

**Planning Applications Committee  
20 August 2009  
Section C**

<b>Agenda Number:</b>	<b>C5</b>
<b>Section/Area:</b>	Outer
<b>Ward:</b>	Wensum
<b>Officer:</b>	Malcolm Dixon
<b>Valid Date:</b>	4th July 2009
<b>Application No:</b>	09/00543/O
<b>Site Address :</b>	St Michaels Church Hall Hellesdon Road Norwich NR6 5EG
<b>Proposal:</b>	Outline planning application for residential development with vehicular and pedestrian access from Hellesdon Road only, comprising 3 No. two storey dwellings (plots 1-3) and 3 No. one and a half storey chalet bungalows (plots 4-6).
<b>Applicant:</b>	<b>Diocese Of Norwich</b>
<b>Agent:</b>	<b>Chaplin Farrant</b>

**THE SITE**

The site is located at the northern end of Hellesdon Road close to the junction with Marl Pitt Lane. It slopes downwards from south east to north east (back to front) by approximately 5 metres and is roughly 0.15 hectares in area. At present there is a disused bland church hall, a brick structure with a sheet metal roof, at the front of the site and a garden area at the rear. It benefits from some deciduous and conifer tree cover.

On the northern, eastern and southern boundaries there are residential properties whilst to the immediate south west there is a garage court serving houses in the vicinity.

## PLANNING HISTORY

The principle of the development for 6 dwellings in the general form presently under consideration was implicitly accepted when planning permission was refused on 22/5/09 on the following grounds only:

- Heavily engineered car parking layout which could impact on existing residents by car movement creating noise and disturbance.
- Lack of evidence to demonstrate that presence of wild life unlikely on the site.

## THE PROPOSAL

Following on from the previous refusal the applicants have revisited the layout and have produced a scheme which retains 6 no. dwellings comprising a terrace of 3, 2 storey dwellings on the frontage and 3 terraced 1.5 storey chalet bungalows behind but relocating the whole car parking area nearer to Hellesdon Rd. Since submission the proposal has been slightly modified by bringing the frontage units forward to allow all parking to sit immediately alongside plot 1.

A screened refuse collection point has also been included in this area. The agents have contacted some neighbouring residents directly. A protected Species Survey has also been commissioned and the findings submitted together with Arboricultural and Site Investigation Reports. Some tree cover comprising several Leylandii and one Field Maple are to be retained on the southern boundary and additional tree planting is proposed on the frontage. Communal landscaped gardens and a footpath will also be included linking the rear units to the main road.

All matters are reserved for further consideration (i.e. access, appearance, landscaping, layout and scale) nevertheless indicative plans have been submitted together with a Design and Access Statement which set down the broad parameters on which a reserved matter application should be based.

## CONSULTATIONS

**Transportation Service:** Modified scheme is acceptable.

**Environmental Health Service:** Although no comments received to date, in connection with the previous application it was requested that there should be qualification of any on site contamination by ground gas seepage and asbestos in the existing buildings together with details of method of removal and disposal as required. Refuse storage details are also required.

33 neighbouring properties were consulted on both the original proposal and the slightly modified scheme. In connection with the first consultation exercise 2

representations have been received , one objecting on the grounds of overdevelopment, dominance (of rear one and a half storey units at highest point of site), loss of privacy, loss of green area, loss of outlook, noise, devaluation of property and disturbance during building works; the other offers qualified support mentioning, but not objecting to, the fact that the car parking area and bin store are close to her property and the site is ripe for redevelopment as the church has not been used for two years.

Following on from the second consultation exercise, any further views will be reported to the Committee.

## **PLANNING CONSIDERATIONS**

### **Relevant Planning Policies:**

#### **National**

PPS1 Delivering Sustainable Development  
PPS1 Supplement Planning and Climate Change  
PPS3 Housing

#### **Regional**

East of England Plan  
H1 Regional Housing Provision  
NR1 Norwich Key Centre for Development and Change (14100 dwellings in City)  
ENV7 Quality in Built Environment

#### **Local saved policies**

AEC3 Loss of Buildings for Community Use  
HOU13 Proposals for New Housing  
EP22 Residential Amenity  
SR12 Green Links

#### **Principle of Development**

As reported in connection with the previous scheme under policy AEC3, the loss of a community facility needs to be considered in assessing the merits of this scheme. However the church is not particularly well related to any existing centres, the nearest being Larkman Lane District Centre, 400 metres away. Demand for church use on the site has fallen to only 6 adults and Sunday services have been relocated to a local school. Other community based uses e.g. parent/toddler groups are held at the Communication Centre near the school whilst elections, play group, slimming club are held at the Community Centre opposite the church, which also includes 5 a-side football facilities. The building is redundant and of no particular merit.

The Protected Species Survey confirms that this brownfield site is not sensitive in this respect and, given its sustainable location and therefore taking into account all the above factors, the principle of residential can be supported.

### **Layout, scale and design (Indicative details)**

The site is constrained by existing development and the slope of the land. In order to maximise its potential in terms of numbers without unduly affecting the amenities of surrounding properties a tandem development provides the optimum solution and therefore on balance can be supported. However, it is acknowledged that two storey development at the rear of the site could undermine the amenities of neighbouring properties and therefore proposed dwellings in this area have been reduced to one and a half storeys with only velux windows on the frontage whilst dormer windows are proposed on the rear facing onto a garage court. Given the relative levels of the site and the orientation of the proposed dwellings, there will not be any direct overlooking into existing windows and the reduction in height of the rear units will ensure that light to and outlook from adjacent dwellings will not be materially affected. 2 storey development on the frontage is in keeping with the character of dwellings in the area. The proposal is therefore considered to accord with the principles of saved policies HOU13 and EP22.

No elevation details have been provided and therefore consideration of this aspect of the scheme can be dealt with in detail as a reserved matter. Moving plots 1-3 forward will not detrimentally impact on the street scene as there is no definitive building line as such and there is still sufficient room to accommodate landscaping on the frontage.

### **Highways**

No adverse comments received from the Councils Transportation Service and layout is satisfactory.

### **Other Issues**

Trees on the south west corner of the site will be retained to soften the development and to provide screening. The Arboricultural Report suggests that trees on the frontage are of little arboricultural merit and should be removed. It is understood that the Councils Tree Officer concurs with this view and it is therefore suggested that suitable replacement tree planting be planted on the frontage to conform with the aims of policy SR12.

### **Conclusion**

Taking into account all the above the proposed revised development is considered acceptable in principle and therefore can be supported.

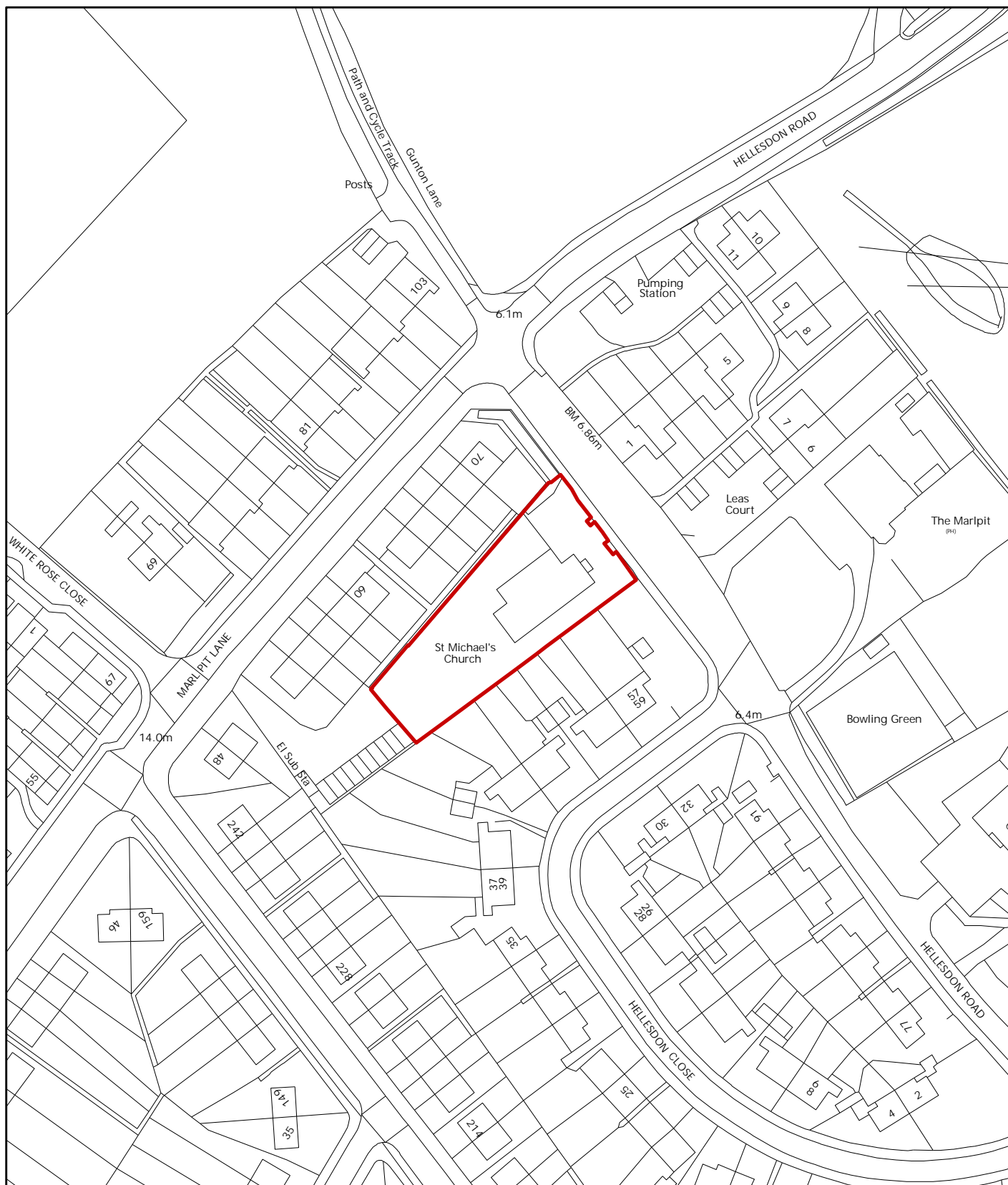
### **RECOMMENDATION**

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard outline time limit

2. Reserved matters to refer to access, appearance, landscaping, layout and scale
3. Reserved matters to comply with broad parameters of D&A Statement and indicative plans
4. Contamination
5. Replacement planting
6. Cycle/Refuse storage
7. Root protection
8. Car parking layout

Reasons for approval: - In coming to the above recommendation the following saved policies of the City of Norwich Replacement Local Plan (2004) AEC3, NE8, HOU1, EP22 and SR12, together with relevant National and Regional Policies and any other material considerations. It is considered that the principle of residential development, of the scale and density proposed which respects its surroundings, is acceptable, thus complying with the aims of the aforementioned policies.



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Site Address - St Michaels Church Hall, Hellesdon Road

Scale - 1:1250



**NORWICH**  
**City Council**

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

