

Planning Applications Committee
2nd July 2009
Section C

Agenda Number:	C4
Section/Area:	Outer
Ward:	Nelson
Officer:	Elizabeth Franklin
Valid Date:	19th May 2009
Application Number:	09/00401/F
Site Address :	13 - 21 Stafford Street Norwich NR2 3BB
Proposal:	Demolition of existing buildings, erection of five new dwellings.
Applicant:	Mr Richard Turner
Agent:	Mr Alan Rawlings

THE SITE

The site is located on the north side of Stafford Street, at its junction with Gladstone Street. Currently on the site is a two storey building which includes a flat to the east elevation on Gladstone Street, with a DIY shop at ground floor level and storage above. Car parking is currently provided on the forecourt on Stafford Street. The shop and storage have not been used for several months and the shop is now vacant and to the rear of the site but within the curtilage (north) is overgrown garden land. Originally the building was a terrace of 6 houses.

A maisonette type flat with parking underneath within the ownership of the applicant is located to the north east of the site, facing on to Gladstone Street.

On the opposite side of Stafford Street there is a local authority development of flats, garages and parking areas, with only one flat overlooking the site. A similar shop is on the opposite corner of Gladstone Street, which is also vacant, and

historically has been in the ownership of the applicant. To the west is a small garage type building which is used for commercial purposes.

RELEVANT PLANNING HISTORY

08/01163/F - Demolition of existing buildings and erection of 6 No. new dwellings.
(REF - 19/12/2008)

THE PROPOSAL

The proposal is for the demolition of existing buildings on the site and the erection of five new dwellings. Two of the dwellings will adjoin the maisonette that faces Gladstone Street to continue the terrace, with the other three as a terrace facing onto Stafford Street. Each of the dwellings is two bed roomed and has the front elevation of a terraced house, with the rear elevation to one and a half storeys with a catslide design roof. Rear gardens are provided for each house, with a pedestrian access to the east of the 3 houses on Stafford Street.

The height of the houses will be 7.3m to the ridge which is the same as the adjoining maisonette on Gladstone Street.

No parking will be provided for these houses.

CONSULTATIONS

Neighbours have been consulted and no representations have been made by them.

Norwich Society:

- Pity to see the demolition of the existing property as the replacement is very ordinary;
- Does nothing to improve the existing streetscape;
- Does not turn the corner well;
- Parking provision is poor.

Transportation:

- No objections in principle;
- New properties not eligible for parking permits;
- Because of previous site activity there is some justification to apply to vary the TRO;

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

PPS1 – Delivering Sustainable Development

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE12 – Quality of design

HOU13 – Housing developments

TRA7 – Cycle parking

TRA9 – Car free housing

The existing building is in a dangerous state of repair hence the proposal for redevelopment of the site. The design is considered to be acceptable, and allows for each of the five houses to have its own private garden space and retains the character and proportions of the nearby terraced housing. Access to the rear of all houses will be via a pedestrian passageway to the east of the proposed houses on Stafford Street. Materials will be in keeping with the area, and adequate provision will be made for the storage of cycles and refuse bins centrally within the site.

Because of the positioning of the existing maisonette on Gladstone Street any redevelopment of the south east corner of the site needs to take into account the cramped area for amenity space if the houses faced onto Stafford Street. As two of the houses will continue the existing run of dwellings on Gladstone Street the rear gardens for those houses will side onto Stafford Street, and the turn on the corner is similar to other terraced corners in the area.

There is no on site parking proposed for the houses and as new houses they are not eligible for parking permits for the surrounding car parking zone. Whilst parking would normally be required for new development of this type in this location, it is considered that, taking into account the previous traffic generation associated with the commercial use of the site and the nature of the scheme submitted, the lack of parking for this development would not justify a refusal of the scheme in this instance. Furthermore, although not a requirement for planning permission being granted, there is some justification because of the existing and proposed layouts of the site for the applicant to apply to vary the Traffic Regulation Order.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Commencement within 3 years.
2. Demolition of existing buildings prior to commencement.
3. External materials to be agreed.

4. Boundary treatment to be agreed.
5. Implementation of boundary treatment.
6. Landscaping scheme to be submitted.
7. Implementation and maintenance of landscaping.
8. Cycle storage.
9. Bin storage.

Reason for Approval:

The decision is made with regard to policies HBE12, HOU13, TRA7 and TRA9 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The replacement of the existing building with 5 houses is suitable for this residential area and will provide adequate amenities for the existing and proposed residential dwellings in the area. In addition the design and materials are considered to be acceptable for the development and will not be detrimental to the visual or residential amenities of the area as a whole.



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 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

