

## Planning Applications Committee

19 February 2009

### Section C

<b>Agenda Number:</b>	<b>C10</b>
<b>Section/Area:</b>	OUTER
<b>Ward:</b>	SEWELL
<b>Officer:</b>	Elizabeth Franklin
<b>Valid Date:</b>	5 December 2008
<b>Application Number:</b>	08/01256/F
<b>Site Address :</b>	Garages Adjacent To And East Of 2 Albany Road Norwich
<b>Proposal:</b>	Proposed demolition of garage block and erection of single storey two bedroom dwelling.
<b>Applicant:</b>	<b>Norwich Consolidated Charities</b>
<b>Agent:</b>	<b>Brown And Co</b>

### THE SITE

The site is located within 50metres of the entrance of Albany Road with Magdalen Road, on the north side of the road, and currently there is a row of 6no concrete lock up garages on the land with drives onto the carriageway. Immediately to the north is the rear garden land of no76 Magdalen Road, and a two storey end of terrace that has shop use at ground floor and residential use at first floor to the east. An access road runs to the north from the west boundary of the site, and a row of terraced houses continues west from there. On the opposite side of the road is a similar shop use on the south east corner of Albany Road and Magdalen Road, with its garden land and a pair of modern flats further to the west.

The road is a cul-de-sac with the bollards that prevent through vehicular traffic being positioned within the highway level with the east wall of the garage block across Albany Road. Access for vehicles to dwellings along the road is only available from the west. The site does not lie within a Conservation Area.

## **RELEVANT PLANNING HISTORY**

There is no relevant planning history of the site.

## **THE PROPOSAL**

The proposal is for the demolition of the existing garage block of 6 no lock up concrete built garages 15 metres wide and their replacement with one single storey two bedroom dwelling that will be 11 metres wide. The bungalow will be located to the east side of the plot because of trees that grow on the very west edge in an area enclosed with a low retaining wall that is outside the ownership of the applicant. Its design is simple and uncluttered, with parking spaces for two vehicles on the forecourt.

All provided amenity land is to the west of the dwelling with room for refuse and cycle storage. Additional planting will be laid out to the front of the dwelling.

## **CONSULTATIONS**

The application has been advertised in the press, on the site and also neighbours have been consulted. One representation has been received from the Norwich Society and its comments are:

- The site should accommodate a two storey dwelling, in keeping with other dwellings in the vicinity of the site.

## **PLANNING CONSIDERATIONS**

### **National Planning Policy:**

PPS 1 - Delivering Sustainable Development.

### **Relevant East of England Plan Policies:**

ENV7 – Quality in the Built Environment.

### **Relevant Local Plan Policies:**

HBE12 – High Quality of Design

EP22 – General Amenity

HOU13 – New Housing

TRA6 – Parking

TRA7 – Cycle Parking

Currently the neighbours to the north have little overshadowing from the row of garages on Albany Road into their gardens. A single storey dwelling will provide little additional overshadowing to those gardens to the north as the existing garage block is being replaced with a single storey dwelling with a low pitched hipped roof to 3.8m high to the ridge, and is 4metres narrower than the garages. The roof design is such to sit just under the edge of the canopy of the trees to the west, which a two storey dwelling would be unable to do.

Its stand alone position allows for a simple design which will not be out of character with the two storey surrounding dwellings. Its satisfactory amenity facilities, good design and vernacular materials will not have any adverse impact on the visual or residential amenities of the area.

In view of the above the dwelling is acceptable in design and location and should therefore be approved.

## **RECOMMENDATIONS**

APPROVE PLANNING PERMISSION on the following grounds:

1. The development must be begun within three years.
2. Details of facing and roofing materials to be submitted.
3. Hedges, walls and fences to be erected prior to use commencing.
4. Car parking areas and cycle storage to be laid out prior to use commencing.
5. Surfacing of the access ramp and parking area shall be of permeable materials only.
6. Soil amelioration.
7. Works to accord with AIA, AMS and TPP.
8. Site meeting regarding trees before commencement of development.
9. Landscaping scheme to be submitted.
10. Maintenance of landscaping scheme.

Reason for Approval:

The decision is made with regard to policies HBE12, EP22, HOU13, TRA6 and TRA7 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The siting of a single storey dwelling on the site of lock up garages will enhance the visual appearance of the area and, in addition, because of the high quality materials and good design to be used together with its positioning in this residential area will enhance the impact of the development on the area as a whole.



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Site Address - 2 Albany Road, Norwich

Scale - 1:1000



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

