

Planning Applications Committee
2 April 2009

Agenda Number:	B1
Section/Area:	OUTER
Ward:	SEWELL
Officer:	Rob Parkinson
Valid Date:	21 January 2009
Application Number:	08/01035/F
Site Address :	40 Gertrude Road Norwich NR3 4SQ
Proposal:	Subdivision of an existing garden and demolition of existing garage to allow erection of 2 apartments together with ancillary car parking and amenity space, with access taken from Gilman Road.
Applicant:	Mr G Carrs
Agent:	David Futter

APPLICATION HISTORY

Members will recall that this application was considered at Planning Applications Committee on 12 March 2009, when members agreed to undertake a site visit (due to take place prior to Committee on 2 April 2009) before reaching a decision.

For members' benefit, the following concerns from a neighbour were verbally reported to the Committee on 12 March 2009:-

- Concern of a precedent that could be set for similar development to extend east;

- No street lights on Gilman Road beyond no. 10b;
- Overlooking properties on Gertrude Road caused by the higher level of Gilman Road;
- Loss or impeded views from no.32 Gertrude Road towards Mousehold Heath;
- Light bleed from the development towards Mousehold Heath;
- More cars could be parked on Gertrude Road as a result;
- More cars on Gilman Road could hinder access to the Mousehold Heath car park (and requests no more parking on Gilman Road);
- The Council should impose a 5-year moratorium on developments that could affect the setting of Mousehold Heath to allow for a relevant policy to be created.

The original committee report and recommendation for approval is attached to this cover sheet.

Planning Applications Committee

12 March 2009

Agenda Number:	C1
Section/Area:	OUTER
Ward:	SEWELL
Officer:	Mr Rob Parkinson
Valid Date:	21 January 2009
Application Number:	08/01035/F
Site Address:	40 Gertrude Road Norwich NR3 4SQ
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THE SITE

The site comprises approximately half of the end of the elongated terrace house gardens of no. 40 Gertrude Road to the south of the site. There is currently a single-storey garage at no.40 Gertrude Road, whilst the area that used to be at the end of no. 42 remains landscaped for car parking. The properties to the east have retained their gardens or built garages, but those to the west have been used for the relatively-recent development of no.10a and 10b Gilman Road.

Both the garage and the parking area front onto Gilman Road to the north, just east of its junction with the now-extinguished Gilman Road route across Mousehold Heath. The site is 0.02 sq m, measuring 25m long x 8m wide, and

slopes south-west towards the host property and no.42 Gertrude Road, both of which are left with gardens some 25m x 4m.

PLANNING HISTORY

4/2001/1128 - Erection of dormer window to the rear of the property. (APCON - 18/01/2002).

THE PROPOSAL

Subdivision of an existing garden and demolition of existing garage to allow erection of 2 apartments, together with ancillary car parking and amenity space, with access taken from Gilman Road.

CONSULTATIONS

Advertised in the press and with letters written to neighbours, this proposal raised no neighbourly objections.

The Norwich Society has objected on the grounds that this would be overdevelopment.

PLANNING CONSIDERATIONS

Relevant National Planning Policy:

PPS1 – Sustainable Development
PPS3 - Housing

Relevant East of England Plan Policy:

ENV7 – High standards of design

Relevant Local Plan Policies:

HBE12 – High quality of design
EP22 - Amenity
HOU13 – Proposals for new housing
TRA5 – Designing for vehicle movements
TRA6 – Car parking standards - maxima
TRA7 – Cycle parking standards
TRA8 – Servicing provision

The application proposes to demolish the garage and the summer house at no.40 Gertrude Road, and convert the garden to make room for a two-storey detached building housing two separate apartments. Two car parking spaces would be provided at the front of the building, accessed from Gilman Road, and a shared garden area of 68 sq m would be provided at the rear.

Principle of development

The gardens are brownfield land and development is supported by PPS3 Housing and PPS1 Sustainable Development. Such sites are also supported by

Replacement Local Plan policies HOU13 as there are a good range of facilities and bus links close by. Although the proposal appears to be high density at 100 dwellings per ha, the design is sufficient to provide enough amenity space and not look out-of-place with the character of the surrounding area (policy HBE12).

Design and amenity

The proposed two-storey property comprises a two-bedroom flat at ground floor level. The upper flat has one bedroom at first floor level and another at second-floor level, though this is in the roof and includes two dormer windows at the rear. The building will be the same height as its neighbour and its front elevation has been designed to match the form of development at the adjacent 10a-10b Gilman Road, whilst the rear elevation includes a small ground-floor extension akin to a detached dwelling. Two solar panels are proposed for the rear elevation.

Sufficient shared amenity space is provided at the rear of the building to comply with policy HOU13, which is accessed by a shared drive. There is also enough room to provide the necessary cycle storage facilities here. In addition, the site is adjacent to Mousehold Heath recreation area.

The rear dormer windows could create overlooking of the surrounding gardens, especially due to the sloping site and the fact that no.40 Gertrude Road has a rear dormer of its own, but the impact is considered to be minimal given that the dwellings opposite are at least 35m away. Further, there will be minimal loss of light to the dwellings at 10b Gilman Road with most of that building retaining at least 45 degrees of light to its windows, in general accordance with policy EP22.

Access, servicing and parking

In addition to the two on-site parking spaces (which meets the maximum criteria of saved policy TRA6), there is an area of unadopted hardstanding outside the property, adjoining Gilman Road. A right of access across here is not required on the basis of existing vehicular activity. As both units have two bedrooms, it is possible that more parking could be needed, which could be accommodated on the hardstanding next to Gilman Road, which would prevent difficult on-street parking. The loss of parking from 40 Gertrude Road would be substituted by on-street parking on Gertrude Road itself.

Currently, the planned layout shows insufficient space for all the necessary bin storage and there is no specific cycle parking proposed for the two bikes needed to be able to satisfy policy TRA7, but this could be rectified by planning conditions.

Conclusion

The proposal offers a suitable residential development in an accessible location with the necessary provisions on site to cater for the dwellings proposed. It is considered that the effects on residential amenity of neighbours will be minimal and that the design is a high standard that will enhance the area.

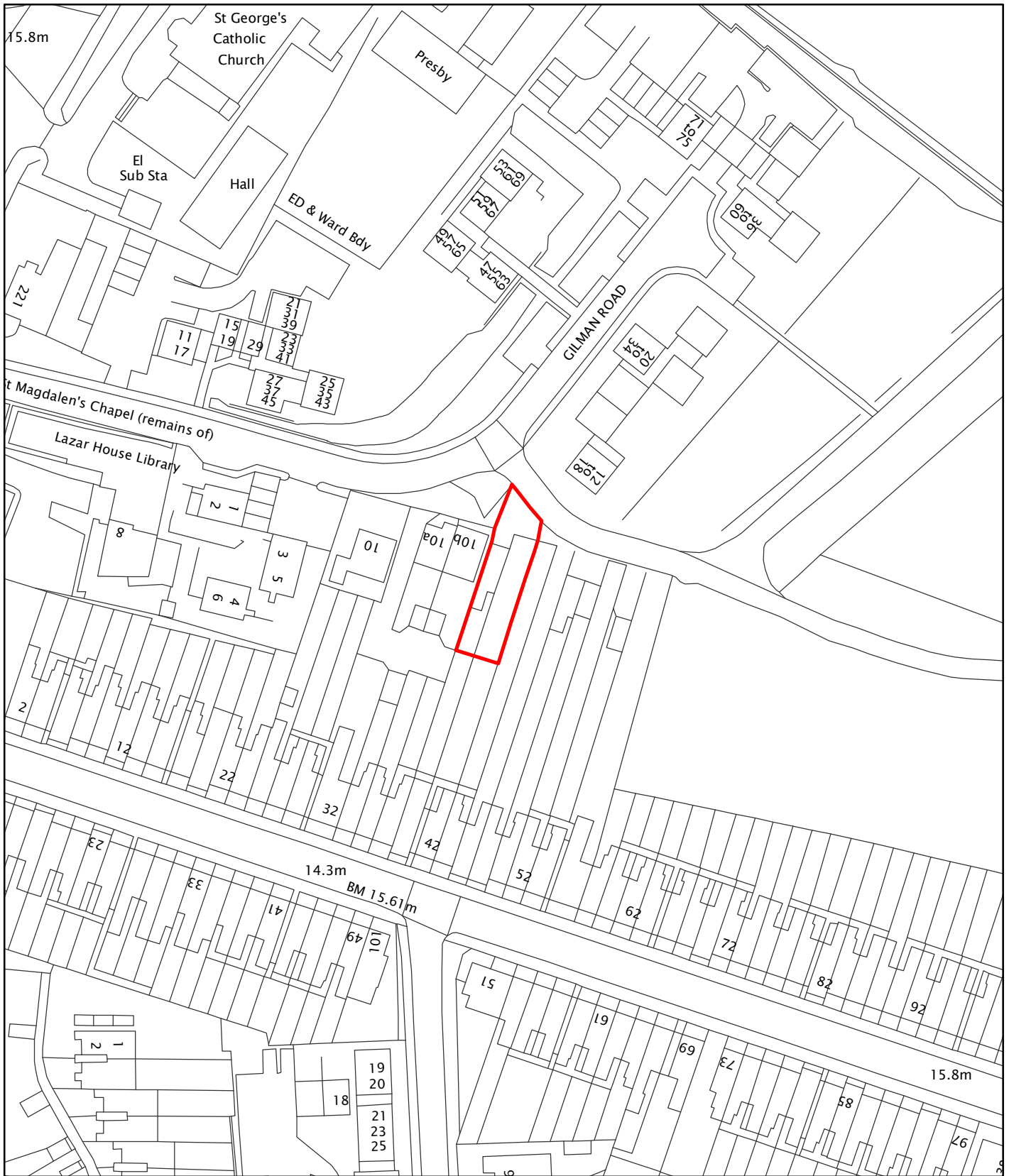
RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:-

1. Standard time limit of 3 years;
2. Details of materials to be submitted and approved;
3. Landscaping and border treatment plan to be submitted and approved;
4. Cycle storage facilities to be approved, provided and retained;
5. Refuse storage space to be provided sufficient to house 3 bins per property and to be manoeuvred along a path of at least 1m width;
6. Car parking spaces to be retained in perpetuity.

Reasons for approval:

The decision to grant planning permission has been taken having regard to Saved Local Plan Policies HBE12, EP22, HOU13, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and to all material considerations. Subject to the above conditions, the building proposed is of an acceptable scale, design and massing and would not have a detrimental impact on the residential amenity of the neighbouring properties, and the residential density is suitable given the proposed design and proximity to local facilities.



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Planning Application No- 08/01035/F
 Site Address - 40 Gertrude Road, Norwich
 Scale - 1:1000



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

