

Report for Resolution

Report to Planning Applications Committee
Date 3 July 2014
Report of Head of Planning Services
Subject 14/00445/F - Old School Court Norwich

Item
5(6)

SUMMARY

Description:	Re-configuration of existing car park to provide 7 No. additional car parking spaces.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Lakenham
Contact Officer:	Lara Emerson – Planner – 01603 212257
Valid Date:	31st May 2014
Applicant:	Norwich Housing Society Ltd
Agent:	Mr John Shanks

INTRODUCTION

The Site

Location and Context

1. Old School Court is an assisted-living complex located on the site of and within the curtilage of the Grade II listed Old School building.
2. The site is located on the east side of Bracondale and the area is made up of a variety of detached, semi-detached and terraced residential dwellings. Opposite the site there is a three-storey block of flats.

Constraints

3. The site lies within the Bracondale Conservation Area and there are various statutorily and locally listed buildings within the vicinity.
4. There are a number of trees on the site.
5. The site lies within the area of Main Archaeological Interest.

Planning History

No recent planning history.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

6. The proposal is for the re-configuration of the car park and landscaping area to the front of Old School Court. The proposals provide an additional 7 parking spaces and involve the removal of 4 trees and the planting of 4 replacement trees. The proposed paving is to match existing.
7. The proposed works are required in order to provide additional parking spaces for the carers and wardens who regularly visit the semi-sheltered housing.

Representations Received

8. Advertised on site and in the press. Adjacent and neighbouring occupiers have been notified in writing. One letter of representation has been received in support of the application. Three letters of objection have been received citing the issues as summarised in the table below.

Issues Raised	Response
There are enough parking spaces already, additional spaces are not needed	Paragraph 7 and 13
The proposal leads to the loss of attractive green spaces and landscaped gardens	Paragraph 22
The large Locust tree which is to be removed provides screening between 15 Bracondale and Old School Court	Paragraph 21-22
The planned removal of trees and insertion of additional parking spaces would harm the outlook of the flats and cottages	Paragraph 25
The Whitebeam trees to be removed provide privacy to various flats and cottages	Paragraph 24
The replacement trees will take many years to become as mature as the trees to be removed	Paragraph 22
The trees and gardens attract wildlife and provide a pleasant environment for the elderly residents	Paragraphs 21 & 22

Consultation Responses

9. Consultee: NCC Tree Protection Officer

Date of response: 11/06/14

Comments: The development is acceptable as long as it is carried out in accordance with the AIA.

10. Consultee: NCC Highways

Comments: No response yet.

11. Consultee: NCC Transport

Comments: No response yet.

12. Consultee: NCC Landscaping

Comments: No response yet.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework

Statement 4 – Promoting sustainable transport

Statement 7 – Requiring good design

Statement 11 – Conserving and enhancing the natural environment

Statement 12 - Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 – Promoting good design

Policy 6 – Access and transportation

Policy 7 – Supporting communities

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

NE3 – Tree protection

NE9 – Landscaping and tree planting

HBE3 - Archaeological assessment in Area of Main Archaeological Interest

HBE8 - Development in conservation areas

HBE9 - Listed Buildings and development affecting them

HBE12 - High quality of design

TRA6 – Parking standards

Emerging DM Policies

DM3 - Delivering high quality design

DM7 - Trees and development

DM9 - Safeguarding Norwich's heritage

DM28 - Encouraging sustainable travel

DM30 - Access and highway safety

DM31 - Car parking and servicing

Supplementary Planning Documents and Guidance

Trees and Development (Adopted September 2007)

Bracondale Conservation Area Appraisal (March 2011)

Principle of Development

Policy Considerations

13. The principle of the proposal must be considered in relation to policy TRA6 which sets out parking standards. The provision of 7 additional parking spaces is acceptable in principle since the total proposed number of spaces (17 spaces for the 27 semi-sheltered housing units) is in accordance with the maximum parking

standards for C3 housing in this location. Old School Court can be considered as use C3 rather than C2 because there is no resident warden and tenants appear to live relatively independently.

14. Therefore, the most relevant policies are NE3, NE9, HBE8, HBE9 and HBE12 relating to design, impact on the conservation area and listed building, landscaping and impact on trees.

Design

Layout

15. The proposed layout of parking spaces is acceptable in itself. Landscaping implications are discussed separately in paragraph 20 below.

Materials

16. The materials used in the surfacing of the parking spaces are important to the acceptability of the proposals. A condition is therefore recommended which ensures that the materials used match those in the existing parking area.

Impact on Setting of Conservation Area

17. The proposals will have a minimal impact on the conservation area since Old School Court is fairly enclosed. Some of the trees which are to be removed are currently visible from the street and add to the visual amenity of the area. However, the replacement tree planting on a one for one basis is considered to acceptably mitigate this loss.

Impact on Setting of Listed Building

18. The Old School building, which is on site, is largely unaffected by these proposals. The other buildings on site, along with the associated car parking and landscaping, are not historic, having been part of a scheme approved in 1997.

Transport and Access

Vehicular Access and Car Parking

19. The access to and from Bracondale is considered sufficient to accommodate the extra traffic which may result from the additional car parking spaces. The parking spaces themselves are of adequate dimensions and configuration.

Environmental Issues

Archaeology

20. The site is within the area of Main Archaeological Interest but the construction works will not involve any significant excavation.

Trees and Landscaping

Loss of Trees and Replacement Trees

21. The council's tree protection officer is satisfied that the development can be carried out without unnecessary harm to the trees which are to be retained. It is understood that the four replacement trees will be capable of offering similar visual amenity to the existing trees.

Landscaping

22. A number of mature trees are to be retained, and replacement trees planted near to those which are to be removed. Attractive dwarf hedges and planted flower beds are also retained throughout the site. It is therefore considered that the proposals do not have a significantly detrimental impact on the site's landscaping.

Residential Amenity

External Amenity Space

23. The gardens at Old School Court provide an attractive environment for the residents as well as providing usable external amenity space. The proposed works involve the removal and replacement of 4 trees and a slight reduction in the amount of green space within the development. However, it is considered that sufficient external amenity space is retained within the grounds.

Loss of Privacy

24. The trees offer screening between the 27 residences within Old School Court and adjacent properties. However, there are no properties which are particularly close to one another (minimum distance approx. 20m) or have windows facing directly towards each other. As such, it is not considered that any significant loss of privacy will result from these works.

Loss of Outlook

25. The attractive outlook is retained for the residents of Old School Court since a number of trees are to be kept and replaced on site.

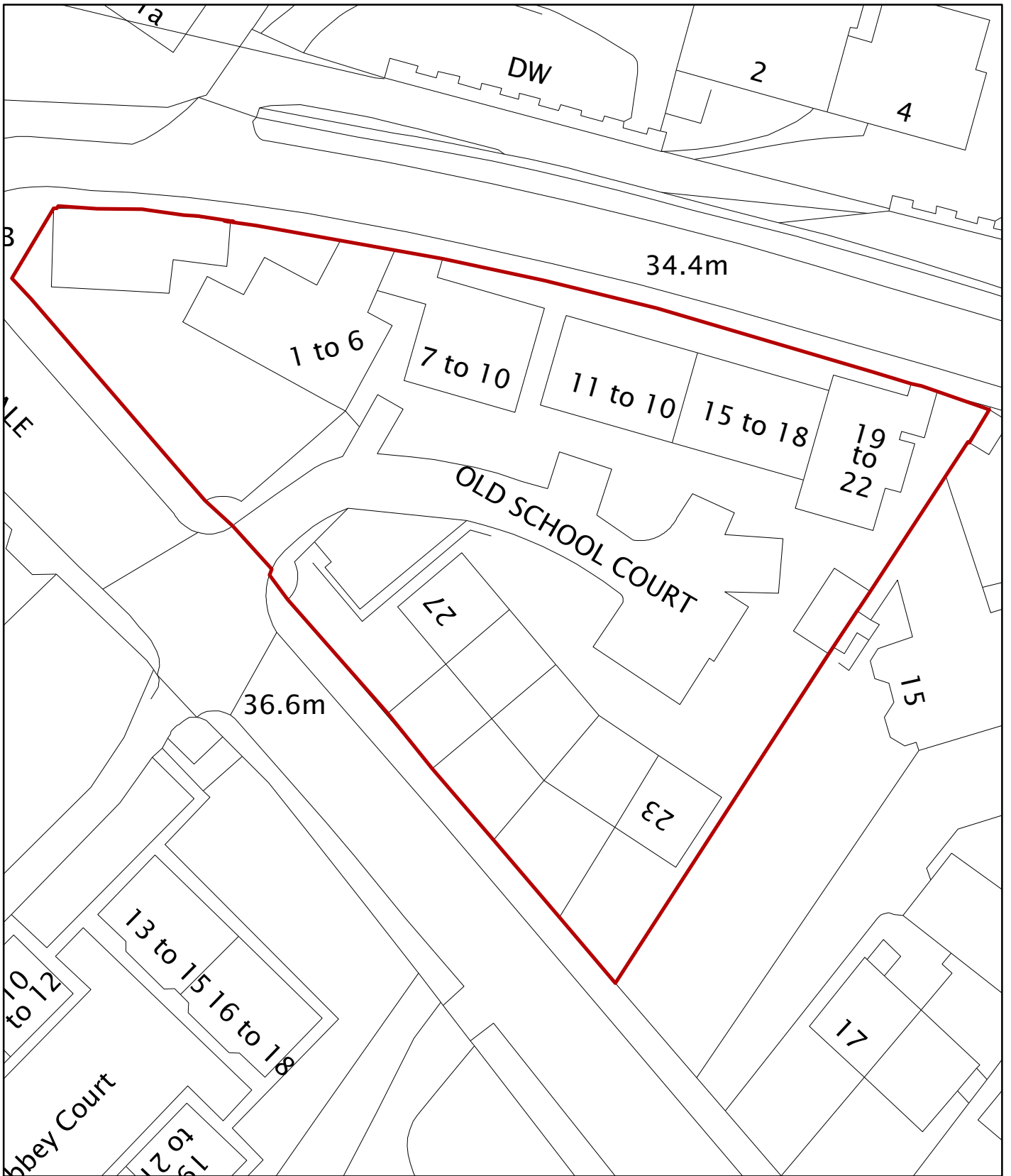
Conclusions

26. The proposals are considered to be acceptable in terms of its impact on design, residential amenity, landscaping, trees and car parking. As such, the application accords with the relevant policies and should be approved.

RECOMMENDATIONS

Approved application 14/00445/F for Old School Court and grant permission subject to the following conditions:

- 1) Standard time limit
- 2) In accordance with plans
- 3) In accordance with AIA
- 4) Materials to match



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Planning Application No 14/00445/F

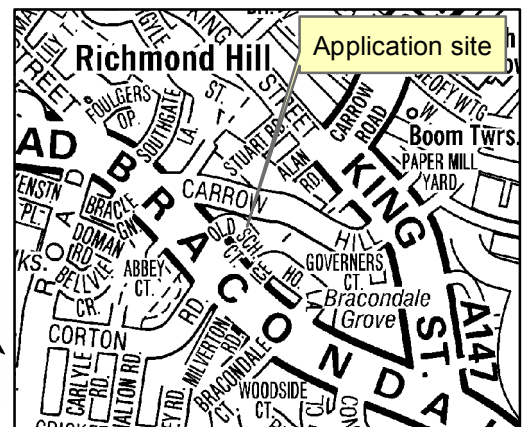
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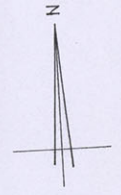
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NORWICH
City Council

PLANNING SERVICES





Organisational Development
 28 MAR 2014
 Post Room

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Client	NORWICH HOUSING SOCIETY LTD		
Project	OLD SCHOOL COURT BRACONDAL NORWICH		
Drawing	SITE PLAN proposed additional car-parking		
Date	Scale	Job No.	Drawing No.
24.03.2014	1:200	718	2