

Report to Planning Applications Committee
Date 14 February 2013
Report of Head of Planning Services
Subject 12/02262/F Land To The North Of 20 Waterworks Road
Norwich

Item

5(2)

SUMMARY

Description:	Erection of 3 No. detached dwellings with associated parking and landscaping.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Wensum
Contact Officer:	Mrs Caroline Dodden Planner 01603 212503
Valid Date:	17th November 2012
Applicant:	Ambury Developments Limited
Agent:	Mr W Lusty

INTRODUCTION

The Site

Location and Context

1. The site is situated to immediately to the north and east of No. 20 Waterworks Road, located on the north side of the Waterworks Road. The site itself is surrounded by Heigham Water Treatment Works to the east, west and north, where a reservoir is located directly to the west of the site behind a grassed bund. There is a group of five residential dwellings to the south, where existing vehicular access is provided from Waterworks Road.
2. The site currently has four disused sheds, where the remainder of the site is partly rough grass with an overgrown area on the east side and a tarmac access way that leads up to the Heigham Waterworks boundary.
3. The site is situated within the valley of the River Wensum, where the river itself is approximately 200 metres to the north of the site.

Topography

4. The site slopes down northwards towards the boundary with Heigham Water Treatment Works.

Planning History

It is understood that the application land was once used as allotments for the adjacent dwellings that were occupied by waterworks staff and their families. The site is likely to have been used for ancillary domestic storage and, more recently, it has become vacant. No. 26 Waterworks Road has previously had an arrangement with the landowner to park within the site. However, it is understood that this arrangement has lapsed.

5. 12/01349/F – Erection of 1 No. two bedroom dwelling and 2 No. four bedroom dwellings with associated car parking and landscaping. Withdrawn 21st September 2012.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

6. Erection of three detached dwellings with associated parking and landscaping.

Representations Received

7. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received from nearby residents citing the issues as summarised in the table below.

8.

Issues Raised	Response
Five of the existing dwellings currently park on the access road meaning access is difficult for private vehicles and impossible for large vehicles such as refuse lorries and fire engines.	Para.18
The number of proposed parking spaces is inadequate. In reality, the proposed turning area will be used as an overflow car park making the road very congested. Therefore, the proposal will be detrimental to the current residents.	Para. 19
How is parking for existing residents being taking into account, bearing in mind No.18 is rented accommodation and has up to five cars at peak times and No.24 is a dental practice that has frequent visitors?	Para's 19 and 20
How will construction vehicles gain access? Existing residents who park on the road are unlikely to want to park elsewhere.	Para. 20

Consultation Responses

9. Health and Safety Executive: PADHI+ response advises against development due to location of site in relation to Heigham Water Treatment Works.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Statement 10 – Meeting the challenge of climate change, flooding and coastal change

Statement 11 – Conserving and enhancing the natural environment

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

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 12 – Remainder of Norwich area

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

NE1 – Protection of environmental assets from inappropriate development

NE9 - Comprehensive landscaping scheme and tree planting

HBE12 - High quality of design in new developments

EP3 – Health and Safety consultations

EP16 - Water conservation and sustainable drainage systems

EP22 - High standard of amenity for residential occupiers

HOU13 – Proposals for new housing development on other sites

TRA6 - Parking standards - maxima

TRA7 - Cycle parking standards

TRA8 - Servicing provision

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011

Principle of Development

Policy Considerations

10. The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high quality homes to help create sustainable, inclusive and mixed communities. This is also mirrored in Policy 4: Housing delivery, of the Joint Core Strategy.
11. Local Plan Policy NE1 permits limited uses and development within the river valleys, which does not include new dwellings. However, bearing in mind the limited size of the site and it's position immediately adjacent to Heigham Water Treatment Works, it is considered that the modest increase of three new dwellings would not have a significant detrimental visual impact on the landscape character of the Wensum river valley.
12. Local Plan Policy EP3 relates to sites identified by the Health and Safety Executive. It states that development within 500 metres of the boundary of Heigham Water Treatment Works will take account of the need for appropriate separation between hazardous installations and incompatible uses and any risks involved to the proposed development.

Housing Proposals

Housing Numbers and Density

13. As the proposal is for three detached dwellings it does not trigger any requirements for affordable housing or children's playspace contribution. Based on a site area of 0.15

hectares the site density would be 20 dwellings to the hectare. However, it is recognised that there is a 6 metre wide easement running northwards from Waterworks Road through the site to the boundary with Heigham Water Treatment Works. This area would remain the position of the access road, which limits the area of developable land.

Impact on Living Conditions

14. It is considered that the design, scale, positions and orientations of the proposed three detached dwellings are such that they would not cause significant harm to the residential amenities of the neighbouring dwellings, West Cottage and No. 20 Waterworks Road by way of loss of daylight, privacy or overlooking.

Design

Layout

15. The layout of the proposed development is largely dictated by the 6 metre easement that runs north to south down the middle of the site. In addition, the layout takes account of the existing general building lines and the orientation of the existing dwellings on either side of the access.

Scale and form

16. The proposed detached dwellings would have larger footprints than the existing semi-detached houses and detached cottage. However, it is considered that the new dwellings would sit comfortably on the site and would not dominate the existing dwellings, particularly as the site slopes down northwards towards Heigham Waterworks.

Vehicular Access and Servicing

17. Vehicular access is gained from the existing roadway on the north side of Waterworks Road. It is proposed to introduce a new shared surface arrangement along the length of the access. An 8 metre square turning area would be provided in the middle of the site. This is considered to be an acceptable arrangement, which would provide a proportionately sized turning space for the number of new properties being provided.
18. The new dwellings would be within an acceptable distance from Waterworks Road in order to take their refuse and recycling bins to the top of the access for collection. This system currently operates for the existing dwellings. It is considered that the new proposed dwellings, being at the end of the cul de sac, would not hamper access for emergency vehicles.

Car Parking

19. The two four bedroom properties would have a single detached garage and a parking space and the three bedroom dwelling would have two parking spaces at the front. This would provide one extra parking space over and above the Council's maximum parking guidelines under Local Plan Policy TRA6.
20. Whilst it is likely that existing residents would have to adjust their parking arrangements to allow access for construction vehicles, it is considered that once complete, the development should not curtail existing residents parking.

Cycling Parking

21. Cycle storage has not been specified for the three new dwellings. However, such details could form a condition, if members are minded to approve the proposal.

Environmental Issues

Health and Safety

22. The site is located immediately adjacent to the Heigham Water Treatment Works and consequently it falls within the Inner Zone of the Health and Safety Executive consultation. A Chlorine Storage Facility (CSF) Assessment was submitted with the planning application, which concludes that the culmination of the safety measures at Heigham Water Treatment Works along with the site being located at 2.8 metres above the CSF,

- further up the slope of the river valley, presents a low risk to the proposed new dwellings.
23. Although the response from the on-line PADHI+ planning consultation tool was 'Advise Against' it is considered that taking on board the CSF conclusions, the modest number of properties proposed and the existence of five dwellings close to Heigham Water Treatment Works would, on balance, not prevent the proposal from being recommended for approval.
24. Subject to condition, the Health and Safety Executive (under DETR Circular 4/2000) would have 21 days to consider the matter further and determine whether to invite the Secretary of State to call in the application.

Water Conservation

25. Under Policy 3: energy and water of the Joint Core Strategy, new dwellings are required to achieve Code for Sustainable Homes level 4 for water efficiency. An indicative water calculation has been submitted for the proposal, which is based on the worst case scenario. It confirms that the maximum capacities will ensure the proposed development achieves level 4 of the Code of Sustainable Homes.

Trees and Landscaping

Loss of Trees or Impact on Trees

26. The proposal would require the removal of three trees: a Goat Willow, an Elder and a Lime. All three trees are classified as being of low amenity value and as such, it is considered that their removal is acceptable, on the basis that replacement trees will be planted.

Replacement Planting

27. Indicative replacement tree planting has been shown on drawing plan, however, the exact number, location and species can be the subject of a planning condition.

Equality and Diversity Issues

28. There are no equality and diversity issues with regard to the proposed development.

Conclusions

29. The proposed development to provide three dwellings is considered to be acceptable. It will provide much needed housing and will enhance the appearance and amenities of the area without having an adverse effect on adjacent occupiers

RECOMMENDATIONS

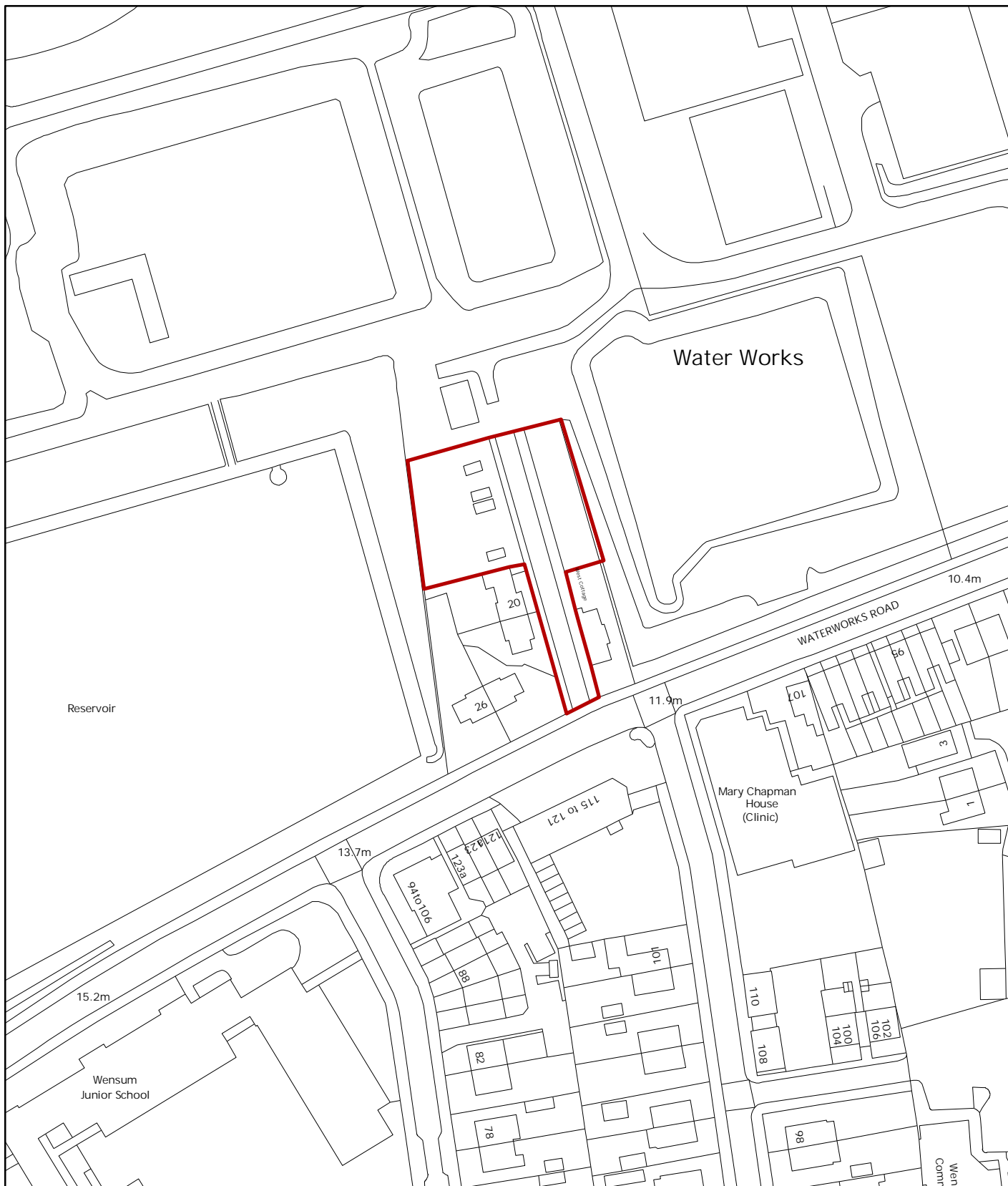
To approve Application No 12/02262/F on Land at north of No.20 Waterworks Road and grant planning permission, subject to :-

1. giving advance notice to the Health and Safety Executive allowing 21 days for their further consideration of the matter and allowing them to invite the Secretary of State to call-in the application;
2. the following conditions;
 1. Commencement of development within three years
 2. In accordance with the application form, plans, drawings and details as specified in this decision
 3. Submission of details of external materials
 4. Prior approval of details:
 - (a) covered and secure cycle storage
 - (b) bin storage
 5. Water consumption for new housing – Level 4 of the Code for Sustainable Homes

6. Submission of landscaping scheme incorporating replacement trees, hard landscaping including materials for the access road and turning area and boundary treatments
7. Works on site in accordance with Arboricultural Implications Assessment and Tree Protection Plan
8. No occupation prior to provision of parking and servicing

Reasons for Approval:

It is considered that the proposed residential scheme would result in an appropriate form of development. The proposal will provide much needed housing accommodation in this part of the City, and subject to conditions will enhance the appearance and amenities of the area without having an adverse affect on the River Wensum valley or adjacent and nearby occupiers. As such the proposal would accord with Statements 6,7,10 an 11 of the National Planning Policy Framework, March 2012, Policies 1,2,3,4 and 12 of the Joint Core strategy for Broadland, Norwich and South Norfolk, March 2011 and Saved Local Plan Policies HOU13, HBE12, NE1, NE9, EP3, EP16, EP22, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan, Adopted Version November 2004.



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Planning Application No 12/02262/F

Site Address Land to the North of 20 Waterworks Road

Scale 1:1,250

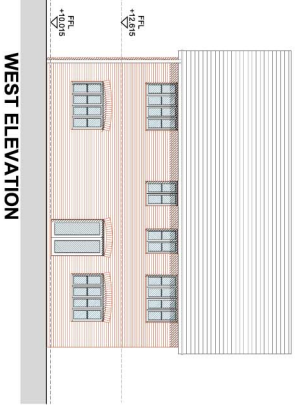
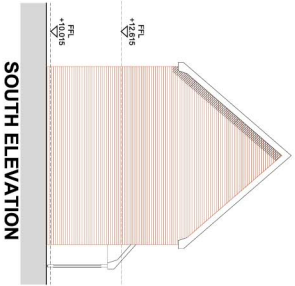
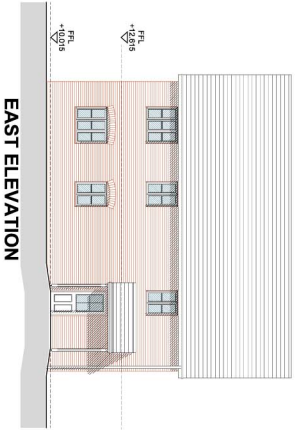
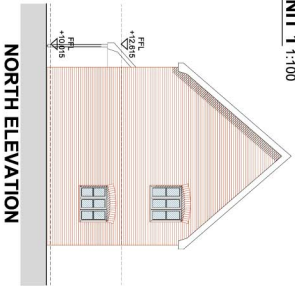


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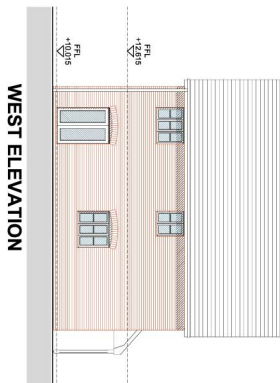
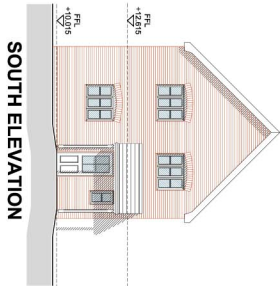
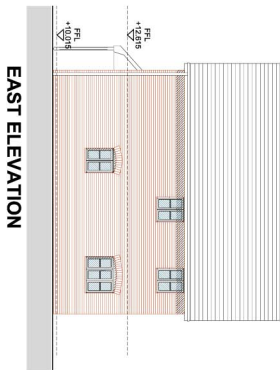
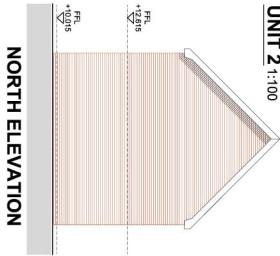
PLANNING SERVICES



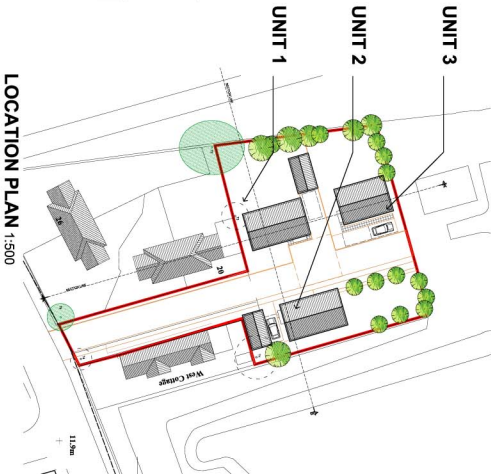
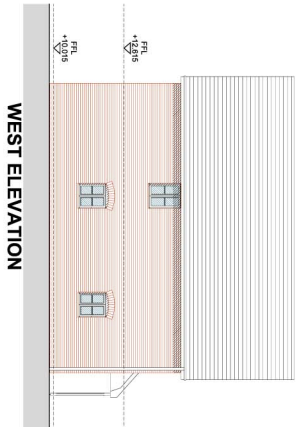
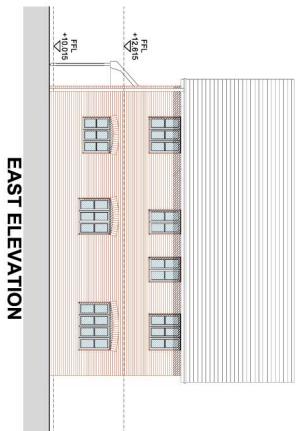
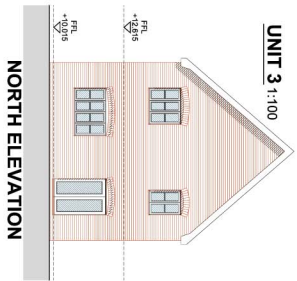
UNIT 1 1:100



UNIT 2 1:100



UNIT 3 1:100



LOCATION PLAN 1:500

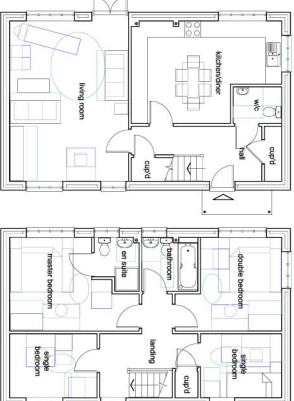
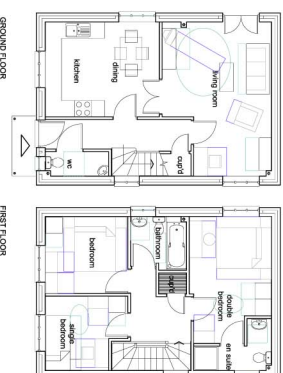
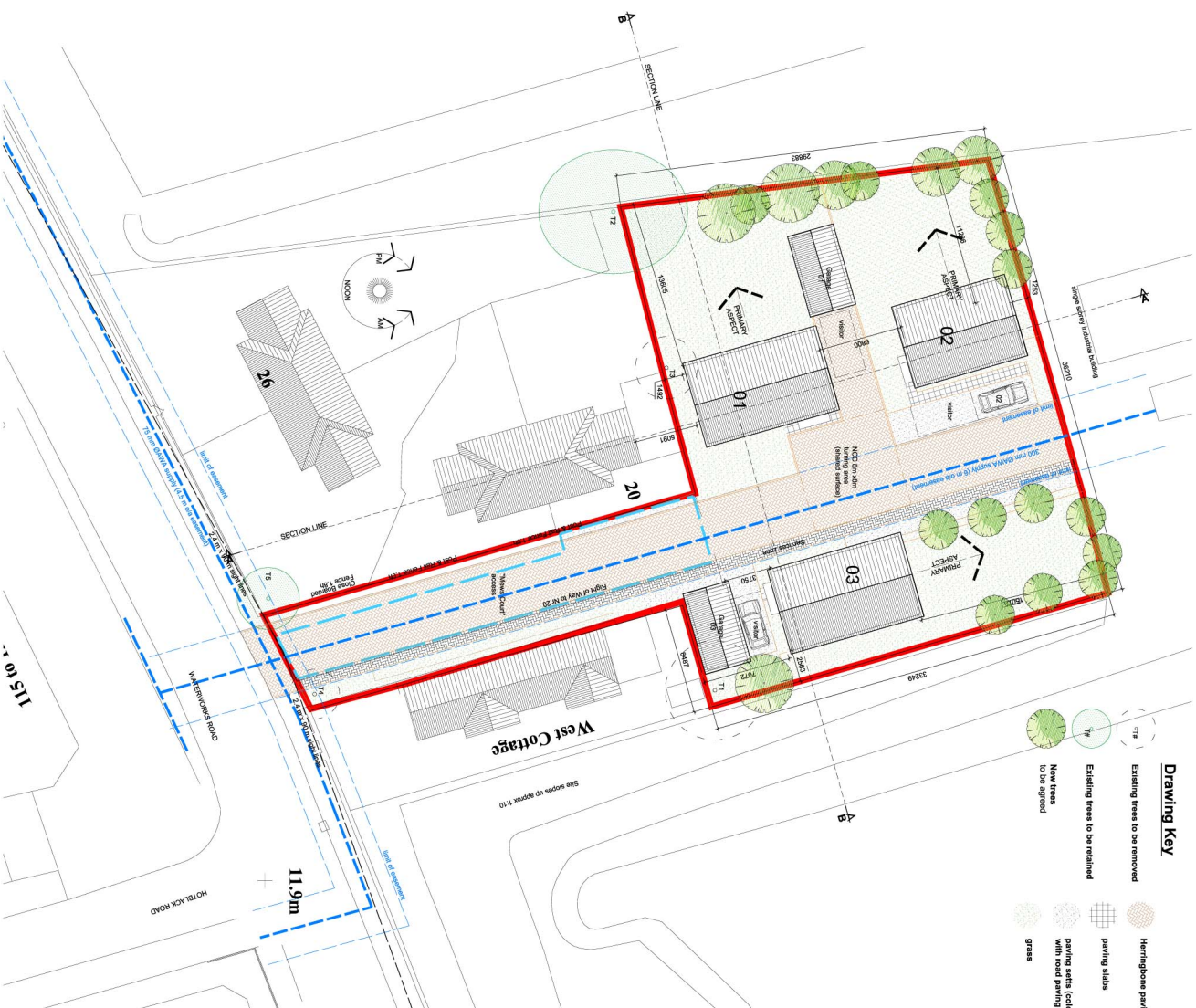
PLANNING



AWG Holdings
Residential Development
AWG site
Waterworks Road, Norwich
Proposed Elevations

4024
051 B
20/05/11 as indicated @ A1
MSC

PROPOSED SITE PLAN 1:200



HOUSE TYPES

UNIT 1
4 BED /6 PERSON
118.1 sq m GIA

UNIT 2
3 BED /5 PERSON
94 sq m GIA

UNIT 3
4 BED /6 PERSON
116.1 sq m GIA

PLANNING

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
C	22.10.12	Site layout amended	JA	
B	15.06.11	Additional car parking space added to unit 1	JA	MDC
A	07.06.11	Unit 1 size altered	JA	MDC

