

## Planning Applications Committee

### Section C

21 August 2008

<b>Agenda Number:</b>	<b>C2</b>
<b>Section/Area:</b>	OUTER
<b>Ward:</b>	UNIVER
<b>Officer:</b>	Lee Cook
<b>Valid Date:</b>	4 June 2008
<b>Application Number:</b>	08/00590/F
<b>Site Address :</b>	474 Earlham Road, Norwich. NR4 7HP
<b>Proposal:</b>	Demolition of existing house and erection of 2 No. semi-detached dwellings (revised proposal).
<b>Applicant:</b>	<b>Mr B Blowers</b>
<b>Agent:</b>	<b>Mr H Ivins</b>

#### THE SITE

No. 474 Earlham Road is a detached house located on the south side of this main route in/out of Norwich. The site is located towards the west end of the road close to the five-ways roundabout. The area contains a mix of houses and bungalows lining along the tree lined roadway. The surrounding area is predominantly residential in character.

#### PLANNING HISTORY

Application ref. **07/00229/F** for a single replacement dwelling and garage was approved on 16/04/2007. The double garage has been constructed in pursuance of this permission.

A further application ref. **07/01393/F** for the demolition of the existing house and erection of a larger building to provide 2 no. semi-detached dwellings was refused on 19/03/2008. Concern was expressed about this development partly due to the increased building size but also because of the impact on the townscape; amenity; parking arrangement; and potential disturbance to the established trees along this part of Earlham Road.

## THE PROPOSAL

Demolition of existing house and erection of 2 No. semi-detached dwellings (revised proposal).

## CONSULTATIONS

Advertised in the press, on site and neighbours notified.

**Three letters of representation from local residents objecting on the following grounds:**

- The development is out of keeping with the surrounding area
- The ridge line of 476 is misrepresented on the plans (neighbour estimates that it is shown 750mm higher than it actually is)
- The development will have only one access and the extra volume of traffic close to a road crossing will be unsuitable
- Questions why a double garage has recently been built in the rear garden and what the intended future use will be
- Any soak-away on the site serving this and adjoining sites should be maintained or altered at the developers expense
- The house has already been demolished
- The property may have/has a restrictive covenant limiting extensions to the side of the house or limiting the number of dwellings allowed on the plot

## PLANNING CONSIDERATIONS

### Relevant National Guidance Policies:

PPS1	Delivering Sustainable Development
PPS1	Supplement – Planning and Climate Change
PPS3	Housing

### Relevant East of England Plan Policies:

ENV7	Quality in the Built Environment
------	----------------------------------

### Relevant Local Plan Policies:

EP22	High standard of residential amenity
HBE8	Development in conservation Areas
HBE12	High quality of design
HOU13	Criteria for new housing development
NE9	Comprehensive landscaping scheme and tree planting
TRA6	Parking standards – maxima
TRA7	Cycle parking standards
TRA8	Servicing provision

The principle of the footprint of such a building has now been established through previous permissions and the new building, although a relatively unique property in this location will appear acceptable in terms of the townscape of the area. The applicant has kept the essence of the design and roof pitch of the houses in the area although the overall width is slightly wider than the mostly detached properties along this part of the

road. They have also suggested the use of materials to match other houses in this area. Following the earlier refusal the accommodation has been changed to reduce the overall bulk of the main building and rear out-shots and to move the building away from the plot boundaries. There is also now limited overlooking or impact on light to the adjoining properties. The layout as amended does not result in a significant intensification of uses on the site and is in line with other building density in the area.

A single point of access is proposed to serve both dwellings and there appears to be sufficient space on site to provide parking and turning for both dwellings. A single access will also ensure that a new access point is not taken across the grass verge or through the root zone of the established trees adjacent to the site and whose retention is seen as important to the street scene along this part of Earlham Road. The development is therefore unlikely to have a detrimental impact on the visual or residential amenities or highway safety of the surrounding area.

Given the resultant size and layout of each plot it is suggested that certain permitted development rights are removed to prevent over development and overlooking. An existing garden building/garage is located at the rear of the site and to ensure sufficient garden space is available for each unit it is also suggested that this building is removed prior to the first occupation of either dwelling. Conditions are also suggested controlling the layout of parking spaces and fencing and further landscaping details to the front of the property. Confirmation of details of materials will also be required.

### **Conclusion**

The proposed semi-detached dwellings as revised are considered acceptable in principle. They will add to the housing stock of the area, will bring back into use this housing plot and in design and layout will protect the appearance and amenities of the area without having an adverse affect on adjacent occupiers.

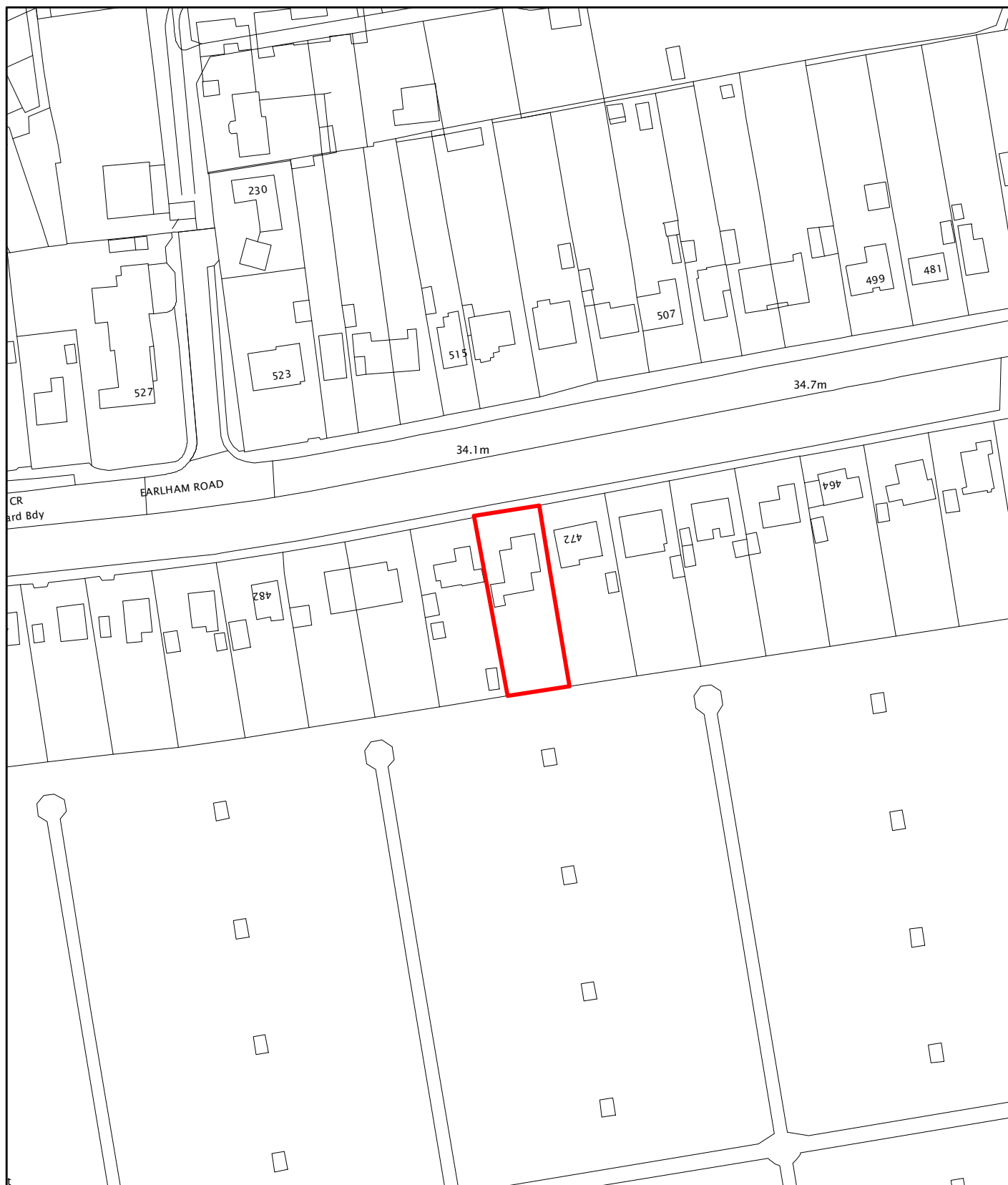
### **RECOMMENDATIONS**

GRANT PLANNING PERMISSION subject to the following conditions:

1. Commencement of development within three years
2. Details of Facing and Roofing Materials
3. Details of external lighting
4. Details of access, car parking, cycle storage, bin stores
5. Details of Boundary treatment, walls and fences
6. Details of Landscaping, planting and site treatment works
7. Landscape maintenance
8. Removal PD rights for extensions/alterations
9. Existing garage to be removed prior to first occupation

### **REASONS FOR APPROVAL**

The development would contribute to the provision of housing and would make good use of this under-used site. The proposed development would be well integrated with the surrounding area in form and design and would be sympathetic to the character and appearance the area. The decision has been taken having regard to policies HOU13, HBE12, EP22, NE9, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and ENV7 of the East of England Plan and to all material planning considerations.



© Crown copyright. All rights reserved. Licence No. 100019747 2004

Planning Application No - 08/00590/F

Site Address - 474 Earlham Road

Scale - 1:1250



**NORWICH**  
City Council

DIRECTORATE OF REGENERATION  
AND DEVELOPMENT

