

Planning Applications Committee

11 September 2008

Agenda Number:	B3
Section/Area:	OUTER
Ward:	CATTON GROVE
Officer:	Elizabeth Franklin
Valid Date:	21 May 2008
Application Number:	08/00493/RM
Site Address :	Land And Buildings West Of (And Including) 89 Rackham Road Norwich
Proposal:	Proposed building of Residential Care Home.
Applicant:	Gable Developments Ltd
Agent:	Broadfield Planning Ltd

THE SITE

The site is located on the west side of Rackham Road at the far north end of the cul-de-sac, on land that is currently vacant. Land rises from the south of Rackham Road to beyond the site to the north and also up to the west. A terraced house that has been fire damaged is located to the north east side of the site, and will be demolished to incorporate that land to achieve the scheme.

RELEVANT PLANNING HISTORY

07/01262/O - Erection of residential care home for the elderly. (APPR - 15/01/2008)

08/00493/RM - Proposed building of Residential Care Home.

06/01234/F – Erection of 24 flats (refused)

THE PROPOSAL

The proposal is for the approval of reserved matters of all of the previous outline application except landscaping, for a residential care home for the elderly. Those reserved matters are the layout, scale, appearance and access of the site.

CONSULTATIONS

The application has been advertised on the site and in the press, and neighbours have been consulted.

6 letters of objection have been received, including 1 letter with 18 signatures.

Comments received are:

- There is insufficient parking shown for the numbers of staff proposed;
- The road is narrow and there is not enough width for ambulances which will have to mount the path;
- Not enough on-site parking;
- The road cannot cope with extra traffic;
- Loss of light;
- Loss of privacy;
- Likely problems with construction traffic;
- Clinical waste will be left outside in containers;
- Is there another route into the site?
- No lifts, communal areas or staff accommodation shown – is this site likely to be for independent flats? If so the car parking requirement will be greater;
- How will the house to the south of the site stand in relationship to the south wall of the home?
- Insufficient amenity space;
- Preference for residential bungalows for the elderly;
- Unlikely that staff will use buses when there is only one bus an hour;

The applicant has had meetings with neighbours and addressed issues. Following reconsultation, 8 letters of objection and 1 letter of support have been received.

Comments received since reconsultation are:

- Support as car parking issues have been satisfactorily addressed.
- Too many rooms for occupants;
- Concern that the bins will need to be emptied regularly because of the health hazard associated with it;
- The road is too narrow for construction traffic;
- Construction traffic will be too noisy for residents at the sheltered housing scheme nearby;
- There will be likely soil and air pollution from the asbestos in the buildings on the site when demolished;
- Still insufficient parking spaces on site;
- The care home should have another 10 car parking spaces;
- Suggestion of an underground car park for the site;
- Make the road permit parking only.

PLANNING CONSIDERATIONS

Relevant National Policy Guidance:

PPS1 – Delivering Sustainable Development;
PPS1 Supplement – Planning and Climate Change.

Relevant East of England Plan Policy:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

East of England Plan:

ENV7- Quality in the Built Environment.

Local Plan:

HBE12 – Quality of Design;

EP22 – Amenity;

HOU5 – Accessibility;

HOU19 – Residential Institutions;

TRA5 – Accessibility and Special Needs;

TRA6 – Parking Provision;

TRA7 – Cycle Parking;

TRA8 – Provision for Servicing;

TRA12 – Travel Plans.

Following on from the approval of the outline application approved in January 2008, this is for the approval of all of the reserved matters except landscaping, to include layout, scale, appearance and access. The scheme as submitted provides for 30 bedrooms whereas the indicative scheme submitted during the outline application showed 41 rooms for residents.

The development will have the appearance of a run of 2 storey terraced buildings, in keeping with the terraced houses to the south of Rackham Road, and similar to those at the north end which are adjacent to the access to the site. Roof lines are stepped down to accord with the change of levels of the land whilst keeping the floor level inside constant. As the site will be one level only to cater for the needs of the residents, land raises up to the north and west, necessitating the site to be cut into the land with retaining walls to either side. Only first floor windows and the roof structure will be seen from residential properties either to the north or the west. Amenity space will be provided for residents to the north and the west of the site and provides more space than accepted previously in the outline stage.

The house to the south of the site is an end of terrace house and its roof ridge will be 2 metres lower than the ridge of the residential home as proposed, with approximately 1metre between the 2 buildings. The front wall of the building will be 0.5metres forward of the wall of the house to the south and the rear wall

2metres back from the rear wall. Because land drops down to the south the changing roof levels will not look out of place.

With regard to access, the entire site will be dug to the level of the existing access. The applicant has recently increased the number of parking spaces from 5 to 7 which is considered to be acceptable, and a transport plan has been put into place for staff to travel to work. Adequate refuse bin storage and cycle storage will be provided close to the access. Construction traffic details are not material planning concerns.

The application has been the subject of reconsultation following the applicant having meetings with neighbours and increasing the car parking spaces and resiting the building to accommodate the extra spaces. In addition the internal layout has been altered in the interests of future occupants of the care home.

Issues relating to contamination of the land have been addressed as part of a previous application for residential development and have been assessed by specialists. The report that was prepared as part of that investigation was agreed in principle with regard to remediation of the site, and whilst that report was not disclosed as part of the outline application for the residential care home, it is considered still to be valid.

The details submitted with this application are therefore considered to be acceptable, and on this basis the application should be approved.

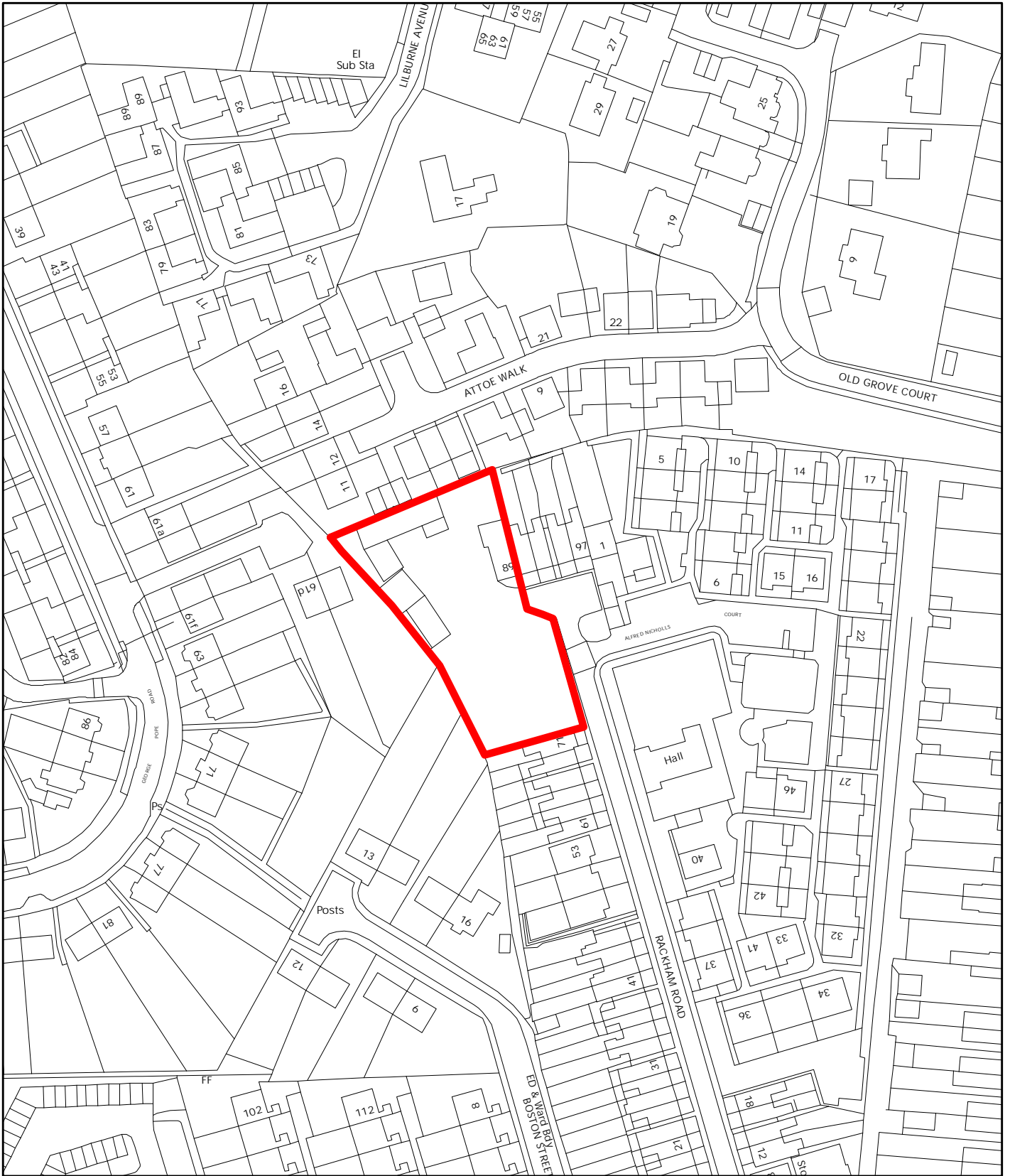
RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. Statutory time limit;
2. Details of landscaping to be submitted for approval;
3. Maintenance of landscaping;
4. Details and samples of materials to be submitted for approval;
5. Hedges and fences to be erected before occupation;
6. Car parking/cycle and bin storage to be laid out prior to occupation;
7. Materials to be removed from site if not reused;
8. Remediation scheme submitted where contamination is found;

Reason for Approval:

The decision is made with regard to policy ENV7 of the East of England Plan and HBE12, EP22, HOU5, HOU19, TRA5, TRA6, TRA7, TRA8 and TRA12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The reserved matters are considered to be acceptable, not detrimental to the visual amenities, and will not detract from the character of the area.



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Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

