

Planning Applications Committee: 14 February 2019

Updates to reports

Application: 18/00372/O
Address: Norwich Community Hospital
Item no: 4(a)
Pages: 23-52

Additional representation:

Additional comments were received from one of the objectors citing the following issues:

- Is unable to make the planning meeting and requests additional comments are considered. The Report makes little mention of Holly Drive. Important that all issues are raised and to have it noted that it is not just Merton Road and Bowthorpe Road at risk or adversely affected by this proposed development.
- From research Holly Drive is relatively new, not existing before the 1960s. Prior to this it was probably a track as access to a post mill sited where the terrace of houses are now. Old maps also show a well in the area of the road opposite Ivy Flats. There was a ground collapse dated 16th October 1987, on the corner of the footpath leading to Holly Flats. This subsidence revealed two chalk tunnels. This was a substantial collapse, the length of which was unknown according to Gressenhall Archaeology. There was also a small ground collapse in Holly Drive in June 2009 which nearly swallowed a white Peugeot car. The hole had to be back-filled and a ladder was needed to get to the bottom. Old maps reveal this to be almost exactly over the site of a well. Another ground collapse occurred a few years ago directly under flats 1 and 2 Holly Flats, both of which had to be evacuated. It took around 4 years to complete the works to back-fill including some 2-3 meter pilings, steel and concrete to make the flats safe again. This is close to the subsidence of 1987.
- While the risks from ground instability may not be as serious or life-threatening as in Merton Road, it is undeniable that the risk is still there, and any risk to residents in the area needs to be taken into consideration. Whilst the ground works are being carried out under the proposed care home there is still a high risk that heavy rain could cause so much damage to the surrounding area and buildings.
- Neighbour has provided images of map and archaeology report. These include images attached as appendix 2 and 3 to this update report.
- Is also concerned about shading, privacy and overlooking issues. By 11am the sun will be (in relation to Holly Drive) behind the four-storey proposed building, and continue to move around behind it until about 3pm, when it will disappear behind the trees. In summer months the sun perhaps is high enough not to be a huge issue. For rest of the year it will mean perpetual shade for at least the terrace houses and possibly Ivy Flats. Due to the close proximity to Holly Drive, privacy is an issue, we will be completely overlooked

by a building twice as high as any in the area.

Response:

Please see Main Issue 2 (Ground stability) and 3 (Amenity) of the Committee Report.

Additional information:

Two residents have provided a draft of comments they will be making to Members. These include images attached as appendix 2 and 3 to this update report.

Application: 18/01205/F and 18/01206/L
Address: Former Bethel Hospital
Item no: 4 (i)
Pages: 147-162

Additional representation:

Cllr Martin Schmierer has written to express his concern regarding the following issues;

1. Proposed use of courtyard as a garden could significantly compromise the privacy of the neighbours, especially those that look out onto the courtyard. This is especially true for the neighbour with living room windows right up to the courtyard.
2. Dwelling would be particularly small, with no means of expansion. With so much of the dwelling underground this is likely to lead to the courtyard being used frequently.
3. Concerns regarding potential flooding and dampness to the basement
4. Site is much more suited to use as an office.

Response

1. See main issue 3, use of courtyard
2. See main issue 3, use of courtyard and amenity of future occupiers
3. See main issue 5, flooding
4. Noted.

Application: 18/01265/F
Address: 56 Wolfe Road
Item no: 4(d)
Pages: 87-94

Additional representation:

One objector has confirmed that their earlier comments stand in relation to the revised design.

Additional comments were received from one of the objectors citing the following issues in relation to the revised design:

1. Revised design shows a newly inserted window at first floor and concerned this would result in additional overlooking of garden/patio. Opaque glass would not be a suitable remedy unless it is a landing or bathroom window.
2. This window would also change the symmetry of the building to the rear.
3. It is unclear how far the window would be from the dividing wall.
4. The 4 metre extension would exceed permitted development rights and would be overbearing to the neighbour. The 1 metre setback at first floor is only a marginal improvement.

Response:

1. Please see Main Issue 2 of the main Committee Report. This window would serve a bedroom and therefore opaque glass would not be appropriate in this instance.
2. The insertion of the additional window is not considered to result in significant harm to the character of the building or surrounding area. The rear elevation is the least sensitive of the building and cannot be seen from the wider public realm.
3. The position of the window is shown on scaled drawings.
4. Please see Other Matters of the main Committee Report.

Extracts from Planning Policy Statement (PPS) 7 were included in the comments, this was redacted in 2012 when the NPPF was introduced and is no longer relevant to the determination of the scheme.

Application: 18/01413/F
Address: 156 Thorpe Road
Item no: 4(h)
Pages: 127-146

A further representation has been received from an existing objector, who is unable to attend the meeting. The main points are as follows:

1. Expressed "despair and complete concern" about the application, and that the residents of all three neighbouring properties are "horrified" at the proposals.
2. The application has previously been turned down twice for "similar valid reasons".
3. The structure is monolithic and would "take out completely what little light [they] already have through [their] ground floor and first floor windows at the back"
4. It would block views to the north and to the Georgian houses on Heathgate road.
5. Design is not in keeping with the landscaping to the rear of the properties.
6. Proposed structure would sit up high in comparison with ground floor of neighbouring properties.
7. Balcony to the rear would invite possibility of people congregating outside, with associated noise and overlooking concerns (anti-social behaviour also referred to)
8. Specific possibility of overlooking from proposed roof windows directly into neighbouring upstairs bathroom, which has clear glass.

9. Application will be “extremely detrimental” for the residential owners on either side, and to the “aesthetic appeal of Thorpe Ridge by overcrowding”.

Response:

2. See main issue 3, Overbearing & Loss of light.
3. See main issues 2 & 3, Loss of light.
4. See main issue 3, Loss of light.
5. See main issues 2 & 3, Overbearing.
6. See main issue 3, Overbearing.
7. See main issue 3, Over-looking & noise.
8. See main issue 3, Over-looking, with additional point that it would not be reasonable to restrict design on account of lack of obscured glass on a neighbouring bathroom.
9. See main issue 2.

Appendix 1 – images supplied by Holly Drive resident

Norfolk County Council HER Monument Full Report

13/11/2018

HER Number	Site Name	Record Type
26419 - MNF26419	Post medieval dene holes, Holly Drive	Monument
Investigations into subsidence in this area during 1987 revealed two chalk tunnels which had mainly collapsed and were of an unknown length.		

Monument Types and Dates

DENE HOLE (Post Medieval - 1540 AD to 1900 AD)

Description and Sources

Description

16 October 1987. On edge of Holly Drive (new road not on Ordnance Survey).
Subsidence revealed two chalk tunnels, mainly collapsed, length unknown.
See plan in file.
E. Rose (NAU) 20 June 1994.

Sources

SNF8804 Secondary File: Secondary File.

Location

National Grid Reference

TG 2103 0922 (point) TG20NW Point

Administrative Areas

Civil Parish NORWICH, NORWICH, NORFOLK

Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Legal Designations - None recorded

Other Statuses and Cross-References

SHINE Candidate (Possible)	Active
NCM Site No - TG 2109/-	Active
Historic Environment Record - 26419	Active

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Landuse Built over

Related Monuments

884	Site of possible post medieval lime kiln and chalk mines, West Norwich Hospital Car Park	Geographical
Site 1376	North of 320 Dereham Road	Geographical

Finds - None recorded

Associated Events/Activities - None recorded



Holly Drive record

Appendix 2 – images from Merton Road resident

Figure 1 - 1927 collapse of Merton Road



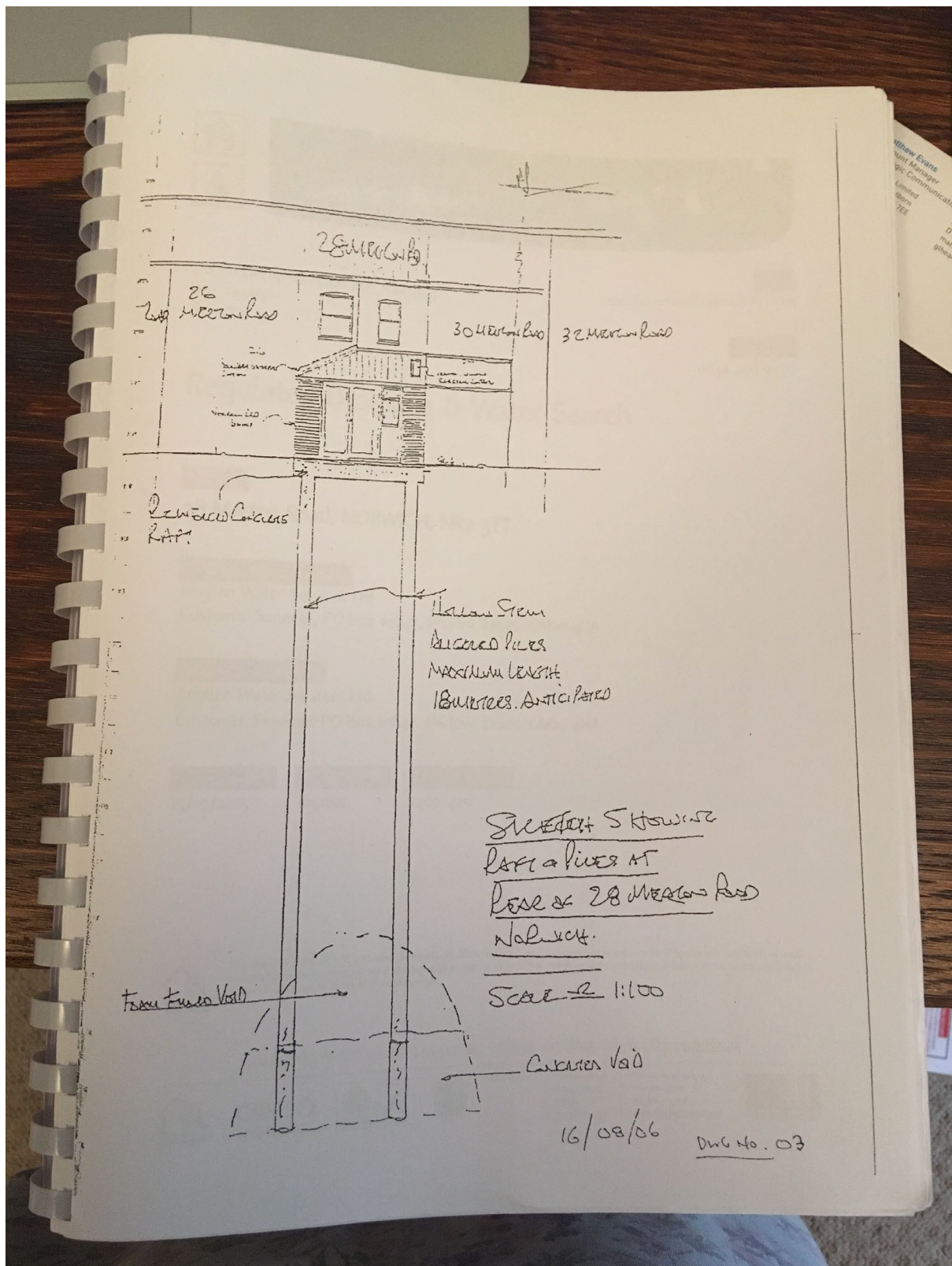
The map shows a detailed layout of Stone Hill and its surroundings. Key features include:

- Geographical Features:** LANDS PARK to the northwest, BOWTHORPE ROAD at the bottom, and MERTON ROAD on the right.
- Archaeological Features:** SHAFT A, SHAFT B, SHAFT 2, and SHAFT 3 are marked with dots and labels. A 'Roman wall found 1861' is indicated near SHAFT B.
- Structures and Landmarks:** 'FLATS' and a 'Shelter' are located near the top right. 'STONE HILLS OR WEBSTERS PIT' is a central feature.
- Paths and Boundaries:** A brown line traces a path or boundary around the central area. A blue line represents a river or stream.
- Other Labels:** 'SPECT JARRY' is written vertically on the left. 'B M 24 49m' and 'B M 27 85m' are marked near the bottom right. Various numbered points (01/B, 02/B, 03/B, 04/B, 05/B) are scattered across the map.

Figure 3 - under xx Merton Road



Figure 4 – piles design to xx Merton Road



Visual 3 – overlay of adits and proposed development

