

Planning Applications Committee
2nd July, 2009
Section C

| | |
|-------------------------|---|
| Agenda Number: | C6 |
| Section/Area: | Outer |
| Ward: | Crome |
| Officer: | Malcolm Dixon |
| Valid Date: | 7th May 2009 |
| Application No.: | 09/00374/F |
| Site Address : | 119 Plumstead Road Norwich NR1 4JT |
| Proposal: | Demolition of existing buildings on site (class B1a and B8 use) and redevelopment to provide 5 new dwellings for residential use. |
| Applicant: | Mr David Atherton |
| Agent: | ASD Architecture |

THE SITE

The site is located on the northern side of Plumstead Road, in an area characterised by suburban housing. The site itself measures 0.1 hectares, sloping gently from front to rear by approximately 1 metre. It is occupied by a two storey commercial building, involved with the manufacture and distribution of jam based products. There is a car parking area on the frontage and an ancillary 4 no. garage block at the rear.

To the north of the site there is a residential terrace (Lloyd Avenue) and to the east a domestic rear garden serving 121 Plumstead Road with an apple tree close to the common boundary. Opposite to the south there are detached residential properties on Plumstead Road and to the west there is a residential end of terrace property behind which there is a garage court serving 3 storey

town houses (Aberdare Court, Hilary Avenue). On the western boundary there is an existing hedge.

PLANNING HISTORY

09/00097/F - Demolition of existing buildings on site (Class B1a and B8 use) and redevelopment to provide 6 dwellings for residential use. To provide 3 No.3 bedroom houses, 1 No.2 bedroom houses, 2 No. 2 bedroom flats. (Withdrawn 31/03/2009)

THE PROPOSAL

The withdrawn scheme involved the erection of 3 dwellings on the frontage and 1 dwelling and 2 flats at the rear and the present proposal has been revised reducing from 6 to 5 units as described below:

Demolition of existing buildings on site (class B1a and B8 use) and redevelopment to provide 5 new two storey dwellings arranged in two blocks comprising 3 terraced units on, and running parallel with, the frontage and a pair of semi detached units with integral parking at right angles to the frontage at the rear. The existing access arrangements will be adapted to serve the proposed development and two parking spaces for units 1 and 3 are located on the frontage, together with front gardens. All other parking is tucked behind the frontage, including two visitor car parking bays. A communal bin collection area is located on the access road near to the frontage.

The scheme involves 5 no. 3bed and 1 no. 2 bed units.

The existing business is to be relocated close to Salhouse Lane where the firm has other premises.

The submitted plans also make reference to the existing apple tree on the common boundary and to reinforced foundations on the boundary between plot 3 and 121 Plumstead Rd. It is understood that the agents are also in direct dialogue with the neighbours in this regard.

For the most part, the existing hedge on the western boundary will be retained and supplementary planting will be planted on all boundaries bar the southern one.

CONSULTATIONS

Transportation: No adverse comments.

Norfolk Fire Service: No comments received

Tree Officer: Tree on adjacent site not unduly affected because of existing hard surfacing over root protection area.

Third Parties

Norwich Society: Additional traffic on busy main road and 3 or 4 dwellings only on frontage and none at rear but the scheme removes an ugly building and reinforces street pattern.

Neighbours: 30 properties have been notified and only one response has been received to date, raising concerns over construction details on the common boundary with 121 Plumstead Road which is at a slightly lower level.

For information, this concern was also expressed in connection with the previous application. In addition, 5 further letters of objection were received from local residents covering the following:

- Additional traffic generation
- Loss of semi urban view
- Effect on privacy (re-orientate rear block)
- Loss of light
- Insufficient bin storage
- Insufficient parking
- Private or affordable housing?

These points are addressed in the Planning Considerations section below.

PLANNING CONSIDERATIONS

1) Relevant Planning Policies:

National

PPS1 Delivering Sustainable Development

PPS3 Housing

PPG4 Industrial and Commercial development and Small Firms

East of England Plan

E1 Job Growth – 35,000 jobs 2001-2021

E2 Adequate range of sites/premises to support job growth

H1 Regional Housing Provision – 33,000 homes in Norwich Policy Area 2001-2021 (14,100 in City)

ENV7 Quality in the Built Environment

NR1 Norwich Key Centre for Development and Change

City of Norwich Replacement Local Plan

EMP3 Protection of land/premises for small businesses

HOU13 New housing development – other sites

2) Principle of Development

The existing business is located in a primarily residential area and therefore the loss of a commercial use, to be relocated close to the business premises elsewhere and replaced with housing, does not conflict with planning policy and as such the principle of redevelopment can be supported.

3) Density, Layout, Scale and Design

The scheme has been reduced from 6 to 5 units and is considered to overcome the material concerns raised.

The density is approximately 50 per hectare which accords with the aims of PPS3 'Housing'. The layout maximises the use of the site without impacting unduly on the amenities of the surroundings. The internal layout of the rear semi detached dwellings has been designed to avoid overlooking to the nearest garden at No. 121 Plumstead Rd. No other existing properties are considered to be materially affected. The rear elevation to Aberdare Court for instance is some 30 metres away from the proposed semi-detached dwellings.

The existing driveway will be adapted to ensure that there is no material impact on the road system.

The scale of development at 2 storeys conforms with the main character of the surrounding area and the simple design also reflects the predominant appearance of most adjacent dwellings.

4) Other Considerations

a) Impact on Apple Tree

The existing concrete slab has influenced the root system and in so doing means that the Root Protection Area is elliptical and therefore the proposed development will not adversely affect the tree.

b) Construction Detail on Common Boundary with 121 Plumstead Road.

There is only a slight increase by raising the ground level by approximately 0.3m thus making it 0.1m higher than that at 121 Plumstead Road. However, ultimately, this is an issue to be considered under Building Regulations.

c) Refuse

A communal bin storage area will be located close to the frontage for ease of collection to be screened by a 1.4m high wall on the boundary with 109 Plumstead Road.

d) Cycle Storage

All the properties have sufficient garden space to accommodate bicycles.

5) Conclusion

The revised layout is considered to overcome the main previous concern of overdevelopment without unduly affecting neighbouring properties, making good use of a brownfield site. Further indirect benefit springs from the fact that the redevelopment of this site would enable the existing business use to be consolidated elsewhere thus removing a potentially 'un-neighbourly' use from a residential area whilst helping to secure the business by consolidating its core functions elsewhere in the city area.

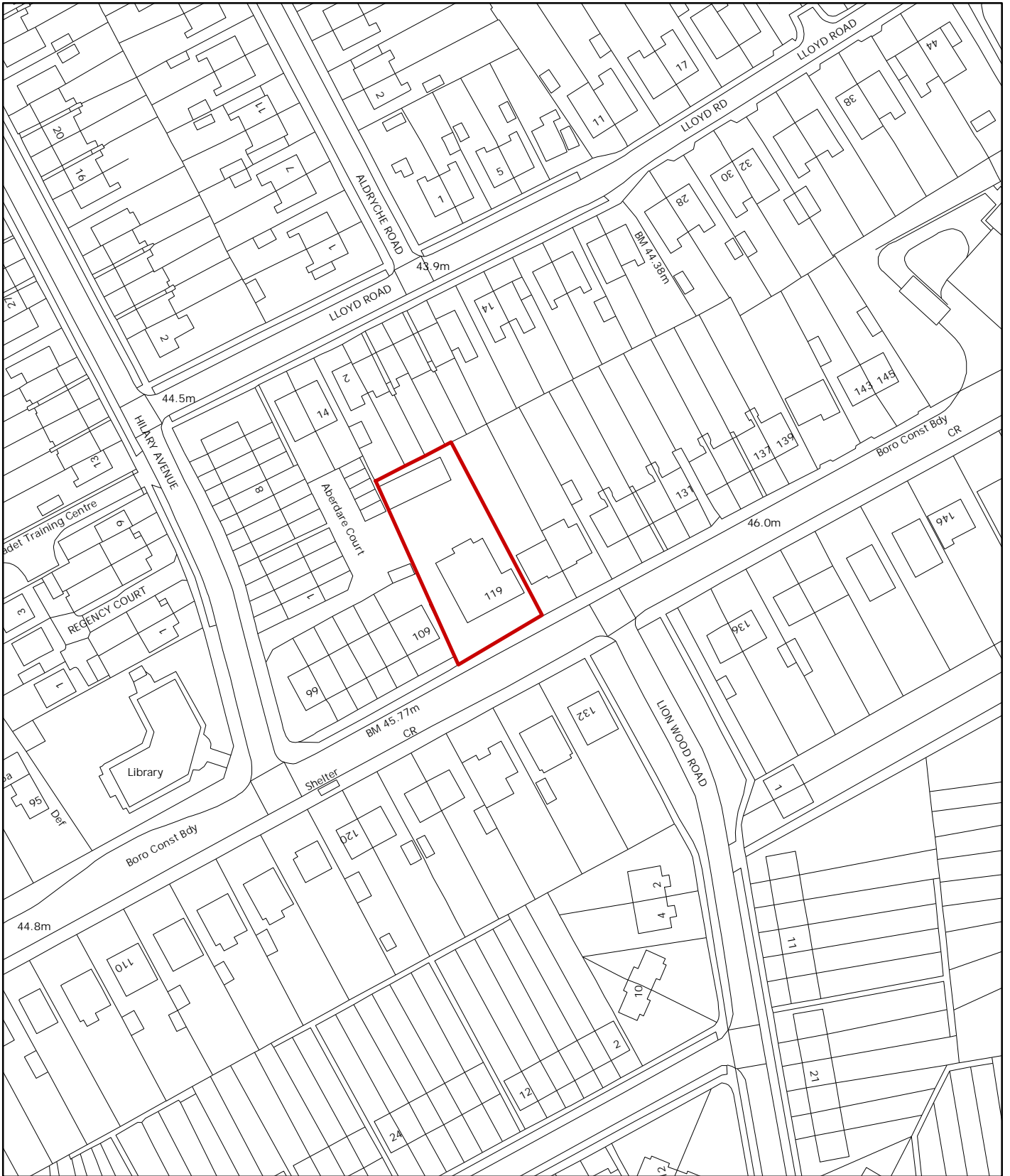
RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to conditions covering the following:

- 1) 3 year time limit
- 2) Pre commencement-external materials
- 3) Pre commencement- hard and soft landscaping
- 4) Pre commencement-boundary treatment (including requirement for boundary treatment on frontage)
- 5) Pre commencement- bin and cycle storage details
- 6) Pre commencement- pruning of tree and hedge
- 7) No development within RPA
- 8) Pre occupation-access and parking to be laid out and made available for use including identifying individual parking spaces.
- 9) Retain obscure glazing on rear elevation at first floor level

Reasons for Recommendation

It is considered that the layout, scale and design of the proposed development respects the amenities and site surroundings and in so doing, conforms with the aims of national regional and saved policies HBE12, EP22, HOU13, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan 2004.



© Crown copyright. All rights reserved. Licence No. 100019747 2009

Planning Application No- 09/00374/F
Site Address - 119 Plumstead Road
Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

