

Report to Planning applications committee
Date 10 October 2013
Report of Head of Planning Services
Subject 13/01340/F Garages Adjacent To 66 Watling Road
Norwich

Item
5(4)

SUMMARY

Description:	Erection of 2 No. two bedroom dwellings.
Reason for consideration at Committee:	City Council development
Recommendation:	Approve
Ward:	Crome
Contact Officer:	Tracy Armitage Senior Planner - Development 01603 212502
Valid Date:	20th August 2013
Applicant:	Orwell Homes
Agent:	Rees Pryer Architects LLP

INTRODUCTION

The Site

Location and Context

1. The site comprises a group of ten garages located at the cul-de-sac end of Watling Road. The garage court bounds existing residential properties to the north and east and recreation area to the south and east. The local area is residential in nature characterised by two storey flats and houses with open plan amenity space.

Constraints

2. A mature hedgerow and trees are located immediately adjacent to the western boundary of the site.
3. The adjacent recreation ground is designated an area of Publically Accessible Recreational Open Space. Maintenance access to the recreation ground is currently via Watling Road and the garage court site.

Topography

4. The site comprises a level area of hardstanding and garage structures.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

5. The proposal consists of the re-development of the site for affordable housing following the demolition of the existing garages. A pair of semi-detached 2 bedroom properties is proposed with private gardens to the rear.
6. Three parking spaces are proposed at the cul-de-sac end of Watling Road.

Representations Received

7. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation Responses

8. Norfolk Constabulary – Recommend revised boundary treatments in order to ensure garden areas are secure.
9. Environmental Health – A desk top investigation has been carried out to assess the risk of contamination of this garage site. The risk is considered low but further precautionary testing is recommended – this can be addressed through the imposition of a suitable planning condition.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 4 - Promoting sustainable transport

Statement 6 - Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Statement 11 – Conserving and enhancing the historic environment

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

Policy 2 Promoting good design

Policy 3 Energy and Water

Policy 4 Housing delivery

Policy 12 The remainder of the Norwich urban area, including the fringe parishes

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

HBE 12 High quality of design in new development

EP1 Contaminated land and former landfill sites

EP16 Water conservation and sustainable drainage systems

EP18 Energy Efficiency in development

EP22 High standard of amenity for residential occupiers

HOU5 Accessible housing

HOU6 Development Requirements for Housing Proposals

HOU 13 Proposals for new housing development on other sites

TRA6 Parking standards

TRA7 Cycle parking standards

TRA8 Service provision

Other Material Considerations

Development Management Policies Development Plan Document – Pre-submission policies (April 2013).

DM1 Sustainable development principles for Norwich
DM2 Ensuring satisfactory living and working conditions
DM3 Delivering high quality design
DM4 Providing for renewable and low carbon energy
DM8 Planning effectively for open space and recreation
DM9 Safeguarding Norwich's heritage
DM12 Ensuring well-planned housing development
DM28 Encouraging sustainable travel
DM 30 Access and highway safety
DM31 car parking and serving

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Weight must be given to the emerging Local Plan and relevant policies are listed below for context although none change the thrust of the current Local Plan policies discussed in the main body of this report:

Emerging policies of the forthcoming new Local Plan (submission document for examination, April 2013):

Key matters for consideration

- Principle of residential development of this site
- Suitability of the site for residential development
- Design considerations
- Amenity considerations for future and adjoining residents
- Impact on the adjoining tree and adjoining recreational area

Principle of Development - Policy Considerations

10. The garages on the site are predominately vacant, with just two of the ten the subject of lease arrangements. Alternative garages available in the immediate vicinity are to be offered to existing garage tenants. The site has had no prior commercial use and is located within a primarily residential area, subject to no specific policy designations.
11. This previously developed site is in an accessible location, within the urban area and in an area of existing housing. The principle of development is therefore in accordance with the objectives of National and Local Policy which promote sustainable housing growth and JCS Policy 12 which encourages neighbourhood based renewal. The proposal will deliver two family homes and contribute towards meeting identified housing need in the city.

Design and amenity

12. The site is considered suitable for the pair of semi-detached dwellings proposed

and the layout provides adequate space for private gardens and reasonable levels of outlook and amenity. The location of the site close to a recreational area will allow future residents easy access to play and green space. In addition the development will have minimal impact on the amenities of existing residents living close by, given the separation distances achieved and the orientation of windows.

13. The semi-detached built form makes efficient use of the space available and creates a sympathetic addition to the street scene. The proposed dwellings are of similar height and scale to adjacent properties opposite and have a simple contemporary appearance, with large windows to maximise opportunities for natural day light. The design of the properties is such that they will positively contribute to the residential character of the area.

Impact on trees and adjoining recreational area

14. The scheme seeks to ensure that the trees adjoining the site are not affected by the development and their retention will substantially soften the visual impact of the new dwellings on the adjoining recreation area and provide an attractive backdrop to the new properties. Planning conditions will be necessary to ensure the adequate protection of the hedge and trees during the construction period.
15. The existing gated access into the recreation area will be permanently closed as a result of the development. However, this access is used for maintenance purposes only and there are alternative access points available.

Sustainability matters

16. The design approach has been guided by sustainable development principles and seeks to minimise energy needs both during construction and by residents, long term. The dwellings have been aligned to take advantage of the southerly aspect maximising natural day light and solar gain. In addition the dwellings have been designed to meet level 4 of the Code for Sustainable Homes and will be highly insulated. The approach ensures that materials and construction methods used are A/A+ rated by the Green Guide and that future energy and water needs are minimised.

Affordable housing

17. On residential schemes of this scale, adopted policy does not require the provision of affordable housing units. This scheme exceeds policy requirements and both of the proposed dwellings will be made available by a registered provider at an affordable rent. The Norwich area has an identified need for new affordable housing with 677 affordable homes needing to be developed in Norwich each year and this development will contribute towards meeting this target. The promotion of this council owned site has been discussed with Orbit Housing Association who have committed to the whole site being affordable housing in perpetuity secured through a covenant in the contract for the sale.

Parking and servicing

18. Parking is proposed to the front of the development within a shared driveway/parking area. One parking space is proposed for each dwelling along with an additional space for visitors. Secure cycle parking is proposed in the rear garden of each dwelling. The local Highway Authority is satisfied with this provision.
19. Bin storage is proposed within the rear garden area of each dwelling. The location

and access arrangements are considered satisfactory.

Local Finance Considerations

20. Under Section 143 of the Localism Act the council is required to consider the impact on local finances. It is a material consideration when assessing this application. The benefits from the finance contributions for the council however must be weighed against the above planning issues. In this case the financial considerations are relatively limited and therefore limited weight should be given to them.

Financial Liability	Liable?	Amount
New Homes Bonus	Yes	Based on council tax band. Payment of one monthly council tax amount per year for six years + affordable housing premium
Council Tax	Yes	Band not yet known
Community Infrastructure Levy	Yes – Social Housing Relief available.	Nil
Business Rates	No	-

Conclusions

21. It is considered that the garaging is not currently providing an effective use of land and that the proposed development will deliver significant benefit in terms of delivering new affordable homes and urban renewal. The design layout is considered acceptable with a good relationship between public and private realm. Access, parking and servicing arrangements are also considered to be appropriate, as are the amenity standards for existing and proposed dwellings. The development also responds to site constraints in terms of their implications for trees, energy efficiency and contamination. Subject to the conditions listed the proposals are considered to be acceptable and will provide for much needed housing development in this part of the City.

RECOMMENDATIONS

To approve Application 13/0134000/F Garage site, Watling Road and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accordance with drawings and details
3. Details of facing and roofing materials; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping, planting, biodiversity enhancements.
5. Details of tree protection measures/provision and retention
6. Method statement for the works adjacent to the western boundary
7. Details and provision of car parking
8. Details and provision of cycle parking
9. Implementation of sustainability measure/energy efficiency measures as outlined in Design and Access Statement
10. Site contamination conditions
11. Control on imported materials

Article 31(1)(cc) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the committee report.

