

Planning Applications Committee

Section B

5th June 2008

| | |
|----------------------------|---|
| Agenda Number: | B1 |
| Section/Area: | OUTER |
| Ward: | MILE_X |
| Officer: | Neil Campbell |
| Valid Date: | 15th March 2008 |
| Application Number: | 08/00213/F |
| Site Address : | Site Of Former Public House, 18 Penn Grove, Norwich. |
| Proposal: | 8 no. two bedroom flats, 2 no. one bedroom flats, 1 no. two bedroom detached house. |
| Applicant: | Mr Ben Pickard |
| Agent: | Crispin Lambert Architecture |

THE SITE

This application relates to the former site of the White Cottage Public House on Penn Grove. The south east boundary of the site adjoins the rear gardens of properties along Waterloo Park Close. The scheme as submitted seeks permission for the erection of 8 two bedroom flats, 2 one bedroom flats and 1 two bedroom detached house on a site of 0.093 of a hectare. Parking spaces for five cars are provided, also bin and cycle storage areas have been included.

PLANNING HISTORY

04/00499/NF3 - Replace existing windows with white PVCu windows. (APPR - 02/08/04)

THE PROPOSAL

Redevelopment of the site to provide 8 no. two bedroom flats, 2 no. one bedroom flats and 1 no. two bedroom detached house.

CONSULTATIONS

Advertised on site and in the press and nearby neighbours notified.

Neighbours: Thirteen letters of objection, concerned that the density of the development would be excessive, the height and orientation of the buildings will have an unacceptable visual impact and result in a loss of amenity for neighbours.

Norwich Society: This is an over developed site with no landscaping. Whilst it is contemporary architecture, it is somewhat contrived and does not use eco-friendly materials.

The Local Member: States that although the principle of early development of the site is welcome he objects to this application on the following grounds:

Density – the number of flats proposed feels too great for the size of the site. Aspect – the proposed layout is out of keeping with the frontage of Penn Grove. Height – the development will overlook some properties considerably because of their inherent height and the different ground levels between the site and adjacent homes. Loss of light – to some properties because of the aspect and the height combined.

He states that residents have also raised the issue of parking on and near the site from the number of dwellings proposed. He also hopes that the application can either be amended to make it acceptable or rejected.

PLANNING CONSIDERATIONS

Relevant Local Plan Policies:

National Planning Policies

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

East of England Plan

ENV7: Quality in the built environment

ENG1: Carbon dioxide emissions and energy performance

Replacement Local Plan saved policies

| | |
|--------|---|
| HOU13: | Proposals for new housing development on other sites |
| HOU18: | Construction of new flats |
| EP16: | Water conservation and sustainable drainage systems |
| EP18: | High standard of energy efficiency for new development |
| EP20: | Sustainable use of materials |
| 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 standards |
| TRA8: | Servicing provision |
| HBE12: | High quality of design |

NE9: Comprehensive landscaping scheme and tree planting

Supplementary Planning Documents

Energy Efficiency and Renewable Energy SPD (adopted December 2006)

Conversion and Development of Houses in Multiple Occupation (adopted June 2006)

Assessment

In terms of the site itself, the principle of housing development is acceptable. However this proposal provides little amenity space and therefore is contrary to local plan policies HOU13 and EP22 which both seek a high standard of residential amenity. In particular both policies seek the provision of a suitable private garden or community amenity space adjoining the dwelling.

The applicants' agents have submitted a Design and Access Statement. The proposed development of 11 units represents an extremely high density of around 118 dwellings per hectare. This scale of development on such a small site makes it very difficult to integrate the proposed buildings with the existing surrounding development or create an acceptable living environment for future occupants at the site. As a result the proposal includes hardly any open amenity space. This would not be adequate to meet the needs of the residents.

The contemporary designed buildings attempt to replicate the building lines of buildings in the area. However, given the site coverage and need to place buildings near to boundary lines around the site the buildings created will be very stark and over-dominant in the street scene. They will also impinge on the setting of nearby properties and detract from the amenity value of these areas. The very limited green areas form and poor visual setting for these large blocks together with the poor quality of the layout and design would result in a development that would falls short of the requirements of Policy HBE12 for a high quality of design or HOU13 for acceptable new housing development.

Regarding cycle storage, policy TRA7 and Appendix 4 state that a residential development should provide one covered and secure cycle storage space or shed per dwelling and cycle parking for visitors is required in the vicinity. The cycle parking is located immediately outside the kitchen window of the proposed two bed unit. If it is to be covered, as it should be, it would severely compromise that room. There also appears to insufficient number of cycle parking spaces.

Car parking and access arrangements are not acceptable. The overall provision is low for this location, and that is likely to result in extensive parking on the access road. This will create access problems, and could potentially result in difficulties in bin collection. The bins provision itself is unsatisfactory. Whilst it is probably large enough to accommodate the 5 1100 litre bins that will be needed (two for general waste, and three for recyclables), it is either too far from the road, or there needs to be a facility in the site for refuse trucks to turn.

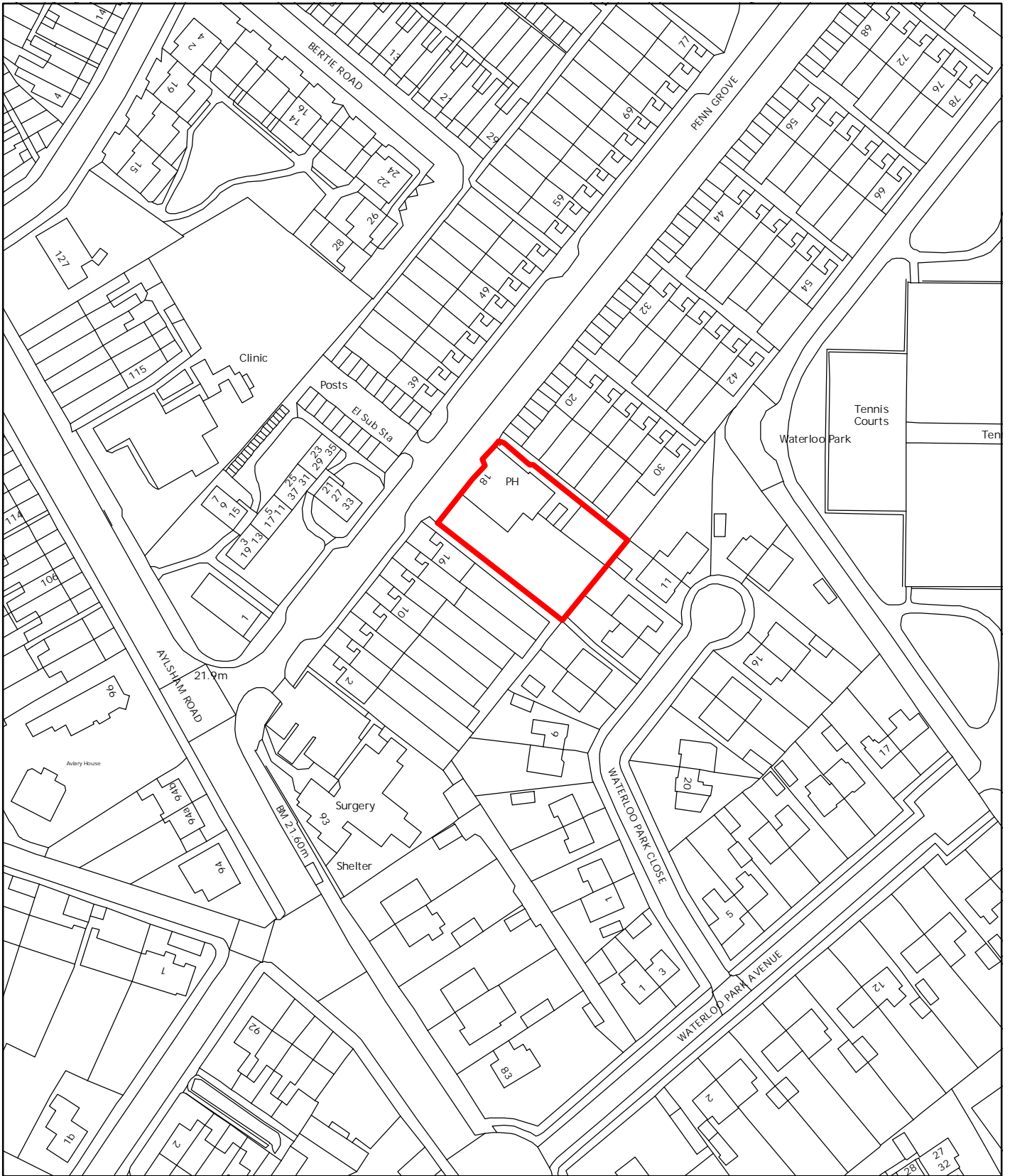
There is no reference to energy efficiency in the Design and Access Statement and an energy efficiency statement is required in accordance with the Energy Efficiency and Renewable Energy SPD (adopted December 2006) for residential developments of 10 dwellings or more. Policy EP18 states that "developers will be expected to show how the

development will be efficient in the use of energy". The approved East of England Plan now requires all developments over 10 dwellings to provide at least 10% of energy from decentralised and renewable or low carbon sources unless this is not feasible or viable.

RECOMMENDATIONS

REFUSE PLANNING PERMISSION for the following reasons:

1. The proposed development would result in the overdevelopment of the site with buildings of inappropriate scale, layout and design and would thereby be out of character with the area and detrimental to the residential amenity of existing and future residents and visual amenity of the surrounding area.
2. The proposed design does not provide adequate landscape setting or open amenity space to meet the needs of residents and is dominated by buildings and hard surfacing to the detriment of the residential amenity of existing and future residents and would represent an un-neighbourly and over intense development adversely impacting on the character and amenities of the surrounding area.
3. The proposed layout of the parking spaces, cycle store and refuse store would present practical problems in terms of vehicle turning and refuse/recycling collection to the detriment of the amenity of the area and to pedestrian and vehicular safety.
4. The proposal does not demonstrate that adequate car parking can be provided on-site and the intensification of occupation gives rise to additional pressure on the limited parking resources within this part of Norwich. As such the proposal undermines the parking scheme in operation in the area to the detriment of amenity.
5. The proposal fails to show how at least 10% of energy from decentralised and renewable or low carbon sources could be achieved.
6. For the reasons given above, the proposal would be contrary to policies EP 16, EP18, EP20, EP22, HBE12, HOU6, HOU13, HOU18, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan adopted November 2004 and Policies ENG1 and ENV 7 of the East of England Plan, May 2008.



© Crown copyright. All rights reserved. Licence No. 100019747 2004

Planning Application No- 08/00213/F
Site Address - Site of Former 18 Penn Grove
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

