

Planning Applications Committee

19 June 2008

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| Agenda Number: | C2 |
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| Section/Area: | INNER |
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| Ward: | THORPE |
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| Officer: | Jo Negus |
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| Valid Date: | 14 April 2008 |
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| Application Number: | 08/00161/F |
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| Site Address : | 98 Thorpe Road Norwich NR1 1BA |
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| Proposal: | Change of use from retail (A1) to hot food takeaway (A5). |
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| Applicant: | Mr M. S. Uddin |
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| Agent: | Mr M. S. Uddin |
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THE SITE

The site is located on Thorpe Road adjacent to junctions where Stracey Road and Rosary Road meet Thorpe Road. The road is narrow immediately outside 98 Thorpe Road, and the road is identified as a 'Major Road Network' in the City Centre Proposal Map, in the Local Plan. The road is therefore a busy radial route and a main bus route to the east of the city.

The surrounding area is predominantly characterised by residential dwellings, with some office and commercial at ground floor level. In the surrounding area there are also light industrial units. To the rear of the site (which backs onto Rosary Road) there are some shops with 30 minute parking bays, but these are not identified as a Local or District Retail Centre in the Local Plan.

The building that forms 98 Thorpe Road currently is in A1 retail use at ground floor. The second and third floor of the building appears to be in residential use.

The unit has a forecourt on the Thorpe Road side of the property that could accommodate two cars and an area to the rear that leads onto Rosary Road. The area to the rear also contains a metal staircase to the first and second floors and a mature tree. There is limited space for parking to the rear.

RELEVANT PLANNING HISTORY

4/1990/1194 - To establish use as shop/off licence. (Approved 25 March 1991)

THE PROPOSAL

The proposal is for the change of use of the ground floor and basement from retail (A1) to hot food takeaway (A5), with the installation of an air extraction vent to the rear of the property. The extraction flue would be installed up the centre of the building to above the level of the eaves of the roof.

CONSULTATIONS

Advertised on site, in press and adjacent occupiers notified.

Councillors; One letter of support received from Cllr. Jeremy Hooke

PLANNING CONSIDERATIONS

Relevant National Planning Policy:

Planning Policy Guidance 13 - Transport

Relevant East of England Plan Policies:

T8 – Local Roads

Relevant Local Plan Policies:

SHO22 – Food and drink uses and conditions on hot food takeaways

EP22 – High standard of residential amenity for residential occupiers

The main issues with regards to the proposed hot food takeaway are the resultant environmental effects through noise and smell, litter and highway safety. Concerns over noise, smell and litter could be overcome through the use of conditions on hours of use, appropriate extraction flue design and maintenance and the provision of litter bins respectively. This leaves the concern over highway safety resulting from the proposed change of use.

Physical Layout of the Road System

Highway safety concerns could not be addressed through condition or through any amendments to the proposal. The site is on a busy radial route that is identified as part of the 'Major Road Network' in the City Centre Proposal Map, in the City of Norwich Replacement Local Plan (adopted November 2004). There are two junctions near to the site for Rosary Road and Stracey Road. With the use of the forecourt of the site as parking this would lead to cars either reversing into or out of the two parking spaces. The original proposal was amended to prevent parking from occurring on this forecourt. Even with this measure there are still significant concerns over the resultant highway safety.

Although it is not within the remit of planning to enforce parking regulation, it is the responsibility of planning to not permit any proposals that would lead to significant compromises in highway safety. The road outside 98 Thorpe Road is narrow. Further to the identification of the 'Major Road Network' and the two adjacent junctions, the width of the road further strengthens the concerns over resultant highway safety. The proposed change of use would therefore be considered to adversely affect the highway safety of the surrounding area.

Parking Behaviour of Hot Food Takeaway Customers

Further to the physical layout of the roads the nature of peak hours of use of a takeaway and the parking behaviour of users of a hot food take away is considered to lead to further issues. The unit currently has A1 use, but a shop would be expected to have more gradual customers throughout the course of a day. Hot food takeaways are likely to have more customers at certain points in the day, associated with meal times. Further to this take away uses are associated with short visits to collect food. The likelihood of car users using appropriate parking spaces on Rosary Road is therefore reduced as visit times are shorter. There are significant concerns that the parking behaviour of users of the hot food takeaway would lead to compromises on highway safety, even more so considering the physical layout of the road. Even if this site was proposed to be used as a delivery only hot food takeaway there would be no control over a different owner occupying the unit that would operate a customer collection take away.

The proposal is therefore considered to lead to significant concerns over resultant highway safety and the proposal is recommended for refusal on highway safety grounds.

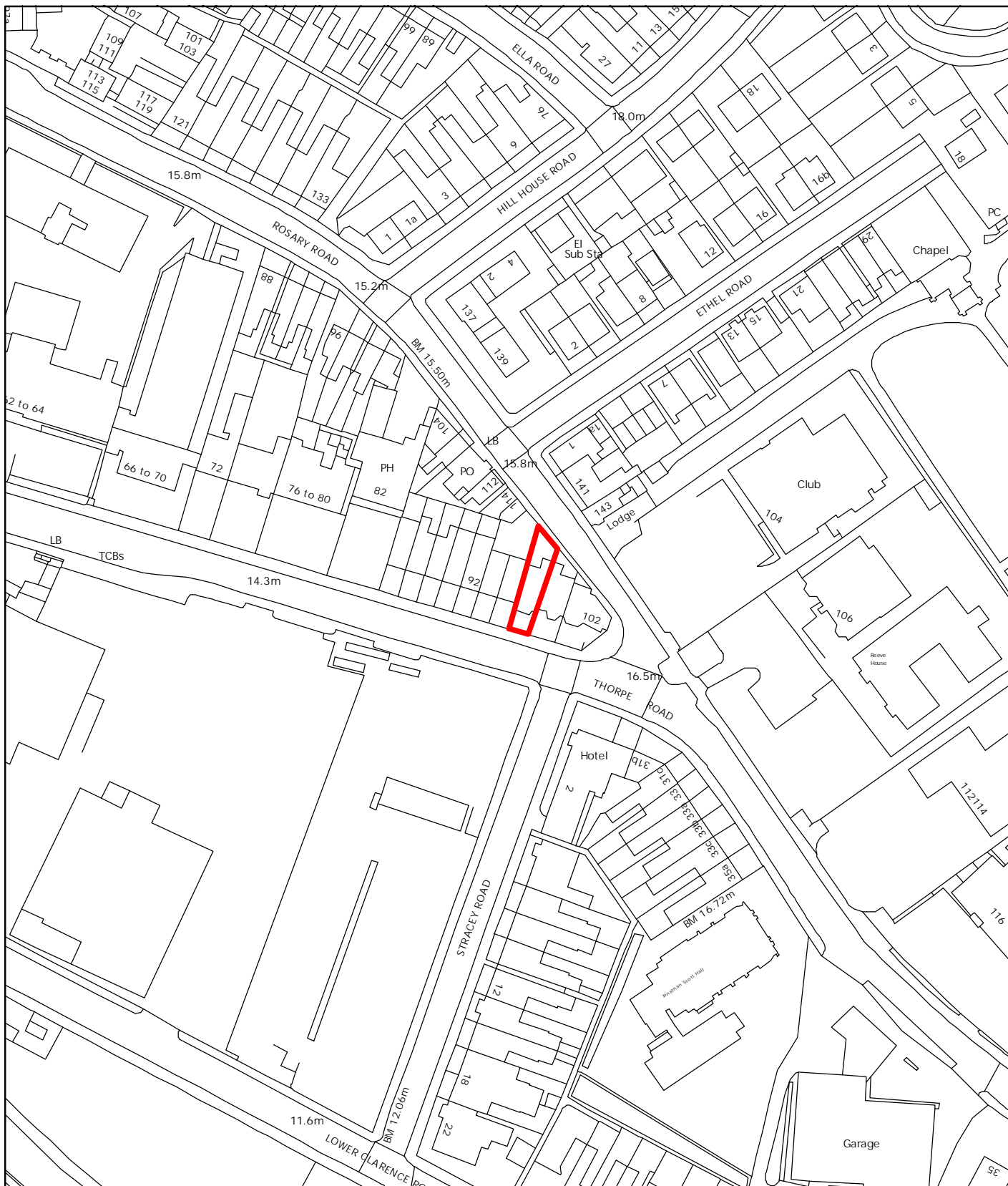
RECOMMENDATIONS

REFUSE PLANNING PERMISSION on the following grounds:

1. The proposed hot food takeaway is considered likely to lead to a reduction in highway safety, by virtue of the lack of easily accessible public parking adjacent to the site leading to inappropriate parking on a narrow road at peak hours of the hot food takeaway use. The proposal is therefore

contrary to saved policy SHO22 of the City of Norwich Replacement Local Plan (adopted November 2004) and policy T8 of the East of England Plan (May 2008).

2. The proposed hot food takeaway is considered likely to lead to a reduction in highway safety, by virtue of customers parking in the spaces on the shop forecourt leading to potential reversing of cars onto Thorpe Road, adjacent to two other road junctions. The proposal is therefore contrary to saved policy SHO22 of the City of Norwich Replacement Local Plan (adopted November 2004) and policy T8 of the East of England Plan (May 2008).



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Planning Application No- 08/000161/F
 Site Address - 98 Thorpe Road
 Scale - 1:1250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

