

Report to Planning applications committee

Item

15 June 2017

Report of Head of planning services

Subject Application no 17/00371/F - 68 Christchurch Road,
Norwich, NR2 3NF

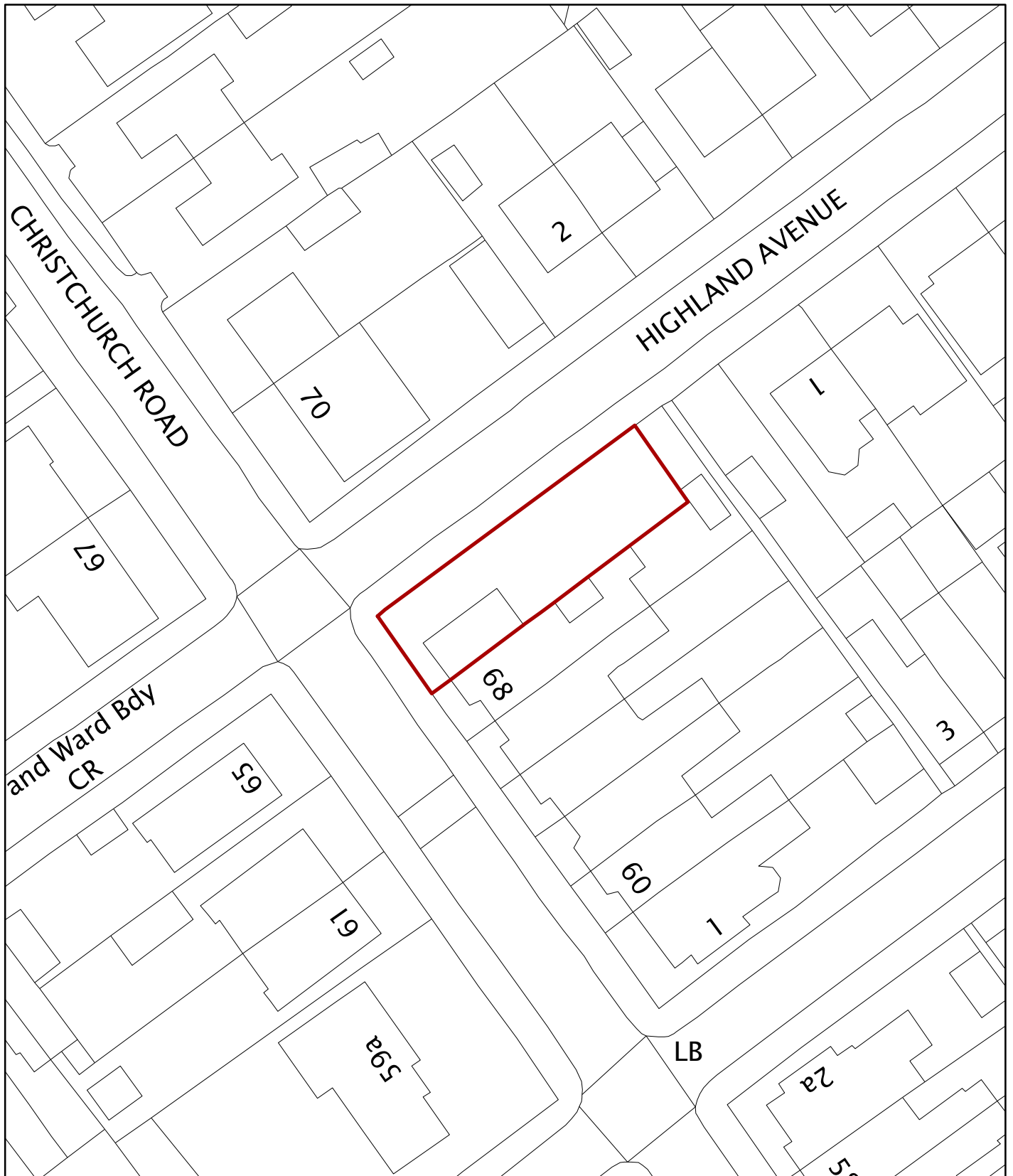
**Reason
for referral** Objection

5(j)

Ward:	Nelson
Case officer	Kian Saedi - kiansaedi@norwich.gov.uk

Development proposal		
Sub-division of curtilage and erection of a single dwelling.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Principle of residential development	Garden subdivision, suitability of site for residential development
2 Design	Scale, form and massing, impact upon character of surrounding area, appearance
3 Trees	Tree protection and replacement
4 Transport	Accessibility, impact on parking, highway safety
5 Amenity	Impact on neighbouring amenity and standard of living for future occupants
Expiry date	22 June 2017
Recommendation	Approve



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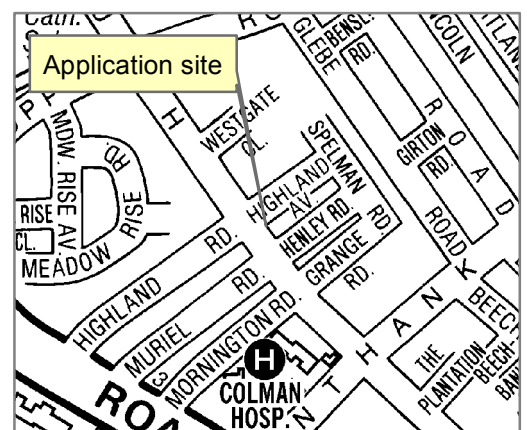
Planning Application No 17/00371/F
 Site Address 68 Christchurch Road

Scale 1:500



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site is located on the eastern side of Christchurch Road at the junction with Highland Avenue to the west of the city. The subject property is a two-storey terraced property constructed of red brick but predominantly finished in render. The plot features a small front garden which wraps around the side of the property leading to a larger side and rear garden. Vehicle access to the site is currently provided from Highland Avenue in the north-east corner of the site.
2. The character of the surrounding area is predominantly residential, with a variety of property types being present. Many of the neighbouring properties have been extended and altered over the years.

Constraints

3. Arboricultural – several trees are located on and adjacent to the site including a mature Beech tree adjacent to the north-east corner of the site.
4. Critical Drainage Area

The proposal

5. The application is for the sub-division of the curtilage to 68 Christchurch Road and the erection of a new dwelling.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	1
Total floorspace	148 sq.metres
No. of storeys	2-storeys with accommodation provided in the roof space, including construction of a dormer on the rear roof.
Max. dimensions	Max roof height of 10 metres, max eaves of 6.2 metres, max width of 7 metres and max depth of 16 metres.
Appearance	
Materials	External materials to match those existing for 68 Christchurch Road
Transport matters	
Vehicular access	New vehicular access to be created from Highland Avenue
No of car parking	One additional on-site car parking space for the new

spaces	dwelling. Two spaces are retained for the existing dwelling
Servicing arrangements	Collection from Highland Avenue

Representations

6. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Harm to highway safety	Main issue 4
Increased parking pressures in surrounding area	Main issue 4
Please confirm that the large beech tree and street tree on Highland Avenue will not be destroyed if the proposal goes ahead	Main issue 3

Consultation responses

7. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Highways (local)

8. No objection on highway grounds. The proposed dwelling is located within an established residential area and has excellent access from the adjacent roads and footpaths. Storage for bins and bikes appears satisfactory.

Tree protection officer

9. No objection – satisfied with amended arboricultural information.

Assessment of planning considerations

Relevant development plan policies

10. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water

- JCS4 Housing delivery
- JCS6 Access and transportation
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS20 Implementation

11. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM12 Ensuring well-planned housing development
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

12. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

13. Supplementary Planning Documents (SPD)

- Landscape and Trees (June 2016)

Case Assessment

14. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

15. Key policies and NPPF paragraphs – DM12, SAXX, NPPF paragraphs 49 and 14.
16. In 2010 the government made amendments to PPS3 (now revoked) to exclude residential gardens from the definition of previously developed land. Paragraph 53 of the NPPF states that local authorities should consider the case for setting out

policies to resist inappropriate development in residential gardens, for example where development would cause harm to the local area. The council considered this matter as part of the development of policies in the local plan and concluded that the criteria based policies in DM3 and DM12 are satisfactory to determine applications for dwellings in gardens. Therefore there are no specific policies restricting new dwellings in the gardens of existing properties.

17. The site is located within an established residential area and benefits from access to local facilities and services at the nearby local centres on Unthank Road and Colman Road. The principle of residential development is acceptable on this site under policy DM12 subject to the criteria in the second part of DM12 and subject to the other policy and material considerations discussed below given that:
 - The site is not designated for other purposes;
 - The site is not in a hazardous installation notification zone;
 - The site is not in the late night activity zone;
 - It does not involve the conversion of high quality office space; and
 - It is not in the primary or secondary retail area or in a district or local centre

Main issue 2: Design

18. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
19. The principal elevation of the proposed dwelling will largely mirror the appearance of the neighbouring property (number 68 Christchurch Road), with projecting bays, window proportions and ridge height all designed to match. The remaining part of the two-storey building is then stepped back from the front building line to feature subserviently and to avoid any over-dominance in the street scene. The scale, form and massing of the proposed building is therefore considered to be acceptable. Materials have been selected to match those used in the external construction of number 68 Christchurch Road.
20. This design approach is considered to be acceptable and will ensure that the proposal relates harmoniously in context with the character and appearance of the existing terrace.
21. It is also worth noting that many of the surrounding properties in the area have already had extensions. The three other corner plots at the crossroads with Christchurch Road, Highland Avenue and Highland Road have either been subject to extensions or were originally constructed close against the boundary with the highway. The proposed infill development on the application site will not therefore look out of character with existing development in the surrounding area.

Main issue 3: Trees

22. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
23. Several trees are located on and adjacent to the site, which may be affected by the development. Revised arboricultural information has been submitted with the

application demonstrating the extent to which the trees will be affected and setting out mitigation measures to ensure protection where trees are being retained.

24. Two trees are in need of removal to facilitate the development. T2 is a small, semi-mature crab tree which is sits immediately adjacent to the proposed dwelling. This is a category C tree and it is intended to replant elsewhere in the garden. There is no objection to this strategy. T7 is a semi-mature, Rowan street tree. The creation of the new vehicular will necessitate the removal of this category C tree, which is located on public highway. There is no objection to the removal of T7 but it will be necessary to either relocate or replace the tree with a suitable specimen and this will be secured by condition.
25. T6 is a mature, high value Beech Tree located adjacent to the north-east corner of the site. The scheme includes a driveway and fence located within the Root Protection Area (RPA) of this tree. The application sets out the construction method for the driveway and fence which minimises any disturbance to the roots or soil within the RPA and these are considered to be acceptable in arboricultural terms. This will ensure the protection and longer term health of tree. Compliance with the approved arboricultural impact/method statement will be secured by condition.

Main issue 4: Transport

26. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
27. The proposal includes the creation of a new driveway to serve on-site car parking for the new dwelling. In turn this will require the installation of a dropped curb and the associated loss of one on-street parking space which would otherwise be available. The loss of one on-street parking space is considered to be minor and will not be significantly detrimental to the parking opportunities in the surrounding area, which are currently unrestricted.
28. Concern has been raised that the junction at Highland Road/Christchurch Road is already congested, which restricts visibility when entering and existing Highland Avenue. Again, the loss of one on-street parking space will not significantly worsen this situation and the council's transport officer has raised no objections to the proposal. One of the contributors has been provided with the contact details of the council's transport team where any highway concerns can be reported for further investigation.
29. The site is otherwise highly accessible and located within walking distance of regular bus routes and services/facilities at the local retail centres on Unthank Road and Colman Road. Adequate cycle storage will be secured by condition.

Main issue 5: Amenity

30. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
31. The proposal avoids any significant impacts upon the residential amenities of the surrounding area. Such is the orientation of the site and pattern of surrounding development that the construction of the new dwelling will not produce any overshadowing to neighbouring dwellings and the separating distances between neighbouring properties are sufficient to avoid any significant harm from overlooking.

32. The scheme has been designed so that the two-storey elements project in line with the blank gable end wall of the neighbouring property. Toward the rear of the site the proposed development drops in height to single-storey thus avoiding any loss of outlook to the upper floor bedrooms of number 68. Appropriate boundary treatments will be agreed as part of the conditioned landscape scheme to ensure adequate separation between the neighbouring dwelling. Following the subdivision of the plot, occupants of number 68 Christchurch Road will be left with adequate garden space.
33. Future occupants will be provided with generous internal living areas and adequate garden space wrapping around the front, side and rear of the property. A landscape scheme will be agreed by condition to ensure that the garden is landscaped to a high standard and that that adequate cycle storage is provided.

Compliance with other relevant development plan policies

34. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes
Refuse Storage/servicing	DM31	Yes
Water efficiency	JCS 1 & 3	Yes subject to condition
Landscape	DM6	Yes subject to condition
Flood risk/drainage	DM3/DM5	Yes subject to condition

Other matters

35. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation: List relevant matters.

Equalities and diversity issues

36. There are no significant equality or diversity issues.

Local finance considerations

37. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

38. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
39. In this case local finance considerations are not considered to be material to the case.

Conclusion

40. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/00371/F - 68 Christchurch Road Norwich NR2 3NF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Detailed scheme to manage surface water drainage including an assessment of the potential for disposing of water via a sustainable drainage system.
4. Scheme for replacement street tree;
5. Landscape scheme to include details of cycle/refuse storage
6. Development to be carried out in accordance with the approved arboricultural information;
7. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour, form, texture and bond those used in the existing building.
8. Water efficiency



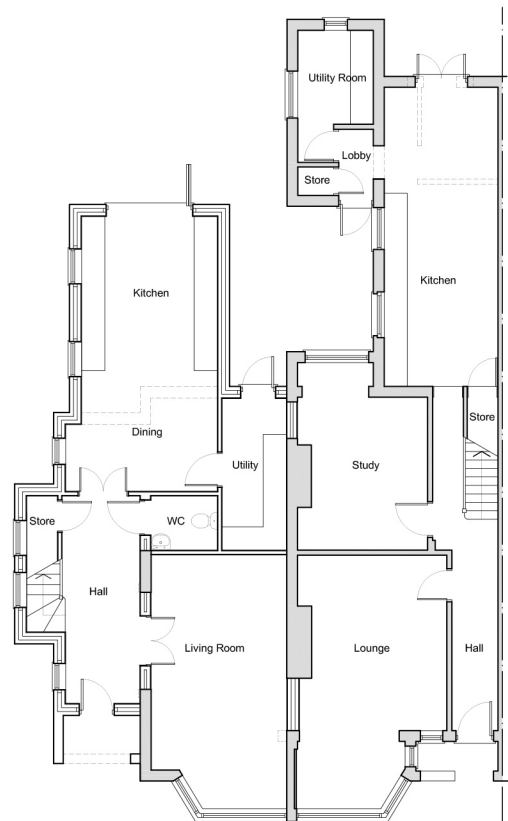
Front Elevation



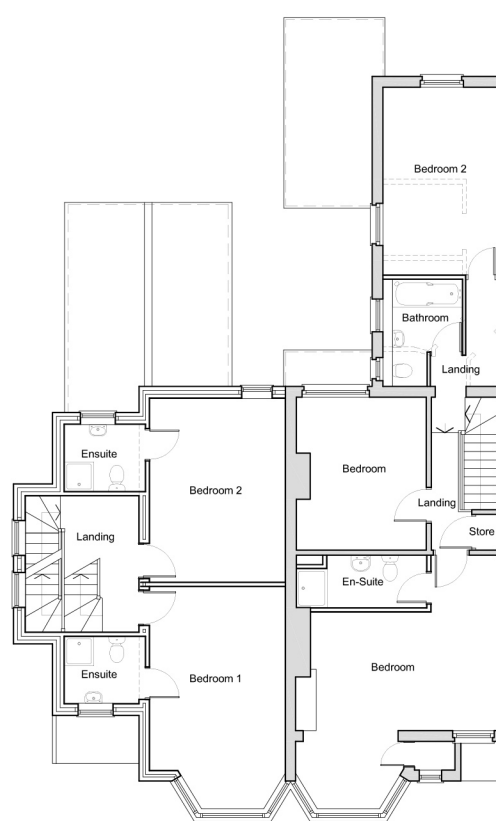
Side Elevation



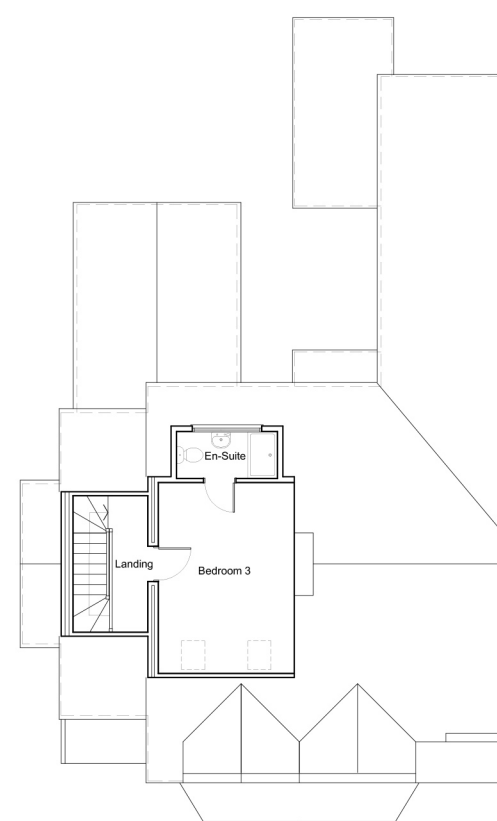
Rear Elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan



Site Plan

DATE FEBRUARY 2017 PROJECT 68 CHRISTCHURCH ROAD, NORWICH. NR2 3NF.

SCALE 1:100 SUBJECT PROPOSED PLANS & ELEVATIONS.

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203 UNTHANK ROAD, NORWICH, NORFOLK NR2 2PQ
Tel:/ Fax: 01603 502685 Mobile: 07808 207806
email: kevinharman@btinternet.com

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