

Planning Applications Committee

12 March 2009

Agenda Number:	B8
Section/Area:	OUTER
Ward:	SEWELL
Officer:	Lee Cook
Valid Date:	28 August 2008
Application Number:	08/00827/F
Site Address :	Land and Garages North West Side of Magpie Road, Norwich
Proposal:	Demolition of 11 garages and redevelopment of site to provide 11 No. family houses and associated parking (revised scheme).
Applicant:	Flagship Housing Group
Agent:	Reynolds Jury Architecture

THE SITE

The site is located to the north of Magpie Road and lies at the multi exit road junction at the southern end of Aylsham Road. To the east is the junction with Starling Road and Magpie Road. Residential properties run to the north of the site along Starling Road and opposite along the southern side of Magpie Road. Overall the immediate area is mixed in character with a variety of retail and commercial uses in the area surrounding the site.

PLANNING HISTORY

The site has been allocated for housing in the Replacement Local Plan, Adopted Version 2004 (Policy HOU12 – B5). However, when the design process started it became clear that the site gave rise to a number of concerns related to the existing trees and open space on site and relationship to residential properties to the north. Initial proposals under application 07/01303/F – for the erection of 7 no. three-storey houses and 6 no. two-storey houses with associated car parking and other additional external works was withdrawn in August 2008 to allow further negotiation on the layout and design of the development.

THE PROPOSAL

The scheme involves the demolition of the 11 existing garages on the site which have access from Starling Road and the redevelopment of the wider site to provide 11 No. family houses and associated parking. This includes one 5 bed house; six 4 bed houses; and four 3 bed houses. The scheme has been revised to improve the relationship with existing dwellings along Starling Road; setting for existing trees; and enhancement of cycle facilities in the area in line with the gyratory proposals arising from the Anglia Square redevelopment.

CONSULTATIONS

Advertised in the press, on site and neighbours notified.

Four letters of representation from local residents objecting on the following grounds:

- Loss of public open space/green space and adverse impact on amenity of the area;
- Loss of play/amenity space for existing residents;
- Loss of green space with adverse impacts on wildlife and habitat; flooding; and loss of landscape buffer;
- Species, such as bats, should be given special consideration and thought given to preservation measures for all identified species;
- Development would be more appropriate elsewhere to enable the protection of this green area;
- Failure by the Council to enhance use of land as allotments;
- Over intense development;
- Loss of existing parking will lead to parking and safety problems in the area;
- Loss of convenient parking facility with no others conveniently available in the immediate area;
- Poor access and location;
- Adverse impacts on highway safety and vehicle flows; and
- Concern on road width.

Norwich Society: This is a good use of the site. We were pleased to see the use of green energy incorporated and the retention of trees.

Norfolk Landscape Archaeology: Advise that the proposed development is right outside the medieval gate, and so may be the site of medieval suburban activity, or may have remnants of the defensive ditch outside the city wall. In addition, the site is immediately adjacent to an area identified by the Norwich Urban Archaeological Database as the site of a 5th - 6th century cemetery. It is possible that this cemetery, or its associated settlement may extend under the proposed development site. Therefore suggest that any planning permission is subject to a condition for a programme of archaeological work in accordance with Planning Policy Guidance 16, Archaeology and Planning (1990), para. 30.

Highways: Raise no objection to the scheme and supports the inclusion of a new cycle route to enhance the gyratory proposals arising from the Anglia Square redevelopment.

Strategic Housing: fully supports this application and additionally offers the following comments in relation to parking in the area:

The site at Magpie Road includes a small row of 11 garages and a line of unofficial parking for approximately 12 vehicles, both of which would need to be demolished to make way for 11 family houses. The proposed scheme allows for 'one for one' parking spaces plus one additional, visitors space.

Of the 11 garages, 2 are currently occupied. It is council policy to offer suitable, alternative garage tenancies within a five minute walk to those being vacated, should the existing tenants wish to relocate. In this instance, there are more than enough vacant garages at the nearby Catherine Wheel Opening site to accommodate the tenants of the Magpie Road garages. The garage tenants have been made aware of the development proposals and will be served with a notice to quit and offered a garage at the nearby alternative site once confirmation of planning has been achieved.

Flagship Housing Association are developing the scheme and are actively working up plans for other schemes in the immediate vicinity which may produce additional parking opportunities that could be offered to local residents.

Because the parking in front of the Magpie Rd garages is informal, the council are not obliged to reprovide it, however, the possibility of offering Magpie Road residents parking permits for adjacent Starling Road is being looked into.

Policy: The scheme appears acceptable and is allocated for housing in the local plan, although there were initial concerns about the provision for enhanced cycle routes; cycle parking and storage these appear to have been resolved with the revised scheme.

Arboricultural Officer: The revised scheme is as agreed on site and suggests a condition on any permission relating to the requirement for further detail in regard to specifications and method statements for tree protection and new planting.

Environmental Health: A contaminated land assessment is required for all developments except householder development where there is a record of potentially polluting uses or there is a reasonable possibility of such a previous use. In terms of the application site the historic mapping suggest that it appears to have been used for domestic dwellings from c.1900 and before that it was open land, possibly agricultural. The only potentially contaminative use is the most recent one i.e. lock up garages. This represents a fairly minor likelihood of potential pollution. However, given the application is for the most sensitive use ie residential with gardens, a condition is suggested on any approval to require a site investigation prior to the commencement of development.

PLANNING CONSIDERATIONS

National Planning Policies:

PPS1	Delivering Sustainable Development
PPS1 Supplement	Planning and Climate Change
PPS3	Housing
PPG13	Transport
PPG16	Archaeology
PPS22	Renewable Energy

Relevant East of England Plan Policies:

ENG1	Carbon dioxide emissions and energy performance
ENV7	Quality in the built environment
H2	Affordable Housing.
WM6	Waste Management in Development

Replacement Local Plan saved policies:

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
HBE3:	Archaeological assessment in Area of Main Archaeological Interest
HBE12:	Design
HOU6:	Contribution to community needs and facilities developers
HOU12 B5:	Other sites allocated for housing development
HOU13:	Proposals for new housing development on other sites
NE9:	Comprehensive landscaping scheme and tree planting
SR7:	Provision of children's equipped playspace to serve development
TRA5:	Approach to design for vehicle movement and special needs
TRA6:	Parking standards – maxima
TRA7:	Cycle parking standards
TRA8:	servicing standards
TRA11:	Contributions for transport improvements in wider area
TRA14:	Enhancement of the pedestrian environment and pedestrian routes

Supplementary Planning Documents and Guidance (SPD and SPG):

Open Space and Play SPD – June 2006
Transport Contributions from Development SPD Draft – January 2006
Trees and Development SPD – September 2007
Energy Efficiency and Renewable Energy SPD adopted – December 2006

Proposed Development, Layout and Design

The principle of housing development is established by the allocation of a site of this size in the City of Norwich Replacement Local Plan 2004. The proposals will provide a mix of family housing in this area adding to the affordable housing stock for this part of the City.

The development consists of two terraces arranged to relate to and enclose a retained landscaped open space at the road junction and to restore the frontage to the north side of Magpie Road. The buildings vary in height from two to three storey dwellings and act as a transition between the terrace and semi detached housing in the area and three storey development at the corner of Aylsham Road and Waterloo Road.

The arboricultural report has identified important trees and those which should be removed. Scheme of replanting some trees has been discussed to maintain the appearance and amenity value of the corner space. This will additionally have regard to the health and protection of retained trees and to minimise overshadowing of the proposed houses. The applicant has also undertaken an ecological report of the site and is happy to promote additional resources for enhancing protection and nesting of wildlife.

The houses are arranged in clustered form on the frontage on what is currently a landscaped open space. The entrance to the houses on the west side of the site is retained onto the open space and in doing so relates well to the development and creates a “live” frontage along the internal footways and cycle path around the open space. The layout of the houses has been carefully devised to allow views and access through from Waterloo Road to Starling Road and to ensure good natural surveillance of the open space from the new houses. The design is simple in form using a limited range of materials. The proposed layout and design of the buildings would make a positive contribution to the area enhance the visual mix and character.

The proposed scheme provides a parking court accessed off Waterloo Road. Cycle and bin storage have been provided to acceptable standards in terms of provision and access. The proposed layout has been revised following negotiations to allow for improved integration of the existing landscape features on this site. The amendment to the layout of the site has allowed substantial improvements to the scheme including the pedestrian and cycle routes across the site and improved location and setting of buildings in relation to the surrounding area.

Further changes have been made to reduce the impact on amenity for existing residents adjoining the site. Following a detailed assessment of shadow predictions the eastern terrace is now sited to increase the distance from the shared boundary with 22 Starling Road, the roofscape has also been altered to reduce overshadowing. Rationalisation of the layout and size of garden spaces to increase privacy and make a clearer distinction between the public footpath and the private front gardens has also been undertaken. Whilst the proposed development would inevitably alter the view for residents whose houses look onto the site, any impact on privacy, overlooking and overshadowing would be limited because of the changes now made and distance between the buildings. The proposed development would not have any significant impact on the amenities of adjacent properties.

Environmental Issues

The project as designed will achieve a high environmental performance in excess of that for general private sector housing and is to be assessed and certified under the code for sustainable homes to achieve a code 4 performance level. Solar panels and air source heat pumps are proposed to secure the 10% energy from decentralised and renewable or low carbon sources as required by policy ENG1. Full details of this provision would need to be conditioned.

Planning Obligations

The Strategic Director for Communities and Neighbourhoods has confirmed that, for the sites developed through the Partnership Framework, the affordable housing would be required through the conditions of sale of the site and that the Housing Service would pay the financial contributions for local facilities arising from the development when the land is transferred to the Housing Association. This undertaking applies to all of the current applications and a formal Legal Agreement would not therefore be necessary to achieve these requirements.

The development provides for the retention of a large area of open space to the south west corner of the site, additional tree planting and also enhancements to the pedestrian and cycling environment of the area. These items can be secured by conditions and further financial contributions towards these items are not required.

Conclusion

The development of 11 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development would not have any significant impact on the amenities of adjacent properties. The overall impact of the proposed development would be to enhance the environment of the area, which has been unresolved since the demolition of the former houses and use of part of the site for garages. The proposed development achieves a high standard of design and would be well integrated with the surrounding development.

RECOMMENDATIONS

APPROVE AND GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years
2. Details of Facing and Roofing Materials
3. Details of external lighting
4. Details of car parking, cycle storage, bin stores
5. Details of construction and surfacing of cycle lane
6. Details of Boundary treatment, walls and fences
7. Details of trees and hedging to be retained and Tree Protection Scheme prior to commencement
8. Details of retention of tree protection
9. Details of Landscaping, planting and site treatment works

10. Landscape maintenance
11. Obscure glazing only to boundary windows (plots facing Starling Road)
12. Details of habitat protection measures
13. Contamination report
14. Details of 10% renewables
15. Archaeology

REASONS FOR APPROVAL

The development of 11 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development would be well integrated with the surrounding development in form and design and would make good use of this under-used site. The proposed development would not have any significant impact on the amenities of adjacent properties. The decision has been taken having regard to policies EP16, EP18, EP20, EP22, HOU6, HOU12, HOU13, HBE3, HBE12, NE9, SR7, TRA5, TRA6, TRA7, TRA8, TRA11 and TRA14 of the City of Norwich Local Plan (Adopted Version 2004) and policies ENG1, ENV7, H2 and WM6 of the East of England Plan, May 2008 and to all material planning considerations.



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Site Address - Land & Garages North West side of Magpie Road, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

