

Report to Planning applications committee
Date 4 July 2013
Report of Head of planning services
Subject 13/00699/F Land Between 109 And 113 Waterloo Road
Waterloo Road Norwich

Item
5(3)

SUMMARY

Description:	Erection of 1 No. terraced dwelling with 2 No. bedrooms.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Sewell
Contact Officer:	Jo Hobbs Planner 01603 212526
Valid Date:	17th May 2013
Applicant:	Mr Thomas Joynes
Agent:	Mr Thomas Joynes

INTRODUCTION

The Site

Location and Context

1. The site is located on Waterloo Road to the north of the city centre. The site is currently a gap in an existing row of terrace houses facing east onto Waterloo Road.
2. The surrounding area is predominantly residential with some commercial uses near the site including a public house, health and beauty salon, music shop and hot food takeaway. To the rear of the site are the rear of dwellings that face onto Angel Road. These are slightly higher in land level to the application site.
3. The site is near the controlled parking zone on Waterloo Road. The site itself is not within the controlled parking area.

Planning History

4. 40981 – erection of one dwelling. Refused due to site being too small for new dwelling. 31 July 1972.

Equality and Diversity Issues

5. There are no significant equality or diversity issues. The site is in a fairly accessible location enabling people without access to private car, such as younger people. The new dwelling would also be subject to building regulations to ensure the dwelling is built to good accessibility standards.

The Proposal

6. The application is to reinstate the former 111 Waterloo Road. The previous building is believed to have been demolished due to bomb damage in the Second World War. The proposed dwelling would form a terraced, two-bedroom dwelling with access to the rear of the site via the alleyway adjacent to 109 Waterloo Road.

Representations Received

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.
- 8.

Issues Raised	Response
Parking pressures	Paragraph 12
Access to rear gardens	Paragraph 24
Value of property	Paragraph 28
Loss of light	Paragraph 18
Unsightly refuse storage in front garden	Paragraph 25
Noise	Paragraph 19
Loss of privacy	Paragraphs 20-21
Boiler vent on side of neighbouring property	Paragraph 29
Disruption during building works	Paragraph 22
Loss of quality of life	Paragraphs 15-22

Consultation Responses

9. Local Highway Authority – No comments received.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 4 – Promoting sustainable transport

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Statement 10 – Meeting the challenge of climate change, flooding and coastal change

Statement 11 – Conserving and enhancing the natural environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 6 – Access and transportation

Policy 9 – Strategy for growth in the Norwich Policy Area

Policy 12 – Remainder of Norwich area

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE12 – High quality of design
EP16 – Water conservation and sustainable drainage systems
EP18 – High standard of energy efficiency
EP22 – High standard of amenity for residential occupiers
HOU13 – Criteria for new housing sites
TRA6 – Parking standards
TRA7 – Cycle parking standards
TRA8 – Servicing provision

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011
The Localism Act 2011 – s143 Local Finance Considerations

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Emerging DM Policies

Please note that these policies were to the Planning Inspectorate in April 2013 and some weight can be applied to these policies. Some policies subject to objections have not been included in this list as these issues are unlikely to be resolved within the time frame of the application, and therefore should not be given much weight.

DM1 Achieving and delivering sustainable development
DM2 Ensuring satisfactory living and working conditions
DM3 Delivering high quality design
DM12 Ensuring well-planned housing development
DM28 Encouraging sustainable travel
DM30 Access and highway safety
DM31 Car parking and servicing

Principle of Development

Policy Considerations

10. The site is on previously developed land in a fairly accessible location, with good access to shops and public transport links to the city centre. The principle of residential development is therefore considered to be acceptable.
11. The acceptability of the proposed dwelling requires careful consideration of highway safety and parking, design, residential amenity, refuse and cycle storage, water conservation and local finance considerations.

Highway safety and parking

12. The addition of this dwelling would remove a garage and off-road parking space. The dwelling would also increase parking demand through the addition of one dwelling. The site is outside of an adjacent controlled parking zone to the south. Concerns have been raised over the increase in parking pressures from the proposed development. There would be a small increase in parking pressure from the proposed development, but this increase would be small enough to an extent it would be unreasonable to refuse permission on this basis. The single dwelling would not significantly increase parking pressures. Whilst the concerns of surrounding residents are noted this is not a sufficient enough reason in planning terms to merit refusal of the application.

Design

13. With reference to design, the appearance of the proposed dwelling ties in well with the existing terraced dwellings. The height, form, choice of materials and design details are all considered appropriate and are in keeping with the existing design of built form. To ensure a good quality finish to the appearance of the dwelling a condition is recommended for the external materials to be agreed.
14. A condition is also recommended for boundary treatment and hard landscaping to ensure appropriate screening and use of permeable hard surfacing where possible.

Residential amenity

15. The amenity of existing neighbouring residents and future residents of the dwelling must be considered.
16. The future residents would have a rear garden to be used as private amenity area as well as a small front garden. A condition is recommended to ensure the removal of the existing garage in the rear garden. Whilst unlikely this would be retained, it does need to be removed to provide adequate outdoor amenity space for future residents. The property would be overlooked to the front rooms from the east side of Waterloo Road, but this is a typical feature of terraced houses and so would not be sufficient to merit refusal of the application.
17. Due to the orientation of the proposed dwelling and the location of neighbouring windows facing north, there would be no loss of direct sunlight. The arrangement is typical of terraced houses in the vicinity.

Outlook and daylight

18. The new built form would bring the two storey built form closer to the windows at 113 Waterloo Road. This would lead to some loss of outlook and potentially daylight. However, as these windows already face north towards 113 Waterloo Road the extent of this loss would not be sufficient to merit refusal of the application. The arrangement is typical of terraced houses in the vicinity.

Noise and Disturbance

19. The additional noise and disturbance of one dwelling would not be sufficient to merit refusal of the application given that there are already a number of rear residential gardens in close proximity. Although a sense of space would be lost with the development of this plot, the existing garage building already takes up space within the rear of the plot. The conversion to a garden would remove this built form.

The arrangement is typical of terraced houses in the vicinity.

Overlooking

20. The majority of windows would face east and west, either onto Waterloo Road or to the rear of the plot. In relation to both there are existing windows on 109 and 113 that face these aspects creating a certain level of overlooking already. It would therefore be difficult to refuse the application on the grounds of increased overlooking in this instance.
21. There are two windows that would face 113 Waterloo Road to the south. The window at ground floor would face boundary fences and be at an angle that would make overlooking to the first floor of 113 Waterloo Road reduced to an acceptable level. However, the window at first floor proposed would directly look to the first floor window at 113 Waterloo Road. This would not be acceptable due to the close proximity of these windows. As there are two windows to this rear first floor bedroom on the proposed dwelling a condition is recommended for this side facing window to be obscure glazed and fixed shut to prevent overlooking.

Disturbance during construction

22. The inevitable disturbance caused during construction is not be a sufficient reason to refuse development. An informative note is recommended to remind developers of appropriate construction hours and ways to reduce disturbance to neighbours. This is controllable via other legislation.

Refuse and cycle storage

23. Cycle storage is proposed to be located in the rear garden. Access to the highway is provided through a right of way along the rear of the properties to the alleyway adjacent to 113 Waterloo Road.
24. Access to the rear of properties along Waterloo Road is maintained through a flying freehold according to information submitted with the application. However, this is a matter that is outside of planning legislation to control and would be a civil matter to resolve. It cannot therefore be used as a reason for refusing a planning application.
25. Refuse storage would be provided in the front garden. Whilst this is not the preferable location for refuse bins it would be difficult to prevent this. It would be possible for the residents to store bins in the rear garden needed, but it is difficult to control the behaviour of future residents of the site. The arrangement is typical of terraced houses in the vicinity.

Water conservation

26. Given the scale of development the dwelling would not need to have on-site renewable energy provision. Water efficiency would need to meet Code for Sustainable Homes level 4 for water usage. A condition is recommended to ensure as such.

Local Finance considerations

27. Under Section 143 of the Localism Act the council is required to consider the impact on local finances, through the potential generation of grant money from the New Homes Bonus system from central government. The completion of new dwellings would lead to grant income for the council. This is a material

consideration but in the instance of this application the other material planning considerations detailed above must be fully considered.

Other matters raised in letter of representation

28. The change in value of neighbouring properties from development is not itself a material planning consideration. The impacts that may lead to a perceived loss of value, such as overlooking and outlook are material considerations and have been given due consideration in the above report.
29. The location of boiler flues on the side of the neighbouring building would be a civil matter for the land owners to resolve and is also controlled under the Building Regulations.. As works would be against a party wall consent would need to be sought under the Party Wall Act, outside of planning legislation. This cannot therefore be a reason for refusal for this application.

Conclusions

30. The dwelling would be located on previously developed land in a fairly accessible location and close to existing services. It is considered that the design is in keeping with the surrounding development and that the proposal will not have an adverse impact on the amenities of the immediate neighbours or the wider area by virtue of existing residential windows on neighbouring properties and through the use of obscure glazing on first floor side facing windows. The additional parking requirements could be accommodated within existing on-street parking in the immediate area.
31. As such the proposal accords with the criteria set out within saved policies HBE12, EP16, EP22, HOU13, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan (2004), and policies 1, 2, 3, 4, 6, 9 and 12 of the adopted Joint Core Strategy (2011) and statements 4, 6, 7, 10 and 11 of the National Planning Policy Framework (2012).

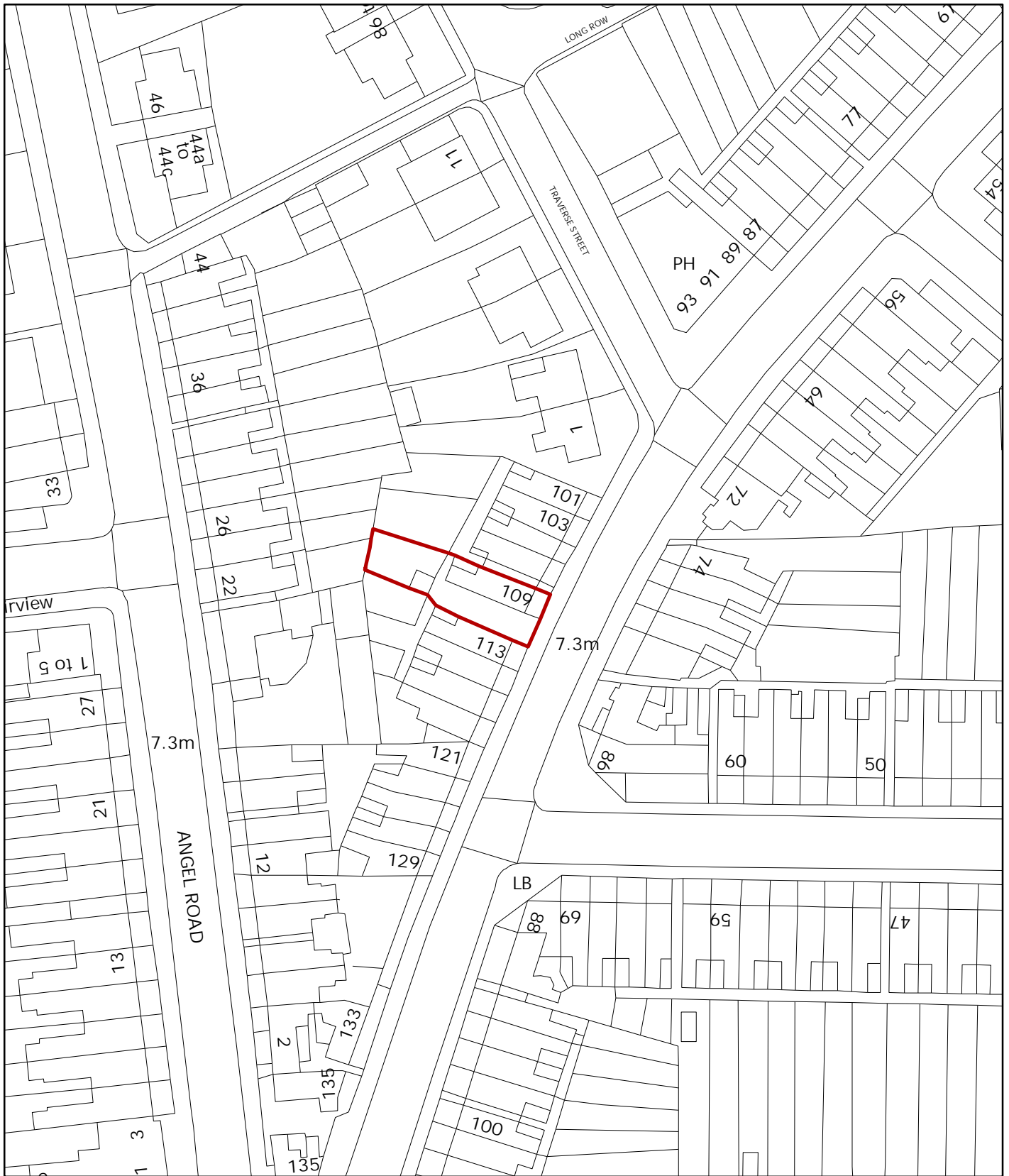
RECOMMENDATIONS

To approve Application No (enter application number and address) and grant planning permission, subject to the following conditions:-

- 1) Standard time limit
- 2) In accordance with plans
- 3) Details of external materials, boundary treatments and hard landscaping (which should be permeable) to be submitted
- 4) Cycle and refuse storage to be provided
- 5) Water conservation
- 6) South facing first floor window to be obscure glazed and fixed shut
- 7) Removal of existing garage building from plot

Informative Note:

- 1) Construction working hours



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Planning Application No 13/00699/F

Site Address Land between 109 and 113 Waterloo Road

Scale 1:750



NORWICH
City Council

PLANNING SERVICES

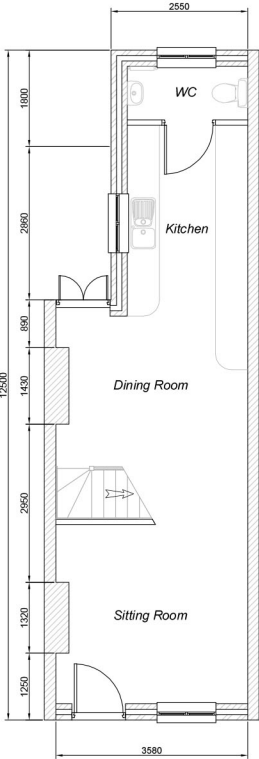




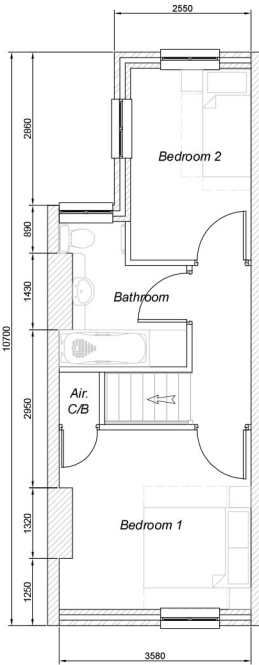
Waterloo Rd. Existing Street Elevation
1:100 Scale



Existing Rear Elevation
1:100 Scale



Proposed Ground Floor
1:50 Scale



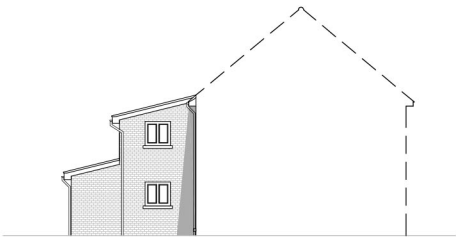
Proposed Upper Floor
1:50 Scale



Waterloo Rd. Proposed Street Elevation
1:100 Scale



Proposed Rear Elevation
1:100 Scale



Proposed Side Elevation
1:100 Scale



Existing prefabricated garage to be demolished. Do not scale from this drawing, use figured dimensions only. All dimensions to be checked on site.

client: Miss K. Gillet & Mr. T. Joyner	title: Existing & Proposed Elevations, Floor Plans	drawn: PW	date: 13/02/13
project: Plots 109 & 111 Waterloo Rd. Norwich, Norfolk	status: Planning Application	checked: -	scale: @ A1 (AS NOTED)