

Planning Applications Committee
14 May, 2009
Section C

Agenda Number:	C3
Section/Area:	OUTER
Ward:	WENSUM
Officer:	Malcolm Dixon
Valid Date:	27th March 2009
Application Number:	09/00261/O
Site Address :	St Michaels Church Hall Hellesdon Road Norwich NR6 5EG
Proposal:	Outline planning application for residential development with vehicular and pedestrian access from Hellesdon Road only, comprising 3 No. two storey dwellings (plots 1-3) and 3 No. one and a half storey chalet bungalows (plots 4-6).
Applicant:	Diocese Of Norwich
Agent:	Chaplin Farrant

THE SITE

The site is located at the northern end of Hellesdon Road close to the junction with Marl Pitt Lane. It slopes downwards from south east to north east (back to front) by approximately 5 metres and is roughly 0.15 hectares in area. At present there is a disused bland church hall, a brick structure with a sheet metal roof, at the front of the site and a garden area at the rear. It benefits from some deciduous and conifer tree cover.

On the northern, eastern and southern boundaries there are residential properties whilst to the immediate south west there is a garage court serving houses in the vicinity.

THE PROPOSAL

The scheme has been revised following negotiation removing the two storey element at the rear of the site and replacing with 3 one and half storey dwellings. It therefore comprises the following:

Outline planning application for residential development with vehicular and pedestrian access from Hellesdon Road only, comprising 3 No. two storey dwellings (plots 1-3) at the lowest point and 3 No. one and a half storey chalet bungalows (plots 4-6) behind. The scheme includes 6 car parking spaces.

All matters are reserved for further consideration (i.e. access, appearance, landscaping, layout and scale), nevertheless indicative plans have been submitted together with a Design and Access Statement which set down the broad parameters on which a reserved matter application should be based. The application has also been accompanied by a Desk Top study Contamination Report and an Arboricultural Implications Study.

CONSULTATIONS

Transportation: No adverse comments have been received.

Environmental Health: Requested that there should be qualification of any on-site contamination by ground gas seepage and asbestos in the existing buildings together with details of method of removal and disposal as required. Refuse storage details are also required.

25 neighbouring properties immediately adjacent to the site were consulted on the original proposal and this exercise has been repeated on the revised scheme but widened to include a further 6 properties beyond the garage court mentioned above. 8 representations have been received to date following the initial consultation exercise and issues raised are summarised as follows:

Objections have come from 56, 58, 60/60a (in same ownership), 62, 64 and 70 Marl Pitt Lane and 51 Hellesdon Close. The issues raised are privacy, loss of green area, loss of outlook, noise (including affecting night shift work) and pollution and security (by linking to alley way at rear of Marl Pitt Lane).

The overall consultation period will not expire until the day after the Planning Committee meeting but any further issues received prior to the meeting will be reported verbally.

Tree Officer: No objection

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 Delivering Sustainable Development
PPS1 Supplement Planning and Climate Change
PPS3 Housing

Relevant Regional Planning Policies:

NR1 Norwich Key Centre for Development and Change (14100 dwellings in City)
ENV7 Quality in Built Environment

Relevant Local Plan Policies

AEC3 Loss of Buildings for Community Use
HOU13 Proposals for New Housing
EP22 Residential Amenity
SR12 Green Links

Principle of development

Under policy AEC3, the loss of a community facility needs to be considered in assessing the merits of this scheme. However, the church is not particularly well related to any existing centres, the nearest being Larkman Lane District Centre, 400 metres away. Demand for church use on the site has fallen to only 6 adults and Sunday services have been relocated to a local school. Other community based uses, e.g. parent/toddler groups, are held at the Communication Centre near the school whilst the polling station, a play group and a slimming club are held at the community centre opposite the church, which also includes 5 a-side football facilities. The application building is redundant and of no particular merit. It is a brownfield site in a sustainable location for residential use and therefore, taking into account all these factors, the principle of residential can be supported.

Layout, scale and design (Indicative details)

The site is constrained by existing development and the slope of the land. In order to maximise its potential in terms of numbers without unduly affecting the amenities of surrounding properties a tandem development provides the optimum solution and therefore on balance can be supported. However, it is appreciated that two storey development at the rear of the site could undermine the amenities of neighbouring properties and therefore the proposed dwellings in this area have been reduced to one and a half storeys with only velux windows on the frontage whilst dormer windows are proposed on the rear facing onto a garage court. Given the relative levels of the site and the orientation of the proposed dwellings, there will not be any direct overlooking into existing windows and the reduction in height of the rear units will ensure that light to and outlook from adjacent dwellings will not be materially affected. Two storey development on the frontage is in keeping with the character of dwellings in the area. The proposal is therefore considered to accord with the principles of saved policies HOU13 and EP22.

No elevation details have been provided and therefore consideration of this aspect of the scheme would be dealt with in detail as a reserved matter.

Highways

No adverse comments received from the Councils Transportation Service and the proposed pedestrian link to the rear of Marl Pitt Lane has been deleted from the scheme following the concerns of Marl Pitt Lane residents.

Other Issues

Trees on the south west corner of the site will be retained to soften the development and to provide screening. The Arboricultural Report suggests that trees on the frontage are of little arboricultural merit and should be removed. The Council's Tree Officer concurs with this view and it is therefore suggested that suitable replacement tree planting be planted on the frontage to conform with the aims of policy SR12.

Conclusion

Taking into account all the above the proposed development is considered acceptable in principle and is therefore can be supported.

RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to:

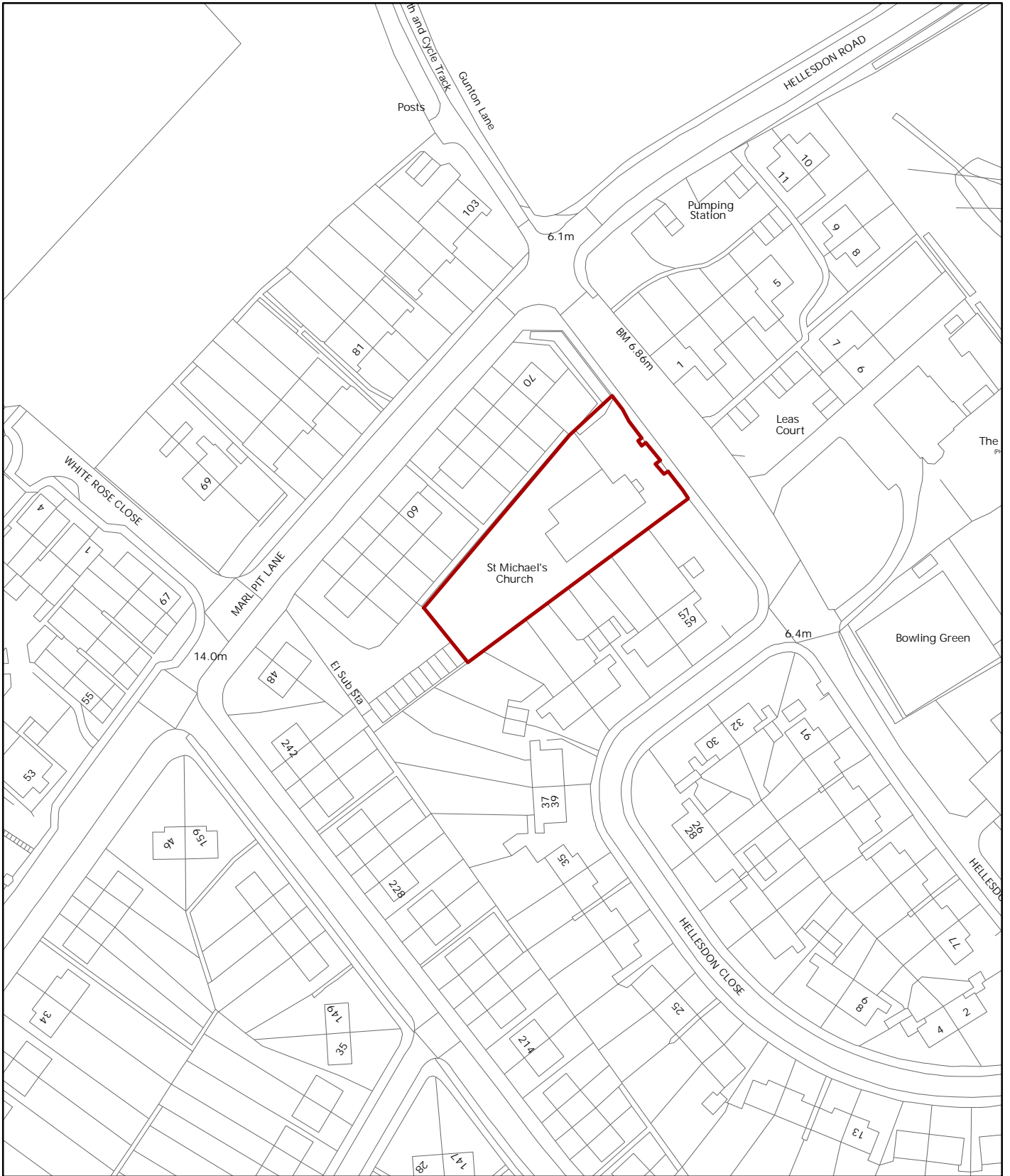
a)no new material planning issues being raised through the latest consultation exercise which expires on 15/05/09; and

b) conditions to cover the following matters:

1. Standard outline time limit.
2. Reserved matters to refer to access, appearance, landscaping, layout and scale.
3. Reserved matters to comply with broad parameters of Design & Access Statement and indicative plans.
4. Contamination.
5. Replacement planting.
6. Cycle/Refuse storage.
7. Root protection/lopping.

Reasons for approval:

It is considered that the principle of residential development of the scale and density proposed which respects its surroundings is acceptable, thus complying with the aims of the following saved policies of the City of Norwich Replacement Local Plan (2004): AEC3, HOU13, EP22 and SR12 together with relevant national and regional Policies and any other material considerations.



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 Site Address - St Michaels Church Hall Hellesdon Road
 Scale - 1:1,250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

