

Planning Applications Committee
11th June, 2009
Section C

Agenda Number:	C8
Section/Area:	Outer
Ward:	Town Close
Officer:	Malcolm Dixon
Valid Date:	21st April 2009
Application No:	09/00316/O
Site Address :	120 Southwell Road Norwich NR1 3RS
Proposal:	Erection of two new dwellings.
Applicant:	Mr Barry And Mr Nigel Herwin
Agent:	Terry Hickman Smith

THE SITE

A triangular site, sloping downwards from front to back by approx.1m, of approximately 0.06 hectares, located on the northern side of Southwell Road to the immediate west of Brazen Gate. It comprises an end terrace two storey Victorian property with generous gardens to the rear (north) and side (east). There is an existing detached garage in a poor state of repair in the side garden. Access to the property is unusual through an archway between 120 and 124 Southwell Road. Mysteriously, there is no number 122.

It is located in a primarily residential area with similar terraces to the west and a more modern terrace to the south on the opposite side of the street and is close to the City Centre.

THE PROPOSAL

An outline planning application to secure the erection of two new semi detached 2 storey dwellings (with single storey wings) in the side garden with highway

access, layout and scale being included for decision whilst appearance and landscaping details are reserved for further consideration. However the indicative plans submitted with the application show potential front elevation treatment. In addition the Design and Access Statement makes reference to not only the scale but also the potential internal layout of the units.

The retained curtilage of the original house is 0.032 hectares (slightly smaller than the immediate neighbouring properties) whilst the new dwellings plots 1 and 2, will have curtilages of 0.013 and 0.015 hectares respectively, comparable and slightly larger than the terrace 132-150 (even) to the west. Two car parking spaces are proposed on the frontage, together with 2 bin storage enclosures adjacent to 2 small front gardens.

CONSULTATIONS

Transportation: Proposed parking is consistent with NCC parking standards. Bin storage is inadequate and therefore a condition is requested to ensure adequate details are provided.

9 neighbouring properties have been notified and no objections have been received.

Norwich Society: Object on the grounds that the scheme gives rise to overdevelopment of an interesting triangular garden.

PLANNING CONSIDERATIONS

Relevant Plan Policies:

National

PPS1 Delivering Sustainable Development

PPS3 Housing

PPG13 Transport

Regional

East of England Plan

ENV7 Quality in the Built Environment

Local Saved Policies:

HBE12 High Quality of Design

EP22 Amenity

HOU13 Proposals for New Housing

TRA6 Car parking Standards (Maxima)

TRA7 Cycle Parking Standards

TRA8 Servicing Provision

Principle of Development

It is considered that the principle of development is acceptable, conforming with the objectives contained within PPS 1 and 3 and policy HOU13 by making good use of a brownfield site.

Density

The existing side garden is large enough to accommodate the proposed subdivision, taking into account the context and character of the surrounding area. Furthermore, sufficient garden space is retained at the rear of the original property and the density equates to approximately 50 per ha.

Scale and Design

The scale and design of development is compatible with neighbouring properties, thus complying with the aims of Policy HBE12 and also HOU13. Furthermore, given the location of the proposed dwellings on the site there will not be any material overlooking or loss of privacy to other properties in the vicinity.

Servicing and Parking

As indicated above bin storage details need to be addressed by planning condition but parking conforms to the Council's standards.

Conclusion

The applicants have demonstrated that a scheme of the scale and density proposed can be accommodated satisfactorily. It is considered that this is a well thought through scheme making good use of an unusually shaped brownfield site in accordance with PPS3 advice and can therefore be supported.

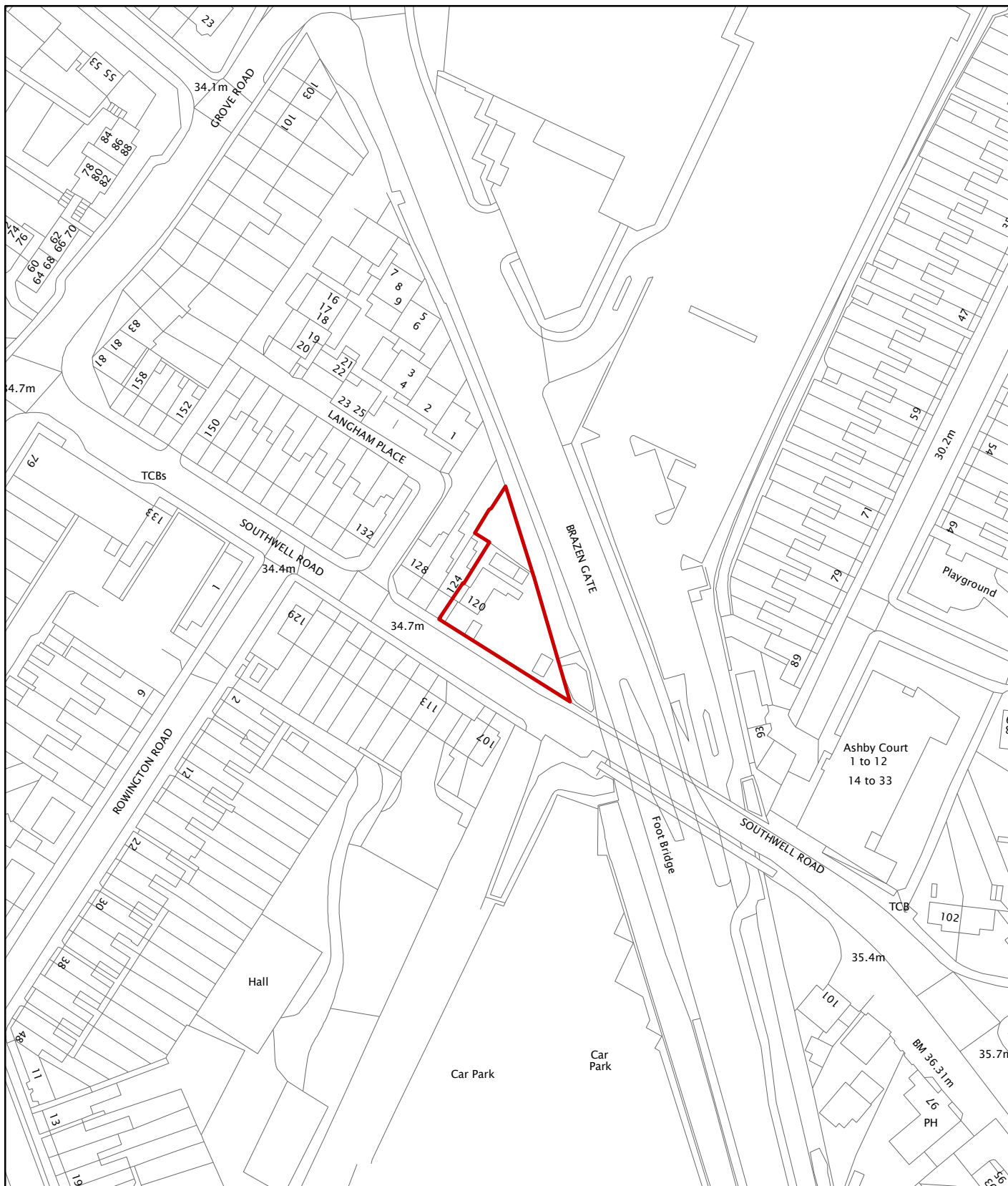
RECOMMENDATIONS

GRANT PLANNING PERMISSION subject to the following conditions:

- 1) Standard outline time limit
- 2) Reserved Matters to refer to appearance and landscaping
- 3) Reserved Matters to comply with broad parameters of Design and Access Statement and indicative plans in terms of scale and footprint
- 4) Access and parking as per submitted plans
- 5) Bin storage details to be agreed
- 6) Replacement planting
- 7) Cycle storage
- 8) Boundary treatment

Reasons for Recommendation

It is considered that the principle of residential development of the scale and density proposed which respects its surroundings is acceptable, taking into account national and regional planning policies, together with the following saved policies contained within the City of Norwich Replacement Local Plan 2004: HBE12, EP22, HOU13, TRA6, TRA7, and TRA8.



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 Site Address - 120 Southwell Road, Norwich
 Scale - 1:1,250



NORWICH
 City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

