

Report to Planning applications committee

Item

10 November 2016

Report of Head of planning services

Subject Application no 16/01372/F – Garages adjacent to
8 Vancouver Road, Norwich

**Reason
for referral** Application affecting City Council owned land.

4(e)

Ward:	Crome
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal		
Demolition of existing garages and construction of 3 no. houses.		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1 Principle of development	Principle of redevelopment for housing
2 Design	Impact on character of the area, scale, form, massing and appearance.
3 Transport	Accessibility of site, impact on car parking, traffic, highway safety, cycle parking, servicing.
4 Amenity	Impact on neighbouring occupiers, loss of parking
5 Flood risk	Consideration of impact on flooding within the critical drainage area.
Expiry date	17 November 2016
Recommendation	Approval subject to conditions.



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Planning Application No 16/01372/F

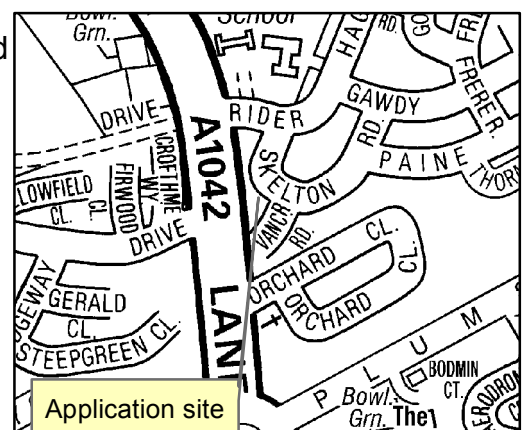
Site Address Garages adjacent to 8 Vancouver Road

Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is in Vancouver Road which is in the Heartsease area of the city and consists of garages owned and managed by the City Council. It is within a large housing estate dating from the mid-late twentieth century and the site is surrounded by two storey residential properties to the north, east and west with bungalows on Orchard Close to the south.

Constraints

2. The site is within a critical drainage area as designated by the Norwich Local Plan.

Relevant planning history

3. There is no relevant planning history held by the City Council.

The proposal

4. The proposal relates to one of a number of sites identified by Norwich City Council as having the potential to accommodate new affordable housing to be developed by a registered provider, Orwell Housing Association. The Council are seeking to deliver 66 affordable units across the city overall as part of the current programme, and these would be designed to meet Homes and Communities Agency (HCA) design and quality standards. The dwellings would be available at social or affordable rent whilst meeting high environmental standards. All homes would be advertised using the City Council's choice based letting scheme.
5. This application seeks to develop the site to provide 3 no. new affordable 2 bedroom houses. They would take the form of a row of three terraced houses, with the one in the middle being slightly wider and with a lower ridge height. Each property would have a private garden and an allocated parking space, and the proposal would maintain rights of access for existing residents on Heartsease Lane. Each house would have two solar photovoltaic panels.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	3
No. of affordable dwellings	3
Total floorspace	Two of the properties would have a floorspace of 72.4 sqm, with the third having a floorspace of 73.14 sqm.
No. of storeys	2

Proposal	Key facts
Appearance	
Materials	Walls – red stock facing brickwork. Roof – Red/Orange concrete pantiles. Windows – Upvc white. Doors GRP/Timber.
Energy and resource efficiency measures	Solar pv panels, low energy lighting, gas condensing combination boiler with flue gas heat recovery system.
Transport matters	
Vehicular access	From Vancouver Road
No of car parking spaces	3
No of cycle parking spaces	Cycle shed for each property
Servicing arrangements	Bin storage area within each property and bin presentation area available.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has 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
Concern about demolition process and impact of construction work.	This is a matter for Environmental legislation and is not a reason to withhold planning permission.
Concern about boundary treatment and ability to access rear of no. 56 Heartsease Lane.	See main issue
Concern about property being devalued.	This is not a planning matter.

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.

NCC Environmental Protection

8. I have viewed the desk study provided for this application and agree with the recommendation that further intrusive works are required. Note that, despite the report stating that the site is not in area where bomb strikes are known, our GIS information shows that there were strikes within fairly close proximity in 1940. Also, the area has a former military use, and this is noted in the report. The UXO risk may require further consideration by a specialist due to this information. If approval is given, I suggest that the conditions are applied.

Highways (local)

9. No objection.

Natural Areas Officer

10. In its current form, this site is of negligible ecological value and there should be no adverse impacts if the mitigation measures outlined in the ecology support are followed. There is scope for some small scale ecological enhancements:
11. 'Hedgehog gaps' should be provided in the close-boarded fencing both on the external and internal boundaries to allow hedgehogs and other small animal movement through the gardens. The landscaping should include trees and shrubs of value to wildlife, e.g. species/varieties that provide nectar for insects and/or seeds/fruit for birds

Assessment of planning considerations

Relevant development plan policies

12. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
13. **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
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

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

- 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

Case Assessment

15. 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 sections provide an assessment of the main planning issues in this case in relation to the relevant policies and material considerations.

Main issue 1: Principle of development

16. Joint Core Strategy (JCS) Policy 4, supports housing delivery within the plan area, which this site falls. National policy, as set out in the Core Principles of the NPPF encourages new housing development to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. JCS policy 4 also encourages provision of affordable housing including of social rent and affordable rent tenure types as these are recognised and being particularly important in meeting housing need in the city.
17. Policy DM12 of the Norwich Development Management Policies Plan supports new residential development within the city boundary except in specific circumstances, none of the exceptions apply to this application site.
18. The NPPF encourages 'the effective use of land by reusing land that has been previously developed'. This site constitutes previously developed land. The site is in a sustainable location for new housing with good links to the City Centre and the district centre on Plumstead Road. The proposed housing is therefore considered to be acceptable in principle and in this case would have the planning benefits of providing new affordable housing, subject to assessment against any other relevant policies or material considerations as outlined in the NPPF and the Development Plan..

Main issue 2: Design

19. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
20. The design shown is that of a conventional row of modern two storey housing, with some variation added by the differing ridge height and building line for the central

dwelling. The scale and simple appearance of the properties would integrate well with the character of the surrounding residential neighbourhood.

21. The dwellings proposed would have an internal floor area of between 72.4-73.14 square metres and are intended as 2 bedroom 4 person houses. The floorspace is therefore below the national space standards figure of 81 square metres for this level of occupation. It is recognised however that if the dwellings were occupied by 3 persons, then the minimum space standard of 72m² would be met.
22. Notwithstanding this, whilst the failure to meet the minimum space standards based on four person occupancy is regrettable, on balance it is not considered in itself to warrant refusal of the application, given that the development is otherwise well-designed and would lead to the delivery of affordable housing in a sustainable location. The design, layout and materials proposed are considered to be acceptable.

Main issue 3: Transport

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF chapter 4.
24. The proposal would provide car and cycle parking in accordance with the Council's standards set out within the local plan. The access and turning within the site is acceptable and no objection is raised by the Highway Officer.

Main issue 4: Amenity

25. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
26. The proposal would not cause material harm in terms of overshadowing or loss of privacy to the adjacent properties due to the orientation of the houses and the separation distances from neighbouring houses.
27. The proposal would maintain access to all properties which currently have a pedestrian gate onto the site.
28. Surveys carried out by the city council within the last year show that in June 2016 16 of the 22 garages were occupied. In addition there were a further 20 garages available within 800m walk of the site. Some harm would occur as a result of the loss of the garages but addressing housing need is considered to be of greater importance than providing off-road parking spaces, particularly in a location which has good links to public transport and the city centre and where there is the opportunity to use other modes of transport such as buses and cycles to travel. It is therefore recommended that the application should not be refused on the grounds of loss of parking.

Main issue 5: Flood risk

29. The site is within a critical drainage area where there is a higher risk of surface water flooding. The application is accompanied by a Flood Risk Assessment which states that the development would maximise the use of soft landscaping and incorporate permeable paving. There would be a significant reduction of surface water run-off compared to the existing situation.

Other matters

30. The proposal is acceptable in terms of its impact on trees, biodiversity, land contamination and the energy efficiency measures proposed.

Conclusion

31. The proposed development would deliver three new energy efficient affordable houses in a sustainable location without causing material harm to neighbouring occupiers or highway safety. The design and layout of the proposal is acceptable and the loss of the garages would be outweighed by the planning benefits in terms of helping to meet housing needs.
32. The development is in accordance with the requirements of the National Planning Policy Framework and the policies of the development plan, and there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application 16/01372/F and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping and planting
5. Water efficiency
6. Contamination risk assessment and report to be submitted
7. Unknown contamination to be addressed
8. Control on imported materials
9. Tree protection measures to be implemented in accordance with Arboricultural Implications Assessment
10. Ecology measures to be agreed and implemented

Article 35(2) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

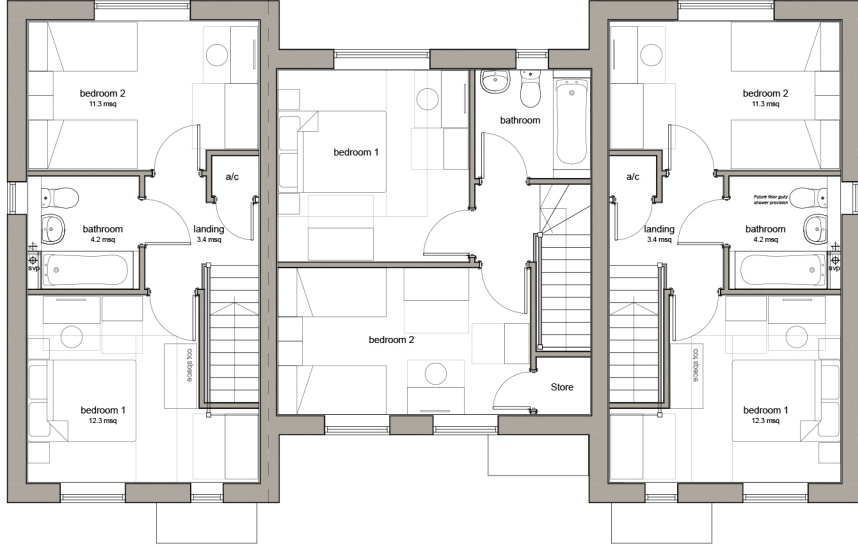


Date	Revision	Description	Drawn	Checked
peterwellsarchitects office farm, letheringham, woodbridge, suffolk, ip13 7ra - 01728 745356 - info@peterwellsarchitects.co.uk				
Project :	VANCOUVER ROAD, NORWICH, NR7 9UJ			
Client :	ORWELL HOUSING			
Drp. Title :	EXISTING SITE PLAN (TOPO)		Drp. Status :	PLANNING
Date :	JUN 2016	Scale :	1:100 @ A1	Drp. No. : PW778-PL02
				Revision : /

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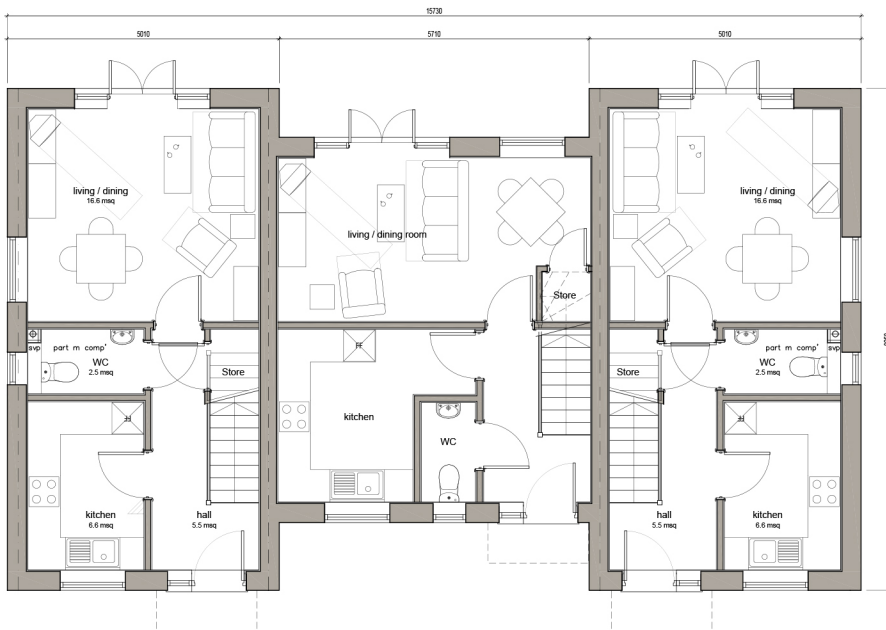




Plot 1 First Floor Plan

Plot 2 First Floor Plan

Plot 3 First Floor Plan



Plot 1 Ground Floor Plan
2b4p House
72.4m² GIA

Plot 2 Ground Floor Plan
2b4p House
73.14m² GIA

Plot 3 Ground Floor Plan
2b4p House
72.4m² GIA



proposed south-west elevation 1:100



proposed south-east elevation 1:100

Obscured Glazing



proposed north-east elevation 1:100



proposed north-west elevation 1:100

Roof Pitch 35.0 deg.
Red/orange concrete pantiles
Fascia's, soffit's & bargeboards uPVC colour: white
Windows uPVC colour: white
Entrance Doors, gips/linber
uPVC gutters & downpipes colour: black
Red Stock facing Brickwork
2 photovoltaic panels to each dwelling (final details tbc by specialist)

01/01/16	A	Amended to clients comments	AS	PW
Date	Revision	Description	Drawn	Checked
<p>peterwellsarchitects office farm, letheringham, woodbridge, suffolk, IP13 7RA - 01728 745356 - info@peterwellsarchitects.co.uk</p>				
Project:	VANCOUVER ROAD, NORWICH, NR7 9UJ			
Client:	ORWELL HOUSING			
Des. Title:	PROPOSED FLOOR PLANS AND ELEVS	Des. Status:	PLANNING	
Date:	JUN 2016	Scale:	1:50/100 @ A1	Des. No.: PW778-PL04 Revision: A
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