

Planning Applications Committee: 10 November 2011

Updates to reports for consideration.

Application No: 11/01651/F – Item 5(4) **Page 57**
2A Wilberforce Road, Norwich, NR5 8ND

Updates

Since writing the report the agent has responded on a couple of points. With regard to the comments of the landscape department and paragraph 16, the plans have been amended so that they are all consistent and all show close boarded fencing as opposed to timber panel fencing. With regard to paragraph 17 the agent has advised that the section and land levels can be amended to avoid any increase in the height of land around the hedge.

Further Consultation Responses:

Transportation – I have no objection in principle to this, and I appreciate that it is a steeply sloping site. However, the applicants really do need to consider where people are actually going to park their cars, and how the scheme will work in reality. The parking for the detached house is at a substantially lower level than the house itself, and there is every likelihood that the resident will park on the access drive outside rather than in the spaces which will cause inconvenience for others. In addition, residents in the semi-detached houses are much more likely to park outside their front doors than in the spaces provided.

I don't think this is a justification to refuse this proposal, but I do think that the applicant is building in problems for the future.

Bin collection area is acceptable

Representations

The period for representations as detailed at paragraph 9 of the report has now expired and no letters of representation have been received.

Response

In response to the comments of transportation, negotiations have taken with the applicant seeking to rearrange the access and parking arrangement with a view to locating parking to the front of each dwelling, reducing the width of the road and providing a shared surface as opposed to a road and footpath. These negotiations have led to some improvements as detailed at paragraph 18 of the report and whilst further improvements could be made, on balance the proposals as submitted are considered to be acceptable.

Graham Nelson
Head of Planning Services
10 November 2011