

Planning Applications Committee  
2 April 2009  
Section C

<b>Agenda Number:</b>	<b>C4</b>
<b>Section/Area: I</b>	<b>OUTER</b>
<b>Ward:</b>	<b>EATON</b>
<b>Officer:</b>	Malcolm Dixon
<b>Valid Date:</b>	12 February 2009
<b>Application Number:</b>	09/00062/F
<b>Site Address :</b>	Branksome Lodge 12 Branksome Road Norwich NR4 6SN
<b>Proposal:</b>	Erection of new dwelling and garage.
<b>Applicant:</b>	<b>Mr Andrew Jary</b>
<b>Agent:</b>	

**THE SITE**

The site is located on the western side of Branksome Road at the rear of what was previously a substantial garden serving No. 12 Branksome Road. Following the grant of planning permission in 2004 (see below), the garden has been sub divided and sold off. The surrounding area is characterised in the main by large detached residential properties with generous curtilages, but to the immediate north west there are several detached dwellings served from a cul-de-sac (Fulford Close) with smaller gardens.

The site is protected by a Tree Preservation Order No. 217 covering several trees on the site.

**PLANNING HISTORY**

04/00317/F - Sub division of curtilage & erection of single dwelling with garage.  
Approved 01/06/2004

4/2002/0424 - Development of site for single dwelling Withdrawn - 21/06/2002

4/2000/0343 - Sub-division of curtilage to provide site for one bungalow (renewal of previous permission 4930473/O) Approved 19/10/2000

4/1995/0010 - Erection of two storey extension at rear. Approved - 09/02/1995  
4/1993/0473 - Sub-division of curtilage to provide site for one bungalow.  
Approved - 05/08/1993  
4/1990/0391 - Sub-division of curtilage to provide site for one house. Approved -  
31/05/1990  
4/1989/0547 - Sub-division of curtilage to provide site for one bungalow. Allowed  
on Appeal - 28/09/1989

## **THE PROPOSAL**

The scheme has been revised following negotiations but ostensibly the proposal involves the erection of a new two storey detached dwelling which is slightly larger in scale than the previous scheme granted permission in 2004 but maintaining the previously approved low eaves height. The long driveway has necessitated revisions to facilitate a fire engine access and in so doing a new double garage is proposed to the southern end of the site in lieu of a large single garage on the northern boundary. The development requires a raft floor and piling, leading to an overall ridge height of 7.8 m corresponding with the previous approval.

As before, the facing materials will include a combination of soft red brickwork, cream painted render and clay plain tiles. Aside from the repositioned garage, the main changes involve the inclusion of a first floor gable wall with a single storey utility room attached at the western end to replace a hipped roof.

## **CONSULTATIONS**

12 neighbouring properties were notified and 5 representations have been received from 15,17 19 and 21 Sunningdale and 4 Fulford Close.

Grounds for objection covered the following:

Dominant scale, potential loss of trees, loss of privacy, light and view, disturbance (from repositioned garage), boundary treatment.

A further consultation exercise has been carried out in connection with the minor revisions to the plans and any additional issues raised by this exercise will be reported to the Committee.

## **PLANNING CONSIDERATIONS**

### **National Planning Policy:**

PPS1 Delivering Sustainable Development.

PPS3 Housing

### **Relevant East of England Plan Policies:**

ENV7 Quality in the Built Environment

### **Relevant Local Plan Policies:**

NE3 Tree Protection

EP22 High Standard of Amenity for Residential Occupiers

HOU13 Proposals for New Housing

There is an extant permission for a two storey dwelling which could still be implemented up till May this year. The present proposal does not differ significantly in terms of overall scale, design, layout position and access arrangements; all compatible with the character of the surrounding area.

The layout of the scheme has been revised to protect the amenities of the nearest and most affected property (No. 4 Fulford Close) particularly in terms of potential overlooking. Given the distance to other adjacent properties it is considered that the amenities of occupiers will not be materially affected in planning terms, subject to the safeguarding of protected mature trees within the curtilage. In this respect the applicants are prepared to incorporate the Council's Tree Officer's recommendations by including piled foundations and a raft floor, thus ensuring the required root protection. This results in a marginal increase in the ridge height of the building of approximately 100mm (4 inches) but no higher than the previously approved scheme.

Given all the above the proposal is considered to be an acceptable form of development in this location.

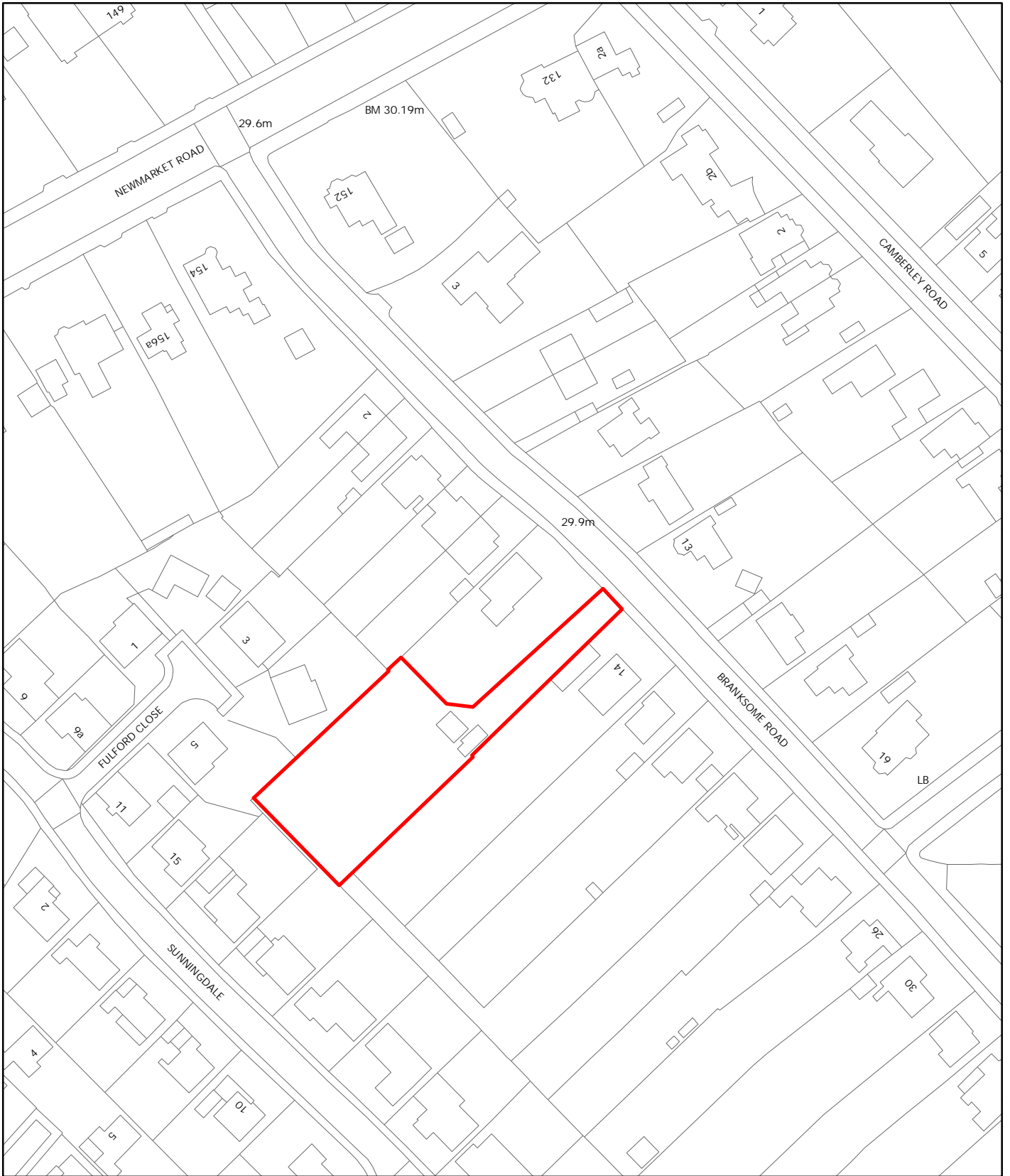
## **RECOMMENDATIONS**

To grant PLANNING PERMISSION subject to the following conditions:-

- 1) Commencement of development within three years of date of planning permission
- 2) Development to be carried out using agreed facing materials
- 3) Pre commencement -hard and soft landscaping and maintenance to be agreed
- 4) Protection of trees during construction and in accordance with AIA; and retention of existing landscaping(hedges and trees).
- 5) Permeable access to be laid out before occupation
- 6) Pre occupation garage to be constructed
- 7) Pre commencement -refuse storage details and location to be agreed.
- 8) Pre occupation approved refuse storage detail to be constructed
- 9) Pre commencement –details of boundary treatment.

## **Reasons for Approval**

The decision is made with regard to Policies NE3, EP22 and HOU13 of the City of Norwich Replacement Local plan adopted version 2004 and all material considerations. The siting of a two storey detached dwelling and garage in this location will comply with PPS1 and 3 and will not unduly affect the amenities of the surrounding area. Furthermore the form of build respects the character of surrounding properties in the vicinity.



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Site Address - Branksome Lodge, 12 Branksome Road, Norwich

Scale - 1:1,250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

