

Planning Applications Committee

19 February 2009

Section C

Agenda Number:	
Section/Area:	OUTER
Ward:	WENSUM
Officer:	Caroline Dodden
Valid Date:	17 December 2008
Application Number:	08/01305/F
Site Address :	142 Armes Street Norwich NR2 4EG
Proposal:	Erection of 1, three bed and 7, two bed town houses with associated parking and amenity areas.
Applicant:	Norwich Properties
Agent:	Mr T Linstead

THE SITE

The site of the former Little John Public House is situated on the corner of Armes Street and Northumberland Street. Industrial units known as Wensum Works lie to the north of the site and residential properties surround the site to the east, south and west.

RELEVANT PLANNING HISTORY

03/00315/O - Redevelopment of site for residential use. (APPROVED - 03/12/2003)

04/00680/F - Demolition of Public House and erection of 13, 2 bed flats with 11 car parking spaces and associated works. (WITHDRAWN - 27/08/2004)

05/00592/F - Erection of 9 flats and 3 townhouses with associated access and parking. (WITHDRAWN - 26/09/2005)

05/00928/F - Erection of 7 No. two-bedroom apartments and 3 No. three-bedroom townhouses with associated parking and amenity areas. (APPROVED - 09/06/2006)

06/00649/F - Erection of 8 no. apartments and 3 no. townhouses with associated access and parking. (CANCELLED - 21/11/2006)

06/01202/D - Condition 2: Details of materials of previous permission 05/00928/F 'Erection of 7 No. two-bed apartments and 3 No. three-bed townhouses'. (APPROVED - 06/12/2006)

08/00722/F - Erection of 8 No. three-bedroom townhouses with associated access and parking. (REFUSED - 26/09/2008)

THE PROPOSAL

Erection of 1, three bed and 7, two bed town houses with associated parking and amenity areas.

CONSULTATIONS

Neighbours: one letter from a neighbouring business in Wensum Works stating that the proposed scheme is better than previous plans, however, there is concern about the proposed parking spaces onto Northumberland Street because:-

1. When vehicles pull out of the Wensum Works yard and turn right, there could be problems if cars are trying to get out of these parking spaces as visibility is restricted by some trees and a fence.
2. There are vehicles parked along the opposite side of Northumberland Street, which makes access to the yard difficult. Therefore, access is likely to be difficult for any cars manoeuvring in and out of the new parking spaces.

Health and Safety Executive: 'Advise Against' the proposal with regard to location of site to Heigham Water Treatment Works, Waterloo Road.

PLANNING CONSIDERATIONS

Relevant Government Guidance:

PPS3 - Housing

Relevant East of England Policy:

T14 - maximum parking standards

Relevant Local Plan Policies:

HOU13 - criteria for new residential developments

NE9	-	landscaping scheme
EP3	-	health and safety consultations
EP22	-	residential amenity
TRA6	-	maximum parking standards
TRA7	-	cycle parking standards

The Little John Public House was demolished over 2 years ago, the site having gained planning permission to be redeveloped for 7 flats and 3 houses in June 2006. This corner site has remained vacant since then.

The proposed scheme comprises 8 townhouses, 5 of which would face onto Armes Street and 3 onto Northumberland Street. Each would have an off-street parking space at the front and a rear private garden area. Whilst the proximity of the 3 proposed parking spaces accessed from Northumberland Street would be close to the Wensum Works access, it is considered that there would not be any significant highway implications as the increase in vehicle movements would be so small and vehicles cannot travel at any speed in this area due to the narrowness of the road, the existence of on-street parking and the proximity to a junction.

The density, layout, scale and design of the proposed scheme are considered to be acceptable within this locality.

Having taken further advice from the Health and Safety Executive, it is considered that the modest number of properties proposed, their distance from Heigham Water Treatment Works and the number of existing dwellings within the area would, on balance, not prevent the proposal from being recommended for approval. Subject to a condition, the Health and Safety Executive (under DETR Circular 4/2000) would have 21 days to consider the matter further and determine whether to invite the Secretary of State to call in the application.

The proposed redevelopment of this brownfield site to provide 8 dwellings is considered acceptable. It will provide much needed housing and will enhance the appearance and amenities of the area without having an adverse effect on adjacent occupiers.

RECOMMENDATIONS

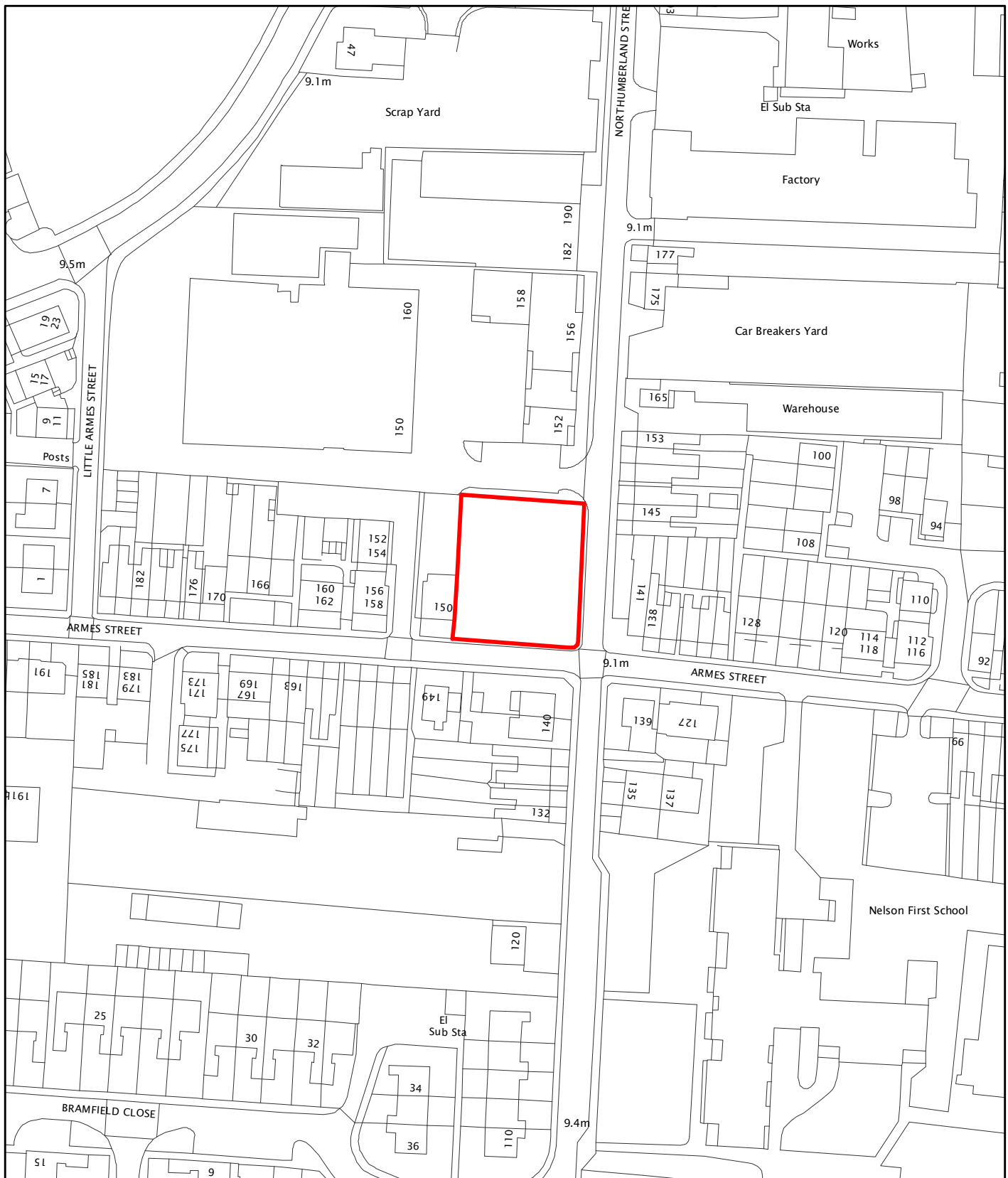
GRANT PLANNING PERMISSION subject to:

1. giving advance notice to the Health and Safety Executive allowing 21 days for their further consideration of the matter and allowing them to invite the Secretary of State to call-in the application;
2. the following conditions:
 1. Commencement of development within three years.

2. Submission of details or sample of materials.
3. Prior approval of further details:
 - (a) materials for driveways
 - (b) internal footpaths
 - (c) binstore
 - (d) windows
4. Details of boundary walls, fences and hedges
5. Provision of car parking and cycle storage
6. Details of landscaping
7. Maintenance of landscaping

Reasons for Approval:

It is considered that the proposed residential scheme would result in an appropriate form of development for this brownfield site. The proposal will provide much needed housing accommodation in this part of the City, and subject to conditions will enhance the appearance and amenities of the area without having an adverse affect on adjacent and nearby occupiers. As such the proposal would comply with saved Local Plan Policies HOU13, EP3, NE9, EP22, TRA6 and TRA7 of the City of Norwich Replacement Local Plan (Adopted Version, November 2004).



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Site Address - 142 Armes Street, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

