

Planning Applications Committee

Section C

21 August 2008

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| Agenda Number: | C6 (A) |
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| Section/Area: | OUTER |
| | |
| Ward: | THORPE |
| | |
| Officer: | Elizabeth Franklin |
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| Valid Date: | 19 June 2008 |
| | |
| Application Number: | 08/00667/F |
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| Site Address : | 1 Harvey Lane, Norwich. NR7 0BG |
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| Proposal: | Demolition of existing dwelling and erection of new block containing 4 No. apartments including means of access and parking. |
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| Applicant: | |
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| Agent: | Mr Antony Pettifer |
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THE SITE

The site is located at the south end of Harvey Lane and on the west side of the road, close to its junction with Oak Lodge. At present there is a traditional double fronted bungalow and small sectional garage on the site to be demolished, with a brick wall and access onto Harvey Lane. Along the boundary with Oak Lodge there is a wooden boundary fence adjacent to the road with 3 storey flats beyond. Close to the northern boundary of the site is 3 Harvey Lane. The site lies within the Thorpe Ridge Conservation Area.

PLANNING HISTORY

07/01106/C - Demolition of existing bungalow. (REF - 09/11/2007)
07/01107/F - Erection of 6 No. flats. (REF)
07/01360/C - Demolition of Existing Bungalow. (REF - 24/01/2008)
07/01361/F - Erection of 4. no flats. (REF - 24/01/2008)

08/00666/C - Demolition of existing dwelling.

08/00667/F - Demolition of existing dwelling and erection of new block containing 4 No. apartments including means of access and parking.

THE PROPOSAL

The proposal is for the demolition of the existing dwelling and the erection of 4 No. apartments including the means of access and parking. The apartments will be arranged on 2 floors with the building 13.5metres deep and 13metres wide, replacing a bungalow 9metres deep and 12 metres wide, and the height will be 7.6metres. Access will be achieved from Oak Lodge with the brick wall continued to stop up the current access, and 5 parking spaces provided to the front of the building.

Amenity area will be provided to the rear of the building, with 2 pedestrian gates set to the west side of the access to allow collection of refuse storage and for good access for cycle storage.

CONSULTATIONS

The application was advertised in the press, on the site, neighbours and Thorpe St Andrew Town Council were consulted.

10 letters have been received in response and comments received are:

- There is already an increasing congestion of traffic;
- It is already difficult to park on Oak Lodge because of limited parking in the area;
- There are concerns for highway safety;
- Access should not be from Oak Lodge as it is too narrow to accommodate the additional traffic;
- There are too many flats in the area;
- The new building would spoil the open aspect and overlook Eden Close;
- The access will be close to a dangerous junction;
- This is inappropriate for the site;
- Because of the footprint of the building the adjacent dwelling will have no privacy;
- Who would be responsible for the maintenance of the building and fence?
- Only 5 parking spaces are to be provided;
- The oak tree on the corner will restrict the visibility for the access;
- Good quality of design and materials to include landscaping should be provided;
- Existing planting should be retained;

Thorpe St Andrew Town Council:

- Strongly object;

- Objections to previous applications have not been overcome;
- The access road is not suitable for increased vehicle movements.

PLANNING CONSIDERATIONS

Relevant National Guidance Policies:

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| PPS1 | Delivering Sustainable Development |
| PPS1 | Supplement – Planning and Climate Change |
| PPS3 | Housing |
| PPG15 | Heritage and Conservation |

Relevant East of England Plan Policies:

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|------|----------------------------------|
| ENV7 | Quality in the Built Environment |
|------|----------------------------------|

Relevant Local Plan Policies:

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| EP22 | High standard of residential amenity |
| HBE8 | Development in conservation Areas |
| HBE12 | High quality of design |
| HOU13 | Criteria for new housing development |
| NE3 | Tree protection, control of cutting, lopping etc. |
| NE9 | Comprehensive landscaping scheme and tree planting |
| TRA6 | Parking standards – maxima |
| TRA7 | Cycle parking standards |
| TRA8 | Servicing provision |

The existing bungalow will be demolished and the proposed building will be located on its site. The apartments will be located with the front and rear walls generally in line with the house at 3 Harvey Lane. The scale and bulk of the apartments is no greater than other houses in close proximity to the site and will not detract from the area and the design and materials are in keeping with the character of the Conservation Area as a whole.

Access will be achieved from a new access onto Oak Lodge and the existing access onto Harvey Lane bricked up to match the rest of the boundary wall. 5 parking spaces will be provided for the 4 apartments, which is one space more than the maximum parking standards require, with adequate room for manoeuvring and turning of vehicles. Several trees are within the verge on the boundary of Oak Lodge and Harvey Lane however the development will not have an adverse effect on them.

Neighbours have expressed concern about the access being onto Oak Lodge and close to the junction with Harvey Lane however as there will potentially be a maximum of 5 cars entering or leaving the site the access is considered to be acceptable.

It is acknowledged that there may be some overlooking from the first floor windows towards the next door's garden, but the windows are secondary

windows for bedrooms only, and there is a substantial amount of vegetation on the northern boundary of the site.

Overall the scheme is considered to be acceptable and will have minimal impact on the area as a whole and should therefore be approved.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. S.T.L.C. 3 years.
2. Details of materials to be submitted.
3. Landscaping details to be submitted.
4. Maintenance of landscaping.
5. Parking area to be laid out prior to habitation.
6. Provision of refuse storage and cycle storage areas.
7. Wall to be completed to match.
8. Development to comply with AIA, TPP and AMS.
9. Tree protection in place prior to any works taking place.
10. Site meeting (developer/Tree Protection Officer) prior to demolition.

Reason for Approval:

The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and policies HOU13, HBE8, HBE12, EP22, NE3, NE9, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan Adopted Version November 2008 and all material considerations. The development will have minimal impact on the visual or residential amenities of the locality, and it will preserve the character of the Thorpe Ridge Conservation Area as a whole.

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| Agenda Number: | C6 (B) |
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| Section/Area: | OUTER |
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| Ward: | THORPE |
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| Officer: | Elizabeth Franklin |
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| Valid Date: | 19 June 2008 |
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| Application Number: | 08/00666/C |
| | |
| Site Address : | 1 Harvey Lane, Norwich. NR7 0BG |
| | |
| Proposal: | Demolition of existing dwelling. |
| | |
| Applicant: | |
| | |
| Agent: | Mr Anthony Pettifer |
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THE SITE

The site is located at the south end of Harvey Lane, to the north of its junction with Oak Lodge. A detached bungalow is currently located on the site together with a small sectional garage, and the access is onto Harvey Lane. The site lies within the Thorpe Ridge Conservation Area.

PLANNING HISTORY

See report for 08/00667/F

THE PROPOSAL

The proposal is for the demolition of the existing bungalow and garage in conjunction with full planning application 08/00667/F.

CONSULTATIONS

The application has been advertised on the site, in the press and Thorpe St Andrew Town Council and also neighbours have been consulted. Two specific letters of objection have been received and comments are:

- The existing building is in character with the Conservation Area and surrounding area and therefore should be retained as such;
- The bungalow is an important feature in this location;
- As the dwelling is habitable there is no necessity to demolish it;
- The Council should preserve the Conservation Area;

Other letters have been received which relate to the full application generally.

PLANNING CONSIDERATIONS

Relevant National Guidance Policies:

PPS1 Delivering Sustainable Development
PPG15 Heritage and Conservation

Relevant East of England Plan Policies:

ENV7 Quality in the Built Environment

Relevant Local Plan Policies:

HBE8 Development in conservation Areas

Policy HBE8 of the Local Plan considers that the demolition of structures in the Conservation Area will only be permitted where acceptable and detailed plans of appropriate new development have been submitted, contributing to the Conservation Area. Application 08/00667/F provides the acceptable details, and therefore this application is recommended for approval.

The trees that are on the boundary will not be affected by the development however this is providing that there is full compliance with the Arboricultural Implications Assessment, Tree Constraints Plan and Tree Protection Plan.

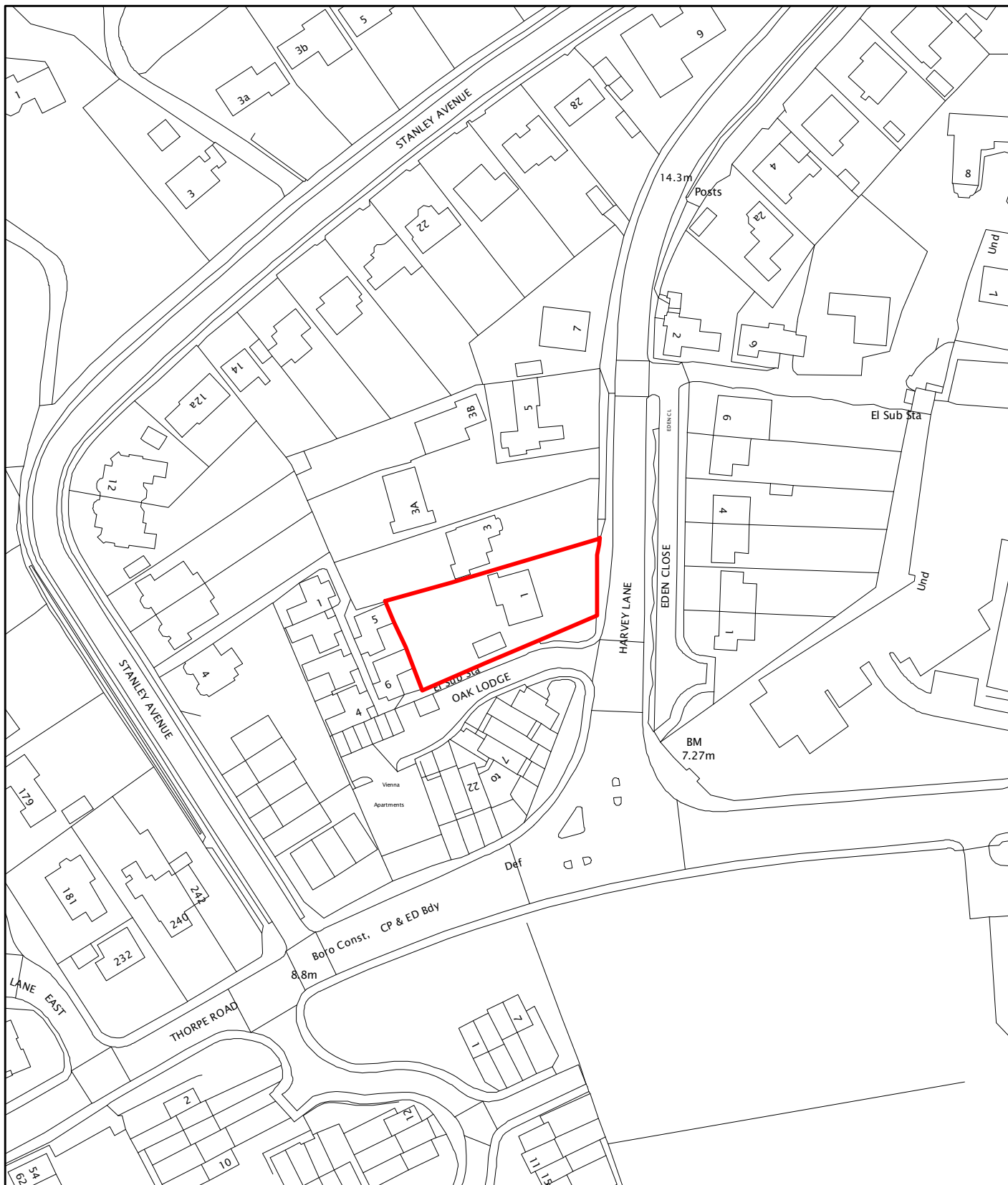
RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. The works must be commenced within three years of the date of this permission.
2. Tree protection barriers to be in place before demolition.
3. Site meeting (developer/Tree Protection Officer) prior to any works.

Reason for Approval:

The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and HBE8 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. As the demolition of the dwelling is in conjunction with an acceptable redevelopment scheme will not have an adverse effect on the character of the Conservation Area.



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Planning Application No - 08/00666/C and 08/00667/F

Site Address - 1 Harvey Lane

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

