

1.

Washington

Reference No.: 13/04116/FUL Full Application

Proposal: **Refurbishment of existing bungalows at Roche Court and Wenlock to include changing the existing flat roofs to pitched. Existing open space including three parking bays adjacent to central garages to house a district heating energy centre works to include stopping up of public highways. (Amended Plans received 14.01.2014)**

Location: Roche Court And Wenlock Glebe Washington

Ward: Washington Central

Applicant: Gentoo Sunderland

Date Valid: 13 December 2013

Target Date: 14 March 2014

Supplementary Report

The main agenda report from the previous committee is attached for reference.

A member's site visit was undertaken on the 7th March 2014 at 10am.

Issues for clarification following the previous planning committee meeting:-

- Distance from the proposed roof of the bungalows to the existing dwellings on Thetford.
- Loss of Light

Gentoo have supplied a cross sectional drawing from both of the objectors properties and a daylight assessment. The information was emailed to all members of the Development Control Sub Committee and the objectors on the 7th March 2014.

The proposed distance is 8m from the rear wall of the objector's properties. The daylight assessment shows there will be a slight loss of daylight to the properties; however, the reduction in loss of daylight is not considered significant to warrant a refusal of the planning application.

Conclusion

The objections relate to loss of view and daylight. Unfortunately a right to a view is not a right and therefore limited weight can be attached to this concern. In respect of loss of light due to the small increase in the height of the roofs and the position of the dwellinghouses to the bungalows and the suns orientation, it not considered that the impact is sufficed to refuse planning permission.

The proposed roofs are therefore considered acceptable in principle and such comply with policy B2 of the adopted Unitary Development Plan. It members are minded to approve planning permission; it is recommended that a condition be imposed in respect of materials to be used.

RECOMMENDATION: Approve subject to the conditions listed below:

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time
- 2 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:
 - Drawing number 5666-P-01 Rev 0 existing garage area received 13.12.2013
 - Drawing number 5666-P-02 Rev 0 proposed plant room received 14.01.2014
 - Drawing number 5666-P-03 Rev 0 proposed site plan received 13.12.2013
 - Drawing number 5666-P-04 Rev A site location plan and block plan received 14.01.2014

 - Drawing number 5666-M-101 Rev 0 existing roof elevations Wenlock block1 - 7 received 13.12.2013
 - Drawing number 5666-M-102 Rev 0 existing roof elevations Wenlock block 8 - 15 received 13.12.2013
 - Drawing number 5666-M-103 Rev 0 existing roof elevations Wenlock block 16 - 23 received 13.12.2013
 - Drawing number 5666-M-104 Rev 0 existing roof elevations Wenlock block 24 - 31 received 13.12.2013

- Drawing number 5666-M-105 Rev 0 existing roof elevations Roche Court block 211 - 218 received 13.12.2013
 - Drawing number 5666-M-106 Rev 0 existing roof elevations Roche Court block 187 - 194 received 13.12.2013
 - Drawing number 5666-M-107 Rev 0 existing roof elevations Roche Court block 184 - 186 received 13.12.2013
 - Drawing number 5666-M-108 Rev 0 existing roof elevations Roche Court block 195 - 202 received 13.12.2013
 - Drawing number 5666-M-109 Rev 0 existing roof elevations Roche Court block 195 - 202 received 13.12.2013
 - Drawing number 5666-M-109 Rev 0 existing roof elevations Roche Court block 203 - 210 received 13.12.2013
 - Drawing number 5666-M-110 Rev 0 existing roof elevations Wenlock block 32- 39 received 13.12.2013
 - Drawing number 5666-M-111 Rev 0 existing roof elevations Wenlock block 40- 47 received 13.12.2013
 - Drawing number 5666-M-112 Rev 0 existing roof elevations Wenlock block 48- 55 received 13.12.2013
 - Drawing number 5666-M-113 Rev 0 existing roof elevations Wenlock block 56- 62 received 13.12.2013
 - Drawing number 5666-M-114 Rev 0 existing roof elevations Wenlock block 63-65 received 13.12.2013
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- Drawing number 5666-M-201 Rev A proposed properties Wenlock block 01-07 received 14.01.2014
 - Drawing number 5666-M-202 Rev A proposed properties Wenlock block 08-15 received 14.01.2014
 - Drawing number 5666-M-203 Rev A proposed properties Wenlock block 16-23 received 14.01.2014
 - Drawing number 5666-M-204 Rev A proposed properties Wenlock block 16-23 received 14.01.2014
 - Drawing number 5666-M-204 Rev A proposed properties Wenlock block 24-31 received 14.01.2014
 - Drawing number 5666-M-205 Rev A proposed properties Roche Court block 211-218 received 14.01.2014
 - Drawing number 5666-M-206 Rev A proposed properties Roche Court block 187-194 received 14.01.2014
 - Drawing number 5666-M-207 Rev A proposed properties Roche Court block 184-186 received 14.01.2014
 - Drawing number 5666-M-208 Rev A proposed properties Roche Court block 195-202 received 14.01.2014
 - Drawing number 5666-M-209 Rev A proposed properties Roche Court block 203-210 received 14.01.2014
 - Drawing number 5666-M-210 Rev A proposed properties Wenlock block 32-39 received 14.01.2014
 - Drawing number 5666-M-211 Rev A proposed properties Wenlock block 40-47 received 14.01.2014

- Drawing number 5666-M-212Rev A proposed properties Wenlock block 48-55 received 14.01.2014
- Drawing number 5666-M-213 Rev A proposed properties Wenlock block 56-62 received 14.01.2014
- Drawing number 5666-M-214 Rev A proposed properties Wenlock block 63-65 received 14.01.2014
- Cross Sectional drawing received 07.03.2014

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

- 3 Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 4 Prior to the bio mass unit being brought into operation a noise assessment shall be submitted and agreed in writing. The report shall demonstrate that the level of noise when the bio-mass building is operational, in the interests of protecting local amenity and in accordance with policies B2, EN1 and EC12 of the UDP.
- 5 No development shall take place until a scheme of working for the duration of construction works has been submitted to and approved by the planning authority. This scheme shall include days and hours of working, siting and organisation of the construction compound and site cabins; routes to and from the site for construction traffic; measures to ameliorate noise, vibration, dust, mud, construction and other debris within the site and ensuring that no dirt and debris spreads onto the surrounding road network, including the installation and maintenance of a wheel wash. These measures are in the interests of the proper management of the site, protecting the amenities of adjacent occupiers and highway safety and to comply with policies B2, EN1 and T14 of the adopted Unitary Development Plan.

Appendix 1 – Planning Application Report 26th February 2014.

4. Washington

Reference No.: 13/04116/FUL Full Application

Proposal: **Refurbishment of existing bungalows at Roche Court and Wenlock to include changing the existing flat roofs to pitched. Existing open space including three parking bays adjacent to central garages to house a district heating energy centre works to include stopping up of public highways. (Amended Plans received 14.01.2014)**

Location: Roche Court And Wenlock Glebe Washington

Ward: Washington Central

Applicant: Gentoo Sunderland

Date Valid: 13 December 2013

Target Date: 14 March 2014

PROPOSAL:

The application is for the refurbishment of existing bungalows at Roche Court and Wenlock to include changing the existing flat roofs to pitched. Existing open space including three parking bays adjacent to central garages to house a district heating energy centre works to include stopping up of public highways. (Amended Plans received 14.01.2014)

The application is a major planning application and has been advertised by the way of neighbour notification and site and press notice.

TYPE OF PUBLICITY:

Press Notice Advertised

Site Notice Posted

Neighbour Notifications

CONSULTEES:

Environment Agency

Network Management

Washington Central - Ward Councillor Consultation
Environmental Health
Northumbrian Water

Final Date for Receipt of Representations: **29.01.2014**

REPRESENTATIONS:

Consultee Responses

Environmental Health

No adverse comments subject to conditions in respect of noise assessment and site set up operations.

Highways

No comments

Neighbour Representation

Two letters of objection have been received from 28 and 32 Thetford. The main areas of concerns are:

- Loss of outlook
- Unacceptable reduction of light into dwellinghouse

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

EN_10_Proposals for unallocated sites to be compatible with the neighbourhood

B_2_Scale, massing layout and setting of new developments

EN_5_Protecting sensitive areas from new noise/vibration generating developments

R_1_Working towards environmentally sustainable development

R_2_Taking account of spare infrastructure / reduced travel / vacant & derelict land

R_3_Infrastructure provision, etc. in association with developments

R_4_Incorporation of energy saving measures

EN_1_Improvement of the environment

COMMENTS:

The key areas under consideration as part of this application are:

- Principle of Development
- Impact of new pitched roofs Impact of Biomass Central Heating.

Principle of Development

Roche and Wenlock Court are situated in the Glebe area of Washington, the site consists of 100 bungalows which are flat roofed 1 and 2 bed properties. Of the 100 bungalows on the site only 3 are supplied with a gas supply. The remaining 97 bungalows are currently provided with space heating via night storage electrical heating and water heating via electrical immersion storage heaters.

- Energy performance of the properties is currently estimated at a SAP rating of 52-56

The existing heating and hot water services of the properties are nearing the end of their useful life expectancy and require replacement; in addition the current systems do not allow for close control over the heating of the building and are wasteful in the fact that large quantities of stored hot water are present.

The current building construction is of a poor design with regard heat loss, a recent survey of the buildings with a thermal imaging camera dramatically highlighted the heat losses from the bungalows.

Design Philosophy

Gentoo Sunderland and DTA have after consultation with the residents of the properties have prepared a communal heating and building refurbishment plan to address the concerns of the residents, many of which are of an aged demographic and are at risk from fuel poverty.

The Roche Court & Wenlock project has adopted a two pronged approach to address the resident's justifiable concerns over their ever increasing electrical utility costs, lack of thermal comfort and the negative impact this has on their art of living.

Central Low Carbon Communal Heating System

A new central energy centre is proposed to be built upon the small unused grassed area adjacent to the central garage block, this energy centre shall be of brick construction in keeping with the surrounding area and shall have a traditional pitched tile roof construction.

The energy centre shall supply the bungalows of Roche and Wenlock Court with heat energy via an underground district heating pipework network. The energy centre will incorporate a bio mass led boiler with natural gas backup in order to generate the heat energy required for the scheme. The bio mass boiler will be capable of using both wood pellets and wood chip as a fuel source. The bio mass boiler has been selected both for its energy efficiency, carbon reductions and low smoke emissions, the bio mass boiler is in full compliance with the clean air act and in addition a ceramic filter will be incorporated to remove PM10 particles.

A number of benefits of providing a district heating solution for this scheme are as follows: -

- Provides a means of securing significant reductions in CO2 emissions through the optimisation of heat supply.
- Reduces labour and maintenance costs in relation to individual systems.
- Enables the efficient transportation and use of heat for a variety of uses.
- Helps to efficiently manage supply & demand of energy to the end user.
- Extends the reach of renewables by using renewable heat more efficiently.
- Provides the opportunity for the development of renewable technologies that otherwise would not be available to the home owner/tenant.

The existing heating and hot water services are to be removed and replaced with a low temperature hot water system in the form of low temperature radiators supplied from a central heat exchange unit within each bungalow. This heat exchange unit shall also provide instant hot water to the residents without the need for stored water within each bungalow.

Policies R1, R2, R4 and EN1 of the adopted Unitary Development Plan seeks to enhance the sustainability of the environment people live in.

Policy R1 seeks environmentally sustainable development that meets the economic and social needs of the city.

Policy R2 seeks to maximise resource utilisation

Policy R4 encourages energy saving measures in new development.

Policy EN1 seeks improvements to the environment.

Policy EN5 protects against excessive noise and vibration.

The proposed scale, massing and design of the biomass building is considered acceptable in principle and as such complies with policy B2 of the adopted Unitary Development Plan. In terms of sustainability the proposed bio-mass is considered to comply with policies R1, R2, R4 and EN1 of the adopted Unitary Development Plan.

In terms of policy EN5 protect against excessive noise and vibration, the proposed development is considered acceptable, subject to a noise assessment being submitted prior to the bio-mass unit being brought in to operation to ensure they is no noise and disturbance to the residents of Wenlock and Roche Court. If members are minded to grant planning permission it is recommended that a conditions be imposed in respect of a noise assessment and general site operations to be submitted and agreed in writing by the Local Planning Authority to ensure the development complies with policies EN5 of the adopted Unitary Development Plan.

Bungalow Refurbishment and Improvement of Thermal Performance

The main heat losses from the bungalows are via the existing roof and windows of the properties, these heat losses are to be minimised in order that fuel and carbon reduction savings can be made.

The existing flat roofs of the bungalows shall be replaced with a pitched roof of tile construction in order that thermal insulation can be provided to the bungalows within the newly formed roof void. In addition to dramatically improving the thermal insulation and heat losses from the building, the pitched roof will lift the overall aesthetics of the Roche Court and Wenlock areas and the adjacent neighbourhoods

The roof height will be 2.8m at the eaves with a maximum pitch height 4.9m. The roof lines are to be staggered in order to add unique character to the area.

The other advantage of the pitched roof construction are that Solar Photovoltaic (PV) Panels can be provided in order that the residents can benefit from further reduced utility costs as well as saving CO₂ emissions. This would be subject to a separate planning application.

New double glazed units are to be provided to the bungalows in order that the u- values are decreased and heat losses reduced. As an added benefit to the residents in addition to the improved thermal performance, the noise level reduction of double glazed units and the reduction of condensation to the windows will improve the residents living standards as they will be less troubled by external noises, especially from traffic from the adjacent perimeter ring road.

The two representations have been received their concerns relate to the relationship of properties in Thetford to the bungalows in front of their properties. due to the position and orientation of the bungalows in relationship to the dwelling houses in Thetford, the impact is not considered sufficient to want a refusal of the scheme. The current interrelationship of the property is 14m.

The objections relate to loss of view and daylight. Unfortunately a right to a view is not a right and therefore limited weight can be attached to this concern. In respect of loss of light due to the small increase in the height of the roofs and the position of the dwellings house to the bungalows and the suns orientation, it not considered that the impact is suffice to refuse planning permission.

The proposed roofs are therefore considered acceptable in principle and such comply with policy B2 of the adopted Unitary Development Plan. It members are minded to approve planning permission; it is recommended that a condition be imposed in respect of materials to be used.

RECOMMENDATION: Approve

Conditions:

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time
- 2 Unless otherwise first agreed in writing with the Local Planning Authority, the development hereby granted permission shall be carried out in full accordance with the following approved plans:

Insert relevant plan no.s, dates received and drawing title

In order to ensure that the completed development accords with the scheme approved and to comply with policy B2 of the adopted Unitary Development Plan.

- 3 Notwithstanding any indication of materials which may have been given in the application, no development shall take place until a schedule and/or samples of the materials and finishes to be used for the external surfaces, including walls, roofs, doors and windows has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.

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