

Report for Resolution

Report to Planning Applications Committee
Date 26 August 2010
Report of Head of Planning Services
Subject 10/01039/RM 2 Bond Street Norwich NR2 3TS

Item
5(7)

SUMMARY

Description:	Details of the Reserved Matters - siting, design and external appearance of the proposed buildings (5 dwellings with two garages), the landscaping, parking, bin storage and means of access to the site of outline planning permission 10/00412/ET (Extension of time for outline permission ref. 04/00111/O - Redevelopment of site for residential use with access from Bond Street)	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Wensum	
Contact Officer:	Miss Louise Franklin	Planner 01603 212524
Valid date:	16th June 2010	
Applicant:	Mrs S Atkinson	
Agent:	David Futter	

INTRODUCTION

The Site

Location and Context

1. The site is a triangular site set behind terrace houses and accessed on the east side of Bond Street and is approximately 0.18ha in area. The gardens bounding the site belong to the houses on Bond Street, Dereham Road and Bowthorpe Road. Access is gained via a driveway from Bond Street, adjacent to number 2.

Constraints

2. None

Topography

3. The land within the red line is at a higher level than the properties on Bowthorpe Road to the south and Dereham Road to the north and Bond Street to the west.

Relevant Planning History

4/2001/0729 – Redevelopment of site for residential use with access from Bond Street (Approved 19/11/2001)

04/00111/O – Redevelopment of site for residential use with access from Bond Street. (renewal of previous permission 4/2001/0729/O) (Approved 23/03/2004)

07/00114/O – Redevelopment of site for residential use with access from Bond Street (renewal of previous permission 04/00111/O) (Approved 01/03/2007)

10/00412/ET – Extension of time period for commencement of development for previous planning permission 07/00114/O 'Redevelopment of site for residential use with access from Bond Street (renewal of previous permission 04/00111/O)'. (Approved – 27/04/2010)

The Proposal

- Outline planning permission for the development of the site has been granted in 2001, 2004 and 2007. A recent application seeking to extend the time period for commencement of the most recent 2007 permission was also approved in April 2010. Therefore, the principle of residential development on this site has already been accepted and this reserved matters application seeks approval for the siting, design and external appearance of buildings, the landscaping and the means of access to the site.

Representations Received

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

Issues Raised	Response
Object to building work behind my house	Outline application approved in 2004 and 2010 for residential use of a maximum of 5 dwellings – see paragraph 24
More houses in area would invade privacy	Outline application approved in 2004 and 2010 for residential use of a maximum of 5 dwellings – see paragraph 24
Would block out sunlight to surrounding properties	See paragraph 14
Would create noise and additional traffic	Outline application approved in 2004 and 2010 for residential use of a maximum of 5 dwellings – see paragraph 20
Bond Street already congested with cars and would create more congestion	See paragraphs 20-21
Overlooking in back windows of 270 Dereham Road	See paragraph 14

Consultation Responses

- Principal Transportation Planner – Extensive discussion has taken place with the Transport Planner on this site. He has no objection to this proposal.
- Tree Officer – No objection to this proposal.
- Landscaping – No objection to this proposal.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 Delivering Sustainable Development
PPS1 Supplement Planning and Climate Change
PPS3 Housing
PPS9 Biodiversity
PPG13 Transport

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

EP16: Water conservation and sustainable drainage systems
EP18: High standard of energy efficiency for new development
EP20: Sustainable use of materials
EP22: High standard of amenity for residential occupiers
HBE12: Design
HBE19: Design for safety and security including minimising crime
HOU13: Proposals for new housing development on other sites
NE9: Comprehensive landscaping scheme and tree planting
TRA5: Approach to design for vehicle movement and special needs
TRA6: Parking standards – maxima
TRA7: Cycle parking standards
TRA8: Servicing standards

Supplementary Planning Documents and Guidance

Greater flexibility to Planning Permission CLG, Nov 2009
New Build Developments – Refuse Collection Practice Note
Trees and Development SPD

Principle of Development

Policy Considerations

10. The principle of the residential development of the site has already been considered acceptable. It is necessary, however, to also consider the matters of detail with regard to the layout proposed, design details, density, adequate parking and servicing, amenity space and impact on living conditions.
11. The policy criteria used to assess these details are set out in the policies and guidance referred to above and the proposals are considered to meet these policy requirements for the reasons outlined below.

Housing Numbers and Density

12. There will be 5 houses on the site of which 4 of the houses will be 4 bedroom and the other one will be 3 bedroom. This equates to a density of approximately 28 dwellings per hectare.
13. Although this density is lower than the figure achieved on many sites within the city and less than the 40 dpha normally required by policy HOU13, the characteristics of the site, its shape and relationship to the surrounding properties, the number of trees to be retained on and adjoining the site and the access constraints are such that the density figure achieved by the current proposal is considered acceptable in this instance.

Impact on Living Conditions

Loss of Privacy, Overlooking and Overshadowing

14. Both blocks of houses have small roof lights only on the rear elevations and no windows on any side elevations facing the neighbours. The closest house is 258 Dereham Road which is 14 metres from plot one, with no overlooking windows. The objector at no. 270 Dereham Road is 30 metres away from the nearest window which is considered an acceptable distance. The proposed plot nearest to any boundary is number 5 and its roof is designed to slope away from the boundary. Due to the design and orientation of the proposed houses, no significant overshadowing will take place.

Design

Layout

15. The layout of the site consists of four 4 bedroom properties, two storey in height with dormers in the roof to create a 2nd floor bedroom and the fifth house is two storey in height and 3 bedroom. From the drawings plot 1 will be 3.7 metres away from the boundary and 17 metres from the nearest house on Bond Street, plot 2 is 6.5 metres from the boundary and 21m from the nearest house on Bowthorpe Road, plot 3 is 4.7 metres away from the boundary and 19.6 metres from the nearest house, plot 4 is 23 metres from the nearest house, and plot 5 is 1.8 metres from the boundary and 13 metres from the nearest house. Both blocks of houses have small roof lights only on the rear elevations and no windows on any side elevations facing the neighbours.
16. Materials are considered acceptable for this area.
17. The 2 metre high retaining wall will be made good on the on the west boundary and where the wall is not in existence, a 2m high close boarded fencing will be erected to provide screening between the rear of the houses on Bond Street and the proposal site.
18. Parking will be located within the site centrally with planting surrounding to soften the visual impact of the parking court, and a bin collection refuge area will be sited close to north western boundary close to No. 2 Bond Street.
19. Solar panels are to be fixed to the roofs of each dwelling to improve energy efficiency on the site.

Transport and Access

Vehicular Access and Servicing

20. Access to the site will be via the approved access to the northern side of 2 Bond Street. This is considered to be acceptable.

Car Parking

21. No objections have been made by the Council's Principal Transportation Officer in respect of the provision of parking on the site, which will allow two spaces per dwelling which includes the provision of a garage for plots 1 and 2.

Trees and Landscaping

Loss of Trees or Impact on Trees

22. The Council's Tree Officer considers that some of the smaller trees on the site are of low quality and value and that the proposed felling of some of the trees on the site will allow for planting of young stock with good structure, which will give a better landscape in the long run. None of the trees are worthy of protecting through a Tree Preservation Order. The proposal does not include the felling of any trees of moderate or high quality and value and the permission should be subject to a condition to ensure compliance with the submitted Arboricultural Impact Assessment.

Replacement Planting

23. Replacement planting will increase the number of trees on the site and the landscaping

scheme within the site boundary. This will be conditioned as part of the decision.

Conclusions

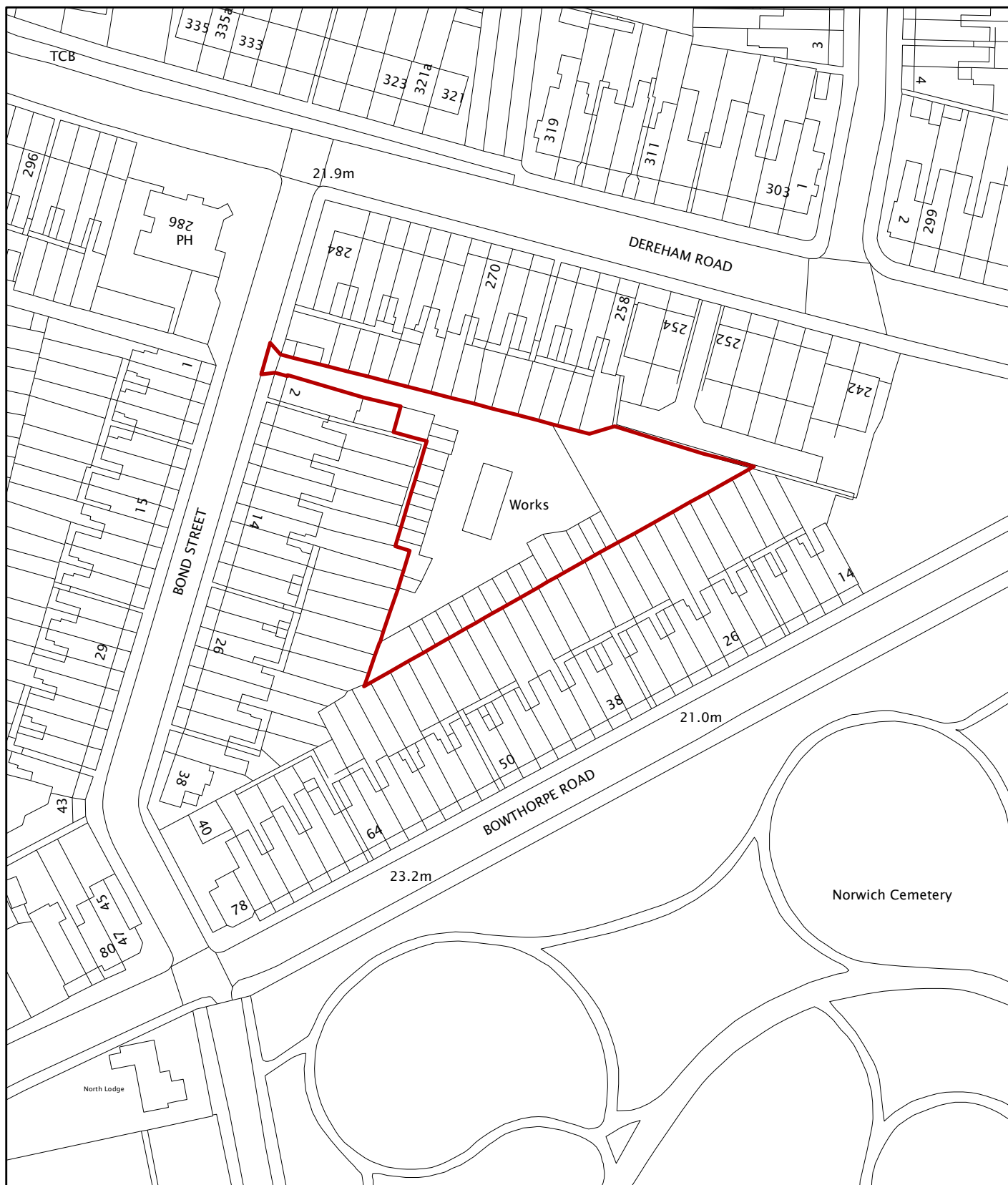
24. The application is for the approval of reserved matters of a previous outline planning permission. Therefore, the principle of the site being developed and the consequent need for building work to take place to facilitate this in developing the site for residential use has already been considered acceptable and approved. The reserved matters submitted in respect of conditions 2 and 3 of outline approval 07/00114/O and extra time application 10/00412/ET are considered to be acceptable and will provide a high quality small development of houses within this area

RECOMMENDATIONS

To approve Application No (10/01039/F 2 Bond Street, Norwich) and grant planning permission, subject to the following conditions:-

1. Boundary treatment
2. Landscape implementation and maintenance
3. Tree protection
4. Provision of car parking/cycle and bin storage areas
5. Details of materials
6. In accordance with submitted plans

Reasons for approval: The decision to grant planning permission has been taken having regard to PPS1, PPS3, PPS9 and PPS13 and to saved Local Plan Policies EP16, EP18, EP20, EP22, HBE12, HBE19, HOU13, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material planning considerations. The details of the scheme meet the criteria of the above policies and will result in an appropriate housing layout, with acceptable parking, servicing and amenity space which would provide dwellings of a good design and acceptable living conditions for future residents without having a detrimental effect on the amenities of existing residents neighbouring the site or on the retention of trees on and adjoining the site.



© Crown Copyright 2010 All rights reserved. Licence No. 100019747

Planning Application No - 10/01039/RM
 Site Address - 2 Bond Street, Norwich
 Scale - 1:1,000



NORWICH
 City Council

PLANNING SERVICES





NOTES

This drawing is the copyright of the Architects and can only be reproduced with their express permission.

Written dimensions must be used in preference to scaled.

Contractors must check all dimensions on site. Discrepancies are to be reported to the Architects before proceeding.

Tenders - This document is produced only for the benefit of the employer and cannot be relied upon by any third parties.

SPECIAL WARNING

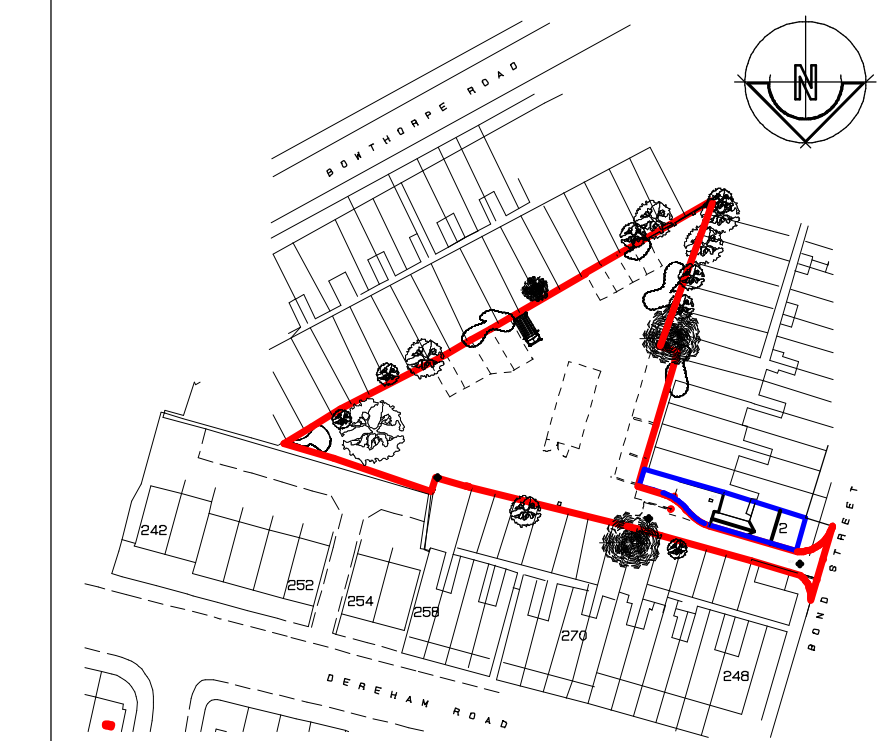
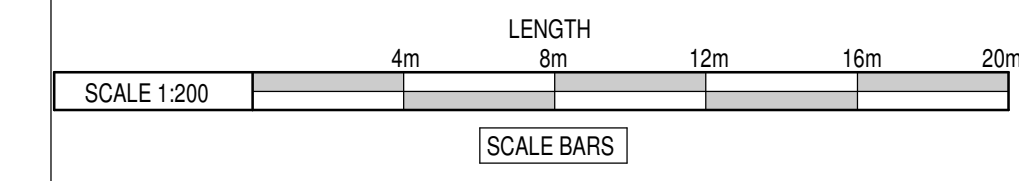
Relating to disks or electronic data containing computer files of drawings prepared by David Futter Associates Ltd.

Drawings issued by David Futter Associates Ltd on paper, disk or e-mail are controlled to ensure that the changes can be recorded and traced.

David Futter Associates Ltd are not responsible for unauthorised changes made to their drawings or the consequences thereof.

It is not possible to password, protect or securely lock computer generated drawings, and there are consequential risks.

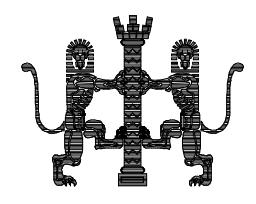
Recipients of electronic copies of this drawing must not make amendments without the written consent of David Futter Associates Ltd.



LOCATION PLAN
SCALE 1:1250

F	Additional information added.	27/05/10
E	Site layout revised.	07/04/10
D	Section lines added, turning head and parking amended.	24/02/10
C	Boundary in red on location plan. Planting added.	15/12/09
B	Garages amended, bin stores added, dormers removed from front elevations, Velux windows and solar panels added.	10/12/09
rev: A	Site rearranged following topographical survey.	date: 06/10/09

architects and consulting engineers



dfal
david futter associates ltd
Arkitech House
35 Whiffier Road
Norwich Norfolk
NR3 2AW

t: 01603 787778 f: 01603 787496
e: info@dfal.tv w: www.dfal.tv

Project: Residential Development Bond Street Norwich			
Client: Mrs Atkinson			
Drawing: Site Layout			
Drawn By: SW	Checked By: DF	Ref. No. 5678	Dwg. No. F P03
Scales: 1:200			
Date: Sept' 2009			