

Planning Applications Committee
11th June 2009
Section C

Agenda Number:	C4
Section/Area:	Outer
Ward:	Lakenham
Officer:	Mark Brown
Valid Date:	21st April 2009
Application Number:	09/00283/F
Site Address:	Rotary House King Street Norwich
Proposal:	Erection of 4 no. 2 bedroom flats, providing sheltered housing for the deaf.
Applicant:	Rotary House For The Deaf
Agent:	Reynolds Jury Architecture

THE SITE

The site is located to the southwest of King Street and immediately adjacent to the City Wall. The site is within the Bracondale Conservation Area and immediately adjacent to the City Centre Conservation Area (the boundary of which is marked by the City Wall). To the south west of the site is a scarp slope which is heavily populated by mature trees. Winkles Row a terrace of locally listed cottages runs along the southeast boundary of the site and is part of the Rotary House complex.

The site is currently occupied by Rotary House a sheltered housing scheme for the deaf. The main complex is a reverse L shaped 1970's brick and tile building with pitched roof.

PLANNING HISTORY

No recent planning history

THE PROPOSAL

The proposal is for the erection of 4 2-bedroom flats to provide further sheltered housing accommodation. The proposed flats are located at the

back (southwest) of the site in what is currently a garden area and form a two storey block.

CONSULTATIONS

Advertised on site, in the press and adjacent neighbours notified. No representations received.

Norwich Society: The existing building is a well designed piece of modern architecture but is too close to the City Wall a Scheduled Ancient Monument. The proposal is also well designed but is also dangerously close to the City Wall. We do not think that any further building should occur next to the City Wall.

Norfolk Landscape Archaeology: If planning permission is granted, we ask that this be subject to a condition for a programme of archaeological work in accordance with Planning Policy Guidance 16, Archaeology and Planning.

PLANNING CONSIDERATIONS

Relevant National Planning Policy
PPS1 – Delivering Sustainable Development
Supplement to PPS1 – Planning and Climate Change
PPS3 – Housing
PPG13 – Transport
PPG15 – Planning and the Historic Environment
PPG16 – Archaeology and Planning

Relevant East of England Plan Policies:
WM6 – Waste Management in Development
ENV6 – The Historic Environment
ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:
NE9 – Comprehensive Landscaping Scheme
HBE3 – Area of main archaeological interest
HBE8 – Development in Conservation Areas
HBE12 – High Quality Design
EP18 – Energy Efficiency
EP22 – Amenity
HOU13 – Proposals for New Housing on other sites
TRA6 – Parking Standards
TRA7 – Cycle Standards
TRA8 – Servicing
TRA9 – Car Free Housing

Principle

It is considered that the proposals are acceptable in principle under saved policy HOU13 of the Local Plan. The density of the proposals is limited by a

number of factors including the proximity to the locally listed Winkles Row, trees and the need for sufficient amenity areas.

The site is located in a sustainable location immediately adjacent to the Local Plan city centre boundary. The city centre retail area is within a 10 minute walk via King Street. Other facilities and schools are located within close proximity at Queens Road and Lakenham.

Amenity

In terms of amenity it is important to note that if the proposals were not part of a wider complex that there would likely to be issues with the relationship to adjacent properties (which often occur in back land development), particularly Winkles Row. However, all the residents have use of all communal areas and Winkles Row have gardens on their southern side. This is effectively an extension of the existing complex and is not bounded on any side by properties which are not part of the complex. Given this relationship, the proposals are considered to be acceptable in terms of the levels of amenity space and relationship to adjacent properties.

Landscaping details should be a condition of any consent to ensure that the communal amenity areas are re-landscaped and provided within an agreed timescale of the completion of the development.

Design

The site rises steeply to the west and the proposal is to cut the building into this slope so that the ground floor flats are single aspect. This will reduce the scale of the flats so that eaves are no higher than the existing 1970's buildings and lower than Winkles Row. The proposed ridge line is about the same as the eaves on Winkles Row and the roof hipped to reduce the impact on the locally listed buildings. This has been the result of pre-application discussions to lessen the impact on Winkles Row and also not to impact on the skyline of Victorian roof lines and chimneys which can be viewed from the pathway adjacent to the City Wall.

The detailed design of the building reflects aspects of the existing buildings through the use of similar materials but uses them in a contemporary manner, which is considered appropriate. Full details of external materials should be a condition of any consent.

The proposals are designed to meet code for sustainable homes level 3 and Homes and Communities Agency space standards.

Impact on the City Wall and Archaeology

Although the building will be in the vicinity of the City Wall, the discreet design and positioning of the building will ensure that it is not detrimental to the setting of the monument. The proposed building is located 17m from the City Wall at its closest point and this point is separated visually from the City Wall

by the existing building which is located between the two. The existing building comes within 3m of the Wall. There are also a number of trees on the scarp slope which act as a buffer visually between the Wall and the proposed building.

In terms of any archaeological impact, part of the area of Rotary House was excavated in 1975 - 1976. It is unclear whether these excavations covered the area of the proposed development, or stopped short. The area is known to have been the location of several 14th and 15th century lime kilns. Norfolk Landscape Archaeology have requested that archaeological work be a condition of any consent, the first phase of which would consist of an archaeological desk based assessment to ascertain the nature and extent of any previous archaeological excavations on the site. No issues have been raised regarding the safety of the City Wall as mentioned by the Norwich Society.

Trees

The proposals have been submitted with an Arboricultural Implications Assessment which if complied with will ensure the preservation of all trees on the scarp with the exception of a grade C (low quality) sycamore which is to be removed. Compliance with the Arboricultural Implications Assessment should be a condition of any consent.

Parking and Servicing

There is no increase in car parking, a parking area is located at the access to King Street which is primarily used by visitors. In this location there is not considered to be a need for further parking as a result of the proposal. Bin storage is currently provided communally in this area and this will continue and can provide for the further units.

Conclusion

The proposal is considered to be an appropriate form of development providing 4 sheltered housing flats, subject to the conditions listed in the recommendation below, it is not considered that the proposals would have an adverse impact on neighbour amenity, the surrounding Conservation Area, City Wall or trees adjacent to the site. The proposals are therefore considered to comply with Development Plan Policy.

RECOMMENDATIONS

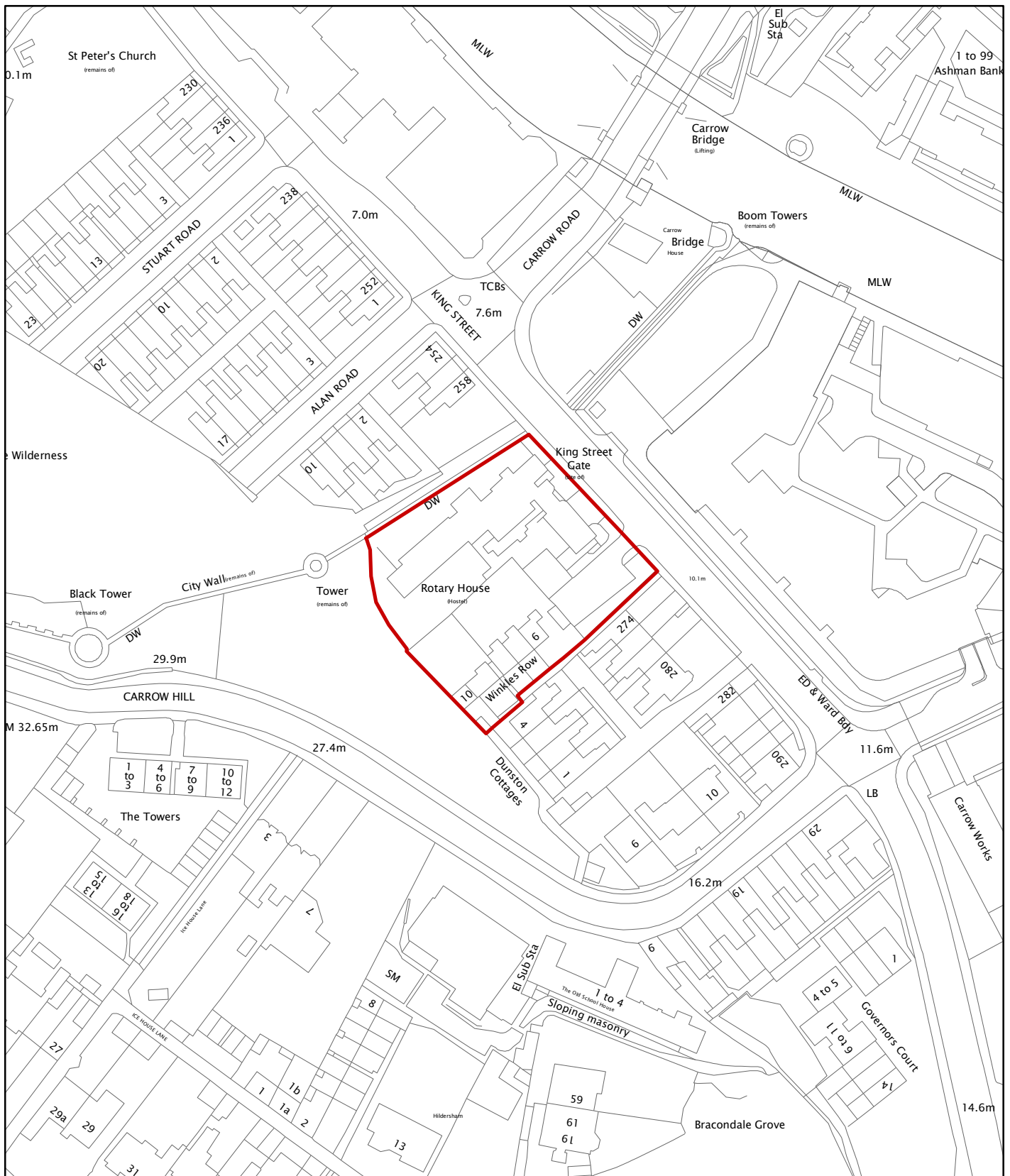
Approve planning permission subject to the following conditions:

- Standard time limit;
- Compliance with the Arboricultural Implications Assessment;
- Details and a timetable for landscaping;
- Details of external materials including:
 - Samples of bricks and roofing materials;
 - Timber boarding type and colour;

- Details of colour and material for rainwater goods;
 - Colour finish and sections through joinery;
 - Large scale drawings of chimneys including colours and materials;
- A programme of archaeology, evaluation, investigation and mitigation.

Reason for recommendation

The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policies WM6, ENV6 and ENV7 of the adopted East of England Plan (May 2008), saved policies NE9, HBE3, HBE8, HBE12, EP18, EP22, HOU13, TRA6, TRA7, TRA8 and TRA9 of the City of Norwich Replacement Local Plan (November 2004), PPS1, Supplement to PPS1, PPS3, PPG13, PPG15 and PPG16 and other material considerations. The proposal are considered to be an appropriate form of development providing 4 sheltered housing flats, subject to conditions it is not considered that the proposals would have an adverse impact on neighbour amenity, the surrounding Conservation Area, City Wall or trees adjacent to the site. The proposals are therefore considered to comply with Development Plan Policy.



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Site Address - Rotary House, King Street, Norwich

Scale - 1:1,250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

