

Planning Applications Committee

Section C

5 June 2008

Agenda Number:	C4
Section/Area:	OUTER
Ward:	EATON
Officer:	Elizabeth Franklin
Valid Date:	5th April 2008
Application Number:	08/00348/F
Site Address :	177 Newmarket Road, Norwich. NR4 6AP
Proposal:	Resiting of driveway to access building plot to rear.
Applicant:	Peter Thompson
Agent:	Peter Thompson

THE SITE

The application relates to a site to the north west side of Newmarket Road, currently occupied by a 1960's house with two vehicular access points at the front. The house is sited forward of the neighbouring original dwellings, nos 175 and 183. The site lies within the Newmarket Road Conservation Area and trees within the boundary are therefore protected by Conservation Area status.

PLANNING HISTORY

04/00294/F - Remodelling of existing dwelling, sub-division of plot and erection of new dwelling and garage. (REF - 17/08/2004)

05/00463/F - Subdivision of curtilage and erection of one new house and garage. (APPR - 02/08/2005)

THE PROPOSAL

The proposal is for the resiting of a driveway along the south west boundary of the curtilage of 177 Newmarket Road to access the building plot to rear. The southern part of the dual access for the existing house will be stopped up for that dwelling, to enable separate southern access point to the plot to the rear and a northern access point for no 177.

Land in this part of Newmarket Road is in the lowest point of a shallow valley, and the existing house is in a low point of the north west side of Newmarket Road. Land rises up to the rear of the house quite rapidly to make approximately a 1 metre change in level of land.

CONSULTATIONS

The application has been advertised on the site and in the press, and neighbours have been consulted. One letter of representation has been received, and points raised are:

- Access to the plot to the rear has been agreed as part of the previous application;
- Why the change?
- There will be further greenery cut down;
- The reason that trees were removed previously were for good arboricultural practice, therefore the trees being removed should not be a reason to create a new driveway;
- Why was the drive positioned as in the previous application?
- The drive will intrude on views from Newmarket Road;
- There will be further risk to existing trees.

PLANNING CONSIDERATIONS

Relevant East of England Plan Policies:

ENV7: Quality in the built environment
T6: Strategic and regional road networks

Relevant Local Plan Policies:

NE2 – Woodlands;
NE3 – Tree maintenance;
NE9 – Landscaping;
HBE8 – Development in Conservation Areas;
EP22 – General amenity.
TRA8 – Servicing provision

The access to the land to the rear was agreed as part of the previous application for a dwelling ref: 05/00463/F, when the access was approved as a short spur to the North West end of the current garage access for no 177 Newmarket Road. This application is for the access to now be located along the western boundary of the site. The trees that were along that boundary were removed some time ago, in agreement with the Tree Protection Officer, in conditions of good arboricultural practice.

Currently no177 Newmarket Road has a dual access, with a double garage that is underneath the main house but to the south west side of the building. It is proposed that the northern of the two accesses will be used by 177 Newmarket Road, and the southern access will be used for the approved plot to the rear, with the southern access stopped up from use by the existing dwelling. No additional accesses onto the A11 are proposed.

Boundary treatment is of hedges and trees. The east corner of the front wall to no183 Newmarket Road is approximately 6 metres from the boundary of the application site,

with a detached garage between, and the distance between the new drive and the neighbouring property is considered to be acceptable. It is considered that there will be no adverse visual impact caused by the development, and an opportunity to increase planting by way of a landscaping scheme is proposed where the stopping up of the existing internal driveway will be carried out, and along more sparse sections of the existing hedge. The proposal is supported by an Arboricultural Method Statement which is considered to be acceptable subject to conditions. Specific details of materials to be used are to be submitted; however the Method Statement has stated that the surface materials to be used should allow gases and water to pass through to the root system.

Whilst previous planning permission was granted for the access, this application will not increase any openings onto Newmarket Road and removes potential vehicle conflict between the existing and proposed new house. The new drive will also not involve the felling of any additional trees. It should be noted that if the new driveway was only to serve the land to the rear as access to garden land then planning permission would not be required. Bearing this in mind, the application is recommended for approval.

RECOMMENDATIONS

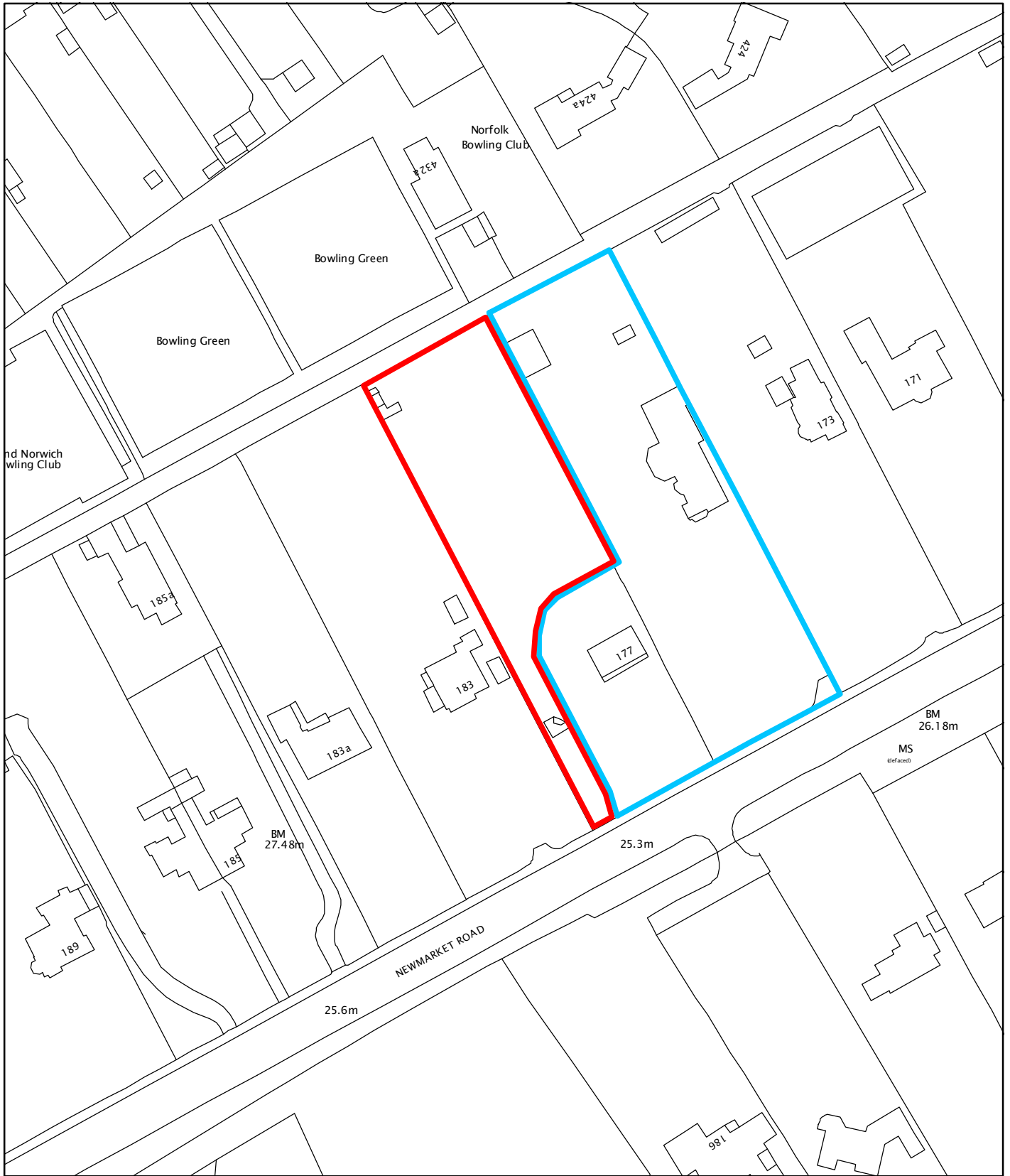
APPROVE PLANNING PERMISSION on the following grounds:

1. The development must be begun within three years of the date of this permission.
2. All work shall strictly adhere to the Arboricultural Method Statement, and all work shall accord with AAIS-APN12.
3. There shall be no movement of machinery or heavy plant within the Root Protection Areas before the ground is protected by a load spreader and the sub-base; and then any movements must be only along the construction.
4. Prior to the commencement of works, the Root Protection Areas that are outside the intended construction area will be protected with barriers in order to establish a Construction Exclusion Zone. Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. Barriers should therefore consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3metres. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not to be used.
5. There shall be no storage or any other site activity within the Construction Exclusion Zone.
6. Prior to the commencement of any works relating to planning permission for the proposed construction of the drive there should be submitted and approved in writing a Tree Protection Plan, and also a detailed planting scheme for the 'new screen planting' and hedging, and which provides for ground amelioration and preparation.
7. Within one month of the new drive being brought into use, the existing access from the south west to serve 177 Newmarket Road shall be stopped up to access that house and shall remain so in perpetuity.
8. Within six months of the completion, landscaping, planting and site treatment works shall be carried out in accordance with a scheme to be submitted to and agreed by the Council as Local Planning Authority.

9. Before works commence on the site, details of the surface materials to be used shall be submitted to (with samples if required) and approved in writing by the Council as Local Planning Authority.
10. Any trees or plants which comprise part of the approved landscaping scheme and within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Director of Development gives written consent to any variation.

Reason for Approval:

The decision is made with regard to policies NE2, NE3, NE9, HBE8 TRA8 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004, policies T6 and ENV7 of the East of England Plan, May 2008 and all material considerations. The access, subject to the imposition of conditions, will not be detrimental to the character and appearance of this part of the Newmarket Road Conservation Area, and will have no additional impact on amenity or on the area as a whole.



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Planning Application No - 08/00348/F
 Site Address - 177 Newmarket Road
 Scale - 1:1250



NORWICH
City Council

**DIRECTORATE OF REGENERATION
AND DEVELOPMENT**

