

Planning Applications Committee
29 January 2009
Section C

Agenda Number:	C1
Section/Area:	OUTER
Ward:	SEWELL
Officer:	Elizabeth Franklin
Valid Date:	22nd November 2008 and 21st November 2008
Application Numbers:	08/01209/F and 08/01206/F
Site Addresses:	Land Adjacent To And East Of 40 Ash Grove Norwich And 38-40 Ash Grove Norwich
Proposals:	Erection of new dwelling (08/01209/F) and Alterations and extensions to rear of adjoining dwellings (08/01206/F)
Applicant:	Mr Anthony Byford
Agent:	Mr Richard Aldis

THE SITES

Ash Grove is located to the north of the city centre, off Constitution Hill, and is situated opposite the entrance to the Sewell Barn Theatre and Sewell Park College (formerly Blyth Jex School). Ash Grove is a cul-de-sac of mainly semi-detached older cottage style dwellings that pre-date most of the surrounding development to the south. The highway serving Ash Grove reflects the nature of this development as it is narrower than more recently constructed highways and does not have any footway provision. Although it is wide enough for two cars to

pass, the limited width of the road makes this difficult and most properties along the street have off-road parking within the curtilage. Although a cul-de-sac for vehicles, there is a pedestrian link through to Sprowston Road accessed through the adjoining development of Pearcefield.

The two application sites adjoin each other and are located at the end of the cul-de-sac on the south side of the road. The two sites currently comprise a pair of semi-detached cottages, which were in a very poor state of repair and are undergoing renovation, and the garden land to one of the existing dwellings, number 40. To the east side of this site is the footpath through to Pearcefield, a development of 8 no 2 storey blocks of local authority flats which adjoin the eastern boundary of the application site for the proposed new dwelling. To the west of the application site for the proposed alterations and extensions to the existing dwellings is an adjoining two-storey dwelling with single storey extensions. Residential dwellings also exist to the north and south of the sites, but the rear gardens of the existing and proposed dwellings are substantial in length, being some 35-40 metres to the rear boundary from the proposed new rear elevations.

The sites do not lie within any designated Conservation Area, the nearest one of which (Sewell) fronts Constitution Hill and adjoins the properties at the other end of Ash Grove. It is not considered, therefore, that either of the proposals would have any impact on the setting of Sewell Conservation Area.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

THE PROPOSALS

Two applications for planning permission have been submitted.

The first application proposes the construction of a new two-storey detached dwelling with 2 no off street parking spaces within the side garden to 40 Ash Grove. The proposed plot would be some 9 metres in width with an overall depth of 55-60 metres.

Whilst there is a consistent 'building line' along the south side of Ash Grove, with the front elevations of the dwellings set back a similar distance from the road, the proposed new house would be set back 6 metres from this, due to the turning area at the end of the cul-de-sac being located adjacent to the site. The design of the proposed dwelling is of a traditional scale and appearance and the use of red clay pantiles and bricks are proposed, reflecting the existing materials within the street.

The second application proposes a two-storey extension to the two existing dwellings, following a traditional approach to such developments, with the proposed extension set in from the side elevations of the existing dwellings by

approximately 1.4metres on each side. Similarly the ridge height of the proposed extension would be some 0.8metres lower than the ridge height of the existing dwellings. The extensions would provide for a bathroom and an additional bedroom at first floor level, with a kitchen a ground floor.

CONSULTATIONS

Both applications have been advertised in the press and neighbours have been notified.

Eight letters have been received in respect of both applications and in summary, comments are:

- Concern at the likely increase in traffic generation resulting from the proposals with consequent effect on on-street parking and resulting problems to existing residents
- Poor condition of the road being made worse by construction traffic
- Problems relating to refuse collection and poor lighting within the street
- Removal of vegetation from no 40 and request for replacement planting to be included within proposals
- Two-storey nature of proposed extensions being out of keeping with the character of the existing dwellings
- Impact of the proposed two-storey extension on the adjoining neighbour through potential loss of light, loss of outlook and overbearing nature of the development – single storey would be preferable

PLANNING CONSIDERATIONS

Relevant National Planning Policies:

PPS1 – Delivering Sustainable Development

PPS3 - Housing

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HOU13 – Proposals for new housing development

HBE12 – High quality of design

TRA6 – Parking standard maxima

TRA7 – Cycle parking standards

EP22 – Residential amenity

ASSESSMENT

Impact on character and appearance of the area

The subdivision of the existing plot at number 40 Ash Grove and the erection of a new dwelling adjacent to the existing property is considered acceptable in principle. The subdivided plot is of a sufficient size to accommodate a dwelling that reflects the form and character of the existing development on Ash Grove and sufficient amenity space would also remain with the existing dwelling. Therefore, it is considered that the erection of a dwelling on this site would not result in either a cramped form of development or an overdevelopment of the site.

The new dwelling has been designed to be in keeping with the character and appearance of others within the street and a street scene elevation has been submitted demonstrating a positive visual relationship with the adjoining dwelling. Although the proposed new dwelling would be set back significantly further from the edge of the highway than other properties within the street, this is not considered likely to result in an unacceptable setting for the new dwelling as this siting reflects the existence of the turning area adjacent to the site and the new dwelling would be seen in that context.

It is proposed to enclose the boundaries of the site with 1.8m high close boarded fence and in the context of the surrounding area this is considered acceptable. Two off-road parking spaces are proposed for this four-bedroom property and this is also considered acceptable, although it is suggested that precise details of the hard & soft landscaping proposed to the site frontage are conditioned in order to ensure that the overall development relates positively to the surrounding street scene.

In terms of the proposed extensions to numbers 38 and 40 Ash Grove, the principle of extending the dwellings is considered acceptable and the design of the extensions proposed relates positively to that of the existing dwellings in terms of height, scale, massing, form and the use of materials. Sufficient amenity space would remain within each site so that the proposals would not result in a cramped form of development or an overdevelopment of the site.

Revised details submitted confirm that it is proposed that each dwelling incorporate a parking space within the curtilage of the site, to provide off road parking for each dwelling. It is suggested that this provision be conditioned, together with precise details of the hard and soft landscaping proposed to the site frontage.

Impact on living conditions of neighbours

Although a number of concerns have been expressed about the potential traffic impact of both proposals, the addition of one new dwelling and the extension in

size of two existing properties is considered unlikely to have a material impact on the volume of vehicles using the road, taking into account the number of dwellings currently served by the road.

Similarly, the proposals are considered unlikely to result in additional problems of on-street parking as off-street parking is proposed for the site frontage all three dwellings, in keeping with the majority of properties along Ash Grove. In addition to this, it is recommended that the provision of adequate bicycle storage is conditioned as part of any permission granted in order to ensure that suitable provision is made within each site for alternative means of transport to be used.

In terms of the impact of the proposed new dwelling in the amenities of adjoining properties, the proposal is sited and designed in such a way so that the impact on adjoining properties is considered likely to be acceptable. A separation distance of over 3 metres would exist between the proposed new dwelling and the adjoining existing dwelling as extended and it is considered that the potential loss of light to the adjoining existing dwelling caused by the siting and orientation of the two properties has been adequately addressed by the proposed location of windows in that existing property.

Turning to the proposed extensions to 38 & 40 Ash Grove, the relationship between number 40 and the proposed new dwelling is considered acceptable as outlined above.

The current occupier of number 36 Ash Grove has raised a number of concerns about the impact of the proposed two-storey extension on her living conditions. The proposed extension would be set to the east of the adjoining property and would be some 7.5 metres from the adjoining single storey elements of number 36 at its closest point. Despite being of two-storeys, due to the distances involved between the existing property and the proposed new extension to number 38, the proposals are considered unlikely to lead to a significant loss of light, loss of outlook or result in an overbearing form of development. As such, the proposals are considered unlikely to be detrimental to the amenities of the neighbouring resident.

Conclusion:

The developments proposed are considered to represent a high quality of design that would reinforce and compliment the character and appearance of Ash Grove. The form, scale, height and mass of the proposals and the external materials proposed are considered to be acceptable and in keeping with the existing development in the vicinity of the sites. Appropriate arrangements are considered to have been made for vehicular access and parking, together with adequate amenity space. Subject to the provision of suitable cycle storage and landscape treatments to the site frontages the proposals are considered acceptable and, due to the details of the submitted schemes, would not be detrimental to the character or appearance of the surrounding area or the living

conditions and amenities of local residents. The proposals are therefore considered to meet the relevant policy requirements of saved policies HBE12, HOU13 (for the proposed new dwelling), TRA6, TRA7 and EP22 of the City of Norwich Replacement Local Plan 2004.

RECOMMENDATIONS

08/01209/F – Erection of new dwelling on land adjacent to and to the east of 40 Ash Grove:

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit for commencement (3 years).
2. Precise details of external facing materials to be submitted
3. Boundary treatments to be erected in accordance with submitted details prior to first occupation of the dwelling
4. Parking to be laid out and provided and cycle storage to be provided in accordance with precise details to be submitted prior to first occupation and retained thereafter
5. Hard and soft landscaping scheme for site frontage to be submitted & approved prior to commencement, scheme to be implemented and maintained

Reasons for Approval:

The development proposed is considered to represent a high quality of design that would reinforce and compliment the character and appearance of Ash Grove. The form, scale, height and mass of the proposal and the external materials proposed are considered to be acceptable and in keeping with the existing development in the vicinity of the site. Appropriate arrangements are considered to have been made for vehicular access and parking, together with adequate amenity space. Subject to the provision of suitable cycle storage and landscape treatments to the site frontage the proposals are considered acceptable and, due to the details of the submitted scheme, would not be detrimental to the character or appearance of the surrounding area or the living conditions and amenities of local residents. The proposals are therefore considered to meet the relevant policy requirements of saved policies HBE12, HOU13, TRA6, TRA7 and EP22 of the City of Norwich Replacement Local Plan 2004.

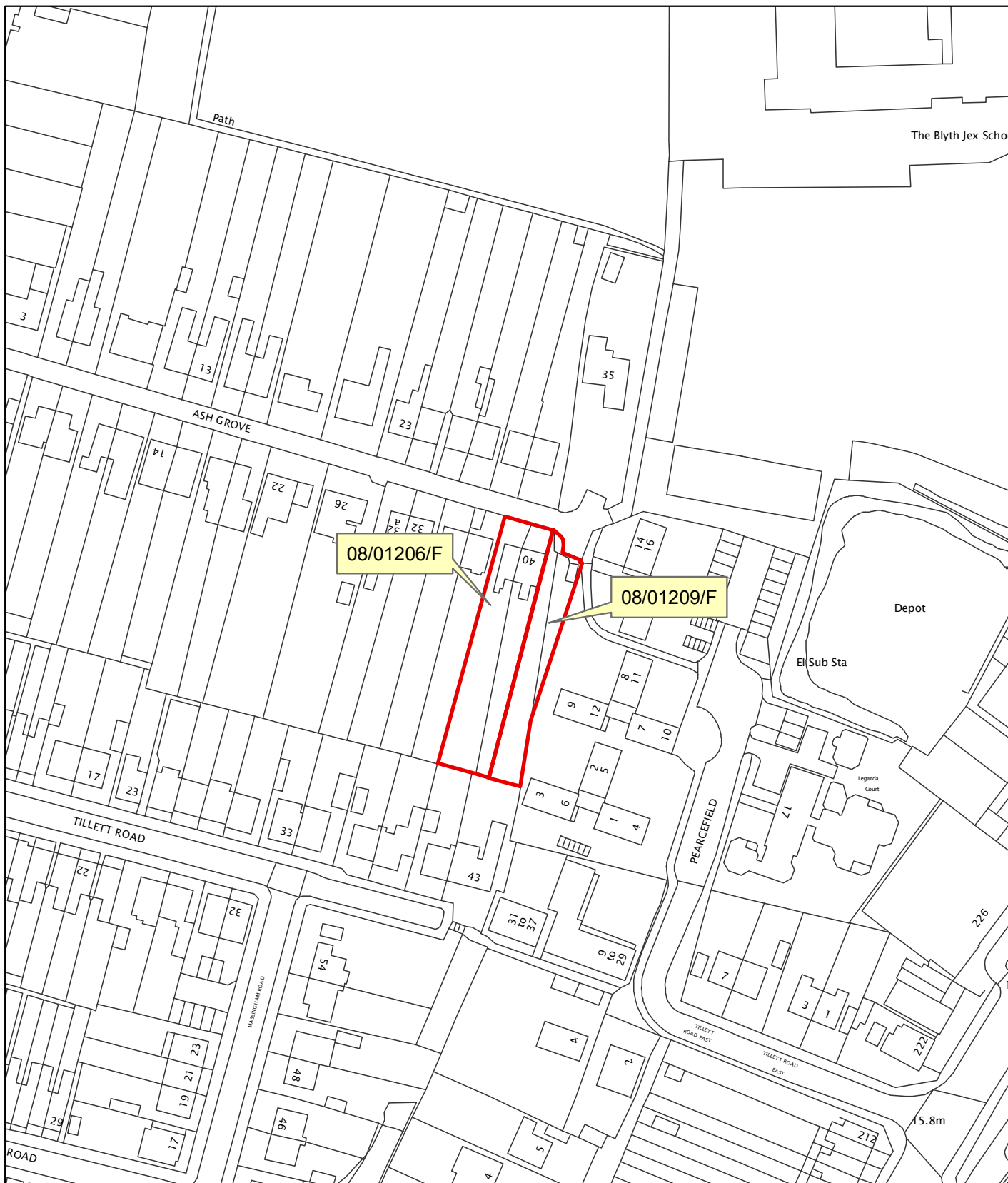
08/01206/F – Alterations and extensions at rear of adjoining dwellings at 38 and 40 Ash Grove:

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Standard time limit for commencement (3 years)
2. Precise details of facing materials to be submitted
3. Parking to be laid out and provided and cycle storage to be provided in accordance with precise details to be submitted prior to first occupation of the dwelling as extended and retained thereafter
4. Hard and soft landscaping scheme for site frontage to be submitted and approved prior to commencement, scheme to be implemented and maintained

Reasons for Approval:

The development proposed is considered to represent a high quality of design that would reinforce and compliment the character and appearance of Ash Grove. The form, scale, height and mass of the proposal and the external materials proposed are considered to be acceptable and in keeping with the existing development in the vicinity of the site. Appropriate arrangements are considered to have been made for vehicular access and parking, together with adequate amenity space. Subject to the provision of suitable cycle storage and landscape treatments to the site frontage the proposals are considered acceptable and, due to the details of the submitted scheme, would not be detrimental to the character or appearance of the surrounding area or the living conditions and amenities of local residents. The proposals are therefore considered to meet the relevant policy requirements of saved policies HBE12, TRA6, TRA7 and EP22 of the City of Norwich Replacement Local Plan 2004.



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Planning Application No- 08/01206/F and 08/01209/F

Site Address - 38-40 Ash Grove & Land adjacent to 40 Ash Grove, Norwich

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

