

Report for Resolution

Report to Planning Applications Committee
Date 20 January, 2011
Report of Head of Planning Services
Subject 10/01873/F Land To The Rear Of 154 And 156A
Newmarket Road Norwich

Item
6(5)

SUMMARY

Description:	New house, access and parking (amendment to design and siting of previous scheme allowed on appeal ref: APP/G2625/A/2075534/NWF and application ref: 07/01142/F).
Reason for consideration at Committee:	Objection
Recommendation:	Approve subject to conditions
Ward:	Eaton
Contact Officer:	Mrs Joy Brown Planner - 01603 212542
Date of receipt:	25th October 2010
Applicant:	Prime Securities Limited
Agent:	David Futter Associates

INTRODUCTION

The Site

Location and Content

1. The site was formally part of the rear gardens of no 154 and 156a Newmarket Road. It is now fenced off with a direct frontage onto Branksome Road from which it is proposed to take access.
2. The surrounding area is mainly characterised by large detached houses set back from the road, in spacious plots with mature trees and planting. The houses on Branksome Road are more closely-knit and set forward on their plots and this strong linear form is a predominant characteristic of the street.

Constraints

3. The site is situated within, but on the edge of, the Newmarket Road Conservation Area. The trees along the boundary of Branksome Road are subject to Tree Preservation Orders as is the Yew tree in the rear garden. There is a dense belt of trees along the boundary with No 2 Branksome Road.

Topography

4. The site is flat.

Planning History

4/2002/0969 - Sub-division of curtilage and erection of one detached dwelling (Refused - 08/11/2002)

03/00432/F - Subdivision of curtilage and erection of detached dwelling with access from Branksome Road. (Refused - 22/01/2004)

06/00872/F - Subdivision of curtilage and erection of detached dwelling with access from Branksome Road. (Refused - 23/10/2006)

07/01142/F - Redevelopment of site with 1 no. house with 3/4 bedrooms. (Refused - 27/12/2007 but Allowed on Appeal - 02/01/2009)

Equality and Diversity Issues

5. There are no significant equality or diversity issues.

The Proposal

6. This application is an amendment to a previously approved permission which was allowed at appeal in January 2009 (appeal ref: APP/G2625/A/2075534/NWF and application ref: 07/01142/F). The appeal granted permission for a detached 3-4 bedroom dwelling of contemporary design. The proposals were allowed at appeal as the inspector considered that the proposed development would enhance the character and appearance of the Conservation Area, would safeguard the well-being of the trees on site and that the relationship of the proposed house with its neighbouring property in terms of amenity is not unusual in such an urban location.
7. This current application is to amend the approved scheme. As the principle of a contemporary detached house has already been established on this site through the previous application, it is suggested that consideration should focus primarily on the proposed amendments. The applicant has submitted a summary of amendments as part of the design and access statement. These are as follows:
 - The building has increased in length from the original design by 2 metres and has been brought forward by 3 metres. To avoid overlooking from the top bedroom to 156a the side screen wall is extended back and the glazed wall has not only been changed to part timber but also tucked in under the roof another 500mm to completely obscure the view. As the back line of the building has moved forward 1 metre there is a slight increase in oblique views from the bedroom window to no 156a however this has been negated by the extension of the side wall which ensure that the potential for any over looking is less than the previous design.
 - The living accommodation and the bedroom accommodation have swapped around so the living accommodation is now at semi basement level with new sliding doors to a new sunken patio area and the bedrooms are now on the first and second floors.
 - Externally the light well at the front has been omitted and the window changed to a high level design. An additional high level window has also been added to the front elevation, behind the car screen, to give more light to the kitchen.
 - The roof has one additional roof light and solar panel.

Representations Received

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

9.

Issues Raised	Response
The design does not reflect the existing architecture and will not sit well with properties that are predominantly early 1900s. It will have a detrimental effect on the overall character of the road.	See paragraphs 14-15
The proposed building does not follow the natural building line or the style of existing properties along Branksome Road.	See paragraph 15
The site is relatively small and narrow compared with existing properties. The proposed building would be a dominant structure.	See paragraph 16
Objections raised for the previous application still stand. The land was intended as a garden and should remain as a garden and be reunited with 154 Newmarket Road.	See paragraph 14
The plot has been left untended and as an eyesore for many years. To avoid the plot being neglected for a further period we reluctantly accept that it is best to let the existing application proceed but oppose any further changes.	See paragraph 14
Support the Council's historic position on this application and believe approval should never have been given. The existing, approved design in the least bad option as the proposed dwelling is well set back, the significant trees are retained and the roof height is kept to a minimum.	See paragraphs 6, 14, 15, 16, 27
The proposed building will lead to loss of light and loss of privacy at 2 Branksome Road particularly with the increased size and re-positioned development.	See paragraphs 19-21
Concern about the lack of management of trees on the boundary of 2 Branksome Road. The line of leylandii to the rear of the plot reach 10m in height and should be removed.	See paragraphs 27-29
Planning requirements should be enforced concerning the construction of the driveway to ensure that tree roots at the front of the plot are not damaged.	See paragraphs 27-29

Consultation Responses

10. Design and conservation - No comments
11. Transportation – No objections on transportation grounds. A vehicle crossover would need to be constructed to create strengthened access across the footpath and verge to Branksome Road. This needs to avoid a traffic sign nearby and its electrical supply. There is a requirement for porous driveway and parking surface and adequate cycle storage. Car parking and refuse storage provision is adequate.
12. Tree protection officer – The scheme has been amended slightly to take into consideration comments from the tree protection officer. The sunken garden wall to the south was unacceptably close to the root protection area of the protected Yew Tree. The revised proposed development is now acceptable but full compliance with the arboricultural impact assessment should be a condition of any consent. In addition conditions are also needed requiring a further method statement detailing the trenchless solution to the various service installations and that the no dig access and tree protection barriers must be in place before any vehicles, plant machinery access, or material storage are allowed. An informative should also be attached to any consent detailing that all services will need to pass under the root protection area of the northern boundary trees to make their apparatus connections and that once the no-dig surface has been installed there will be a web matrix at ground level.
13. The Norwich Society - This appears to be an interesting scheme, making good use of the site and surrounding street scene.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPS3 – Housing

Relevant Local Plan Policies

NE9 – Comprehensive Landscaping Scheme

HBE8 – Development in Conservation Areas

HBE12 – High Quality of Design

EP18 – High Standard of Energy Efficiency

EP22 – High Standard of Amenity

HOU13 – Proposals for New Housing Development

TRA6 – Parking Standards

TRA7 – Cycle Parking Standards

TRA8 – Servicing Provision

Principle Policy Considerations

14. The site is located within a residential area and is in close proximity to public transport and the strategic cycle network. The site already has consent for a contemporary detached dwelling and therefore the principle of residential use has been established. The main

policy consideration is HOU13 which allows for residential development in principle subject to a number of criteria. These are discussed further below.

Design

15. The principle of a contemporary dwelling has already been established as part of the previous application and as such it is advised that consideration of the merits of the current proposals should be focused on the proposed amendments to the approved scheme. With regards to the layout of the site, this has changed slightly with the proposed dwelling being bought forward by 3 metres. The dwelling is still set back behind the line of houses in Branksome Road and it is considered that this layout still positively emphasises the contemporary nature of the proposed development.
16. This application seeks to increase the size of the proposed dwelling by increasing its length from the original design by 2 metres. The proposed width and height is the same as previously allowed as part of the appeal with the proposed roof height being approximately 2.7 metres lower than the adjacent properties. It is considered that the amended overall footprint, scale and mass of the dwelling are all acceptable and not out of keeping with the area.
17. All other amendments are considered acceptable in terms of their design and do not significantly affect the appearance of the building from that which has already been allowed at appeal. Details and/or samples of the materials to be used should be submitted and approved in writing prior to development commencing. The previous appeal decision included as a condition of the permission a restriction to prevent the extension of the dwelling or the erection of ancillary buildings. It is considered appropriate to repeat this restriction to prevent development taking place without the submission of a formal application in order to protect the trees on the site.

Conservation Area – Impact on character and appearance

18. As part of the previous application the Inspector concluded that the proposal would enhance the character or appearance of the Conservation Area. It is not considered that the proposed amendments are significantly different with regards to the impact on the conservation area.

Neighbour Amenity

19. As part of the previous appeal on the site, consideration was given to the possible harm to the living conditions of neighbouring residents in terms of privacy and outlook. The Inspector concluded that she did not consider the relationship of the proposed house with its neighbouring properties in terms of amenity to be unusual in such an urban location and as such would not be contrary to policy EP22 of the local plan.
20. The revised layout has resulted in a slight increase in oblique views from the bedroom windows to no 156a Newmarket Road; however, this has been negated by the extension of the side wall which reduces the potential for overlooking so that this is likely to be less than the previously approved scheme. In addition by swapping the living accommodation and bedroom accommodation this is likely to reduce the potential for overlooking as the main living areas of the property will be at semi basement level rather than at first floor.
21. Taking into consideration overlooking, loss of privacy and overshadowing, it is considered that the revised scheme will not result in a detrimental impact upon the living conditions of neighbouring residents due to the orientation, distances involved, boundary treatments and the extension of the side wall.

Amenity for Future Residents and landscaping

22. The proposal includes a large area of useable outdoor amenity space.
23. The finer details for the hard and soft landscaping should form a condition of any permission.

Vehicular Access and Car Parking

24. The proposed access arrangement and provision of car parking have not been amended from the previously approved application and are considered acceptable subject to comments from transportation.

Cycling Parking and Refuse Storage

25. The design of the site allows for bin storage towards the rear of the site or behind the car screen. Bike storage will be either in the external store under the rear access stairs or in a separate shed in the garden. These are considered to meet the policy requirements of local plan policy TRA7 and TRA8 and their provision should form a condition of any consent.

Energy Efficiency and Renewable Energy

26. The design and access statement submitted details that the building will attain a minimum code 4 standard of the code for sustainable homes. The building follows basic passive solar principles and heating will be via an air source heat pump and heat recovery ventilation system combined with solar panels. The scheme will use a rain water harvesting system and eco friendly insulating products. This is considered to be consistent with the objectives of saved local plan policy EP18.

Impact on Trees

27. Following consultation with the tree protection officer, the scheme was amended slightly as the positioning of the sunken garden wall to the south was unacceptably close to the root protection area of the protected Yew Tree. The amended scheme and the revised arboricultural implications assessment indicate that the proposals are achievable without detriment to any of the trees on the site.
28. The trees on site will require on-going management as is the case in many of the gardens in Newmarket Road. The arboricultural implications assessment sets out tree management on the site which is considered an appropriate means of safeguarding the trees both during the construction and into the future.
29. Compliance with the arboricultural impact assessment should form a condition of any consent. In addition conditions are also needed requiring a further method statement and that the no dig access and tree protection barriers must be in place before any vehicles, plant machinery access, or material storage are allowed.

Conclusions

30. Having considered relevant policy and other material considerations it is considered that the revisions meet development plan policy objectives. The principle of a contemporary dwelling within the Conservation Area has already been established on the site, and it is considered that the amended scheme is not significantly different from the previous scheme allowed at appeal. The amendments proposed to the approved scheme will not have any significant implications for neighbour amenity or visual impact. Subject to conditions ensuring compliance with the submitted arboricultural implications assessment, the proposals would not have any significant arboricultural implications and is considered that the scheme will safeguard the well-being of the trees on site. Therefore the amended scheme is considered to be acceptable and the recommendation is to approve the application subject to the conditions listed below.

RECOMMENDATIONS

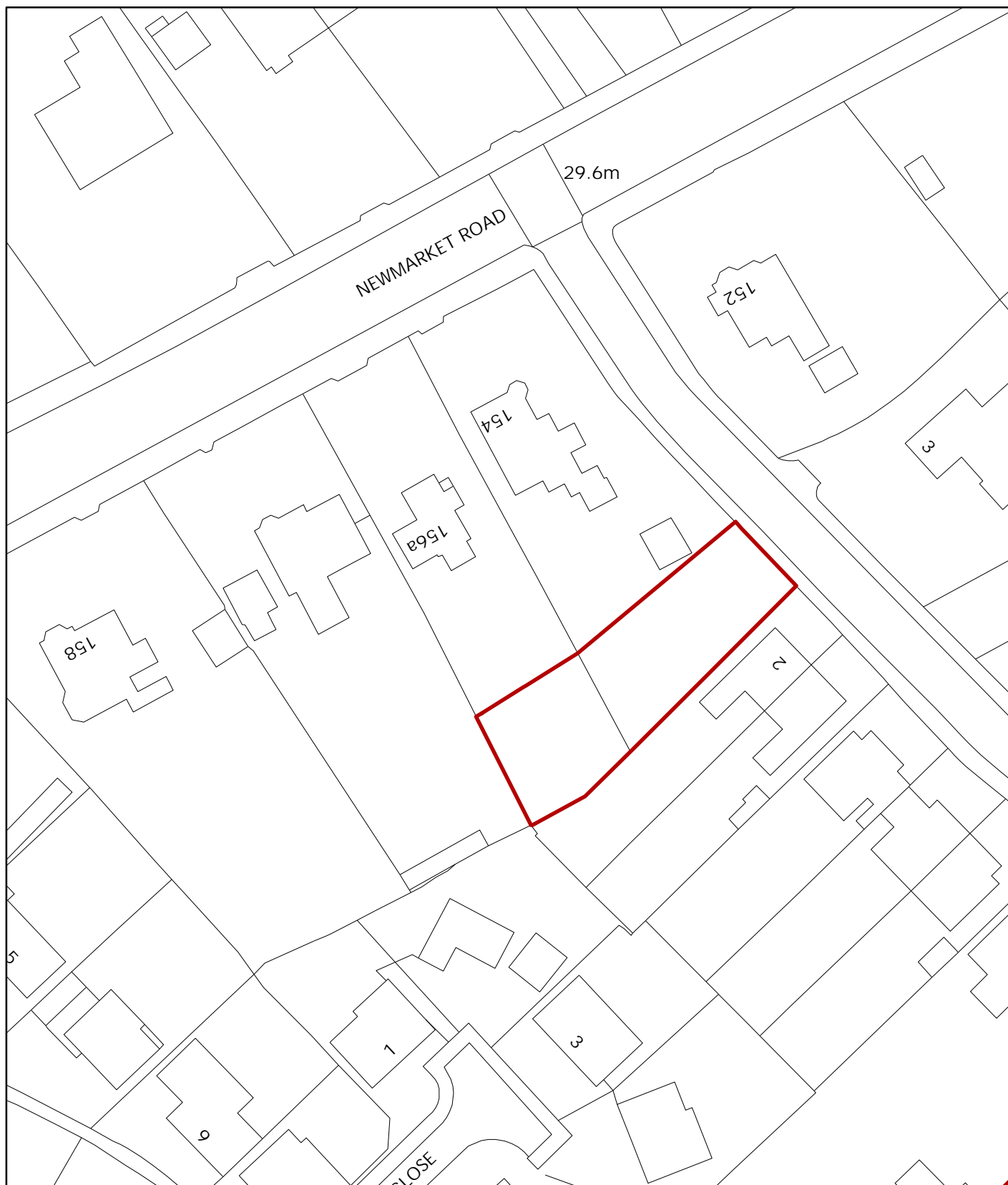
To approve Application No (10/01873/F, Land to the rear of 154 and 156a Newmarket Road, Norwich) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Details/and or samples of material to be used in the development, including roof, windows, doors, fascias, trims, rainwater goods, pergola, solar panels and roof lights;
4. Details of the proposed finished floor levels of the building and the existing site ground levels;
5. Compliance with the arboricultural implications assessment;
6. Prior to the commencement of any development, a detailed arboricultural method statement shall be submitted detailing the trenchless solution to the various service installations;
7. The no dig access and tree protection barriers must be in place before any vehicles, plant machinery access, or material storage are allowed;
8. Full details of hard and soft landscaping before commencement of development;
9. Provision of cycle stores, parking areas and refuse storage areas prior to first occupation;
10. No windows, dormer windows or roof lights other than those expressly authorised by this permission shall be constructed on either roof slope or on either side elevation of the new house at first floor level or above.
11. No fences, gates or wall shall be erected within the curtilage of the dwellinghouse forward of any wall of the dwellinghouse which fronts onto a road.
12. No extensions or ancillary buildings shall be erected.
13. Location and specification of air source heat pumps to be submitted and agreed prior to installation and retained as such thereafter.

Informative

1. All services will need to pass under the root protection area of the northern boundary trees to make their apparatus connections and that once the no-dig surface has been installed there should be a web matrix at ground level retaining the drive fill material.
2. Construction working hours

(Reasons for approval: The decision has been made with particular regards to PPS1, PPS3 and saved policies NE9, HBE8, HBE12, EP18, EP22, HOU13, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan. Having considered relevant policy and other material considerations, it is considered that the proposal meets development plan policy objectives and the proposals are considered to be acceptable. The principle of a contemporary dwelling within the conservation area has already been established on the site, and it is considered that the amended scheme is not significantly different from the previous scheme allowed at appeal. The amendments will not have any significant implications for neighbour amenity or visual impact. Subject to conditions ensuring compliance with the submitted arboricultural implications assessment, the proposals would not have any significant arboricultural implications and is considered that the scheme will safeguard the well-being of the trees on site.)



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Planning Application No - 10/01873/F

Site Address - Land at rear of 154 & 156A Newmarket Road, Norwich

Scale - 1:750



NORWICH
City Council

PLANNING SERVICES



KEY:

RPA Coloured According to Category

Suggested Line of Protective Fencing

Construction Exclusion Zone

No Dig Surface

