

Report for Resolution

Report to Planning Applications Committee
Date 20 January 2011.
Report of Head of Planning Services
Subject 10/02098/F Garages Adjacent To 5 Randle Green Norwich

Item
6(4)

SUMMARY

Description:	Redevelopment of site to provide 4 No. houses.
Reason for consideration at Committee:	City Council led development Objection to application
Recommendation:	Approve subject to conditions
Ward:	Wensum
Contact Officer:	Mr Lee Cook Senior Planner 01603 212536
Date of receipt:	2nd December 2010
Applicant:	Orwell Housing Association Limited
Agent:	Barefoot and Gilles Limited

INTRODUCTION

The Site

Location and Content

1. The site lies to the western edge of Norwich within an established residential area. The estate contains a central core of houses with flats to the edge of the estate. The site itself forms 1 of a group of 4 garage courts at the core of this area. Access into the estate is via Marl Pit Lane. The road system divides the estate into 2 access points with the 2 long main roads effectively being cul-de-sacs. The north east roadway runs into a parking/turning head.
2. The area has a number of attractive green spaces which help to terminate roadways or provide courtyard spaces such as those at Randle and Bates Green. The site currently accommodates 22 garages.

Constraints

3. There are no current site constraints.

Topography

4. The site is relatively flat and has an existing landscape/verge area along its northern boundary.

Planning History

5. The garages have existed for a number of years and were formed as part of the original

development for this area in the late 1960's. Discussions have taken place with Strategic Housing and recently with the applicant concerning the potential of this and other nearby garage sites for redevelopment.

6. The application is one of a series of applications by Orwell Housing for sites currently owned by Norwich City Council. NCC has entered into an agreement with the Homes and Communities Agency with an initial objective for the delivery of at least 100 new affordable dwellings with Orwell having been selected as the provider of these.
7. A pre-application Consultation Event was held on 17th November 2010 at Baseline Centre, 65/67 Knowland Grove, Norwich. This event was held from 2pm-4pm and 5pm-7pm with representatives from NCC Housing Dept, Orwell Housing and Barefoot and Gilles Architects.
8. Eight response forms were received by the applicant as a result of this event with 4 supporting the principle of development and 4 responses objecting to the principle of development.
9. Those responses in support included 1 which did not object subject to being moved with a new garage, 1 which believed the redevelopment would improve the area as the garages are run down and 1 which did not consider the potential development to be overcrowding. Those responses raising concerns included 3 indicating that they believe that the estate is not big enough and is overcrowded to take any more houses. 1 indicating that there are problems in gaining access to Marl Pit Lane and another comment that there are problems with entry to doctors surgeries and gaining school places in the area already and that there was nothing on the estate for young families to do.
10. 1 comment questioned where existing long term garage tenants would be able to park. There was 1 comment about potential overlooking. There was also 1 comment requesting the retention of existing trees and 1 comment requesting their removal as they cause problems should the development go ahead.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

11. This particular application is for the provision of a terrace of 4 houses (1 with three bedrooms and 3 with two bedrooms). The scheme includes associated parking, servicing and garden areas.

Application Representations Received

12. Advertised on site and adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received and 1 e-mail prior to receipt of the application citing the issues as summarised in the table below. The site notice expires on 14th January but at the time of writing this report no additional comments had been received. Members will be advised of any further representations received at Committee.

13.

Issues Raised	Response
Existing parking problems within the estate	Paras 14; 23; 24; 29; 30; 31 and 32

will be added to by the development	
More should be done to improve/increase parking	Para 29
Long waiting times to be allocated a garage	Not a planning issue.
The willow tree cause problems in the area (spores and shading) and should be removed.	Para 39

Consultation Responses

14. Transportation: This site is located within the Knowland Grove estate. Each property has a shed which can be used for cycle storage which is easily accessed from Randle Green. Adequate bin storage is provided for. The relining of the existing Randle Green surface car park is welcome. The car parking spaces are slightly narrower than the Local Plan standards, but are adequate for most vehicles. No objections on transportation grounds. No transport contribution required.
15. Pollution Control Officer: The residential end-use is a sensitive one, and there is a possibility of contamination due to the current or previous uses. I have therefore suggested conditions for a site investigation to determine this. I have also suggested a condition for light nuisance along with informatives for the demolition and construction phases.
16. Arboricultural Officer: Need to ensure protection of the trees to the south. Also need to review garden inset bits with new trees in. Suggests 5 no. trees planted in the verge. Possibly via s106 monies for five trees+ maintenance.
17. Strategic Housing: I can confirm that the Housing Development team fully support the application for 4 new houses at the Randle Green garage site. This site is owned by Norwich City Council and was identified by the Housing Development Team as an excellent site for the development of affordable housing, due to the poor condition and under occupation of the garages on site. The current application has been put together by Orwell Housing Association in partnership with the Housing Development Team and in consultation with the planning department.
18. There is a great need for new affordable housing in Norwich with the Housing Needs and Stock Condition survey identifying a need for 677 new affordable homes to be developed in Norwich each year. The Bates Green development will go some way to help meet this need. The property mix of two and three bedroom houses was agreed with the housing development team and meets the identified need within the strategic housing market assessment.
19. A public consultation was held on 17th November at the nearby Base Line Centre with garage tenants and local residents prior to the application. The consultation was for four sites within the vicinity including this one and a total of 212 residents were invited. There were 8 feedback forms completed for this site, of which half appear to be in support of the development and proposed layout, subject to adequate replacement parking and relocation of garage tenants being addressed.
20. The main concern of those that were against the development was the parking issues that would be exacerbated by the development of the garages. Other issues raised were the increase in residents to the area putting a strain on facilities and amenities within the area and overlooking issues and preservation of existing trees.
21. This site currently consists of 22 garages of which 9 are currently occupied. There are

currently 85 empty garages in close proximity to this site so all of the existing tenants will be able to be relocated within a small distance. In addition once the future of the three sites with garages in this vicinity are decided the council will offer any remaining garages for rent to local residents which will hopefully alleviate the existing parking issues in the area. The addition of these dwellings should not put any undue strain on existing facilities and amenities within the area and the layout of the properties have been designed to minimise overlooking. New landscaping will be provided as part of the development which should enhance the amenity and appearance of the properties.

22. The scheme proposed is of a high quality and will meet Code for Sustainable Homes Level 4. Given the need for high quality affordable homes in this area and given that this scheme has been worked up in conjunction with the Housing Development Team, we fully support this application.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1	Delivering Sustainable Development
PPS1 Supplement	Planning and Climate Change
PPS3	Housing
PPG13	Transport

Relevant Strategic Regional Planning Policies

ENV7	Quality in the built environment
T14	Parking
H2	Affordable Housing.
WM6	Waste Management in Development

Relevant Local Plan Policies

EP1	Contaminated Land
EP18:	High standard of energy efficiency for new development
EP20:	Sustainable use of materials
EP22:	High standard of amenity for residential occupiers
HBE12:	Design
HBE19	Design for safety and security including minimising crime
HOU13:	Proposals for new housing development on other sites
NE9:	Comprehensive landscaping scheme and tree planting
TRA5:	Approach to design for vehicle movement and special needs
TRA6:	Parking standards – maxima
TRA7:	Cycle parking standards
TRA8:	servicing standards

Supplementary Planning Documents and Guidance

Trees and Development SPD – September 2007
 Energy Efficiency and Renewable Energy SPD adopted – December 2006
 Accessible and Special Needs Housing SPD – June 2006

Principle of Development

Policy Considerations

23. National policy in PPG13 has recently changed to remove the requirement for councils to limit the number of parking spaces allowed in new residential developments and placing the onus on councils and communities to adopt policies appropriate for their area. Currently saved and adopted local plan policies remain in place which set out maximum

parking standards for the City. There are no planning policies which seek the retention of parking or garaging provision. However, it is appropriate on a case by case basis to consider whether the loss of the garaging provision would have other material or detrimental effects on the locality.

24. In this case the garages in question are believed to be approximately 59% void. Other garage spaces are available within the area and as part of the proposal it is intended to carry out works to mark parking spaces within the adjacent cul-de-sac to help manage parking on the highway. It is not therefore considered that the loss of the garages would have any significant implications in terms of highway congestion or safety.
25. The proposals will provide 4 houses within an area currently used as a car park. The re-use of land is encouraged under policy and the scheme provides 4 houses at approximately 66 dwellings to the hectare. The scheme is laid out to respect amenity and landscape features in the area and has adequate garden space and provision for parking and servicing. As such the scheme accords with local and national policies for development and re-use of land. The scheme is for a social housing provider which will assist in adding to the stock of affordable housing in this area.

Impact on Living Conditions

Overshadowing, Overlooking, Loss of Privacy and Disturbance

26. Various issues related to layout and impact on amenity have been assessed and have been part of ongoing discussions with the agent to overcome any local concerns. The scheme provides a linear arrangement of buildings to one edge of the site with the front elevation facing south-west and into the communal garden. This arrangement follows the layout of the remaining 3 sides to this communal garden. The buildings are situated sufficiently forward and away from side boundaries to avoid any significant overlooking of private areas to adjacent properties.
27. Careful consideration has been given to the relationship of the proposed buildings to the surrounding area. A shadow forecast has been provided with the application which shows only limited impact from the position of the buildings in mid winter. For the remainder of the year there would appear to be no shading issues. The proposed layout achieves appropriate distances between new and existing buildings and does not as a result create overshadowing or overlooking problems.
28. The scheme provides a reasonable standard of living and garden spaces which would provide an attractive living environment and which would integrate well with the character of the area.

Design

Site Layout and Building Design

29. The proposed layout has been revised following negotiations and shows the main block fronting onto the south-east green space. This is designed to take advantage of this attractive space. The terrace is designed to make a clearer distinction between the public and the private gardens/green areas and to enhance planting to the north of the site along the link between Bates and Randle Green. The entrance to gardens is positioned on this frontage and in the detailing of boundary walls and additional landscaping relates well to the street and maintains a "live" frontage along the footpath.
30. There is probably one distinct building style in the area which expresses very simple architectural features with mainly two storey buildings. The site does not fall within any protected conservation area. The agent therefore has produced a scheme which is appropriate in scale and form and maintains the relatively simple two storey form of domestic dwellings using simple pitched roofs and a limited range of building materials to the walls, joinery and details. It is suggested that details of materials form a condition of any consent. Subject to these details the design is considered to be appropriate.

31. Amenity space is provided at the rear of the site and the building footprint has been designed to give the block a good setting and space within the street scene. The development also seeks to retain some of the mature trees and hedging on the site which will be enhanced by additional landscaping. Again details are suggested covering hard and soft landscaping for the site.

Transport and Access

Vehicular Access and Servicing

32. One of the issues which arises from the application is the resolution of a satisfactory layout and form of access and parking which adequately serves both the existing and proposed residential units without causing highway safety or parking issues. The scheme provides a single access point and limits parking to one part of the site. Alternative parking along Randle Green is largely unaffected and spaces within the turning head are to be more clearly marked to improve parking use of this area. On street parking can still take place within the area without detriment to safety or access.

Car Parking, Servicing and Cycling Parking

33. Proposed levels of parking are in line with the maximum suggested in Appendix 4 of the Adopted Local Plan and as such this level of provision accords with local policy and advice on encouraging sustainable modes of transport and car usage.
34. Each property has been designed with sufficient space to accommodate the bin requirement for the site. Following discussion rear garden walls and gates have been rationalised and designed to incorporate new landscape and trees to the north edge of the site. The rear gardens are within easy access of the adopted highway and as such makes an adequate provision for servicing.
35. Adequate cycle storage has also been built into the scheme with access straight into garden spaces rather than through buildings. These aspects of the development enhance the design and operation of the scheme and long term amenity value for the residents.

Environmental Issues

Site Contamination and Remediation

36. A desk based assessment has been submitted with the application which identifies potential pollutants at the site. Given the sensitive residential end use it is considered necessary to condition a site investigation and a scheme of remediation and mitigation to be carried out as appropriate.

Energy Efficiency and Renewable Energy

37. The size of the development is below the threshold for an energy efficiency statement, however the design and access statement submitted with the application details that the applicants are committed to achieving code for sustainable homes level 4.

Trees and Landscaping

Loss of Trees or Impact on Trees

38. The scheme is designed to take account of and seeks to retain existing B class trees. The development sits within the green edges of the site thereby retaining the significant amenity and ecological value of the landscaping to the south of the site. It will be important however to ensure that A or B class trees are retained and conditions are suggested to protect such trees during construction.
39. A neighbour has expressed concern about the retention of the “willow” due to problems associated with spores and dust which might have additional health issues. Having discussed this with the arboricultural officer, there are no known major health issues associated with this type of tree and as such the request to remove the tree is not considered to be proportional or appropriate to improve amenity or the scheme as proposed.

Replacement Planting

40. The arboricultural report identifies the individual value of trees. Whilst there are existing trees within the verge to the north, these are C class and, as a result of discussion about the scheme, it is intended to remove these trees and replant with new species within the verge and at spaces which will correlate with new garden access points.
41. The resulting planting will improve the street scene and add value to landscape diversity within the area and the sites linkages east to west. Conditions are therefore suggested requiring new landscaping and the replacement of trees and landscaping in accordance with a scheme to be agreed.

Biodiversity

42. Commentary has been provided with the application which assesses biodiversity issues. Whilst limited action can be taken to control the timing of development it is suggested that it would be appropriate to take up the suggestions in the report and to impose conditions requesting an enhancement of some nesting and planting conditions on and around the site.

Planning Obligations

Miscellaneous

43. The arboricultural officer's request for monies for street trees can be adequately dealt with by condition covering the proposed landscaping of the site and its future maintenance as mentioned above. A S106 agreement is not therefore required in this instance.

Conclusions

44. The proposed scheme provides an arrangement of 4 houses with associated parking and servicing. The buildings respond to the constraints and topography of the site, retain existing trees and would lead to an attractive development in accordance with local and national policy.
45. The development of 4 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development achieves a high standard of design and would be well integrated with the surrounding area.

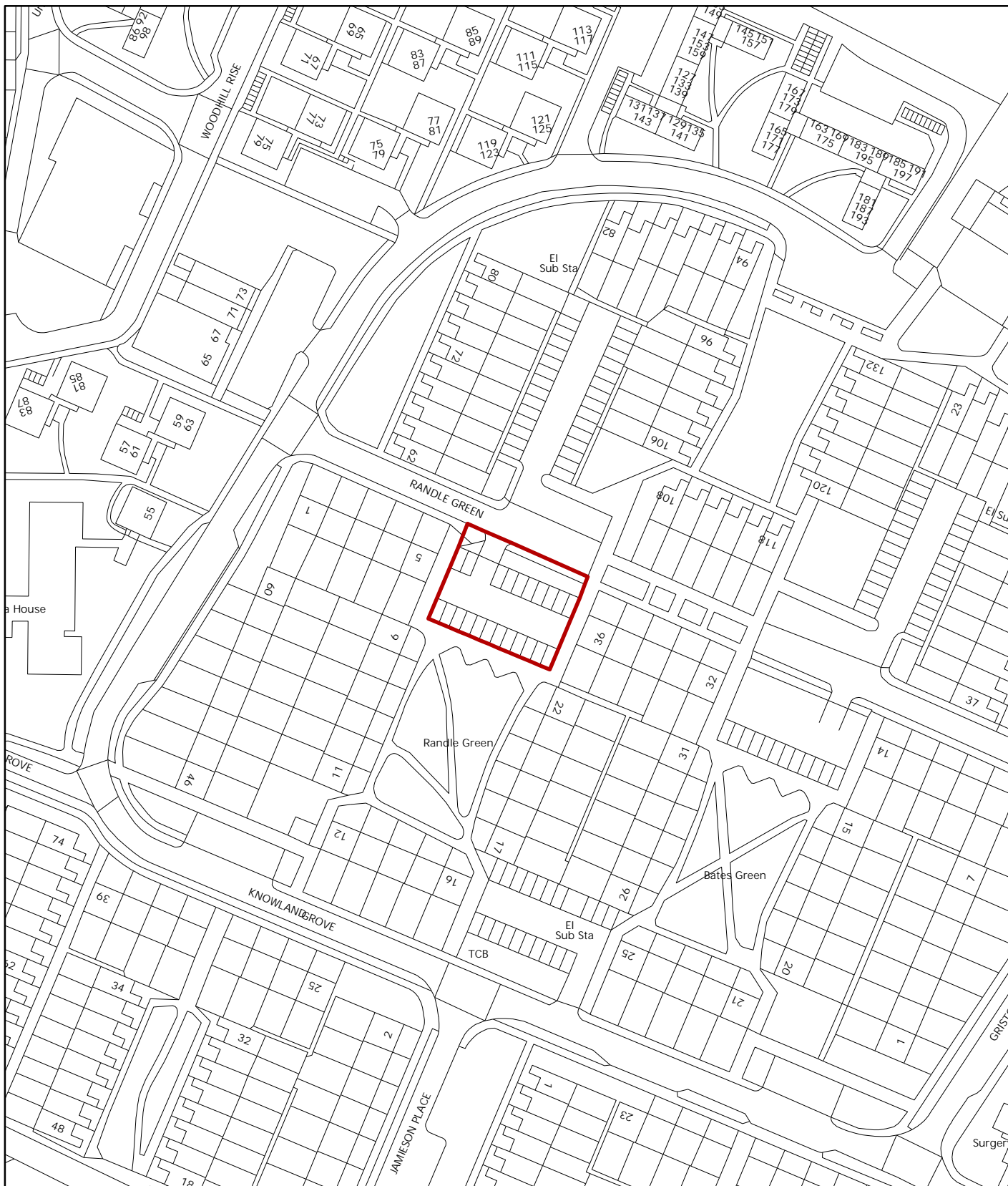
RECOMMENDATIONS

To approve Application No 10/02098/F Garages adjacent to 5 Randle Green, Norwich and grant planning permission, subject to the following conditions:-

1. Commencement of development within three years
2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting
3. Provision of car parking, cycle storage, bin stores
4. Details of scheme for road markings
5. Tree Protection Scheme prior to commencement
6. Retention of tree protection
7. Details of Landscaping, planting and site treatment works
8. Landscape maintenance
9. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.
10. Details of biodiversity enhancements

Reasons for approval:

The development of 4 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this brown field site. The scheme provides adequate parking and servicing space and makes proposals for rationalising on street parking in the area. The scheme is laid out to retain existing trees around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The decision has been made with particular regard to PPS1, PPS3 and PPG13 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP1, EP18, EP22, HOU13, HBE12, HBE19, EP22, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations



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Planning Application No - 10/02098/F

Site Address - Garages adjacent to 5 Randle Green, Norwich

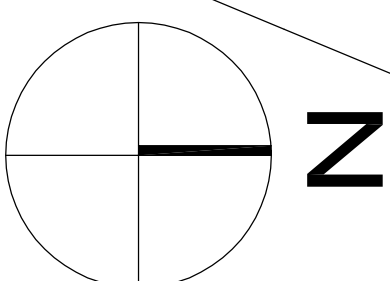
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NORWICH
City Council

PLANNING SERVICES





Date	Rev.	Descriptions	Drawn	Checked
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Date	Rev.	Descriptions	Drawn	Checked
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barefoot & gilles

- ☐ 14 Clerkwell Green
 Tel: 020 7336 7944
☐ 163-164 Moultham St.
 Tel: 01245 351400
☐ 2 Cromwell Court
 16 St. Peters Street
 Tel: 01473 252474
- London EECR 0DP
 Fax: 020 7336 0707
 Chemsford, Essex CM2 0LD
 Fax: 01245 359988
 Ipswich, Suffolk, IP1 1XG
 Tel: 01473 251540
- www.barerootgilles.com
design@barerootgilles.com

Project	Norwich City Council Sites Randle Green, Norwich		
Client	Orwell Housing Association		
Drawing	Proposed Site Plan and Street Elevations		
Scale & Format	1:200 @ A1	Date	01-12-2016
BGA Drawing No.	1740 DE10-02	Revision	A
Drawing Status	PLANNING		

PROJECT NO.	STATUS	TYPE	DWG NO.
example: 1234	SK = Sketch DE = Drawing PI = Production Information	10-Site / External Plans 20-Floor / Roof Plans 30-Elevations 40-Sections 50-Details 70-Schedules 90-Room Layouts	example: 01

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Registered Address: Eldo House, Kempson Way, Bury St. Edmunds, Suffolk IP32 7AR

