

Report for Resolution

Report to Planning Applications Committee
Date 13 May 2010
Report of Head of Planning Services
Subject 10/00515/RM St Michaels Church Hall Hellesdon Road
Norwich NR6 5EG

Item
5(3)

SUMMARY

Description:	Submission of reserved matters (access, appearance, siting, design and landscaping) for 6 dwellings in respect of Conditions 1 and 2 of outline approval 09/00543/O.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Wensum	
Contact Officer:	Mrs Elizabeth Franklin	Planner 01603 212504
Valid date:	19th March 2010	
Applicant:	Mr G Staff	
Agent:	David Futter Associates	

INTRODUCTION

The Site

Location and Context

1. The site is located at the northern end of Hellesdon Road close to the junction with Marlpit Lane. It slopes downwards from south west to north east (from the rear of the site to the 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 grassed garden area to the rear. There are coniferous and deciduous trees and shrubs at various locations around the perimeter of the site.
2. 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.
3. The site does not lie within a designated Conservation Area.

Planning History

09/00261/O - 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). (REF - 22/05/2009)

09/00543/O - 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) (Revised Layout - relocating car parking and bin storage of plots 1-3 towards Hellesdon Road). (APPR - 03/09/2009)

The Proposal

4. The proposal is for the approval of reserved matters of planning permission 09/00543/O for the erection of 6 houses, to include siting, design and external appearance of buildings, and the landscaping and means of access to the site. 2 of the houses will be 3 bedroomed and the other 4 will be 2 bedroomed.

Representations Received

5. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.
- 6.

Issues Raised	Response
Conifers and privet along south east boundary to be removed which would screen neighbours from new brick walls	See para 22
Neighbour considers that cond 8 of outline (tree protection) should be adhered to	Condition reimposed
Concern by neighbours that trees are not diseased and therefore could be retained	See para 22
Agreement given for cherry blossom trees along west boundary in previous scheme – and should be included in this application	See para 25
Concern regarding ownership of land to side of no70, and its maintenance.	The land lies outside the red line and therefore is not part of this application.

Consultation Responses

7. Transportation – No objections to the proposals.
8. Tree protection – The trees on the site are of low quality and value and implementing the landscaping scheme will result in landscape gains. Trees that are retained will not be unduly affected by the development if the Arboricultural Implications Assessment is adhered to. It may be that the Norway Maple, although healthy, is of poor structural condition and should be removed to be replaced with planting of young stock of good structure to give greater landscape benefit in the long run.
9. Environmental Health – No objections to the proposals.
10. Landscape – No response has been received.

11. Health and Safety Executive – Do not advise against the proposals.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development;
PPS1 – Supplement Planning and Climate Change;
PPS3 – Housing.

Relevant Strategic Regional Planning Policies

East of England Plan 2008

H1 – Regional Housing Provision;
NR1 – Norwich Key Centre for Development and Change;
ENV7 – Quality in the Built Environment;
ENG1 – Energy .

Relevant Local Plan Saved Policies

City of Norwich Replacement Local Plan 2004

AEC3 – Loss of Buildings for Community Use;
HOU13 – Proposals for New Housing;
EP22 – Residential Amenity;
SR12 – Green Links;
NE9 – Landscaping and Tree Planting;
HBE12 – High Quality of Design;
EP22 – High Standard of Amenity;
TRA6 – Parking Standards;
TRA8 – Servicing;

Principle of Development

Policy Considerations

12. Following on from the approval of the outline application approved in August 2009, this is for the approval of all reserved matters, which are siting, design and external appearance of buildings, and the landscaping and means of access to the site.

Housing Numbers and Density

13. There will be 6 houses on the site of which 2 of the houses will be 3 bedroomed and the other 4 will be 2 bedroomed.

Design

Layout

14. The layout of the site complies broadly with the indicative layout of the outline planning permission, with 2 blocks of 3no houses set out with one block facing Hellesdon Road, and the second set back towards the rear. Plot 1 will be the closest to the boundary, at 1metre away, plot 3 is 14metres, plot 4 between 2.5 and 4.5metres, and plot 6 is 5metres from the boundary. Both blocks will face north east and any first floor windows in the side elevations facing neighbours will be obscure glazed.
15. The front block will be a hipped roof design in keeping with other houses in the area, and the rear block will have an asymmetric roof with roof lights to keep the ridge as low as possible. Materials are acceptable.
16. As the land slopes up towards the south west there will be a footpath which links the front

and rear of the site, with landscaping centrally. Because the conifers along part of the south east boundary will be felled, a new hedge will be planted to reinforce the screening provided by the existing 1.8metre fence. A 1.8metre high retaining wall will be located to the north in two separate runs to provide screening to private amenity spaces for the rear house and also to screen the car parking area from neighbours, and a 1.8m fence will provide screening for the garden of plot 6. The chain link fence will be retained along the north boundary.

17. Parking will be located to the north of the site with planting surrounding to soften the visual impact, and a bin collection refuge area will be sited close to the roadside edge.

Access

Vehicular Access and Servicing

18. Access to the site will be via the original access to the current grassed area to the south west onto Hellesdon Road at the point where it meets the rear of 70 Marlpit Lane. This is considered to be acceptable.

Car Parking

19. No objections have been made in respect of the provision of parking on the site, which will allow one space per dwelling.

Environmental Issues

Site Contamination and Remediation

20. It appears to be unlikely that there have been heating oil storage tanks on the site and therefore unlikely that there will be site contamination issues. Environmental health officers have no objections to proposals.
21. Policy ENG1 of the East of England Plan requires that 10% of the energy requirements are met from on-site renewables, and features such as solar panels and other energy saving measures will be included in the design.

Trees and Landscaping

Loss of Trees or Impact on Trees

22. The Council's Tree protection officer considers that trees on the site are of low quality and value and that the felling of trees on the site will allow for planting of young stock with good structure, which will give better a landscape in the long run. None of the trees are worthy of protecting through a Tree Preservation Order.
23. Street trees will be planted on Hellesdon Road.

Replacement Planting

24. Replacement planting will increase the number of trees on the site, with new trees centrally between the two blocks of houses.
25. Negotiations were made with the previous owner and agent for cherry blossom trees along part of the north west boundary of the site to provide some screening for the neighbours at Marlpit Lane who overlook the site. The owners and their agents have changed since the outline application was approved and the trees as previously negotiated are not part of this application. 3 cherry blossom trees are included together with other landscaping in the gap of 9 metres between the two blocks of houses.

Conclusions

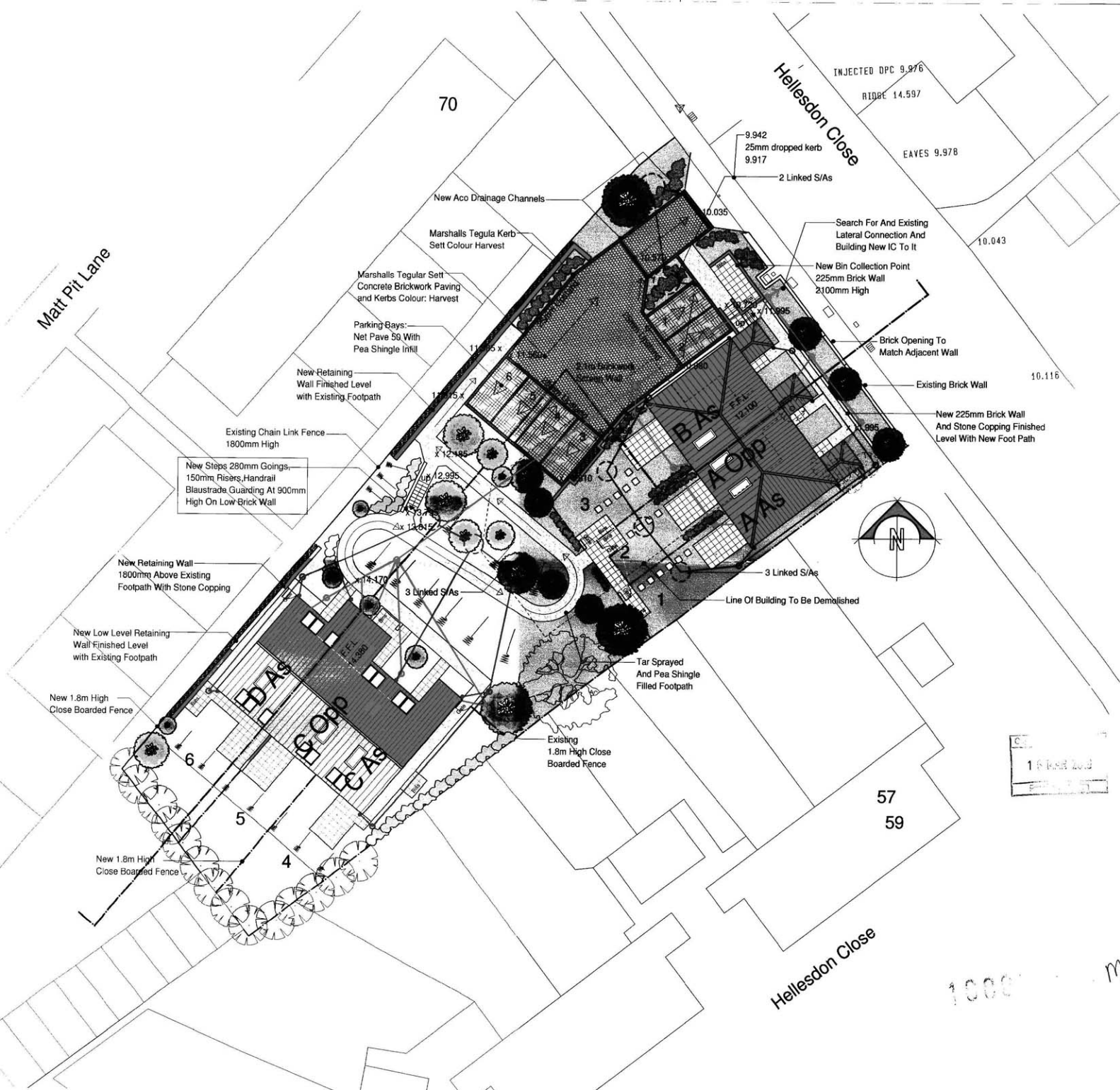
26. The reserved matters submitted in respect of conditions 1 and 2 of outline approval 09/00543/O are considered to be acceptable and will provide a high quality small development of houses in keeping with the area.

RECOMMENDATIONS

To approve Application No 10/00515/RM and grant planning permission, subject to the following conditions:-

1. Demolition;
2. Site investigation;
3. Boundary treatment;
4. Landscape Implementation;
5. Tree protection;
6. Provision of car parking/cycle and bin storage areas;
7. In accordance with submitted plans;

Reason for approval: the decision to grant planning permission has been taken having regard to PPS1 and PPS3 and East of England Plan policies H1, NR1, ENV 7 and ENG1 and Saved Local Plan Policies AEC3, HOU13, EP22, SR19, NE9, HBE12, EP22, TRA6, and TRA8 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material considerations. The design details of the scheme meet the criteria of HBE12 and results in a housing layout of a good design.



NOTES

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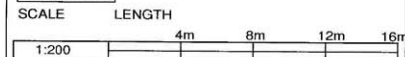
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SCALE BARS



A Drainage notes, levels and materials added

15/03/10 HJA

architects and consulting engineers

dfal

david futler associates ltd

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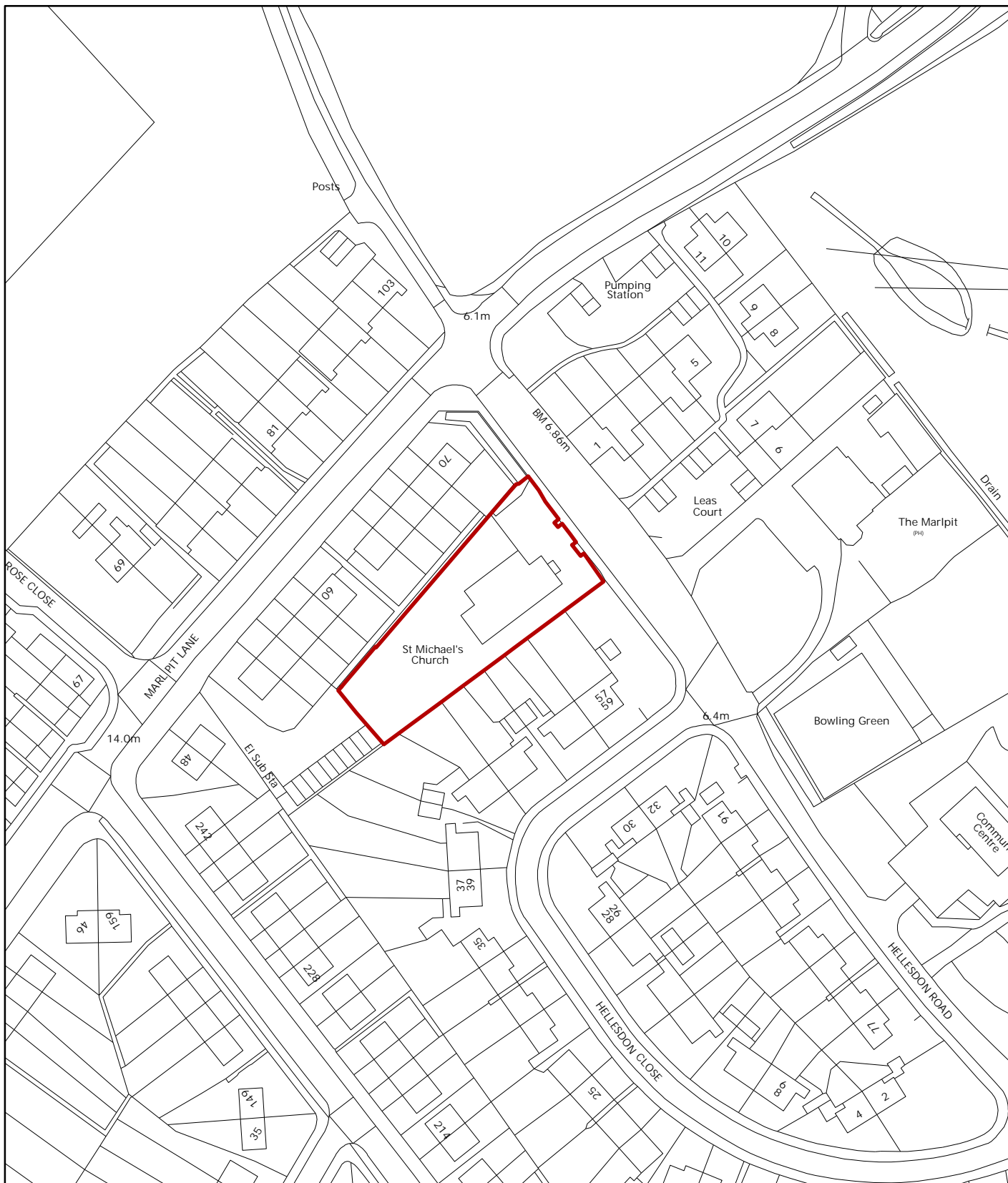
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Project: St Michael Church Site
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Norwich

Client: C R Bailey

Drawing: Site Layout Plan

Drawn By: CJH	Checked By: SK	Ref. No. 5718	Eng. No. SL01
Scales: 1:200			
Date: Feb 2010			



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Planning Application No - 10/00515/RM
 Site Address - St Micheals Church Hall, Hellesdon Road
 Scale - 1:1,250



NORWICH
 City Council

PLANNING SERVICES

