

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 29 July 2010  
**Report of** Head of Planning Services  
**Subject** 10/01158/VC and 10/01159/VC Stretton School  
1 Albemarle Road Norwich NR2 2DF

---

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

### SUMMARY

<b>Description:</b>	10/01158/VC: Removal of Condition 2 - The permission hereby granted shall operate for the benefit of Mrs Y Barnett only and on the discontinuance of her occupancy of the premises the use hereby granted shall be discontinued and the Council as Local Planning Authority hereby grants permission for the use of the said premises thereafter for residential purposes of previous planning permission (App. No. 35678) 'The use of the ground floor of the existing dwelling as a Nursery School at 1 Albemarle Road'. 10/01159/VC: Removal of Condition 4 - The permission hereby granted shall operate for the benefit of Mrs Y Barnett only, and on her discontinuance of residence at the premises, the use hereby permitted shall be discontinued. The premises shall then return to its former use as a residential dwelling of previous planning permission 09/00672/F 'First floor extension to existing nursery school building to provide relocated staff room and office'.
<b>Reason for consideration at Committee:</b>	Member's Request from Cllr Lubbock and objections
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Town Close
<b>Contact Officer:</b>	Miss Sarah Platt Planning Officer 01603 212500
<b>Valid date:</b>	17th June 2010
<b>Applicant:</b>	Mrs Yvonne Barnett
<b>Agent:</b>	Mr Keith Lamming

### INTRODUCTION

#### The Site

#### Location and Context

1. The application site is located to the East of Albemarle Road. The school is a two storey building which has approximately 120 pupils and 22 staff. It is orientated to face north-west and as such is located 'end-on' to Albemarle Road. The site is surrounded by residential uses to all sides with a mix of flats and detached dwellings. To the North is West Lodge,

currently the residence of Mrs Y Barnett, which used to form part of the same site. However, a previous application saw the land divided into two separate planning units. On the corner of Albemarle Road and Newmarket Road is the Norwich High School for Girls, a major nursery, primary, and secondary school and sixth form college of approximately 872 pupils, 105 teachers and 56 supporting staff in total.

## **Constraints**

2. Within the Newmarket Road Conservation Area

## **Planning History**

In 2009 under application reference 09/00672/F permission was granted for a first floor extension to the existing nursery school building to provide relocated staff room and office. A condition was placed on this permission as per the original permission for the school back in 1969 (application reference 35678) stating that the permission granted would operate for the benefit of Mrs Y Barnett only and on the discontinuance of her occupancy of the premises the use hereby permitted shall be discontinued. The reason for this condition in 1969 was to afford adequate control over the building as and when the use by the present applicant ceases. The reason for the condition as was placed on this 2009 permission was to be consistent with previous permissions and to ensure that the use of the site returns to residential use.

Earlier this year under application reference 10/00509/VC the removal of condition 4 of the 2009 permission was applied for. The proposal read as follows: 'Removal of Condition 4 'The permission hereby granted shall operate for the benefit of Mrs Y Barnett only, and on her discontinuance of residence at the premises, the use hereby permitted shall be discontinued. The premises shall then return to its former use as a residential dwelling' of previous planning permission 09/00672/F 'First floor extension to existing nursery school building to provide relocated staff room and office'. This application was withdrawn as the original condition on the 1969 permission also needed removing in order to ensure the *whole building* could be used, and not merely the extension approved under application reference 09/00672/F.

## **The Proposal**

3. Application 10/01185/VC seeks the removal of condition 2 of the original 1969 permission and application 10/01159/VC seeks the removal of Condition 4 of the 2009 permission. Both conditions relate to the cessation of operation of the school upon discontinuance of occupancy of Mrs Y Barnett at the adjoining property; West Lodge.

## **Representations Received**

4. Both applications have been advertised on site and in the press. In addition, adjacent and neighbouring properties, and any objectors to the previously withdrawn application (10/00509/VC), have been notified in writing. To date, 2 letters of representation have been received citing the issues as summarised in the table below. The consultation period for the application expires on the 4<sup>th</sup> August, after the Planning Applications Committee. It is important that the application is heard at Committee on the 29<sup>th</sup> July in order that determination deadlines can be met.

Issues Raised	Response
The school is a contributor to the congestion and parking issues on Albemarle Road and any extension to the premises will worsen this situation.	Please see paragraphs 10-13
The school is established in a residential area and the original permission was only meant to be temporary	Please see paragraphs 14 and 15

5. Any additional representations received will be reported verbally.

## **ASSESSMENT OF PLANNING CONSIDERATIONS**

### **Relevant Planning Policies**

#### **Relevant National Planning Policies**

PPS1 – Delivering Sustainable Development

#### **Relevant Structure Plan Policies**

##### **Norfolk Structure Plan 1999**

T2 – Traffic Generation

#### **Relevant Local Plan Policies**

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

EMP1 – Small Scale Business Development

EP22 – Residential Amenity

### **Principle of Development**

#### **Policy Considerations**

6. Saved Structure Plan Policy T2 states that development will be assessed against its effect on traffic generation and alternative modes of access.
7. Saved Local Plan policy EMP1 states that small scale business development will be permitted where there is no significant adverse effect on the character and amenity of the surrounding area; the development is not over-intensive; the site is accessible to non-car users, and; the development will not result in an unsatisfactory form of development.

### **Transport and Access**

#### **Transport Assessment**

8. Concern has been raised by residents with regards to the traffic congestion on Albemarle Road due to the location of Stretton School in a residential area. Whilst it is accepted that there are significant traffic issues in this area with high volumes of traffic at school start and end times, these cannot *all* be attributed to the Stretton School. The Norwich High School for Girls is also located in this vicinity and has approximately 872 pupils and 161 staff in total.
9. Discussion has been had with Transportation colleagues with regards to the traffic issues in this location but no objections to the removal of these 2 conditions have been raised. Talks have been had between Norwich City Council, Norfolk County Council and local residents with regards to seeking improvements to the traffic issues in this location.
10. It is not considered that the continuation of the use of the premises at 1 Albemarle Road as a school in the event of Mrs Y Barnett's discontinuation of residence at West lodge will have any further detrimental impact on the traffic issues that already exist. The school is

located in a sustainable location with access to Newmarket Road and the numerous bus services which operate from here both to and from the City Centre. There are also sufficient cycle paths on Newmarket Road to enable this form of travel, although given the age of the children attending the school, cycling is not likely to be a highly chosen option by parents.

### **Impact on Amenity**

11. Concern has been raised by residents that this is a residential area and that the condition placed on the original permission shows that the permission dating back to 1969 was temporary in nature. The school is a privately run business and as such saved policy EMP1 applies. In accordance with this saved policy it is not considered that the removal of these two conditions (so that Stretton School can operate on a permanent basis) would result in a significant detrimental impact on the character and amenity of this residential area. The school is relatively small and the orientation of the building means that it does not dominate the street scene. Indeed there are other schools of a similar size, or larger, in predominantly residential areas across the City. It is also not considered that the removal of these conditions will result in an over-intensification of the use of the site.
12. It is considered that the removal of the conditions 2 and 4 on the previous permissions, 35678 and 09/00672/F respectively, will allow this small scale business to continue in its successful operation as an education establishment.

### **Conclusions**

13. The school has been in operation successfully for 41 years and it is considered that there is no planning reason to retain the conditions (restricting the operation of the school for the duration of Mrs Y Barnett's occupancy at West Lodge). In planning terms the school offers an important contribution in terms of educational choice to the wider area and as such its continuation of operation should be allowed.
14. On balance, it is considered that the removal of condition 2 from permission 35678 and removal of condition 4 from permission 09/00672/F will not result in any detrimental impacts to residential amenity, any increased disruption to traffic flow or increased congestion or parking issues, or any significant detrimental impact on the character of the surrounding area.
15. The removal of these conditions will result in this small scale private education facility continuing in its operation as a successful school.

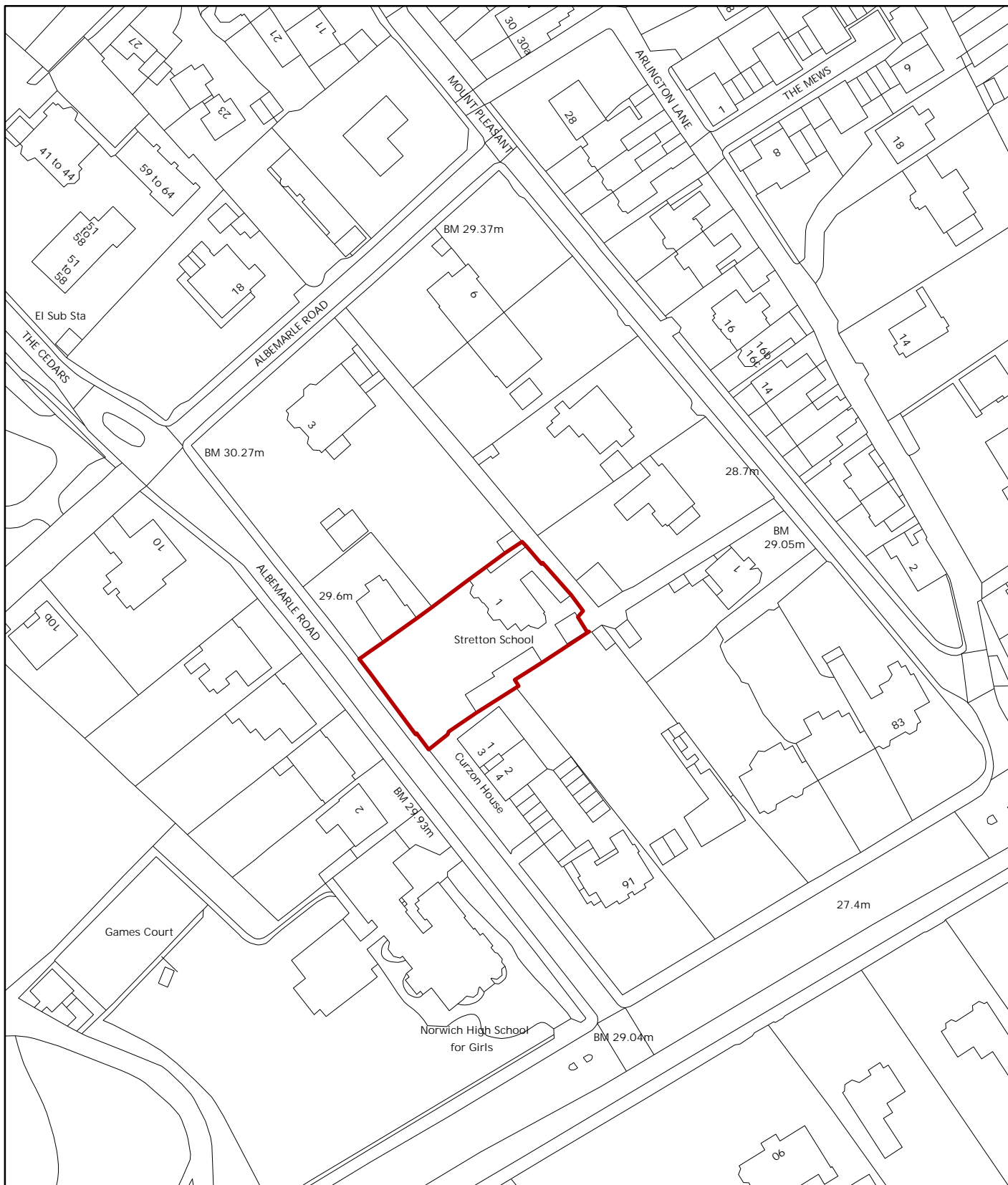
### **RECOMMENDATIONS**

Recommended to REMOVE Condition 2 of permission 35678 under application 10/01158/VC with no conditions.

Recommended to REMOVE Condition 4 of permission 09/00672/F under application 10/01159/VC with no conditions.

Reasons for Approval for both application 10/01158/VC and 10/01159/VC:

It is considered that the removal of this condition will not result in any detrimental impacts to residential amenity, any increased disruption to traffic flow or increased congestion or parking issues, or any significant detrimental impact on the character of the surrounding area. Rather, this small scale private school will be allowed to continue its successful operation as an education facility on the discontinuance of occupation of Mrs Y Barnett



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

Planning Application No 10/01158/VC and 10/01159/VC  
 Site Address Stetton School, 1 Albemarle Road  
 Scale - 1:1,250



**NORWICH**  
 City Council

PLANNING SERVICES

