

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 29 July 2010  
**Report of** Head of Planning Services  
**Subject** 10/00795/F 17 Old Grove Court Norwich NR3 3NL

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**Item**  
**5(4)**

### SUMMARY

<b>Description:</b>	Demolition of existing building to provide a development of 4 No. one bedroom flats and 6 No. two bedroom flats with associated open space, landscaping and parking.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve subject to conditions
<b>Ward:</b>	Catton Grove
<b>Contact Officer:</b>	Mr Mark Brown Senior Planner 01603 212505
<b>Valid date:</b>	8th June 2010
<b>Applicant:</b>	Broadland Housing Association
<b>Agent:</b>	Ingleton Wood

### INTRODUCTION

#### The Site

##### Location and Context

1. The application site is located in Catton Grove between Lilburne Avenue and Old Grove Court. The site is currently occupied by a single two storey dwelling with a reasonably large curtilage. The western boundary fronts Lilburne Avenue and is marked by hedging and a large pine tree. The northern boundary borders with the curtilage of flats at 55-71 Lilburn Avenue and this boundary is also fairly densely planted with trees and hedging. To the east are properties on Old Grove Court. Properties to the south on Attoe Walk form part of a new development permitted and constructed under planning permission 05/00840/F granted in March 2006. The site slopes sharply at its east and southern boundaries with approximately a 3m height difference between the west and east of the site. A large beach tree is located to the south of the site within the curtilage of 21 Attoe Walk.

##### Planning History

2. Permission was granted under planning application 05/00840/F for the redevelopment of the adjacent site to the south for 24 new dwellings with associated access and parking.

## The Proposal

3. The proposal is for the redevelopment of the site to provide 10 flats consisting of 4no. one bedroom flats and 6no. two bedroom dwellings. The proposal provides access via Lilburne Avenue with associated car parking for 10 vehicles, bin storage and cycle storage. External amenity space is provided to the east of the site.

## Representations Received

4. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation has been received citing the issues as summarised in the table below.

Issues Raised	Response
One letter from a resident of Lilburne Avenue raising concern over the impact of construction traffic, the ability of refuse vehicles to access and manoeuvre around the area and concern over additional vehicles and parking in the area.	See paragraphs 16-18
One letter from a resident of Old Grove Court stating that whilst they do not strongly object to the proposal appreciating that such plots in the City will be developed, the building seems large for the plot size and will be dominant in the area particularly given the sites topography.  The main concern is impact on privacy and overlooking. If the building goes ahead hopefully there will be some planting of mature trees on the site.	See paragraphs 12-14

## Consultation Responses

5. Norwich Society – No information was provided as to what is being demolished. Old Grove Court itself is a Grade 2 listed building. The proposed new development is too high and too close to these older buildings.

# ASSESSMENT OF PLANNING CONSIDERATIONS

## Relevant Planning Policies

### Relevant National Planning Policies

PPS1 – Delivering Sustainable Development;  
PPS3 – Housing  
PPS9 – Biodiversity and Geological Conservation  
PPG13 – Transport

## **Relevant Local Plan Policies**

### **City of Norwich Replacement Local Plan 2004**

NE3 – Tree Protection

NE9 – Landscaping

HBE12 – High Quality of Design

HBE19 – Design for Safety and Security including Minimising Crime

EP16 – Water Conservation

EP18 – Energy Efficiency

EP22 – Amenity

HOU13 – New Housing on Other Sites

TRA5 – Approach to Design for Vehicle Movement and Special Needs

TRA6 – Car Parking Standards

TRA7 – Cycle Parking Standards

TRA8 – Servicing Provision

TRA11 – Contributions for Transport Improvements in the Wider Area

## **Supplementary Planning Documents and Guidance**

Trees and Development

Transport Contributions

Energy Efficiency

## **Principle of Development**

6. Policy HOU13 is relevant and allows for housing redevelopment on brownfield sites subject to a number of criteria including layout, design, mix, density, amenity and accessibility. In this case the site is located within a residential area, in an accessible location with reasonably good links to nearby facilities at local and district centres. Matters of layout, design, mix and amenity are discussed in later sections of the report.

## **Design**

7. The layout of the site is significantly constrained by the location of trees along the north and northwest boundaries of the site as well as a beach tree located on an adjacent site to the south. The block runs parallel to Lilburne Avenue set back approximately 12m which allows for parking areas and bin stores. External amenity space is located to the rear (east) of the site. The general layout is considered to be appropriate given the constraints of the site.
8. The scale of the development has been the subject of much discussion at pre-application stage, particularly given the topography and dominance of the site from the south and east. The proposals are two storeys to the south stepping up to three storeys towards the north of the site. Pitched roofs are proposed and are fairly large given the depth of the buildings. The scale has implications for neighbour amenity which is discussed further below. In terms of design and the buildings appearance within the surrounding area the overall scale is considered to be acceptable subject to consideration of the detailed design and quality of materials.
9. The detailed design of the site lacks cohesion or rhythm although this is largely in response to the confined footprint of the building and the need to step the building down to the south. Second floor window openings consist of semi-dormers which just protrude above the eaves, this is a fairly consistent design detail in the scheme, although it unfortunately leads to a proliferation of rainwater down pipes. On balance, whilst the design is not considered to be ideal it is considered to be acceptable given the location

and policy considerations. Good quality materials will be important given the prominence of the building within certain views of the site. Materials proposed are a mixture of brick, timber cladding and render with timber windows and aluminium doors. The exact details and colours of these should form a condition of any permission.

10. The Norwich Society advised that limited information of the building to be demolished have been provided. Given the site is outside any conservation area, no consent is required for the demolition of the buildings and therefore there is no need to give any detailed information on this matter. Properties at 21, 23 and 25 Old Grove Court are listed buildings, however they do not boarder the application site and the proposals do not impact on the setting of these listed buildings.

## **Amenity**

11. One of the main issues to assess is the potential impact of overlooking to adjacent properties. It is considered that properties most affected by the development are 19 and 21 Attoe Walk and 19 Old Grove Court. Properties at Lilburne Avenue and 29 Old Grove Court are reasonably well screened by landscaping along the boundary of the site and by the orientation of the proposed block.
12. The relationship of 19 Attoe Walk with the proposed block of flats will limit overlooking to this property. However there are two windows on the southern most gable end of the development, these are indicated as obscured glazing and any consent should be conditioned as such. 21 Attoe Walk is reasonably well set back from the development and a large beach tree within the garden of 21 Attoe Walk provides a degree of screening. Window to window distances are reasonable at 24m, whilst it is considered that there would inevitably be some overlooking to the rear garden, given the screening provided by the beach tree on balance the overlooking is not considered to be so significant to merit refusal of the application.
13. 19 Old Grove Court is located directly to the east of the site and is significantly lower than the site of the proposed development. It is this change in levels which largely results in the potential for overlooking to the rear garden. Window to window distances are reasonable ranging between 32m and 36m. The main impact would be overlooking to the rear garden. The proposed plans indicate the planting of trees along the eastern boundary to provide screening. It is considered that subject to this planting overlooking could be satisfactorily mitigated. Any approval should therefore be subject to landscaping conditions specifically requiring details for the species and size of trees to be planted along this boundary.
14. With reference to overshadowing, given the orientation of the site with surrounding properties and location of landscaping along the northern boundary overshadowing is considered to be limited.

## **Access Parking & Servicing**

15. Access to the site is via Lilburne Avenue an entrance is provided to the north and exit provided to the south. Provision is made for 10 car parking spaces with associated turning areas, provision is 1:1 which is appropriate for 1 and 2 bed flats in this part of the City. Cycle parking and bin storage is also provided to the front of the site. This is consistent with the requirements of policies TRA5, TRA6, TRA7 and TRA8 of the Local Plan.
16. A nearby resident has raised concern over access and turning areas for refuse vehicles. The turning areas for refuse vehicles at the end of Lilburne Avenue are tight, however

access is currently required to other properties on Lilburne Avenue and therefore this is not something which the current proposed development would worsen. It is not considered that provision of a turning head on the site would be reasonable, partly as this would leave very little of the site remaining for development but it would also lead to the removal of a significant hedge along the western boundary and could have implications for the large pine tree on the western boundary.

17. Concerns over construction traffic have been raised however this is clearly an inevitable part of any development and would be a short term impact. Specific controls on the management of construction traffic are only usually imposed via planning obligations on the most major schemes where there would be potential for a significant impact to neighbour amenity or highway safety e.g. where specific off-site routing of construction vehicles may be necessary. This is not considered to be such a case.

## **Trees**

18. An arboricultural implications assessment has been submitted with the application. Of particular note are two trees the subject of tree preservation orders. One within the site a Corsican Pine and one a Beech adjacent to it. There are large areas of no-dig surfacing within the root protection areas of these trees and therefore it is important that any consent should be conditioned to:

- secure a pre-development site meeting with the council's tree protection officer;
- secure that all tree protection barriers are in place prior to any demolition or development activity;
- secure an auditable system of arboricultural site monitoring and supervision is implemented throughout the demolition and build phases;
- secure arboricultural supervision for the duration of any works within root protection areas;
- secure that any boundary treatment that is proposed within or at a tangent to any root protection area has a detailed specification and method.

## **Environmental Considerations**

19. The development has reasonably good links to nearby services and facilities and local and district centres. The layout and orientation have largely been dictated by other factors and therefore the ability to optimise solar gain has been limited. The energy efficiency statement submitted with the application details a number of areas to improve efficiency including efficient appliances, increased insulation, energy efficient lighting and heating systems. A code for sustainable homes pre-assessment has been undertaken indicating that the development will achieve code level 3. Solar thermal water heating has been proposed for the development to provide a 10.78% energy saving.

## **Planning Obligations**

20. The proposal which is for 10 dwellings triggers the requirement for a transport contribution, this is the minimum level of contribution normally required for any form of residential development. No other planning obligations are triggered, given the relatively small level of contribution it is recommended that a condition be imposed to satisfy the requirements of policy TRA11 of the adopted City of Norwich Replacement Local Plan.

## **Conclusions**

21. The proposals are considered to be consistent with the objectives of policy HOU13 and will provide for the efficient use of the site for residential development. It is not considered that the proposals would have a negative impact on the general character of the area, although

the proposals would be prominent within certain views from the south and east conditions to ensure attention is given to design details are therefore important. On balance subject to the conditions listed it is not considered that the proposals would have a significant detrimental impact on neighbour amenity. Access and servicing arrangements are considered to be acceptable. The site is occupied by a number of significant trees and the details submitted indicate that the development can be carried out without detriment to those trees, although further details are required via condition. The recommendation is therefore to approve the application subject to the conditions listed below.

## **RECOMMENDATIONS**

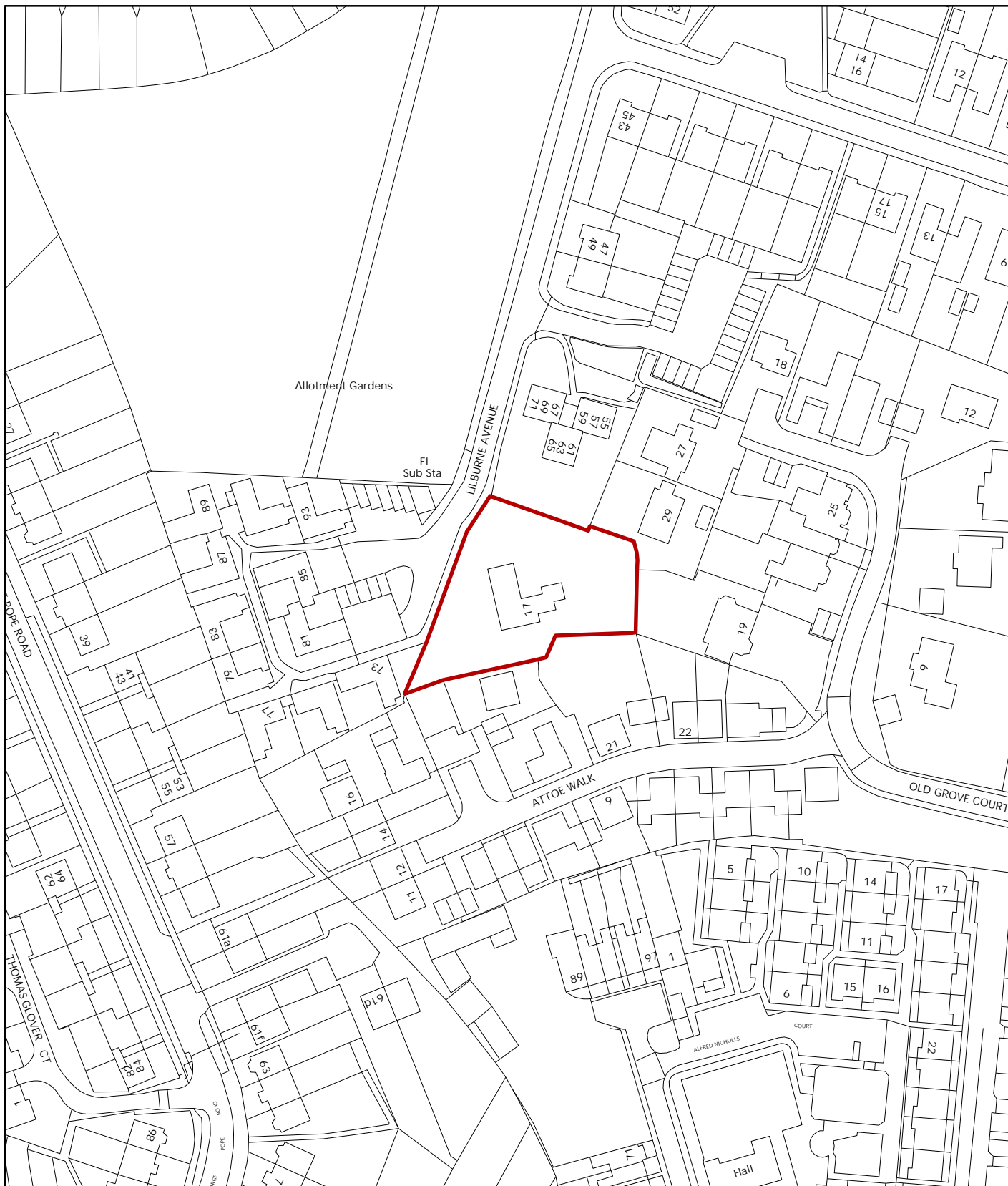
To approve Application No (10/00795/F, 17 Old Grove Court Norwich NR3 3NL) and grant planning permission, subject to the following conditions:-

- 1) Standard time limit;
- 2) Development to be carried out in accordance with plans, design and access statement and renewable energy statement submitted with the application;
- 3) Details of materials;
- 4) Windows on the southern most gable to be obscure glazing;
- 5) Soft and hard landscaping details, specifically to include detailed proposals for planting along the eastern boundary;
- 6) Bin and cycle stores to be provided prior to first occupation;
- 7) Development to be carried out in full accordance with the arboricultural implications assessments and further details to be submitted;
- 8) A scheme for the mitigation of the transport impact of the development.

Informative:

- 1) Construction working - hours of operation

(The decision has been made with particular regard to saved policies NE3, NE9, HBE12, HBE19, EP16, EP18, EP22, HOU13, TRA5, TRA6, TRA7, TRA8 and TRA11 of the adopted City of Norwich Replacement Local Plan and the objectives of PPS1, PPS3, PPS9 and PPS13. The proposals are considered to be consistent with the objectives of policy HOU13 and will provide for the efficient use of the site for residential development. It is not considered that the proposals would have a negative impact on the general character of the area, although the proposals would be prominent within certain views from the south and east conditions to ensure attention is given to design details are therefore important. On balance subject to the conditions listed it is not considered that the proposals would have a significant detrimental impact on neighbour amenity. Access and servicing arrangements are considered to be acceptable. The site is occupied by a number of significant trees and the details submitted indicate that the development can be carried out without detriment to those trees, although further details are required via condition.)



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Planning Application No 10/00795/F  
Site Address 17 Old Grove Court  
Scale - 1:1,250

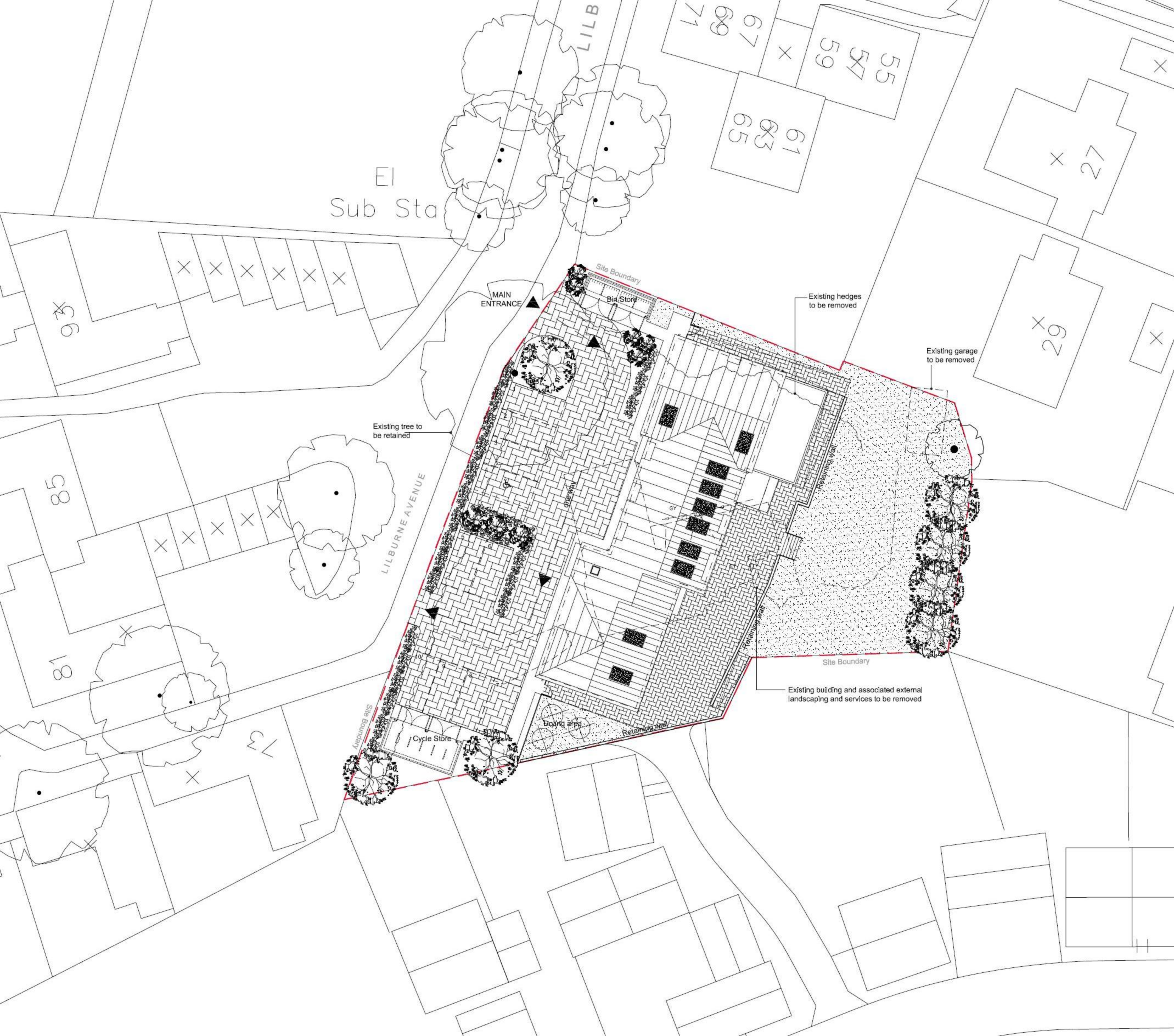


**NORWICH**  
City Council

PLANNING SERVICES







Sub Sta

MAIN  
ENTRANCE

Site Boundary

Bin Store

Existing hedges  
to be removed

Existing garage  
to be removed

Existing tree to  
be retained

LILBURNE AVENUE

Site Boundary

Existing building and associated external  
landscaping and services to be removed

Site Boundary

Cycle Store

Boying area

Retaining Wall

Retaining Wall

Retaining Wall

one way

GY





Lilburne Avenue Street Elevation (West)



Rear Elevation (East)

55 - 71 Lilburne Avenue (Flats)