

Report to Planning applications committee
Date 7 Nov 2013
Report of Head of planning services
Subject 13/01610/F Garages Adjacent to 86 Rosary Road Norwich

Item
5(3)

SUMMARY

Description:	Demolition of garages and erection of 2 No. two bedroom dwellings.	
Reason for consideration at Committee:	City council development.	
Recommendation:	Approve with conditions	
Ward:	Thorpe Hamlet	
Contact Officer:	Tracy Armitage	Senior Planner - Development 01603 212502
Valid Date:	8 October 2013	
Applicant	Orwell Housing Association	
Agent:	Rees Pryer Architects LLP	

INTRODUCTION

The Site

Location and Context

1. The site comprises a group of eight garages accessed via a shared access onto Rosary Road. The garage court bounds existing residential properties to the west and commercial premises to the east and south. The local area is characterised by a mix of development including two storey dwellings and 1980s three storey office buildings.

Constraints

2. A semi-mature sycamore tree is located within the site, immediately adjacent to the access onto Rosary Lane.
3. The site is adjacent to the St Matthews conservation area boundary.

Topography

4. The site is level but slopes away from the road boundary. There is an abrupt drop in levels at the eastern boundary with ground level of the office site being approximately 3m lower.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

5. The proposal consists of the re-development of the site for affordable housing, following the demolition of the existing garages. A pair of semi-detached 2 bedroom properties is proposed with private gardens to the rear.
6. Three parking spaces are proposed to serve the two new dwellings and the adjacent property, no 86 Rosary Road.

Representations Received

7. Adjacent and neighbouring properties have been notified in writing. No letters of representation have been received.

Consultation Responses

8. Environmental Health – A desk top investigation has been carried out to assess the risk of contamination of this garage site. The risk is considered low but further precautionary testing is recommended – this can be addressed through the imposition of a suitable planning condition.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 4 - Promoting sustainable transport

Statement 6 - Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Statement 11 – Conserving and enhancing the historic environment

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 2 Promoting good design

Policy 3 Energy and Water

Policy 4 Housing delivery

Policy 12 The remainder of the Norwich urban area, including the fringe parishes

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

HBE 12 High quality of design in new development

EP1 Contaminated land and former landfill sites

EP16 Water conservation and sustainable drainage systems

EP18 Energy Efficiency in development

EP22 High standard of amenity for residential occupiers

HOU5 Accessible housing

HOU6 Development Requirements for Housing Proposals

HOU 13 Proposals for new housing development on other sites

TRA6 Parking standards

TRA7 Cycle parking standards

TRA8 Service provision

Development Management Policies Development Plan Document – Pre-submission policies (April 2013).

DM1 Sustainable development principles for Norwich
DM2 Ensuring satisfactory living and working conditions
DM3 Delivering high quality design
DM4 Providing for renewable and low carbon energy
DM9 Safeguarding Norwich's heritage
DM12 Ensuring well-planned housing development
DM28 Encouraging sustainable travel
DM 30 Access and highway safety
DM31 car parking and serving

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF.

The NPPF states that where a 5 year land supply cannot be demonstrated, applications for housing should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date.

In the light of the recent appeal decision on part of the former Lakenham Cricket Club it has been established that the Norwich Policy Area (NPA) is the relevant area over which the housing land supply should be judged.

Since the NPA does not currently have a 5 year land supply, Local Plan policies for housing supply are not up-to-date. As a result the NPPF requires planning permission to be granted unless:

- "Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits ... or
- Specific policies in the NPPF indicate development should be restricted".

The lack of an adequate housing land supply is potentially a significant material consideration in the determination of the proposals for housing. This is likely to considerably reduce the level of weight that can be attributed to existing and emerging Local Plan policies which restrict housing land supply, unless these are clearly in accordance with specific restrictive policies in the NPPF. In this case there are no such policies that restrict housing land supply.

Key matters for consideration

- Principle of residential development of this site
- Suitability of the site for residential development
- Design considerations
- Amenity considerations: future and adjoining residents
- Loss of the tree

Principle of Development - Policy Considerations

9. Five of the garages on the site are currently tenanted. Alternative garages available within the locality have been reserved for these tenants. The site has had no prior commercial use and is located within a primarily residential area, subject to no specific policy designations.
10. This previously developed site is in an accessible location, within the urban area and in an area of existing housing. The principle of development is therefore in accordance with the objectives of national and local policy which promote sustainable housing growth and JCS Policy 12 which encourages neighbourhood based renewal. The proposal will deliver two family homes, contribute towards meeting identified affordable housing need and assist in addressing the existing deficit in the five year land supply for the Norwich policy area

Design and amenity

11. The site is considered suitable for the pair of semi-detached dwellings proposed. The layout provides small but adequate space for private gardens and reasonable levels of outlook and amenity. The property immediately to the south of the rear boundary is in commercial use and first floor office windows are conspicuous. However, given the separation distance and the retention of the existing boundary wall, the relationship is not considered adverse. In addition, the development will have minimal impact on the amenities of existing residents living close by, given the proposed siting and the orientation of windows.
12. The semi-detached built form makes efficient use of the space available and creates a sympathetic addition to the street scene. The proposed dwellings are of similar height and scale to adjacent properties and have a simple contemporary appearance, with large windows to maximise opportunities for natural day light. The design of the properties is such that they will positively contribute to the residential character of the area.

Loss of tree

13. The semi-mature sycamore tree at the existing site access is proposed to be removed. A tree survey submitted with the application identifies that multiple trenching has occurred within the root protection zone in connection with telephone and water/gas electricity supplies. In addition hard surfacing in the area is extensive which has limited surface water penetration in this zone. These environmental factors have limited the vigour of this category C tree. It is proposed to remove the tree and compensate for the loss in biodiversity through a landscaping scheme incorporating native tree planting, climbers and under storey plant species. The council's tree officer has no objection on this basis.

Sustainability matters

14. The design approach has been guided by sustainable development principles and seeks to minimise energy needs both during construction and by residents, long term. The dwellings have been sited to take advantage of the southerly aspect maximising natural day light and solar gain. In addition the dwellings have been designed to meet level 4 of the Code for Sustainable Homes and will be highly insulated. The approach ensures that materials and construction methods used are A/A+ rated by the Green Guide and that future energy and water needs are minimised.

Affordable housing

15. On residential schemes of this scale, adopted policy does not require the provision of affordable housing units. This scheme exceeds policy requirements and both of the proposed dwellings will be made available by a registered provider at an affordable rent. The Norwich area has an identified need for new affordable housing with 677 affordable homes needing to be developed in Norwich each year and this development will contribute towards meeting this target. The promotion of this council owned site has been discussed with Orwell Housing Association who have committed to the whole site being affordable housing in perpetuity secured through a covenant in the contract for the sale.

Parking and servicing

16. Parking is proposed to the front of the development within a shared driveway/parking area. One parking space is proposed for each dwelling along with an additional space for the occupier of the adjacent dwelling. Secure cycle parking is proposed in the rear garden of each dwelling. The local Highway Authority is satisfied with this provision.

17. Bin storage is proposed within the rear garden area of each dwelling. The location and access arrangements are considered satisfactory.

Local Finance Considerations

18. Under Section 143 of the Localism Act the council is required to consider the impact on local finances. It is a material consideration when assessing this application. The benefits from the finance contributions for the council however must be weighed against the above planning issues. In this case the financial considerations are relatively limited and therefore limited weight should be given to them.

Financial Liability	Liable?	Amount
New Homes Bonus	Yes	Based on council tax band. Payment of one monthly council tax amount per year for six years + affordable housing premium
Council Tax	Yes	Band not yet known
Community Infrastructure Levy	Yes	Social Housing Relief available
Business Rates	No	-

Conclusions

19. It is considered that the garaging is not currently providing an effective use of land and that the proposed development will deliver significant benefit in terms of delivering new affordable homes and urban renewal. The design layout is considered acceptable with a good relationship between public and private realm. Access, parking and servicing arrangements are also considered to be appropriate, as are the amenity standards for existing and proposed dwellings. Subject to the conditions listed the proposals are considered to be acceptable and in accordance with the NPPF and relevant policies of the development plan.

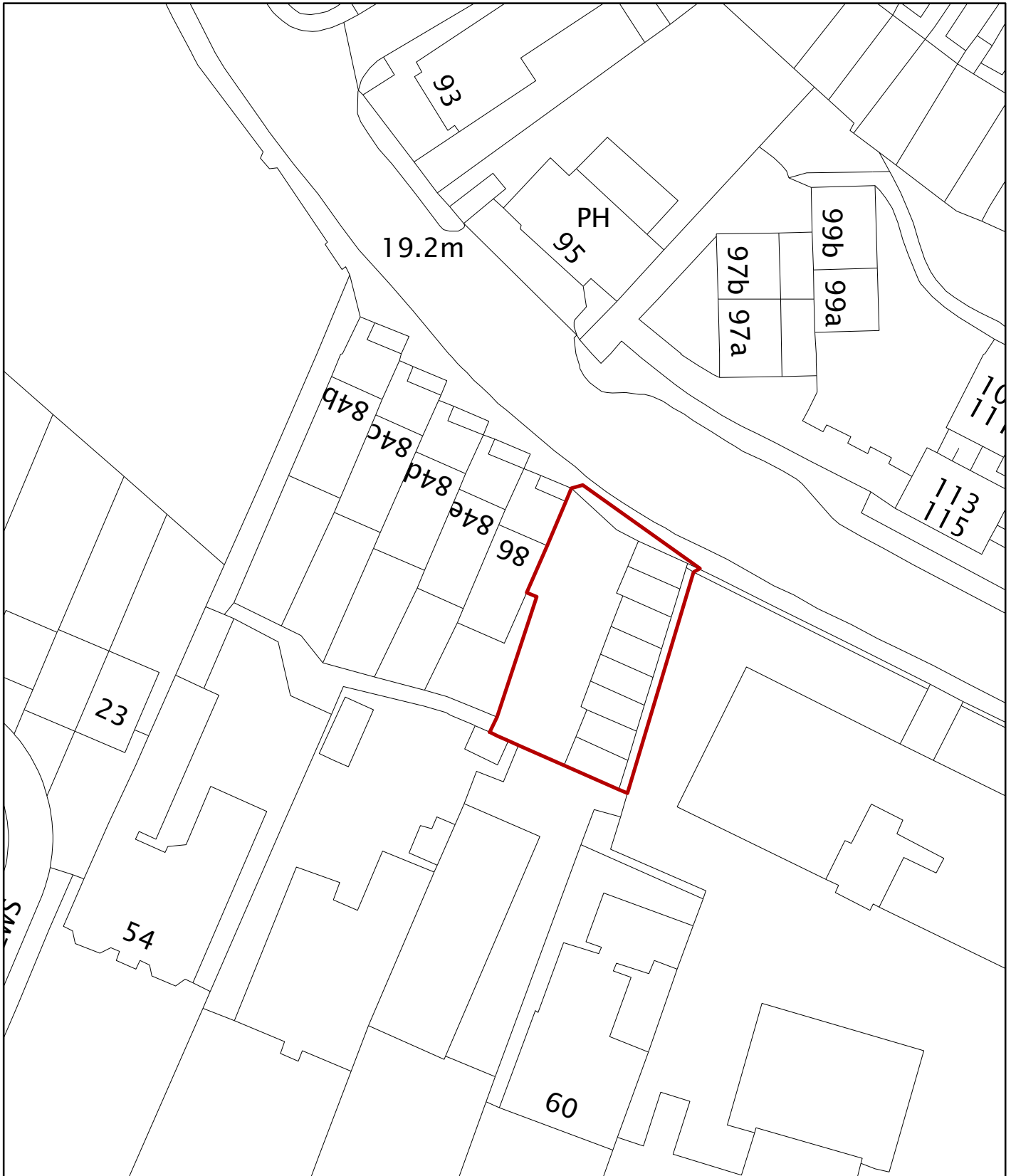
RECOMMENDATIONS

To approve application 13/01610/F Garage site, at Rosary Road and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accordance with drawings and details
3. Details of facing and roofing materials; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping, planting, biodiversity enhancements.
5. Details and provision of car parking
6. Details and provision of cycle parking
7. Implementation of sustainability measure/energy efficiency measures as outlined in Design and Access Statement
8. Site contamination conditions
9. Control on imported materials

Article 31(1)(cc) Statement

The local planning authority in making its decision 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 and has approved the application subject to appropriate conditions and for the reasons outlined in the committee report.



© Crown Copyright and database right 2013. Ordnance Survey 100019747.

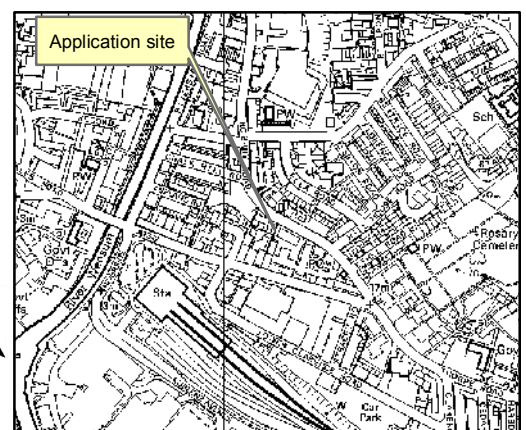
Planning Application No 13/01610/F
 Site Address Garages adjacent to
 86 Rosary Road

Scale 1:500

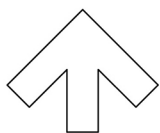


NORWICH
 City Council

PLANNING SERVICES



north



Notes:
1800mm high close boarded fencing, or 1500mm high with 300mm trellis over where shown, to be provided with gravel board & secured to concrete posts. All timber to be pressure treated to achieve 5 years protection. Garden gates to be 1.8m high (min. 850mm clear opening) close boarded, framed & ledged with rim lock.

Sheds to be min. 2.4 x 1.8m (2 cycles) stained timber with pitched roof to each rear garden, including concrete slab base, and cylinder lockable door.

Provide steel securing frame, concreted into ground within sheds suitable for 2 cycles.

Rainwater butt 200 litre capacity with child safe lid and draw-off tap, located on paving, with pipe diverter to be provided to each property. Provide external tap to each property, located adjacent to rainwater butt (rainwater pipe to discharge to open grated gully).

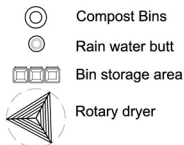
Composting bin to be provided within the rear garden of each property, sited in accordance with manufacturers recommendations. An information leaflet is to be provided explaining how the compost works, what materials can be composted and trouble shooting - i.e what to do if compost gets too dry or too wet. Paved turning circle to be provided

'Natural' colour paving 600mmx600mm to rear paths/patios. Patios min 9m2 paths min 1m wide. Bound gravel generally to footpaths.

All external access doors to dwellings to be level access. 1200x1200 level platform with max 1:40 crossfall. All private spaces to have level access entrance.

1no. car parking space to be capable of enlargement to 3300mm wide to satisfy Lifetime Homes requirements

Individual bin storage positions within gardens with paved turning circles to be provided where indicated.



ACCOMMODATION

2no. 2 bed 4 person houses at 74m2

Total 2no. dwellings

2no. parking spaces + 1no space for 86 Rosary Road

Total 3no. parking spaces

Site Area : 0.032ha

Site Plan

Project:

Proposed Housing
Rosary Road, Norwich

Client:

Orwell Homes Ltd

Drwg: 12 1344 Ros 01

Revision: .

Date: July 2013

Scale: 1:200 @A3

The Studio
Drinkstone Office Park
Kempson Way
Bury St Edmunds
Suffolk IP32 7AR

Tel: 01284 756166
Fax: 01284 702615

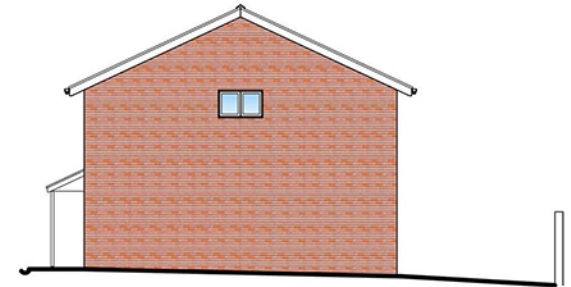
**Rees
Pryer**
ARCHITECTS



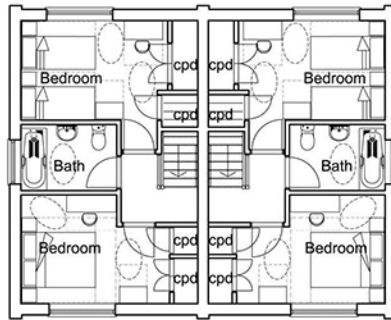
front (north) elevation



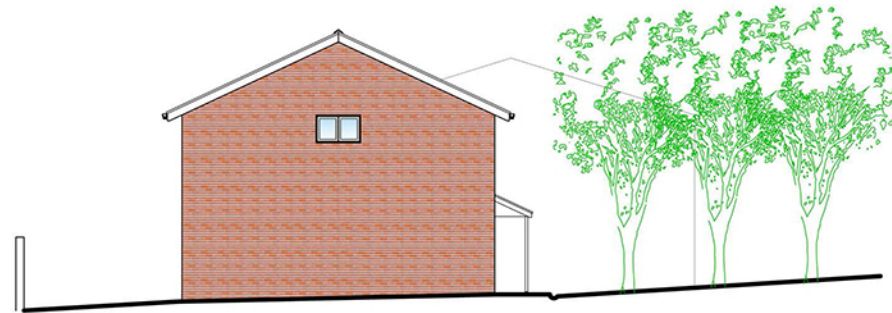
rear (south) elevation



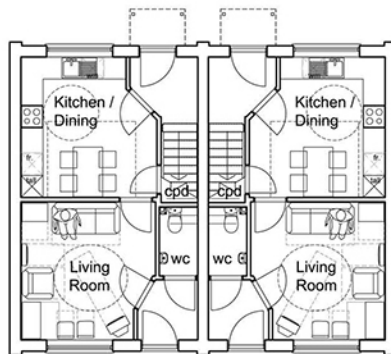
side (west) elevation



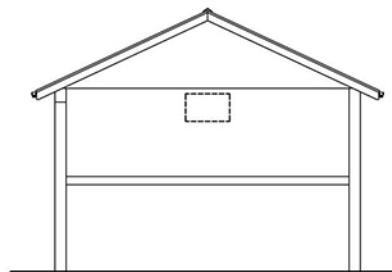
first floor plans



side (east) elevation



ground floor plans



typical section

Project: Proposed Housing
Client: Rosary Road, Norwich
 Orwell Homes Ltd
 Drwg: 12 1344 Ros 02
 Date: June 2013
 Revision: .
 Scale: 1:100 @A2

The Studio
 Drinkstone Office Park
 Kempson Way
 Bury St Edmunds
 Suffolk IP32 7AR
 Tel: 01284 756166
 Fax: 01284 702615
**Rees
 Pryer**
 ARCHITECTS

Do not scale from drawings. Any discrepancies or omissions to be reported to the Architects. Copyright remains solely with the Architects unless express permission is granted otherwise.