

Planning Applications Committee

23 April 2009

Section

Agenda Number:	C1
Section/Area:	INNER
Ward:	MANCROFT
Officer:	Mr Mark Brown
Valid Date:	21st March 2009
Application Number:	09/00210/F
Site Address:	North Buildings Armes Street Norwich
Proposal:	New bungalow for a disabled person.
Applicant:	Flagship Housing Group
Agent:	Chaplin Farrant Limited

THE SITE

The site is located to the north of Armes Street. Flats at Dolphin Grove and Watson Grove are located to the north and east respectively. To the west are single storey properties at Edward Gambling Court. A number of significant trees are located close to the north, east and southern boundaries of the site. The access runs from Armes Street approximately 45m north to the site. Currently there are approximately eight parking spaces to the east of this access. The site itself has been informally used over a number of years as a car park providing a further five spaces.

PLANNING HISTORY

A similar application (08/01120/F) was submitted in December 2008 and subsequently withdrawn in February of this year.

THE PROPOSAL

The proposal is for the erection of a single disabled persons bungalow. The proposal also includes formalising the access and resurfacing the eight parking spaces to the east of the access road.

CONSULTATIONS

Advertised on site, in the press and adjacent neighbours notified. One letter received objecting over the loss of five parking spaces.

PLANNING CONSIDERATIONS

Relevant National Planning Policy
PPS1 – Delivering Sustainable Development
Supplement to PPS1 – Planning and Climate Change
PPS3 – Housing
PPG13 – Transport

Relevant East of England Plan Policies:
WM6 – Waste Management in Development

Relevant Local Plan Policies:
Adopted City of Norwich Replacement Local Plan Saved Policies:
NE9 – Comprehensive landscaping scheme and tree planting
HBE3 – Archaeological assessment in Area of Main Archaeological Interest
HBE12 – High quality of design
HOU13 – Proposals for new housing development on other sites
EP18 – High standard of energy efficiency for new development
EP22 – High standard of amenity for residential occupiers
TRA5 – Approach to design for vehicle movement and special needs
TRA6 – Parking standards – maxima
TRA7 – Cycle parking standard
TRA8 – Servicing provision

Principle

The site is unallocated within the City of Norwich Replacement Local Plan. The principle of the proposal is considered to be acceptable under saved policy HOU13 of the adopted City of Norwich Replacement Local Plan. The proposals are lower density than would normally be expected in this location, however, given the constraints of trees on and around the site and the proximity of other flats in the area this is considered acceptable.

Loss of parking

The site has been used informally as a car park by local residents, however it is not formally provided as such. The proposal will involve the loss of five parking spaces. A survey of available parking in the area has been carried out as part of the application, the survey identifies that there is sufficient car parking available in the area on street and at Watsons Grove. In policy terms there is no presumption for the retention of the existing car parking, indeed, policy seeks the reduction of parking provision and promotion of more sustainable forms of transport.

Design

The layout on the site has been largely dictated by the root protection zones of trees and the existing access to the southeast of the site. Parking and turning areas are provided to the southeast corner and external amenity areas provided to the northern end of the site under the tree canopies.

The proposed bungalow is fairly traditional in its design and is predominantly red brick with pantiles and timber clad gables. This is considered acceptable in the context of the area.

Trees

An arboricultural impact assessment has been submitted as part of the application, it is considered that subject to compliance with this, the construction of tree protection barriers and submission of an arboricultural method statement that the proposals would not have a detrimental impact on the trees.

Amenity

It is considered that the proposals would provide a satisfactory standard of amenity to future occupiers. Whilst large areas of the garden are overlooked by nearby flats it is considered that the northern part of the site has satisfactory screening.

Given that the proposal is for a bungalow it is not considered that there would be any detrimental impact as a result of overlooking to or from adjacent properties or there would be any impact in the form of overshadowing.

Conclusion

The proposed development involves the provision of a single bungalow on a brownfield site in a relatively central location. It is not considered that the retention of the informal parking areas on the site is appropriate and the proposed development is considered to represent a more sustainable use of the

site. The recommendation is therefore to approve the application subject to the conditions listed below.

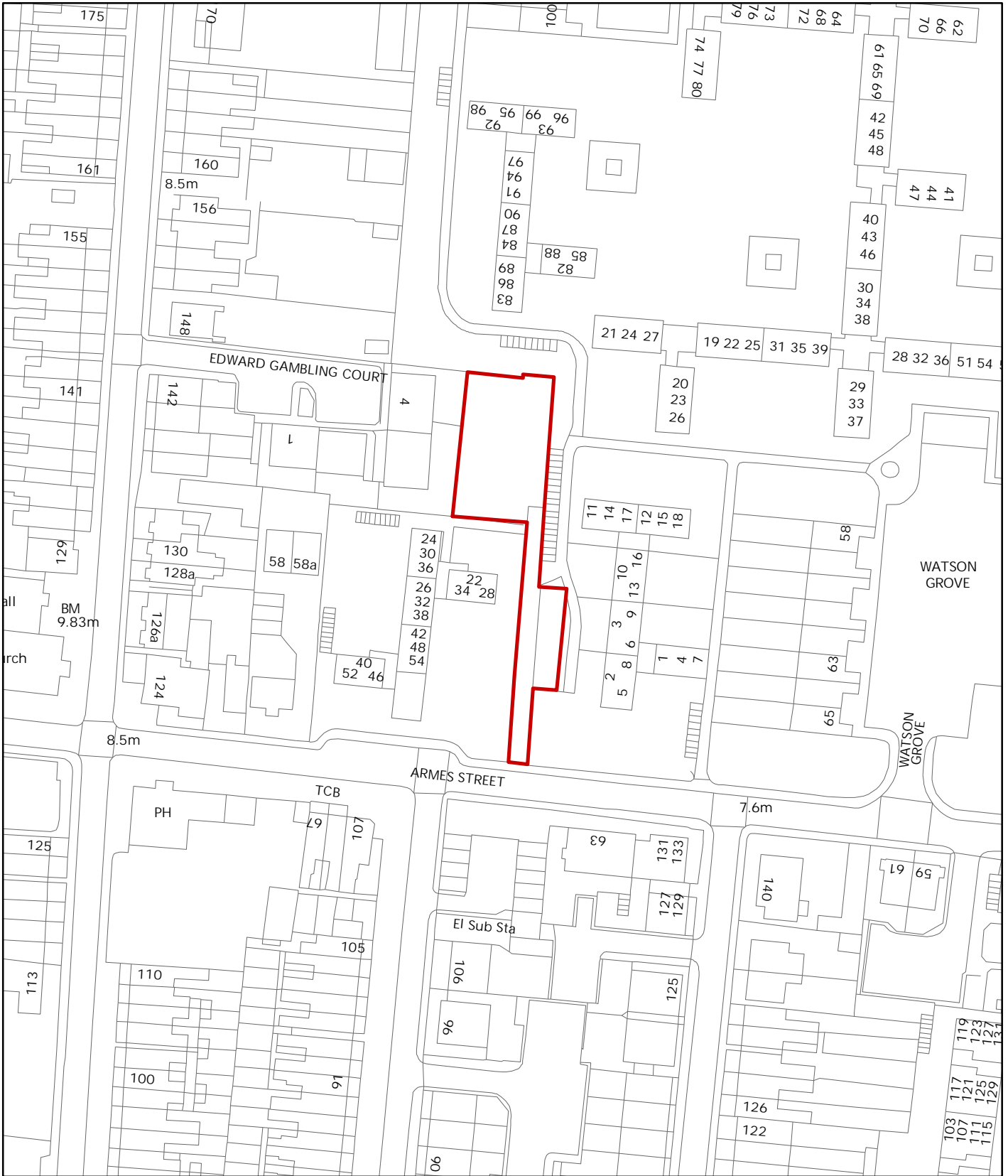
RECOMMENDATIONS

Approve planning permission subject to the following conditions:

- Standard time limit.
- Details of tree protection barriers to be submitted and an arboricultural method statement submitted.
- Bin stores to be provided prior to first occupation;
- Details of boundary treatments and landscaping to be submitted.

Reason for recommendation

The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policy WM6 of the adopted East of England Plan (May 2008), saved policies NE9, HBE3, HBE12, EP18, EP22, HOU13, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan (November 2004), PPS1, Supplement to PPS1, PPS3 and PPG13. The proposed development involves the provision of a single bungalow on a brownfield site in a relatively central location. It is not considered that the retention of the informal parking areas on the site is appropriate and the proposed development is considered to represent a more sustainable use of the site.



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 Site Address - North Buildings, Armes Street, Norwich
 Scale - 1:1,000



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

