

Report for Resolution

Report to Planning Applications Committee
Date 10 June 2010
Report of Head of Planning Services
Subject 10/00463/F 52 Earlham Green Lane Norwich NR5 8HE

Item
6(5)

SUMMARY

Description:	Replacement dwelling house.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Wensum
Contact Officer:	Mrs Elizabeth Franklin Planner 01603 212504
Valid date:	8th April 2010
Applicant:	Mr And Mrs G Warren
Agent:	Mr T Linstead

INTRODUCTION

The Site

Location and Context

1. The site is located on the east side of Earlham Green Lane, close to its junction with Earlham Grove. There is a mix of dwelling types along this side of the road, with bungalows and detached and semi detached houses with vehicular access from Earlham Green Lane, and on the opposite side of the road is a school playing field. The curtilage of the existing house is 60m deep and about 12.4m wide, and the house is positioned to the south west of the site with car parking provision to the side.
2. To the south is a semi detached house and to the north a detached bungalow. A fence divides the rear garden about 30m parallel from the rear boundary fence, and incorporates the rear of the garden to no's 52 and 54 Earlham Green Lane. An access to that land in its entirety is to the south of the site but within the boundary of the site, and also via an access to the north side of no54 Earlham Green Lane. At present there is a boundary fence with no54 which runs up to the bisected section. A 2m fence is along the south boundary but poor fences are provided along the north east.

Constraints

3. There are no constraints to the site.

Topography

4. Land slopes up to the site from the roadside edge by approximately 0.3metres into the

site, which then rises very slightly again to the north east another 0.3metres.

Planning History

05/01067/O – Residential development, the formation of a vehicular access and the construction of replacement garages – at 50, 52 and the rear of 54 Earlham Green Lane – dismissed on appeal.

No other relevant history.

The Proposal

5. The proposal is for the demolition of the existing house and its replacement with a new one. The new house will be 10.2m wide and 13.4m deep and set centrally between the two side boundaries. The roof will be hipped and will have rooflights to provide extra accommodation. Fencing will be provided along the entire north boundary to define the garden area and provide screening.
6. Two car parking spaces will be provided in the front garden, using the existing access onto Earlham Green Lane.

Representations Received

7. Adjacent and neighbouring properties have been notified in writing. 4 letters of representation have been received citing the issues as summarised in the table below.
- 8.

Issues Raised	Response
Garden currently used for bonfires	Not a planning issue
Poor fencing to rear of site – security issues	Dealt with by condition.
Light and noise pollution	See para 15
Fear of further development	No suggestion this application is for more than one dwelling
Concern of HMO	Change of use would be required for 3 or more occupants living separately.

9.

Consultation Responses

10. **Transportation** – no objection in principle. Concern of possible restricted access caused by orientation of parking spaces, and solid paving covering the front garden would not entirely be necessary.
11. **Norwich Society** – overdevelopment of the site.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

Relevant Strategic Regional Planning Policies

East of England Plan 2008

ENV7 Quality in the Built Environment

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

HBE12 - High quality of design, with special attention to height, scale, massing and form of development

HOU13 - Proposals for new housing development on sites

EP22 – Residential amenity

TRA6 – Maximum parking standards

Principle of Development

Policy Considerations

12. Local Plan Policy HOU13 sets out the criteria by which proposals for new housing are assessed. These include appropriate access arrangements, a density normally of at least 40 dwellings per hectare, provision of private garden area and no detrimental impact on the character and amenity of the surrounding area.
13. National and regional policies for seeking good design support saved local plan policy HBE12 which seeks a high standard of design, which respects and is sympathetic to the form and character of the area.
14. Saved local plan policy EP22 seeks to provide a high standard of amenity to existing or future occupiers including daylighting, privacy and provision of suitable garden area. Saved policy TRA6 seeks to achieve adequate car parking for the development.

Impact on Living Conditions

Noise and Disturbance

15. The house will be located away from the dwellings on Foxley Close, in a similar position to the existing house. It is unlikely that there would be any more noise emanating from this house than any other along the row, and its distance of 39.5m from the boundary with those dwellings is considered adequate.

Overlooking

16. Only one window will be located in a side elevation above ground floor level and will be obscure glazed to serve a bathroom. Velux windows in the side roof slopes will face towards no54 and will only look over onto the neighbour's roof. No neighbours are therefore affected.

Design

Layout

17. The overall size of the dwelling, whilst large, is not excessive nor out of keeping with the surrounding area and the proposal would replace a detached house. Its depth is also not considered excessive and the proposal would sit well on the plot, with its front wall a similar distance from the road as the dwellings to either side.
18. Although 5 bedrooms will be provided, the house appears to be designed for and capable of use as a family dwelling and its layout is acceptable in this location. Its features reflect the character of the area and the materials will be in keeping with other houses in the

vicinity.

Scale and height

19. Ridge heights in the immediate vicinity of the site vary because of the existing mix of dwellings. However, due to the distances between each property, the variety of roof heights does not look out of character with the area as a whole. The ridge of the existing house is 7.8metres whereas the ridge of the new one will be 8.8metres.

Transport and Access

Vehicular Access and Servicing

20. Access is via the existing access to the north west of the site, which has also been retained at its original width. The crossover of the grassed verge may need to be altered to accommodate any change needed for the width of the access indicated by the Transportation team, however this can be dealt with under the Highways Act.

Car Parking

21. Two parking spaces are provided within the 6.7metres deep front garden, which will be of solid construction to enable an element of turning to be achieved. It is recommended that the details of this are conditioned and should include the use of permeable materials.

Conclusions

22. It is considered that the replacement dwelling accords with Saved Local Plan policies. The design and scale of the new dwelling is considered appropriate for the area and its position, height and scale would not have a significant impact on the residential amenities of the neighbouring properties.

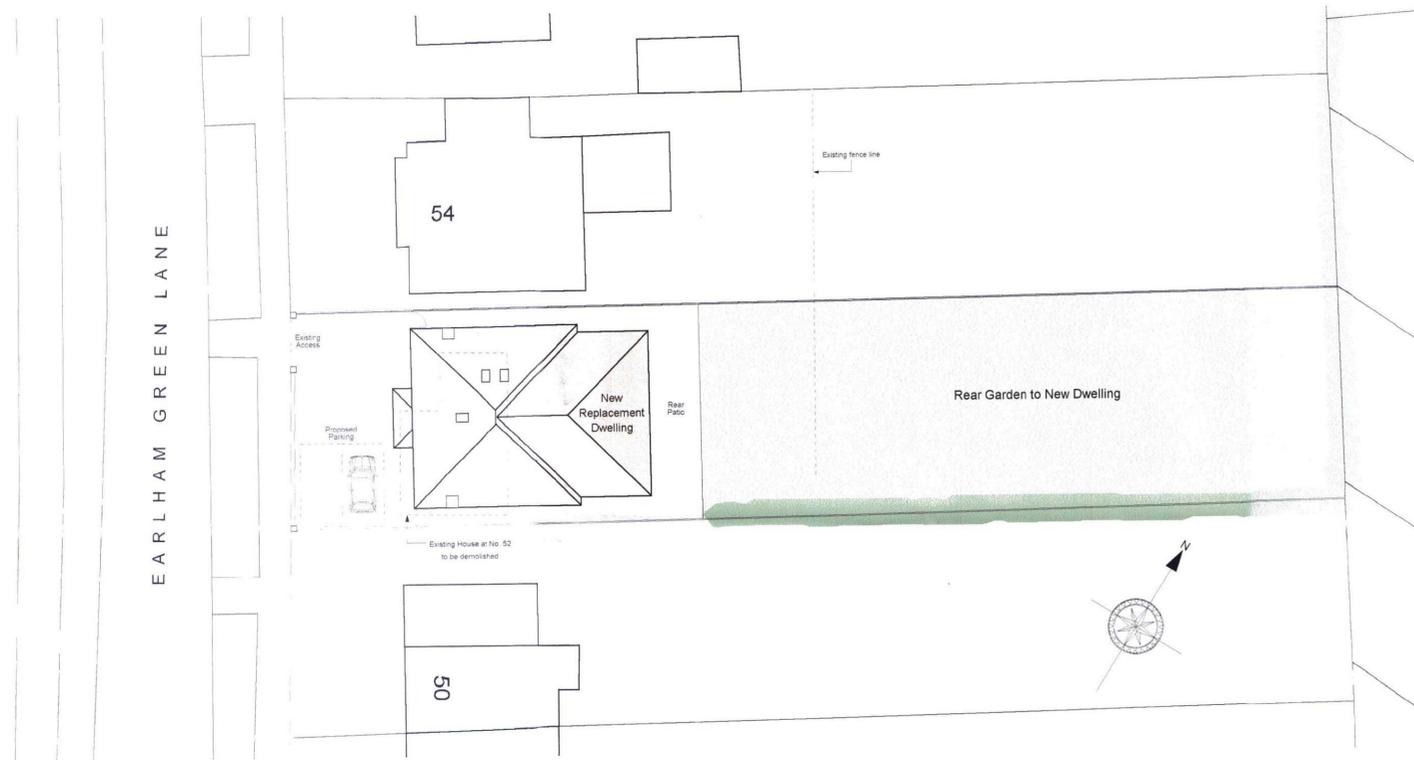
RECOMMENDATIONS

Type 1 – Standard

To approve Application No 10/00463/F at 52 Earlham Green Lane, Norwich and grant planning permission, subject to the following conditions:-

1. Commencement time limit – 3 years;
2. In accordance with approved drawings;
3. Details of materials, including use of permeable materials for driveway / front garden;
4. Details of boundary fences and walls;
5. Provision of car parking area prior to occupation;
6. Provision of bin and cycle storage prior to occupation.

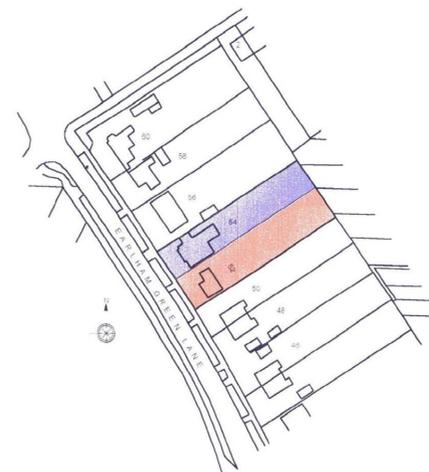
(Reasons for approval: The decision is made with regard to policies HBE12, HOU13, EP22 and TRA6 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The replacement dwelling is considered to be appropriate for the area and its position, height and scale would not have a significant impact on the residential amenities of the area.



Site Layout Plan 1:200
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Site Location Plan 1:500
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Site Location Plan 1:1250

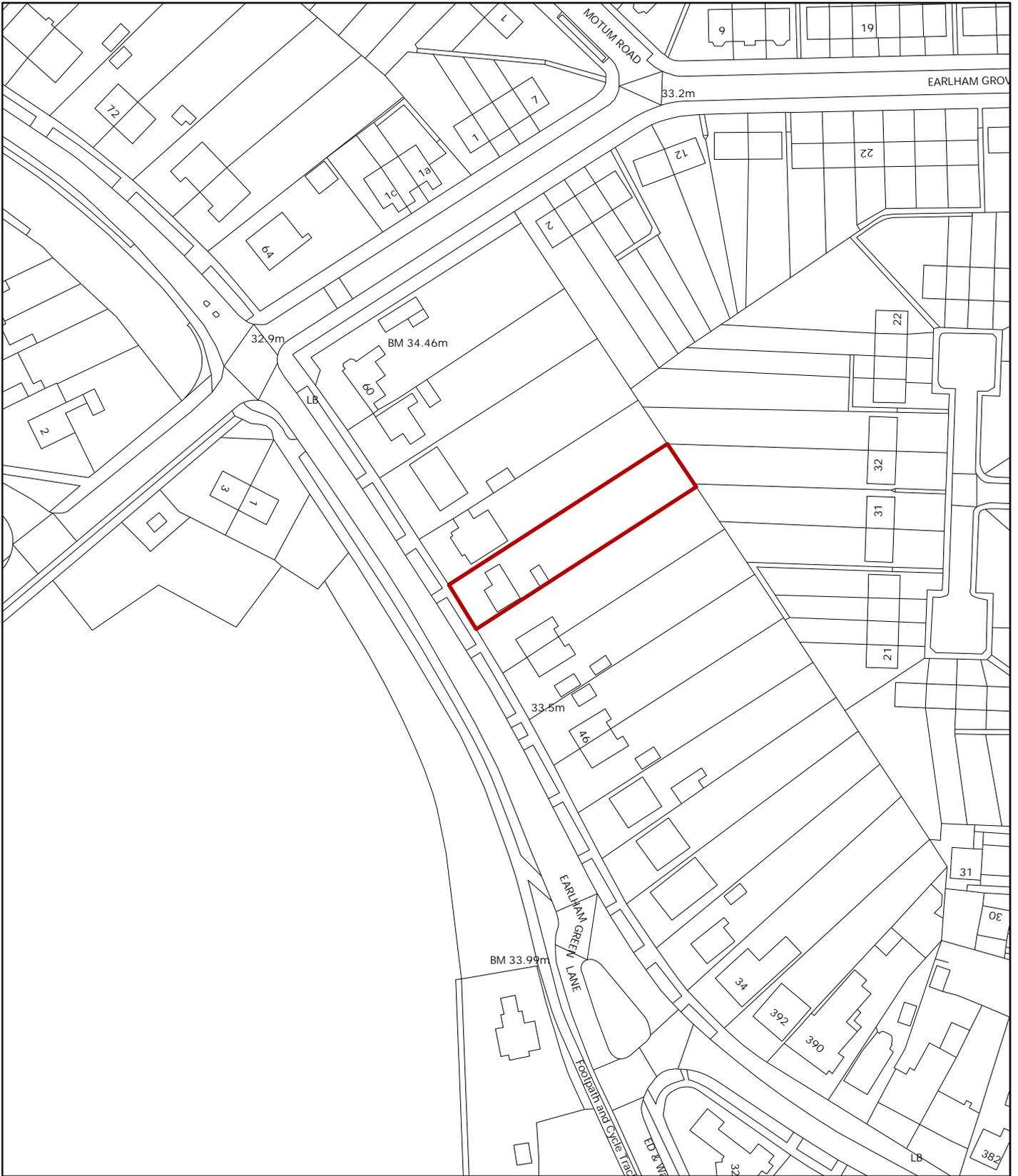


Revision A 0.4.10 Site plan altered

PLANNING APPLICATION ISSUE

**Proposed Replacement Dwelling at
 52 Earlham Green Lane, Norwich, Norfolk.
 For Mr. & Mrs. G. Warren**
 Date: Nov. 2009 Scale: 1:200 Dwg No. TL-2896-09-2A
Proposed Site Plan

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Planning Application No - 10/00463/F
Site Address - 52 Earlham Green Lane
Scale - 1:1,250



NORWICH
City Council

PLANNING SERVICES

