

Planning Applications Committee
30 July 2009
Section C

Agenda Number:	C1
Section/Area:	Outer
Ward:	Sewell
Officer:	Elizabeth Franklin
Valid Date:	19th June 2009
Application No:	09/00354/O
Site Address :	Tempus Works 2A Ladysmith Road Norwich NR3 4TN
Proposal:	Erection of a pair of semi detached houses with garden and parking spaces.
Applicant:	Mr S Michlmayr
Agent:	Mr Terry Hickman Smith

THE SITE

The site is located on the north side of Ladysmith Road, opposite a row of semi detached houses. At present there is a single storey commercial building with a mansard roof to the front part and a flat roof to the rear, on the site, which covers a great majority of the land within the applicant's ownership. To the east of the site is a detached house, separated from the site by a wooden fence. On the west is a similar wooden fence with the ends of the gardens of those houses on Silver Road beyond. To the north is the rear wall of the building that is currently on the site.

RELEVANT PLANNING HISTORY

There is no relevant planning history on this site.

THE PROPOSAL

The proposal is for the demolition of the existing building and construction of a pair of semi-detached houses. The proposal is in outline form to ascertain the principle of having 2 homes on the site and indicative drawings have been submitted with the application. This application includes the access to the site, layout and scale, with appearance and landscaping reserved for subsequent approval.

CONSULTATIONS

Neighbours have been consulted by post and three letters have been received. Comments received are:

- Boundary not accurate;
- Needs appropriate drainage;
- There is a risk that the sewers will not cope;
- Parking issues during construction;
- Likely to be overbearing and overshadowing;
- Should be single storey only;
- Should be a wall around new dwellings rather than a fence for security and privacy;
- Should remove PD rights for additional windows;
- Concern of noise from building works;
- Hours of building should be restricted;
- Will developers contribute to road being maintained as it is a private road?

Norwich Society:

Existing building recent. It is a shame it is being demolished.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 – Delivering Sustainable Development

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

EP22 – Residential Amenity

HBE12 – Quality of Design

HOU13 – Housing Developments

TRA6 – Parking Provision

TRA7 – Cycle Parking
TRA8 – Bin Storage

Although in outline, this proposal presents an indicative scheme showing that 2no 2 storey semi detached houses and two parking spaces could be satisfactorily accommodated on the site. Whilst currently there is a single storey detached commercial building on the site the application gives sufficient room for 2 houses. Cycle and bin storage is not shown however the area of the site is adequate, and the layout is indicative but shows capability for their provision.

The scheme gives two parking spaces for vehicles on each plot but the details of this are still to be agreed as part of the detailed scheme.

It is appreciated that detailed design is not included, however siting is fixed so that the front wall of the houses will run level with the front wall of the house to the east. Other details are reserved for future submission, and drainage details will be the subject of Building Regulations approval.

The distance away from the houses to the west is approximately 11 metres to the nearest dwelling and, subject to details to be submitted and approved, two storey houses would not be out of keeping with those in the surrounding area in size and scale.

The hours of works for the development have been suggested by a neighbour to not be before 9am or at weekends however it would be unreasonable for a condition to be imposed in this respect and is controlled via other legislation.

With regard to the ownership of the road and the construction traffic, it has emerged that the road has been bought very recently by a neighbour and the issue of maintenance can be initiated by them if necessary. Condition 7 refers to boundary details and any boundary dispute is not a planning matter.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Commencement within 3 years.
2. Reserved matters to be submitted.
3. Details to be agreed before occupation.
4. Landscaping scheme to be submitted.
5. Maintenance of landscaping.
6. Materials to be agreed.
7. Walls and fences to be agreed.
8. Cycle and bin storage to be agreed.
9. Indicative scheme only.

REASONS FOR APPROVAL

The decision is made with regard to Policies HOU13, HBE12, TRA6, TRA7, TRA8 and EP22 of the City of Norwich Replacement Local Plan Adopted Version, November 2004, and all material considerations. The replacement of the existing house with two dwellings would have minimal impact on the existing residential amenities of the neighbourhood because of their positioning and location, and will not be adverse to the character of the area as a whole.



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 Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

