

Report to Planning applications committee

Item

10 November 2016

Report of Head of planning services

Subject Application no 16/01058/F - Land South of 45
Christchurch Road, Norwich

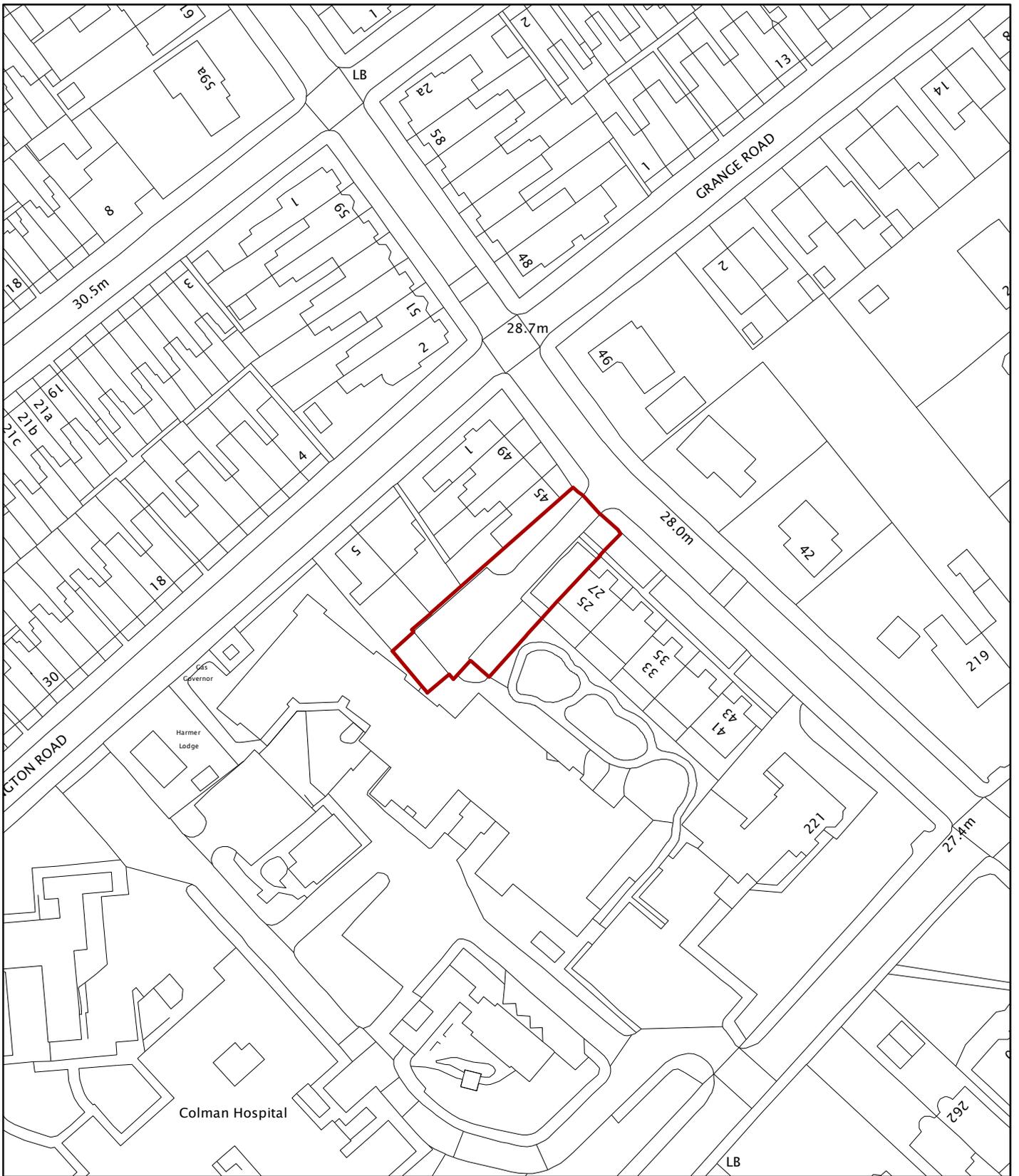
4(d)

**Reason
for referral** Objections

Ward:	Nelson
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal		
Demolition of garages and construction of 2 No. two bed apartments.		
Representations		
Object	Comment	Support
3	1	0

Main issues	Key considerations
1 Principle of development	Principle of redevelopment for housing
2 Design	Impact on character of the area, scale, form, massing and appearance.
3 Transport	Accessibility of site, impact on car parking, traffic, highway safety, cycle parking, servicing.
4 Amenity	Impact on neighbouring occupiers
5 Trees	Consideration of landscaping, impact on trees
6 Flood risk	Flood risk to the development and impact of the proposal on flood risk
Expiry date	16 November 2016
Recommendation	Approval



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Planning Application No 16/01058/F

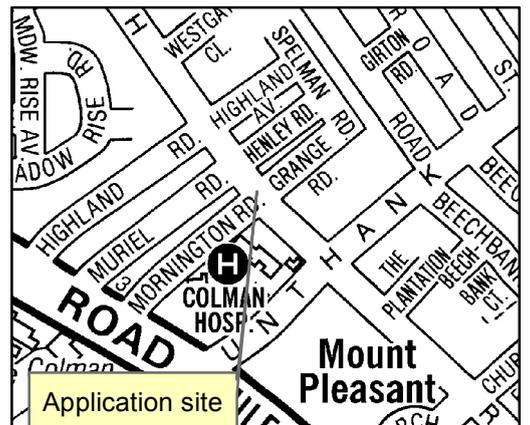
Site Address Land adjacent to 45 Christchurch Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is in Christchurch Road and includes land at the end of a row of flats and the associated communal car park. The area where the new flats would be constructed is currently a hard surfaced amenity area. The surrounding area is predominantly residential, although the Priscilla Bacon Centre (a specialist palliative care unit) is located to the south of the car park. The existing development contains 10 flats arranged in a two storey building.

Constraints

2. The site is within a critical drainage area as designated by the Norwich Local Plan. The site is not within a conservation area, however there is a conservation area adjacent to the site to the south.

Relevant planning history

3. The following table shows the relevant planning history of the site.

Ref	Proposal	Decision	Date
16/00056/F	Demolition of garages and construction of two dwellings.	Withdrawn	14/06/2016

The proposal

4. The proposal is to extend the existing row of flats to provide two 2 bedroom units, one on the ground floor and one on the first floor. The build would follow the form and style of the existing flats. The car ports within the existing car park would be demolished and the car park reorganised to allow parking for 12 vehicles.
5. Amended plans have been received during the application process to demonstrate that the proposal meets the national minimum space standards and provide for adequate cycle parking for both the existing and proposed flats.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	2
Total floorspace	63sqm per flat
No. of storeys	2
Appearance	
Materials	Bricks and tiles to match existing row of flats, white Upvc windows
Energy and resource efficiency measures	Development to meet Joint Core Strategy requirement for water efficiency by condition
Transport matters	
Vehicular access	From Christchurch Road
No of car parking spaces	12 spaces, one for each of the proposed flats and a further 10 spaces for the 10 existing flats.
No of cycle parking spaces	24
Servicing arrangements	Bin storage to the rear of flats

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Four letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Concern about inadequate parking provision and the associated escalated risk of more road traffic accidents at the Christchurch Road/Unthank Road junction. One car parking space per property is not sufficient.	See main issue 4
Concern that the demolition of the existing garage area may leave the remaining wall on the boundary with the care unit unsafe. Further concern about the possible impact on trees within the Priscilla Bacon Centre.	See main issue 5

Issues raised	Response
Concern at the loss of the cobbled area adjacent to the boundary wall, which provides stability and a buffer for the wall.	See main issue 5
Concern about overlooking towards the property at 3 Mornington Road. Further concerns about extra noise and traffic.	See main issue 5

Consultation responses

7. Consultation responses are summarised below. The full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Highways (local)

8. No objection with regard to highway matters and this proposed two flat development. The vehicle access to the site will remain adequate, and car parking provision is acceptable.

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
10. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF10 Meeting the challenge of climate change, flooding and coastal change

Case Assessment

12. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

13. Joint Core Strategy (JCS) Policy 4, supports housing delivery within the plan area, which this site falls.
14. Policy DM12 of the Norwich Development Management Policies Plan supports new residential development within the city boundary except in specific circumstances, none of which exceptions apply to this application site.
15. The NPPF encourages 'the effective use of land by reusing land that has been previously developed'. This site constitutes previously developed land and is also in a sustainable location for new housing, with good links to the City Centre. The proposed housing is therefore considered to be acceptable in principle and in this case would have the planning benefits of providing new affordable housing, subject to assessment against any other relevant policies or material considerations as outlined in the NPPF and the Development Plan. This is further set out below.

Main issue 2: Design

16. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
17. The design proposed would take a similar form to the existing flats, following the roofline, using matching materials and a having a similar appearance. It would therefore be sympathetic to the character of the area, and is considered acceptable in terms of its visual impact. The existing hard surfaced amenity area is poor quality and the loss of this area is not considered to be significant issue.

18. The proposal would comply with the national minimum space standards for a two bed, three person property and also provide a small external amenity area for each property. The overall design of the proposal complies with the relevant policies and would not cause harm to the nearby conservation area.

Main issue 3: Trees

19. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
20. Concern has been raised about the impact of the proposal on trees within the grounds of the Priscilla Bacon Centre. An arboricultural method statement and tree protection plan has been submitted which shows that the development would safeguard existing trees around the development site.

Main issue 4: Transport

21. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
22. The existing parking area currently has formal spaces for 10 cars, allowing one space per existing flat. The car-park would be reconfigured to re-provide car parking spaces for each of the existing flats together with providing one space for each of the proposed flats. In addition a total of 24 cycle parking spaces would be made available. The proposal therefore complies with the car and cycle parking standards set out within the local plan. No objection has been raised by the Highway Officer to the proposal on highway safety grounds.

Main issue 5: Amenity

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
24. The flats have been designed in such a way as to minimise the impacts on the neighbouring occupiers. There would be no upstairs windows on the side elevation and the building would be a sufficient distance away from neighbouring properties so as to not cause material impacts in the form of loss of daylight or sunlight.
25. With regard to other concerns that have been raised, it is not anticipated that the development would result in undue noise levels given that the proposal is for residential dwellings. The applicant has confirmed that the cobbled area next to the wall has no structural qualities and its removal to make way for additional parking spaces is therefore unlikely to cause an issue. It is anticipated that the existing wall which forms the boundary with the Priscilla Bacon Centre would be retained, however should this not be possible, a suitable replacement would be sought.
26. It is considered no material harm to neighbouring occupiers would be caused.

Main issue 6: Flood risk

27. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
28. The site is within flood zone 1 and therefore at a low probability of flooding from fluvial flooding. The site is within a Critical Drainage Area and therefore a condition is recommended seeking further details on how surface water drainage will be managed.

Equalities and diversity issues

29. There are no significant equality or diversity issues.

S106 Obligations

30. There are no S106 obligations relating to the proposal.

Local finance considerations

31. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
32. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
33. In this case local finance considerations are not considered to be material to the case.

Conclusion

34. The proposal would allow for the extension of an existing block of flats in a sensitive manner to provide 2 new residential properties in a sustainable location within the city. The development would not cause material harm to the character of the area or neighbouring occupiers and provides a satisfactory level car and cycle parking to ensure there would be no material impact on highway safety.
35. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 16/01058/F - Land South Of 45 Christchurch Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping and planting
5. SUDS details submission and implementation
6. Parking and turning areas to be provided prior to occupation
7. Cycle parking to be provided prior to occupation
8. Water efficiency
9. Unknown contamination to be addressed
10. Control on imported materials
11. Tree protection measures to be implemented in accordance with Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

Article 35(2) 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, following negotiations with the applicant and subsequent amendments the application is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

MORNINGTON ROAD



CAR PARKING

1 Dwelling 1 spaces
(Dimensions - 4.8m x 2.4m)
Total Parking 12 spaces
(including 2 new spaces)

DRAWING LEGEND

- indicative soft landscaping scheme (subject to detail design)
- Proposed Flat

KEY TO FENCING

- F1 1.8m close boarded timber fence
- 1.8m high close boarded fence with concrete posts, gravel boards
- F2 As existing
- F3 1.8m brick wall topped with single rowlock brick course

ACCOMMODATION SCHEDULE

PLOT NO.	ACCOMMODATION	TENURE	APPROX. G.I.A (m ²)	Dwelling Type
P1	2b	private sale	63m ²	Flat
P2	2b	private sale	68m ²	Flat

CHRISTCHURCH RD · NORWICH · NORFOLK



REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
B	29.09.16	Revised following feedback from NCC.	DG	
A	27.09.16	Revised following feedback from NCC.	DG	NM

Planning

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Pigeon Investment Management
Residential Development
Christchurch Road
Norwich
Project

Proposed Site Plan

5043
Project No.

062
Drawing No.

B
Sheet

July 2016
Issue

1:250 @ A3
Scale

DJG
Drawn by

NM
Checked by

Do not scale from this drawing.

- BRICK - Brickwork to match existing
- TILES - Roof tiles to match existing
- WINDOWS - White upvc windows
- RAINWATER GOODS - Black upvc gutters & downpipes

NOTES:
 Obscure glazing to be installed to bathroom windows.



B	10.10.16	Revised following feedback from NCC.	DG	NM
A	27.09.16	Revised following feedback from NCC.	DG	NM

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				

CF

Planning

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Proposed Elevations

5043

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July 2016 1:100 @ A3

DJG NM



GROUND FLOOR PLAN



FIRST FLOOR PLAN

B	10.10.16	Revised following feedback from NCC.	DG	NM
A	27.09.16	Revised following feedback from NCC.	DG	NM
REV	DATE	DESCRIPTION	DRAWN	CHECKED BY

Revisions

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Pigeon Investment Management

Residential Development
Christchurch Road
Norwich

Proposed Plans
5043
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July 2016	1:100 @ A3
DJG	NM