

Report to Planning applications committee

Item

11 January 2018

Report of Head of planning services

Subject Application no 17/01558/F - Land East of 14 Dowding Road, Norwich

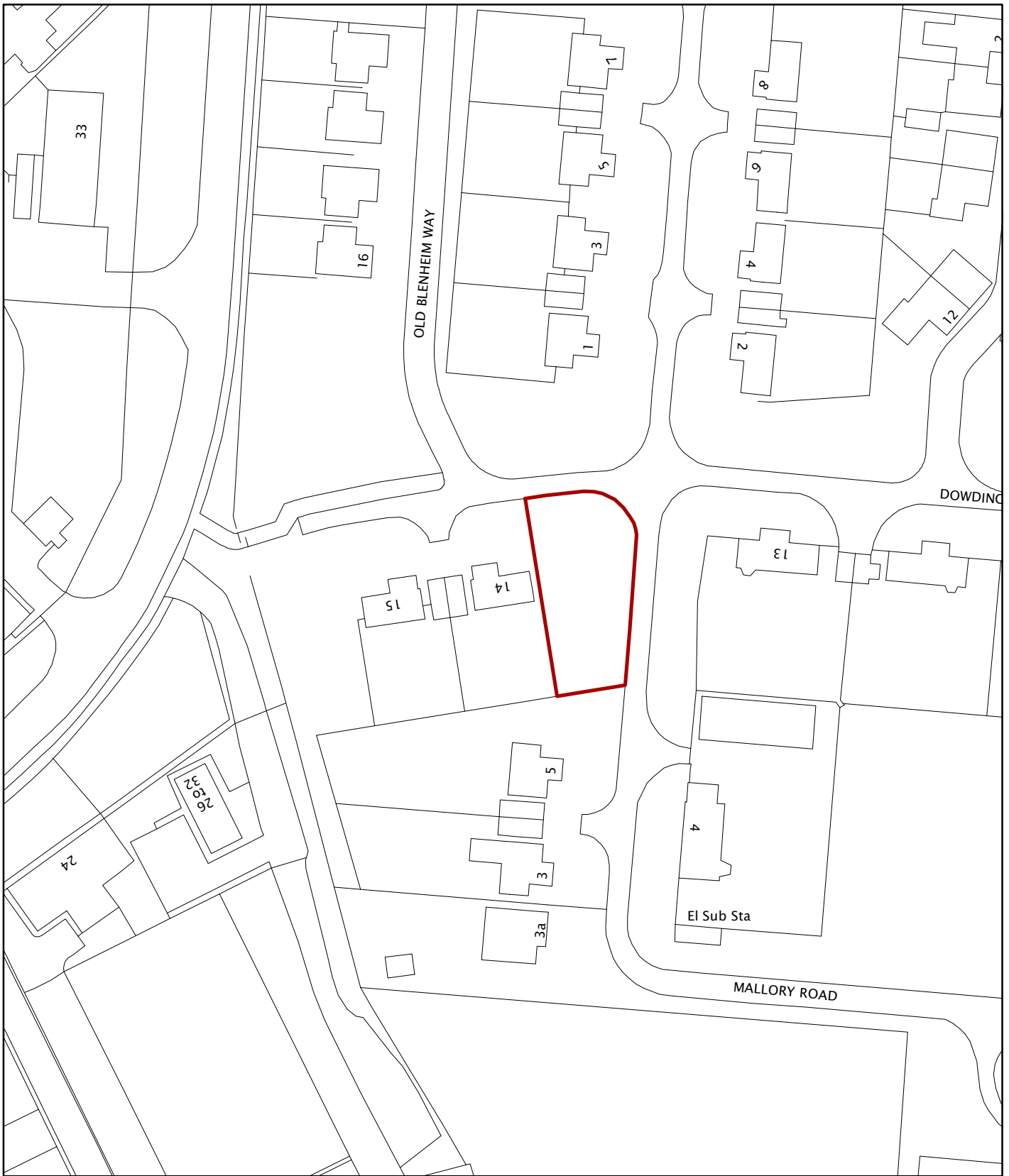
4(e)

Reason for referral Objections

Ward:	Catton Grove
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Construction of two storey dwelling.		
Representations		
Object	Comment	Support
8	2	0

Main issues	Key considerations
1	Principle of development
2	Loss of open space
3	Overlooking/overshadowing
4	Parking and poor road condition
Expiry date	1 January 2018
Recommendation	Approve



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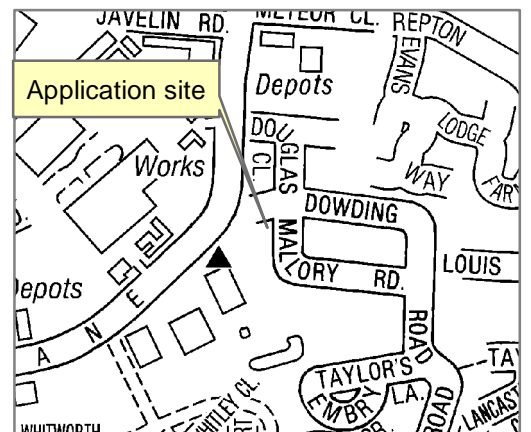
Planning Application No 17/01558/F
 Site Address Land East of 14 Dowding Road

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The subject site is located on the South side of Dowding Road. The plot is located on the corner of the junction between Dowding Road and Mallory Road. At present the site is an area of open green space laid to lawn. There is one TPO tree located at the rear of the plot. The plot is flanked by an existing dwelling to the West. The properties in the surrounding area are largely detached dwellings. A characteristic of this estate is the open grass verges, some of which are formally designated open space.

Constraints

2. There is a TPO tree located at the rear of the site.
3. The plot is open green space however it is not formally designated as protected open space
4. The plot is located within a critical drainage area

Relevant planning history

5. There is no relevant planning history.

The proposal

6. The proposal is for the construction of a new two storey dwelling.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
Total floorspace	136 sq. m
No. of storeys	2
Max. dimensions	8.55m x 11.50m 5.10m at the eaves and 8.70m maximum height
Appearance	
Materials	To be secured by condition
Energy and resource efficiency measures	To be secured by condition

Proposal	Key facts
Transport matters	
Vehicular access	New access created onto Mallory Road
No of car parking spaces	2 spaces on driveway

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 10 letters of representation have been received, 8 in objection and 2 sets of comments, 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
Loss of green and open space which would harm the recreational and amenity value of the local community	See Main Issue 1
Contrary to design and open space policy	See Main Issue 1
This proposal would set a precedent for other applications	See Main Issue 1
Does not respect the historic character and distinctiveness of the surrounding area and properties. The building will look out of place, result in a sense of enclosure and would interrupt the building line of Mallory Road Erosion of character and represents overdevelopment.	See Main Issue 2
Loss of light and overlooking to neighbouring dwellings	See Main Issue 3
Poor highway condition and access to Fifers Lane. Reduced visibility on corner junction results in highway safety concern	See Main Issue 4
Lack of footpaths and insufficient parking	See Main Issue 4
Increase in traffic from proposed Repton Avenue to Meteor Close link road	See Main Issue 4
Fallen trees in the area are not replaced. Damage to TPO tree.	See Main Issue 5

Issues raised	Response
Issues of subsidence	See Other Matters
Restrictive covenants in place to preserve the density of the estate	See Other Matters
Damage to surrounding gardens	See Other Matters
Workers using the area for parking	See Other Matters
Noise and disruption from construction	See Other Matters
Impermeable surfacing impacting negatively on drainage	See Other Matters

Consultation responses

8. 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.

Highways (local)

9. No objection in principle on highway grounds. The site is adjacent to adopted highway but does not encroach upon it which is good. Consideration needs to be given to where bins and bikes are stored, please can you query this.

Tree protection officer

10. Please could you condition TR7 Works on site in accordance with AIA, AMS and TPP.

Assessment of planning considerations

Relevant development plan policies

11. **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
 - JCS4 Housing delivery
12. **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

- DM8 Planning effectively for open space and recreation
- DM12 Ensuring well-planned housing development
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

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

- NPPF0 Achieving sustainable development
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

Case Assessment

14. 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

15. Key policies and NPPF paragraphs – DM8, DM12, NPPF paragraphs 9, 14, 17 49, and 56.
16. The principle of residential development is acceptable on this site under Policy DM12, subject to the second part of DM12 and other policy and material considerations outlined below given that: the site is not designated for other purposes, is not a hazardous installation notification zone, is not in the late night activity zone, does not include the conversion of high quality office space and is not located within any of the identified retail centres.
17. Concerns were raised that the proposal would result in the loss of designated open space. As shown on the Development Management Local Plan Policies Map this particular area of green space is not formally designated unlike the majority of green space in the surrounding area. Therefore, the application site is not afforded the protection of policy DM8. Concerns were also raised that the approval of this application would set a precedent for future development on nearby green spaces, however the majority of these spaces are covered by DM8 and any future application would be assessed on its own merits.
18. Officer's note however, that the application site functions in a similar way to the formally designated open space in terms of its contribution to the visual amenity of the area as well as its recreational value.

19. Officer's also note that Section 6 of the NPPF places emphasis on the critical importance of planning effectively for housing delivery and (in particular) boosting the housing supply. As outlined in Policy DM12, windfall sites are expected to come forward to aid in delivering the Council's five year housing land supply. The proposal will assist housing delivery albeit extremely modestly given the proposal is for a single dwelling.

Main issue 2: Design

20. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
21. The proposed dwelling would be constructed of a scale and design to match the original dwellings in the surrounding area. Whilst the proposal would result in an overall increase in the number of dwellings in the area, the proposed dwelling is considered to be of a density in keeping with that of the surrounding area.
22. Concerns were raised that the proposal would result in the erosion of a significant area of open space which is characteristic of the surrounding area and would not follow the pattern of surrounding development. It is noted that wide grass verges are a particular trait of this estate. Officers were concerned that the original proposal would result in the complete erosion of this green space along Mallory Road. A revised proposal was submitted indicating an approx. 5m grass verge to be retained with only green boundary treatments used on this elevation. In addition it has been confirmed that the front garden (including the corner) would remain open. A condition is also recommended to remove permitted development rights for the erection of boundary treatments to ensure that these areas remain open. Whilst it is acknowledged that the new dwelling would not exactly follow existing building lines, the retention of wide grass verges is considered sufficient to protect the open nature of the corner site. In addition, the issues relating to the pattern of development are not considered to outweigh the provision of additional housing in this instance.
23. Details of materials have not currently been specified but should be secured by condition.

Main issue 6: Amenity

24. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
25. Concerns were raised that the proposal would result in a loss of light to neighbouring dwellings. However, the proposal would not interject a 45 degree line in both plan and elevation with the neighbouring ground floor window and would therefore not result in a significant loss of light to this room. The other properties in the surrounding area are located a sufficient distance from the property such that loss of light is unlikely to be an issue.
26. Concerns were also raised regarding the possibility of overlooking of neighbouring properties and gardens. Due to the situation of the dwelling and the distances between dwellings it is unlikely that there will be significant opportunity for overlooking and only at oblique angles. It is considered that neighbouring properties would still be afforded a high level of amenity in accordance with policy DM2.

Main issue 5: Transport

27. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
28. Concerns were raised regarding the lack of parking provision on site. A new dwelling in this location is expected to provide between 1 and 2 parking spaces. The driveway to the side of the dwelling can provide for the required level of parking.
29. As discussed above, the proposal was revised to retain a 5m open verge to the side of the dwelling. In addition the plans show that the front garden area is also to remain open. Given the wide grass verges on all corners of this junction, the proposal is not considered to result in a significant reduction in visibility splays.
30. Comments were received regarding the amount of increased traffic from the proposal which would be compounded by additional traffic from the proposed Repton Avenue to Meteor Close link road, weight restrictions and wider highways improvements. Given that Dowding Road effectively forms a large cul-de-sac accessed via Fifers Lane it is not considered that the above changes would have any impact on traffic along Dowding Road. The amount of traffic associated with a single new dwelling would be insignificant.
31. Concerns were raised regarding the poor condition of the existing highways in this area, the roads are adopted and the existing condition of the roads is not considered to be a ground on which to resist this application particularly given the minimal increase on traffic levels which would result.

Main issue 4: Trees

32. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
33. There is one TPO tree located at the rear of the site. An arboricultural report has been submitted and the tree protection officer is satisfied that the tree will be protected during and after the development provided the measures within the report are followed. This should be secured by condition.

Other Matters

34. Concerns were raised that a significant amount of hard surfacing at the site would have a negative impact upon drainage. A condition is recommended to secure details of sustainable drainage measures for the site.
35. Issues relating to subsidence and ground conditions should be addressed with building control and is a separate matter from planning in this instance. The area is not one where there are known issues of subsidence relating to chalk workings.
36. Issues relating to restrictive covenants are civil matters and not planning matters.
37. An informative note is recommended to promote considerate construction.

Compliance with other relevant development plan policies

38. 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	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Equalities and diversity issues

39. There are no significant equality or diversity issues.

S106 Obligations

40. There are no S106 obligations.

Local finance considerations

41. 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.

42. 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.

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

Conclusion

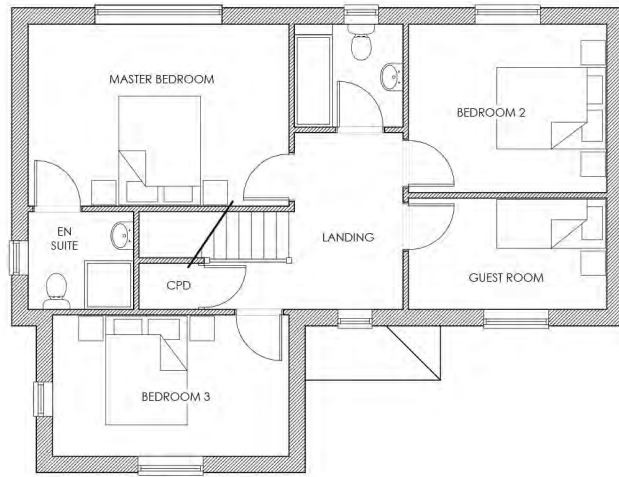
44. Whilst the loss of open space is regrettable, the site is not afforded protection from policy DM8 and the proposal will provide (albeit limited) benefits to housing delivery. The principal of development is therefore considered acceptable subject to design, amenity, arboricultural and access considerations.

45. The revisions to the proposal are considered sufficient to retain the open character of the grass verges in order that the proposed dwelling would respond to the character of the surrounding area.
46. Therefore, 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.

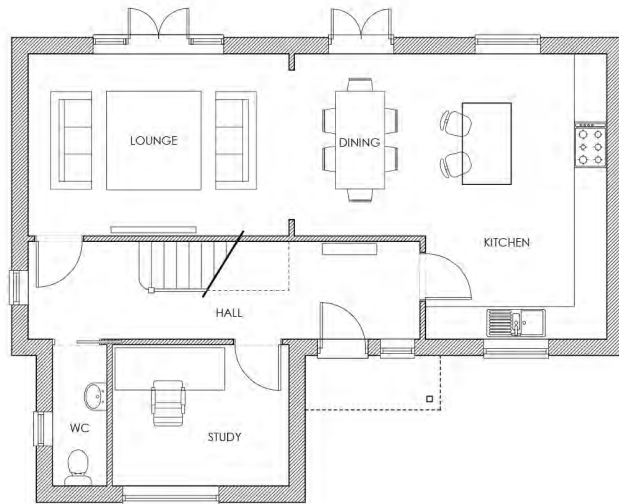
Recommendation

To approve application no. 17/01558/F - Land East of 14 Dowding Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials;
4. Energy and water efficiency;
5. Bin and bike stores;
6. In accordance with arboricultural impact assessment/arboricultural method statement/tree protection plan;
7. Landscaping including boundary treatments and biodiversity enhancing measures;
8. Sustainable drainage system;
9. Provision of parking prior to occupation;
10. Removal of permitted development rights.



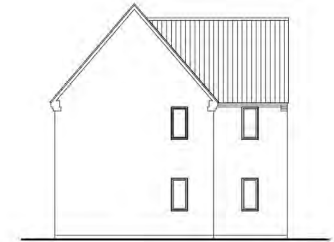
FIRST FLOOR PLAN 1:50 @ A1



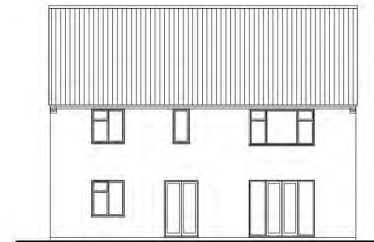
GROUND FLOOR PLAN 1:50 @ A1



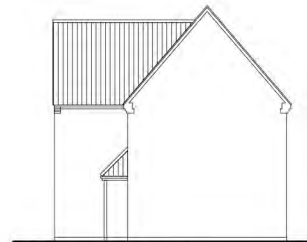
FRONT ELEVATION 1:100 @ A1



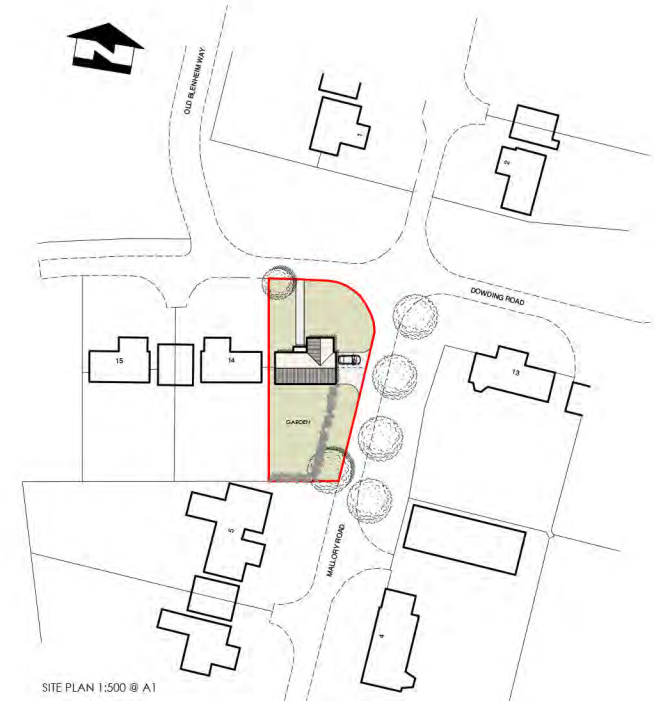
SIDE ELEVATION 1:100 @ A1



REAR ELEVATION 1:100 @ A1



SIDE ELEVATION 1:100 @ A1



SITE PLAN 1:500 @ A1

A 19-12-17 PLANNING REVISIONS

Plot on Dowding Road,
Norwich, NR6 6DD

Date: September 2017
Drawing No: RS/3948/17/01

PLANS AND ELEVATIONS

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