

Report for Resolution

Report to Planning Applications Committee
Date 10 February 2011
Report of Head of Planning Services
Subject 10/02167/F 102 - 108 Beecheno Road Norwich NR5 8TG

Item
5(6)

SUMMARY

Description:	Redevelopment of site to provide 8 No. one bedroom flats.
Reason for consideration at Committee:	City Council led development
Recommendation:	Approve subject to conditions
Ward:	Bowthorpe
Contact Officer:	Mr Lee Cook Senior Planner 01603 212536
Date of receipt:	10th December 2010
Applicant:	Orwell Housing Association Limited
Agent:	Chaplin Farrant Ltd

INTRODUCTION

The Site

Location and Content

1. The site lies on the western side of Norwich within an established residential area. The estate dates from the 1930's and contains predominantly houses arranged as terraces or semi detached properties. The site itself is at the end of a cul-de-sac and the main vehicular access points into the estate are via Larkman Lane to the east or Earlham Green Lane to the south.
2. Beecheno Road runs up into a parking/turning head and an adopted footpath link runs through the site which emerges into a further footpath link between Earlham Green Lane and Dereham Road. This area is an attractive green space which enhances path and cycleway links in the area. The site currently accommodates 4 houses.

Constraints

3. With the exception of an easement for pipe connections running along the footpath there are no current site constraints. The area of land to the west is an area of publicly accessible recreational open space (Policy SR3) and forms part of footpath linkages and landscaping areas additionally providing a green link (policy SR12) between Bunkers Hill wood to the south and Dereham Road to the north.

Topography

4. The site is relatively flat and has an existing footpath link running through the site

between the housing estate and Dereham Road.

Planning History

5. The four dwellings on the site and the footpath link to Dereham Road formed part of the housing development of this area in the 1930's. There is no relevant planning application history for this site. Discussions have taken place with Strategic Housing and recently with the applicant concerning the potential of this site for redevelopment due to the poor condition of the houses on site.
6. The application is one of a series of applications by Orwell Housing for sites currently owned by Norwich City Council. NCC has entered into an agreement with the Homes and Communities Agency with an initial objective for the delivery of at least 100 new affordable dwellings with Orwell having been selected as the provider of these.
7. A pre-application Consultation Event was held on 17th November 2010 at Baseline Centre, 65/67 Knowland Grove, Norwich. This event was held from 2pm-4pm and 5pm-7pm with representatives from NCC Housing Dept, Orwell Housing and Barefoot and Gilles Architects. No response forms were received by the applicant from this event for the Beecheno Road site.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

8. This particular application is for the provision of 8 No. one bedroom flats. The development is laid out as two blocks of 4 flats on either side of the footpath. These are spaced to avoid the area of easement to allow any maintenance to the pipe connection running along the pathway. The scheme includes associated parking, servicing and garden areas and the widening of the footpath allows potential improvements and surveillance of this area.

Application Representations Received

9. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.
10. Norwich Society: The Committee viewed the various ... sites that are to be developed for "affordable" housing. As a committee, we generally approve of the designs, though they are safe without much inspiration on the whole.

Consultation Responses

11. Anglian Water: Are keen to support the spatial planning process across the region and have suggested informative statements advising that Anglian Water have assets within the development site and that these should be located within prospectively adoptable highways or public open space and if not then they should be diverted at the developers cost. They also suggest a condition in relation to the requirement of a surface water drainage strategy being agreed and implemented. .
12. Transportation: Layout is acceptable as revised, but the developers will have to liaise

with the Council to arrange for the adoption of the widened cycle/footway, and the extent of the highway will have to be defined though the centre of the car park aisle (alternatively the Council could adopt the entire aisle). Confirmation is required that the bin stores are adequate to contain the 660litre and three 250 litre bins that will be needed for each of these blocks. The cycle store is also too tucked away at the back of the site, and only overlooked by a second bedroom window. These stores need to be better related to the entrances to the flats, and provided as individual stores that can also serve as an outside storage shed.

13. Design and Conservation: The scheme has taken account of previous comments made at pre-application stage and will create an acceptable development of the site.
14. Arboricultural Officer: This will be achievable in the main but concerns arise about tree T7 [silver birch]. The AIA addresses the matter of the proposed incursion of parking into the RPA by pre-emptive root pruning, which would be little enough to be acceptable, however, there is nothing to address the run of the footpath around the parking area where it passes through the RPA; there is no indication of level changes or whether a no-dig solution would be feasible or acceptable in highway terms. If it is possible and acceptable in highway terms we should still require a detailed spec. & AMS. Any PP should ensure compliance with the AIA.
15. Natural Areas Officer: It would be wise to stipulate that the roofs are dismantled as per the ecology report's recommendation, to ensure that no bats take up residence in the buildings prior to their demolition (bats would be most likely to use the buildings as a summer roost). There are known to be bats in this area, and bats do roost in this type of housing. Removal of the roofs would also discourage any potential nesting birds, such as house sparrows and starlings, which frequently nest in houses like this, which, unlike more modern structures, generally afford easy access to the roof spaces. So it really would be in the developers' interest as well to remove the roofs before the start of the nesting season; could this be made a condition of any permission? I also note the report's comments on hedge and tree planting, and the applicant should propose an acceptable planting scheme, preferably using a high proportion of native trees/shrubs and/or species with flowers or berries attractive to wildlife.
16. Green Spaces: Have viewed the scheme and are happy with the improved visibility and openness of the proposed junction of the existing footpath and green link. Would wish to see a fence line between the two areas of ownership to demark the areas of maintenance responsibility.
17. Strategic Housing: I can confirm that the Housing Development team fully support the application for 8 new affordable flats on the site of 106-112 Beecheno Road.
18. This site is owned by Norwich City Council and was identified by the Housing Development Team as a site for the development of affordable housing following an assessment of the repair works required to the existing dwellings. The current application has been put together by Orwell Housing Association in partnership with the Housing Development Team and in consultation with the planning department.
19. There is a great need for new affordable housing in Norwich with the Housing Needs and Stock Condition survey identifying a need for 677 new affordable homes to be developed in Norwich each year. The Beecheno Road development will go some way to help meet this need. The proposal for one-bedroom flats was agreed with the housing development team and meets the identified need within the strategic housing

market assessment.

20. A public consultation was held on 17th November at the nearby Base Line Centre with garage tenants and local residents prior to the application. The consultation was for four sites within the vicinity including this one and a total of 212 residents were invited. There were no feedback forms completed for this site and there have been no other feedback received from local residents.
21. This site currently consists of 4 houses and the proposal to change the use to flats should help to balance the housing types in this area. In addition parking spaces will be provided for the new flats. The scheme proposed is of a high quality and will meet Code for Sustainable Homes Level 4. Given the need for high quality affordable homes in this area and given that this scheme has been worked up in conjunction with the Housing Development Team, we fully support this application.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1	Delivering Sustainable Development
PPS1 Supplement	Planning and Climate Change
PPS3	Housing
PPG13	Transport

Relevant Strategic Regional Planning Policies

ENV7	Quality in the built environment
T14	Parking
H2	Affordable Housing.
WM6	Waste Management in Development

Relevant Local Plan Policies

EP18:	High standard of energy efficiency for new development
EP20:	Sustainable use of materials
EP22:	High standard of amenity for residential occupiers
HBE12:	Design
HBE19	Design for safety and security including minimising crime
HOU13:	Proposals for new housing development on other sites
NE9:	Comprehensive landscaping scheme and tree planting
SR3:	Publicly accessible recreational open space
SR12:	Green links network
TRA5:	Approach to design for vehicle movement and special needs
TRA6:	Parking standards – maxima
TRA7:	Cycle parking standards
TRA8:	Servicing standards

Supplementary Planning Documents and Guidance

Trees and Development SPD – September 2007
Energy Efficiency and Renewable Energy SPD adopted – December 2006
Accessible and Special Needs Housing SPD – June 2006
Green links and riverside walk SPD – December 2006

Principle of Development

Policy Considerations

22. The proposals will provide 8 one bedroom flats on a site which contains housing not

suitable for continued repair and re-use. The re-use of land is encouraged under policy and the scheme provides 8 flats at approximately 71 dwellings to the hectare. This effectively doubles site density and brings it above policy requirement under HOU13 for a minimum of 40 dwellings per hectare. The scheme is laid out to respect amenity and landscape features in the area and has adequate garden space and provision for parking and servicing. As such the scheme accords with local and national policies for development and re-use of land. The scheme is for a social housing provider which will assist in adding to the stock of affordable housing in this area.

23. The scheme improves the junction point of the footpath with the existing green link and open space to the west. The widening of the route also enhances safety and security in this area and as such assists in the delivery of policies SR3 and SR12.

Impact on Living Conditions

Overshadowing, Overlooking, Loss of Privacy and Disturbance

24. The scheme provides 2 blocks of flats either side of the footpath. In essence this is similar to the 2 blocks of semi-detached houses on site at the moment. Impacts on amenity have been assessed and have been part of ongoing discussions with the agent to overcome any local concerns. The blocks are stepped in footprint and windows and openings positioned to avoid any significant overlooking of private areas to adjacent properties.
25. Careful consideration has been given to the relationship of the proposed buildings to the surrounding area. The proposed layout achieves appropriate distances between new and existing buildings and does not, as a result, create overshadowing or overlooking problems.
26. The scheme provides a reasonable standard of living and garden spaces which would provide an attractive living environment and which would integrate well with the character of the area.

Design

Site Layout and Building Design

27. The estate has one distinct building style with very simple architectural features and mainly two storey buildings. The site does not fall within any protected conservation area but is seen as a potential transition point between areas of established development. In response the agent has produced a scheme which will achieve an attractive change between the estate and other housing to the north and east. The 2 proposed blocks are appropriate in scale and form and maintain a relatively simple two storey form of domestic dwellings. The buildings use simple pitched roofs and a limited range of building materials to the walls, joinery and details. It is suggested that details of materials form a condition of any consent and subject to these details the design is considered to be appropriate.
28. The proposed layout has been revised following negotiations and shows large private garden spaces to the side of each block of flats. The entrance points to the flats vary and create an active frontage onto the revised footpath. The footpath itself is widened and adjusted slightly to make a more attractive link to the adjacent green space. The entrance to parking bays and service areas is positioned to make best use of the space available and with the proposed additional landscaping will relate well to the street scene.
29. The building footprint has been designed to give the block a good setting and space within the street scene. As such the development should enliven the character of the area. The development also seeks to retain some of the mature trees and hedging on and around the site which will be enhanced by additional landscaping. Again details

are suggested covering hard and soft landscaping for the site to ensure an acceptable final finish.

Transport and Access

Vehicular Access and Servicing

30. The site being at the end of a cul-de-sac requires the resolution of a satisfactory layout and form of access and parking which adequately serves both the existing and proposed residential units without causing highway safety or parking issues. The scheme provides a single access point which extends the line of the road. This limits parking to one part of the site and provides a space for vehicles to still be able to turn. Alternative parking along Beecheno Road is largely unaffected and spaces within the turning head are retained to the sides. On street parking can still take place within the area without detriment to safety or access.

Cycle Routes and Pedestrian Links

31. The scheme includes the widening of the footpath to provide an improved space between the 2 blocks. The layout also improves the openness of the junction point with the footpath to the west which will allow for potential improvements to safety and surveillance of this area.
32. The layout and entry point of the footpath is acceptable as now revised. However, the developers will need to liaise with the Council to arrange for the adoption of the widened cycle/footway, and the extent of the highway will have to be defined through the centre of the new car park aisle (alternatively the Council could adopt the entire aisle). The laying out of the parking area and surfacing is suggested as a condition of any permission and should additionally cover this point to ensure an acceptable final finish.

Car Parking, Servicing and Cycling Parking

33. Proposed levels of parking are in line with the maximum suggested in Appendix 4 of the Adopted Local Plan and as such this level of provision accords with local policy and advice on encouraging sustainable modes of transport and car usage.
34. Following discussion the site frontage has been rationalised and designed with sufficient space to accommodate the bin requirement for each block within a communal store. This has been confirmed to meet size standards by the agent. The stores are within easy access of the adopted highway and as such makes an adequate provision for servicing.
35. Also following discussion, the scheme has been revised so that adequate cycle storage has been built into the scheme with access close to entrance points to the flats and within an area which will be overlooked by future residents. These aspects of the development enhance the design and operation of the scheme and long term amenity value for the residents. Conditions are suggested; however, to request details of the final finish and design of the stores.

Environmental Issues

Energy Efficiency and Renewable Energy

36. The size of the development is below the threshold for an energy efficiency statement; however the design and access statement submitted with the application details that the applicants are committed to achieving code for sustainable homes level 4.

Lighting

37. On site lighting to external spaces could potentially cause amenity and design issues and it is suggested that conditions are imposed requiring details to be agreed for the final scheme to ensure appropriate levels of illumination.

Trees and Landscaping

Loss of Trees or Impact on Trees

38. The scheme is designed to take account of and seeks to retain a number of existing trees on and around the site. The development sits within the green edges of the site thereby retaining the significant amenity and ecological value of the landscaping of the site and the adjacent open space. It will be important however to ensure that trees are retained and conditions are suggested to protect such trees during construction.
39. The arboricultural officer has raised an issue in relation to the detail submitted to show works within the root protection area of the silver birch to the south of the site. The area is proposed to accommodate a new path to the bin store and part of the parking area. Some information has been submitted to show that a no dig solution can be provided to the car park area but does not include information about the path which forms part of a more recent revision to the parking area. Further discussion has taken place with the agent about site levels and no dig construction to ascertain whether bin store access can be achieved to the highway. It would appear that works could be carried out without damage to the tree and it is suggested that these works are subject to the submission of an arboricultural method statement for the no dig construction.

Replacement Planting

40. The arboricultural report identifies the individual value of trees and as a result of discussion about the scheme it is intended to retain the majority of these. The scheme however does also include additional planting and landscaping to further enhance the setting of the development.

Green Links

41. The area of land to the west is an area of publicly accessible open space. This also forms part of footpath linkages and landscaping areas providing a green link between Bunkers Hill wood to the south and Dereham Road to the north.
42. The proposed planting would improve the street scene and add value to landscape diversity within the area and the sites linkages to the east. Conditions are therefore suggested requiring new landscaping and the replacement of trees and landscaping in accordance with a scheme to be agreed to ensure that these enhancements are delivered.

Biodiversity

43. Commentary has been provided with the application which assesses biodiversity issues. The report highlights the potential for bats and birds to nest within roof spaces of the existing buildings and within landscape areas around the existing gardens. It is suggested that it would be appropriate to take up the recommendations in the report requiring a method statement and supervision of the removal of the roofs and for other clearance work on site. Conditions are also suggested requiring details of the enhancement of nesting and planting conditions on and around the site in line with the ecology improvements detailed within the report.

Conclusions

44. The proposed scheme provides an arrangement of 8 flats with associated parking and servicing. The buildings respond to the constraints and topography of the site, retains existing trees and should lead to an attractive development in accordance with local and national policy. The scheme should also enhance the use of the footpath and potentially increase security in this area.
45. The development of 8 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development achieves a high standard of design and would be well integrated with the surrounding area and providing an

interesting development to the north end of Beecheno Road.

RECOMMENDATIONS

To approve Application No 10/02167/F 102 - 108 Beecheno Road Norwich and grant planning permission, subject to the following conditions:-

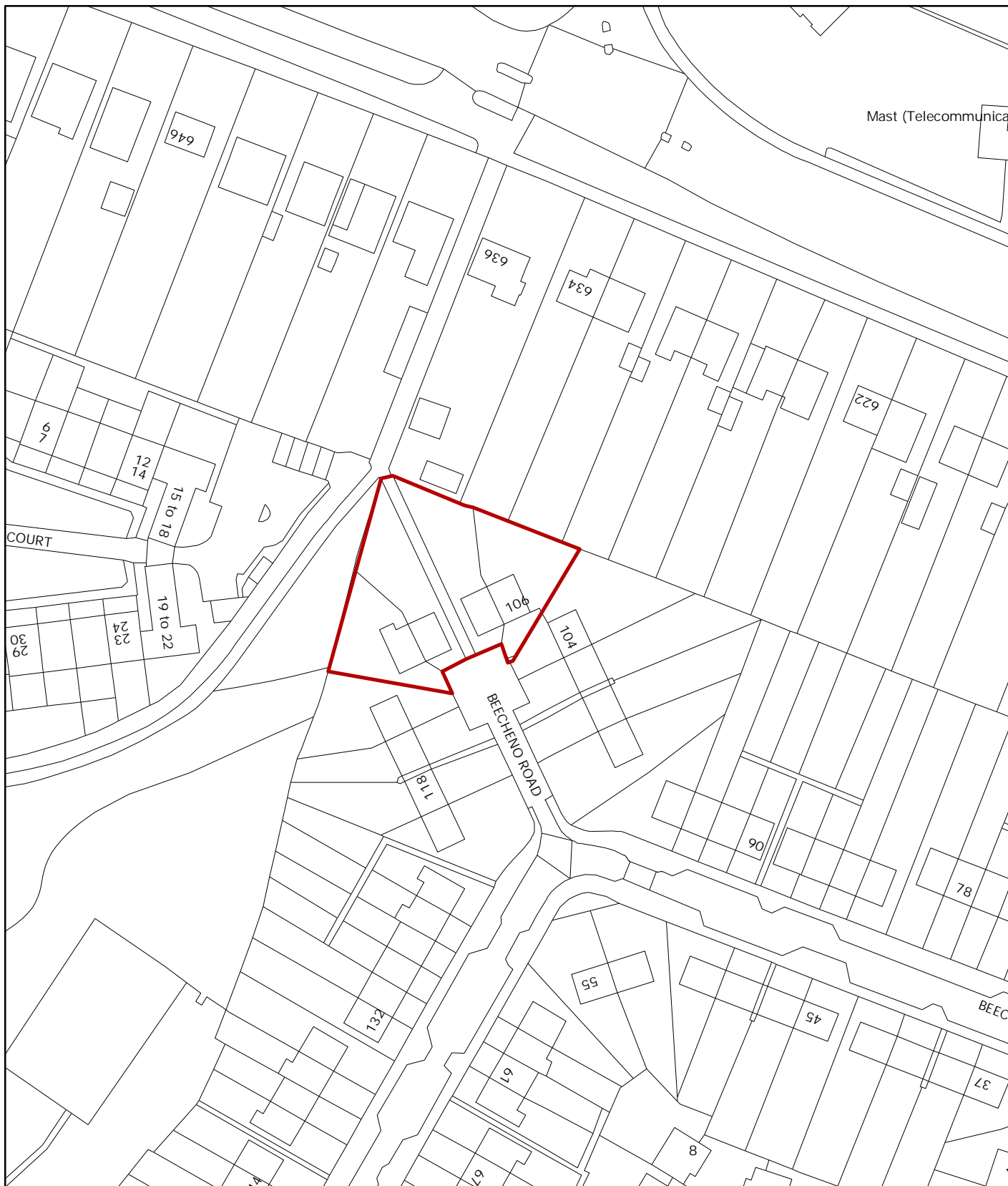
1. Commencement of development within three years
2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings
3. Details of car parking, cycle storage, bin stores and footpath
4. Details of Arboricultural method statement for works to the new path and parking area
5. Implement Tree Protection Scheme prior to commencement
6. Retention of tree protection
7. Details of Landscaping, planting and site treatment works
8. Landscape maintenance
9. Details of biodiversity enhancements
10. Details of a surface water drainage strategy

Reasons for approval:

The development of 8 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this housing site. The scheme provides adequate parking and servicing space and makes proposals for rationalising footpath links in the area. The scheme is laid out to retain existing trees around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The decision has been made with particular regard to PPS1, PPS3 and PPG13 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP18, EP22, HOU13, HBE12, HBE19, EP22, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife
5. Advise about Anglian Water assets .



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Planning Application No - 10/02167/F
Site Address - 106 Beechen Road
Scale - 1:1,000



NORWICH
City Council

PLANNING SERVICES



The image displays two floor plans, labeled 2 and 4, with their respective room layouts and furniture placement. Plan 2 (top) shows a living room with a sofa and armchairs, a kitchen with a sink and stove, a bathroom, and a twin bedroom. Plan 4 (bottom) shows a living room with a sofa and armchairs, a kitchen with a sink and stove, a bathroom, and a twin bedroom. Both plans include a staircase and a central hallway.

Private Dwelling

unit	accommodation	area
flat 1	1bed/2person	47sqm
flat 2	1bed/2person	47sqm
flat 3	1bed/2person	47sqm
flat 4	1bed/2person	47sqm
flat 5	1bed/2person	47sqm
flat 6	1bed/2person	47sqm
flat 7	1bed/2person	47sqm
flat 8	1bed/2person	47sqm

planning

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
A	24.01.11	Cycle stores relocated. Refuse capacity shown.	Inf.	

Revisions

Orwell Housing Association

106 - 112 Beecheno Road

Norfol

Black Box

as proposed

4013

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THE UNIVERSITY OF CHICAGO

Dec 10
2018

krb.