

Planning Applications Committee: 06 February 2014

Updates to reports: Part 2 of 2 – item 4(3)

Application no: 13/01964/F – Land adjacent to 25-27 Quebec Road.

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Additional representations:

Six additional letters of representation have been received citing the issues discussed below.

- **Land ownership.** There has been question raised regarding the land ownership of the strip of land running along the north boundary of the site with numbers 29, 29a and 30 Quebec Road. The applicant has indicated that the area of land is in their ownership and have confirmed via an email sent in on 28 January 2014 that this is the case as they understand it. Response - Any further matter of land ownership would constitute a civil matter rather than one to be discussed as part of this application.
 - **Relationship between applicant and agent.** Response: whether the applicant and agent are colleagues is not relevant in the consideration of this application. The application form has been completed with Mr Anthony Hudson as the applicant (section 1 of application form) and Mr Matthew Griggs acting as the agent (section 2 of application form).
 - **Site notices not erected** Response - it is not compulsory for site notices to be erected where applications for proposed development are submitted. The site is not located within a conservation area, neither was it considered that the proposal would affect the character of one of the surrounding conservation areas.
 - **Light pollution from street lights, car headlights, security lights etc:** Noted.
 - **Noise pollution from activity associated with the new dwellings:** Noted.
 - **Danger of cars failing to stop overrunning into neighbouring gardens:** Noted.
 - **The erection of two no. three bedroom dwellings has not been taken into account when considering the impact upon the highway.** The impact of the new dwellings upon the highway is likely to be negligible. Access to the site is pre-existing with double yellow lines and a dropped kerb already installed.
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- **Nine persons submitted objection, not five as stated in the report. The tabulation method is disrespectful to the individuals making representation and does not provide committee members the opportunity to consider the full content of objections.** Response: The committee report states that at the time of writing letters of objection had been received by five different persons. This should have been stated as six. Three separate letters of objection had been written by one individual, but the three letters can only be counted towards one person. The summary tabulation of comments is standard practice in committee report writing. All representations are public documents and are available to view should anyone wish to do so. The issues summarised in the table are discussed in more detail in the main body of the report and are open for further discussion during planning applications committee.
- **The drawings submitted with the application are 'economical' when portraying the relationship between existing properties and the proposed dwellings.** Sufficient information has been submitted to enable the application to be validated and for a proper assessment to be made.
- **The sun path study presented in support of the application bears no resemblance to the realities of nature.** The sunpath study is considered satisfactory for the purposes of this application.
- **The erection of the proposed dwellings will seriously impinge upon the quality of life and living standards of neighbouring residents.** See paras 9-16 of the report.
- **The site boundaries as determined by the architect conflict dramatically with available plans and Land Registry documents.** Disputes over land ownership are a private matter between the parties and not a matter which planning applications committee can adjudicate on.
- **The statement in paragraph 18 of the report is untrue.** There is no change necessary to paragraph 18.
- **Objector makes reference to previous concerns raised regarding ground stability of properties in Primrose Road.** Paragraph 23 of the report adequately explains that this is a matter most appropriately dealt with by Building Regulations.
- **Conditions must be stipulated that hedging must not be removed and is replaced as necessary. An additional 1.8 metre high boundary fence must be erected to determine the boundary line.** The landscaping condition will require that any tree or planting that is removed, uprooted or is destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted

shall be planted at the same place no later than the end of the first available planting season (October-March inclusive), unless the local planning authority first gives its written consent to any variation. Conditions will also require that detail of boundary treatments and hard landscaping be submitted the local planning authority for approval. Fencing may be considered appropriate to provide adequate privacy for both residents of the proposed dwellings and those neighbouring the application site. It will not be appropriate to require the erection of a 1.8 metre high fence for the purpose of demarcating the boundary line.

- **The statement ‘previously developed land’ needs to be substantiated and put into context.** The site ‘location and context’ section of the report describes the previous development that has existed on site.

Other issues raised:

Overlooking	Par. 10-12 & 17 of report
Loss of light and overshadowing	Par. 13 & 18 of report
Ground stability and drainage	Par. 20 & 23 of report
Impact on property value	Par. 14 of report
Out of scale development/poor design	Par. 17-19 of report

- A number of objectors have also recommended that a site visit be conducted by committee members to enable a proper assessment of the application.

Additional Informatives:

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- 1) The new build floorspace created in this proposal is liable for the Community Infrastructure Levy (CIL). When the last of the pre-commencement conditions is approved you will receive a Liability Notice from the Council (Charging Authority) setting out what the charge will be. The relevant forms and guidance can be found on the Planning Portal website at www.planningportal.gov.uk.
 - 2) Refuse and recycling bins for residential development:
All bins to be purchased by the applicant prior to occupation, in agreement with Norwich City Council city wide services department.
Customer Contact Team: 0344 980 3333 or info@norwich.gov.uk
 - 3) Properties will not be eligible for on street parking permits
 - 4) Permeable hardstanding
Any hardstanding to be of a permeable material
<http://www.norwich.gov.uk/Planning/Pages/Planning->

[PavingFrontGardens.aspx](#)

- 5) Street naming and numbering:
Contact Kay Baxter at Norwich City Council, tel 01603 21 2468
(Mons & Tuesdays only)
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