

Report to Planning applications committee
Date 7 August 2014
Report of Head of Planning Services
Subject 14/00445/F - Old School Court Norwich

Item
4(7)

SUMMARY

| | |
|---|---|
| Description: | Re-configuration of existing car park to provide 5 No. additional car parking spaces. |
| Reason for consideration at Committee: | Objections |
| Recommendation: | Approve |
| Ward: | Lakenham |
| Contact Officer: | Lara Emerson – Planner – 01603 212257 |
| Valid Date: | 31st May 2014 |
| Applicant: | Norwich Housing Society Ltd |
| Agent: | Mr John Shanks |

INTRODUCTION

The Site

Location and Context

1. Old School Court is an assisted-living complex located on the site of and within the curtilage of the Grade II listed Old School building. The site is located on the east side of Bracondale to the south of the city centre and the area is made up of a variety of detached, semi-detached and terraced residential dwellings. Opposite the site there is a three-storey block of flats.

Constraints

2. The site lies within the Bracondale Conservation Area and there are various statutorily and locally listed buildings within the vicinity. There are a number of trees on the site. The site lies within the area of Main Archaeological Interest.

Planning History

No relevant planning history.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

3. The proposal is for the re-configuration of the car park and landscaping area within Old School Court. The proposals provide an additional 5 parking spaces and involve the removal of 1 tree and the planting of a replacement tree. The proposed paving is to match existing. The proposed works are required in order to provide additional parking spaces for the carers and wardens who regularly visit the semi-sheltered housing.
4. The original scheme provided 7 additional parking spaces which were less ordered and the scheme involved the removal of 4 trees. Through negotiations between the council and the agent, the current scheme was conceived. This is

considered to be an improvement, primarily in terms of landscaping treatment.

Representations Received

5. Advertised on site and in the press. Adjacent and neighbouring occupiers have been notified in writing. One letter of representation has been received in support of the application. Four letters of objection have been received citing the issues as summarised in the table below.

| Issues Raised | Response |
|--|--------------------|
| There are enough parking spaces already, additional spaces are not needed | Paragraph 9 |
| The proposal leads to the loss of attractive green spaces and landscaped gardens | Paragraph 22 |
| The large Locust tree which is to be removed provides screening between 15 Bracondale and Old School Court | Paragraphs 17 & 21 |
| The planned removal of trees and insertion of additional parking spaces would harm the outlook of the flats and cottages | Paragraph 22 |
| The Whitebeam trees to be removed provide privacy to various flats and cottages | Paragraph 21 |
| The replacement trees will take many years to become as mature as the trees to be removed | Paragraphs 17-19 |
| Loss of light | Paragraph 20 |
| Safety of drivers and pedestrians using the car park | Paragraph 15 |
| The trees and gardens attract wildlife and provide a pleasant environment for the elderly residents | Paragraphs 18 & 19 |

Consultation Responses

6. NCC Tree Protection Officer

Comments: The original design was acceptable as long as it is carried out in accordance with the AIA. Now that the scheme has been revised, the AIA will need to be updated and should be requested by condition.

7. NCC Landscaping

Concerns about the loss of trees and arrangement of the parking spaces in the original design. Amendments have been made and the scheme is now acceptable.

8. NCC Highways and Transportation.

No response.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework

Statement 4 – Promoting sustainable transport

Statement 7 – Requiring good design

Statement 11 – Conserving and enhancing the natural environment

Statement 12 - 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 6 – Access and transportation

Policy 7 – Supporting communities

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

NE3 – Tree protection

NE9 – Landscaping and tree planting

HBE3 - Archaeological assessment in Area of Main Archaeological Interest

HBE8 - Development in conservation areas

HBE9 - Listed Buildings and development affecting them

HBE12 - High quality of design

TRA6 – Parking standards

Emerging DM Policies

DM3 - Delivering high quality design

DM7 - Trees and development

DM9 - Safeguarding Norwich's heritage

DM28 - Encouraging sustainable travel

DM30 - Access and highway safety

DM31 - Car parking and servicing

Supplementary Planning Documents and Guidance

Trees and Development (Adopted September 2007)

Bracondale Conservation Area Appraisal (March 2011)

Principle of Development

Policy Considerations

9. The principle of the proposal must be considered in relation to policy TRA6 which sets out parking standards. The provision of 5 additional parking spaces is acceptable in principle since the total proposed number of spaces (14 spaces for the 27 semi-sheltered housing units) is below the maximum parking standards for C3 housing in this location. Old School Court can be considered as use C3 rather than C2 because there is no resident warden and tenants appear to live relatively independently.
10. Therefore, the most relevant policies are NE3, NE9, HBE8, HBE9 and HBE12 relating to design, impact on the conservation area and listed building, landscaping and impact on trees.

Design

Layout

11. The proposed layout of parking spaces is acceptable in itself. Landscaping implications are discussed separately in paragraph 20 below.

Materials

12. The materials used in the surfacing of the parking spaces are important to the acceptability of the proposals. A condition is therefore recommended which ensures that the materials used match those in the existing parking area.

Impact on Setting of Conservation Area

13. The proposals will have a minimal impact on the conservation area since Old School Court is enclosed. The tree which is to be removed is currently visible from the street and adds to the visual amenity of the area. However, the replacement tree planting on a one for one basis is considered to acceptably mitigate this loss.

Impact on Setting of Listed Building

14. The Grade II listed Old School building, which is on site, is largely unaffected by these proposals. The other buildings on site, along with the associated car parking and landscaping, are not historic, having been part of a scheme approved in 1997.

Transport and Access

Vehicular Access and Car Parking

15. The access to and from Bracondale is considered sufficient to accommodate the extra traffic which may result from the additional car parking spaces. The parking spaces themselves are of adequate dimensions and configuration. The proposals are not considered to have an effect on highway safety.

Environmental Issues

Archaeology

16. The site is within the area of Main Archaeological Interest but the construction works will not involve any significant excavation.

Trees and Landscaping

Loss of Trees and Replacement Trees

17. The council's tree protection officer is satisfied that the development can be carried out without unnecessary harm to the trees which are to be retained. It is understood that the replacement tree will be capable of offering similar visual amenity to the existing tree. An Arboricultural Report and Tree Protection Plan has been submitted but refers to the original scheme rather than this revised scheme. Therefore, an updated report will be requested by condition and the development will be required to be carried out in accordance with it.

Landscaping

18. A number of mature trees are to be retained. A replacement tree is to be planted near to the large Locust tree which is to be removed. Attractive dwarf hedges and the majority of the planted flower beds are also to be retained throughout the site. It is therefore considered that the proposals do not have a detrimental impact on the site's landscaping.

Residential Amenity

External Amenity Space

19. The gardens at Old School Court provide an attractive environment for the residents as well as providing usable external amenity space. The proposed works involve the removal and replacement of a tree and a very slight reduction in the amount of green space within the development. However, the car parking spaces have been carefully placed so that sufficient external amenity space is retained within the grounds.

Loss of Light

20. Since no structures are proposed, no loss of light can be expected to result from the proposed works.

Loss of Privacy

21. The trees offer screening between the 27 residences within Old School Court and adjacent properties. However, there are no properties which are particularly close to one another (minimum distance approx. 20m) or have windows facing directly towards each other. As such, it is not considered that any significant loss of privacy will result from these works.

Loss of Outlook

22. The attractive outlook is retained for the residents of Old School Court since a number of trees are to be kept and replaced on site.

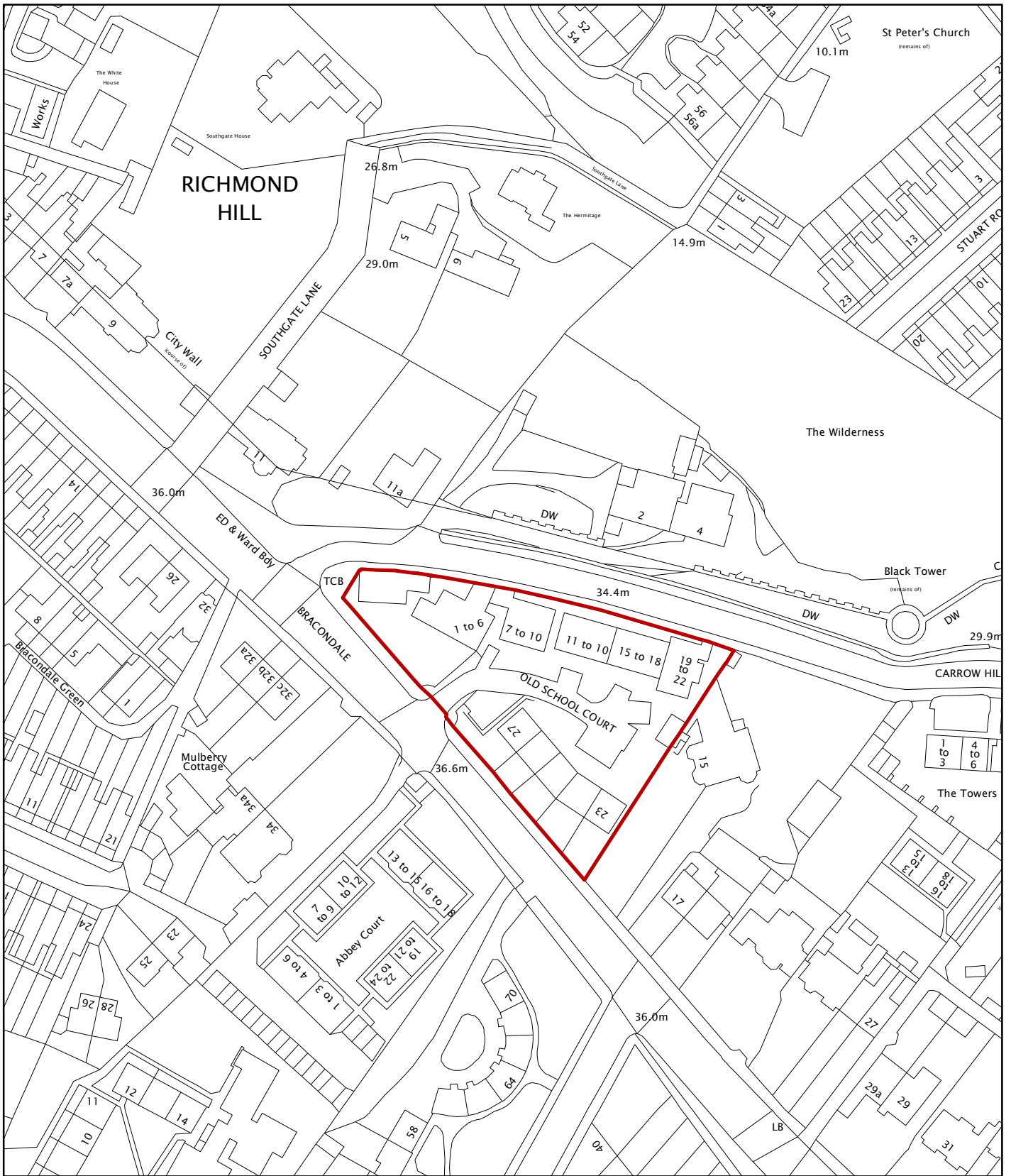
Conclusions

23. The proposal is considered to be acceptable in terms of its impact on design, residential amenity, landscaping, trees and car parking. As such, the application accords with the relevant policies and should be approved.

RECOMMENDATIONS

Approve application 14/00445/F for Old School Court and grant permission subject to the following conditions:

- 1) Standard time limit
- 2) In accordance with plans
- 3) Materials to match
- 4) AIA to be submitted and approved prior to commencement



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Planning Application No 14/00445/F

Site Address Old School Court Bracondale

Scale 1:1,250



NORWICH
City Council

PLANNING SERVICES

