

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE 11th JUNE 2007

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

**ATTLEBOROUGH: PROPOSED RESIDENTIAL DEVELOPMENT, WESTHOLME,
STATION ROAD**

APPLICANT: Mr R G Bales

REFERENCE: 3PL/2007/0246/F

SUMMARY – This report concerns a proposal for 15 flats at Station Road, Attleborough. It is recommended that the application is approved.

1. INTRODUCTION

- 1.1 This report concerns a full planning application for the redevelopment of an existing residential property in Station Road, Attleborough. The proposed development would comprise 15 one and two bedroomed flats. The proposed flats would be incorporated in 2 blocks - one of 3 storeys and one of 4 storeys. The proposed buildings would be contemporary in design, with rendered and timber-clad walls, under curved metal roofs.
- 1.2 The site is currently occupied by a pair of semi-detached dwellings. It is situated within an area of mixed commercial and residential uses. The site is adjoined by commercial properties.

2. KEY DECISION

- 2.1 This is not a key decision.

3. COUNCIL PRIORITIES

- 3.1 The following Council priorities are relevant to this report:
- A safe and healthy environment
 - A well planned place to live and work

4. PLANNING HISTORY

- 4.1 There is no relevant planning history.

5. POLICY

- 5.1 Relevant local planning policies include Local Plan Policy HOU.2. Policy HOU.2 permits new housing developments in towns like Attleborough, provided that various criteria relating to local character, design and access are addressed.
- 5.2 Relevant national planning policy includes PPS 3 *Housing*, PPG 13 *Transport* and PPG 24 *Planning and Noise*.

6. CONSULTATIONS

- 6.1 Attleborough Town Council has raised no objection to the application.
- 6.2 The Highway Authority has raised no objection to the application, subject to conditions relating to visibility splays and the provision of the proposed new access and parking.
- 6.3 The Council's Environmental Health Officer has requested that a noise assessment be undertaken to consider the potential effects of noise from existing commercial properties on future residents of the proposed development.
- 6.4 The Environment Agency has raised no objection to the proposal.
- 6.5 The Council's Contaminated Land Officer has raised no objection subject to conditions relating to ground investigation.

7. ASSESSMENT

- 7.1 The principal planning issues raised by the proposed development relate to:
 - i) the likely impact of the development on the character and appearance of the area, ii) the impact of existing commercial uses on the amenities of future residents, and iii) the adequacy of parking and access arrangements.
- 7.2 It is considered that the proposed development would not adversely affect the character and appearance of the surrounding area. The visual character of this part of Station Road is rather varied. Existing buildings range in scale from low-rise domestic and commercial buildings to large factory buildings. The immediate locality is dominated visually by the former cider works (now occupied by Banham Poultry), which is located directly opposite the application site. Whilst the proposed new apartment buildings would be taller than neighbouring buildings, in the context of the general character of the area, it is considered that the new buildings would not appear out of place. In addition, it is considered that the contemporary design of the buildings would complement existing commercial buildings nearby and help to create a stronger sense of visual identity. The design of the buildings derives partly from the applicant's desire to incorporate elements of sustainable construction, including solar panels, and modern methods of building.
- 7.3 Given that the general character of the area, it is considered that the amenities of future residents of the proposed flats could potentially be affected by noise and disturbance from existing commercial uses nearby. Accordingly, the applicant has been asked to provide a noise assessment report in accordance with the national guidance set out in PPG 24. The

purpose of this report is to assess the extent to which the development could be adversely affected by noise, and, if appropriate, to recommend mitigation measures. The requested noise assessment is currently awaited. Further progress on this matter will be reported verbally.

- 7.4 Following consultation with the Highway Authority, revised proposals for access and parking have been submitted. On the basis of the amended details, it is considered that adequate visibility splays can be provided from the new access. Parking would be provided on site for ten cars. Space would also be provided for the storage of cycles. Given the character of the development proposed, the existence of waiting restrictions on Station Road and the location of the site relatively close to the town centre and local services, it is considered that, in this instance, this level of parking provision would be acceptable

8. RECOMMENDATION

- 8.1 Subject to the receipt of a satisfactory noise assessment, it is recommended that planning permission be granted for the proposed development.