

Planning Applications Committee

Section B

13 November 2008

Agenda Number:	B5
Section/Area:	OUTER
Ward:	CATTON GROVE
Officer:	Anne Napier
Valid Date:	2nd April 2008
Application Number:	08/00172/O
Site Address:	Land North Side Of Windmill Road Norwich
Proposal:	Outline application for residential development, including means of access for 11 dwellings and 4 flats.
Applicant:	Urban Regeneration (Anglia)
Agent:	Building Plans Ltd

THE SITE

The application site is located on Windmill Road between the Sprowston Road to the west, Windmill Court to the east and Templemere to the north. The site is largely surrounded by existing residential development but a garage court is located immediately to the west of the site. To the south is an area of land which is proposed to be developed for an Aldi foodstore, other retail units and residential development. This proposal has been considered favourably by the Planning Committee and the legal agreement relating to the permission is currently being drafted. Both this site and the current application site are allocated as a single allocation within the Local Plan and this has implications for the requirements for affordable housing and play space provision etc. Both sites

are currently vacant, with the three former cottages on the site having been demolished. The sites have been the subject of some concern locally in this regard as they are now overgrown and known to attract fly-tipping.

Windmill Road is an unmade track leading from Sprowston Road to Windmill Court to the east. It is understood that it originally provided access to the windmill that used to adjoin the track to the south east. Consequently the track is at a steeper gradient and higher level than the land it adjoins to the north and south. The application site also includes the land to the south of the site that would form the access to the adjoining development site to the south. It is proposed that the access road which would serve the proposed Aldi store and residential development to the rear of that store would also provide vehicular access to the current application site. Pedestrian access would be provided via Windmill Lane.

Although the site itself is largely flat, there is a significant difference in levels between the site and the land to the east and north of the site.

RELEVANT PLANNING HISTORY

4/2002/0742 - Conversion of two former semi-detached cottages to form a single dwelling with access from Templemere. Nos 1 _ 3 (REFUSED - 22/11/2002)

4/1989/0405 - Conversion of existing dwelling to provide 3 flats and development of site to provide one bungalow and 19 flats with associated access and parking. (APPROVED - 04/01/1990)

THE PROPOSAL

The application was originally submitted as a Full application for planning permission but following concerns expressed about the original layout and scale of development proposed the application was amended to an Outline application that only includes the means of access and density as part of the current scheme.

However, the amended details also include a revised indicative layout for the site and the scale of development is shown to be for 15 dwellings in total, comprised of 11 no. 3 bedroom houses and 4 no. 2 bedroom flats. Parameters for the scale of the development have also been provided in accordance with the requirements for outline applications. The site area is some 1979sq.m. and this would equate to a density of some 76 dwellings per hectare.

The proposal seeks to provide a development that is in keeping with the surrounding largely two storey residential properties by proposing a mix of dwellings of two storeys and two and a half storeys in scale. The higher elements are proposed to the north-eastern part of the site where there is the greatest difference in land levels in relation to the surrounding development, reducing the impact of the height of the dwellings proposed.

Although the proposed vehicular access to the site would utilise the access to serve the development of the land to the south, this would require Windmill Road to be crossed to gain access into the current application site. Due to the change in levels involved, a re-grading of Windmill Road would be required to facilitate the access and enable the Road to provide pedestrian access to the site and to Windmill Court. A resurfacing of this Road has also been shown to enable a more inclusive use of the pedestrian route to be achieved. The indicative layout also makes provision for bin and cycle storage.

CONSULTATIONS

Advertised on site, in the press and neighbours notified. Revisions re-advertised in the press and neighbours and those making representations re-notified.

The owner of one of the adjoining dwellings has written twice in respect of the scheme. Although pleased that the site is being redeveloped, concern is expressed at the difference in levels between the two sites and the need for a retaining wall. Following the revisions to the scheme, the owner considers that overlooking issues have been resolved with the revised layout but reiterates the need for a retaining wall on the boundary.

One local resident contacted the authority, concerned at the ability to view the submitted plans via the website. This problem was resolved but no further comments have been received to date.

A letter was received from solicitors acting for the Windmill Court Residents Association, stating that the Association owns Windmill Road and does not give permission for its use. However, this is not a matter which should influence the consideration of the planning application.

Two letters have also been received from the Templemere Residents' Association. The first letter expressed a need for a retaining wall between the two sites, concern about the possibility of overlooking, inadequate parking provision and concerns about surface water drainage, although the principle of the development of the site was supported. The second letter reiterated these concerns but also include a concern about the overgrown nature of the site and the use of it by nesting rats and expressed a desire for the prompt development of the site.

Norwich Society (in respect of the original scheme): The architecture of the neighbouring Templemere, which was built many years ago, was very successful. The new 'pastiche' proposals do not live up to that standard and should be refused.

Norfolk Landscape Archeology: No objection in principle but in view of the

likely interest in the Windmill Road access and the potential for brick kilns, a condition is requested requiring the investigation, evaluation and mitigation of archaeology on the site.

Housing: No objection in principle. Confirmed that 30% of the dwellings proposed should be affordable inline with the current policy and supplementary planning document on affordable housing.

PLANNING CONSIDERATIONS

Relevant National Policy:

PPS1	Delivering sustainable development
PPS3	Housing
PPG16	Archaeology and planning

Relevant East of England Plan 2008 policies:

ENG1`	Carbon Dioxide emissions and energy performance
WM6	Waste management in development
ENV7	Quality in the built environment

Relevant Local Plan Policies:

HBE4	Other locations of archaeological interest
HBE12	High quality of design
HBE19	Design for safety and security
HOU6	Contribution to community needs and facilities
HOU13	Proposals for new housing developments on other sites
EP22	High standard of amenity
SR7	Provision for children's equipped playspace
TRA5	Approach to design for vehicle movements
TRA6	Parking standards - maxima
TRA7	Cycle parking standards
TRA11	Contributions to transport improvements in wider area

Relevant Supplementary Planning Documents:

Affordable Housing
Open space and play provision
Transportation contributions
Energy efficiency and renewable energy

Main issue:

The main issue in respect of the development is considered to be the principle of residential development on the site. The site is allocated for residential development within the Replacement Local Plan and as such the principle of this use has already been fully considered and accepted as part of the Local Plan

process. However, the current application seeks to establish acceptable parameters for the development of the site, both in terms of the overall scale of development and the type of dwellings proposed.

It is considered that a density of development of 76dph is acceptable in this urban location and would reflect the existing character of the area around the site. The provision of two and two and a half storey buildings of the dimensions suggested is considered appropriate on this site, taking into account the surrounding scale and height of the surrounding residential development and the change in land levels between the sites.

As the application is in outline the layout details provided are only indicative and so the comments of the Norwich Society on the initially submitted Full application are not now relevant. Nonetheless, whilst the revised layout is not considered fully acceptable, it is considered to demonstrate that it would be possible to accommodate the number and type of dwellings proposed on the site and provide an acceptable level of amenity space, servicing and parking for cars and cycles associated with this number of dwellings. In this regard, the proposals are therefore considered to be acceptable in principle.

In respect of the means of access to the site, the principle of a shared access with the adjoining site to the south is considered acceptable, as is the point of access proposed into the site. However, the precise details of the access arrangements have not been provided and it is considered that it would be necessary to condition the provision of these details to ensure that the arrangements for the shared use of the access across the two sites, the levels, boundary treatments and surfacing materials etc are fully considered at the reserved matters stage of the application process.

In addition, with respect to the proposed use of Windmill Road to provide a pedestrian access to the site and to Windmill Court, this is also considered to be acceptable in principle but, again, care will need to be taken with the precise details of the access arrangements to ensure that the proposals for Windmill Road relate positively to the proposed new vehicular access road and enhance the amenities of the area. Consequently it is suggested that this aspect too be conditioned.

The site forms part of a larger single allocation within the Replacement Local Plan and as such, although the number of dwellings on this application would fall below the usual threshold of 25, a requirement for affordable housing at 30% would be triggered. The applicants are aware of this and have indicated their willingness to enter into a legal agreement in this regard.

Additionally, based on the indicative details of the scheme as submitted the proposal would also trigger a transport contribution of £4232 and a child play space contribution of £34, 554 (based on 26 child bed spaces with no suitable site identified) as required by saved policy HOU6 and as detailed by the relevant

SPD's.

Conclusion:

Appropriate arrangements are considered achievable for access to the site and the layout and design of the future development. The density of the proposed development is considered appropriate in relation to the surrounding existing development. The provision of amenity space on site is likely to be acceptable. The site is easily accessible to local shops and facilities and the proposed improvements to Windmill Road will enhance this accessibility. The proposal is considered, subject to details, likely to enhance the character and appearance of the surrounding area and would provide a range of types and sizes of housing. Therefore, subject to the provision of affordable housing on site and contributions towards transport improvement and child play space, the proposal is considered acceptable in principle and, subject to the imposition of appropriate conditions, the development is considered to meet the relevant policy criteria, especially those of policy HOU13.

RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to a planning obligation (s106) relating to the provision of affordable housing at 30%, a transport contribution and a children's play space contribution, and to the following conditions:

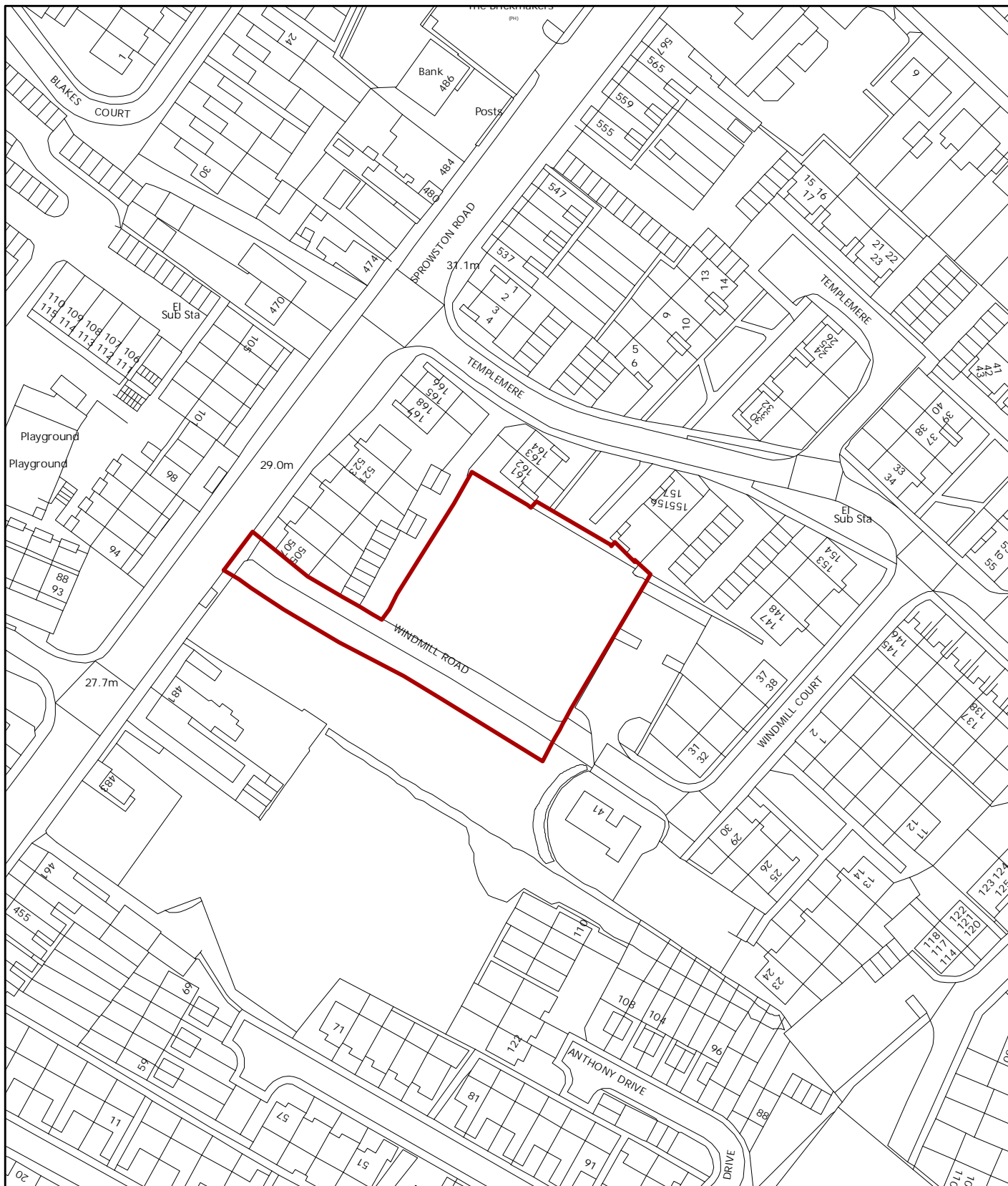
1. Standard outline time limit
2. Submission of reserved matters - appearance, landscaping, layout, scale
3. Precise details of access, parking, cycle parking and bin storage
4. Details of works, gradient and surface treatment to Windmill Road
5. Details of boundary treatments to all site boundaries, reflecting the change in levels, and implementation timetable
6. Archaeological condition
7. Requirement to provide at least 10% of the energy needs of the development via decentralised renewable or low-carbon sources
8. Provision of access, parking, cycle parking before first use of the development
9. Landscaping (hard and soft), submission of details, implementation and maintenance
10. Surface water drainage details to be submitted and agreed prior to the commencement of development

Reasons for approval:

Appropriate arrangements are considered achievable for access to the site and the layout and design of the future development. The density of the proposed development is considered appropriate in relation to the surrounding existing development. The provision of amenity space on site is likely to be acceptable.

The site is easily accessible to local shops and facilities and the proposed improvements to Windmill Road will enhance this accessibility. The proposal is considered, subject to details, likely to enhance the character and appearance of the surrounding area and would provide a range of types and sizes of housing. Therefore, subject to the provision of affordable housing on site and contributions towards transport improvement and child play space and to the imposition of appropriate conditions, the development is considered acceptable.

The proposal is therefore considered to meet the relevant criteria of PPS1, PPS3, PPG16, East of England Plan 2008 policies ENG1, WM6 and ENV7 and saved Replacement Local Plan 2004 policies HBE4, HBE12, HBE19, HOU6, HOU13, EP22, SR7, TRA5, TRA6, TRA7 and TRA11 and all material considerations.



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Planning Application No - 08/00172/F

Site Address - Land North Side of Windmill Road

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

