

Report to Planning applications committee

Item

9 November 2017

Report of Head of planning services

Subject Application no 17/01192/O - 215 Woodcock Road,
Norwich, NR3 3TE

Reason Objection

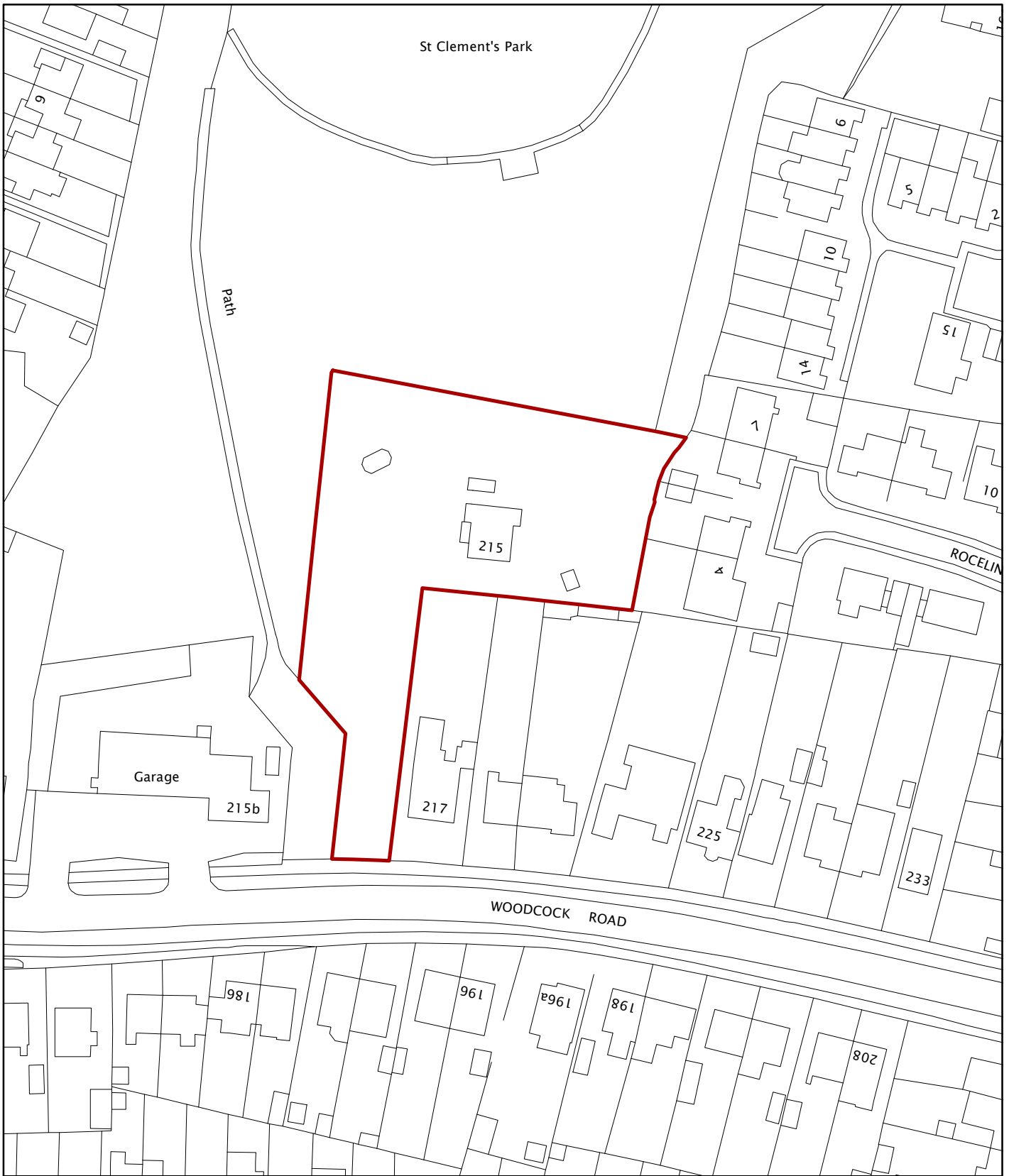
for referral

4(c)

Ward:	Catton Grove
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal		
Outline application with all matters reserved for the erection of 2 no. houses and 1 no. bungalow.		
Representations		
Object	Comment	Support
6	0	0

Main issues	Key considerations
1	Principle of development
2	Design
3	Amenity
4	Transport
5	Trees/Landscaping
6	Flood risk
7	Biodiversity
Expiry date	16 November 2017 (agreed timescale)
Recommendation	Approval



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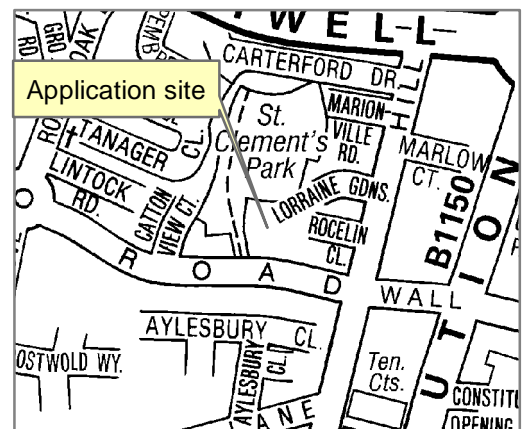
Planning Application No 17/01192/O
 Site Address 215 Woodcock Road

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



The site and surroundings

1. The site forms part of the large residential curtilage of no. 215 Woodcock Road. The existing house is a detached two storey property set back from the road and accessed via a long driveway. St. Clements Park is located to the north and west of the site, with residential dwellings in Woodcock Road and Rocelin Close to the south and east.

Constraints

2. The site is within a Critical Drainage Area as designated by the Norwich Local Plan Development Management Policies document.

Relevant planning history

- 3.

Ref	Proposal	Decision	Date
16/01705/O	Erection of 6 no. dwellings.	Withdrawn	01/02/2017

The proposal

4. Outline planning permission with all matters reserved is sought for the erection of two houses and one bungalow within the grounds of no. 215 Woodcock Road. As a result the assessment to be made is whether the site is capable of accommodating the description of development proposed. Whilst an indicative plan has been submitted, layout, appearance, scale, access and landscaping are all reserved matters which would be subject to a second application.
5. During the course of the application negotiations took place and the proposal has been revised from 4 dwellings down to 3, with one of these being a bungalow.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	3
No. of affordable dwellings	0
No. of storeys	2 no. 2 storey dwellings and 1 no. 1 storey dwelling
Density	12.5 dwellings per hectare
Transport matters	

Proposal	Key facts
Vehicular access	From Woodcock Road

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 6 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Concerns about privacy.	See main issue 3
Potential impact on neighbouring fencing and landscaping at 4 Rocelin Close.	See main issue 3
Concerns about refuse collection, site road not suitable for a bin lorry and insufficient space on Woodcock Road to accommodate number of bins required.	See main issue 4
Concerns that visibility for cars at the access is inadequate and narrowness of access road.	See main issue 4
Concerns about increased traffic and parking on the verges on Woodcock Road and impact on users	See main issue 4
Building of three storey houses is not in keeping with the character of the area and would cause overlooking. (comments on original plans)	See main issue 2
Preference for trees on boundary to be retained and concerns about boundary treatments.	See main issue 5
Impact on wildlife.	See main issue 7
Concerns that existing street light within site will be switched back on.	See main issue 3
Concern about noise from construction activities.	This is not a planning matter

Consultation responses

7. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Highways (local)

8. No objection on highway grounds. The proposed development will make use of an extant vehicle access to Woodcock Road that is fit for purpose in principle. The site layout appears satisfactory, there is adequate space for cars to enter and exit the site in a forward gear.
9. What is not clear is how refuse would be collected from the site, as the turning head is not large enough. It may be better if there was a communal bin store at the Woodcock Road end of the site to avoid the need for refuse trucks to enter and turn within the site.
10. We would not wish to adopt this cul de sac, but it should be built to adoptable standards, with no rainwater runoff to the highway. There would be no adopted street lighting.
11. I notice that the frontage property at 217 Woodcock Road has a vehicle parked on the verge causing unsightly deep rutting. Vehicles parked here would also impeded inter-visibility of vehicles exiting this site. It would be advisable if verge parking was controlled here in some way, one of the most effective methods would be to plant one or two street trees, payable by the applicant, subject to feasibility assessment. (i.e. underground cables).

Citywide Services

12. In terms of refuse collection, the ideal situation would be a bin storage area where residents can bring their bins to for collection day at the end of the driveway, this would be no more than 10 metres from the public highway.

Tree protection officer

13. Full tree protection measures are required to be submitted once we know the exact layout proposed.

Norwich Society

14. No comments at this stage. We will reserve judgement for the detail association.

Assessment of planning considerations

Relevant development plan policies

15. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water

- JCS4 Housing delivery
- JCS6 Access and transportation
- JCS9 Strategy for growth in the Norwich policy area
- JCS12 The remainder of the Norwich urban area including the fringe parishes

16. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM12 Ensuring well-planned housing development
- DM28 Encouraging sustainable travel
- DM30 Access and highway safety
- DM31 Car parking and servicing

Other material considerations

17. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment

18. Supplementary Planning Documents (SPD)

- Trees, development and landscape SPD

Case Assessment

19. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

20. Key policies and NPPF paragraphs – JCS4, DM12, NPPF paragraphs 49 and 14.

21. The site is within development limits and there is no policy to restrict the development of the site for housing. The proposal would make a small contribution towards meeting housing need and reducing the current shortfall within the 5-year

housing land supply of the Norwich Policy Area. The principle of development is therefore acceptable, subject to consideration of the further policy matters considered below.

22. Main issue 2: Design

23. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
24. Layout, appearance and landscaping would be controlled by a second application at the reserved matters stage. The indicative plan demonstrates how three new dwellings could be arranged within the site. The application originally proposed a total of four new dwellings, with two of these being three storey and two of them two storey. This was considered to be an overdevelopment of the site and following discussions with the applicant this has been reduced to a total of 3 dwellings, including 2 no. two storey houses and 1 no. bungalow.
25. The site is capable of accommodating this form of development and the positioning of the bungalow would safeguard the privacy of neighbouring occupiers as well as reducing the scale and impact of the development on the adjoining park and surrounding area. It should be possible to ensure each property has sufficient space for off road parking and a private garden.
26. There is currently an unsightly palisade fence which was erected by the previous owner surrounding the northern and western boundary with St. Clement's park. It is recommended that this be replaced with a more sympathetic form of boundary treatment, to improve the experience of users of the park and also the future occupiers of the site. This could be controlled at reserved matters stage.

Main issue 3: Amenity

27. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
28. Although six objections were received, these were made to the original scheme which involved four dwellings, two of which would have been three storey. At the time of writing no comments have been received on the revised scheme.
29. The indicative layout plan demonstrates how three dwellings could be accommodated within the site without causing significant amenity impacts. The two dwellings to the rear of the site should be no higher than two storey and it is considered important that the new dwelling closest to Woodcock Road is a bungalow with no first floor windows facing east to prevent overlooking of the adjacent property at no. 217 Woodcock Road. The reduced scale of development also assists on protecting the setting of St. Clements Park.
30. The exact details such as siting of buildings, appearance and positioning of windows would be controlled at reserved matters stage. It should be possible to ensure that the development causes no material harm to neighbouring boundaries or landscaping. Landscaping and external lighting could be controlled by condition, it is likely the existing street lamp in the rear garden which is of concern to neighbours would be removed.

Main issue 4: Transport

31. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
32. No objection is raised by the Council's Transport Officer in relation to the suitability of the access from Woodcock Road. However it has been suggested that a means of preventing verge parking in the vicinity of the access should be provided, ideally in the form of new street trees. A condition is recommended to secure this. There would be room to provide sufficient off street parking for each dwelling, including the existing house - likely to be 2 spaces per dwelling. Secure bike storage should also be agreed at reserved matters stage.
33. Refuse lorries would not drive down the access road so a bin presentation area should be provided within the site and within 10 metres of the highway. There is room to provide this just inside the driveway and this could be secured at reserved matters stage.

Main issue 5: Trees/Landscaping

34. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
35. There are a number of trees along the boundary and within the site. The application is accompanied by a tree survey which confirms the majority of these are category C trees (therefore of lower value), with there being just one category B tree which is next to the existing house. It is considered the site could be developed in the manner proposed whilst maintaining the majority of trees and hedgerows, and whilst some vegetation may need to be removed, there would be adequate space for replacement planting.

Main issue 6: Flood risk

36. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
37. Within critical drainage areas (as is the case here) policy DM5 requires development proposals to give adequate consideration to be given to mitigating surface water flood risk. Measures such as permeable materials, on-site rainwater storage, green roofs and walls are likely to be required but the detail of this could be agreed at reserved matters stage. It is considered that there would be sufficient space within the site to incorporate measures to ensure that the development does not increase flood risk.

Main issue 7: Biodiversity

38. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
39. The site is predominantly laid to lawn and therefore of minimal biodiversity interest. It is considered that opportunities to increase the biodiversity of the site could be sought at reserved matters stage. This could include measures such as green roofs, new native species planting and bird/bat boxes.

Compliance with other relevant development plan policies

40. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Not applicable
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Equalities and diversity issues

41. There are no significant equality or diversity issues.

Local finance considerations

42. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

43. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

44. In this case local finance considerations are not considered to be material to the case.

Conclusion

45. Outline permission with all matters reserved is sought for 2 no. two storey houses and 1 no. bungalow. There is a principle in favour of development on the application site and the indicative plans submitted shows how three dwellings could be comfortably accommodated on site. The development is in accordance with the requirements of the National Planning Policy Framework and the Development

Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01192/O - 215 Woodcock Road, Norwich, NR3 3TE and grant planning permission subject to the following conditions:

1. Application for reserved matters to be made within 3 years of the date of permission, development to commence within 2 years of approval of reserved matters
2. No development to take place without approval of reserved matters relating to appearance, landscaping, scale, layout and access.
3. Unexpected contamination to be reported
4. Imported topsoil/subsoil to be certified
5. No occupation to take place without details of bicycle storage, vehicle parking and servicing facilities being approved and the approved details to be implemented in full.
6. No development to take place until a scheme to mitigate the impacts of surface water flooding has been submitted for approval and approved scheme to be implemented in full.
7. Water efficiency condition
8. 2 no. street trees to be provided on grass verge outside 217 Woodcock Road.

Article 35(2) Statement:

The local planning authority in making its recommendation has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

18102017MJSM
Scale 1.500
215 Woodcock Road
NR3 3TE

Plot 3
4 bed detached
house over two
floors 132m sq
GIA (1432 ft sq)

Plot 4
4 bed detached
house over two
floors 132m sq
GIA (1432 ft sq)

Plot 1 detached
bungalow 80m
sq GIA approx



WOODCOCK ROAD