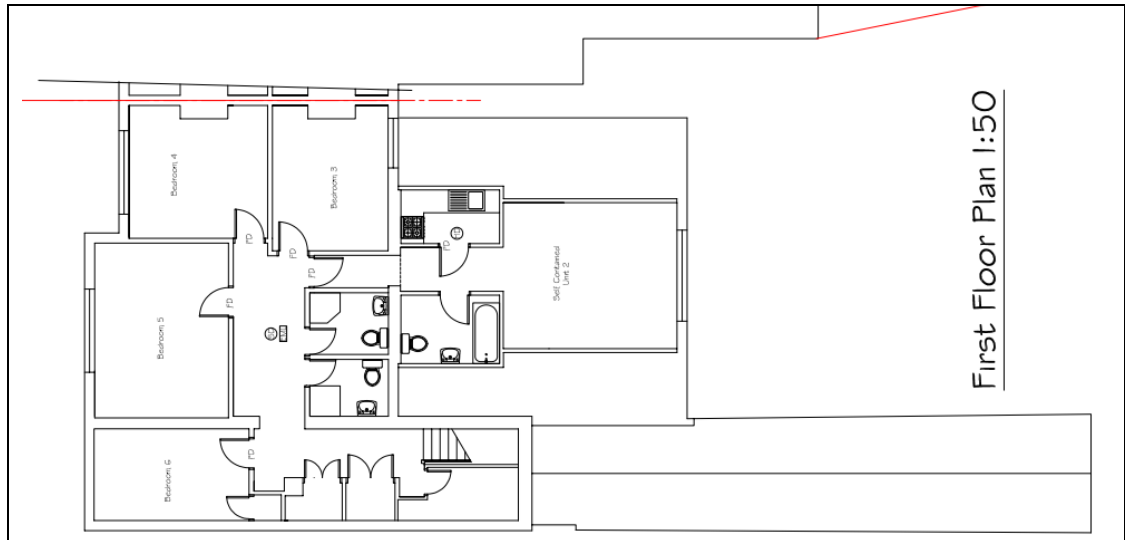


Figure 3 – First floor plan.

4.2 Landscape

4.2.1 The application has no impact on any existing hard or soft landscape features, with all works contained within the existing building.

4.3 Layout

4.3.1 The 2 x self-contained units have been created at both ground and first floor level within the host property. Details of the proposed layouts are illustrated in figures 2 and 3.

4.3.2 Each unit has its own kitchen, bathroom and habitable area.

4.4 Scale & Appearance

4.4.1 The host property is two storey in scale. No changes have occurred to the scale or the external appearance of the existing building with the creation of the two x self-contained units, with all works internal only.

5 The Access Statement

5.1 There is existing hardstanding/car parking to the front of the premises, along with the ability for wider on-street parking. There is also an existing public access track to the rear which serves the rear of the premises and neighbouring properties.

- 5.2 As denoted on the submitted plans, to the rear of the property there is a large store and hardstanding outside which could be used for additional overspill/parking for occupiers/users if required.

6 Assessment against Development Plan Policy

- 6.0.1 Section 3 identified those policies of the development plan relevant to the application. Detailed below is a brief assessment of the proposal against development plan policy.

6.1 Principle of Development

The site/property lies within the development boundary as defined for New Costessey. The works undertaken are internal only and haven't resulted in any change to the external appearance to the host property.

Policy DM 3.4 of the development plan (residential extensions, conversion within settlements) appears the most applicable policy for consideration. The works undertaken and the 2 x self-contained units add to the diversity and flexibility of the housing stock within the settlement of New Costessey, which is a sustainable location, therefore adding greater flexibility to occupiers. The principle of the development and assessment against policy DM 3.4 is therefore considered acceptable.

The creation of the 2 x self-contained units has no impact on the external appearance of the host property and therefore design considerations are not applicable and haven't been considered further. The additional issues therefore for consideration include the proposed levels of space/amenity for each self-contained unit, assessment of any impact on the surrounding area/neighbouring uses/amenity, impact/relationship with the host property and car parking/transport considerations, all of which are addressed further below.

6.2 Space/amenity

As detailed on the submitted plans, each self-contained unit will have its own separate kitchen, bathroom and living/amenity space. The units are designed as 1 bedroom only and are considered to have sufficient levels of amenity space/access to natural light to provide satisfactory levels of amenity for future occupiers.

6.3 Impact on surrounding area/neighbouring amenity

The works undertaken to create the 2 x self-contained units are internal only, there has been no external changes. Given the size of each unit, the level of intensity and movement resulting from each is not considered to be of a scale that would have any detrimental impact on the current level of amenities by way of general disturbance, overlooking or other impacts currently afforded to neighbouring uses or impact on the surrounding area.

6.4 Impact/relationship with host property

The 2 x self-contained units have been created at ground and first floor level, as noted on the submitted plans, and within the existing level of accommodation, with part of the ground floor to the front of the property unaffected as a Pharmacy. The remainder of the existing property is used as habitable accommodation. The addition of the 2 x additional self-contained units is not considered to result in any detrimental impact or disturbance on the existing uses of the property.

6.5 Vehicular Access/car parking

There is existing car parking provision to the front of the property for the pharmacy use, with additional on-street parking nearby serving the pharmacy and adjacent commercial uses. Additionally, there is a public access track to the rear of the site/property which provides vehicular access to the host property and neighbouring properties. As noted on the submitted plans, there is sufficient space to the rear to provide the necessary car parking for the 2 x self-contained units. The rear access already serves a number of properties and the addition of two x units and their associated vehicular use is not considered to be so intense to result in any impact on the area or result in any highway/safety implications.

7 Conclusion

7.1 The creation of the 2 x self-contained units will add to the diversity and flexibility of the housing stock within New Costessey. There will be no conflict with development plan policy and there will be no detrimental or harmful impact on the overall character and appearance, host property, neighbouring properties or car parking provision. The proposal is therefore considered to represent an acceptable form of development for which retrospective planning permission should be granted.