

Report to Planning applications committee

Item

06 August 2015

Report of Head of planning services

Subject Application no 15/00915/NF3 - Garages adjacent to 13
Riley Close, Norwich

4(D)

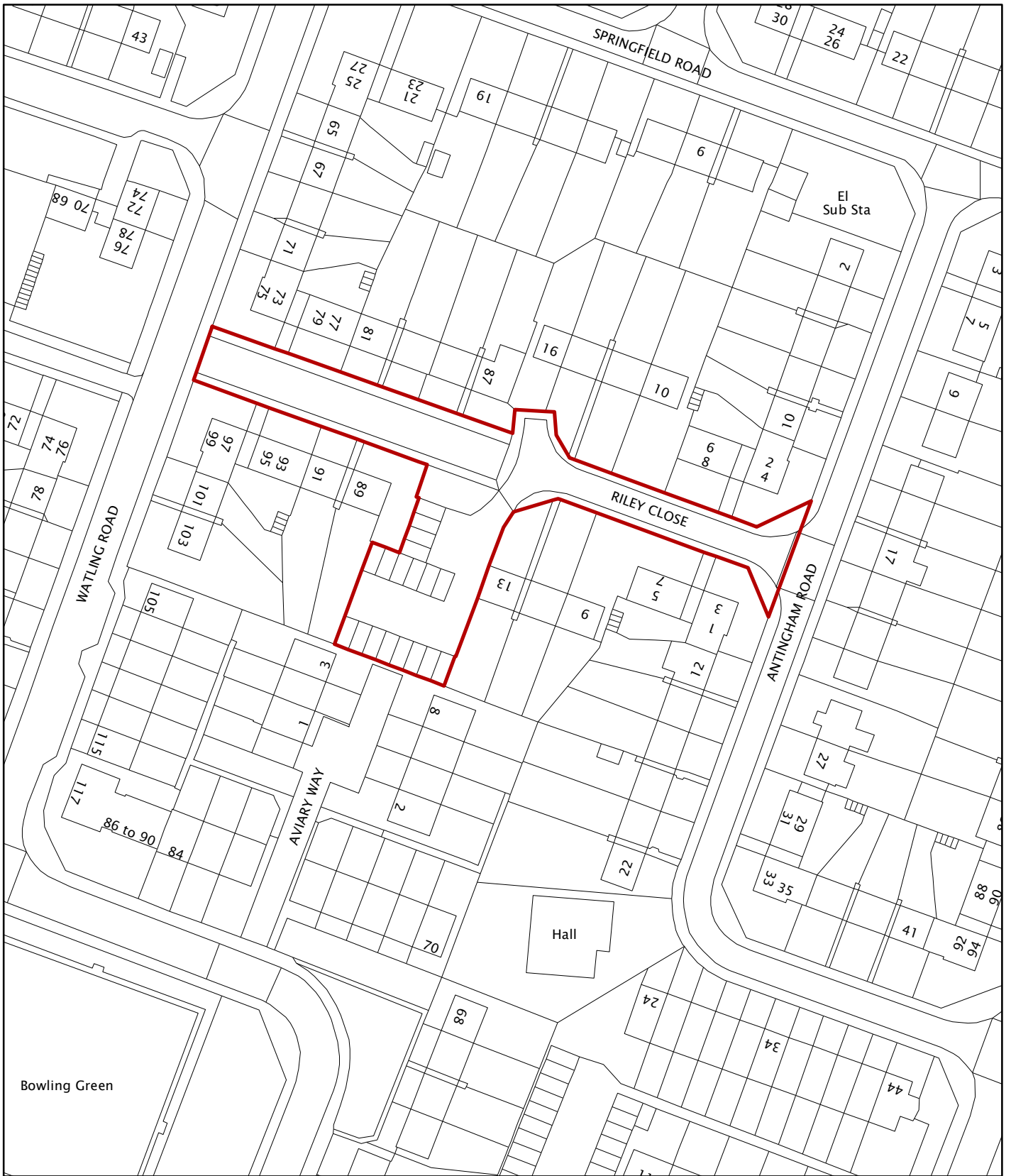
**Reason
for referral** City council application and site

Applicant Norwich City Council

Ward:	Crome
Case officer	John Dougan - johndougan@norwich.gov.uk

Development proposal		
Demolition of existing garages and erection of 2 dwellings.		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1 Principle	Provision of a mix of housing types, accessibility to shops and services
2 Design	Character of the area, scale, design and layout
3 Trees and landscaping	Provision of appropriate screening, streetscape improvements and migratory planting
4 Transportation	Provision of sufficient access, parking and servicing.
5 Amenity	Sufficient amenity space for the occupants, and the new occupants and harm to the amenities of neighbouring properties (outlook, privacy, overshadowing).
Expiry date	28 August 2015
Recommendation	Approve



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Planning Application No 15/00915/NF3

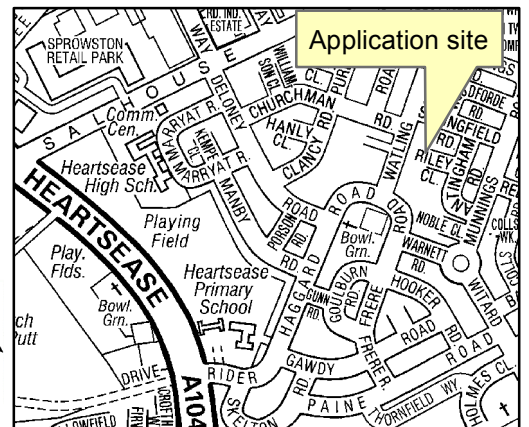
Site Address Garages Adjacent 13 Riley Close

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The character of the wider area is residential comprising two-storey groups of dwellings and flats of gable ended construction set around an area of open space with a number of street trees. The residential blocks are constructed in red brick and brown pan-tile roofing. Although there is a more recent development to the south (former Canary public house) which is constructed in red brick having a mixture of gable and hipped roof construction.
2. The plot sizes in the area are also varied, the dwellings on Riley Close having larger plots compared with the more recent development to the south.
3. The application site currently comprises 18no. single storey flat roof garages being accessed from Riley Close being laid to tarmac and benefiting from mature shrub landscaping to its northern boundary.

Constraints

4. Critical drainage catchment
5. Research indicated that the adjacent site to the south (former Canary public house) produced Roman finds and a history of military activity. The garages may also contain other contaminated material such as asbestos.

Relevant planning history

6. None

The proposal

7. Demolition of 18 garages and erection of 2 two-storey four bedroom houses each having 2 allocated parking spaces and 3 additional unallocated parking spaces for public use, together with hard and soft landscaping.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	Two
No. of affordable dwellings	Two
Total floorspace	110 sqm per dwelling
No. of storeys	Two
Appearance	
Materials	Red brick, pure white render and brown pantile roof.

Proposal	Key facts
Energy and resource efficiency measures	Solar PV panels, water butts and ecological enhancements
Transport matters	
Vehicular access	As existing
No of car parking spaces	2 no. per dwelling and 3 no. for general public use
No of cycle parking spaces	Secure cycle parking in sheds
Servicing arrangements	Private bin storage and bin collection area

Representations

8. Adjacent and neighbouring properties have been notified in writing. **One letter** of representation has been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The garages directly adjoin my boundary, its demolition compromising my expensive fence. These garages cannot be demolished without entering my land and this cannot occur without my permission.	See other matters

Consultation responses

9. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Environmental protection

10. I have viewed the information supplied with the potential site contamination and broadly agree with the conclusions. However, it is stated that no further action is required except vigilance by the ground workers for evidence of unrecorded contamination.
11. Whilst this may be correct in terms of proactive remediation, I suggest an informative for the discovery of unrecorded contamination will be appropriate. Also, there is no mention of whether it is proposed to import any materials for the garden

areas. I suspect that there may be such a requirement and therefore I suggest that a condition is applied to cover this. To protect the neighbouring properties from potential nuisance from noise and dust, an informative restricting work times etc will be required. In summary, the following should be added to any consent: CC3 - Unknown Contamination CC4 - Imported Material AA7 - Construction Working Hours AA8 - Asbestos

Highways (local)

12. No objection on highway / transportation grounds

Natural areas officer

13. No comments received.

Archaeology

14. The adjacent site had a programme of archaeological works associated with it, which uncovered a Roman pottery kiln and associated pottery wasters and kiln furniture. Should these proposals be submitted as a planning application, we would request a set of conditions to secure a programme of archaeological works to investigate whether these deposits extend into the Riley Close area.

Assessment of planning considerations

Relevant development plan policies

15. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS20 Implementation
16. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

17. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

18. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

19. Key policies and NPPF paragraphs – DM12 and NPPF paragraphs 49 and 14.
20. Paragraph 50 of the NPPF states that local authorities should deliver a wider choice of quality homes. Policies JCS 4 and DM12 are all supportive of new dwellings which help to meet housing need in the city. A dwelling of this scale is considered to form part of the mix of residential accommodation, contributing to the City housing stock. The principle of a dwelling in an established residential area with easy access to public transport to the city centre is therefore acceptable in principle in accordance with the above policies subject to other material planning considerations below.

Main issue 2: Design

21. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
22. The scale, design and layout of the proposal is consistent with the character of the area. Indeed, the stepped footprint and ridge line of the roof of the new residential block provides a sensitive transition between the existing residential blocks to the west and east. It is acknowledged that the hipped roof structure does not replicate the gable ended arrangements of those existing blocks, but it reflects the hipped roof arrangement of the more recently constructed scheme to the south i.e. the former Canary public house.
23. The chosen materials also reflect the materials used on other properties in the area, with rendered elements and solar PV panels to the frontage introducing more modern elements to the streetscape. The exact specification for these elements can be secured by condition.

24. The layout of each plot is representative of other examples providing all the necessary landscaping, parking and amenity / servicing areas

Main issue 3: Trees and landscaping

25. Key policies and NPPF paragraphs – DM3, DM7, DM8 NPPF paragraphs 9, 17, 56, 109 and 118.
26. The existing site contains minimal levels of landscaping except for mature shrubs along the northern boundary. These shrubs are marked for retention and will be supplemented by additional shrub planting along part of the west boundary, the addition of 2 no. trees, and soft shrubbery directly to the frontage of the new dwellings. All of these measures will soften the appearance of development in the street scape. Further planting along the rear boundary will also soften the appearance of the development from the south.
27. The hard landscaping comes in the form of close boarded fencing ensuring that the amenity of the occupants and nearby properties is secured. The surface materials comprise grass for the rear garden and permeable paving to ensure that the development will not result in any significant surface water run-off.
28. All of the above measures have been incorporated into a landscape plan. It is therefore recommended that a condition be imposed, requiring that works be carried out in accordance with the landscape plan.
29. Whilst the position of the bin presentation area is acceptable suitable screening will be required to ensure that the bins do not detract from the appearance of the development. These details can be secured by a pre-occupation condition.
30. It is regrettable that the provision of the 3 unallocated parking spaces will result in the loss of a section of grassed area. However, this loss can be mitigated by the planting additional trees directly to the west of the parking spaces softening the appearance of this new parking area and supplementing the existing street trees to the benefit of the visual amenities of the wider street scene. These matters can be secured by a pre-occupation condition.

Main issue 4: Transport

31. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.

Loss of the garages

32. There are no policies to protect existing garages within the city. Whilst their loss is regrettable, there is no evidence to suggest that this would have a significant harm to the local communities' ability to safely park their car.
33. Evidence presented by the applicants suggests that of the 18 council owned garages on the site 12 are empty indicating that there is a low demand. They also cited that there are other alternatives in close proximity to the site, namely garages at Rider Haggard Road, Woodforde Road and Clancy.
34. On the basis of the above, the loss of the garages would not cause any significant harm to parking facilities in the area.

Access

35. The use of the existing access is considered sufficient for a development of this scale. Final clarification of surfacing details and vehicle cross overs can be secured by separate discussions with the local highway authority.

Parking

36. The provision of two parking spaces for each dwelling meets the council's parking policy.
37. The provision of 3 no. unallocated parking spaces next to the turning head on Riley Close, is in excess of maximum parking allocation. However, as the area of grass to be removed is relatively minimal and the spaces will no doubt be of benefit to visitors to the site or nearby residents, the inclusion is considered appropriate in this case.
38. Each dwelling provides adequate secure covered cycle storage facilities in the form of the shed to the rear of the property. However, in an effort to promote sustainable alternatives to the car, a pre-occupation condition is recommended to secure appropriate cycle parking to the front of the site for visitors.

Servicing

39. The site provides for adequate access and space to its frontage for the purposes of servicing the site. The bin presentation area is also with easy access for bin collection services.

Main issue 5: Amenity

40. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
41. The key considerations are whether or not the development would result in any significant loss of amenity of neighbouring properties and that the development provides adequate internal and external amenity space for the occupants.

Overlooking

42. The first floor windows on the dwellings in plot 1 and 2 are 18 metres and 16.5 metres respectively from the north elevations of the neighbouring properties. However, as those dwellings do not have any first floor windows no loss of privacy will result.
43. There may be some overlooking from the new first floor windows on the rear elevation to the rear amenity areas either side of the application. However, as those windows do not directly overlook those areas and such an arrangement is typical of an urban environment, no significant loss of privacy of those amenity areas is expected.
44. Any first floor windows to the side elevations of the new dwellings are small and identified on the plan as being of obscure glazing. Therefore no significant overlooking of the adjoining properties will result. Although, it is recommended that a condition be imposed specifying that the obscure glazing should be obscure

glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass.

Outlook

45. The new dwellings represent a significant increase in scale compared to the existing low profile garages. However, as the new buildings replicate the scale of the adjoining properties, they will not appear overly dominant when viewed from viewed from Riley Close or within the new development to the south.
46. The key receptor is the adjoining property to the east i.e. no.13 Riley Close being presented with a new two-storey element projecting 3.2 metres and 1.6 metres from the boundary. The new built form will be visible from the rear garden of that property and ground and first floor windows resulting. Whilst such an arrangement might result in some loss of outlook, this impact is reduced by the fact that the structure is of a relatively modest projection and set back from the boundary. The impact is lessened further as a result of a hipped roof instead of a gable. In conclusion, the building will not result in any significant loss of outlook for the occupants of that property.

Day light and sunlight

47. In regards to access to daylight, the nearest receptor is the adjoining property to the east i.e. no. 13 Riley Close. Whilst the BRE guidance 'site layout planning for daylight and sunlight' is not an instrument of planning policy it provides a framework for establishing if a development would cause any significant loss of daylight for the adjoining property.
48. Applying the 45 degree rule, a line is drawn in both plan and elevation to determine how much any given window is blocked by that line. In this instance the applicant has demonstrated that the centre of the patio doors lies outside the 45 degree angle on plan, so the impact of the building is likely to be small.
49. In regards to sunlight, the key receptors are the adjoining properties to the west and east which are S-S-W facing.
50. The new dwelling in plot 2 is likely to project some overshadowing to part of the rear garden / patio door of no.13. However, as this is likely to only occur for a short period in the evening during winter months and still benefiting from sun light for the remainder of the day, no significant loss of sunlight will result.
51. The new dwelling on plot 1 is likely to project some overshadowing to the side garden of no.89 from midday onwards. However, as this area is already set behind the existing garages and not a primary private amenity area for that property, any harm is not considered significant.

Noise and dust nuisance

52. It is acknowledged that there will a certain level of noise, dust and parking associated with the construction phase and this may cause some inconvenience for neighbouring properties. However, as the construction of dwellings is not uncommon in an urban environment and of a temporary nature, no significant nuisance is expected. Nevertheless, it is recommended that an informative be added asking that the developer sign up to the Considerate Constructor Scheme.

Amenity space for new occupants

53. The indicative internal space standards state that a dwelling of this size should provide for a minimum of 107 sqm. This standard is exceeded by 3 sqm.
54. The external amenity areas are reflective of other examples in the area and considered adequate for family living.

Compliance with other relevant development plan policies

55. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes, subject to condition
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	The private refuse storage provision is acceptable. Although, further details are needed to screen the bin presentation area to the front of the site. This can be secured by condition.
Energy efficiency	JCS 1 & 3 DM3	Yes, although a condition is needed to secure the detailing of the solar PV panels
Water efficiency	JCS 1 & 3	Yes
Sustainable urban drainage	DM3/5	The development will result in a significant reduction in impermeable surfacing ensuring that no significant additional surface water run-off will result. The provision of water butts will also reduce of run off from the roof of the new dwellings. Such measures are considered adequate for a development of this scale.
Contamination	DM11	The recommendations by the Council's environmental protection officer in regards to contamination and protecting the amenity of neighbouring properties or safety of site operatives during the construction are considered reasonable and should be conditioned on any approval.
Biodiversity	DM6	The submitted ecological appraisal has been carried out by a qualified ecologist, cites that the demolition or development will not result in any significant harm to protected species.

		However, it does recommend a series of ecological enhancements which are considered appropriate for a development of this scale. It is recommended that the implementation of these enhancements be secured by condition.
Archaeology	DM9	Yes, subject to condition

Other matters

56. The concerns raised by the adjoining property to the west are noted. The submission has provided an adequate level of boundary treatment between the properties. Any issues relating to access to the adjoining land or the stability of structures owned by that property are civil matters and not material planning considerations. Nevertheless, the applicant is aware of the neighbours concern and will resolve any issues via separate discussions or in accordance with the Party Wall Act.

Equalities and diversity issues

57. There are no significant equality or diversity issues.

Local finance considerations

58. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

59. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

60. In this case local finance considerations are not considered to be material to the case.

Conclusion

61. The principle of the loss of the garages and provision of two dwellings is acceptable.

62. It is of a scale, design and layout which is sympathetic to the visual amenities of the street scene, amenity of the occupants and neighbouring properties subject to conditions.

63. The access, parking provision, servicing / cycle storage facilities are acceptable subject to conditions.

64. Any potential matters relating to contaminated land or archaeological finds can be satisfactorily addressed by condition.

65. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 15/00915/NF3 - Garages adjacent to 13 Riley Close Norwich and grant planning permission subject to the following conditions:

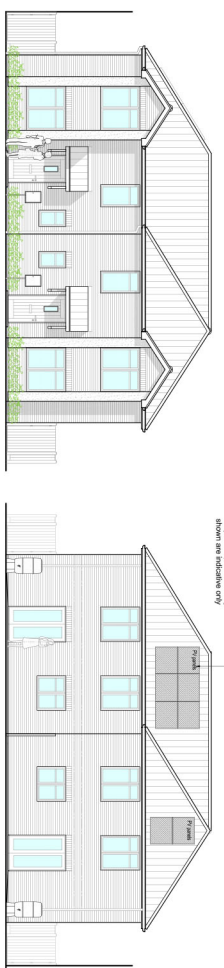
1. Standard time limit;
2. In accordance with plans;
3. Details of materials and PV panels
4. Details of mitigatory planting next to the unallocated parking spaces
5. In accordance with the approved landscape plan
6. All boundary treatment to be carried out prior to occupation
7. Biodiversity enhancements to be carried out prior to occupation
8. Details of cycle parking to the frontage prior to occupation
9. If unknown contamination is found, mitigation to be approved prior to occupation
10. Details of all imported material prior to occupation
11. Prior to commencement details of archaeological written scheme of investigation
12. First floor windows to side elevations to be of obscure glazing.

Informatives

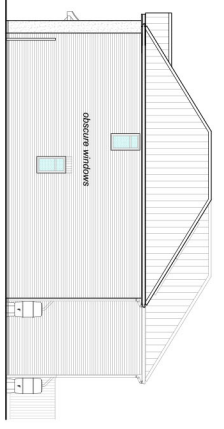
1. Adoption matters
2. Street naming
3. Refuse and recycling
4. Considerate construction.
5. Construction working hours
6. Advice relating to processing asbestos

Article 35(2) statement

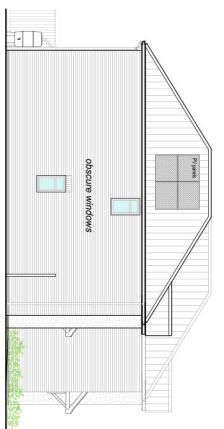
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to appropriate conditions and for the reasons outlined above.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

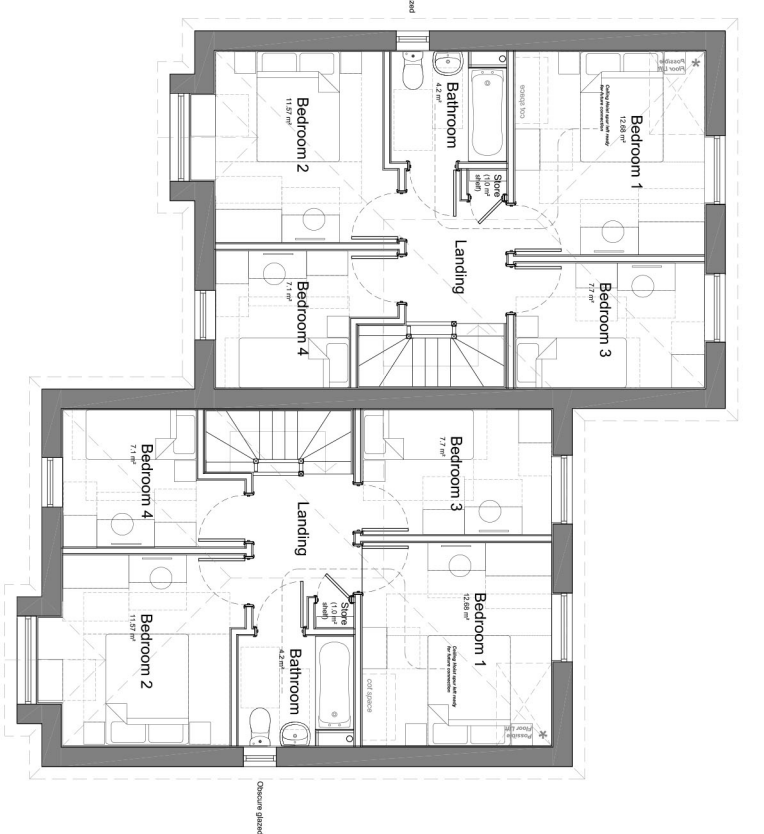
Locations & size of proposed panels shown are indicative only

EXTERNAL MATERIALS
 Walls - Red brick bonded with red-banded through colour render panels in
 Roof - To be approved by local authority
 Windows - White double glazed UPVC
 Facades/doors - White UPVC



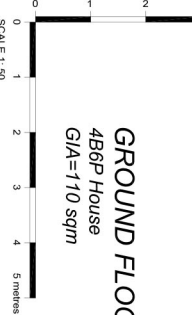
GROUND FLOOR PLAN

4B6P House
 GIA=110 sqm



1st FLOOR PLAN

4B6P House
 GIA=110 sqm



PROJECT NO.	DATE	DESCRIPTION
1809 DE 20-01	18-06-2015	Planning

1809 DE 20-01
 18-06-2015
 A

PLANNING

Project: Garage Site, Riley Close
 Norwich
 Client: Orwell Housing Association
 on behalf of Norwich City Council
 Drawing: Proposed Floor Plans & Elevations

1-50/1-100 @ A1
18-06-2015

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Project: Garage Site, Riley Close
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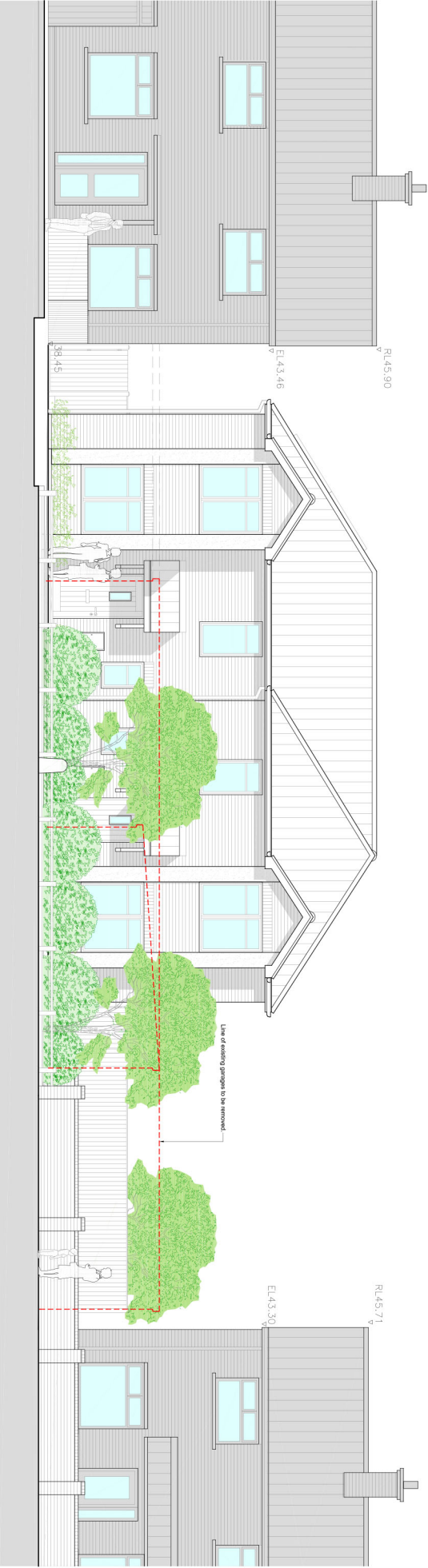
1-50/1-100 @ A1
 18-06-2015
 A

PLANNING

CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 2007
 The contractor shall be responsible for the construction phase of the scheme. Details to be submitted to the local authority for approval.
 If you do not fully understand the details provided please contact the contractor or the client.
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 If you do not fully understand the details provided please contact the contractor or the client.



Existing Street Elevation



Proposed Street Elevation

SCALE 1:50
0 1 2 3 4 5 metres

CSM
CONSTRUCTION (PERSON AND MANAGEMENT) REGULATIONS 2007
This document is intended to provide information on the proposed scheme on the drawing. It should be read in conjunction with the relevant planning application and any other documents submitted in support of the application.
If you are not the intended recipient of this document, please do not disseminate it to any other person.
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Landfill transfer from the 'Topographic survey' consented and by EDO Surveyors ref: 150401701-01 dated May 2015.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
1	18/09/2015	A	Final Issue	1	18/09/2015	A	Final Issue

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Project: Garage Site, Riley Close
Client: Orwell Housing Association on behalf of Norwich City Council
Drawing: Street Elevations
Scale & Units: 1:50 @ A1
BSA Drawing No: 1809 DE 30-01
Drawing Status: A

PROJECT NO.	DATE	STATUS
1809 DE 30-01	18/09/2015	Final Issue

NOTES:
1. The proposed scheme is subject to the planning application and any other documents submitted in support of the application.
2. The proposed scheme is subject to the planning application and any other documents submitted in support of the application.
3. The proposed scheme is subject to the planning application and any other documents submitted in support of the application.
4. The proposed scheme is subject to the planning application and any other documents submitted in support of the application.
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