

Report for Resolution

Report to Planning Applications Committee
Date 21 April 2011
Report of Head of Planning Services
Subject 11/00265/F 68 West End Street Norwich NR2 4DP

Item
5(4)

SUMMARY

Description:	Erection of new end terrace house.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Wensum
Contact Officer:	Mrs Elizabeth Franklin Planner 01603 212504
Validation Date:	8th February 2011
Applicant:	John Dove
Agent:	John Dove

INTRODUCTION

The Site

Location and Content

1. The site is located on the north side of West End Street, immediately to the east of a childrens playground. It is piece of land at the end of a row of terraced houses, currently accommodating a domestic garage adjoining 68 West End Street. On the opposite side of the road to the south are more terraced houses and on the boundary to the north is a garage belonging to a house on Nelson Street.
2. Outside the curtilage of 68 West End Street to the west, between that land and the playground, is a strip of land with trees planted on it and with a chain-link fence to separate the strip from the playground. The surrounding area is predominately residential in character.

Planning History

There is no previous planning history for this site.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

3. The proposal is for the removal of a domestic garage and the erection of a 2 bedroom

terraced house on the end of the current row of terraced houses. The existing house is 3.8m wide and the proposed house will be of a similar width of 3.7m. The roof ridge will be at the same height as the existing roof of no 68 West End Street, and the front wall will be of the same depth from the road as the existing house.

4. Although there will be no access to the rear for either the new or existing houses, refuse bin and cycle storage facilities are proposed in the front gardens.

Representations Received

5. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below.

6.

Issues Raised	Response
Additional house would have a great strain on Victorian sewers	It is considered that the addition of one extra dwelling is unlikely to have a material effect on the sewerage available within the area.
Parking problems in the area – this would increase problems	See paragraphs 17 and 18
The trees will need to be cut down, which will have an adverse effect on the wildlife	See paragraph 20
The new house will block light to the existing houses on the opposite side of the road	See paragraph 12
Concerns regarding loss of privacy for houses opposite	See paragraph 12
Concern that proper bin housing will not be used as in rest of the street bins are left in front gardens and not put away	Other houses in the street do not have specific refuse bin storage in front gardens and therefore there is no provision for them to be stowed away.

Consultation Responses

7. Tree protection officer – Conditional approval, taking into consideration foundation excavations will need to be carried out with an air spade to avoid damage to trees. In addition the development would need to be carried out in accordance with the root barrier details.
8. Transportation – No objections with regard to parking and bin storage provision.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

Relevant save Replacement Local Plan 2004 policies

HOU13 – Housing, other sites

NE3 – Tree protection

HBE12 – High Quality of Design

TRA6 – Parking standards

TRA7 – Cycle parking
TRA8 - Servicing
EP22 – General amenity

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

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Written Ministerial Statement: Planning for Growth (23 March 2011) by the Minister for Decentralisation, Greg Clark, MP

This statement includes, amongst other things, that when deciding whether to grant planning permission, planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development.

Principle of Development

Policy Considerations

9. Local Plan Policy HOU13 sets out the criteria by which proposals for new housing are assessed. These include appropriate access arrangements, a density normally of at least 40 dwellings per hectare, provision of private garden area and no detrimental impact on the character and amenity of the surrounding area. The current application site is considered to be acceptable in principle in respect of these requirements.
10. National, regional and JCS policies for seeking good design support saved local plan policy HBE12 which seeks a high standard of design, which respects and is sympathetic to the form and character of the area.
11. Saved local plan policy EP22 seeks to provide a high standard of amenity to existing or future occupiers, including a requirement to provide acceptable daylight, privacy and a suitable garden area. Saved policies TRA6 and TRA7 seek to achieve adequate car and cycle parking for the development.

Impact on Living Conditions

Overlooking and loss of privacy

12. The front to front distance of the rows of houses is approximately 16m. which provides room for front gardens and footpaths to either side of West End Street and the road. This is considered to be an acceptable distance in this area. It is unlikely that there will be an unacceptable increase of overlooking from one more house on the opposite side of the road. The distance of 16m. will not reduce light to the front rooms of neighbours on the opposite side of the road.
13. In addition to the traditional front windows and door arrangement, three ground floor windows and one second floor window will be in the side elevation however they will not overlook any other dwelling.

Design

Layout and scale

14. The house as proposed is a continuation of the existing row of terraced houses in design and form. Its size is similar in width, depth and height to other houses along the row, and will appear as a continuation of the terrace. Although there is access to the rear garden at present through the garage or house itself there is no pedestrian access any other way, and this will continue to be the case.
15. At the front will be a small front garden of similar proportions to others in the row with a pedestrian gate and cycle and refuse bin storage. To the rear, a garden 4.7m wide and 5.45m deep, which will provide adequate residential amenities.
16. Materials are proposed to match the existing house and will be in keeping with the original

character of the area.

Transport and Access

Car and cycle parking

17. Neighbours consider that there is an issue with non-residents parking in the area which creates difficulty in parking for local residents. There is an existing vehicular access which provides off street parking for the existing house at present which will be removed, allowing only on-street parking. There is additional parking in a small court on the opposite side of the road for residents of West End Street.
18. In areas of Victorian terraced houses such as West End Street it is unusual to have off street parking and in this case, with the removal of the garage and forecourt, the street outside the property will become used for parking once more. Parking for residents of one additional house would be likely to be minimal, and would have little impact on the character of the area. There is no Controlled Parking Zone in this road.
19. Cycle storage is proposed for both the existing and proposed houses in front garden storage areas.

Trees and Landscaping

Loss of Trees or Impact on Trees

20. There will be no loss of trees from the adjacent land to the north, which is Council owned. The excavation of the foundation line adjacent to the party boundary would be suitably conditioned which would ensure that there is no damage to the trees.

Conclusions

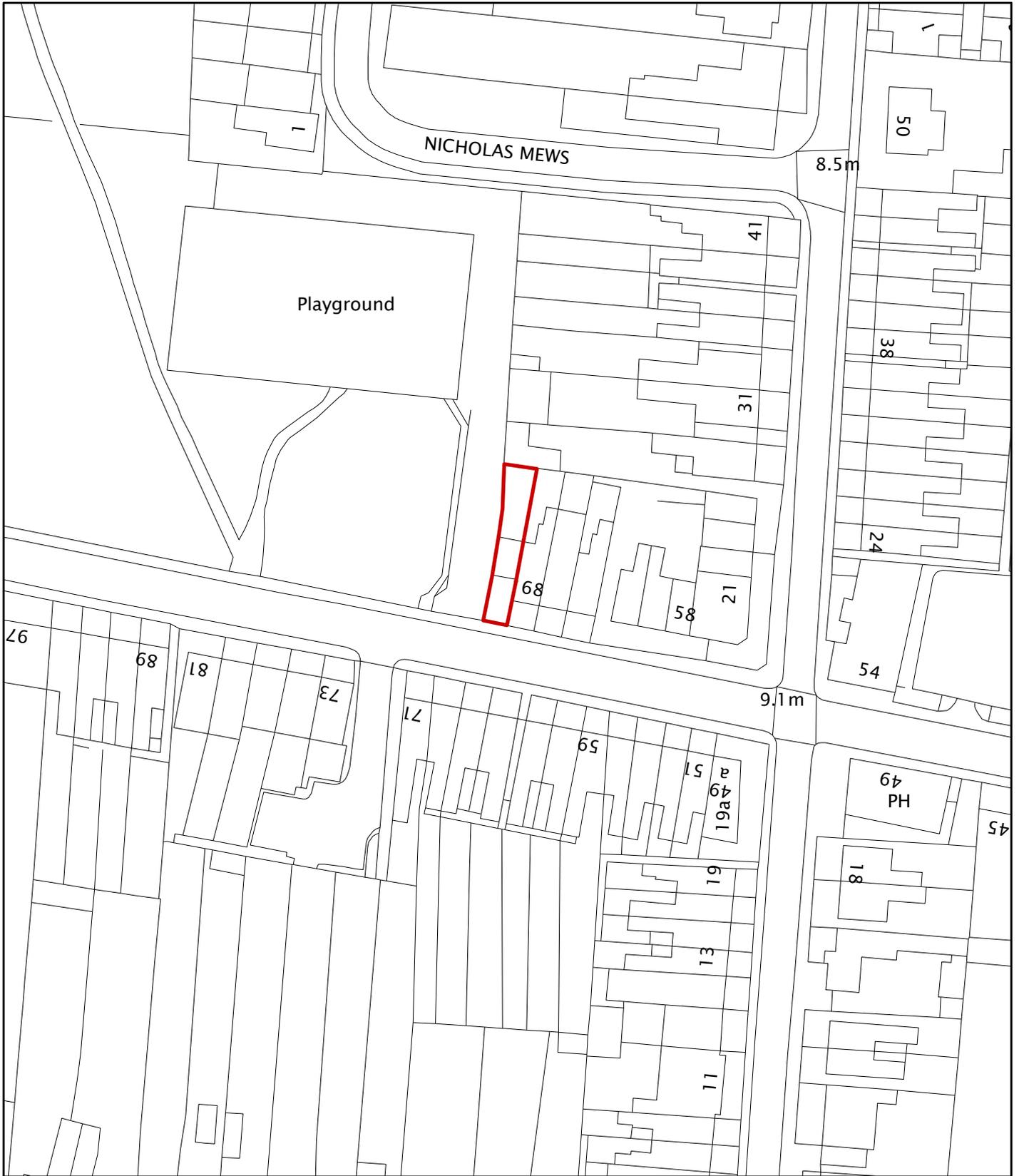
21. It is considered that the replacement dwelling accords with the relevant policies. The design and scale of the new dwelling is considered appropriate for the area and its position, height and scale would not have a significant impact on the residential amenities of the neighbouring properties.

RECOMMENDATIONS

To approve Application No 11/00265/F at 68 West End Street, Norwich and grant planning permission, subject to the following conditions:-

1. STLC – 3 years;
2. Provision of fences before occupation;
3. Materials to match 68 West End Street;
4. Provision of cycle and bin storage before occupation;
5. Excavations and root pruning;
6. To meet level 4 Code for Sustainable Homes for water usage;
7. In accordance with submitted drawings.

The decision is made with regard to saved policies HOU13, NE3, HBE12, TRA6, TRA7 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and Policies 1, 2 and 3 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and all material considerations. The dwelling is considered to be appropriate for the area and its position, height and scale would not have a significant impact on the residential amenities of the area.



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Planning Application No 11/00265/F
Site Address 68 West End Street, Norwich
Scale 1:750



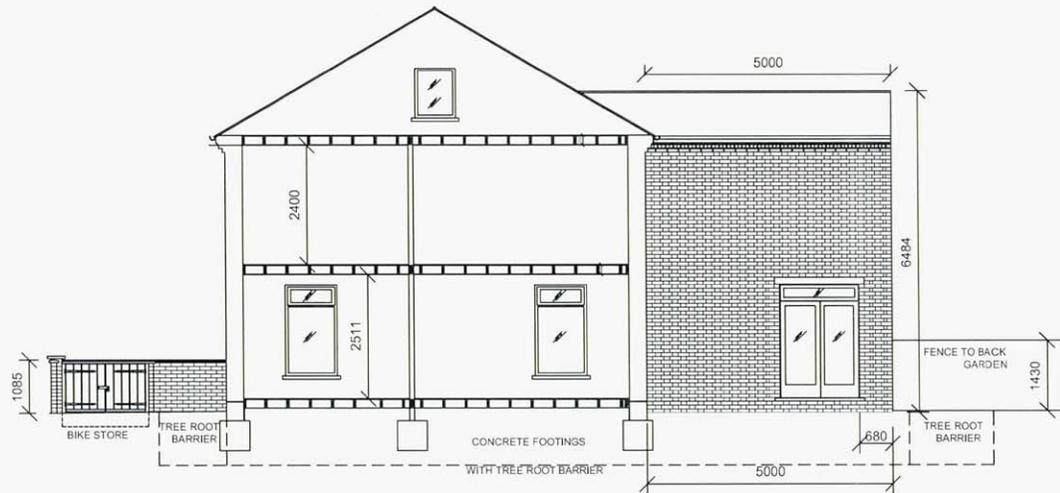
NORWICH
City Council

PLANNING SERVICES



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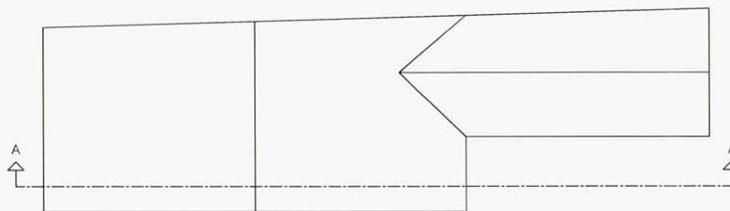
21 FEB 2011



SECTION AND SIDE ELEVATION OF No. 70
VIEW FROM DIRECTION A-A



REAR ELEVATION OF No. 70



PLAN OF ROOF OF No. 70



Rev 00	Description	Date	Location 68 & 70' WEST END STREET NORWICH		
			Drawing Title 68 WEST END ST - REAR ELEVATIONS		
Scale @ A3 1:100	Drawn By FD	Date 18.02.11	Drawing No. 70-04	Rev. 00	