



**LOCATION:** DYERS ALMSHOUSES, NORTHGATE ROAD, NORTHGATE  
**PROPOSAL** PROVISION OF TWO GRAVEL SURFACED PARKING AREAS  
**APPLICANTS NAME:** Dyers Almshouse Charity,  
**AGENTS NAME:** Henry Adams Planning Ltd,  
**CASE OFFICER:** Mr P. Fairham **EXPIRY DATE:** 11 April 2011

**PLANS & DRAWINGS CONSIDERED:**

CBC 0001 Site Location Plan, CBC 0002 Residential Parking Area

**CONSULTATIONS EXPIRY** - 14 March 2011

<u>Type</u>	<u>Comments</u>
1. CCCAAC	No objection

**NEIGHBOUR LETTERS SENT:- CR/2011/0088/FUL**

Neighbour expiry date:

**REPLIES RECEIVED:-**

None

**THE APPLICATION SITE:-**

The application site comprises part of the grounds of the Dyers Almshouses in Northgate Road. The Dyers Almshouses are a group of single storey dwellings of a "rustic" Arts and Crafts design arranged in a regular horseshoe shape facing SE towards Northgate Road. The dwellings surround an inner landscaped area which provides a valuable and attractive setting for the development.

There is a vehicular access to the development to limited parking facilities taken centrally from the frontage to Northgate Road. The application site sits across this access adjacent to the Northgate Road Frontage and is bounded by the hedge along Northgate Road and footpaths within the site.

The application site is largely grass though there are the remains of former trees. There are two trees (Beech) within the site adjacent to the access and Northgate Road.

Northgate Road, with the exception of the Almshouses site, is a short cul de sac of 1930's onwards residential terraces and semi detached houses. Adjacent to the junction of Northgate Road and High Street are office developments which have access onto Northgate Road.

The site lies within a Conservation Area.

## **THE PROPOSED DEVELOPMENT:-**

It is proposed to create two areas of parking on either side of the existing access. Each area would be approximately 10metres X 12metres and would have a gravel surface above a gravel stabilisation system The northern and western/eastern boundaries of the proposed parking would be marked by new beech hedges with a limited amount of bollard style lighting

### **DEVELOPMENT PROPOSAL SUMMARY**

<b>Site area</b>	0.03 hectares	<b>Dwellings to be demolished</b>	N/A
<b>Existing Use</b>	landscaping	<b>New Dwellings proposed</b>	N/A
<b>Proposed Use</b>	parking	<b>Net increase in Dwellings</b>	N/A
<b>Proposed Car parking</b>	8-10	<b>Proposed Site Density</b>	N/A
<b>Existing Floorspace &amp; Use</b>	N/A	<b>Associated Application</b>	N/A
<b>Proposed Floorspace &amp; Use</b>	N/A	<b>S106 Contributions</b>	N/A

## **PLANNING HISTORY:-**

None relevant

## **PLANNING POLICY:-**

The site lies within the built-up area boundary on the LDF (CS) Proposals Map and outside but adjacent to the Town Centre Boundary.

The site lies within the Dyers Almshouse Conservation Area where Saved Policy BN2 “Development in Conservation Areas” applies This Policy requires new development to preserve or enhance the character of the locality and to respect and be compatible with the character of the area including views into and out of the Conservation Area.

Policy EN5 of the LDF Core Strategy requires that all development be based upon a thorough understanding of the context, significance and distinctiveness of a site and surroundings and to be of a high quality

The Almshouse are identified as locally listed buildings. Saved Policy BN16 seeks to protect such buildings and their setting and character.

The Dyers Almshouse Conservation Area Statement sets as its objectives:

1. to protect its distinctive character and the landscaped gardens trees and hedges;
2. to retain the scale character and appearance of the individual Almshouses;

3. to ensure nearby proposals for development are of a scale form and design which respect the character and setting of the Almshouses;
4. to promote improvements within the Conservation Area consistent with bits architectural style and landscaping.

Saved Policies GD1, GD2, GD3 and GD5 & 6 whilst relevant do not add to the site specific requirements referred to above.

PPS5 "Planning for the Historic Environment " sets as a fundamental objective that the historic environment and its heritage assets be conserved and enjoyed for the quality of life they bring to this and future generations. Policies HE7 He9 and HE10 support that objective by giving guidance on such issues as the importance of the asset, the need for preservation and enhancement not just of the asset but also its setting

### **PLANNING CONSIDERATIONS:-**

The principal consideration is considered to be the impact of the proposed development on the Conservation Area, the locally listed almshouses and their setting.

The proposed development makes use of the existing access. The increased use of this access is not considered to raise highway safety amenity or capacity issues.

The proposed car parking would be 50 metres from the main frontage of the Almshouses and 12/13 metres from the nearest Almshouses to the west and east. This separation is considered to be adequate to protect the amenity of the existing residents. The residents living on the southern side of Northgate are separated from the proposed development by the carriageway but also the substantial hedge that marks the boundary of the Almshouses. They are not considered to be adversely affected by the proposal.

The landscaped gardens in front of the Almshouse are very formal in their style with low hedges and regular planting beds and geometric paths.

The proposed development represents a very small proportion of the garden area. The proposed surfacing of gravel inset in a holding system is a low key and "soft" approach which takes into account the sensitive location. It is proposed to mark the inward edges of the car parking with beech hedging which will be allowed to grow to the height of that existing . This approach again reflects the generally geometric approach to the landscaping of the wider area and mitigates the impact of the parking upon the garden and the setting of the Almshouses.

The proposed lighting is low key and will give a degree of safety and security whilst not having a major impact on the area.

### **CONCLUSIONS:-**

The application site lies in a Conservation area and is part of the setting of locally listed buildings The Dyers Almshouses.

It is proposed to construct a small area of additional parking either side of the existing vehicular access to the Almshouses and surface that parking with Gravel. The car park would be divided from the rest of the Almshouses' gardens by a formal beech hedge.

It is considered that the proposed development would not adversely affect the amenity of the residents either in the Almshouses or those in Northgate Road by way of visual or aural intrusion. The additional car parking is also not considered to represent a highway safety hazard.

Most importantly the proposal, because of its scale, design and landscaping, is not considered to have an adverse impact upon the Conservation Area or the setting of the locally listed building. The scheme is considered to respect the character and landscape of the listed buildings and the Conservation Area and is a compatible form of development.

In view of the existing and proposed hedging the development would not have an adverse impact upon views into and out of the Conservation Area.

**RECOMMENDATION RE: CR/2011/0088/FUL**

REFER TO SEPARATE "CONDITIONS" LIST /REASONS FOR APPROVAL/REFUSAL AS APPLICABLE