

# Planning Applications Committee

## Section C

21st August 2008

<b>Agenda Number:</b>	<b>C1</b>
<b>Section/Area:</b>	OUTER
<b>Ward:</b>	THORPE
<b>Officer:</b>	Lee Cook
<b>Valid Date:</b>	24 January 2008
<b>Application Number:</b>	07/01386/F
<b>Site Address :</b>	The Valley, Heathside Road, Norwich. NR1 1TH
<b>Proposal:</b>	Sub-division of site and erection of 1 no. two-storey dwelling with detached garage and associated driveway (revised proposal).
<b>Applicant:</b>	Ivor Newman
<b>Agent:</b>	C And M Architects Ltd

### THE SITE

The application relates to the side garden land of the property known as the Valley on Heathside Road. The property is a two-storey detached house located to the western side of the house plot. The garden land varies in levels running across the slope of Thorpe Ridge with the land sloping quickly away from Cotman Road to the north and levelling off to the central part of the site. The site falls within Thorpe Ridge Conservation Area and the surrounding area is predominantly residential in character with a mix of house types and styles sitting within individual garden plots. Infill housing has more recently been provided to the east of the site.

### PLANNING HISTORY

An informal approach was first made in 2005 for discussions about the possibility of an infill dwelling on part of the garden at the property. Given the nature of the site and form of surrounding development an early informal opinion was given that potentially a new dwelling could be added to the site but would need to have minimal impact on the conservation area, trees on site and amenities of nearby residents. Outline application **06/00805/O** – for the sub-division of the site and erection of detached dwelling in side garden was withdrawn on 20/11/2006 and full application **07/00713/F** – for sub-division

of site and erection of 1 no. two-storey dwelling with detached garage withdrawn on 03/09/2007. The scheme has been revised to take account of tree, access and design issues previously brought to the attention of the site owner through the earlier withdrawn applications.

## **THE PROPOSAL**

Sub-division of site and erection of 1 no. two-storey dwelling with detached garage and associated driveway.

## **CONSULTATIONS**

Advertised in the press, on site and neighbours notified.

**One letter of representation from a local resident objecting on the following grounds:**

- Concern about the impact of the sub-division of gardens for new dwellings.
- Detrimental affect on the character of the conservation area by increasing the density of the built up area in a situation that is currently fairly open (with a concomitant reduction in green, open space).
- Reduction in garden area will have a detrimental affect on bio-diversity, including Biodiversity Action Plan species (including several bat species through the reduction of foraging area).

**Norwich Society:** a reasonable contemporary design.

## **PLANNING CONSIDERATIONS**

### **Relevant National Guidance Policies:**

PPS1	Delivering Sustainable Development
PPS1	Supplement – Planning and Climate Change
PPS3	Housing
PPG15	Heritage and Conservation

### **Relevant East of England Plan Policies:**

ENV7	Quality in the Built Environment
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### **Relevant Local Plan Policies:**

EP22	High standard of residential amenity
HBE8	Development in conservation Areas
HBE12	High quality of design
HOU13	Criteria for new housing development
NE3	Tree protection, control of cutting, lopping etc.
NE9	Comprehensive landscaping scheme and tree planting
TRA6	Parking standards – maxima
TRA7	Cycle parking standards
TRA8	Servicing provision

The existing dwelling sits within a relatively large garden site adjacent to which a new infill house has been provided to the east. Following earlier comments about the

character of this part of the conservation area and the suitability for some form of sub-division to provide a further dwelling on the site discussions have been held with the applicant's agents to seek an appropriate form and scale of development which would protect existing trees and hedging within and adjacent to the site and which also would preserve the character of this part of the conservation area.

Earlier applications involved the creation of a new access onto Cotman Road. This would have led to the loss of an existing hedge along the northern boundary and would also have resulted in buildings sited at a higher level to enable access from the higher roadway of Cotman road. The resultant bank and works to support the access are also likely to have an adverse impact in terms of amenity and character in the area. Given the width and levels of the site it has been suggested that it would be preferable to have a shared access at lower level for the two houses which would result in less disruption in the area; more scope for additional tree planting and a sweep into the site. Information has been provided to demonstrate the protection of trees on site through the incorporation of an improved joint access.

The use of a joint access via Heathside Road also results in the ability to design a slightly smaller building sited on the lower part of the site. This approach retains an open feel to the south side of Cotman Road and views across the site down into the river valley which together with the retention and enhancement of trees in the area are important to the character of this part of the conservation area.

Concerns have been expressed about the sub-division of plots in the area; however, the character of housing and plot size in the area is mixed and the predominant feature of the conservation area is of planting and landscaping along the river valley. The proposed plot will not be significantly different to other plots in the adjoining area and the dwelling has been designed to ensure adequate space for the protection of existing trees and possibility of additional planting on site.

The proposed dwelling would be relatively contemporary in design with split green roof and render and timber cladding finish to the walls. Given the buildings location within the plot and slope of the valley the resultant building will be reasonably screened from the surrounding area and read in relation to the wider Thorpe Ridge Conservation Area. When viewed from above the affect of the green roof will extend the green appearance of the site and further reduce the appearance of the building. The access is to the south of the site and is screened by existing planting. Windows and other openings in the dwelling have been carefully located to reduce the impact on adjoining properties and in terms of residential amenity the dwelling will not have a significant impact on the area.

Given the extent and size of the proposed development it is considered that the new dwelling would not have a significant impact on either the townscape or amenity of the area or to the character and appearance of the Conservation Area.

## **Conclusion**

The new dwelling would contribute to the provision of a range of housing in the Norwich area and would provide an innovative and sustainable design. The proposed development achieves a high standard of accommodation and would be well integrated with the surrounding area.

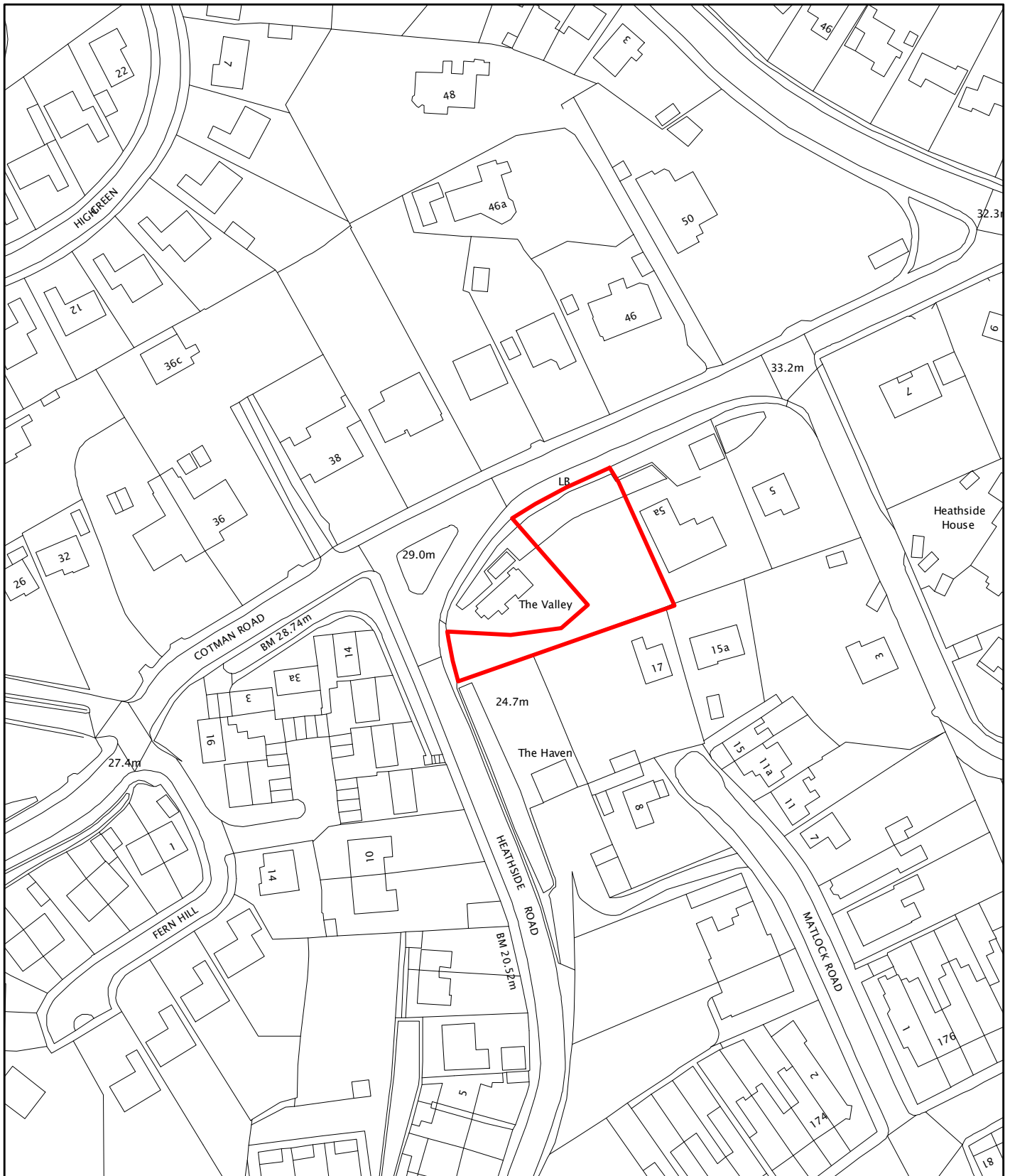
## **RECOMMENDATIONS**

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years
2. Details of Facing and Roofing Materials
3. Details of road and turning area surface; cycle storage; bin stores; and external lighting
4. Details of Boundary treatment, walls and fences
5. Details of Arboricultural method statement
6. All tree protection measures in accord with the approved AMS should be in place before any other work begins on site
7. Requirement for pre-development site meeting between the Council's Tree Protection Officer, the developers chosen arboricultural consultant, and the site agent
8. Details of agreed, auditable system of arboricultural site monitoring and reporting
9. Details of Landscaping, planting and site treatment works
10. Landscape maintenance
11. Removal of PD rights extensions and alterations

## **REASONS FOR APPROVAL**

The development would contribute to the provision of housing and would make good use of this under-used site. The proposed development would be well integrated with the surrounding area in form and design and would be sympathetic to the character and appearance of this part of the conservation area. The decision has been taken having regard to policies HOU13, HBE8, HBE12, EP22, NE3, NE9, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and ENV7 of the East of England Plan (May 2008) and to all material planning considerations.



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Planning Application No - 07/01386/F

Site Address - The Valley, Heathside Road

Scale - 1:1250



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

