

Planning Applications Committee

19 February 2009

Section C

Agenda Number:	C3
Section/Area:	OUTER
Ward:	CROME
Officer:	Mark Dennett
Valid Date:	6 December 2008
Application Number:	08/01248/F
Site Address :	Garages Opposite 75 - 83 Barclay Road Norwich
Proposal:	Demolition of 37 No. garages and erection of 7, two storey three bed dwellings.
Applicant:	Orbit Housing Group
Agent:	Michael Reynolds

THE SITE

The application site comprises two rows of terraced lock-up garages facing each other across an access road. The site includes small lengths of land adjoining the garages on three sides; north, south and east. The garages are on the Heartsease Estate, a large local authority housing estate comprising a wide mixture of building types dating from the 1960s. Immediately to the east of the application site is a four storey block of flats fronting Woodside Road. The distance between the application boundary and the facing elevation of the flat block is 14m. There are two storey houses facing the garages to both north and south, the distance from application site boundary to the front elevations of the houses being 9m. and 14 m. respectively. To the west of the site, on the other side of Barclay Road are a number of detached bungalows, 11.5m from the application site boundary at the nearest point.

PLANNING HISTORY

There is no relevant planning history.

THE PROPOSAL

The application site is formed by the demolition of two rows of terraced lock-up garages, 37 in total, separated by an access road. They would be replaced by a two storey terrace of 7 three bedroomed houses, whose 'front' elevation would face east. Each house would have a small front amenity space (2.4m. deep) and a rear garden (6.75m. deep). Each rear garden would include a timber shed and rotary drier. The scheme is designed to meet the Code for Sustainable Homes, Level 3 and Housing Corporation space standards. Two of the houses have been planned as 'Lifetime Homes' with provision for the location of a bedroom at ground floor level, space for wheelchair compliant toilet with shower and space that could house a future lift. The applicant is a Registered Social Landlord.

The design of the new houses is traditionally based with a two plane roof with gable ends and four 'feature' chimneys. The facing material is buff bricks with a course of blue bricks at eaves level. Each house has an enclosed porch. The roofing material is black pantiles. Solar panels in the roof for hot water heating are proposed, but not detailed at this stage. The rear gardens (on the Barclay Road side) would be enclosed by 1.8m high close boarded fencing. The front gardens would be enclosed by a low timber post knee rail.

With regard to car parking, disabled spaces only are provided, three to the north of the proposed houses and four to the south, all provided with lockable drop-down bollards; both parking sites are accessed directly from Barclay Road.

The submitted drawings show the space between the proposed houses and the four storey block to the east to be laid out as green space.

A public consultation day, with the proposals on display and the applicants present, was held locally in October '08 and local residents invited to attend and comment.

CONSULTATIONS

Neighbours: Advertised on site, in the press and neighbours notified. Four letters of objection received, raising following issues:

- extra parking pressure leading to more on-street parking.
- Possible overlooking of and loss of light to bungalows opposite.

PLANNING CONSIDERATIONS

Relevant National Planning Policy

PPS3- Housing

Relevant East of England Plan Policies

ENV7- Quality in the built environment.

H2- Affordable Housing.

Relevant Local Plan Policies

Adopted City of Norwich Replacement Local Plan Saved Policies:

HOU1- Provision of new housing to meet needs.

HOU6- Contribution to community needs.

HOU13- Proposals for new housing development on other sites.

NE9- Comprehensive landscape scheme and tree planting.

EP16- Water conservation and sustainable drainage systems.

EP18- High standard of energy efficiency for new development.

EP22- High standard of amenity for residential occupiers.

TRA5- Approach to design for vehicle movement and special needs.

TRA6- Parking standards (maxima).

TRA7- Cycle parking standard.

Principle

There have been no previous planning applications for the site of the garages. These garages are amongst a number identified for possible redevelopment for affordable housing. There is no objection in principle to a housing development, particularly one for affordable housing, on a housing estate. The main issue is the acceptability of the loss of the garages.

Parking

The applicants have submitted a 'Parking Impact Report' with the application. The applicants advise that of the 37 garages, 20 are void and, of the remaining, half are used for storage only and that, therefore '*..eight tenants will lose their parking space.*' They say, as there are 22 void garages elsewhere within a ten minute walk, that it is possible to offer each of the tenants losing a garage used for parking, an alternative. Whilst disabled spaces only are included within the new development the applicants say that that there is adequate roadside parking in the vicinity to cater for additional demand created by this proposal. The parking aspect of the proposal is considered acceptable in this context where there are frequent bus services to the city centre. The impact of additional on-street parking in terms of the free flow of traffic, including buses, would be addressed if

and when it arose. As each house has a shed, no separate cycle storage provision is sought.

Residential Amenity

The external amenity space proposed for these three bed houses is modest, nevertheless there is a large amount of incidental amenity space and a large recreation ground in the near vicinity. The design of the houses is a pleasant, traditionally based one, complementary to the existing houses on the estate. The scheme provides for shrub planting in front and rear gardens, plus three new trees adjoining the Barclay Road frontage. It is proposed that the hard surfaced area between the new houses and flat block be laid out as green space. These elements would provide a pleasant outlook for new and existing residents.

As the proposed houses are two storeyed with pitched roofs, there may be some impact on sunlighting and daylighting to surrounding residential premises. As the new houses would be 17.5m. from the existing flat block to the east the lighting impact here is likely to be minimal. With regard to the bungalows on the opposite side of Barclay Road, the new houses are in the lee of the four storey flat block as far as daylight and sunlight are concerned and there is unlikely to be any impact on the bungalows, particularly as they are at an angle to the road.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION on the following grounds:

1. Standard time limit.
2. Precise details of external facing and surfacing materials.
3. Details of proposed solar panels to be agreed & installed.
4. Details of refuse storage enclosures to be agreed and retained.
5. Landscaping to be carried out and retained, inc. the proposed 'green space' adj. the development to the east..
6. Landscape maintenance.
7. Disabled parking spaces to be provided and retained.
8. All the proposed disabled persons parking spaces to be provided with lockable drop-down bollards.
9. If un-identified contamination found, mitigation measures to be agreed.

Informatives

1. Asbestos survey to be carried out prior to demolition. Any asbestos to be removed in accordance with regulations.
2. Mitigation of dust emission to be undertaken.
3. Construction noise to be mitigated by appropriate times of operation, direct noise minimisation & liaison with NCC officers.

Reasons for Approval

The proposed development will assist in meeting the affordable housing requirements of regional policy (policy H2 of the East of England Plan) and local policy (policy HOU6 of the adopted City of Norwich Replacement Local Plan, 2004) and is considered complementary with its surroundings and the amenity requirements of policy HOU13 of the adopted City of Norwich Replacement Local Plan 2004 and policy ENV7 of the East of England Plan.



Site Address - Garages opposite 75-83 Barclay Road, Norwich
Scale - 1:1250



**DIRECTORATE OF REGENERATION
AND DEVELOPMENT**

