

Planning Applications Committee  
14 May 2009  
Section C

<b>Agenda Number:</b>	<b>C5</b>
<b>Section/Area:</b>	OUTER
<b>Ward:</b>	SEWELL
<b>Officer:</b>	Elizabeth Franklin
<b>Valid Date:</b>	5th March 2009
<b>Application Number:</b>	09/00186/F
<b>Site Address :</b>	112 Magdalen Road Norwich NR3 4AN
<b>Proposal:</b>	Proposed 2 no. detached two-storey dwellings (1 no. dwelling to side of 112 Magdalen Road and 1 no. dwelling off Taylors Buildings, Norwich).
<b>Applicant:</b>	<b>Norwich Consolidated Charities</b>
<b>Agent:</b>	<b>Brown And Co</b>

### **PRELIMINARY MATTERS**

The consideration of this application was deferred from the meeting of the Planning Applications Committee on 23 April to enable the description of the development to be revised to more accurately reflect the development proposed and for further publicity to be carried out in relation to this. This additional publicity has been undertaken and the time period for comments expires on 18 May 2009.

### **THE SITE**

The site is located on the west side of Magdalen Road, within the garden land of a semi detached house. Currently the land has outbuildings and sheds to the

north of the house and the land to the west is laid out to a garden. Beyond the garden to the north is a pedestrian access to Taylors Buildings from Magdalen Road to Temple Road.

The land does not lie within a Conservation Area and there are no Tree Preservation Orders on the site.

## **RELEVANT PLANNING HISTORY**

There is no relevant planning history.

## **THE PROPOSAL**

The proposal is for two new detached dwellings within the garden of 112 Magdalen Road, one to the north side, and the second to the rear (west) facing onto Taylors Buildings. Parking will be provided for 3 cars with access onto Taylors Buildings and will also provide one additional parking space for the existing dwelling. Vehicular access for the existing house onto Magdalen Road will be stopped up.

The plot to the north will be 11metres wide and approximately 36metres deep, and the plot to the west approximately 42metres wide and varying between 5.5 and 21metres deep. The house to the west will be 4metres from the boundary of the curtilage with no110 Magdalen Road.

On the opposite side of Taylors Buildings has 5 houses, and the dwelling to the west will be 12metres from the front of the nearest one.

## **CONSULTATIONS**

The application was originally advertised in the press and neighbours were consulted. Two individual letters have been received and their comments are:

- A flowering cherry or almond tree has recently been cut down on the site;
- No objections to the dwelling facing Magdalen Road;
- Poor relationship between the house to the rear and its proposed parking;
- Not in scale with the surrounding dwellings;
- Concern that windows will overlook to the front and rear;
- Additional 4 parking spaces onto Taylors Buildings does not make consideration for pedestrians as the road is narrow;
- Concern that the dwelling to the rear will have an impact on Sycamore trees in the garden of 110 Magdalen Road.

Following the amendment to the description of the application, neighbours were re-consulted. One additional letter has been received to date, which was written prior to the clarification letter being received, and the author indicated that they would have welcomed the opportunity to comment on the dwelling to the west of the existing property although, to date, no further correspondence has been received.

## **PLANNING CONSIDERATIONS**

### **Relevant National Planning Policies:**

PPS1 – Delivering Sustainable Development

### **Relevant East of England Plan Policies:**

ENV7 – Quality in the Built Environment

### **Relevant Local Plan Policies:**

EP22 – Residential Amenity

HBE12 – Quality of Design

HOU13 – Housing Development;

TRA6 – Parking Standards;

TRA7 – Cycle Parking;

TRA8 – Servicing.

The dwelling located to the north and within the curtilage of 112 Magdalen Road (dwelling A) will be located with its front wall facing the road and its front wall in line with the existing run of houses. The height of the house will be 8.2metres, which is the same as the existing house. Adequate car parking and cycle storage will be provided to the rear of the site, accessed from Taylors Buildings, with the existing vehicular access onto Magdalen Road stopped up.

The second dwelling will be to the west of 112 Magdalen Road and face onto Taylors Buildings. The height of the house will be slightly lower than dwelling A at 7.1m but is in keeping with the buildings in the surrounding area. Two parking spaces will be provided immediately to the east of the house, which is the amended siting from the original submission, which showed parking to the west of the house, separating the gardens. This amended parking arrangement will improve the garden land for dwelling B, and will concentrate the 4 parking spaces for all of the dwellings to one area with access off Taylors Buildings, which is considered to be acceptable.

Whilst the house B is sited on a relatively shallow part of the plot, there will be 4metres of land to its south to the boundary of the garden of 110 Magdalen Road and a 2metre fence will provide screening on the boundary. Two windows at first floor level that are obscure glazed will prevent overlooking into the rear garden on the adjacent dwelling. Trees that have been pollarded recently in the garden of the neighbour to the south are considered to be unlikely to be affected by the development.

Materials to be used are likely to be acceptable and overall it is considered that the siting of the dwellings and the parking arrangements are satisfactory.

The application for the two dwellings is therefore recommended for approval.

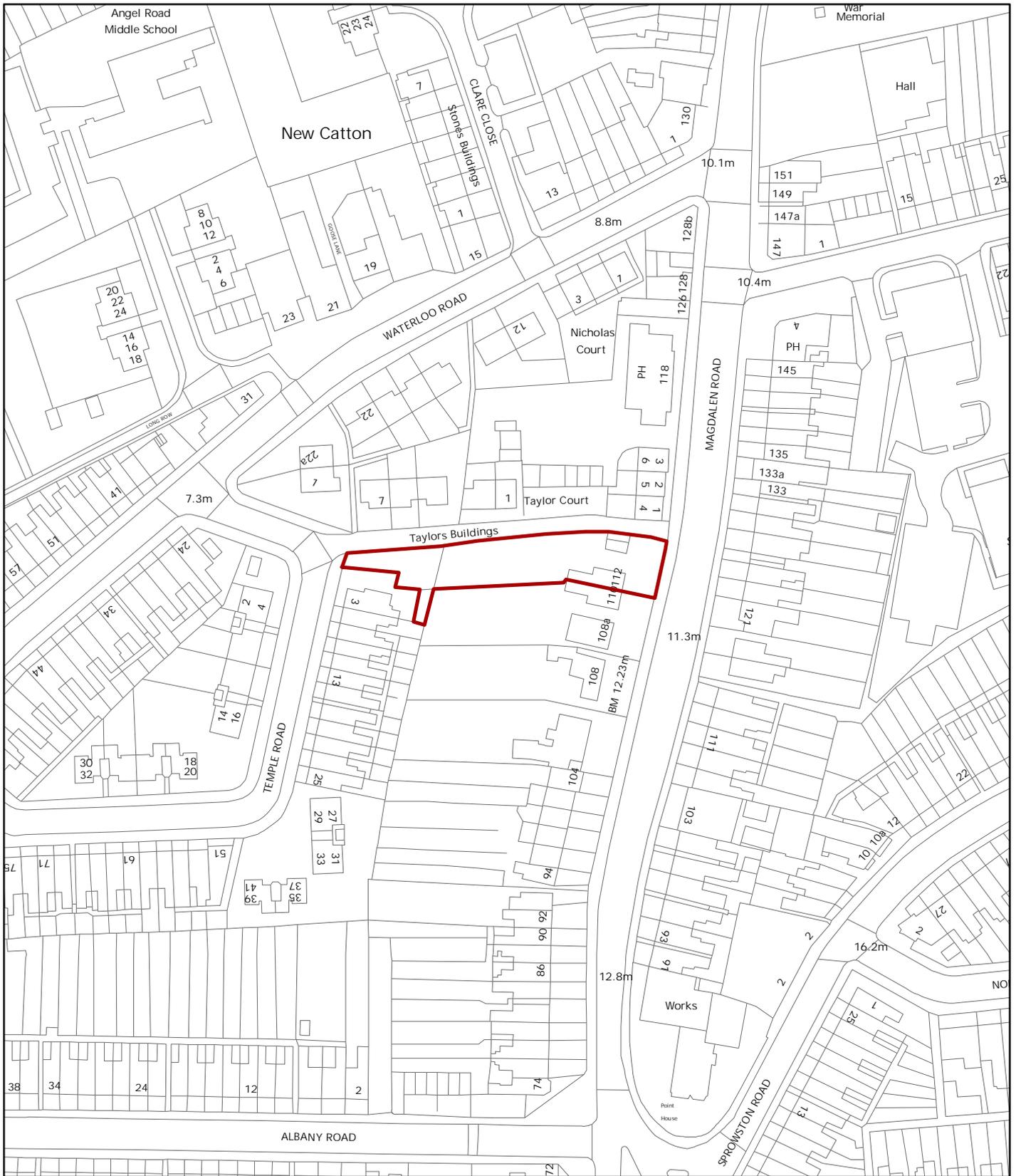
## **RECOMMENDATIONS**

APPROVE PLANNING PERMISSION subject to:

- (a) no new material planning issues being raised prior to the expiry of the publicity period on 18 May 2009; and
- (b) to the following conditions:
  - 1. Three year time limit.
  - 2. Details of materials to be agreed.
  - 3. Windows at first floor level in the west elevation of the dwelling to the north shall be obscure glazed.
  - 4. PD rights removed for additional windows or other opening constructed at first floor level or above in any elevation of the dwelling to the north.
  - 5. Details of hard and soft landscaping to be submitted.
  - 6. Implementation and maintenance of hard and soft landscaping works
  - 7. Walls and fences erected prior to occupation.
  - 8. Car parking areas and bicycle and refuse bin storage to be provided before occupation.
  - 10. Vehicular access on Magdalen Road stopped up before occupation.

Reason for Approval:

The decision is made with regard to policies HBE12, EP22, HOU13, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The development will provide additional dwellings on this large garden, and the dwellings will have minimal adverse impact on the nearby residential properties because of their orientation, good quality materials, size and scale on the land that is currently used for a garden.



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 Site Address - 112 Magdalen Road  
 Scale - 1:1,250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

