

Planning Applications Committee

Section C

10th July 2008

Agenda Number:	C3
Section/Area	OUTER
Ward:	MILE CROSS
Officer:	Elizabeth Franklin
Valid Date:	21st May 2008
Application Number:	08/00542/F
Site Address :	60 Margaret Paston Avenue, Norwich. NR3 2LS
Proposal:	Proposed build for 4 No. affordable flats including access and parking spaces.
Applicant:	Broadland Housing Association
Agent:	Richard Pike Associates C/o CandM Architects

THE SITE

The site is located at the junction of Bowers Avenue and Margaret Paston Avenue, in the north east quadrant. The other 3 quadrants to this junction have been redeveloped with flats and houses, and this is the last to be done. At present there is a pair of concrete block houses on the corner that are diagonal to the roads that cross immediately adjacent to the site, and these houses will be demolished. The site is located within the Mile Cross Conservation Area.

RELEVANT PLANNING HISTORY

08/00045/F – Erection of 4 houses – Withdrawn to allow further negotiation for redevelopment of the site.

THE PROPOSAL

The proposal is for the demolition of the existing houses and the erection of 4 No. affordable flats including access and parking spaces, to replace the derelict housing currently on the site.

CONSULTATIONS

The application has been advertised on the site and in the press and no adverse comments have been received.

PLANNING CONSIDERATIONS

Relevant Central Government Guidance:

PPS1: Delivering Sustainable Development
PPS3: Housing
PPG 15: Planning and the Historic Environment

Relevant East of England Plan Policy:

ENV7: Quality in the Built Environment

Relevant Local Plan Policies:

HBE8 Conservation Areas;
HBE12 Quality of Design;
HOU13 Housing;
HOU18 New development to provide flats/apartments
TRA6 Parking Provision; and
TRA7 Cycle Provision.

The site lies within the Mile Cross Conservation Area, which is important to Norwich because of its housing types, and the layout which follows 'Garden City' principles. The other three corners of the cross roads near the site have similar pairs of houses and flats which are offset from the axis of the corner to retain a symmetrical format. The previous application for 4 houses on the site did not respect these principles and would have been detrimental to the character and appearance of the Conservation Area and was withdrawn to allow further discussion for redevelopment.

The application that has now been submitted provides a good layout which is in keeping with the area, and pays due regard to the character of this Conservation Area. It retains the street trees and only requires that one overgrown conifer is removed to enable the development, for which there are no objections. Parking will be adequately arranged to the rear of the building, along with refuse bin storage.

Whilst generally the application could be determined under delegated powers, the site is owned by Norwich City Council, hence being for determination by the Planning Committee. Bearing in mind that the application provides a good design, materials are to be agreed prior to works commencing on the site, and that the layout respects the character of the Conservation Area, the recommendation is for approval.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. Statutory time limit – 3years.
2. Details of materials to be submitted.
3. Landscaping scheme to be submitted.
4. Maintenance of the landscaping scheme.
5. Car parking and turning area to be laid out and cycle storage.
6. Refuse storage and external storage to be provided prior to occupation.

Reason for Approval

The decision is made with regard to policies HBE8; HBE12; HOU13; HOU18; TRA6 and TRA7 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and policy ENV7 of the East of England Plan, May 2008 and all material considerations. The development will not have an adverse effect on the visual or residential amenities of the locality and will preserve the character of the Conservation Area.



© Crown copyright. All rights reserved. Licence No. 100019747 2004

Planning Application No - 08/00542/F
 Site Address - 60 Margaret Paston Avenue
 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

