

Planning Applications Committee

12 March 2009

Agenda Number:	C2
Section/Area:	INNER
Ward:	MANCROFT
Officer:	Rob Parkinson
Valid Date:	3 February 2009
Application Number:	08/01277/U
Site Address:	Former Allotment Gardens Rear Of 19 Old Palace Road Norwich NR2 4JE
Proposal:	Change of use of current garden area to open space, for use by the Notre Dame Prep School initially as a green area, and then to increase playing facilities for the school.
Applicant:	Mr Kieran O'Herlihy (Headmaster)
Agent:	Mr Kieran O'Herlihy (Headmaster)

THE SITE

The site is located to the west side of Old Palace Road, to the rear of a row of terraced houses and is a private garden once thought to be allotments. It is bounded on the north by a 2m wooden fence, on the south by derelict sheds, an earth mound and a brick wall, and to the west by a 2m high brick wall surrounding the premises of the Notre Dame Prep School. The eastern boundary is left open and mostly undetermined, allowing for access to gardens of neighbouring properties. Neighbours to the north and east are residential, the school is to the west and the STS Garage repairs yard is to the south.

PLANNING HISTORY

07/01280/F - Erection of 1 no. 4 bedroom house. (REF - 07/01/2008).

This was refused planning permission and an appeal dismissed on the basis that a dwelling on the site would not be accessible by vehicle and for refuse servicing, and that amenity in the back gardens of the terrace houses would be impaired.

THE PROPOSAL

Change of use of current private garden area for use as open space by the Notre Dame Prep School, initially as a green area, and then to increase playing facilities for the school.

CONSULTATIONS

The proposal has been advertised in the press and neighbours have been consulted. The applicant has also written to adjacent residents to describe their plans.

One letter of objection has been received from a neighbour whose garden runs parallel to the site, who considers that the school playing field use on two sides of their garden would be too noisy and lead to an unacceptable loss of amenity quality, which will not be reduced at all by only using a wooden fence as is currently proposed.

PLANNING CONSIDERATIONS

Relevant National Planning Policy Guidance:

PPG17 – Sport and Recreation

Relevant Local Plan Policies:

EP22 – General Amenity

Amenity

This is an isolated location to the rear of a row of terraced houses on the west side of Old Palace Road. The site is currently in a very dilapidated condition. Its reversion to use as an open space and playing facilities for the school would bring it to an improved standard and remove the poor amenity at present, although the space would be subject to new boundary treatments so would reduce the sense of openness there at present.

The loss of private residential amenity space from the host property (no.19 Old Palace Road) would normally be resisted under policy EP22. The character of the remainder of the row of terraces to the north is one of small gardens some 30sq m in area. The subdivision of the current garden would still provide an area of at least 40 sq m.

The concerns over an increased level of noise are valid, but this type of activity should be expected in an urban environment. Landscaping and hours of use conditions should help minimise any negative impact, improving the boundaries with both the residential neighbours and the garage.

Access

Current access to the site is via an unsurfaced track about 2.5 m wide along the side of no. 19 Old Palace Road, partly obstructed by some garages that create a dog-leg pedestrian route, and is currently used for parking. There are currently gates from the site to rear gardens at the dwellings to the north (numbers 21-27 Old Palace Road). If a right of access here does exist, this is not affected by the proposal as the site does not extend all the way to the boundary of the rear of the terrace gardens.

The application proposes to link the school to the field by creating an entrance in the western brick boundary wall and securing the remaining boundaries with a 2m high wooden fence. Details of the boundary treatments and access locations can be considered through planning conditions.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:-

1. Standard time limit;
2. Details of landscaping and materials to be submitted and approved, to include boundary treatments and means of access;
3. Hours of use restriction – the site shall not be used between 18:00 and 08:00 Monday-Friday or at any time on Saturdays and Sundays.

Reasons for Approval:

The decision to grant planning permission has been taken having regard to national policy and Saved Local Plan policy EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material planning considerations. Subject to the above conditions, the proposal will bring a derelict and neglected site into improved use as an educational resource and playing facility for the adjacent school. The proposal accords with national planning policy PPG17 to enhance the quality of sports and recreation facilities. Although there will be some considerable loss of private amenity space from the host property, sufficient private amenity space remains for the dwelling, similar in form to the character of the surrounding area, to satisfy saved Local Plan policy EP22. Any impacts on neighbouring residential uses will be mitigated by the conditions requiring landscaping details and hours of use.



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 Site Address - Former Allotment Gardens rear of 19 Old Palace Road, Norwich
 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

