

Application for Determination

Parish	Thorpe St Andrew		
Reference	BA/2012/0050/FUL	Target date	10.04.2012
Location	Plot 13, Thorpe Hall Close, Thorpe St Andrew, Norwich		
Proposal	Erection of a one and a half storey dwelling house- revised scheme following withdrawal of BA/2011/0286/FUL		
Applicant	Mr Alan Adler		
Recommendation	Approve subject to conditions		
Reason referred to Committee	Objections received		

1 Description of Site and Proposals

- 1.1 The application site is an empty plot situated at the end of a residential street, Thorpe Hall Close in Thorpe St Andrew, Norwich. Thorpe Hall Close sits on the outskirts of Norwich and marks a transition between the more built up areas of the City and the open rural character of the Broads.
- 1.2 The close sits within Thorpe St Andrew's Development Boundary and Conservation Area, and consists of a number of blocks of flats and larger detached dwelling houses built in the 1980's. At the end of the close a Grade II* Listed dwelling, Thorpe Hall, and associated gardens, extend down to the river.
- 1.3 The plot itself sits facing the River Yare to the south east, in between no. 14 Thorpe Hall Close which is a detached dwelling house, and the gardens of Thorpe Hall which contains a single storey modern swimming pool changing room and pool. The plot is approximately 40m long by 20m wide and is currently grassed with a concrete slipway creating access to the river. A group of large willow trees line the plot along the north east boundary and the site is accessed from the highway to the north-west. A block of six flats are situated behind the application site with three of the flats sitting directly opposite to the north-west. The plot sits within Flood Risk Zones 3a and 3b.
- 1.4 The proposal is for the erection of a detached one and a half storey, two bed-roomed, dwelling. The dwelling is proposed to be approximately 12m

wide by 12m long and 9m to the ridge. A two bay carport is proposed to be attached to the rear of the dwelling with a small terrace area to the front facing the river. The rest of the plot remains open for garden land. The dwelling is proposed to be of a fairly modern style with a mix of traditional and modern detailing. The dwelling is proposed to be constructed with a light buff brick with white weatherboarding to the river elevation. The windows are proposed to be powder coated aluminium and the roof a slate construction. Bat bricks and bird boxes are proposed to be incorporated into the build.

2 Site History

- 2.1 In 1988 planning permission was granted for the erection of a one and a half storey, five bed roomed, dwellinghouse (88/0611). The piles for the dwelling were installed meaning the permission for the erection of a dwelling is extant and the dwelling could be built without further permission being obtained. Before the dwelling was fully built half the plot was sold off to Thorpe Hall to be included within their garden land. The second half (the application site- plot 13) was left for secondary amenity land to that of no. 14
- 2.2 In 1999 planning permission was granted for the erection of a single storey changing room building and swimming pool at Thorpe Hall (05/99/1274).
- 2.3 In 2011 an application was submitted for the erection of a one and a half storey dwellinghouse on Plot 13 (BA/2011/0286/FUL). The application was withdrawn due to insufficient information being submitted and officer concern regarding design and impact on neighbouring amenity.

3 Consultation

Broads Society - I am pleased to advise you that we have no objections to the proposal which will positively enhance the site.

Parish Council - Response awaited.

District Member - Response awaited.

Environment Agency - No objections subject to the conditions covering:

- Finished floor levels set no lower than 2.544m AOD.
- Provision of open void under dwelling to allow for free flow of flood waters.
- Submission of hydrodynamic pressures impact assessment.
- Flood resistance and resilience to be incorporated as outlined within submitted Site Specific Flood Risk Assessment.
- Flood Response Plan and Notice to be undertaken as submitted.
- Information on a surface drainage water strategy to be submitted.
- Works to stop and a Contamination Remediation Strategy to be submitted and undertaken should contamination be found.

Environmental Protection - No objections to ground investigation survey submitted, no contamination found, no conditions regarding ground contamination required..

Highways Authority - No objections subject to conditions covering:

- prior to occupation car parking area as indicated on plan shall be installed.

4 Representation

3x Representations of objection from neighbours covering:

- Loss of light/overshadowing.
- Design- not in-keeping.
- Scale- overdevelopment.
- Reduction in privacy.
- Reduction in space for wildlife.
- Concern over future development of other site.
- Un-attractive outlook for flats behind.
- Loss of view.
- Devaluation of flats to the rear.

9x Representations of support from neighbours covering:

- Good to see use of empty site.
- Design- in-keeping.
- Proposal will enhance Conservation Area.
- Proposal will enhance river scene.
- Removal of trees will increase neighbouring amenity by reducing overshadowing.
- Biodiversity enhancements by incorporation of bat bricks and bird boxes.

1x Representation of no objection from neighbour.

5 Policies

5.1 National Policy

PPS1- Delivering Sustainable Development
PPS5- Planning for the Historic Environment
PPS9- Biodiversity and Geological Conservation
PPS25- Development and Flood Risk.

5.2 Core Strategy (Adopted 2007)

[Core Strategy \(Adopted Sept 2007\).pdf](#)

Policy CS 1- Landscape .

5.3 **Development Management Policies (Adopted 2011)**

[DMP DPD - Adoption version.pdf](#)

Policy DP2- Landscape and Trees

Policy DP4- Design

Policy DP5- Historic Environment

Policy DP7- Energy Generation and Efficiency

Policy DP22- Residential Development within Defined Development Boundaries

Policy DP28- Amenity

Policy DP29- Development on Sites with a High Probability of Flooding.

6 **Assessment**

- 6.1 The main issues to consider in the determination of this application are the principle of development, impact on flood risk, impact on the character of the Conservation Area, Listed Building and surrounding townscape, appropriateness of design, impact on neighbouring amenity, impact on trees, and impact on highways.

Principle of Development

- 6.2 Many locations throughout the Broads are considered unsuitable for new residential development, this is often due to their remote, rural, and unsustainable locations. There are a handful of sites however, which are considered appropriate for new development as they are situated within sustainable locations which have the capacity and services to cater for the new development. These locations are identified with development boundaries which delineate the areas suitable for development. Thorpe Hall Close is identified as being within a Development Boundary and the development of the site is therefore considered acceptable in principle.
- 6.3 In addition to the above it is important to note that the site forms one half of a plot which already has planning permission for the erection of a one and a half storey, 5 bed roomed, dwellinghouse (88/0611). The piles for the dwelling were installed meaning development has commenced and the permitted scheme could be built. The plots were subsequently split and a swimming pool built on one half leaving the application site empty.

Flood Risk

- 6.4 The application was accompanied by a Site Specific Flood Risk Assessment which outlined the plot being mainly within Flood Risk Zone 3a 'High Probability of Flooding' with a small proportion of the site being within Flood Risk Zone 3b. The application proposes to locate the house on the area at lower flood risk, 3a. According to PPS25 applications for the erection of new dwellings which are identified as a 'more vulnerable land use' must pass the Sequential and Exception Test in order to be acceptable.
- 6.5 The Sequential Test seeks to locate development in the area of lowest flood risk in order to minimise risk of flooding. In this case the owner does

not own land outside of the application site therefore there is no land available at an even lower risk of flooding. The dwelling has been positioned to avoid the section of the plot which is of a higher flood risk and officers are therefore satisfied that the proposal passes the Sequential Test.

- 6.6 In terms of the Exceptions Test, the use of a plot for a dwelling within an area which has good transport links and services is considered to provide a wider sustainability benefit to the community than its current use as a redundant site. The raising of floor levels allows for the free flow of water underneath the property, whilst incorporation of wet proof measures, provision of first floor accommodation, flood preparation, safe access and egress, are all measures which are proposed and result in a development which is considered to be safe without increasing flood risk elsewhere. Officers are therefore satisfied that the proposal passes the Exceptions Test.
- 6.7 The Environment Agency do not object to the proposal but have requested a number of conditions and additional information to be provided. These conditions are considered reasonable and are therefore recommended.
- 6.8 In addition to the above, it is considered that the proposal represents an improvement in terms of impact on flood risk than the previous 1988 approval (88/0611).

Design

- 6.9 The predominant design within the immediate surroundings at Thorpe Hall Close is of the 1980's redbrick and red pantile buildings of the development of the blocks of flats and detached dwelling houses. Although this design dominates there are a number of differing dwellings and buildings within the immediate and wider vicinity of Thorpe St Andrew's Conservation Area. Thorpe Hall is a Grade II* Listed (Circa 1600) colour washed and rendered brick and clay pan tiled hall whilst the swimming pool building is of a modern white rendered and lead design.
- 6.10 Additionally, when viewing the site from the river a variety of types and scales of building exists within the immediate vicinity. It is therefore considered that Thorpe St Andrew provides a wide palette of architectural styles, scales, design detailing and materials from which the proposal could pick up on.
- 6.11 The proposed design picks up from the traditional architectural detailing of the surrounding area but ultimately the overall form of the building is fairly modern linking in with the swimming pool building immediately adjacent to the application site. The scale matches that of the smaller local buildings whilst the height is comparable to the neighbouring properties, giving a uniform river scene.
- 6.12 In addition to the contemporary style the materials proposed are a contrast to the majority of the buildings within the street. However, these will

enhance the modern design and considered appropriate given the wide palette of materials within the wider Conservation Area. The overall form, scale, massing, design and materials are therefore considered appropriate and result in a building which would enhance the varied character of Thorpe St Andrew's Conservation Area.

- 6.13 The dwelling is proposed to be constructed to standards above code 3 from the Code for Sustainable Homes and this is welcomed.
- 6.14 The application site sits within close proximity of Thorpe Hall a Grade II* Listed dwellinghouse, however, the historical setting of Thorpe Hall has been significantly disrupted in the past by the development of Thorpe Hall Close. Given the extant permission, it is not considered that the erection of an additional dwelling will cause significant harm. The contemporary design of the proposal is considered to respect the special qualities of Thorpe Hall by creating a contrast rather than attempting to match which could detract from the special qualities of the Listed Building. It is therefore considered that the proposal respects the character of the Listed Building and does not detract from its setting.

Neighbouring Amenity

- 6.15 The development is within close proximity of the gardens of Thorpe Hall, a detached dwelling no.14 Thorpe Hall Close which sits to the side elevation by approximately 7m, and six flats which sit in a single block to the rear of the application site, on the opposite side of the Highway, at a distance of approximately 20m. The proposal therefore has the possibility of impacting on a number of dwellings.
- 6.16 Three objections were received, two from flats immediately opposite the application site and one from the flats beyond and these are summarised above.
- 6.17 In considering the impact on amenity it should be noted that the site is within the development boundary and has an extant permission for the erection of a five bed-roomed dwelling.
- 6.18 The application is a re-submission and the proposal has sought to address concerns previously raised, especially with regard to massing, roof design, window design and orientation. It has been reduced to 3 blocks rather than 1 which significantly reduces the bulk. It is also located more than 20m from the neighbouring properties to the rear which is considered an acceptable distance. In terms of loss of light, the proposed dwelling is a sufficient distance as to not create overshadowing or impact upon diffused light.
- 6.19 The majority of the glazing is proposed for the south east elevation which faces the river. Limited glazing is proposed for the sides and the rear which face the neighbouring properties. Obscure glazing is proposed for the side windows which are at head height. It is therefore considered that the

proposal does not provide the opportunity for a significant amount of overlooking to occur.

- 6.20 Although it is acknowledged that the flats currently benefit from the view of the river which would be lost, the loss of a view is not a material planning consideration.
- 6.21 It is therefore considered that there would not be a significant adverse impact on neighbouring amenity which would warrant a refusal of the application.
- 6.22 It is also acknowledged that a high level of support for the proposals was received from neighbours within Thorpe Hall Close and the surrounding area. The support largely centred upon the appropriate use of an un-used site and support for the design.

Trees and Landscaping

- 6.23 A group of Willow trees exists on the north eastern boundary along with a number of smaller ornamental shrubs and trees. The Willows are proposed to be removed. Whilst the Willows make a positive contribution to the character of the Conservation Area they are in a poor condition and their removal is considered acceptable in principle subject to securing replacements. This will be covered by condition.

Highways

- 6.24 The Highways Authority does not object to the proposal subject to the inclusion of a condition covering the inclusion of a parking area prior to the occupation of the dwelling.

7 Conclusion

- 7.1 It is considered that the proposal represents appropriate development within the development boundary. The scale, massing, design and materials of the proposed dwelling are considered appropriate and would enhance the character of the Conservation Area. It is not considered that there would be a significant adverse impact on neighbouring amenity which would warrant a refusal to the application. It is considered that there would be no adverse impact on trees and landscaping subject to re-planting and it is not considered that there would be an adverse impact on highways or Protected Species and habitat.

8 Recommendation

Approve subject to the following conditions:

- Time limit.
- In accordance with plans.
- Samples of all external materials to be agreed.
- Landscaping and re-planting details to be submitted.
- Details of air/water source heat pump to be submitted.

- Finished floor levels set no lower than 2.544m AOD.
- Provision of open void under dwelling to allow for free flow of flood waters.
- Submission of hydrodynamic pressures impact assessment.
- Flood resistance and resilience to be incorporated as outlined within submitted Site Specific Flood Risk Assessment.
- Flood Response Plan and Notice to be undertaken as submitted.
- Information on a surface drainage water strategy to be submitted.
- Works to stop and a Contamination Remediation Strategy to be submitted and undertaken should contamination be found.
- Prior to occupation car parking area as indicated on plan shall be installed.
- Side windows to be obscure glazed to Pilkington Level 5 or equivalent.

9 Reasons for Recommendation

9.1 The proposal is considered to be in accordance with National and Local Plan Policy and in particular considered to be in accordance with National Policies PPS1, PPS5, PPS9 and PPS25 and Core Strategy (2007) Policy CS1 and Policies DP 2, DP 4, DP 5, DP 7, DP 22, DP 28 and DP 29.

Background papers: 880611, 05/99/1274, BA/2011/0286/FUL, BA/2012/0050/FUL

Author: Kayleigh Wood
Date of report: 12 March 2012

List of Appendices: APPENDIX 1: Site Location Plan

APPENDIX 1

