

Report for Resolution

Report to Planning Applications Committee
Date 20 January 2010
Report of Head of Planning Services
Subject 10/02099/F Garages Adjacent To 71 Friends Road
Norwich

Item
6(2)

SUMMARY

Description:	Redevelopment of site to provide 3 No. Houses.
Reason for consideration at Committee:	City Council Owned Site
Recommendation:	Approved subject to conditions
Ward:	University
Contact Officer:	Mr Mark Brown Senior Planner 01603 212505
Date of receipt:	2nd December 2010
Applicant:	Orwell Housing Association
Agent:	Barefoot & Gilles

INTRODUCTION

The Site

Location and Content

1. The site is located to the south of Friends Road and backs onto Earlham Road. The site is wide but fairly shallow in terms of its depth. The site is currently occupied by a single row of 10 single storey mono-pitch garages. Access is via the northeast corner of the site from Friends Road.
2. The site is relatively flat rising very slightly to the west. The boundary with Earlham Road is marked by a hedge and a small oak tree is located on the southern boundary of the site. There is a small gap in the hedge towards the east of the site providing access to Earlham Road, there is also a more defined pathway to Earlham Road adjacent to the sites western boundary. To the east are a row of four bungalows facing towards Friends Road, to the west are a row of two storey houses running perpendicular to the site. A small grass verge is located between these houses and the garages in question.

Planning History

3. There is no recent planning history

Equality and Diversity Issues

4. There are not considered to be any significant equality or diversity issues.

The Proposal

5. The proposal is for the demolition of the garages and the erection of three two-bedroom dwellings. The proposals face the properties towards Friends Road with rear gardens providing shed and bin storage areas. Parking is provided to the sides of the properties with access from Friends Road.

Representations Received

6. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.
7. Pre-application consultation has been undertaken by the applicants who have advised that at the time of submitting the application no responses had been received.

Consultation Responses

8. **Environmental Health** – The residential end use is a sensitive one, and there is a possibility of contamination due to the current or previous uses. I have therefore recommended conditions for a site investigation to determine this. I have also suggested conditions for noise and light nuisance, along with informatives for the demolition and construction phases.
9. **Tree Protection Officer** – Seeks conditions for compliance with the arboricultural method statement, provision of tree protection barriers, the lifting of the existing hard standing and the reinstatement within root protection areas to be carried out in compliance with the method statement and under arboricultural supervision and for an auditable system of arboricultural site monitoring.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPG13 – Transport
PPG24 – Noise

Relevant Strategic Regional Planning Policies

Policies of the adopted East of England Plan Regional Spatial Strategy (May, 2008)

ENV7 – Quality in the Built Environment

T8 – Local Roads

WM6 – Waste Management in Development

Relevant Local Plan Policies

Saved policies of the adopted City of Norwich Replacement Local Plan (November, 2004)

NE9 – Comprehensive Landscaping Scheme

HBE12 – High Quality of Design

HBE19 – Design for Safety and Security

EP1 – Contaminated Land

EP18 – High Standard of Energy Efficiency

EP22 – High Standard of Amenity

HOU13 – Proposals for New Housing Development

TRA5 – Approach to Design for Vehicle Movement and Special Needs

TRA6 – Parking Standards – Maxima

TRA7 – Cycle Parking Standards

TRA8 – Servicing Provision

Principle Policy Considerations

10. The principle policy considerations are the loss of the garaging and an assessment against saved local plan policy HOU13 for the provision of new housing. National policy in PPG13 has recently changed to remove the requirement for councils to limit the number of parking spaces allowed in new residential developments and placing the onus on councils and communities to adopt policies appropriate for their area. Currently saved and adopted local plan policies remain in place which set out maximum parking standards for the City. There are no planning policies which seek the retention of parking or garaging provision. However, it is appropriate on a case by case basis to consider whether the loss of the garaging provision would have other material or detrimental effects on the locality.
11. In this case the ten garages in question are all void and it is not considered that the loss of the garages would have any knock-on implications in terms of highway congestion or safety.
12. In terms of policy HOU13, the site is a brownfield site located on the edge of Norwich although within the urban area. The site has good links along Earlham Road to the City Centre and local facilities at Five Ways; other local facilities at the Earlham Centre are within walking distance of the site. The proposals are therefore considered to be acceptable in principle subject to assessment against the criteria in policy HOU13, other development plan policies and material considerations.

Layout and design

13. The proposal is for three two-bed dwellings arranged as two semi detached dwellings and one detached dwelling. In terms of density the proposals equate to 44 dwellings

per hectare which is consistent with the character and density of the surrounding area.

14. The layout provides for the retention of the green space to the west of the site, private gardens to the rear which provide for bin and cycle storage, the layout also allows for parking to the sides of the dwellings. The fronting of dwellings to Friends Road with gardens to the rear is considered to be appropriate.
15. The dwellings are two storeys in height and adopt a fairly traditional form with pitched roofs, gable ends, red facing brick and pantiles. The detailing is slightly more contemporary in terms of the proportions of windows and timber infill panels. Windows and bargeboards are proposed in timber. Limited details of brick, tiles and the timber infill panels are provided and as such it is suggested that details of these form a condition of any consent. Subject to these details the design is considered to be appropriate.
16. 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.
17. Details of hard and soft landscaping treatments to the boundaries and front of the site will be key to the success of the scheme. Details provided with the application are considered to be acceptable in principle, however further details of materials, soft landscaping and boundary treatments should form a condition of any consent.

Access, parking and servicing

18. Provision is made for one car parking space per dwelling located to the side of each dwelling; this is consistent with saved local plan policy TRA6. Areas for bin storage and sheds for cycle parking are provided within the rear gardens with external access to Friends Road in line with the requirements of policies TRA7, TRA8 and WM6.

Trees

19. Of most significance on site is the small Oak tree on the southern boundary of the site. Following the relocation of a shed and patio area, the proposals exclude any new development within the root protection area of this tree. Extensive areas of hard standing currently exist on site and an arboricultural method statement for the removal of hard surfaces has been provided; compliance with this should form a condition of any consent.
20. Details for tree protection barriers have also been provided and should be conditioned; in addition it is also suggested that the protection and fencing of the green space to the west of the site should form a condition of any consent granted.

Ecology

21. An ecological appraisal has been submitted with the application; this does not identify the specific presence of any protected species and subject to the retention of existing planting (which is proposed) the proposals are considered to have a neutral impact. A number of mitigation and enhancement measures are suggested, some of which are

incorporated into the proposals. Native landscaping is proposed with berry bearing species, more specifically it is recommended that the hedge to the southern boundary is strengthened by further planting, this can be achieved via condition. It is also suggested that informative notes are used to provide further advice on site clearance.

Amenity

22. It is not considered that the proposals would have any significant amenity implications for neighbouring residents. Given the distances to properties to the north, overshadowing would be extremely limited and not have any significant detrimental impacts.

23. In terms of overlooking, the proposals do not face any windows east or west avoiding issues of overlooking. Window to window distances to properties to the north are 18m which is typical for the location in question and is considered to be acceptable.

24. In terms of the amenity of future residents of the properties themselves, the dwellings are of a suitable size for a two-bed property (81m²) and sufficient private amenity space is provided to the rear of each properties. Earlham Road is a fairly heavily trafficked road which could have implications for noise to future residents of the properties and as such a noise assessment has been submitted with the application. This noise assessment has taken noise readings at the site and the site has been identified as within noise exposure category B. Within this category PPG24 advises that noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise. In this case the noise can be mitigated by double glazing systems (to a higher standard than normal) and acoustic ventilators. A detailed scheme for the specification and provision of the windows should form a condition of any consent.

Contamination

25. A desk based assessment has been submitted with the application which identifies potential pollutants at the site. Given the sensitive residential end use it is considered necessary to condition a site investigation and a scheme of remediation and mitigation to be carried out as appropriate.

Conclusions

26. The proposals provide for the redevelopment of an existing brownfield garage site. In this case the ten garages in question are all void and it is not considered that the loss of the garages would have any detrimental knock-on implications in terms of highway congestion or safety. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. Subject to conditions the design of the proposal is considered to be acceptable taking into account the constraints of the site. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. The future residential amenity of residents will be acceptable subject to a condition relating to noise insulation of windows. The proposals are therefore considered to be acceptable subject to the conditions listed in the recommendation below.

RECOMMENDATIONS

To approve Application No (10/02099/F, Garages Adjacent To 71 Friends Road, Norwich) and

grant planning permission, subject to the following conditions:-

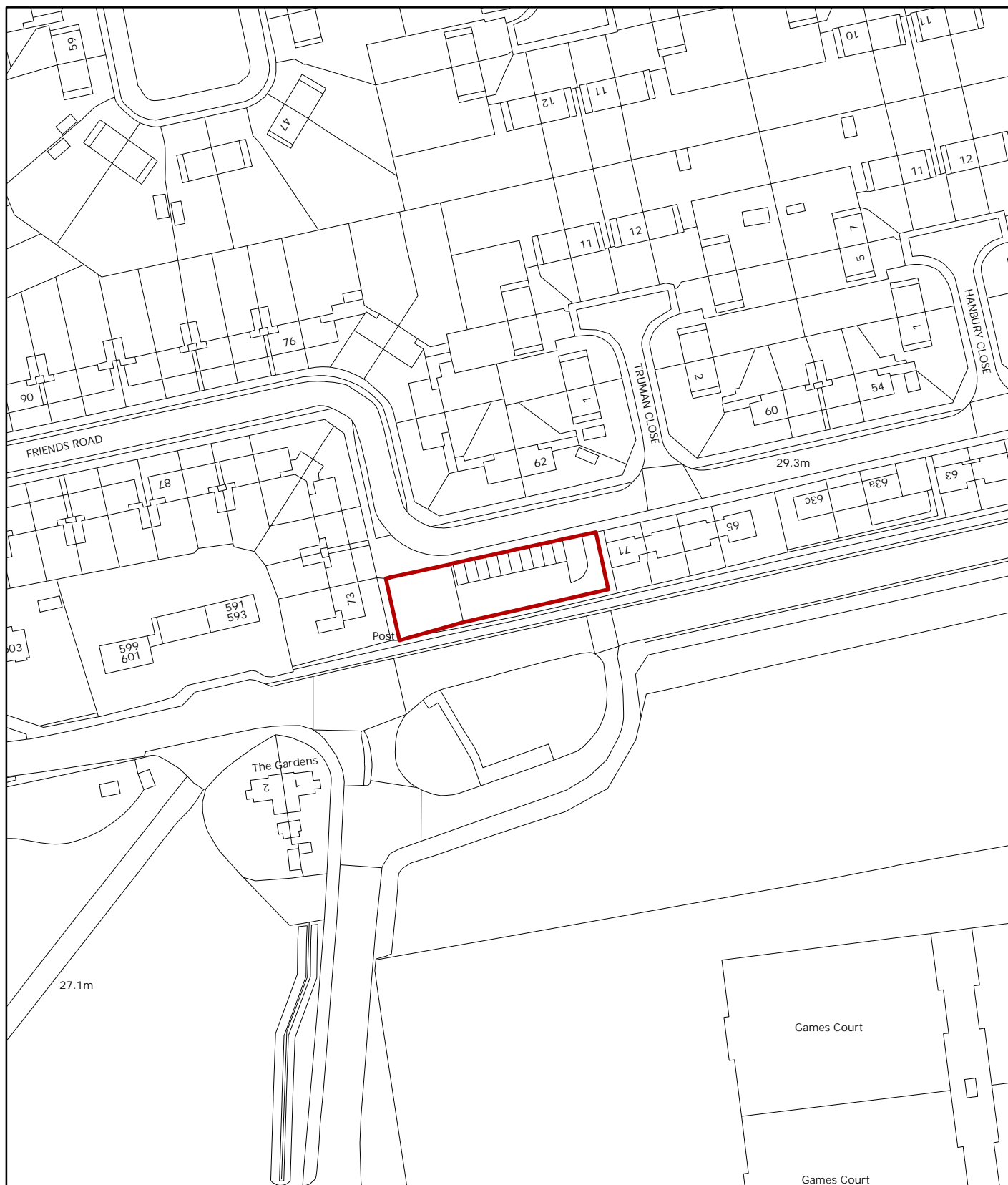
1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Compliance with the arboricultural implications assessment and method statements for construction, provision of services and provision of tree protection barriers. Provision of an auditable system of arboricultural site monitoring.
4. Details for the provision of protection barriers to the existing green space to the west of the site.
5. Provision of the sheds, parking areas and refuse storage areas prior to first occupation;
6. Submission of hard and soft landscaping details including details of boundary treatments, strengthening of the hedge along the southern boundary by further planting, future management and maintenance and provision of those areas prior to first occupation;
7. Details of bricks, tiles and timber infill panels to be used in the development;
8. Details for the insulation of bedroom and living rooms windows and the provision of acoustic ventilation;
9. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.

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. All practical methods should be taken to prevent dust emission;
4. Materials removed from site should be classified and disposed of at suitable licensed facilities;
5. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The decision has been made with particular regard to PPS1, PPS3, PPG13, PPG24, policies ENV7, T8 and WM6 of the adopted East of England Plan and saved policies NE9, HBE12, HBE19, EP1, EP18, EP22, HOU13, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan.

The proposals provide for the redevelopment of an existing brownfield garage site. In this case the ten garages in question are all void and it is not considered that the loss of the garages would have any detrimental knock-on implications in terms of highway congestion or safety. The site has good connections to nearby services and is considered to be an appropriate location for new residential development. Subject to conditions the design of the proposal is considered to be acceptable taking into account the constraints of the site. It is not considered that there are any significant detrimental impacts to the amenities of adjacent properties. The future residential amenity of residents will be acceptable subject to a condition relating to noise insulation of windows. The proposals are therefore considered to be acceptable subject to the conditions imposed.)



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Planning Application No - 10/02099/F

Site Address - Garages adjacent to 71 Friends Road, Norwich

Scale - 1:1,250



NORWICH
City Council

PLANNING SERVICES







Neighbouring Properties

Proposed Dwellings

Neighbouring Properties