

Planning Applications Committee

Section B

13 November 2008

Agenda Number:	B4
Section/Area:	OUTER
Ward:	SEWELL
Officer:	Lee Cook
Valid Date:	3rd March 2008
Application Number:	08/00096/F
Site Address :	Site Of Former Start-Rite Shoes Ltd Crome Road Norwich
Proposal:	Amendments to plots 32 and 60 and associated infrastructure from planning approved scheme ref 05/00569/F (revised proposal).
Applicant:	Bryant Homes Anglia
Agent:	Bryant Homes Anglia

THE SITE

The site is located to the north of the city and forms part of a larger redevelopment site situated between Crome Road, Silver Road and Romany Road that formerly housed the now demolished Start-Rite Shoe Factory. The site that relates to the current application is located to the north-east of this larger site, with access being shown to be achieved from Romany Road.

The application site adjoins residential dwellings to the north-west on Violet Road. To the northeast of the site are allotments and to the east of the site is also existing residential development, with the larger redevelopment site adjoining to the south.

Significant changes in land levels exist within the site, with severe falls from the south of the site to the north.

RELEVANT PLANNING HISTORY

05/00569/F - Redevelopment of site with 151 residential units, comprising 91 flats and 60 houses with associated access, car parking and public open space (Revised Proposal). (Approved - 12/05/2006)

07/00854/F - Amendments to Plots 32 to 60 and 88 to 92 and associated infrastructure from previous planning permission 05/00569/F 'Redevelopment of site with 151 residential units, comprising 91 flats and 60 houses with associated access, car parking and public open space'. (Withdrawn - 15/08/2007)

07/00932/F - Amendments to Plots 29 to 31, sub-station and associated infrastructure from previous planning permission 05/00569/F. (Approved - 08/08/2008)

07/00959/F - Amendments to plots 32 to 60 and associated infrastructure from planning approved scheme ref 05/00569/F. (Extant application - yet to be determined)

08/01135/F - Re-design of ten dwellings (plots 94-103) of existing approved development. (Amendment to previous planning approved scheme 05/00569/F). (Extant application - yet to be determined)

THE PROPOSAL

In brief, the current application seeks to amend the approved scheme on the site to overcome an issue caused by the difference in levels within the site and the required gradient for the estate road to serve the development. In order to achieve the necessary gradient for the estate road so that it could be constructed to an adoptable standard, the road was constructed at a higher level (and shallower gradient) than was shown on the approved plans. The adoptable drainage was designed to fit beneath the proposed highway. The developer states within the submitted Design and Access Statement that, if the dwellings for the approved plots 32-56 were to remain at the originally approved level, there would be no method of draining the plots into the adoptable drainage system.

Although, initially, it was proposed to resolve this by applying for a variation of the approved permission (application ref. 07/000959/F) to enable the dwellings concerned also to be built at this higher level, this was considered an unacceptable alteration due to the likely detrimental impact that this significant change in level would have on the amenities of the adjoining neighbours in Violet Road to the north-west.

Significant negotiations have therefore been ongoing to try to resolve the issue. Whilst it is considered important to try to ensure that the site is developed, it is also considered equally important to ensure that this is not done at the expense of significant detriment to the living conditions of neighbouring residents.

The current application was submitted and sought to resolve the problem by proposing an alteration to the siting of the dwellings to reposition them further from the neighbouring properties and to reconfigure the access road and parking arrangement. However, these revisions were also not considered to be acceptable due to their layout and design and likely detrimental impact on highway safety.

Consequently further revisions were received to the current application, proposing a significant repositioning (compared to the approved scheme) of the proposed dwellings and the access and car park to serve them.

The scheme concerns the proposed development of 29 dwellings, with 2 no. 2 bedroom houses, 8 no. 3 bedroom houses and 19 no. 2 bedroom apartments. It is proposed to site the two-storey houses in a terrace towards the northern boundary of the site, with the apartments in three separate blocks of 4 (two-storey), 6 and 9 (2.5-storey) units.

The main access into this part of the site off the estate road would be located towards the western part of the site, with the proposed car park separating the proposed development from the adjoining existing residential properties to the north-west.

Additional information has also been provided concerning the proposed boundary treatments for the site with, for example, the provision of a 1.8m high fence with an additional 0.4m of trellis above proposed to north-west boundary of the site, between the proposed car park and the adjoining dwelling. This is would assist to both screen the proposed development from the neighbouring properties and improve the security of the adjoining properties.

CONSULTATIONS

Originally submitted and revised scheme advertised in the press, on site and neighbours notified. No letters of representations have been received but it should be noted that the period for comments in respect of the proposed amendments expires on 12 November 2008. Any additional comments received will be reported verbally.

Strategic Housing: No objections to the scheme as the number, type and tenure of the affordable housing provision will not change from that originally approved. Notes change in layout but considers that this will not have a detrimental effect on the affordable housing.

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 Delivering sustainable development
PPS3 Housing

Relevant East of England Plan 2008 policies:

ENG1` Carbon Dioxide emissions and energy performance
WM6 Waste management in development
ENV7 Quality in the built environment

Relevant Local Plan Policies:

NE9 – Comprehensive landscaping scheme and tree planting
HBE12 – High quality of design, with special attention to height, scale, massing and form of development
EP1 – Contamination of land – evaluation and treatment
EP2 – Testing for ground stability conditions
EP16 – Water conservation and sustainable drainage systems
EP18 – High standard of energy efficiency for new development
EP22 – High standard of amenity for residential occupiers
HOU4 – Element of affordable housing to be negotiated in private developments
HOU5 – Accessible housing
HOU6 – Contribution to community needs and facilities by housing developers
HOU12 B54 – Site allocated for housing development
SR1 – Minimum standards for provision of open space
SR4 – Provision of open space to serve new development
SR7 – Provision of children's equipped playspace to serve development
TRA3 – Modal shift measures in support of NATS
TRA5 – Approach to design for vehicle movements and special needs
TRA6 – Parking standards – maxima
TRA7 – Cycle parking standards
TRA11 – Contributions for transport improvements in wider area

Main issues:

The main issues in respect of the application are considered to be the likely impact on the living conditions of adjoining neighbours and the design, layout and traffic impact of the proposals.

As indicated above, the scheme under consideration has been the subject of lengthy and protracted negotiations, necessitated by the inability to construct the approved scheme on the site. Given the circumstances, it is considered that the revised scheme as proposed represents an acceptable alternative layout for the site which is unlikely to cause significant detriment to the living conditions of the neighbouring residents. The dwellings on the site have been relocated further from the north-west boundary and are now considered unlikely to lead to a loss of privacy or overlooking to the neighbours, nor would they be overbearing in scale or result in a loss of outlook. Although the re-sited car park would adjoin the boundary of the site, it is proposed to suitably screen this and, although not ideal, the location of a residents' car park in this location is considered preferable to the

alternative of dwellings, given the issue with the land levels. Furthermore, the adjoining dwellings are located some distance from the common boundary and, taking this into account together with the relatively modest size of car park proposed, the level of noise and disturbance likely to result is not considered likely to cause significant detriment to the neighbouring amenities.

The design of dwellings proposed is considered to be in keeping with the remainder of the development and the scale and details of the scheme are considered to be appropriate and to reflect those around the site. The layout provides for an acceptable means of access to the site, together with appropriate cycle and bin storage facilities. The level of car parking proposed is also considered to be acceptable. Due to the very significant changes in level within the site, it has not been possible to provide level access throughout the site and some paths do incorporate steps. Whilst this is regrettable it is nonetheless indicative of the topography concerned and therefore considered acceptable in this instance.

The principle of the residential development of the site has already been approved and was subject to a significant number of conditions and a s106 agreement. Consequently it is not considered necessary to request the developer to enter a new agreement to cover the matters previously addressed (affordable housing, public open space, play provision, street trees, community use of 'Conservation Area' at the nearby school, and highway improvements) but that a revision to that agreement may be required to ensure that the provisions continue to apply to the current amended scheme. Legal advice will be taken on this matter and clarified for members at the meeting. The adoption of the East of England Plan since the original permission was granted can be considered to constitute a material change in circumstance. Therefore, it is suggested that the previous conditions are carried forward, with the addition of a further condition reflecting the requirement for renewable energy provision on site under ENG1.

Conclusion:

In conclusion it is considered therefore that, on this basis, the proposed revisions are considered acceptable and would represent an acceptable form of redevelopment for the site, which would not have a detrimental impact on the living conditions of neighbouring residents and would result in an acceptable form, design and layout of development that would be in keeping with the surrounding character of the area and meet the relevant criteria of the saved Replacement Local Plan policies, central government guidance and the policies of the East of England Plan.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to a revision to the s106 agreement relating to 05/00569/F to ensure that the requirements imposed on the original permission remain in force (if considered necessary) and the

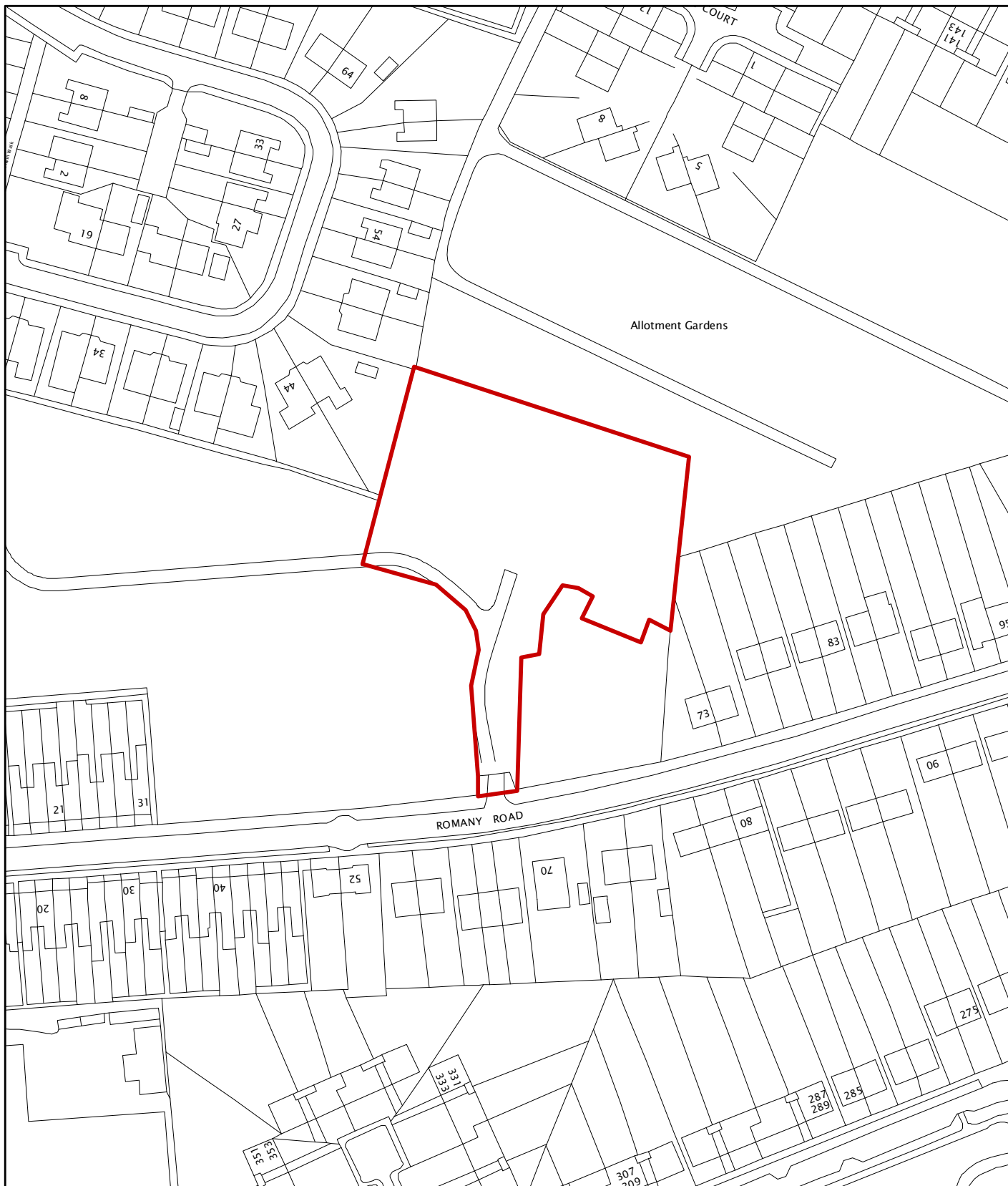
following conditions:

1. Standard time limit
2. All conditions of previous permission reference 05/00569/F to apply where still relevant, including conditions relating to boundary treatment, bin storage, materials, landscaping and roads, parking areas and footpaths.
3. Development to ensure that at least 10% of its energy requirement is achieved through decentralised and renewable or low-carbon sources as required by policy ENG1 of the East of England Plan 2008.

Reasons for Approval:

The proposed revisions are considered acceptable and would represent an appropriate form of redevelopment for the site, which would not have a detrimental impact on the living conditions of neighbouring residents and would result in an acceptable form, design and layout of development that would be in keeping with the surrounding character of the area and meet the relevant criteria of the saved Replacement Local Plan policies, central government guidance and the policies of the East of England Plan.

The proposals are therefore considered to meet the relevant criteria of PPS1 and PPS3, East of England Plan Policies ENG1, ENV7 and WM6 and save Replacement Local Plan Policies NE9, HBE12, EP1, EP2, EP16, EP18, EP22, HOU4, HOU5, HOU6, HOU12 B54, SR1, SR4, SR7, TRA3, TRA5, TRA6, TRA7 and TRA11 and all material considerations.



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Planning Application No - 08/00096/F

Site Address - Site of Former Start-Rite Shoes Ltd, Crome Road

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

