

Report for Resolution

Report to Planning Applications Committee
Date 10 November 2010
Report of Head of Planning Services
Subject 11/01651/F 2A Wilberforce Road, Norwich, NR5 8ND

Item
5(4)

SUMMARY

Description:	Erection of 5 No. three bedroom houses plus internal site road on the plot of a three bedroom bungalow known as Hill-Side. The houses comprise of 2 pairs of semi-detached and one detached house.
Reason for consideration at Committee:	Consideration as to whether obligations are required
Recommendation:	Approve subject to conditions
Ward:	Bowthorpe
Contact Officer:	Mark Brown Senior Planning Officer 01603 212505
Valid Date:	27th September 2011
Applicant:	Mrs Mary Schofield
Agent:	GS Designs

INTRODUCTION

The Site

Location and Context

1. The site is located on Wilberforce Road just to the north of the junction with Rockingham Road. A pedestrian path (Larkman Lane) runs along the west of the site from Wilberforce Road running north to Twenty Acre Wood. The lane forms an allocated green link and the woodland to the north of the site is publically accessible recreational open space and a site of nature conservation interest.
2. The site itself was previously occupied by a three bed bungalow and a number of outbuildings which were demolished earlier this year. Consent for the demolition was granted in January under permission 10/02023/DEM.
3. The site slopes significantly from north to south dropping approximately 8.5m to the south. There are a number of trees along the sites boundaries and a hedge running along the western boundary of the site.

Planning History

4. 10/02023/DEM – permission granted for the demolition of the bungalow and outhouses on the site 06 January 2011.
5. 11/00801/F – application for the erection of 5 No. three bedroom houses and internal road withdrawn 04 August 2011.

6. 11/00964/F – consent granted on the adjacent site to the east, to the rear of 44 Rockingham Road for the erection of four flats 29 July 2011.

Equality and Diversity Issues

7. There are no significant equality or diversity issues.

The Proposal

8. The proposal is for the erection of 5 No. three bedroom houses accessed from a new internal access road onto Wilberforce Road. Two pairs of semi detached dwellings are located in the centre of the site (approximately half way up the slope). A further detached property is proposed further to the south closer to the site access.

Representations Received

9. Adjacent and neighbouring properties have been notified in writing. The application was originally advertised with a misleading address (land to the west of 40 Rockingham Road) and as such was re-advertised as 2A Wilberforce Road. The new consultation period expires on 09 November the day before the committee meeting. To date no letters of representation have been received.

Consultation Responses

10. Tree Protection Officer – Acceptable as long as conditioned for full compliance with the tree protection provisions outlined in the AIA, including the pre-development site meeting specified at 1.3 of appendix 5.
11. Landscape – I am concerned about the impact of the proposed boundary fencing between the gardens of Houses 3, 4, & 5 on the trees to the north. The proposed fencing is shown on drawing 105 rev B as running directly beneath these trees. As the Arboricultural assessment points out (5.6), although there is a method for avoiding post hole damage to roots, this method is not suitable for panel fencing – which is the type being proposed. The applicants should therefore be asked to put forward an alternative boundary treatment for locations beneath tree canopies. (I assume that the Tree Protection Officer is commenting on tree protection issues.)

I am also concerned about any proposed boundary fencing around the site. The previous drawings showed proposed panel fencing which could have had an adverse impact on existing trees for the same reasons as above. The revised drawings do not appear to indicate any form of boundary treatment around the site. However the Design & Access Statement (Landscaping) indicates that the northern and eastern boundaries would be 2.0m high close-boarded fence. The proposals for boundary treatment should be clarified and conditioned.

Cross section C-C on drawing 107 shows ground levels being built up over the root zone of the boundary hedge along Wilberforce Road. This could have a damaging impact on the hedge which is a valuable streetscape feature.

There are insufficient details provided to enable an assessment of landscaping – it would therefore be appropriate to condition these.

We would need more details of the proposed works to the highway to create a vehicle access. The proposed arrangement should give priority to pedestrians using the footpath rather than vehicles entering/exiting the site.

The proposed footpaths within the site should include flush kerbs at all points needed for wheelchair access.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPG13 – Transport

Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV7 – Quality in the Built Environment

WM6 – Waste Management

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 1 – Addressing Climate Change

Policy 2 – Design

Policy 3 – Energy and Water

Policy 4 – Housing

Policy 20 – Implementation

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE2 – Woodland Protection

NE7 – Sites of Nature Conservation Interest

NE9 – Landscaping

HBE12 – Design

EP18 – Energy Efficiency

EP22 – Amenity

HOU13 – Housing Development on Other Sites

SR3 – Urban Greenspace

SR7 – Children’s Play Space

SR12 – Green Links

TRA5 – Approach to Design for Vehicle Movement

TRA6 – Car Parking Standards

TRA7 – Cycle Parking Standards

TRA8 – Servicing

Supplementary Planning Documents and Guidance

Trees and Development SPD October 2007

Open Space and Play Provision June 2006

Other Material Considerations

Written Ministerial Statement: 23 March 2011: Planning for Growth Support of

enterprise and sustainable development.

Draft National Planning Policy Framework July 2011

Assessment

Principle Policy Considerations

12. The site is a former residential site occupied by a single bungalow which was demolished earlier this year. Saved local plan policy HOU13 allows for residential development on sites such as this subject to a number of criteria. In this case the site is within an established residential area and is within easy walking distance of local services at West Earlham Local Centre. The proposals represent a density of approximately 30 dwellings per hectare which given the topographical and arboricultural constraints of the site is considered to be appropriate.

Layout, Design and Landscaping

13. The layout of the site is largely dictated by topography and the root protection areas of trees. Four dwellings are proposed towards the centre of the site in an area which is comparatively flat. The properties have small front gardens and private rear gardens. A parking area is located off the central access road. A further detached property is proposed towards the south of the site with its own parking area.

14. The properties are two storeys in height and of a fairly simple design. Brick built with pitched tile roofs. This is considered to be acceptable in principle. The properties will be fairly prominent from Wilberforce Road with the backdrop of woodland to the rear and the choice of materials will be important in ensuring that the buildings do not stand out excessively within the landscape. A mixture of buff and red bricks have been proposed with red tiles, UPVC doors and windows, buff brick cills and headers and small render panels to dormer projections. It is considered that a fairly simple approach to materials of a reasonable quality would be preferable to a diverse mix of materials on this site, given its size and location. It is therefore recommended that, notwithstanding any details which have been provided within the application, specific details of materials are required via condition.

15. The size of the development is below the threshold for an energy efficiency statement and no specific details on energy efficiency have been provided within the design and access statement. Policy 3 of the emerging JCS has a requirement for all housing developments to achieve code level 4 for water. Condition 5 requires this.

16. A landscaping plan has been submitted which outlines broad landscaping proposals for the site and this is considered to be acceptable in principle. Further details such as the species and size of planting will be required. It is also considered appropriate to seek further planting to infill the hedge at the existing access point onto Larkman Lane. With regard to boundary treatments and the fencing referred to by the landscape officer some plans refer to the fencing as panel fencing and others as close boarded fencing. Close boarded fencing would be acceptable subject to compliance with the arboricultural method statement, this should be conditioned.

17. A cross section supplied with the application shows land being built up around the boundary hedge to the west of the site. This could have a damaging effect on the existing hedge. This could easily be resolved by some form of retaining structure. It is therefore suggested that details of measures to prevent the building up of land within 1m of the hedge should be conditioned.

Access Parking and Servicing

18. A new access is proposed onto Wilberforce Road. The existing access to Larkman Lane will be closed off. The access and parking areas have been amended to reduce the size of the access road and reduce the hard surfacing denoted to parking areas. The road has also been pulled back from the existing hedge running along the western side of the site. Given these amendments the proposals are now considered to be in line with saved local plan policy TRA5.

19. Each property has its own refuse storage area, and a bin collection point has been provided close to the new access so that refuse vehicles do not need to enter the site. Each property has a private rear garden areas which can provide for cycle parking. Car parking is provided for eight cars which given the size of the units proposed is consistent with saved local plan policy TRA6.

Trees & Implications on Adjacent Woodland

20. A number of significant trees are located along the northern boundary of the site. The properties have been located outside the root protection areas of these trees and subject to compliance with the submitted arboricultural implications assessment and method statements the proposals should not have any significant adverse impact on adjacent trees.

21. The site is adjacent to an area to the north of the site (but not within) allocated as woodland, a site of nature conservation interest and urban green space. The proposals would not have any significant adverse affect on these areas.

Amenity

22. Each of the properties has its own private rear garden area. For units 3, 4 and 5 the topography is such that the ability to use the private garden areas would be limited. As such the plans have been amended to provide small external seating areas partly contained by retaining walls. Internally the properties are of a reasonable size for three bed dwellings.

23. Given the orientation and topography of the site there would be no significant overshadowing issues. With regard to overlooking the main implication would be the relationship of units 1 and 2 to the recently permitted flats to the rear of 44 Rockingham Road. Some minor amendments to window openings in the flats to the rear of 44 Rockingham Road were sought prior to approval to partly overcome this issue. In addition the internal layout of unit 1 within the application site has been amended to avoid first floor windows on the rear (east) elevation. There is now only a landing window on this elevation. The proposals are therefore considered to be acceptable.

Planning Obligations

24. The proposals are for five dwellings and include 10 child bed spaces. For the

purposes of assessing the need for affordable housing it is the net increase that is relevant and in this regard it is relevant to consider if the former use has been abandoned. There was a three bed bungalow on the site which has now been demolished. There are four tests of abandonment:

- a. the physical state of the building - clearly the building has been completely lost;
- b. the length of time for which the building had not been used – the exact date of last residential use is not known however it is certainly far less than 10 or more years which is the approximate time period established in case law for abandonment;
- c. whether it had been used for any other purposes – the site has not been used for any other purpose;
- d. the owners intention – it is clear from correspondence with the Council that it has always been the owners intention to redevelop the site.

In considering the case for abandonment of the sites residential use it must be determined if the complete loss of the building outweighs the other factors. Given the complete loss of the building the residential use could not be reinstated without a planning application for redevelopment (i.e. if the building remained standing in part then, potentially, alterations and repairs could reinstate the use outside any need for planning permission). On this basis it could be held that the residential use had been lost and the net increase is 5 dwellings and 10 child bed spaces.

However, the owners intentions have been clear and although the owner may have been short sighted in demolishing the building too early, it is also relevant to consider that prior approval (for the method of demolition and restoration of the site) was granted by the Council for the demolition of the building. Although the officer report associated with the permission to grant prior approval is not completely clear it would appear that prior approval for restoration of the site was granted partly on the basis that the site would be redeveloped for residential use in some form. On this basis and given the short time period since the demolition of the building it is recommended that planning obligations are not sought in this case. Although for future reference, should the application be approved but not implemented this situation may need to be reviewed and the need for planning obligations reconsidered under any subsequently application as the time period since demolition and the assessment of the owners intentions will have changed.

Conclusions

25. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. Subject to conditions, the design of the proposal is considered to be acceptable taking into account the constraints of the site. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. Although it could be held that the former residential use had been lost, given the short time period since demolition, the owner intentions and the grant of prior approval for demolition partly on the basis of redevelopment no planning obligations are sought in this case. The proposals are therefore considered to be acceptable subject to the conditions listed in the recommendation below.

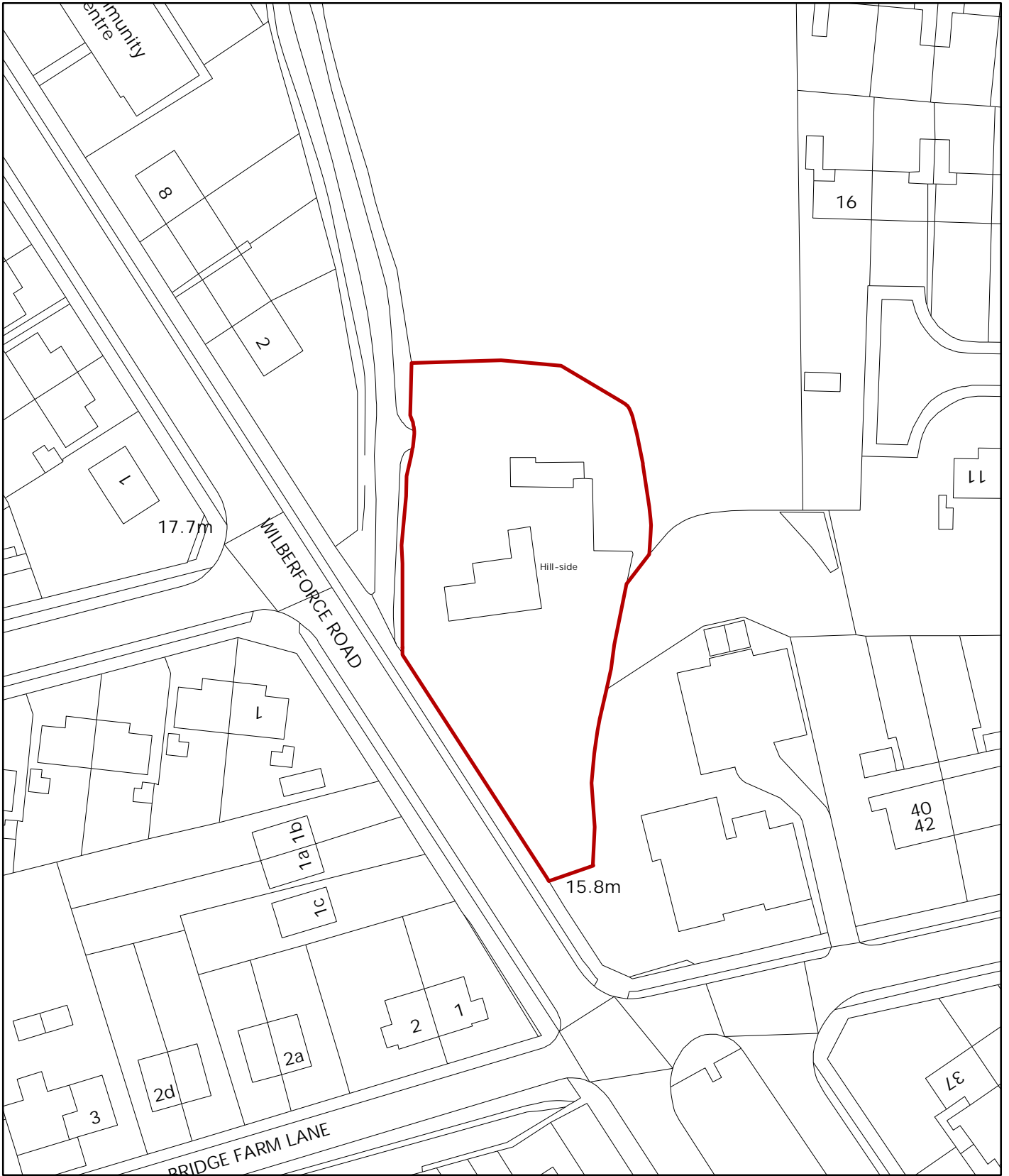
RECOMMENDATIONS

To approve Application No 11/01651/F 2A Wilberforce Road, Norwich, NR5 8ND and grant planning permission, subject to the following conditions:

1. Standard Time Limit;
2. Development to be carried out in accordance with the plans, application forms and supporting details submitted;
3. Compliance with the arboricultural implications assessment and methods statements and a site meeting to be held with the Council's tree protection officer prior to commencement;
4. Details of materials to be submitted (including a sample where required) including details of bricks, tiles, windows, window headers and cills, colour of render, rainwater goods and bargeboard;
5. Proposals to meet code for sustainable homes level 4 for water;
6. Submission of a landscaping scheme including:
 - details of the materials for paved areas;
 - details of the access road cross over and kerb details;
 - details to prevent the build up of land adjacent to the existing hedge to the west of the site;
 - details of all new boundary treatments at the site (which shall comply with the details provided within the AIA and AMS);
 - location, species, numbers and size (at the time of planting) of proposed new trees and shrubs on the site, this shall include provision for the infilling of existing gaps in the hedge to the west of the site;
 - planting specifications;
 - an implementation programme and timetable;
 - a landscape management plan.

(Reasons for approval: The decision has been made with particular regard to PPS1, PPS3, PPG13, policies ENV7 and WM6 of the adopted East of England Plan, policies 1, 2, 3, 4 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk and saved policies NE2, NE7, NE9, HBE12, EP18, EP22, HOU13, SR3, SR7, SR12, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan and other material considerations)

The site has good connections to nearby services and is considered to be an appropriate location for new residential development. Subject to conditions, the design of the proposal is considered to be acceptable taking into account the constraints of the site. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. Although it could be held that the former residential use had been lost, given the short time period since demolition, the owner intentions and the grant of prior approval for demolition partly on the basis of redevelopment no planning obligations are sought in this case. The proposals are therefore considered to be acceptable subject to the conditions imposed.)



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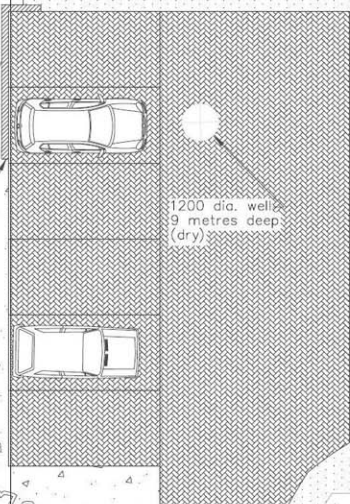
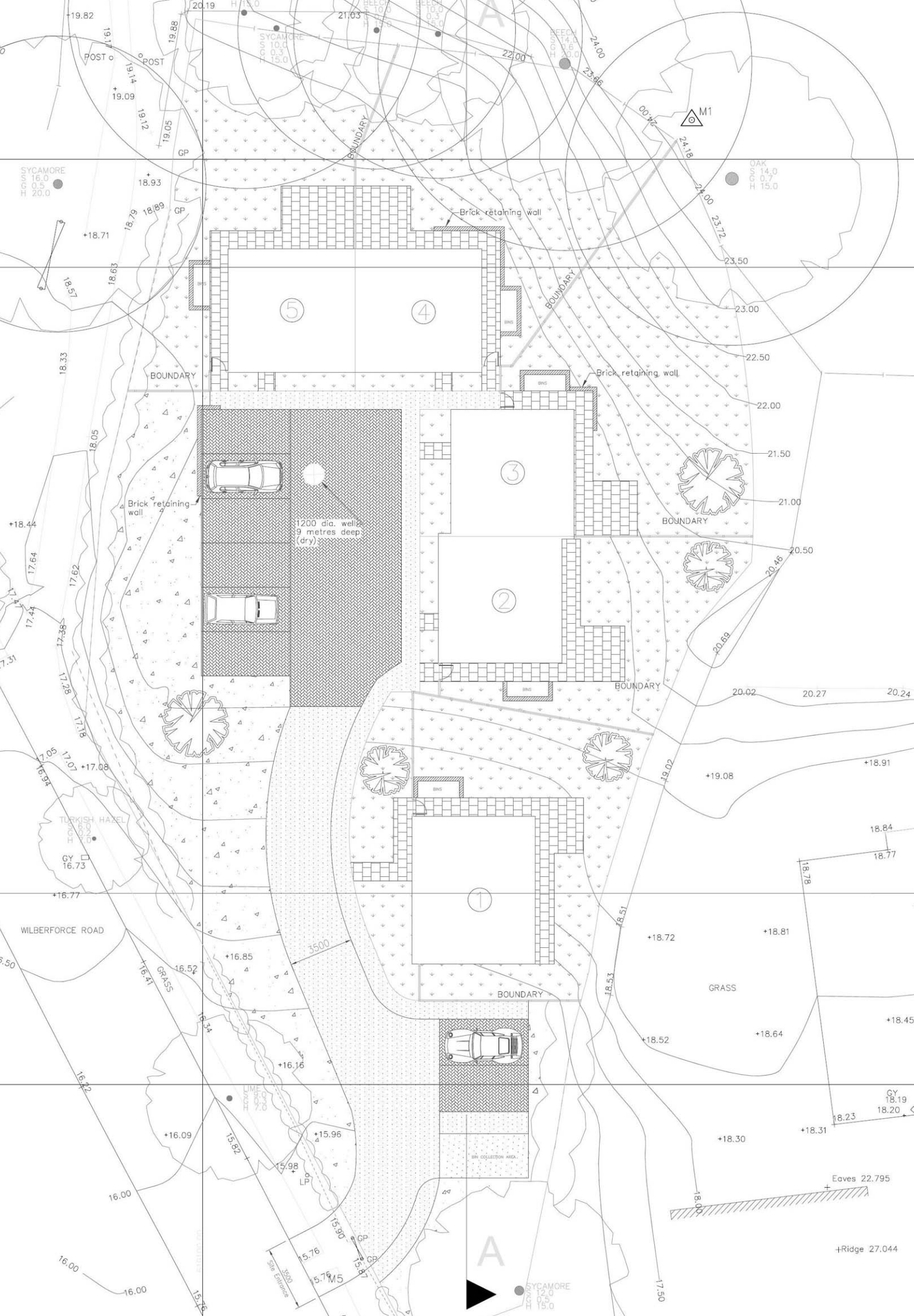
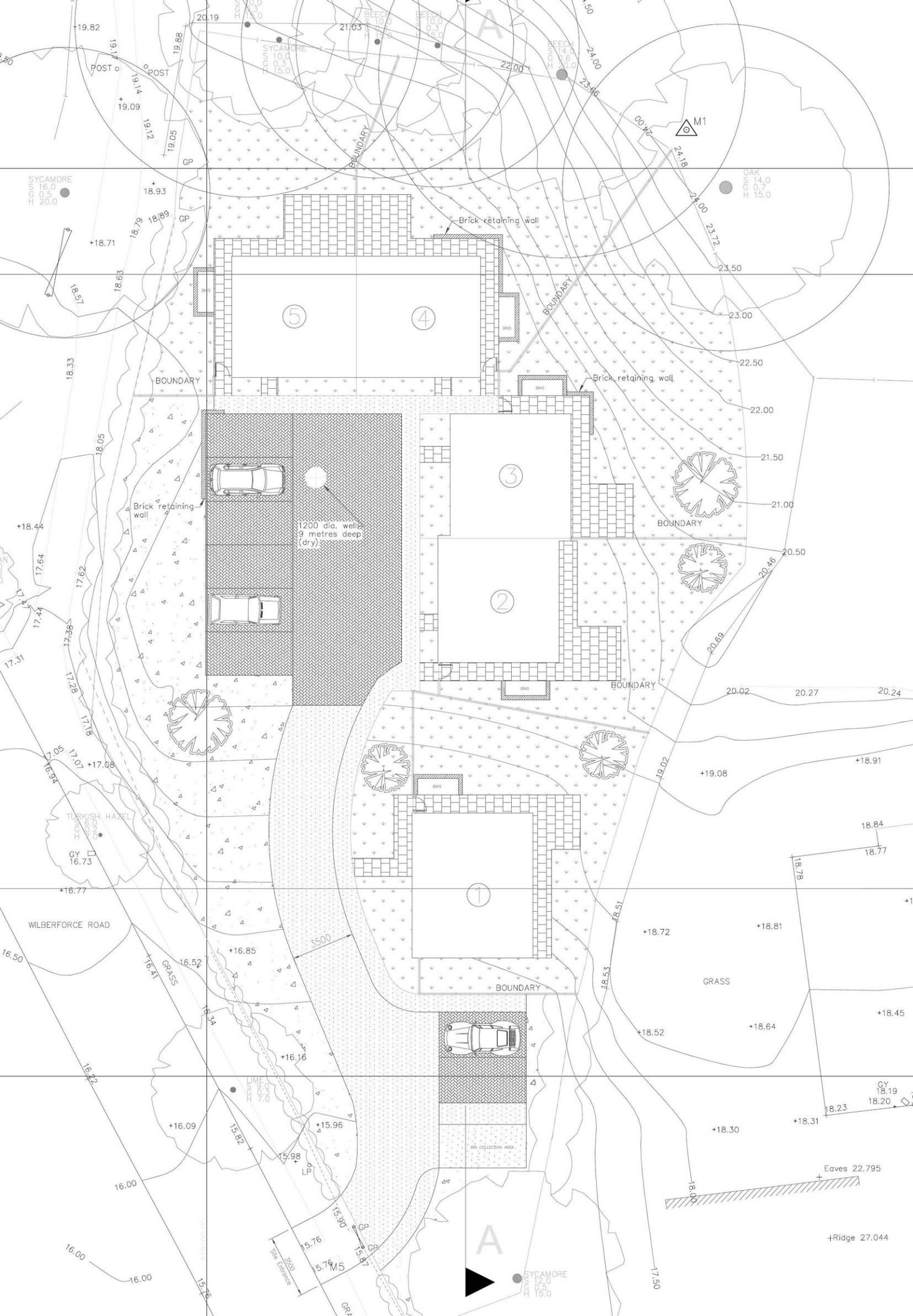
Planning Application No 11/01651/F
Site Address 2A Wilberforce Road
Scale 1:750



NORWICH
City Council

PLANNING SERVICES





Existing trees surrounding the northern part of the site.

Existing trees surrounding the northern part of the site.



Site boundary

Site boundary

Site Road level

Site Road level

Site boundary

Site Road level

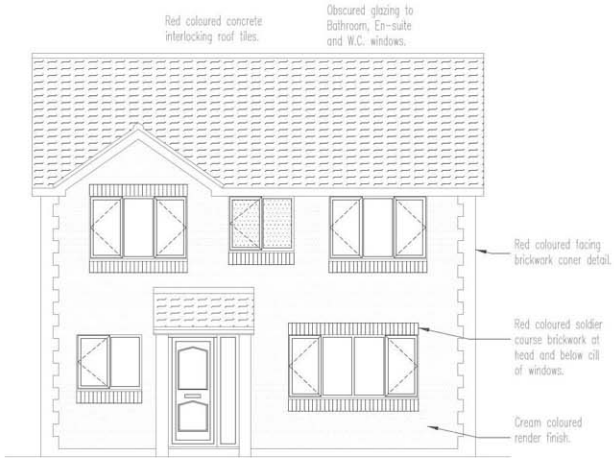
Site boundary

WILBERFORCE ROAD

New 2.0m high concrete post and timber panel Site Boundary Fence not shown for clarity.

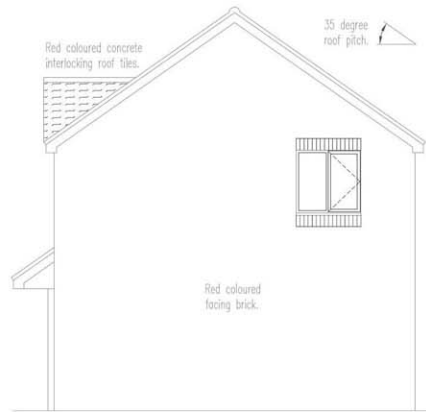
5000 Site entrance with dropped kerb

OVERALL SITE

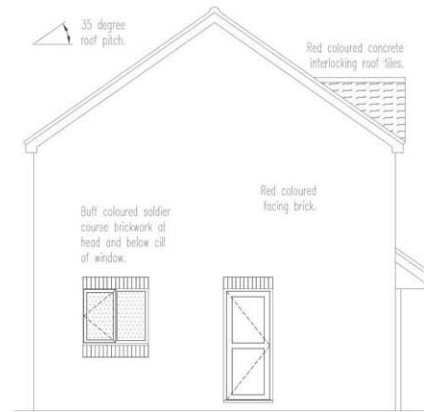


PROPOSED FRONT ELEVATION

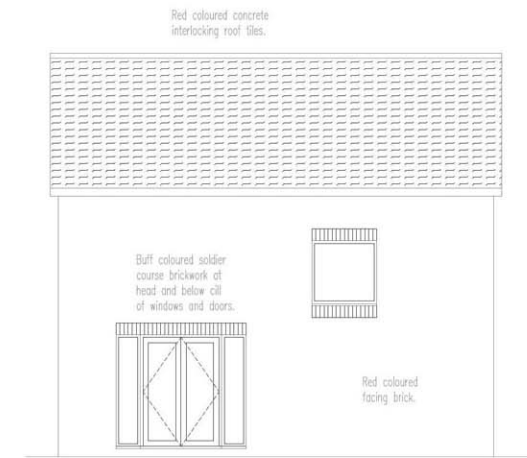
All windows, doors, fascias and guttering is to be white uPVC.



PROPOSED END ELEVATION

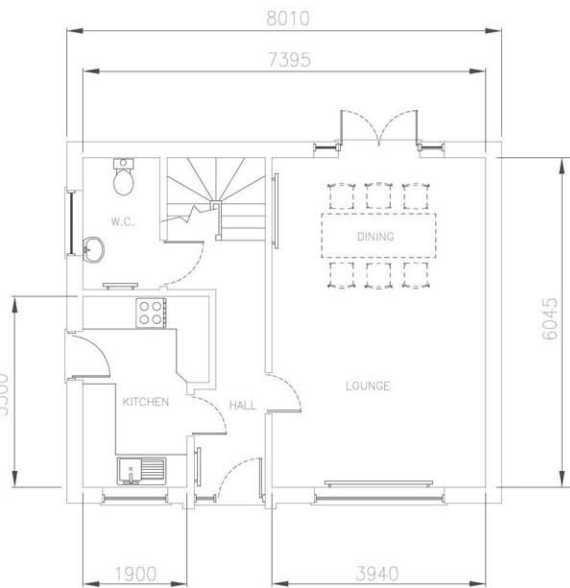


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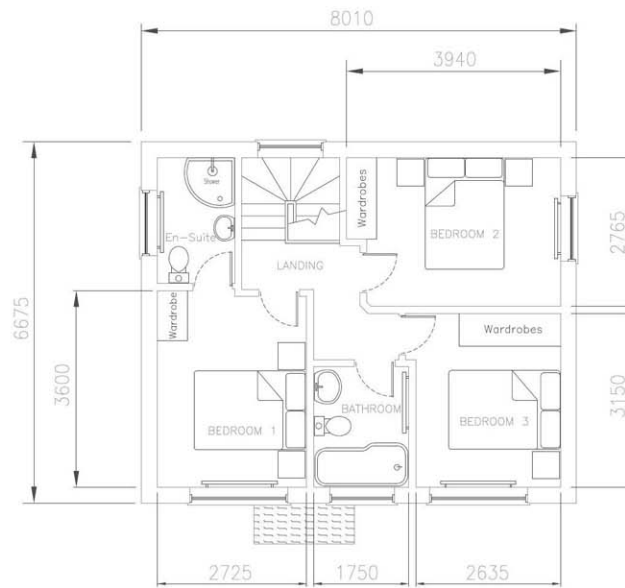


PROPOSED REAR ELEVATION

All windows, doors, fascias and guttering is to be white uPVC.



PROPOSED GROUND FLOOR PLAN. (1:50)



PROPOSED FIRST FLOOR PLAN. (1:50)

A	RE-DESIGNED DUE TO PLANNING ISSUES.	GR	GR	GR	05.08.11
Rev	Description	By	Chk	App	Date

gs designs

ARCHITECTURAL AND STRUCTURAL DESIGN.

30 Spynwood
South
Norwich
NR5 6AZ
Tel: 01753 581515

Project:
2A WILBERFORCE ROAD,
NORWICH,
NR5 8ND.

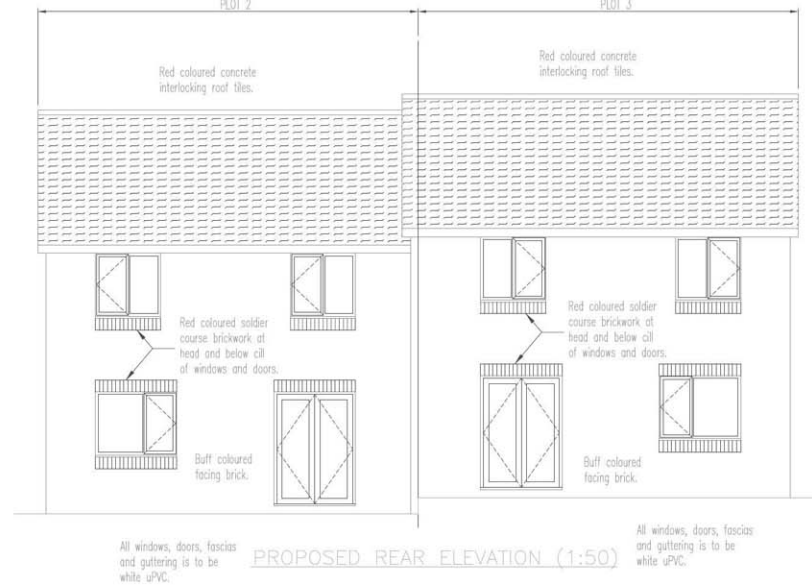
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PLANS AND ELEVATIONS
HOUSE PLOT 1

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Project No. 1011	Office N	Type S	Drawing No. 102		Revision A	

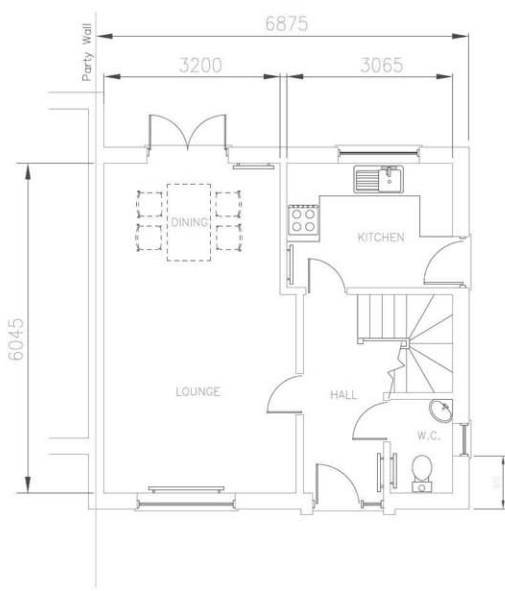
APPROVAL INFORMATION TENDER CONTRACT PLANNING



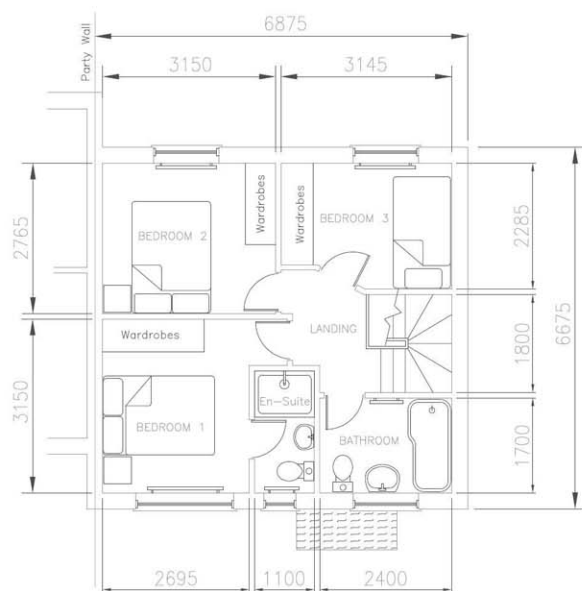
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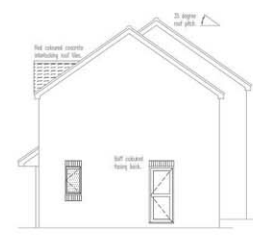
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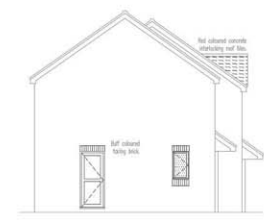
PROPOSED GROUND FLOOR PLAN. (1:50)
PLAN SHOWS PLOT 2. (PLOT 3 HANDED)



PROPOSED FIRST FLOOR PLAN. (1:50)
PLAN SHOWS PLOT 2. (PLOT 3 HANDED)



PROPOSED END ELEVATION (PLOT 2)
SCALE: 1:100



PROPOSED END ELEVATION (PLOT 3)
SCALE: 1:100

Rev	Description	By	Chk	App	Date
A	END ELEVATION ADDED.	GR	GR	GR	11.05.11

gs designs

ARCHITECTURAL AND STRUCTURAL DESIGN

Project:
2A WILBERFORCE ROAD,
NORWICH,
NR5 8ND.

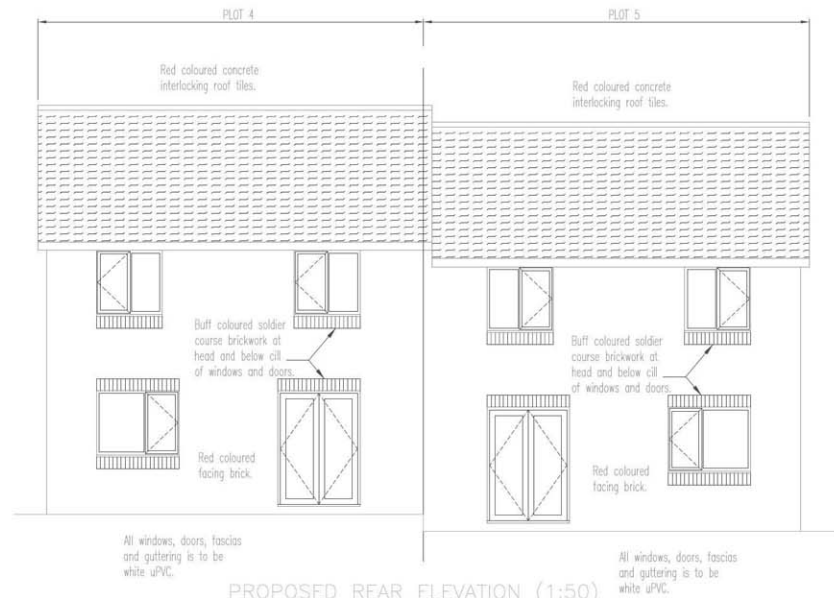
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PLANS AND ELEVATIONS
HOUSE PLOTS 2 AND 3

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Project No.	Office	Type	Drawing No.	Revision		
1011	N	S	103	A		

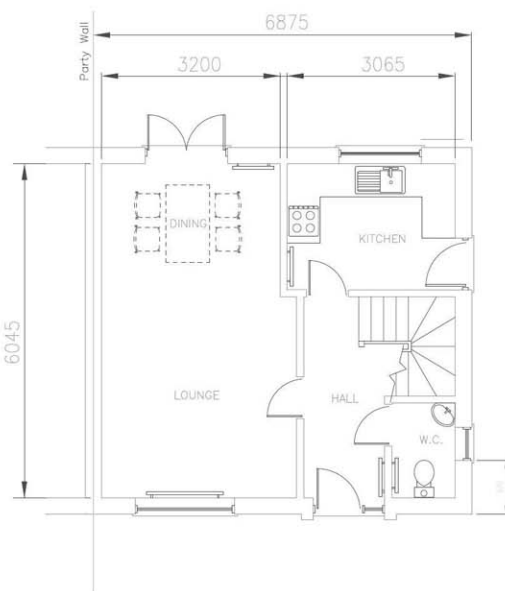
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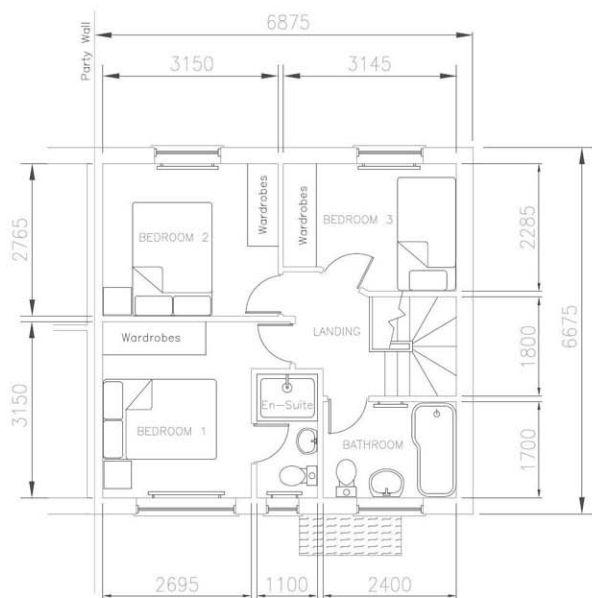
PROPOSED FRONT ELEVATION (1:50)



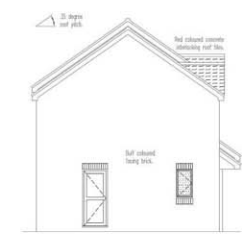
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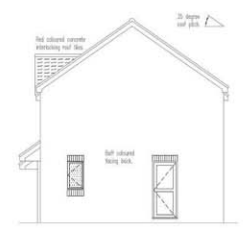
PROPOSED GROUND FLOOR PLAN. (1:50)
PLAN SHOWS PLOT 4. (PLOT 5 HANDED)



PROPOSED FIRST FLOOR PLAN. (1:50)
PLAN SHOWS PLOT 4. (PLOT 5 HANDED)



PROPOSED END ELEVATION (PLOT 5)
SCALE: 1:100



PROPOSED END ELEVATION (PLOT 4)
SCALE: 1:100

Rev	Description	By	Chk	App	Date
B	END ELEVATIONS MODIFIED.	GR	GR	GR	27.05.11
A	END ELEVATION ADDED.	GR	GR	GR	11.05.11

gs designs

30 Gillywood
Faschem
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NR5 9JZ
Tel: 07768 586165

Project:
2A WILBERFORCE ROAD,
NORWICH,
NR5 8ND.

Drawing Title:
PLANS AND ELEVATIONS
HOUSE PLOTS 4 AND 5

Scale at A1 1:50	Drawn By GR	Date APRIL 2011	Checked By	Date	Approved By	Date
Project No. 1011	Office N	Type S	Drawing No. 104	Revision B		

APPROVAL INFORMATION TENDER CONTRACT PLANNING