

**Planning Applications Committee
19 June 2008**

Agenda Number:	B2
Section/Area:	INNER
Ward:	MANCRO
Officer:	Mark Brown
Valid Date:	9th May 2008
Application Number:	08/00489/F
Site Address :	Land And Play Area Adjacent To 16 Leonard Street Norwich
Proposal:	Erection of 3 No. 3 bed terrace houses and 1 No. 3 bed detached house.
Applicant:	Cotman Housing Association
Agent:	Reynolds Jury Architecture

THE SITE

The application site is located to the west of Leonard Street between the rear of numbers 6 – 14 Esdelle Street to the north and Rose Yard to the south. The site currently consists of a green open area at the north (which was previously occupied by a terrace of five properties which were demolished a number of years ago), the centre of the site consists of a car park and to the south is a play area which is now in a poor state of repair and has had most of its equipment removed.

PLANNING HISTORY

08/00157/F - Erection of 4 no. new houses - application withdrawn 16/04/2008.

HE PROPOSAL

The proposal is for the erection of 3 No. 3 bed terrace houses to the northern end of the site and 1 No. 3 bed detached house to the south of the site. The central parking area is to be retained.

CONSULTATIONS

Neighbours: Advertised on site, in press and nearby occupiers notified; Seven letters of representation received raising the following objections to the proposals:

- Over development of area;
- Insufficient amenity space in the vicinity reducing already limited green space;
- Loss of play area;
- Negative traffic impact on St Augustine's;
- Insufficient parking in the area;
- Impact on Conservation Area;
- Will cause overshadowing;
- Would result in overlooking;
- Negative impact on quality of life;
- Negative ecological impact;

Ward Member (Cllr. Holmes)

Considers it is an over development in an area of dense population which will result in loss of valuable open space and a play park.

Believes that at the public pre-application presentation it was stated that the four rowan trees in the north part of the open space area to be developed were diseased.

At that time requested an independent arborist's report on the trees to obtain a second opinion. The report found that the trees were healthy and would continue to grow for years to come. Has noted nests in use this year in at least one of the rowan trees.

Norfolk Landscape Archaeology

Request that an Archaeological condition be appended to any grant of planning permission.

Norwich Society

The society is concerned at the loss of the open space to a relatively simple scheme.

PLANNING CONSIDERATIONS

Government Guidance:

PPS1: Delivering Sustainable Development

PPS3: Housing

Relevant East of England Plan Policies:

T14: Parking

WM6: Waste Management in Development

ENV7: Quality in the Built Environment

Relevant Saved City of Norwich Replacement Local Plan Policies:

HOU13: Proposals for new housing development on other sites

NE9: Landscaping

HBE3: Archaeological assessment in Area of Main Archaeological Interest

HBE8: Development in conservation areas

HBE12: Design

EP22: Residential Amenity

SR3: Criteria for development of Urban Greenspace and Recreational Open Space

TRA6: Parking Standards

TRA7: Cycle Parking Standards

TRA9: Car free housing

Principle of Development

This site is not specifically allocated for development within the Replacement Local Plan. The site is in close proximity to St Augustines Street which offers local facilities and has excellent links to the city centre.

The proposal generally accords with government policy PPS1 which aims to ensure that planning promotes sustainable development and PPS3 which promotes the sustainable location of new housing. The proposal complies with national policy as it is for affordable housing at an appropriate density in an urban area with excellent access to public transport, local services and facilities.

It is also considered that the principle of housing development in this location is acceptable in terms of policy HOU13 of the City of Norwich Replacement Local Plan.

The proposal would however result in the loss of a local play area. The green space to the north and play space to the south are not allocated as such within the adopted Local Plan, although, whilst poor in quality, they do operate as such and therefore policy SR3 of the Local Plan is relevant. There is a recently enhanced play area nearby at Gildencroft Park with pedestrian links across St Augustines, the green area and play area are of poor quality and given that the

proposal is for four affordable housing units in a sustainable location, on balance, the proposals are considered to be acceptable in principle.

Parking

The dwellings are proposed as car free and are therefore in line with the maximum parking standards and policies TRA6 and TRA9 of the Local Plan. The properties will not be eligible for parking permits and would therefore not put further pressure on street parking.

The central parking area is retained in its existing location and would therefore not lead to the loss of any existing parking. Cycle parking is available within the rear cartilage of the proposed dwellings

Arboriculture

The site is occupied by a number of semi mature trees, the application has been submitted with an arboricultural constraints plan and the properties sited in order to have minimum impact. The proposals will involve the loss of some trees to the northwest corner of the site and two to the southwest, however those trees of greatest landscape and streetscape value are retained. On balance the proposals are considered in accordance with policy NE9 of the Local Plan, although details of new planting should be a condition of any approval.

Design

The properties are located within the City Centre Conservation Area, the area is characterised by small-scale 19th century terraced housing, mostly running east-west, as well as older properties primarily along St Augustines Street which forms the western edge of the site.

The proposed design has been kept relatively simple so as to not compete with surrounding properties. The design has however been amended in this application to better reflect the character of the area in terms of scale and massing and the proposals are now considered appropriate in terms of design.

Detailed design of materials and joinery should be a condition of any approval.

Amenity

In terms of neighbour amenity the main considerations are overlooking to the west from the detached property and the impact of the northern terrace on properties in Esdelle Street. In terms of the detached property the two first floor windows facing west are a bathroom and landing window, it is therefore considered that conditioned obscure glazing would overcome any concerns of overlooking.

In relation to properties in Esdelle Street the first floor windows are secondary bedroom windows and not primary. The proposed terrace is considered to be located at a distance far enough to avoid any significant detrimental impact in terms of overlooking or overshadowing. The proposals are therefore considered to be in line with policy EP22 of the Local Plan.

Conclusion

In conclusion the main issue to assess in this case is considered to be the principle of development on the site. This is considered to be a finely balanced decision, however given the poor quality of the existing green and play areas, the nearby location of the recently enhanced Gildencroft Park and the fact that this proposal provides for four affordable dwellings in an appropriate sustainable location it is considered that the proposals are acceptable and in line with National and Development Plan Policy. The recommendation is therefore to approve subject to conditions.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

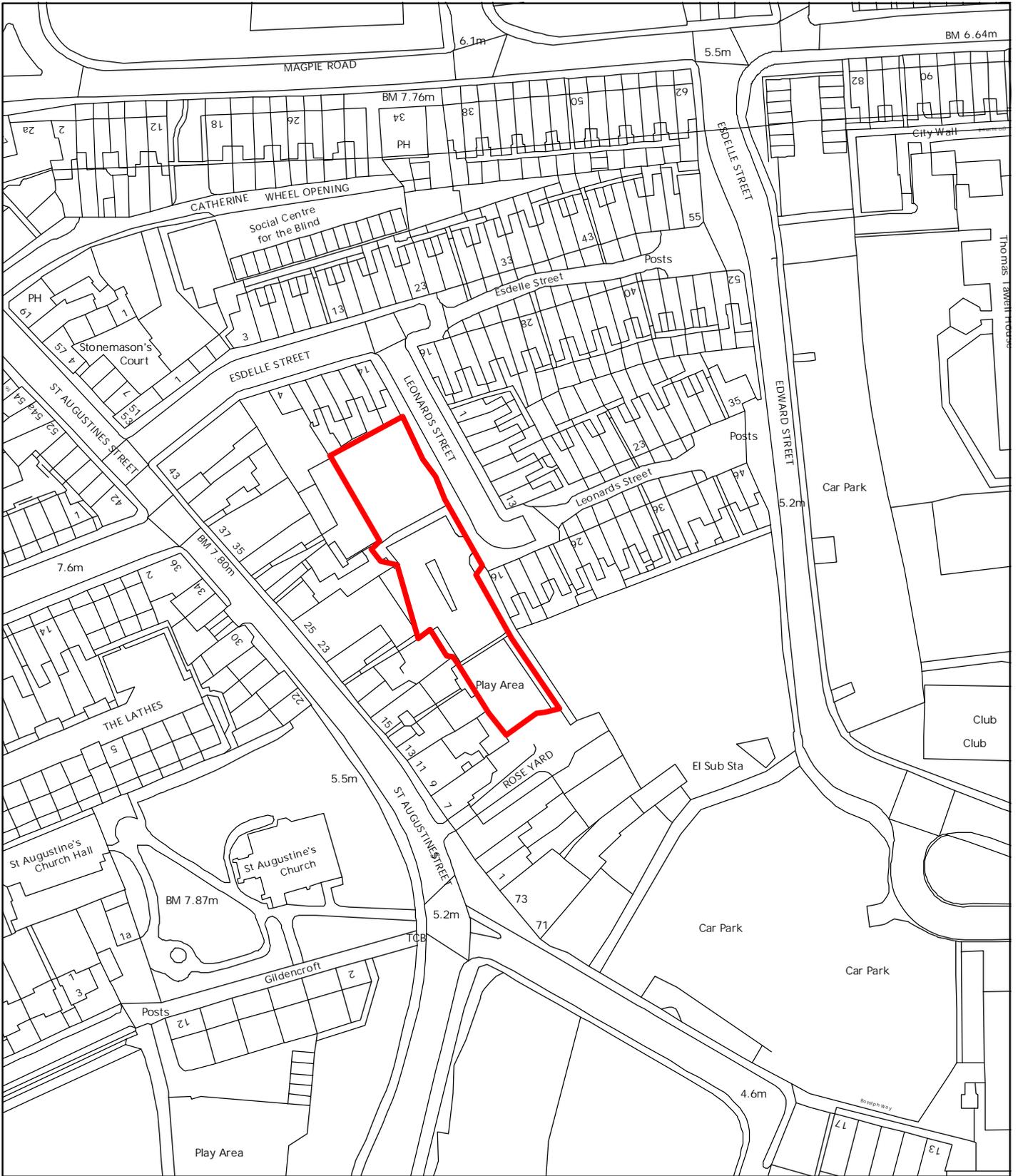
1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.
2. Prior to the commencement of the development hereby permitted details (and samples if required) of the materials to be used in the construction of the external walls and roof of the dwellings shall be submitted to and agreed in writing with the Local Planning Authority. The development shall then be constructed in full accordance with the agreed details.
3. Prior to the commencement of the development hereby permitted details of external joinery shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include materials, colour finish and 1:20 scale drawings and sections of the joinery. The development shall then be constructed in full accordance with the approved details.
4. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all existing trees on the site along with details of the species, number and size of new trees and shrubs at the time of their planting. The scheme shall also include details of all hard landscaping and finishes along with details of all boundary treatments. All hard landscaping as indicated on the approved scheme shall be completed prior to first occupation of the dwellings. All soft landscaping as indicated on the approved scheme shall be carried out

- not later than the next available planting season following the commencement of development or such further period as the Local Planning Authority may allow in writing.
5. Any new tree or shrub which within a period of five years from the date of planting dies, is removed or becomes damaged or diseased, shall be replaced during the next planting season with another of a similar size and species to the Local Planning Authority's satisfaction, unless prior written agreement is given to any variation.
 6. Prior to the commencement of the development hereby permitted details of refuse storage for the dwellings shall be submitted to and agreed in writing with the Local Planning Authority. The refuse storage shall then be provided in full accordance with the approved details prior to the first occupation.
 7. No development shall take place within the site until the applicant, or their agents or successors in title, has:
 - a. Caused to be implemented a programme of archaeological evaluation in accordance with a first written scheme of investigation which has been submitted to and approved in writing with the Local Planning Authority; and next
 - b. Submitted the results of the archaeological evaluation to the Local Planning Authority; and next
 - c. Secured the implementation of archaeological mitigatory work in accordance with a second written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The programme shall include post excavation assessment, analysis, archiving and publication of results, unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of the programme.
 8. The first floor bathroom and landing window on the west elevation of the detached dwelling hereby permitted, shall be installed with obscured glazing. The glazing shall thereafter be retained in accordance with this detail unless otherwise agreed in writing by the Local Planning Authority.

Reasons for Recommendation

The recommendation has been made with regard to saved policies HOU13, NE9, HBE3, HBE8, HBE12, EP22, SR3, TRA6, TRA7 and TRA9 of the adopted City of Norwich Replacement Local Plan, policies T14, WM6 and ENV7 of the East of England Plan, PPS1, PPS3 and all other material considerations. Given the poor quality of the existing green and play areas, the nearby location of the recently enhanced Gildencroft Park and the fact that this proposal provides for four affordable dwellings in an appropriate sustainable location it is considered that

the proposals are acceptable and in line with National and Development Plan Policy.



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Site Address - Land and Play Area Adjacent to 16 St Leonards Street

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

