

Report for Resolution

Report to: Planning Applications Committee
10 September 2009

Report of: Head of Planning and Regeneration Services

Subject: 09/00608/F 10 Stepping Lane Norwich NR1 1PE

Item
5(7)

SUMMARY

Description:	Sub-division of curtilage to provide new house adjacent to 10 Stepping Lane.
Reason for consideration at Committee:	Objection
Recommendation:	Approve subject to conditions
Ward:	Thorpe Hamlet
Contact Officer:	Mark Brown Senior Planner
Date of validation:	24 July 2009
Applicant:	Mr Neal Lewis
Agent:	Mr Neal Lewis

INTRODUCTION

The Site

Location and Content

1. The site is located to the north of Stepping Lane within the City Centre Conservation Area. To the west of the site are the flats of Scoles Green which front onto Norman Buildings beyond which is Rouen House. To the north of the site is 10 St Peters Court. Opposite the site to the south is a building used for car sales and workshops.
2. The site currently forms a large garden area for 10 Stepping Lane. The site slopes fairly steeply to the east, as a result the west boundary of the site is marked by a gable wall and 4m high (approx) retaining wall to the Scoles Green Flats. The northern boundary with 10 St Peters Court is currently occupied by a number of trees. The garden of 10 St Peters Court is located approximately 1.2m lower than the garden of 10 Stepping Lane.

Planning History

3. None.

The Proposal

4. The proposal is for a single three storey, three bedroom dwelling to infill the Stepping Lane frontage between 10 Stepping Lane and the gable end of Scoles Green.

Representations Received

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.

Issues Raised:	Response:
Loss of light	See paragraph 18 & 19
Overlooking	See paragraph 20
Concern over the appearance of the flat roof	See paragraph 15
Window treatment is unsympathetic	See paragraph 14
The trees in the corner of the site should be retained	See paragraph 21
The house should be no more than 2 storeys in height	See paragraph 13

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

6. Relevant National Planning Policies

PPS1 – Delivering Sustainable Development;
PPS3 – Housing
PPG13 – Transport
PPG15 – Planning and the Historic Environment;
PPG16 – Archaeology and Planning;

7. Relevant Strategic Regional Planning Policies (East of England Plan adopted May 2008)

WM6 – Waste Management;
ENV7 – Quality in the Built Environment

8. Relevant Saved Local Plan Policies (City of Norwich Replacement Local Plan adopted November 2004)

NE9 – Landscaping;
HBE3 – Archaeology;
HBE8 – Development in Conservation Areas;
HBE12 – High Quality Design;
HBE19 – Design for Safety and Security;
EP18 – Energy Efficiency;
EP22 – Amenity;
HOU13 – Housing Development on Other Sites;
TRA6 – Parking Standards;
TRA7 – Cycle Parking Standards;
TRA8 – Servicing Provision;

9. Supplementary Planning Documents and Guidance

Norwich City Centre Conservation Area Appraisal (September 2007)

Principle of Development

Policy Considerations

10. Saved policy HOU13 of the Local Plan allows for housing development on unallocated sites in principle subject to a number of criteria including design, density and amenity. In this case the proposal is to infill an area of garden space between 10 Stepping Lane and Scoles Green. The site in question is a particularly large site for a single residential dwelling in this part of the City Centre. It is considered that the provision of a further dwelling on the site would be appropriate in terms of densities in the area and the proposals are considered to be acceptable in principle.

Design

11. The site is located within the Ber Street Character Area of the City Centre Conservation Area Appraisal. Rouen House and the car sales building opposite the site are classified as negative buildings within the area and Stepping Lane itself is classed as a negative vista. The area has a wide variety of types and ages of buildings, none of which are of any particular architectural merit.
12. The layout of the proposed dwelling is considered acceptable stepping back the line between 10 Stepping Lane and Scoles Green both at the front and rear. In terms of height, the building runs centrally between the ridge of Scoles Green and 10 Stepping Lane. The flat roof is considered to be an appropriate solution to providing three storeys of accommodation on the site whilst minimising its scale and tying it in with the adjacent properties.
13. In terms of the elevations, a contemporary approach has been taken, it is considered that care will be needed in selecting the colour, type and finish of materials which should be conditioned. Currently a grey brick is proposed which is to be patterned around the projecting front stairwell. This feature is considered acceptable in principle subject to details relating to samples of the brick and exactly how the patterning will work.
14. On balance, subject to the conditions listed below and given the character of this part of the Conservation Area, it is considered that the proposed design is acceptable and would not have a significant detrimental impact on the character or appearance of the surrounding Conservation Area (saved policies HBE8 and HBE12).

Archaeology

15. The site is located within the area of main archaeological interest (saved policy HBE3) and as such an archaeological condition will be required to secure a programme of archaeological investigation, evaluation and mitigation.

Vehicular Access and Servicing

16. The proposal provides for one car parking space and cycle parking can be provided to the rear of the property. This is considered to be in line with policy requirements (saved policy TRA6 and TRA7). Bin stores have been provided to the front of the property although further details of the boundary treatment to the front will be required.

Impact on Living Conditions

17. In terms of amenity (saved policy EP22) there have been a number of concerns raised in relation to overlooking and overshadowing. It is not considered that there would be any significant detrimental impact on the Scoles Green properties located to the west of the site, it is considered that the main issue to assess is the impact on the property to the North of the site at 10 St Peters Court.
18. A light survey has been submitted with the application which indicates that there would be some loss of light to the garden area of 10 St Peters Court at noon in the Winter but that there would not be any impact at noon in the summer. It is considered that there may be some impact on 10 St Peters Court particularly in winter months, however given the location of trees along this boundary and the topographical differences between the two properties it is not considered to be so significant to merit refusal of the application.
19. With reference to overlooking the distance between the two properties is 12.5m which is considered acceptable for a City centre location. Again the trees on the boundary act as a buffer and it is not considered that the proposal would have a significant impact in terms of overlooking particularly when compared to the existing levels of overlooking in the area.
20. The rear boundary is fairly well screened by a number of trees which form a buffer between the two properties. The proposal involves the retention of the trees along the northern boundary. (Removal of these trees would require further consent as they are located within the Conservation Area).

Conclusions

21. The proposed development will provide for a new dwelling on a sustainably located site within the City Centre. Subject to the conditions listed below and given the character of this part of the Conservation Area, it is considered that the proposed design is acceptable and would not have a significant detrimental impact on the character or appearance of the surrounding Conservation Area. The proposals are likely to have some impact in terms of amenity to adjacent properties, however, having considered the particular merits of this case it is not considered that there would be a significant detrimental impact in terms of amenity. On balance it is considered that the proposals are in line with development plan policies and as such the recommendation is to approve subject to the conditions listed below.

RECOMMENDATIONS

To approve application no 09/00608/F – Land adjacent and west of 10 Stepping Lane, Norwich and grant planning permission subject to the following conditions:-

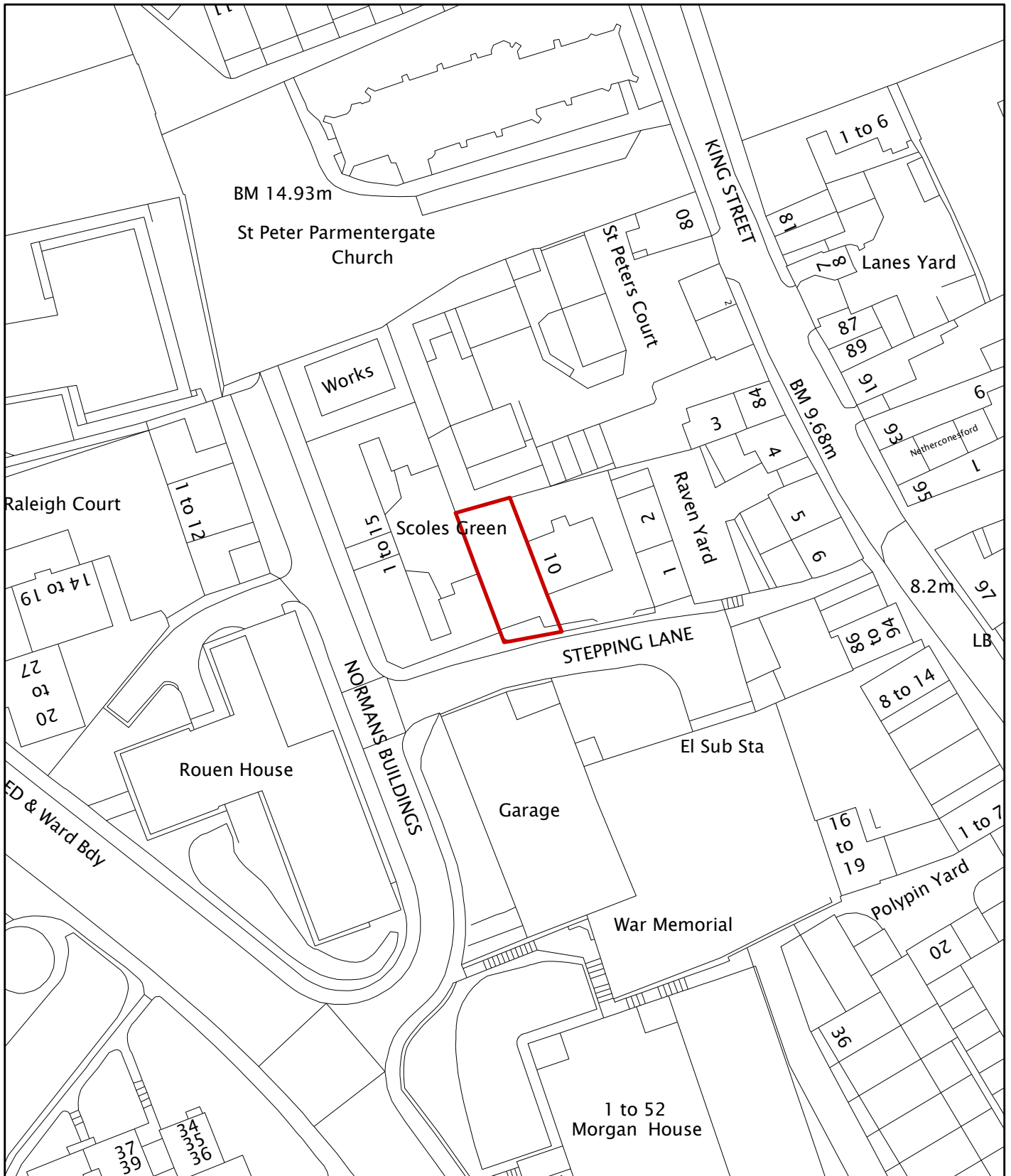
1. Standard time limit;
2. The following details to be submitted:
 - a. Samples of bricks and mortar;
 - b. Details of the patterned/recessed brick panel walls
 - c. Details of the coloured panels adjacent to the windows;
 - d. Colour of windows;
 - e. Colour and finish of timber cladding and doors;
 - f. Boundary treatments to the front of the property including gates, walls;

- g. Driveway surface material.
- 3. Archaeological condition;

Reasons for approval

The proposal has been considered with regard to policies WN6 and ENV6 of the adopted East of England Plan, saved policies NE9, HBE3, HBE8, HBE12, HBE19, EP18, EP22, HOU13, TRA6, TRA7 and TRA8, of the City of Norwich Replacement Local Plan, PPS1, PPS3, PPG13, PPG15, PPG16 and other material planning considerations.

The proposed development will provide for a new dwelling on a sustainably located site within the City Centre. Subject to the conditions listed below and given the character of this part of the Conservation Area, it is considered that the proposed design is acceptable and would not have a significant detrimental impact on the character or appearance of the surrounding Conservation Area. The proposals are likely to have some impact in terms of amenity to adjacent properties, however, having considered the particular merits of this case it is not considered that there would be a significant detrimental impact in terms of amenity. On balance it is considered that the proposals are in line with development plan policies.



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Planning Application No- 09/00608/F

Site Address - Land adjacent to and West of 10 Stepping Lane, Norwich

Scale - 1:750



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

