



# PLANNING AGENDA

**Tuesday, 12 May 2020**

This meeting will be held remotely at 5:00 pm at  
<https://www.youtube.com/user/northamptonbcTV>

## **Members of the Committee**

**Councillor:** Brian Oldham (Chair), Jamie Lane (Deputy Chair)

**Councillors:** Alan Bottwood, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Catherine Russell, Jane Birch, Muna Cali, Enam Haque, Arthur McCutcheon and Brian Markham.

**Chief Executive**

**George Candler**

If you have any enquiries about this agenda please contact  
[democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk) or 01604 837722



# PLANNING COMMITTEE

## AGENDA

Meetings of the Planning Committee will take place at 5:00pm on 14<sup>th</sup> April, 12<sup>th</sup> May, 19<sup>th</sup> May, 9<sup>th</sup> June, 7<sup>th</sup> July, 28<sup>th</sup> July, 1<sup>st</sup> September, 29<sup>th</sup> September, 27<sup>th</sup> October, 24<sup>th</sup> November, 22<sup>nd</sup> December 2020, and 21<sup>st</sup> January, 16<sup>th</sup> February and 16<sup>th</sup> March 2021.

The Council permits public speaking at the Planning Committee as outlined below:

### Who can speak at Planning Committee Meetings?

- Up to 2 people who wish to object and up to 2 people who wish to support an individual planning application or any other matter on the public agenda.
- Any Ward Councillors who are not members of the Planning Committee. If both Ward Councillors sit on the Planning Committee, they may nominate a substitute Councillor to speak on their behalf.
- A representative of a Parish Council.

### How do I arrange to speak?

**PLEASE BE AWARE THAT THIS MEETING WILL BE TAKING PLACE REMOTELY – SEE BELOW FOR DETAILS OF PUBLIC SPEAKER REGISTRATION/HOW TO VIEW THE MEETING**

- Anyone wishing to speak (not including Ward Councillors who must let the Chair know before the start of the meeting) must have registered with the Council's Democratic Services section not later than midday on the day of the Committee meeting.  
NB: the Council operate a 'first come, first served' policy and people not registered to speak will not be heard. If someone who has registered to speak does not attend the meeting their place may be reallocated at the discretion of the Chair.

Methods of Registration:

- By telephone: 01604 837722
  - In writing to: Northampton Borough Council, The Guildhall, St. Giles Square, Northampton, NN1 1DE, Democratic Services (Planning Committee)
- by email to: [democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk)

- Once registered to speak, an invitation will be sent to join the Zoom video conferencing webinar for this meeting.

### When do I speak at the meeting

- A Planning Officer may update the written committee report then those registered to speak will be invited to speak.
- Please note that the planning officer can summarise issues after all the speakers have been heard and before the matter is debated by the Planning Committee Members and a vote taken.

### How long can I speak for?

- All speakers are allowed to speak for a maximum of three minutes.

### Other important notes

- Speakers are only allowed to make statements – they may not ask questions or enter into dialogue with Councillors, Officers or other speakers.
- Consideration of an application will not be delayed simply because someone who is registered to speak is not in attendance at the time the application is considered

- Confine your points to Planning issues: Don't refer to non-planning issues such as private property rights, moral issues, loss of views or effects on property values, which are not a material consideration on which the decision will be based.
- You are not allowed to circulate new information, plans, photographs etc that has not first been seen and agreed by the Planning Officers
- Extensive late representations, substantial changes, alterations to proposals etc. will not be automatically accepted, due to time constraints on Councillors and Officers to fully consider such changes during the Planning Committee Meeting.

**\*\*\*Remote Meeting Access for Participants\*\*\***

- Members of the public should register to speak by email ([democraticservices@northampton.gov.uk](mailto:democraticservices@northampton.gov.uk)) or telephone (01604 837722) by 12pm on the day of the meeting.
- An invitation will be sent to Members and registered Public Speakers for the meeting via Zoom Conferencing Webinar.

**\*\*\*Remote Public Access\*\*\***

- The meeting will be available to view here: <https://www.youtube.com/user/northamptonbcTV>

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

Your attendance is requested at a meeting to be held at:

<https://www.youtube.com/user/northamptonbcTV>

on Tuesday, 12 May 2020

at 5:00 pm.

**AGENDA**

**1. APOLOGIES**

**2. MINUTES**

(Copy herewith)

**3. DEPUTATIONS / PUBLIC ADDRESSES**

**4. DECLARATIONS OF INTEREST/PREDETERMINATION**

**5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

**6. LIST OF CURRENT APPEALS AND INQUIRIES**

Report of Head of Planning (copy herewith)

**7. OTHER REPORTS**

None

**8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

(None)

**9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

(None)

**10. ITEMS FOR DETERMINATION**

(None)

**11. ITEMS FOR CONSULTATION**

(None)

**12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS**

**(A) N/2019/0416 - ADDITIONAL STOREY TO EXISTING BLOCK OF FLATS TO CREATE 10NO NEW FLATS WITH NEW BIN AND CYCLE STORES. DOVER COURT, ST JAMES ROAD**

**(B) N/2019/0417 - ADDITIONAL STOREY TO EXISTING BLOCK OF FLATS TO CREATE 10NO NEW FLATS WITH NEW BIN AND CYCLE STORES. WOODSTOCK, BILLING ROAD**

- (C) N/2019/0941- DEMOLITION OF EXISTING LOCK-UP GARAGES AND DEVELOPMENT OF 2NO FLATS AND ASSOCIATED PARKING. LOCK UP GARAGES, ADJACENT TO 62 MAIDENCASTLE**
- (D) N/2019/1593 - INSTALLATION OF BRICK BUILT BIN ENCLOSURES WITH DROP KERB ADJACENT TO 34-56 BROOM COURT. LAND ADJACENT TO BROOM COURT, HUNSBARROW ROAD**
- (E) N/2019/1594 - INSTALLATION OF BRICK BUILT BIN ENCLOSURES ADJACENT TO 4-24 FURZE COURT WITH ACCESS PATH. FURZE COURT, HUNSBARROW ROAD**
- (F) N/2020/0123 - DEMOLITION OF OUTBUILDING AND ERECTION OF NEW SINGLE STOREY SIDE EXTENSION TOGETHER WITH NEW OFF ROAD PARKING AND DROPPED KERB. 191 FULLINGDALE ROAD**
- (G) N/2020/0168 - CHANGE OF USE OF COMMUNITY ROOM (USE CLASS D2) TO DWELLING (USE CLASS C3), WITH OFF ROAD PARKING AND DROPPED KERB AND DEMOLITION OF LINK OFFICE STRUCTURE. COMMUNITY ROOM, 19A BLACKBERRY LANE**
- (H) N/2020/0326 - NEW PORCH TO FRONT ENTRANCE TOGETHER WITH GARAGE CONVERSION. 24 MORTAR PIT ROAD**

### **13. EXCLUSION OF PUBLIC AND PRESS**

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100I OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”

## **PHOTOGRAPHY AND AUDIO/VISUAL RECORDINGS OF MEETINGS**

Anyone may record meetings of the Council, the Cabinet, any Committee or Sub-Committee of the Council through any audio, visual or written method to include taking photographs of meetings, filming meetings or making audio recordings of meetings. The Chair of the meeting shall have the discretion to revoke the permission in the event that the exercise of the permission is disturbing the conduct of the meeting in any way or when it is otherwise necessary due to the nature of the business being transacted at the meeting. Permission may only be exercised where the public have the right to attend the meeting; and if a meeting passes a motion to exclude the press and public, then in conjunction with this, all rights to record the meetings are removed.



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## NORTHAMPTON BOROUGH COUNCIL

### PLANNING COMMITTEE

Tuesday, 17 March 2020

**PRESENT:** Councillor Oldham (Chair); Councillor Lane (Deputy Chair);  
Councillors Birch, Bottwood, Golby, B Markham and McCutcheon

**OFFICERS:** Peter Baguley (Director of Planning and Sustainability), Rita Bovey  
(Development Manager), Nicky Scaife (Development Management  
Team Leader), Alan Davis (Principal Planning Officer), James  
Chadwick (Solicitor), Ed Bostock (Democratic Services Officer)

#### 1. APOLOGIES

Apologies for absence were received from Councillors Cali, Haque, Kilbride, M Markham and Russell.

#### 2. MINUTES

The minutes of the meeting held on 18<sup>th</sup> February 2020 were agreed and signed by the Chair.

#### 3. DEPUTATIONS / PUBLIC ADDRESSES

##### RESOLVED:

That under the following items, the members of the public and Ward Councillors listed below were granted leave to address the Committee:

##### **N/2018/1645**

Catrina Cruickshank  
David Corley

##### **N/2019/1402**

Joanna Pole  
Pat Dooley

##### **N/2019/1604**

Councillor Smith

##### **N/2020/0006**

Mike Hallam

##### **N/2019/0202**

Sarah Holtham  
Gary Owens

#### 4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Oldham declared a personal interest in respect of item 10b as the Ward Councillor but advised of no predetermination.

Councillor Lane declared a personal interest in respect of item 10f as a friend of the applicant and advised that he would leave the room whilst the item was discussed.

Councillor Bottwood declared a disclosable and pecuniary interest in respect of items 12a and 12b as a board member of Northampton Partnership Homes (NPH) and advised that he would leave the room whilst these items were discussed.

**5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

None.

**6. LIST OF CURRENT APPEALS AND INQUIRIES**

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Director of Planning and Sustainability. She advised that 2 decisions had been reached in respect of the same property. The refusals had been made under delegated powers. The first appeal was dismissed by the Inspector who agreed with officers that the external finish would not be in-keeping with surrounding properties. A second application was refused by officers who had concerns around the partial cladding of the proposed dormer; however, the inspector disagreed and found the proposal acceptable with hanging tiles to the side gable.

Councillors suggested that photos to show the key issues would be helpful for future appeal decisions.

**RESOLVED:**

That the report be noted.

At this juncture Councillor Golby joined the meeting and advised of no declarations of interest.

**7. OTHER REPORTS**

None.

**8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

None.

**9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

None.

**10. ITEMS FOR DETERMINATION**

- (C) N/2019/1402 - CONVERSION OF EXISTING DWELLING TO CREATE 2NO APARTMENTS TOGETHER WITH CONSTRUCTION OF 2NO NEW APARTMENTS ON ADJACENT LAND WITH ON SITE PARKING. 1 ADDISON ROAD**

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained representations from the NBC Arboricultural Officer, additional Condition 7 and additional 3<sup>rd</sup> party comments. The Committee were informed that the application proposed the conversion of the existing dwelling house to create 2 apartments and extension to create 2 new apartments. 4 parking spaces were proposed to the rear of the development and garden areas would be provided for the ground floor apartments which would be used for refuse and cycle storage. No windows were proposed for the first-floor side elevations to ensure neighbour privacy; ground-floor side windows would be hidden by boundary treatment. It was explained that the property had existing planning permission, granted in 2018, for the construction of a 2-bed semi-detached dwelling plus alterations to the existing property.

Joanna Pole, of a neighbouring property, spoke against the application and voiced concerns around the loss of green space in the area and the likely increase in traffic. She advised that the area currently suffered from a lack of parking and noted that the proposal did not include visitor parking.

Pat Dooley, the agent on behalf of the applicant, spoke in favour of the application and commented that the proposed development sat on the same footprint as the development for which there was existing planning permission, which was supported by the Council. He suggested that the neighbours were possibly not aware of the existing planning permission. Mr Dooley advised that there was sufficient parking provision.

Members discussed the report.

#### **RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and **additional Condition 7** contained in the addendum in relation to boundary treatments.

#### **(A) N/2018/1645 - DEMOLITION OF EXISTING BUILDINGS AND ERECTION 23 NO. APARTMENTS AND 8 NO. TOWNHOUSES. CASTILIAN CHAMBERS, 2 CASTILIAN STREET**

The Development Management Team Leader submitted a report to the Committee. Members' attention was drawn to the addendum which contained additional 3<sup>rd</sup> party comments and an additional Condition 25. The Committee were informed that previous planning permission for 7 townhouses on the site had expired. The proposed development, which has been amended during the course of the application, comprised the demolition of existing buildings and construction of new buildings to provide 23 apartments and 8 townhouses. Vehicular access would be via gated access from Derngate to a rear parking area providing 8 spaces. Refuse and cycle storage would be provided within enclosed stores on the ground floor of the main building fronting Derngate. It was noted that there had been no statutory objections to the scheme. A condition was included to agree specific details of building materials and window details to ensure a good standard of development. A condition was included to ensure a scheme for electric vehicle charging points within the site in accordance with the Council's Parking SPD. A condition was also included to ensure full details of the surface drainage scheme for the site be submitted before any ground works commence. The scheme had been independently assessed on

behalf of the Council and concluded that the development would be unviable if any affordable housing or S106 contributions were provided.

Catrina Cruikshank, a local resident, spoke against the application and commented that several residents had not been consulted on the scheme. She stated that the development was inappropriate for the area, it would cause massive disruption and block Bedford Road.

David Corley, the applicant, spoke in favour of the application and commented that the scheme had been reduced in co-operation with planning officers; he stated that the development would be subject to CIL payments of £50,000 in respect of the proposed new build elements and advised that there would be no need to close Derngate.

In response to questions, the Committee heard that the Council had an obligation to display notices near the site or send letters to neighbours; notices were duly displayed near the site and a number of letters sent to surrounding occupiers. They further heard that in respect of the close proximity of the 2 proposed buildings, a condition was included to ensure that certain windows be obscure glazed to mitigate any overlooking issues. Conditions 19 and 20 related to construction works and Environmental Health legislation could be used to enforce any issues in respect of excessive noise.

The Director of Planning and Sustainability explained that long-term discussions had been had with regard to the development's design.

Members discussed the report.

#### **RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and additional Condition 25 contained in the addendum in relation to protection of bats.

#### **(B) N/2019/1225 - ERECTION OF 73NO DWELLINGS WITH ASSOCIATED PARKING, OPEN SPACE AND LANDSCAPING. DEVELOPMENT LAND REAR OF HUNSBURY PARK PRIMARY SCHOOL, DAYRELL ROAD**

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained amended Conditions 2, 5 and 7 and 3 additional conditions that superseded Condition 8. The proposed development would comprise 100% affordable housing. Access would be from a new junction on the Dayrell Road roundabout. The multi-use games area would be retained and upgraded, and areas of green space retained to the north and south of the site. A surface water drainage attenuation pond would be created in the northeast end of the site. 2 parking spaces per dwelling would be provided, as well as 1 EV charging point per property.

In response to questions, the Committee were informed that the nearby school had arrangements in place around parents collecting children; the proposed roundabout alterations would improve the situation. It was noted that there had been no requests by the Police or the school to impose speed restrictions on the road.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to the completion of a S106 agreement and conditions and reasons as set out in the report and **amended Conditions 2, 5 and 7, with 3 additional conditions and superseding Condition 8** in relation to drainage matters, contained in the addendum.

At this juncture, Councillor Lane left the room.

**(D) N/2019/1413 - NEW SINGLE STOREY POST OFFICE WITH FRONT BRICK BOUNDARY WALL, CYCLE STANDS & INSTALLATION OF BLOCK PAVING. BIPIN COMMUNITY CENTRE, ECTON BROOK ROAD**

The Development Manager submitted a report to the Committee and explained that the application sought approval for the construction of a small side extension which would house a post office with refuse storage to the rear. Materials used would match existing and details of security (CCTV) were secured by way of a condition. It was noted that there had been no objections from statutory consultees.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

Councillor Lane re-joined the meeting.

**(E) N/2019/1604 - CHANGE OF USE AND ALTERATIONS TO EXISTING DWELLINGHOUSE (CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) FOR 7 OCCUPANTS WITH THE ADDITION OF A REAR DORMER WINDOW. 50 MANFIELD ROAD**

The Principal Planning Officer submitted a report to the Committee. The application sought approval for a change of use from dwellinghouse to HIMO for 7 occupants. Alterations were also proposed, including a rooflight and rear dormer window. The rear conservatory would be demolished, and a permanent lean-to structure constructed. It was noted that Private Sector Housing had not objected to the principle of a basement kitchen. All bedrooms would be equipped with en-suite facilities. The Local Highway Authority had requested a parking beat survey, however the applicant declined to carry one out due to the proximity of public transport links and shopping facilities.

Councillor Smith spoke against the application and commented that the predominance of HIMOs contributed to the parking problems in the area and advised that the application represented significant overdevelopment and would exacerbate problems associated with HIMOs.

In response to a question, Councillor Smith advised that refuse, which would be kept in the garden prior to collections, would be carried through the living room, out of the front door and down an alleyway to the garden, which she believed to be impractical.

Members discussed the report.

**RESOLVED:**

That the application be **REFUSED** against the officer recommendation on highway safety/parking grounds and amenity issues relating to basement kitchen and refuse disposal. The final wording of the reasons for refusal would be delegated to the Director of Planning and Sustainability in consultation with the Chair.

At this juncture Councillors Birch and Lane left the room.

**(F) N/2020/0006 - PROPOSED LOFT CONVERSION WITH NEW REAR ROOF DORMER AND NEW ROOFLIGHTS. 17 SPINNEY HILL ROAD**

Councillor Golby explained that the applicant was a colleague but advised of no predetermination.

The Development Manager submitted a report to the Committee. She explained that the application was deferred from the previous Planning Committee in order for the applicant to work with planning officers to come up with a more appropriate scheme. The revised application featured a top hung window which would be obscurely glazed up to 1.7m and a second rooflight and a side window removed. Neighbouring properties had been re-consulted on the revised plans and no objections had been received.

Mike Hallam, the applicant, spoke in favour of the application and commented that the Members' concern regarding overlooking had now been addressed and thanked planning officers for their assistance in making the application compliant.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

At this juncture, Councillor Lane re-joined the meeting.

**(G) N/2020/0030 - VARIATION OF CONDITIONS 2 AND 5 OF PLANNING PERMISSION N/2018/0476 (ERECTION OF 14 NO. 3 BEDROOM DWELLINGS WITH PARKING) TO AMEND THRESHOLD LEVEL ACCESS TO PLOTS 1-6 ONLY. THE FORMER SILVER CORNET PUBLIC HOUSE SITE, 21 WELLAND WAY**

The Development Manager submitted a report to the Committee. Members' attention was drawn to the addendum which contained amended conditions 4 and 7. The application sought to vary the ground levels of plots 1 to 6; access to these properties would also be amended from level entry to steps. Level access would remain at ground level from the rear of those properties.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and **amended Conditions 4 and 7** contained in the addendum.

## 11. ITEMS FOR CONSULTATION

- (A) **N/2020/0049 - OUTLINE APPLICATION FOR AN URBAN EXTENSION CONSISTING OF CIRCA 1600 DWELLINGS; A NEW SECTION OF A43 DUAL CARRIAGEWAY ROAD; UP TO 5.95HA OF COMMERCIAL LAND, INCLUDING: A LOCAL CENTRE (USE CLASSES A1/A3/A5/D1), ASSISTED LIVING/RESIDENTIAL CARE HOME (CLASS C2), CONVERSION OF FORMER AGRICULTURAL BUILDINGS TO A COMMUNITY HUB (CLASSES D1/A3) AND EMPLOYMENT (CLASSES B1/B2/B8); A NEW 2-FORM ENTRY PRIMARY SCHOOL; PUBLIC OPEN SPACE, INCLUDING ALLOTMENTS AND CHILDREN'S PLAY SPACE; STRUCTURAL LANDSCAPE PLANTING; AND ASSOCIATED INFRASTRUCTURE INCLUDING DRAINAGE FEATURES AND ACCESS (THE ROUNDABOUT, EMPLOYMENT SITE AND CONSTRUCTION ACCESSES INTO THE SITE OFF THE A43 BEING UNRESERVED). (DA/2020/0001) LAND TO EAST OF KETTERING ROAD, OVERSTONE. CONSULTATION BY DAVENTRY DISTRICT COUNCIL**

The Development Management Team Leader submitted a report to the Committee and explained that the site was part of the Northampton North SUE allocation. As part of the development, a new section of A43 dual carriageway was proposed and new roundabout to allow access to the site. Existing farm buildings would be retained and converted to community buildings and footpaths running through the site would be retained. Conditions had been included following consultation with Environmental Health in respect of air quality mitigation measures. It was explained that the site may be subject to a viability assessment, but this would be for Daventry District Council to determine. It was further explained that the Council were looking for S106 financial contributions for off-site sports provision.

In response to questions it was explained that the application formed part of the larger Overstone Leys development. The Committee further heard that the properties would contribute towards NBC's housing supply. With regard to emissions, it was explained that Condition 8 related to proposed EV charging points throughout the site. The Director of Planning and Sustainability confirmed that DDC would need to be mindful of their ambitions regarding the current climate emergency.

Members discussed the report.

### **RESOLVED:**

That Northampton Borough Council **RAISE NO OBJECTION** to the application and with the officer recommendation to be amended at 1.1 to include Environmental Health comments at 8.17 of the committee report to elaborate on requirements for the Low Emissions Strategy, and to "request" the allocation of S106 funding for off-site sports provision.

At this juncture, Councillor Bottwood left the committee meeting, having declared an interest earlier.

## **12. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS**

### **(A) N/2019/0202 - DEMOLITION OF 11NO DOMESTIC GARAGES AND ERECTION OF 2NO NEW BUILD UNITS. GARAGE 1 LOCK UP GARAGES, HAROLD STREET**

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained comments from the Northamptonshire Police Crime Prevention Officer. As part of the development, the garages would be demolished, and 2 new dwellings constructed. 1 existing tree would be retained and 2 removed and replaced, along with further planting.

Sarah Holtham, a local resident, spoke against the application and commented that there were many problems in the area including vandalism of property and fly-tipping and believed it to be due to overdevelopment in the area. She stated that it was irresponsible of the Council to remove much-used garages.

Gary Owens, Construction Manager for NPH, spoke in favour of the application and commented that 5 of the 6 tenants of occupied garages had been relocated and advised that garden space was more appropriate than parking in this instance, and housing a more urgent priority than parking.

In response to a question, Mr Owens confirmed that the farthest relocated garage was 75m from the application site.

Members discussed the report.

#### **RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

### **(B) N/2019/0783 - DEVELOPMENT OF 4NO RESIDENTIAL UNITS WITH ASSOCIATED PARKING. LAND TO REAR OF 44 EAST PADDOCK COURT**

The Principal Planning Officer submitted a report to the Committee. Members' attention was drawn to the addendum which contained comments from the Northamptonshire Police Crime Prevention Officer. The Committee heard that the development would be accessed from Hogswood Road, the small nearby park would be retained, and 12 parking spaces would be provided. The properties would have a modern design and all feature rear gardens.

Members discussed the report.

#### **RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

The meeting concluded at 7:35pm



Planning Service

Director of Planning and Sustainability: Peter Baguley



**List of Appeals and Determinations – 12<sup>th</sup> May 2020**

**Written Reps Procedure**

Application No.	DEL/PC	Description	Decision
<b>N/2019/0486</b> APP/V2825/W/19/3241756	DEL	Loft conversion and extension of residential building to create 4no additional rooms and a kitchen to existing House in Multiple Occupation (Sui Generis) at 5-11 Horseshoe Street	<b>AWAITED</b>
<b>N/2019/0749</b> APP/V2825/W/20/3244897	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 5 St Michaels Mount	<b>AWAITED</b>
<b>N/2019/0884</b> APP/V2825/W/20/3246371	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants at 49 Lutterworth Road	<b>AWAITED</b>
<b>N/2019/0959</b> APP/V2825/W/20/3244727	DEL	Change of Use from Offices/Warehouse (Use Class B1/B8) to Church (Use Class D2) (Amendment to planning application N/2018/0055) to include additional on site parking and turning area on land under client ownership at 3A Kingsfield Way	<b>AWAITED</b>
<b>N/2019/1165</b> APP/V2825/W/20/3246171	PC	Change of Use from Dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants, including single storey rear extension at 15 Burns Street	<b>AWAITED</b>
<b>N/2019/1175</b> APP/V2825/W/19/3242722	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 8 occupants at 8 Bostock Avenue	<b>AWAITED</b>
<b>N/2019/1286</b> APP/V2825/W/20/3245912	PC	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (retrospective) at 41 Alfred Street	<b>AWAITED</b>
<b>N/2019/1329</b> APP/V2825/Z/20/3246034	DEL	Installation of illuminated D-Poster and ancillary vertical meadow at Aladdin Balti Hut, 96 Bridge Street	<b>AWAITED</b>
<b>N/2019/1390</b> APP/V2825/W/20/3245648	DEL	Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants including single storey rear extension and new rear door and window at 9 Allen Road	<b>AWAITED</b>
<b>N/2019/1416</b> APP/V2825/D/20/3246374	DEL	Loft conversion with reduced dormer and new roof to rear (Part Retrospective) at 58 Whitworth Road	<b>AWAITED</b>
<b>N/2019/1425</b> APP/V2825/D/20/3246616	DEL	Single storey rear extension, loft conversion with dormers and detached garage- part retrospective at 25 Beechwood Road	<b>AWAITED</b>

**Public Inquiry**

None

**Hearings**

None

**Enforcement Appeals**

None

**Tree Preservation Order (TPO) Appeals**

None

The Address for Planning Appeals is:

Mr Brian Rowe, Room 301, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Appeal decisions can be viewed at - <https://acp.planninginspectorate.gov.uk>

Local Government (Access to Information) Act 1985  
Background Papers  
The Appeal Papers for the appeals listed

Author and Contact Officer:  
Mrs Rita Bovey, Development Manager  
Telephone 01604 837237  
Planning Service  
The Guildhall, St Giles Square,  
Northampton, NN1 1DE

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0416

**LOCATION:** Dover Court, St James Road

**DESCRIPTION:** Additional storey to existing block of flats to create 10no new flats with new bin and cycle stores

**WARD:** St James Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** LMR Designs

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

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## **APPLICATION FOR DETERMINATION:**

### **1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The principle of additional residential development on the site is acceptable and, as part of a balanced assessment, no objections are raised with regards to the requirements of the National Planning Policy Framework, Policies S1, S10, H1, H2, C2, BN2, BN7 and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

### **2 THE PROPOSAL**

2.1 The application seeks planning permission for an additional storey to Dover Court to create 10 new flats operated by Northampton Partnership Homes (NPH). The new third floor flats would comprise 3 x 1 bed units and 7 x 2 bed units. The additional storey would have a flat roof with anthracite grey cladding panels. The proposal also includes a new cycle store for 10 bikes and an additional 2 bays to the existing bin store.

2.2 The application has been amended since its submission to reduce the size of the extension and the number of flats from 17 to 10 units and also amend the cladding details to the new storey.

- 2.3 In addition, the revised details have been accompanied by an outline construction method statement, which details that a crane would be used for the construction of the additional storey and estimates a 4 week build period.

### **3 SITE DESCRIPTION**

- 3.1 The application site is located to the north side of St James Road and to the west of the Brampton Branch of the River Nene such that it falls within Flood Zone 2. It is close to Northampton Railway Station, which is to the east of the site beyond the river. A petrol filling station and commercial businesses are located to the south side of St James Road and there are residential flats and houses to the west and north of the site.
- 3.2 The application site comprises an apartment block containing 53 flats, all but one of which are 1 bed units, and a parking area containing 24 car parking spaces together with external bin and cycle stores. The apartment block has a L-shaped plan form and is three storey in scale with a flat roof and a buff brick elevation treatment. It fronts onto St James Road and has a vehicular access off Byfield Road.

### **4 PLANNING HISTORY**

- 4.1 N/2017/0013: Installation of automated entry gate system to carpark. Approved.
- 4.2 N/2016/1385: Change of use of two existing communal rooms within a block of flats into two one bedroom self-contained dwellings. Approved.

### **5 PLANNING POLICY**

#### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

#### **5.2 National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Housing Supply

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

#### **5.3 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S1 - The Distribution of Development

Policy S10 - Sustainable Development Principles.  
Policy H1 - Housing  
Policy H2 - Affordable Housing  
Policy C2 – New Developments  
Policy BN2 - Biodiversity  
Policy BN7 - Flood risk  
Policy BN9 - Planning for Pollution Control

#### 5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20 - New Development (Design)

#### 5.5 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004  
Northamptonshire County Parking Standards 2016  
Northampton Parking Standards 2019

### 6 **CONSULTATIONS / REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Anglian Water:** There is available capacity for the foul drainage for this development and the sewerage system also has available capacity. The surface water drainage strategy submitted with the application is unacceptable, but this matter can be addressed by condition.
- 6.2 **Development Management (NCC):** Due to the minimal number of pupils expected to be resident in the development, no education s106 contributions are sought. A financial contribution is sought for libraries. Recommend the imposition of a condition to secure the provision of fire hydrants and sprinklers.
- 6.3 **Environment Agency:** No objection to the above application as there are no changes to the existing ground floor.
- 6.4 **Highway Authority (NCC):** Object to this application as it does not provide any additional parking to accommodate the increased demand from the 10 new apartments.
- 6.5 **Lead Local Flood Authority (NCC):** No objections as the development does not include additional ground works.
- 6.6 **Public Protection (NBC)**
- Noise – The glazing specification within the submitted noise assessment is accepted for road noise and it is also accepted that the facade is not dominated by rail noise. However, no ventilation strategy is proposed (trickle ventilation would not be appropriate) and this will also be required to address air quality constraints.
  - Air Quality – The site is partially in the St James Road Air Quality Management Area and therefore the locality of the site exceeds the government guidelines for Nitrogen Dioxide. The proposal would introduce new sensitive receptors and compliance would be required with the Council's Low Emission's Strategy including bespoke ventilation proposals to make the development acceptable on air quality grounds.
  - Constructions hours – Construction hours should be limited to protect residential amenity.
- 6.7 **Police Crime Prevention Design Advisor** – No fundamental objection to the creation of an additional storey on this building but will want to see measures within the building to reduce opportunities for unauthorised circulation. Any building with more than 25 flats should have

compartmentalisation to reduce opportunities for nuisance with fob-controlled access to stair cores; the creation of an additional floor could prompt an upgrade to the access control throughout the building and Northants Police would strongly recommend such a measure. The access control system should be audio visual with no trades buttons with the postman having fob access. Those flats on the new floor should have PAS 24: 2016 rated doors with key to thumb turn locks.

- 6.8 **5 third party objections** have been received. These letters include the following points:
- Development should be focussed on the outskirts of the town, not the town centre.
  - There are existing issues with tenants, crime, homeless people and anti-social behaviour in these flats. Additional flats will not address these matters and the block should be redeveloped before adding any further flats.
  - Development would overlook other buildings
  - Concerned regarding the introduction of additional noise sources from the flats above.
  - Construction noise and activities will disturb existing occupiers including shift workers.
  - There is insufficient parking at present and this will be exacerbated by the proposals.
  - Additional parking should be the priority over more flats.
  - Additional residency would increase pollution
  - Unclear if the construction of the building would allow for an additional storey.
- 6.9 **1 third party letter of comment** has been received. This letter requests the provision of safe green spaces for children to play in the locality.

## **7 APPRAISAL**

### **Principle of development**

- 7.1 The application site is in a residential area within the urban area of Northampton and, therefore, development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy.
- 7.2 Notwithstanding the above, the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for ten additional affordable housing units would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

### **Flood Risk**

- 7.3 The application property is in Flood Zone 2 and comprises a major development such that it has been accompanied by a Flood Risk Assessment with details of surface water drainage in accordance with the requirements of Policy BN7 of the Joint Core Strategy and the guidance in the NPPF. Furthermore, the Environment Agency and Lead Local Flood Authority have assessed the proposal and raise no objections due to the proposed extension being at upper floor level. It is noted that whilst Anglian Water advise that there is sufficient sewerage capacity for the proposed development, they are seeking revised details relating to surface water drainage. However, as the proposal would not increase the impermeable area within the site, it is considered that it would not be reasonable to condition details of surface water drainage. As such, no objections are raised to the proposal with regards to flood risk and surface water drainage.

### **Layout and design**

- 7.4 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and are in conformity with the NPPF, which advises that planning should always seek to secure high quality design.

- 7.5 The existing property occupies a prominent corner location on St James Road and comprises a large apartment block with a three storey scale, L shaped plan form, buff brick elevation treatments and a flat roof. There is some variety in the design and scale of buildings in the surrounding area, including three storey flat roofed apartments with white rendered elevations to the rear of the site and storey flats and two storey houses to the west of the site with gabled roofs and either buff brick or red multi brick elevation treatments.
- 7.6 The application proposals would add an additional storey onto the apartment building. This new storey would be a flat roofed structure to reflect the form of the existing building and the contrasting grey cladding would facilitate a more subservient and lightweight appearance to the additional storey. Furthermore, the set-back from the edge of the building would help reduce its prominence. It is noted that there are no other four storey properties in the immediate locality. However, there is considerable variety in the height of built form in the local area with the neighbouring three storey flats to the west of the site and the three storey commercial building to the south of St James Road having large pitched roof forms. As such, it is considered that the extended property would not appear out of scale with other properties in the streetscene and its design would integrate acceptably with the existing apartment block.
- 7.7 The application also proposes single storey bin and cycle structures that would be adjacent to and similar in appearance to existing structures on the site and would not detract from the streetscene.
- 7.8 Overall, it is considered that the proposal would have an acceptable impact of the character and appearance of the area.

### **Residential amenity**

- 7.9 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the guidance in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.10 In terms of the residential amenity of neighbours, the existing application building is some 12 metres away from the nearest boundary with a neighbouring residential property to the site and the new storey would be recessed 1.5 metres from the edge of the application building. Therefore, it is considered that the proposed extension would not appear unacceptably intrusive or overbearing when viewed from any neighbouring property and nor would it reduce the daylight received by occupiers of any neighbouring property. Furthermore, the additional storey would not result in an unacceptable increase in overlooking. The bin and cycle stores would comprise small single storey structures that would not adversely impact on the residential amenity of any property. The concerns regarding noise impacts to lower floors are noted, however this would be addressed via insulation under the Building Regulations. It is acknowledged that there would be some disruption to existing occupiers during construction works and, therefore, it is recommended that a Construction and Environmental Management Plan (CEMP) is required by condition to seek to minimise such impacts. As such, subject to CEMP and bin storage conditions, it is considered that the proposal would not have a detrimental impact on the residential amenities of any neighbouring property.
- 7.11 Turning to the amenities of future occupiers of the new dwellings, all habitable rooms would be served by windows affording outlook and the new dwellings would have acceptable floor areas. The scheme has been assessed by Environmental Health and, subject to conditions relating to glazing formats and air quality, it is considered that the noise and air quality impacts associated with St James Road can be mitigated. In addition, the proposal has been amended to include additional bin stores. It is noted that the application property does not benefit from any meaningful outdoor amenity space, however the site is neighboured by open space to the eastern side. As such, and subject to the aforementioned conditions, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers.

### **Parking and highway safety**

- 7.12 The County and Borough Councils' Parking Standards provide guidance on the parking requirements for residential developments. In addition, Paragraph 109 details developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 7.13 The Parking Standards indicate that one parking space should be provided per bedroom for residential dwellings, which would equate to 54 spaces for the existing building and an additional 17 spaces for the proposed extension. There are currently 24 parking spaces within the application so there is an existing shortfall under the guidance. Furthermore, the proposal does not include any new car parking, meaning the existing shortfall would be exacerbated by the proposed development and the Highway Engineer objects on this basis. However, the supporting text in the County Parking Standards detail that flatted schemes should be treated on their own merit based on the character of the area and the guidance in the Standards. In this instance, there are very limited opportunity for additional parking on the site and any such parking would detract from the character of the area. In addition, the locality benefits from parking restrictions in the form of double yellow lines such that there are controls to prevent on-street parking in inappropriate locations in the vicinity of the site. Furthermore, the site is located on the outskirts of the town centre such that it would be uncharacteristic for high levels of parking to be provided on site. It should be acknowledged that the site is in a highly sustainable location that is adjacent to a railway station, bus stops and a cycle route and within walking distance of Northampton Town Centre and St James End Local Centre such that a relaxation of the parking guidance would be merited. Also, the proposal includes 10 additional cycle parking spaces which could be secured by condition. Although, as well as the concerns of Highways, the representations from residents regarding insufficient car parking for existing occupiers of apartment block are also noted.
- 7.14 Overall, the extended apartment block only benefitting from approximately a third of the parking sought under the Standards is considered to comprise harm arising from the proposed development. However, this harm is limited by the highly sustainable location of the site, such that facilities and other forms of transport are readily accessible, and the parking restrictions in the locality of the site providing mechanisms to prevent inappropriate parking on the highway. On balance, it is considered that the parking harm is outweighed by the benefits arising from the provision of ten affordable housing units to contribute to the Council's five year housing land supply.

### **Other considerations**

- 7.15 The Northampton Parking Standards seek the provision of electric vehicle charging points for new residential developments. However, as the proposal would not provide any additional parking spaces and thus occupiers would need to rely on sustainable form of transport, it is not considered that it would be reasonable to require the provision of electric vehicle charging points by condition.
- 7.16 The comments of residents and the Police regarding crime and anti-social behaviour are noted. Therefore, it is recommended that a condition is imposed to secure the implementation of measures to seek to reduce opportunities for crime and create a safe environment for occupiers of the proposed development.
- 7.17 NCC Development Management has sought a s106 financial contribution for libraries and a condition relating to sprinklers and hydrants. However, the scheme is for less than 15 units and there is currently no policy basis for the library contribution such that it would be unreasonable. Furthermore, matters such as sprinklers are addressed under the Building Regulations.

## **8 CONCLUSION**

- 8.1 To conclude, the site is in an existing residential area close to Northampton town centre and the principle of residential development on the site is therefore acceptable under the development plan. Notwithstanding this, the Council cannot presently demonstrate a five year housing land supply and, therefore, it is necessary to assess the proposal against the presumption in favour of sustainable development. In this instance, whilst there would be some harm arising from the



exacerbation of the existing parking shortfall on the site, the proposed development is in a highly sustainable location with parking restrictions in the locality such that the harm would only be limited and outweighed by the benefits arising from the provision of ten affordable housing units. Therefore, it is recommended that planning permission is granted subject to conditions.

## 9 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 18-096-001, 18-096-002, 18-096-003, 18-096-004, 18-096-005, 18-096-006, 18-096-007, 18-096-008, 18-096-009C, 18-096-010D, 18-096-011D, 18-096-012B, 18-096-013, and 18-096-014.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP which shall include:

- i Details of access, tracking and routing to and from the site for construction vehicles
- ii Parking for site operatives and visitors
- iii Storage areas for plant and materials
- iv Crane position
- v The erection and maintenance of security fencing/hoardings and lighting
- vi Welfare and other site facilities
- vii Working hours and delivery times
- viii Measures to control noise, vibration, dust and fumes during site preparation works and construction
- ix Measures to prevent dust, mud and other debris being deposited on the surrounding highway.

Reason: To minimise the impact of the development during the construction phase in accordance with the Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

4. The external facing materials for the additional storey hereby approved shall be Kingspan 600mm Cladding Panels finished in RAL 7016 Anthracite Grey.

Reason: In the interests of visual amenity in accordance with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

5. The windows to serve the development hereby permitted shall be provided in accordance with the glazing specification detailed in the submitted Noise Report (reference MDR/J3894b) and retained thereafter.

Reason: To protect future occupiers of their dwellings and in the interests of residential amenity in accordance with Policies H1, BN9 & S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the occupation of the development hereby permitted, an air quality assessment together with a ventilation and cooling scheme to serve the new flats shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter retained and maintained in accordance with the approved details.

Reason: To protect future occupiers of their dwellings and in the interests of residential amenity in accordance with Policies H1, BN9 & S10 of the West Northamptonshire Joint Core Strategy.

7. Prior to the occupation of the dwellings hereby permitted, full details of security measures including access control and the security performance of doorsets to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of a safe and secure development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

8. The new bin and cycle stores hereby approved shall be implemented in full prior to the occupation of the development hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

## **10 BACKGROUND PAPERS**

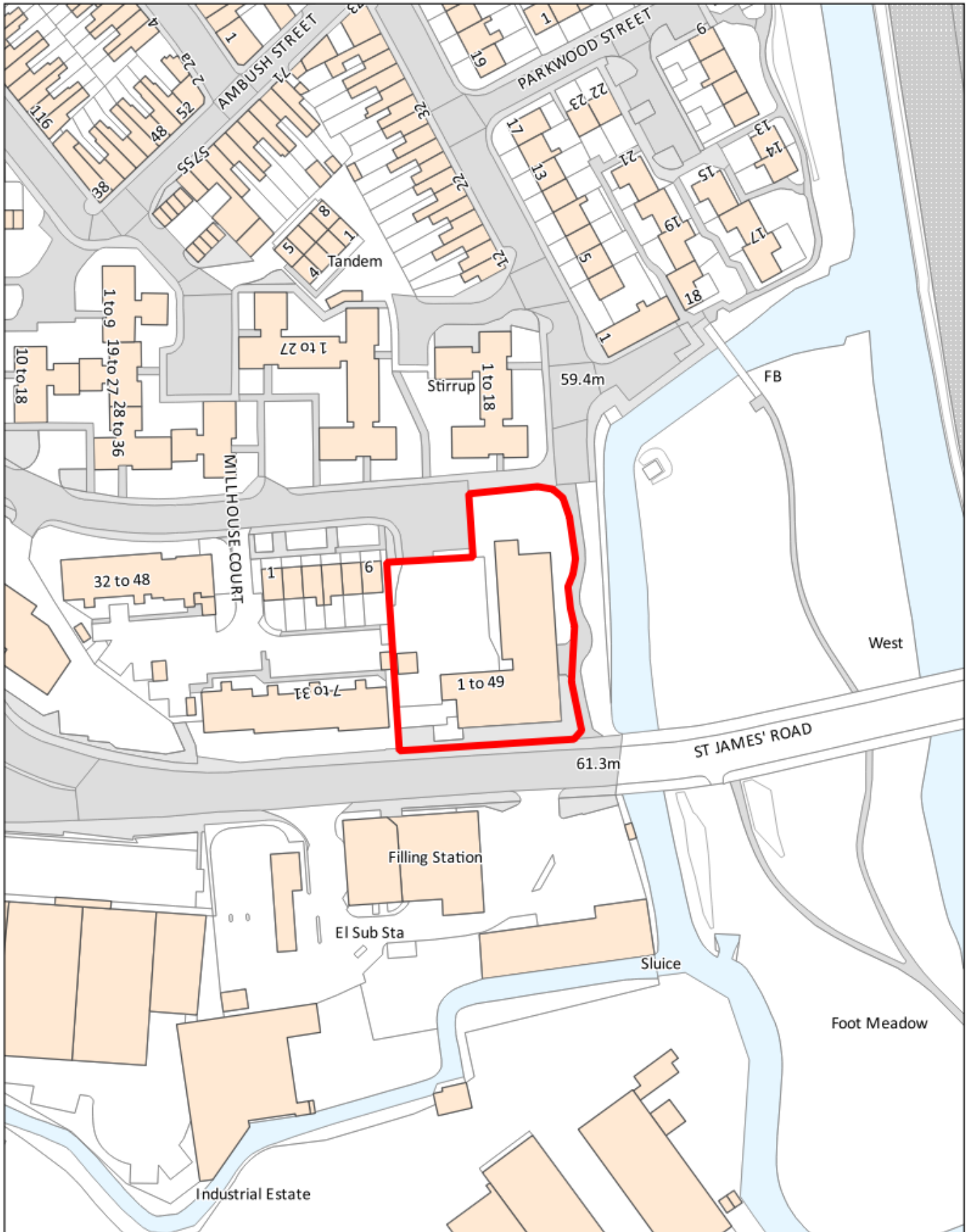
- 10.1 N/2017/0013; N/2016/1385 and N/2019/0416.

## **11 LEGAL IMPLICATIONS**

- 11.1 The development is CIL liable.

## **12 SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Dover Court. St James Road**

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Date: 23-04-2020

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0417

**LOCATION:** Woodstock, Billing Road

**DESCRIPTION:** Additional storey to existing block of flats to create 10no new flats with new bin and cycle stores

**WARD:** Rushmills Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** LMR Designs

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

**APPLICATION FOR DETERMINATION:**

**1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The principle of additional residential development on the site is acceptable and, as part of a balanced assessment, no objections are raised with regards to the requirements of the National Planning Policy Framework, Policies S1, S10, H1, H2, C2, BN2, BN5, BN7 and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20 and E26 of the Northampton Local Plan.

**2 THE PROPOSAL**

2.1 The application seeks planning permission for an additional storey to Woodstock to create 10 new flats operated by Northampton Partnership Homes (NPH). The new third floor flats would comprise 3 x 1 bed units and 7 x 2 bed units. The additional storey would have a flat roof with anthracite grey cladding panels. The proposal also includes a new cycle store for 10 bikes and an additional 2 bays to the existing bin store.

2.2 The application has been amended since its submission to reduce the size of the extension and the number of flats from 17 to 10 units and also amend the cladding details to the new storey.

- 2.3 In addition, the revised details have been accompanied by an outline construction method statement, which details that a crane would be used for the construction of the additional storey and estimates a 4 week build period.

### **3 SITE DESCRIPTION**

- 3.1 The application site is located to the south side of the Billing Road on the corner with Cliftonville Road. It neighbours an apartment block to the southern side, York House, and offices currently occupied by a Solicitors practice to the western side. The wider locality includes both residential and commercial properties.
- 3.2 The site is outside but adjacent to Billing Road Conservation Area to the northern side and there are listed building in the locality on the Billing Road and Cliftonville Road.
- 3.3 The application site comprises an apartment block containing 49 flats, all but one of which are 1 bed units, and a parking area containing 19 car parking spaces together with external bin and cycle stores. The apartment block has a L-shaped plan form and is three storey in scale with a flat roof and a red brick elevation treatment. It has a pedestrian entrance onto Cliftonville Road and a vehicular access off Billing Road which is shared with the neighbouring Solicitors practice.

### **4 PLANNING HISTORY**

- 4.1 N/2018/0435: Installation of automated entry gate system to existing car park. Approved.
- 4.2 N/2016/1696: Prior Notification for demolition of 1 block of 2 garages. Prior Approval Not Required.
- 4.3 N/2016/1697: Change of use of two communal rooms into two one-bedroom self-contained dwellings. Approved.

### **5 PLANNING POLICY**

#### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

#### **5.2 National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Section 5 - Housing Supply

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change  
Section 16 Conserving and enhancing the historic environment

### 5.3 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S1 - The Distribution of Development  
Policy S10 - Sustainable Development Principles.  
Policy H1 - Housing  
Policy H2 - Affordable Housing  
Policy C2 – New Developments  
Policy BN2 - Biodiversity  
Policy BN5 – Historic Environment  
Policy BN7 - Flood risk  
Policy BN9 - Planning for Pollution Control

### 5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 - New Development (Design)  
Policy E26 – Conservation Areas

### 5.5 **Supplementary Planning Documents & Other Material Considerations**

Planning out Crime in Northamptonshire SPG 2004  
Northamptonshire County Parking Standards 2016  
Northampton Parking Standards 2019  
Billing Road Conservation Area Appraisal and Management Plan 2011

## 6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Anglian Water:** There is available capacity for the foul drainage for this development and the sewerage system also has available capacity. The surface water drainage strategy submitted with the application is unacceptable, but this matter can be addressed by condition.
- 6.2 **Conservation:** No objection to the revised plans. The inset of the roof extension will reduce its prominence and impact on views from the adjoining Conservation Area
- 6.3 **Development Management (NCC):** Due to the minimal number of pupils expected to be resident in the development, no education s106 contributions are sought. A financial contribution is sought for libraries. Recommend the imposition of a condition to secure the provision of fire hydrants and sprinklers.
- 6.4 **Environment Agency:** No comments.
- 6.5 **Highway Authority (NCC):** No objections subject to a Construction Environmental Management Plan condition. Although, it should be noted that the proposed development would increase parking demand in the area, which may affect local amenity. Furthermore, as more applications come forward to increase the residential density in the town centre area, the Local Highway Authority will consider each on a case by case basis and may ask for some form of mitigation going forward.

- 6.6 **Lead Local Flood Authority (NCC):** No objections as the development does not include additional ground works.
- 6.7 **Public Protection (NBC)**
- Noise – The glazing specification within the submitted noise assessment is accepted for road noise. However, no ventilation strategy is proposed and clarification of this is required as windows will need to be able to remain closed on traffic affected facades.
  - Air Quality – There should be restrictions imposed on the standards for gas boilers that would serve the development.
  - Constructions hours – Construction hours should be limited to protect residential amenity.
- 6.8 **Police Crime Prevention Design Advisor** – No objection provided the building is compartmentalised to reduce opportunities for nuisance and unauthorised movement around the block. Best practice guidance indicates that the internal compartmentalisation should be fob controls on doors leading into and from stair cores and lifts. Those flats on the new floor should have PAS 24: 2016 rated front doors.
- 6.9 **Nine third party objections** were received to the application as originally submitted. These letters include the following points:
- The application property and neighbouring York House are within the Conservation Area (Officer Note: the application property, York House to the south of the site and the adjacent buildings to the west of the site were excluded from the Billing Road Conservation Area when it was designated in 2012 due to them not make a positive contribution to its historic character or appearance).
  - The proposal would loom over its surroundings and block the skyline; images accompanying the application are misleading and trees to frontage cannot be relied on to obscure views of the development.
  - Scale and density of development is not in character with area and the plot is already dominated by parking and bin stores such that proposal would be overdevelopment.
  - The building would become overcrowded and there would be a significant increase in demand for communal areas that are limited on site.
  - Noise study omits noise impacts to existing tenants on the floors below the proposed development; sound insulation in the building is presently non-existent.
  - The air quality at the crossroads is poor and an additional storey would act as a windbreak reducing ventilation and concentrating pollutants in the area.
  - The site is uphill of York House and the proposal would result in an overbearing impact on this neighbouring property.
  - All bedrooms to York House are along the side of the building neighbouring the application property.
  - The additional units would be detrimental to the amenity and productivity of the neighbouring solicitor's business, such as through noise, disturbance, outlook and light.
  - There are crime and anti-social behaviour issues relating to the existing property.
  - There are no recycling facilities as these have been removed due to high levels of cross contamination.
  - The refuse store presently suffers from flytipping and overflowing bins (Officer Note: Photographs submitted showing overflowing bins and large items such as mattresses in bin storage area).
  - Insufficient parking is proposed; Proposal does not meet the Parking Standards to the detriment of highway safety and risks obstructing emergency vehicles.
  - Car parking cannot presently meet current demand.
  - No surrounding roads allows 24-hour parking.
  - Informal car parking takes place in car park (Officer Note: Photographs submitted showing informal parking such as along boundary wall and obstructing access to cycle store).
  - Parking associated with existing occupiers of site also takes place on the shared access drive with the neighbouring solicitors obstructing access and also within their car park; this would be exacerbated by the proposal. If the proposal is approved measures should be in place to place such unauthorised obstructions.



- The existing access from the site onto the Billing Road is difficult to use and unsafe at busy times; the proposal would exacerbate this (particularly during the construction phase).
- A transport assessment and travel plan should accompany this application due to the amount of traffic that it would be generated.
- A bike shed is not a viable alternative to car parking spaces.
- Construction traffic would impact on highway safety on a busy junction and main route to the hospital.
- The disruption, noise and dust arising from the construction works would adversely impact on occupiers of the application property and York House.
- Unclear what the proposals are to deal with existing tenants of the site during construction works, such as temporary rehoused, safety measures, car parking, etc.
- The proposal would have no benefits and only negative impacts to existing tenants.
- Proposal may affect communal heating and other service charges.
- The foundations and structural stability of Woodstock may not be able to withstand an additional storey and as a result the proposed works could destabilise neighbouring properties
- Asbestos concerns.

6.10 A further three third party letters of objections were received to the amended plans. These letters reiterate and essentially detail that the amendments do not address the concerns detailed above. However, the following additional points are raised:

- The new cycle shelter would be in the same position as a temporary mobile works unit which obscured the view and blocked out the light to flat 8.
- Cycle store would attract crime and would also create blind spots in the car park.
- Cycle store would generate noise to the detriment of amenity.
- Additional bin stores would result in the loss of informal parking opportunities.
- New bin stores have a flawed design and are not sufficient to address refuse issues.

6.11 **One third party letter of comment** has been received. This letter raises queries relating to the advertising of the application (Officer Note: Letters were sent to occupiers of neighbouring buildings; a site notice was posted; and an advert was placed in the newspaper to advertise the application).

## 7 APPRAISAL

### Principle of development

7.1 The application site is in residential use within the urban area of Northampton and, therefore, development of the site for additional residential units is acceptable in principle under Policy S1 of the Joint Core Strategy.

7.2 Notwithstanding the above, the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for ten additional affordable housing units would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

### Design and Heritage Assets

7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and are in conformity with the NPPF, which advises that planning should always seek to secure high quality design.

7.4 In addition, the site neighbours the Billing Road Conservation Area to the northern side and there are listed buildings in the wider locality on Billing Road and Cliftonville Road. As such, special attention must be paid to preserving or enhancing the character or appearance of the conservation area and the setting of the listed buildings.

- 7.5 The existing property occupies a prominent location on the corner of the Billing Road and Cliftonville Road and comprises a large apartment block with a three storey scale, L shaped plan form, red brick elevation treatments and a flat roof. There is some variety in the design and scale of buildings in the surrounding area, including three storey flat roofed apartments with either buff bricks or red bricks with cladding panels between windows; two and three storey Victorian villa style properties, 3.5 storey pitched roof apartment blocks and three storey office blocks with varied roof forms.
- 7.6 The application proposals would add an additional storey onto the apartment building. This new storey would be a flat roofed structure to reflect the form of the existing building and the contrasting grey cladding would facilitate a more subservient and lightweight appearance to the additional storey. Furthermore, the set-back from the edge of the building would help reduce its prominence in the street scene and impact on views into and out of the Conservation Area. It is noted that there are no other full four storey properties in the immediate locality. However, there is considerable variety in the height of built form in the local area, with the more modern apartments to the south of the site on Cliftonville Road and to the west of the site on Billing Road including a third floor in their large roof forms and some of the villa style properties within the conservation area also include a third floor in their roof spaces. As such, it is considered that the extended property would not appear out of scale with other properties in the streetscene and its design would integrate acceptably with the existing apartment block.
- 7.7 The application also proposes bin and cycle structures that would be single storey in scale and set to the rear of the site such that they would not detract from the streetscene or heritage assets.
- 7.8 Overall, it is considered that the proposal would have an acceptable design and would not harm the character or appearance of the neighbour Billing Road Conservation Area or the setting of the listed buildings in the wider locality of the site.

### **Residential amenity**

- 7.9 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the guidance in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.10 In terms of the residential amenity of neighbours, the application property is separated from most neighbouring dwellings by surrounding roads. Although, it is set some 4 metres in from the boundary with York House, a three storey apartment block, and both the application property and York House benefit from flank windows. The proposed additional storey would, however, be set well in from the edge of the roof of the application property and the only new flank windows facing York House would serve bathrooms such that they could be conditioned to be obscure glazed. As such, subject to a condition requiring the southern flank windows to be obscure glazed, it is considered that the proposal would not appear unduly overbearing or result in an unacceptable loss of privacy or daylight to occupiers of York House.
- 7.11 The concerns of existing occupiers of the lower floor of the application property are noted. However, noise insulation between the floor of the new flats and the existing second floor units would be addressed under the Building Regulations. In addition, it is acknowledged that the proposed cycle store, by virtue of its siting, scale and design, would have a poor relationship with windows serving the ground floor flats. However, revised details for an alternative structure that could be sited against the boundary wall with York House could be secured by condition. It is also acknowledged that there would be some disruption to existing occupiers during construction works and, therefore it is, recommended that a Construction and Environmental Management Plan (CEMP) is required by condition to seek to minimise such impacts. In addition, the representations regarding the existing bin storage issues on site are noted, but the proposal does include additional bin storage to seek to meet the needs of the new dwellings and the use and collection of bins is a management issue outside the scope of planning. As such, subject to conditions to secure a revised cycle store, bin stores and a detailed CEMP, it is considered that the proposal

would not have a detrimental impact on the residential amenities of the existing occupiers of Woodstock

- 7.12 Representations have been received that the proposal would impact on the amenity of the neighbouring Solicitors practice to the west of the site. However, by definition office type uses are compatible with residential uses and the application property is some 15 metres from this neighbouring commercial building at its closest point. As such, it is considered the proposed additional flats would not have a detrimental impact on the amenity of occupiers of this neighbouring business.
- 7.13 Turning to the amenities of future occupiers of the new dwellings, all habitable rooms would be served by windows affording outlook and the new dwellings would have acceptable floor areas. The scheme has been assessed by Environmental Health and, subject to conditions relating to glazing and ventilation, it is considered that the noise impacts associated with the neighbouring busy roads can be mitigated. In addition, the proposal has been amended to include additional bin stores. It is noted that the application property does not benefit from any meaningful outdoor amenity space, however the site is within walking distance of Becketts Park and Barnes Meadow. As such, and subject to the aforementioned conditions, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers.

### **Parking and highway safety**

- 7.14 The County and Borough Councils' Parking Standards provide guidance on the parking requirements for residential developments. In addition, Paragraph 109 details developments should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 7.15 The Parking Standards indicate that one parking space should be provided per bedroom for residential dwellings, which would equate to 50 spaces for the existing building and an additional 17 spaces for the proposed extension. There are currently 19 parking spaces within the application site, meaning that there is an existing shortfall under the guidance. Furthermore, the proposal does not include any new car parking, meaning that the existing shortfall would be exacerbated by the proposed development. However, the Highway Authority do not object to the proposed development in terms of parking or highway safety. In addition, it is noted that the supporting text in the County Parking Standards detail that flatted schemes should be treated on their own merit based on the character of the area and the guidance in the Standards. In this instance, there are very limited opportunity for additional parking on the site and any such parking would detract from the character of the area. In addition, the locality benefits from parking restrictions in the form of double yellow lines such that there are controls to prevent on-street parking in inappropriate locations in the vicinity of the site. Furthermore, the site is located on the outskirts of the town centre so that it would be uncharacteristic for high levels of parking to be provided on site. Moreover, it should be acknowledged that the site is in a highly sustainable location on bus routes and within walking distance of Northampton Town Centre and facilities on the Wellingborough Road such that a relaxation of the parking guidance would be merited. Also, the proposal includes 10 additional cycle parking spaces which could be secured by condition. Although, the representations from residents and occupiers of neighbouring properties regarding insufficient car parking for existing occupiers of apartment block and obstruction of the access drive causing conflict and safety issues are also noted.
- 7.16 Overall, the extended apartment block only benefitting from approximately a third of the parking sought under the Standards is considered to comprise harm arising from the proposed development. However, this harm is limited by the highly sustainable location of the site, such that facilities and other forms of transport are readily accessible, and the parking restrictions in the locality of the site providing mechanisms to prevent inappropriate parking on the highway. In addition, the Highway Authority raise no objections on parking or highway safety grounds. Therefore, as part of a balanced assessment, it is considered that the parking harm is outweighed by the benefits arising from the provision of ten affordable housing units to contribute to the Council's five year housing land supply.

## **Other considerations**

- 7.17 The Northampton Parking Standards seek the provision of electric vehicle charging points for new residential developments. However, as the proposal would not provide any additional parking spaces and thus occupiers would need to rely on sustainable form of transport, it is not considered that it would be reasonable to require the provision of electric vehicle charging points by condition.
- 7.18 The comments of third parties and the Police regarding crime and anti-social behaviour are noted. Therefore, it is recommended that a condition is imposed to secure the implementation of measures to seek to reduce opportunities for crime and create a safe environment for occupiers of the proposed development.
- 7.19 The application property is not in Flood Zone 2 or 3 but comprises a major development so it has been accompanied by a Flood Risk Assessment with details of surface water drainage in accordance with the requirements of Policy BN7 of the Joint Core Strategy and the guidance in the NPPF. The Environment Agency and Lead Local Flood Authority have assessed the proposal and raise no objections due to the proposed extension being at upper floor level. It is noted that whilst Anglian Water advise that there is sufficient sewerage capacity for the proposed development, they are seeking revised details relating to surface water drainage. However, as the proposal would not increase the impermeable area within the site, it is considered that it would not be reasonable to condition details of surface water drainage. As such, no objections are raised to the proposal with regards to flood risk and surface water drainage.
- 7.20 NCC Development Management has sought a s106 financial contribution for libraries and a condition relating to sprinklers and hydrants. However, the scheme is for less than 15 units and there is currently no policy basis for the library contribution such that it would be unreasonable. Furthermore, matters such as sprinklers are addressed under the Building Regulations.
- 7.21 Representations have been received regarding the structural stability of the existing property to accommodate an additional storey, however this is a Building Regulations and not a planning matter.
- 7.22 In addition, a representation has been received regarding asbestos, however asbestos is controlled under the Asbestos Regulations and HSE guidance.
- 7.23 It is also noted that representations have been received regarding the implications of the proposal for the service charges of existing occupiers of Woodstock, however this is not a planning matter.

## **8 CONCLUSION**

- 8.1 To conclude, the site is in an existing residential use close to Northampton town centre and the principle of residential development on the site is therefore acceptable under the development plan. Notwithstanding this, the Council cannot presently demonstrate a five year housing land supply and, therefore, it is necessary to assess the proposal against the presumption in favour of sustainable development. In this instance, whilst there would be some harm arising from the exacerbation of the existing parking shortfall on the site, the proposed development is in a highly sustainable location with parking restrictions in the locality such that the harm would only be limited and outweighed by the benefits arising from the provision of ten affordable housing units. Therefore, it is recommended that planning permission is granted subject to conditions.

## **9 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 018-093-001, 018-093-002, 018-093-003, 018-093-004, 018-093-005, 018-093-006, 018-093-007, 018-093-008, 018-093-009, 018-093-010E, 018-093-012E, 018-093-013E, 018-093-014B, and 018-093-015.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP which shall include:

- i Details of access, tracking and routing to and from the site for construction vehicles
- ii Parking for site operatives and visitors
- iii Storage areas for plant and materials
- iv Crane position
- v The erection and maintenance of security fencing/hoardings and lighting
- vi Welfare and other site facilities
- vii Working hours and delivery times
- viii Measures to control noise, vibration, dust and fumes during site preparation works and construction
- ix Measures to prevent dust, mud and other debris being deposited on the surrounding highway.

Reason: To minimise the impact of the development during the construction phase in accordance with the Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework. This is a pre-commencement condition to ensure timely submission of details.

4. The external facing materials for the additional storey hereby approved shall be Kingspan 600mm Cladding Panels finished in RAL 7016 Anthracite Grey.

Reason: In the interests of visual amenity and to seek to preserve the character and appearance of the adjoining Conservation Area in accordance with Policies S10, H1 and BN5 of the West Northamptonshire Joint Core Strategy and Policies E20 and E26 of the Northampton Local Plan.

5. The windows to serve the development hereby permitted shall be provided in accordance with the glazing specification detailed in the submitted Noise Report (reference MDR/J3894a) and retained thereafter.

Reason: To protect future occupiers of their dwellings and in the interests of residential amenity in accordance with Policies H1, BN9 & S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the occupation of the development hereby permitted, a ventilation scheme and cooling to serve the new flats shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development hereby permitted and thereafter retained and maintained in accordance with the approved details.

Reason: To protect future occupiers of their dwellings and in the interests of residential amenity in accordance with Policies H1, BN9 & S10 of the West Northamptonshire Joint Core Strategy.

7. The south facing bedroom windows serving Apartments 52 and 53 (as shown on the approved plans) shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority before the development hereby permitted is occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

8. Prior to the occupation of the dwellings hereby permitted, full details of security measures including access control and the security performance of doorsets to serve the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of a safe and secure development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

9. Notwithstanding the submitted details and prior to the occupation of the development hereby permitted, full details including siting of an additional cycle store to serve the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10. The new bin stores hereby approved shall be implemented in full prior to the occupation of the development hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

## **10 BACKGROUND PAPERS**

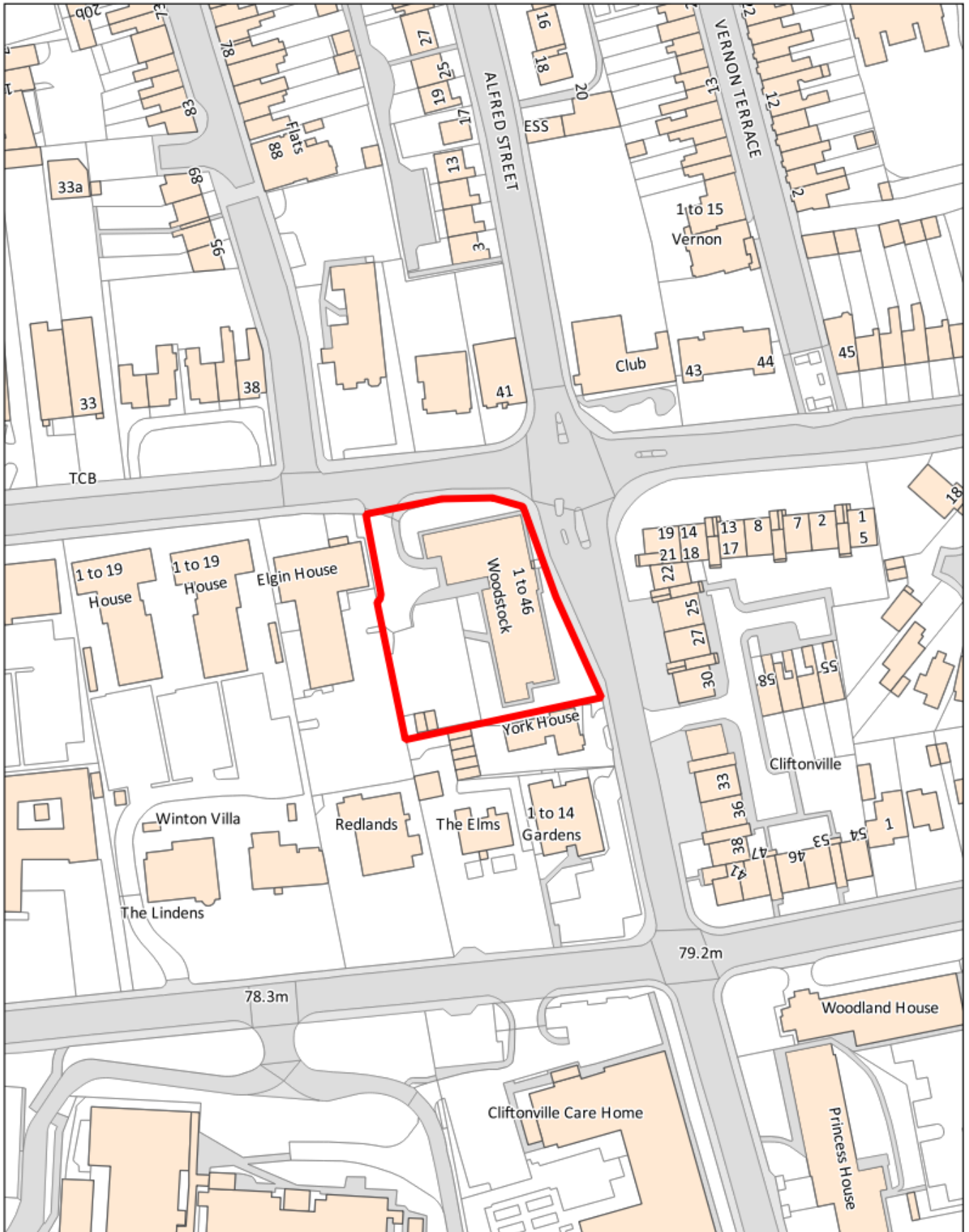
- 10.1 N/2018/0435, N/2016/1696, and N/2016/1697.

## **11 LEGAL IMPLICATIONS**

- 11.1 The development is CIL liable.

## **12 SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Woodstock, Billing Road**

Date: 23-04-2020

Scale: 1:1,250

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0941

**LOCATION:** Lock Up Garages, adjacent to 62 Maidencastle

**DESCRIPTION:** Demolition of existing lock-up garages and development of 2no flats and the provision of off-street parking. Re-positioning of step path access to western side of site

**WARD:** Rectory Farm Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Baily Garner

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land  
**DEPARTURE:** No

**APPLICATION FOR DETERMINATION:**

**1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposal would contribute towards the Council’s five year housing land supply and, as part of a balanced assessment, it is considered to be acceptable. As such, subject to conditions, no objections are raised with regards to the requirements of the National Planning Policy Framework, Policies S1, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

**2 THE PROPOSAL**

- 2.1 The application seeks full planning permission for the demolition of 4 existing garages and the erection of a building containing two flats, the provision of 7 parking spaces, and the re-positioning of an existing step path access to the western side of the site.
- 2.2 The proposed building would have a width of 8.65 metres and a depth of 7.6 metres. The building would have a shallow pitched roof with a ridge height of 7.2 metres.
- 2.3 During the course of the application the proposal has been amended with the reduction in height of the building, amendments to the building to improve living conditions and the relationship with neighbouring properties, and removal of parking spaces to overcome Highway objections.

### **3 SITE DESCRIPTION**

- 3.1 The application site comprises a garage court that is located within a residential area. The site is located on the western side of Maidencastle and comprises a row of 4 garages alongside open parking for approximately 11 vehicles. There is a change in levels, with the parking court being raised compared to the ground levels of either immediate neighbouring property.

### **4 PLANNING HISTORY**

- 4.1 N/2019/0338 - Demolition of 4 domestic lock up garages and erection of 1 dwelling – withdrawn 28/05/2019

### **5 PLANNING POLICY**

#### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), and the Northampton Local Plan (1997) saved policies.

#### **5.2 National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Paragraph 60 - Housing needed for different groups in the community.

Paragraph 127 - Create places with a high standard of amenity for existing and future users.

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport.

Section 12 - Achieving well-designed places.

#### **5.3 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S1 - The Distribution of Development

Policy S10 - Sustainable Development Principles.

Policy H1 - Housing

Policy BN9 - Planning for Pollution Control

#### **5.4 Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20 - New Development (Design)

#### **5.5 Supplementary Planning Documents**

Northampton Parking SPD (2019)

## 5.6 Growing Together Neighbourhood plan (2017)

Policy DES1 – high quality design  
Policy H1 – housing  
Policy H2 – small-scale housing development  
Policy OS2- Outdoor amenity space  
Policy T1 – Pedestrian and cycle network

## 6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – No objection. Suggest conditions on contaminated land, vehicle charging points, and boilers, and an informative on construction noise.
- 6.2 **Northamptonshire Police** – No objection. Garden has three exposed sides and trellis topping to the fencing is recommended to deter climbing.
- 6.3 **NBC Arboricultural Officer** - No objections to the proposal on tree related grounds, provided that the tree protection measures referred to in the revised Arboricultural Impact Assessment and Method Statement Report from MacIntyre Trees, revision 4 dated April 2020, are implemented in a timely fashion and maintained throughout the duration of the development to protect the remaining trees for accidental harm during the works.
- 6.4 **NCC Highways** – No objection to amended scheme. Request condition that development is undertaken in accordance with the details within drawing (P)03 Rev M.
- 6.5 29 neighbour letters have been received from 16 different neighbours objecting to the application. These letters include 2 from the Woodland East Unincorporated Residents Association. The concerns raised can be summarised as follows:

### Design

- Cramped overdevelopment on a constrained site.
- Design not in keeping with area – door facing car park, materials, different type of property.

### Neighbouring Amenity

- Whilst understand need for housing, this should not be at the detriment of existing residents.
- Believe a separation of 22 metres should be retained between proposed building and neighbouring properties.
- Overlooking of neighbouring properties and future occupiers.
- Overshadowing of neighbouring properties.
- Appearance overbearing to neighbouring occupiers.
- Lights from vehicles using car park may impact on future occupants and people using car park may be able to look into windows in proposed building.
- Flats will result in noise issues to existing homeowners.
- Creating a slum and harming community spirit.
- Believe garage site is an amenity space and proposal results in the loss of this.
- Alleyway will be hard for pushchair and wheelchair users to navigate.
- Development will make access for neighbouring properties who use rear entrances difficult.
- Concern solar panels will be on roof and result in neighbours having to keep curtains closed.

### Parking

- Existing parking issues in Maidencastle which have already been made worse by three other garage sites in Maidencastle being sectioned off and no additional parking being created. Existing construction traffic for other garage sites is resulting in congestion.

- Loss of more parking will result in people parking on verges.
- Use garage site to park in to access dwelling and to safely chauffeur children without being on the road.
- Removing parking on the site will mean residents have to walk further.
- Question why new build will have own parking allocated when rest of estate has to fight for spaces.
- If new spaces are allocated there will be animosity towards new tenants and this discriminates against existing tenants or homeowners.
- Neighbouring properties want assigned parking spaces too.
- Wanted to rent garage but were told they were all leased out which was not the case.
- Had a meeting with NPH on site and they said further parking would be provided before any development commenced, however this has not happened with the other sites.
- Concern will impact emergency services access to neighbouring properties and along road.
- Highways object to scheme.
- The parking space widths change between each space.
- 27 Parking spaces as existing in whole red line area.

#### **Crime**

- Risk of crime from creation of alleyway.

#### **Trees and wildlife**

- Agree pine trees should be cut down.
- Cutting down trees could harm wildlife.
- Think ecology report is needed (e.g. trees).
- Concern with impact on trees in neighbouring gardens
- Noise pollution could harm natural wildlife habitats in the woodland adjacent.

#### **Policy**

- Do not think development meets NPPF requirements for 2. (achieving sustainable development) And 8. (promoting healthy and safe communities).

#### **Other matters**

- Concern development will result in flooding issues.
- Do not feel that concerns have been taken into consideration by NPH.
- Believe development will necessitate the replacement of neighbouring boundaries on northern side of the application site. This should be discussed with residents. *(Officer Comment: The proposal does not alter the boundary treatments on the northern boundary which remain as existing).*
- Think plans should have been withdrawn as past timescales – revisions should not be allowed and a new planning application should be submitted. Extensions of time to the determination date should not be permitted. *(Officer Comment: The planning process permits the acceptance of amended plans during the life of an application. It also permits the use of 'Extensions of Time' to allow a decision to be made after a standard determination period. There is no reason why amended plans should not have been accepted and extensions of time agreed for this application).*
- Road covered in mud and rubble and not cleaned before NPH contractors leave and steps damaged by construction workers – estate in poor condition. *(Officer Comment: This is not a material planning consideration within the assessment of this planning application. Any concerns as to the impact of NPH construction with regards to damage and maintenance issues must be raised directly with NPH).*
- De-value property. *(Officer Comment: This is not a material planning consideration within the assessment of a planning application).*
- Do not understand plans. *(Officer Comments: A full set of plans have been provided, including a street scene plan showing the property in relation to neighbouring properties).*
- Housing could go elsewhere. Houses could be provided in NPH board members gardens instead. *(Officer Comment: This is not a material planning consideration within the assessment of a planning application. The assessment is based upon whether that applied for is acceptable and not whether alternatives are available).*
- NPH tenancy came with parking and this is being removed. *(Officer Comment: This is not a material planning consideration within the assessment of a planning application).*

- Think whole community should be consulted on amended plans. Do not think enough residents consulted (*Officer Comment: The Town and Country Planning Act requires the consultation of any immediate adjoining property or the display of a site notice. For this site all properties adjoining the red line of the application site were sent neighbour notification letters, and a number of site notices were displayed around the application site. It is not for the Planning department to hold a community consultation on a development for 2 units*).
- Believe there is a conflict of interest between NBC Planning and NPH. (*Officer Comment: Northampton Borough Council is a separate entity to Northampton Partnership Homes, and officers working for Northampton Borough Council do not work for Northampton Partnership Homes. As the planning application is for Northampton Partnership Homes, a decision is made by the Planning Committee as opposed to under delegated powers. There is no conflict of interest in the assessment of this application, which is assessed by planning officers in the same method as any other planning application*).
- Subsidence issues in area. (*Officer Comment: This is not a material planning consideration within the assessment of a planning application*).
- Construction impact on health and safety of existing residents. Construction will impact on neighbouring residents sleep. (*Officer Comment: The impact of construction is not a material planning consideration within the assessment of a planning application*).
- May harm big lottery funding scheme for play area in woodland near this site due to loss of community spirit. (*Officer Comment: This is not a material planning consideration within the assessment of a planning application*).
- Land registry states have right of way over roads and footpaths. Have been parking in area over 20 years so have right. (*Officer Comment: Private rights of way are not a material planning consideration within the assessment of a planning application*).
- Who will maintain vegetation. (*Officer Comment: The new landscaping is on NPH land and as such it will be for NPH to organise the maintenance of this*).
- Why are more houses elsewhere not social housing but all in Maidencastle are. (*Officer Comment: For large developments of 15 or more units, 35% of the development is expected to be affordable housing under Core Strategy policy H2. There is no requirement for development under 15 units to provide affordable housing. In this circumstance, the land in question in Maidencastle is owned by NPH, and they are proposing NPH properties on their land*).
- Question if NPH listened to the consultation they undertook. (*Officer Comment: The consultation undertaken by NPH is not a material planning consideration within the assessment of a planning application. The Council's planning department undertakes its own consultation processes*).
- Clarification is sought as to planning policies and the pre-ambles, intentions and meanings of multiple extracts. (*Officer Comment: These are not relevant to the assessment of this planning application for 2 flats and the Council's Planning Policy team should be contacted to discuss this matter*).
- Want 3D plans of proposal. (*Officer Comment: There is no requirement for 3D plans to be provided within a planning application*).
- Plans not to scale and measurements incorrect. (*Officer Comment: The plans are to the correct scales and measure correctly*).
- Planning application resulting in stress to neighbouring properties. (*Officer Comment: Whilst it is understood the planning process can be stressful, this is not a material planning consideration within the assessment of the application*).
- Want to understand importance of Growing Together Neighbourhood Plan and why not listened to. (*Officer Comment: The Growing Together Neighbourhood Plan is a material consideration when considering planning applications*).
- Believe plans breach The Equality Act 2010, and the Safeguarding Children and Vulnerable Adults Policy (NBC) as information not provided in accessible format and not listening to neighbouring properties. (*Officer Comment: All information connected to this application was provided in an accessible format, with letters sent to neighbour properties which includes the Officers contact details should a different format be required, with site notices displayed, with information available online and at the Council offices. With regards to*

*neighbour comments, only those comments that relate to material planning considerations can be assessed, and these must be assessed against planning policies).*

- The application form was not fully completed and is confusing.
  - 4. they have put floorspace and not site area, (*Officer Comment: The application form has been amended since this comment was received*).
  - 5. It states maisonettes but planning letter states flats, (*Officer Comment: Maisonettes are flats and as such either term is acceptable for this proposal*).
  - 6. Does not mention existing car park, (*Officer Comment: The site is a garage court where neighbouring properties have utilised the space created by demolished garages to park. It is not a formal car park and as such the description used is acceptable*).
  - 7. Mentions streetlights but not in plans, (*Officer Comment: The street lights referred to are existing street lights. Details on any additional lighting will be requested through condition*).
  - 8. Does not mention alleyway, (*Officer Comment: The proposed retention of an accessway to assist neighbouring properties link through to the play equipment is not the creation of a public right of way and as such this is correct*).
  - 9. States 13 existing spaces but actually 27 for whole boundary area. (*Officer Comment: This is covered within the Highway section of the below report*).
  - 10. Does not mention trees. (*Officer Comment: The impact upon trees is covered within the Tree section of the below report*).
  - 24. Doesn't mention advice from officer. (*Officer Comment: No pre-application advice has been received for this site*).
- Design and access statement inaccurate. (*Officer Comment: A revised design and access statement has been received since this comment was received*).

## **7 APPRAISAL**

### **Principle of development**

- 7.1 The application site is in a residential area within the urban area of Northampton and therefore development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy. Policy H1 of the Growing Together Neighbourhood Plan identifies that proposals for affordable homes, particularly 1 or 2 bedroom units, will be supported, and policy H2 outlines that suitable sites for small-scale housing development include infill sites and redundant garage sites.
- 7.2 It is also the case that the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for housing would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

### **Design**

- 7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and is in conformity with the NPPF which advises that planning should always seek to secure high quality design. The application site comprises a garage court set in the middle of a residential estate and would comprise the re-use of brownfield land, which is encouraged under the NPPF.
- 7.4 Neighbour letters raised concern that the proposal would appear cramped on the site and as overdevelopment. Concern was also raised that the property would not appear in keeping with the area due to the door facing the street scene, the materials to be used, and the style of the property.

- 7.5 The proposed building containing two flats would be positioned set in line with the existing terrace row to the south. It appears as a continuation of this existing terrace row and it is not considered that it would appear cramped on the site.
- 7.6 The terrace row to the south of the application site fronts the west overlooking an existing footpath network and have small grassed front gardens. The rear private gardens of these properties are to the east, and continue up to Maidencastle. The proposal retains a grassed area to the west to fall in line with the front gardens of these neighbouring properties, but fronts east towards Maidencastle and over a proposed car park with 4 parking spaces. The garden for the flats is to the side (north) of the proposed building.
- 7.7 Whilst the properties in the neighbouring row of terraces have their entrances to the west and rear elevations fronting Maidencastle, the application site proposes a building where the entrance is to the front (east) and side (north), and the private garden is to the side (north). Whilst not copying the style of the dwellings to the south, it is not considered that the introduction of the proposed building would appear as an odd or intrusive addition. Maidencastle is characterised by a varied building pattern and the properties are not uniform in position and orientation. The positioning of the building with a front door fronting Maidencastle assists in creating an active frontage to the street scene which is considered an improvement over the neighbouring properties which do not respond to the street scene.
- 7.8 The land levels of the existing garage court are higher than neighbouring properties, and as such the proposed building has been carefully designed to ensure that the ridge height of the building does not dominate the neighbouring terrace row. This is through the utilisation of a shallow pitch to the roof. The proposed building would consequently fall just 0.4 of a metre higher than the neighbouring terraced property to the south. It is considered that subject to a condition requiring details on the materials to be used in the building, in design terms the proposed building is acceptable.
- 7.9 The application also provides a parking area for 4 vehicles to the east of the application building, and a further 3 parking spaces on an existing grassed verge extending an existing row of parking spaces. It is considered that these parking areas would not harm the character and appearance of the area and would be acceptable in design terms.
- 7.10 As existing, the current parking court allows pedestrians to walk down the middle, through a gate and down some steps to access the western footpath links. In order to retain this beneficial link for pedestrians, the application proposes to shift the stepped access point northwards to run parallel with the northern edge of the proposed garden. Due to the fencing for the new garden and the existing fencing to the neighbouring properties to the north, this would create a short alleyway. This is a straight footpath link for any users where both ends of the alleyway can clearly be seen. The shifting of the access point and the creation of a short alleyway is considered acceptable in design terms as the area is characterised by a large number of such pedestrian links and it would not appear out of character. The retention of this pedestrian link, which currently is not a formal right of way and as such there is no requirement to retain, falls in line with the aims of policy T1 of the Growing Together Neighbourhood Plan which supports proposals which improve the existing network of footpaths.

### **Amenity**

- 7.11 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Concern has been raised within a number of neighbour letters as to the impact of the new building on neighbouring residential amenity.
- 7.12 The application proposes a two storey building which would form 2 flats. The first floor flat is only offered windows to the front (east) and rear (west), which look over the parking area and streetscene to the front, and the footpaths to the rear. No windows are provided on either side elevation to offer views into neighbouring properties. The ground floor flat is provided with windows

to the west, north and east. As with the first floor flat, the front and rear (east and west) windows look over the parking area, streetscene and footpaths and do not result in overlooking of neighbouring properties. The northern side elevation contains one set of patio doors and an access point for the first floor flat. These openings are at ground floor level, and the proposed boundary screening for the garden to the north of the building would restrict any views from these openings into neighbouring properties. It is not, therefore, considered that the proposal would result in unacceptable overlooking of neighbouring properties.

- 7.13 With regards to overshadowing and loss of light, to the south of the site is the blank side elevation of 62 Maidencastle. The proposed building does not extend beyond the front or rear walls of this neighbouring property and as such would not result in unacceptable overshadowing or loss of light to this neighbouring property.
- 7.14 To the north of the site is 63 Maidencastle, which is positioned approximately 16 metres from the side elevation of the proposed building. Whilst there are no standard separation distances for new dwellings from existing dwellings, when assessing extensions, the Residential Extensions and Alterations SPD recommends that 13 metres is retained between the side wall and rear wall of neighbouring properties. This proposal retains a 16 metres separation to ensure that there would not be an unacceptable impact upon 63 Maidencastle to the north with regards to overshadowing and loss of light. This separation distance, and the shallow roof pitch also ensures that the proposal would not appear unacceptably overbearing to existing neighbours to the north.
- 7.15 Concern was also raised within neighbour letters that the proposal would result in unacceptable noise impact upon neighbouring properties. The proposal is for two one bedroom flats and as such any noise would be of a domestic nature. It is not considered that the introduction of two flats in this location would result in an unacceptable noise impact upon neighbouring properties. Any temporary noise impact during construction works would not be a material planning consideration in the assessment of this application.
- 7.16 A neighbour letter raised concern that the removal of the garage court would result in the loss of an existing amenity space. A redundant garage court that existing neighbouring properties utilise to park within does not constitute an amenity space for the estate, which would generally be grassed areas or play areas. It is not considered that this garage court can be considered an amenity space.
- 7.17 A neighbour letter raised concern that it would become difficult to access existing properties as a result of this proposal, and that pavements would be hard for wheelchair and pushchair users to navigate. The application does not reduce the size of the existing pavement to the north of the site running along the rear of properties 63-66 Maidencastle. In fact, the new section which forms a small alleyway would be wider than that existing, being 1.5 metres wide to the existing 1 metre pavement. The proposal only provides stepped access to the west, however this is mirroring the existing situation on this site where the only access is via steps. Whilst it is understood that neighbouring properties have benefitted from being able to utilise the existing garage court to park within and to then access their properties from the rear, and the alteration will result in them needing to walk further from where they park, this change is not considered an unacceptable impact upon neighbouring amenity. Access to the rear of the neighbouring properties remains.
- 7.18 A neighbour letter raised concern that if solar panels were put on the roof this would shine into neighbouring properties and harm their amenity. No solar panels are proposed within this application.
- 7.19 In line with the above, it is considered that the proposal would not have an unacceptable impact upon neighbouring amenity.
- 7.20 It is also the case that the proposed dwellings provide good size rooms with adequate light for future occupiers, alongside sufficient garden amenity space. Concern was raised in neighbour letters that it would be possible to overlook the flats from the car park and that vehicle headlights may shine into the windows, thereby providing poor living conditions. The internal layout of the



proposed ground floor flat has been carefully designed to ensure that non-habitable rooms (hallway, bathroom and kitchen) front the car park, whereas the living room and bedroom front westwards. Planting is provided in front of these habitable rooms to the west to ensure that people cannot walk directly up to the windows for these rooms. With this layout, it is not considered that the future occupiers would be unacceptably overlooked. With regards to amenity space, the occupiers are provided with a shared garden to the north of the property which is of a sufficient size for the proposed flats. As such it is considered that adequate living conditions for future occupiers is provided.

### **Parking and highway safety**

- 7.21 A number of concerns have been raised within neighbour letters as to the loss of off-street parking as a result of this proposal.
- 7.22 The Northamptonshire County Council Parking Standards and the Parking SPD seek 1 on plot parking space per dwelling for 1 bedroom properties. Policy DES1 of the Growing Together Neighbourhood Plan outlines that proposals should provide adequate parking taking into consideration the type of development and the requirements of the borough parking standards.
- 7.23 The proposal provides 2 1xbedroom properties, and 7 parking spaces. 2 parking spaces are required for the proposed flats, and 5 parking spaces provided for communal parking by existing residents and visitors. The proposal also provides sheds for the flats, which could be used for bicycle storage.
- 7.24 The application site as existing provides 4 garages and there is a hardstanding area where informal parking occurs. This hardstanding area is to a size that can provide 11 parking spaces to the required size. It is understood from a neighbour letter that it is thought 27 cars can parking within the red line area of the site, which it is understood includes informal parking on the road and verges surrounding the development. As this is informal parking, it cannot be included within the assessment of existing parking provision in the site, and the level of parking available must be assessed as 11 parking space, those that can be provided on the existing hardstanding area within the garage court. It has been advised by the applicant that the existing garages on site are currently void, however in any case the garages are not to a size that could be counted as providing existing parking spaces for the site. The proposal provides 5 unallocated replacement parking spaces, a net decrease of 6 parking spaces. Informal parking opportunities on the street and verges would remain.
- 7.25 A neighbour letter raised concern that the size of the proposed parking spaces vary. Each parking space is at or larger than the standard dimensions of 2.5x5 metres.
- 7.26 Northamptonshire County Council Highways Department have been consulted on this application and have raised no objection to the amended scheme. In line with this, it must be considered that the proposal would not have an unacceptable impact upon parking or highway safety.
- 7.27 In line with the Council's Parking SPD, two electric vehicle charging points will be required as part of this development. This will be required through condition.
- 7.28 Neighbour letters raised concerns as to why the new properties are provided with parking spaces when the existing properties are not. It is the case that since the original estate has been built, when car usage was much lower, Planning Policies have since changed and parking is now required for new residential development. As such to comply with current Planning Policies, parking is required for the new flats.

### **Crime**

- 7.29 Concern was raised in a neighbour letter that the proposed alleyway would result in a risk of crime. The alleyway is a small section of footpath bordered by existing neighbour fencing to the north and the proposed garden fencing to the south. This stretch is straight and any user can see the end

before entering the alley. Alleyways are characteristic of this area and it is not considered that this small stretch would result in an unacceptable crime risk.

- 7.30 The Northamptonshire Police have been consulted on the proposal and raised no formal objection to the scheme, however it was recommended that the fencing to the proposed garden area has trellis topping to deter climbing. Details of the boundary treatments will be required through condition to ensure this.

### **Trees**

- 7.31 Neighbour letters raised mixed views regarding the trees on site, with some wanting the trees removed and others wanting them retained.
- 7.32 The Arboricultural Officer raises no objection to the proposal subject to compliance with the recommendations of the Arboricultural Impact Assessment and Method Statement Report. This will be conditioned.
- 7.33 A neighbour letter also raised that the impact on ecology should be assessed. The application site is a hardsurfaced garage court and a verge along a road. It is not considered that the loss of the garages and verge would have an impact on ecology. It is also not considered that the noise from two flats would result in an unacceptable impact upon wildlife outside of the site.

### **Other considerations**

- 7.34 The Council's Environmental Health Officer recommends a condition to address unexpected ground contamination should planning permission be forthcoming.
- 7.35 In addition, the Environmental Health Officer suggests a condition on boilers, and an informative on construction hours. Matters relating to the energy efficiency of buildings are addressed under the Building Regulations and the site is not in an air quality management area such that it is not considered that it would be reasonable to condition the boilers to be installed in the new properties. With respect to construction hours, the proposal is only for a small-scale development and there are controls under the Environmental Health and Highway legislations to address issues arising from such small construction site should they arise.
- 7.36 A neighbour letter raised concern that the proposal was not in accordance with parts 2 and 8 of the NPPF. Part 2 of the NPPF relates to achieving sustainable development and outlines that development that accords with up-to-date development plans should be approved without delay, and if there are no development plans, development should be approved unless there is a reason for refusal. Part 8 of the NPPF relates to promoting healthy and safe communities and outlines that planning decisions should, for example, aim to achieve health, inclusive and safe places which are safe and accessible, support healthy lifestyles, and support estate regeneration. The development amounts to the re-use of brownfield land, a garage court, to provide residential accommodation, a key aim of the NPPF. The proposal removes a garage court from the estate, which are prime areas for crime, and provides additional housing. Pedestrian links are retained to encourage walking. It is considered that the proposal falls in accordance with parts 2 and 8 of the NPPF.
- 7.37 A neighbour letter raised concern that the development would result in flooding issues. The application site is not located within a flood zone and as such it is not considered that the proposal would result in flood risks.

## **8 CONCLUSION**

- 8.1 To conclude, the site is in an existing housing area within the urban area of Northampton and the principle of residential development on the site is therefore acceptable under the development plan. The Council also cannot presently demonstrate a five year housing land supply and it is therefore necessary to assess the proposal against the presumption in favour of sustainable development. In this instance, the proposal would comply with the development plan and would

contribute towards the Council's housing supply with associated social and economic benefits. Furthermore, no harm has been identified that would significantly and demonstrably outweigh the benefits. Therefore, it is recommended that planning permission is granted subject to conditions.

## **9 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: (P)01 Rev C, (P)02 Rev C, (P)03 Rev O, (P)04 Rev C, (P)05 Rev C, (P)06 Rev E.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

4. Prior to the construction of the building hereby approved above ground floor slab level, details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

5. Notwithstanding the submitted details, prior to the construction of the building hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site together with any other means of enclosure to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the new flats hereby permitted.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory and safe standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to first occupation of the development hereby approved, a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority.

All planting, seeding or turfing agreed within the approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner of plants, shrubs and trees that may die are removed or become seriously damaged or diseased with others of similar size and species. The approved hard landscaping scheme shall be carried out prior to first occupation and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

7. Prior to first occupation of the flats hereby approved, full details of the sheds shall be submitted to and approved in writing by the Local Planning Authority. The approved sheds shall be provided on site in full accordance with the submitted details prior to first occupation of the flats hereby approved.

Reason: To ensure the provision of adequate facilities in accordance with Policy S0 of the West Northamptonshire Joint Core Strategy.

8. The tree protection measures within the revised Arboricultural Impact Assessment and Method Statement Report from MacIntyre Trees, revision 4 dated April 2020 shall be provided on site prior to any construction works commencing, and to be retained in accordance with the submitted details for the duration of the construction works on this site.

Reason: To ensure appropriate protection of retained trees and in the interests of amenity in accordance with the requirements of Policy S10 of the West Northamptonshire Joint Core Strategy.

9. Full details of a minimum of 2 electric vehicle charging points (1 per unit) for the flats hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the flats hereby permitted. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards Supplementary Planning Document (2019).

10. The new parking spaces shown on approved plan (P)03 Rev O shall be constructed prior to the first occupation of the dwellings hereby approved and retained thereafter solely for the parking of vehicles.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the requirements of the National Planning Policy Framework.

11. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

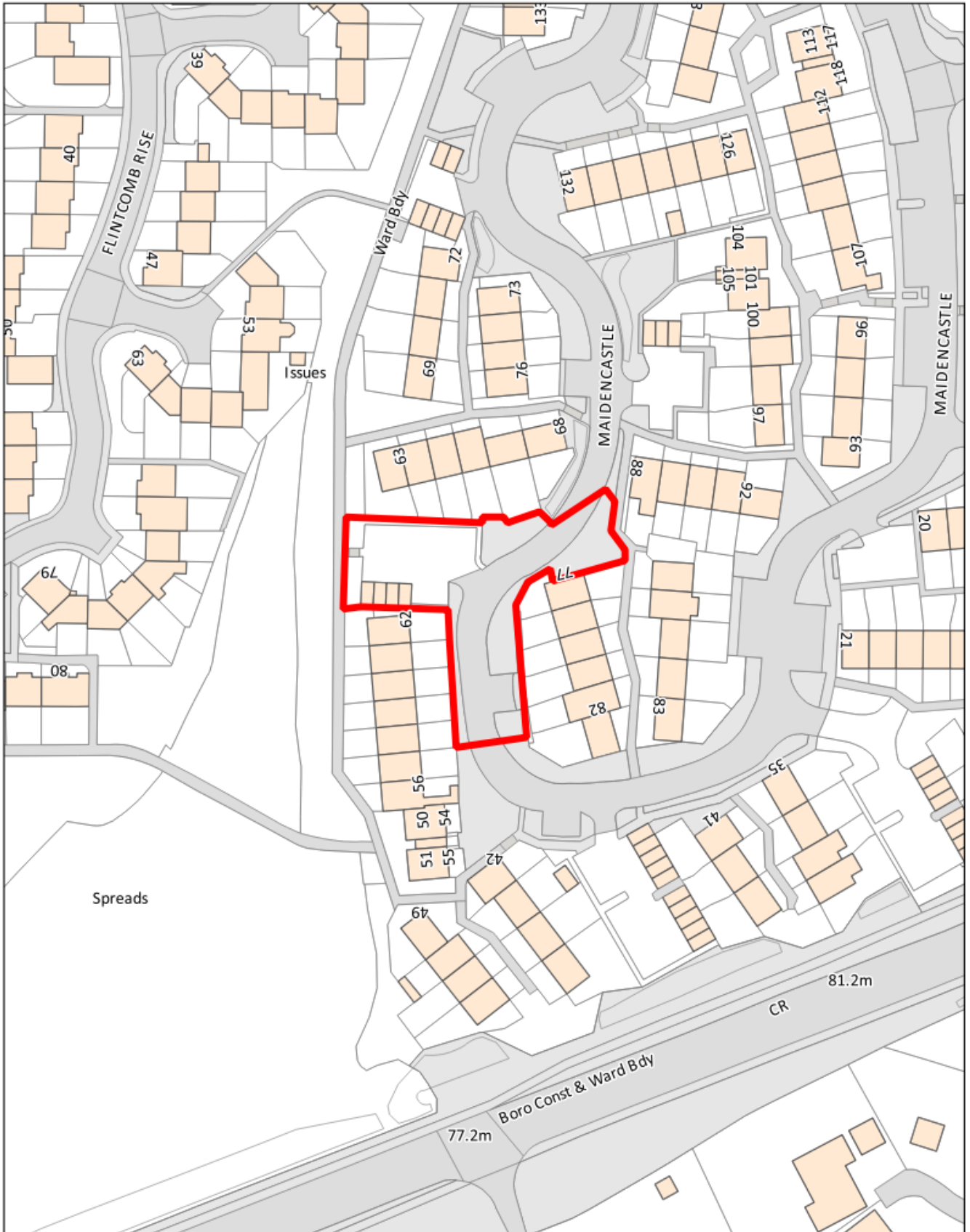
Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

## **10 LEGAL IMPLICATIONS**

- 10.1 The development is CIL liable.

## **11 SUMMARY AND LINKS TO CORPORATE PLAN**

- 11.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Lock-up garages adj 62 Maidencastle**

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Date: 23-04-2020

Scale: 1:1,000

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/1593

**LOCATION:** Land adjacent to Broom Court, Hunsbarrow Road

**DESCRIPTION:** Installation of brick built bin enclosures with drop kerb adjacent to 34-56 Broom Court

**WARD:** Delapre & Briar Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** N/A

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

**APPLICATION FOR DETERMINATION:**

**1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would have no undue adverse impact on the street scene or on the amenities of adjoining occupiers and would thereby comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

**2 THE PROPOSAL**

2.1 The current application seeks permission for the installation of brick built bin enclosures adjacent to Broom Court with a crossover for bin collection.

**3 SITE DESCRIPTION**

3.1 The application site comprises an area of green space located adjacent to an existing block of flats at Broom Court.

3.2 The local area is predominantly residential with a mix of bungalows and blocks of flatted development.

**4 PLANNING HISTORY**

4.1 None.

## **5 PLANNING POLICY**

### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

#### **National Policies**

5.2 **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

- Section 12 - Achieving well designed places

### **5.3 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

- Policy S10: Sustainable Development Principles

### **5.4 Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

- Policy E20 - Northampton Local Plan

### **5.5 Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004  
Northamptonshire County Parking Standards 2016  
Northampton Parking Standards 2019

## **6 CONSULTATIONS/ REPRESENTATIONS**

6.1 **Environmental Health** – No comments to make.

## **7 APPRAISAL**

7.1 The issues to consider are the impact on visual amenity and on the amenities of adjoining residential occupiers, as a result of the proposed bin store.

#### **Visual Amenity and Street Scene**

7.2 The proposed bin store would be functional in appearance to accommodate 3 Euro Bins and have been proposed to be finished in brickwork to match the existing flats. The proposed bin enclosures would be approximately 2m in height and 5m in width and 1.25m wide. Owing to the scale and siting of the bin enclosures, it is considered that it would not appear unduly prominent or be an



incongruous feature in the streetscene and would be in keeping with the overall character of the area. As such, it is not considered that the bin enclosures and the crossover would be detrimental to visual amenity and would have any adverse impact on the streetscene. The proposed development would comply with guidelines in the NPPF and saved policy E20 of the Northampton Local Plan.

### **Impact on adjoining occupiers**

- 7.3 The proposed bin store with a crossover would be located adjoining the block of flats, it would serve the local residents. The bin enclosures would be located at some distance and given the small scale of the proposed structure, it would not unduly affect the occupiers of these flats.

## **8 CONCLUSION**

- 8.1 The proposed bin enclosures with a crossover would have no undue adverse impact on the street scene or on the amenities of adjoining and nearby occupiers. The proposal would comply with the guidelines outlined in the NPPF, policy S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

## **9 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: BH-PL-009.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

## **10 BACKGROUND PAPERS**

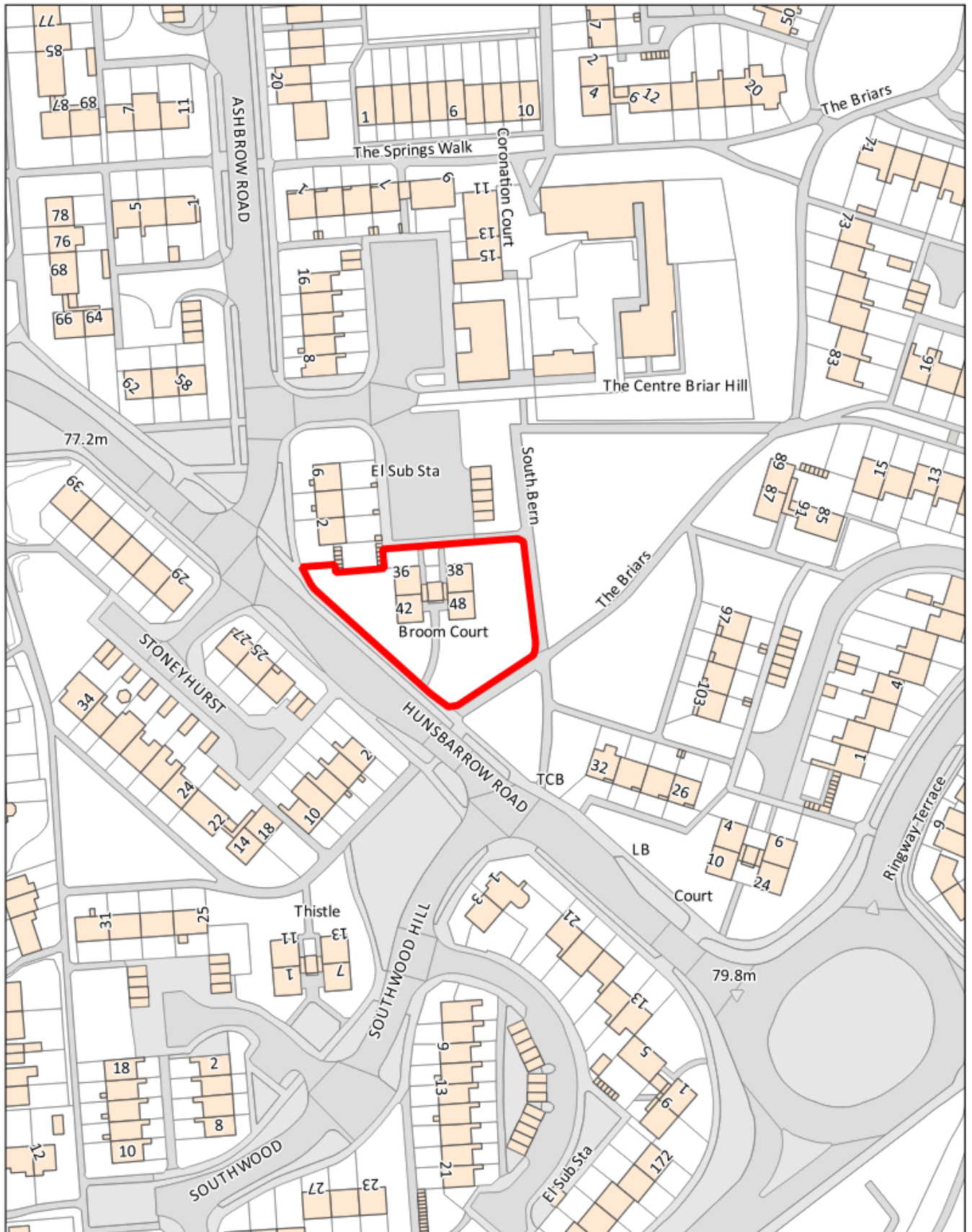
- 10.1 N/2019/1593.

## **11 LEGAL IMPLICATIONS**

- 11.1 The development is not CIL liable.

## **12 SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Land adj Broom Court, Hunsbarrow Rd**

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Date: 23-04-2020

Scale: 1:1,250

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/1594

**LOCATION:** Furze Court, Hunsbarrow Road

**DESCRIPTION:** Installation of brick built bin enclosures adjacent to 4-24 Furze Court with access path

**WARD:** Delapre & Briar Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** N/A

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

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## **APPLICATION FOR DETERMINATION:**

### **1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would have no undue adverse impact on the street scene or on the amenities of adjoining occupiers and would thereby comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

### **2 THE PROPOSAL**

2.1 The current application seeks permission for the installation of brick built bin enclosures adjacent to Furze Court with an access path to create a crossover for bin collection.

### **3 SITE DESCRIPTION**

3.1 The application site comprises an area of green space located adjacent to an existing block of flats at Furze Court.

3.2 The local area is predominantly residential with a mix of bungalows and blocks of flatted development.

### **4 PLANNING HISTORY**

4.1 None.

## **5 PLANNING POLICY**

### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

#### **National Policies**

5.2 **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

- Section 12 - Achieving well designed places.

### **5.3 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

- Policy S10: Sustainable Development Principles

### **5.4 Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

- Policy E20- Northampton Local Plan.

### **5.5 Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004  
Northamptonshire County Parking Standards 2016  
Northampton Parking Standards 2019

## **6 CONSULTATIONS/ REPRESENTATIONS**

6.1 **Environmental Health** – No comments to make.

## **7 APPRAISAL**

7.1 The issues to consider are the impact on visual amenity and on the amenities of adjoining residential occupiers, as a result of the proposed bin store.

#### **Visual Amenity and Street Scene**

7.2 The proposed bin store would be functional in appearance to accommodate 3 Euro Bins and have been proposed to be finished in brickwork to match the existing flats. The proposed bin enclosures would be approximately 2m in height and 5m in width and 1.25m wide. Owing to the scale and siting of the bin enclosures, it is considered that it would not appear unduly prominent or be an

incongruous feature in the streetscene and would be in keeping with the overall character of the area. As such, it is not considered that this enclosure would be detrimental to visual amenity and would have any adverse impact on the streetscene. The proposed development would comply with guidelines in the NPPF and saved policy E20 of the Northampton Local Plan.

### **Impact on adjoining occupiers**

- 7.3 The bin store with an access path would be located adjoining the block of flats and would serve the local residents. The bin enclosures would be located at some distance and given the scale of the structure, it would not unduly affect the occupiers of these flats.

## **8 CONCLUSION**

- 8.1 The proposed bin enclosures would have no undue adverse impact on the street scene or on the amenities of adjoining and nearby occupiers. The proposal would comply with the guidelines outlined in the NPPF, policy S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

## **9 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: BH-PL- 008.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

## **10 BACKGROUND PAPERS**

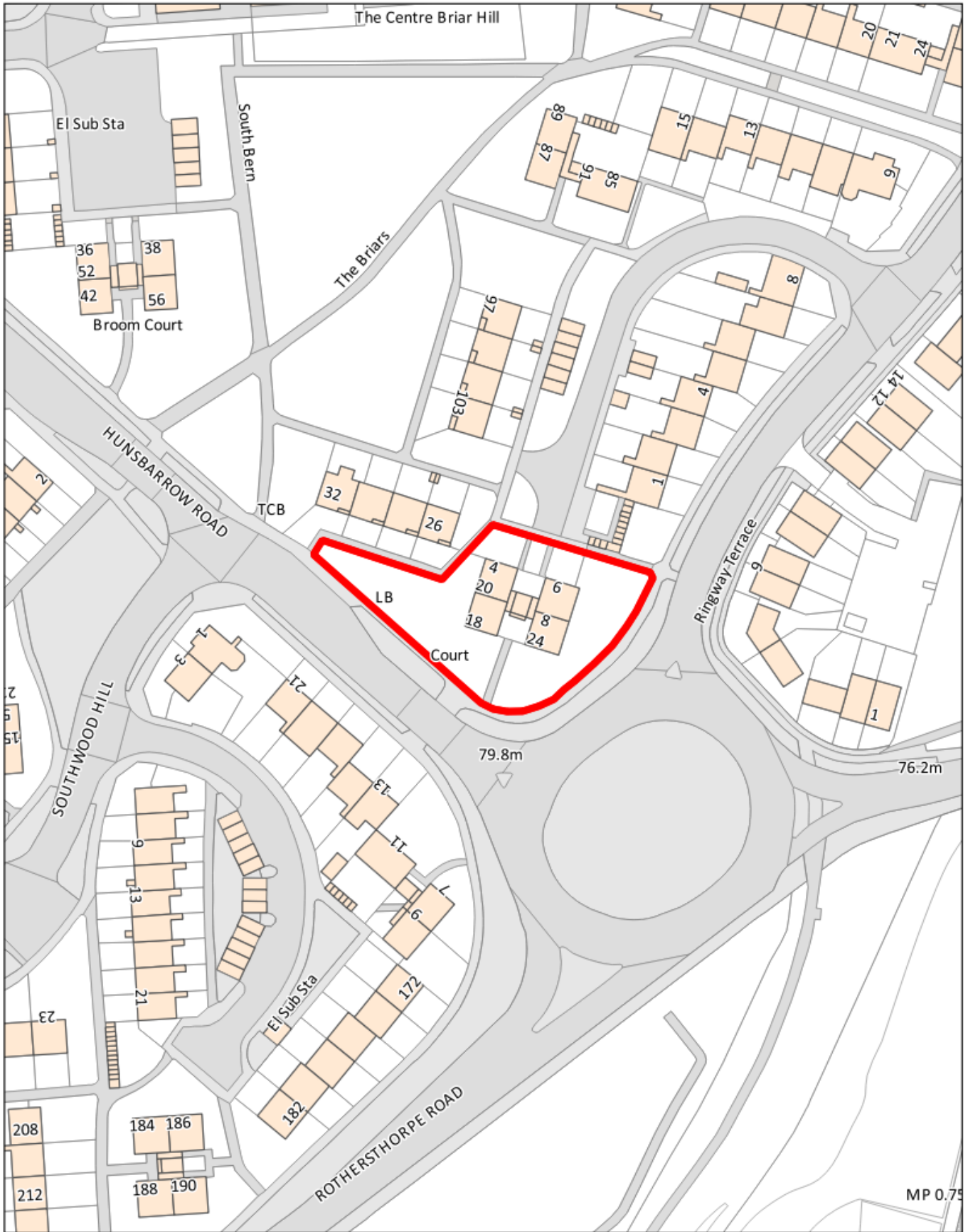
- 10.1 N/2019/1594.

## **11 LEGAL IMPLICATIONS**

- 11.1 The development is not CIL liable.

## **12 SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Furze Court, Hunsbarrow Road**

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Date: 23-04-2020

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2020/0123

**LOCATION:** 191 Fullingdale Road

**DESCRIPTION:** Demolition of outbuilding and erection of new single storey side extension together with new off road parking and dropped kerb

**WARD:** Headlands Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Sketchhaus Ltd

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

---

## **APPLICATION FOR DETERMINATION:**

### **1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would due to its siting, scale and design not have an undue detrimental impact on the appearance and character of the host building, wider area and neighbour amenity, highway safety to comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan, and the Council's Residential Extension and Alterations Design Guide.

### **2 THE PROPOSAL**

2.1 The current application seeks permission for a single storey, mono-pitched roof side extension to replace the existing outbuilding and store located in the same position.

2.2 The proposed extension would project 1.4m from the side elevation and measure 6.8m in length. The proposed eaves would be at 2.1m in height, with the highest part of the extension at 2.4m above ground level. The external materials proposed would be to match the existing building.

2.3 The application also seeks planning permission for the installation of a vehicle crossover with new off-road parking to the front of the property.

### **3 SITE DESCRIPTION**

- 3.1 The application site consists of a two-storey property with cream render and white cladding exterior. There is a grass front garden with dwarf boundary wall to the front and hedges to the side. A wide grass highway verge separates the site boundary to the front from the footpath and road. A gated side entrance leads to the rear garden, mostly enclosed by a 2m high boundary fence. Part of the common boundary between the application site and no. 189 Fullingdale road is a 1m high chain link fence.
- 3.2 The local area is predominantly residential, with semi-detached properties of similar size and repetitive styles.

## **4 PLANNING HISTORY**

- 4.1 None

## **5 PLANNING POLICY**

### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

## **6 National Policies**

- 6.1 **The National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

Section 12 - Achieving well-designed places

### **6.2 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles

### **6.3 Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – New Development (Design)

Policy H18 – Residential Extensions/Alterations

### **6.4 Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

## **7 CONSULTATIONS/ REPRESENTATIONS**



- 7.1 **NCC Highways** – raise no objection to the proposal but stated that the applicant must obtain a separate crossover license from the Northamptonshire Highways Regulations Department.

## **8 APPRAISAL**

### **Impact on the street scene**

- 8.1 Relevant planning policy requiring good design is contained within Policies E20 of the Northampton Local Plan and Policy S10 of the Joint Core Strategy. Policy H18 of the Local Plan relates specifically to domestic extensions/alterations. Guidance is also contained in the Council's Supplementary Planning Document on Residential Extensions (2011) which sets down design principles relating to domestic extensions recommending that extensions should be sympathetic to the existing house in terms of roof form, materials and proportions and side extensions should be sub-ordinate. Paragraph 127 of the NPPF also requires high standards of residential amenity for neighbouring occupiers.
- 8.2 The proposed single storey side extension would be visible from the street to the front of the property and would replace the existing attached outbuilding and storage in the same location. The materials would be in keeping with the host building and the proposed addition would appear subordinate to the original house with a lower roof form. As such, the appearance is considered to be acceptable. A condition is proposed requiring matching materials to ensure a satisfactory external appearance. This would comply with advice contained within the Council's guidance and the requirements of the above planning policy.
- 8.3 Many of the residential properties in the immediate area benefit from vehicle crossovers and hardstandings to the front and as such, the installation of this at the application site would not cause undue harm to the appearance of the area or seem out of character and as such, is considered acceptable.

### **Impact on the amenities of adjoining occupiers**

- 8.4 The proposed extension would only be partially visible above the 2m boundary fence that sits along the common boundary between the application site and no. 193 Fullingdale Road. Furthermore, the proposed extension would cause no more visual impact to the occupiers of the adjoining property than the current structure that it replaces and is therefore considered acceptable.
- 8.5 The proposed extension would not cause any objectionable impact to any of the other surrounding properties as it would be screened from view by the host dwelling.
- 8.6 The proposed extension is considered Permitted Development by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Part A. For this reason, it would be unreasonable to refuse the application.

### **Impact on Parking and Highways**

- 8.7 The proposed vehicle crossover and hardstanding to the front of the property would provide on-site parking whilst maintaining pedestrian safety by adhering to the Northamptonshire County Parking Standards SPF. As such, the proposed vehicle crossover and hardstanding is considered acceptable.
- 8.8 An informative shall be included notifying the applicant of the need to obtain separate consent from the Local Highways Authority as per their comments.

## **9 CONCLUSION**

- 9.1 It is considered that the extension, vehicle crossover and hardstanding would not result in any undue adverse impact on the street scene or on the amenities of adjoining. The development is therefore in line with Development Plan Policy and recommended for approval.

## **10 CONDITIONS**

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plan: 20/02a.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (3) The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy.

### **Informative**

The applicant will need to obtain a crossover (Section 184) license from the Northamptonshire Highways Regulations Department for the purpose in installing the vehicle crossover of the publicly maintained highway land.

## **11. BACKGROUND PAPERS**

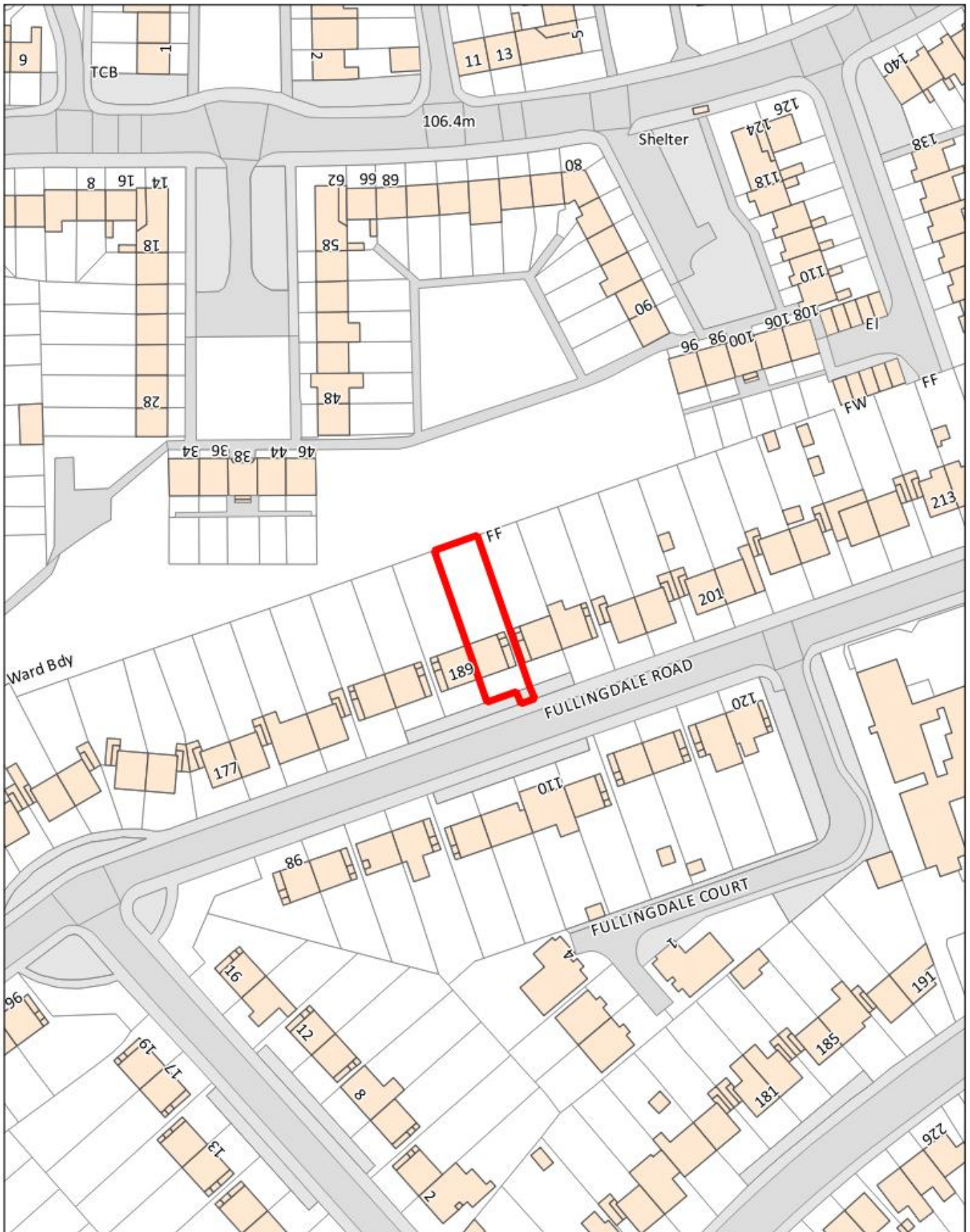
- 11.1 None.

## **12. LEGAL IMPLICATIONS**

- 12.1 The development is not CIL liable.

## **13. SUMMARY AND LINKS TO CORPORATE PLAN**

13. In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **191 Fullingdale Road**

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Date: 22-04-2020

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2020/0168

**LOCATION:** Community Room, 19A Blackberry Lane

**DESCRIPTION:** Change of Use of Community Room (Use Class D2) to Dwelling (Use Class C3), with off road parking and dropped kerb and demolition of link office structure

**WARD:** Delapre & Briar Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Sketchhaus Ltd

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

## APPLICATION FOR DETERMINATION:

### 1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposal site is in a sustainable location, with good access to the town centre and public transport. The proposed conversion would contribute to the Council's 5-year housing supply. Subject to the conditions proposed, the development would not lead to any unacceptable adverse impacts on existing highway, or existing and proposed residential amenity, or adjacent land uses. As such, the proposal is considered to be in accordance with the aims and objectives of the National Planning Policy Framework, Policies SA, S10, H1, of the West Northamptonshire Joint Core Strategy, and Policy E20 of the Northampton Local Plan.

### 2 THE PROPOSAL

2.1 It is proposed to change the use of the property from a community room (Use Class D2) to a single dwelling (Use Class C3) with three bedrooms, disabled bathroom, kitchen and living room, with off road parking and dropped kerb and demolition of link office structure.

2.2 The proposal also includes minor alterations to window openings and door.

### 3 SITE DESCRIPTION

- 3.1 The application site comprises a single storey pitched roof building which is located within a primarily residential area. The site is currently a community room with an office linked to an attached residential dwelling. The property is accessed off Hunsbarrow Road leading onto Blackberry Lane, which is a cul-de-sac comprising of terrace bungalows. To the rear of the site is a grassed area leading to a communal parking area. Pedestrian access to the property is at the front facing onto Blackberry Lane.

## **4 PLANNING HISTORY**

- 4.1 None.

## **5 PLANNING POLICY**

### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies, Northampton Central Area Action Plan (2013)

## **6 National Policies**

- 6.1 **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

2 – Achieving Sustainable Development  
4 – Decision Making  
5 – Delivering a Sufficient Supply of Homes  
8 – Promoting Healthy and Safe Communities  
9 – Promoting Sustainable Transport  
12 – Achieving Well-Designed Places

### **6.2 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

SA – Presumption in Favour of Sustainable Development  
S10 – Sustainable Development Principles  
H1 – Housing Density and Mix and Type of Dwellings

### **6.3 Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

E20 – Design of New Development

### **6.4 Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004  
Northamptonshire County Parking Standards 2016

## **7 CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 7.1 **NCC Highways** - no objection subject to acceptable visibility splays for pedestrian are provided; also comment on drainage, access gradient and surfacing.
- 7.2 **Environmental Health** – no comments on the application.
- 7.3 **Councillor J. Davenport** - feel that the centre is used every day and the loss will further isolate vulnerable residents of the local community.

## **8 APPRAISAL**

### **Principle of development**

- 8.1 Paragraph 118 of the NPPF, encourages the use of brownfield sites and the re-use of under-utilised land and buildings for residential use where there is an identified need for additional housing in the area.
- 8.2 The site is currently used as a local community centre. The proposal intends to convert the building into a single bungalow, which will comprise of three bedrooms, an open plan kitchen living area and wet room. To the front of the dwelling two off road parking spaces will be created and the existing rear grassed area will be enclosed to create a garden.
- 8.3 Northampton Partnership Homes (NPH), have confirmed that the change of use is down to site being underutilised. NPH conducted a review of usage of all the community hubs as part of a wider review of assets, it was concluded that many of the facilities were not used. This review was submitted to Northampton Borough Council to progress to the next stage to either invest in certain facilities, to re-provide new where necessary or to find alternative uses to those where there was insufficient demand. It was therefore decided the application site would be better utilised as a dwelling and by undertaking the submission of a planning application allowed a full and detailed consultation process to be undertaken with residents and other interested parties. A site notice was put up in the local area and neighbour consultation letters were sent out, no responses from any of the residents was received in relation to the application. In addition, NPH has confirmed that there are two other hubs in Parsons Meade (1.2 miles away) and George Nutt Court (1.4 miles away) which are located within acceptable distances to serve the local residents.
- 8.4 The site is in a sustainable location, with good access to the town centre and public transport. Subject to the considerations discussed within the remainder of this report, the principle of conversion of the existing building to residential dwelling is considered acceptable.

### **Design**

- 8.5 The NPPF advises that good design is a key aspect of sustainable development. These aims are reflected in Policy S10 of the JCS which require new development to achieve the highest standards of sustainable design incorporating safety and security measures.
- 8.6 In respect of the existing building, the development would only make minor changes to the external appearance of the building. The north side elevation of the building has a link infill structure used as an office, this will be removed and two additional windows inserted. The front elevation will include the removal of the existing doors and a new double-glazed door with side light inserted along with the removal of the existing full height windows which will be replaced with new double-glazed windows. For the south side elevation, the existing full-length windows will be removed and replaced with new double-glazed windows, the existing window to the rear will be removed and replaced with a new double-glazed patio door.

- 8.7 These changes are considered to be minimal; no objections have been received regarding these changes and they will not have a significant impact upon the character and appearance of the local area.

### **Amenity**

- 8.8 Policy H1 of the JCS requires new development to have regard to the living conditions and amenity of both future occupiers and the occupiers of neighbouring properties.
- 8.9 The existing building would be converted to provide one 3-bed dwelling. All rooms within the converted building and would have sufficient daylight and outlook and are considered to be of reasonable size. Outdoor amenity space would be located to the rear of the site and is of a reasonable size. To the north-east of the site is a public footpath leading to Briar Hill playing fields. It is considered an acceptable level of amenity would be provided for proposed occupiers.
- 8.10 In respect of neighbouring amenity, the proposal includes minor alterations to the existing doors and windows and the addition of patio doors to the rear and two additional windows on the side north elevation. The area is predominately residential and consists of terrace bungalows of the same age and design as the community room, these are set back from the highway and to the rear of the site where there is a communal car park. To the north of the site is a single two storey dwelling which the office structure is linked to, this will be removed and two additional windows inserted on the ground floor facing onto the blank side elevation of this neighbouring property. No other alterations are proposed and it is not considered residential amenity of these properties would be adversely affected.

### **Highway Matters**

- 8.11 Paragraph 109 of the NPPF advises that development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 8.12 Access to the site would be via the existing access from Blackberry Lane, the proposal includes two off road parking spaces. The Northamptonshire Parking Standards (September 2016) advise that applications for a 2/3 bed dwelling should provide 2 parking spaces, therefore the development complies with the Northamptonshire Parking Standards. The Highway Authority have not raised any objections to the scheme but have given observations in relation to the existing low level shrubbery, the access gradient, the drainage and the proposed access surfacing, these technical details would be agreed by conditions. It is not considered that the proposal would lead to any unacceptable adverse impacts on existing highway conditions within the area such that the application should be refused on this basis.

## **9 CONCLUSION**

- 9.1 The proposal would utilise a building that is currently under used. The proposal involves minimal changes to the fabric of the building or the external layout. It is considered that there is no significant demonstrable harm in terms of this particular use. The site is in a sustainable location with good access to the town centre and public transport and the development would make a positive contribution to the Council's 5-year housing supply. The development would not lead to any unacceptable adverse impacts on existing highway or existing or proposed residential amenity, or adjacent land uses.
- 9.2 The proposal is recommended for approval, subject to the conditions.

## **10 CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.



Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:SK06 20/02, SK06 20/03.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. All existing low-level shrubbery within the pedestrian visibility splays, must not exceed 0.6m in height above footway level at any time. The maximum access gradient shall not exceed 1 in 15 for a minimum of the first 5.0m from the highway boundary. All private vehicular access surfacing shall be finished with a hard bound surface for a minimum of the initial 5.0m from the highway boundary.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions including roof alteration/enlargement shall be erected to the dwelling hereby permitted.

Reason: In the interests of residential amenity and to prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy.

**Informative:**

You will need to obtain formal street naming and numbering for the new unit(s) through Northampton Borough Council Building Control. For further information please call 01604 838920 or email [buildingcontrol@northampton.gov.uk](mailto:buildingcontrol@northampton.gov.uk)

**11 BACKGROUND PAPERS**

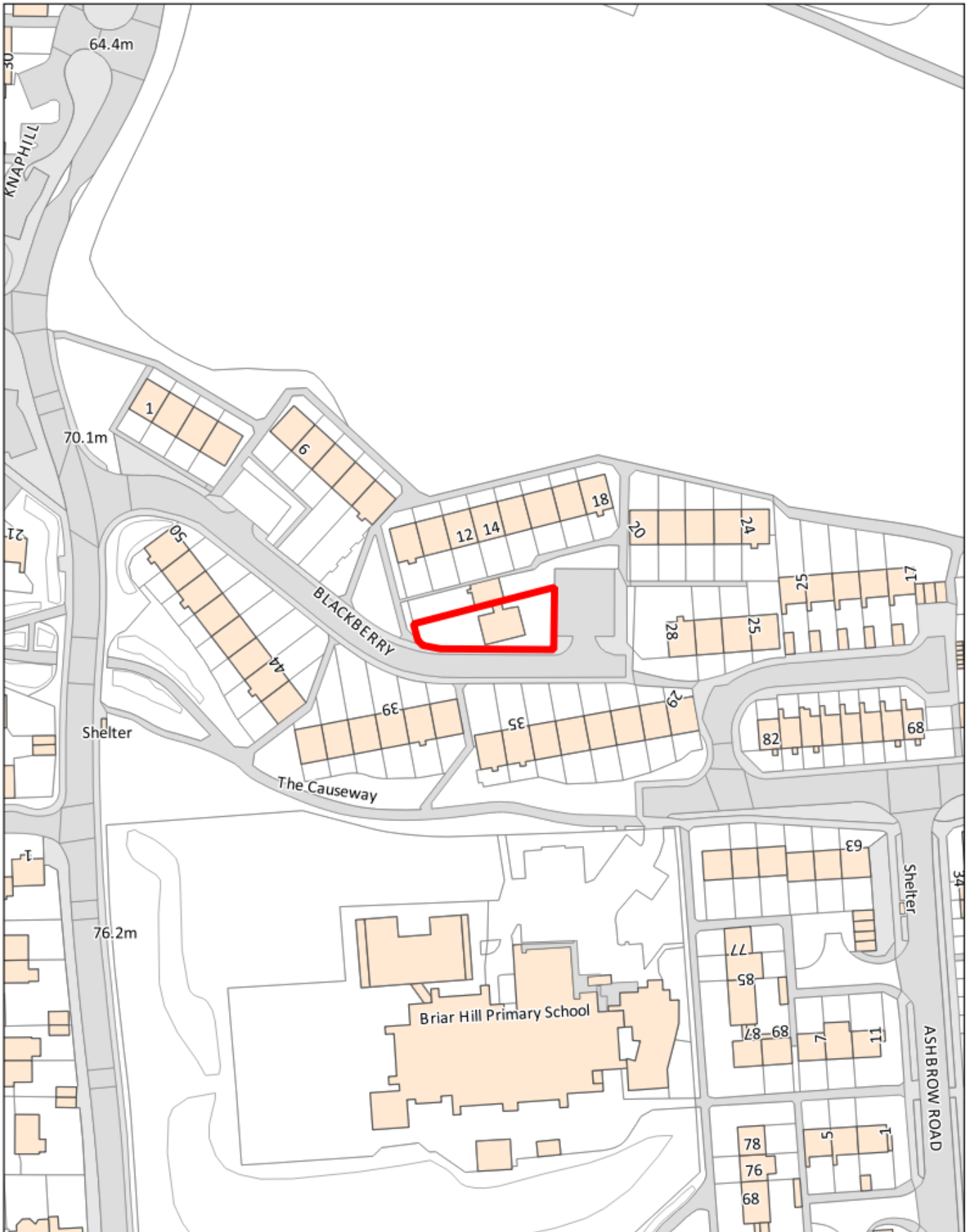
- 11.1 None.

**12 LEGAL IMPLICATIONS**

- 12.1 The development is not CIL liable.

**13 SUMMARY AND LINKS TO CORPORATE PLAN**

- 13.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **19A Blackberry Lane**

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Date: 23-04-2020

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**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2020/0326

**LOCATION:** 24 Mortar Pit Road

**DESCRIPTION:** New porch to front entrance together with garage conversion

**WARD:** Rectory Farm Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Sketchhaus Ltd

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

**APPLICATION FOR DETERMINATION:**

**1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would due to its siting, scale and design not have an undue detrimental impact on the appearance and character of the host building, wider area and neighbour amenity to comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan, and the Council's Residential Extension and Alterations Design Guide.

**2 THE PROPOSAL**

- 2.1 The current application seeks permission for a single storey, flat roof, front porch extension.
- 2.2 The proposed extension would project 2.2m from the front elevation and measure 3.1m in width. The maximum height of the proposed porch extension would be 2.3m.
- 2.3 The proposed external materials of the wall would match the existing building.
- 2.4 The application also seeks planning permission for the conversion of the existing garage into habitable accommodation to include the removal of the garage door and installation of two windows to match the existing.

**3 SITE DESCRIPTION**

- 3.1 The application site consists of a brick and render, terraced bungalow with integrated single garage. There is a grass front garden with driveway for one vehicle. The rear garden is enclosed by low chain link fencing and varying heights of wood fencing with a main road running along the rear boundary.
- 3.2 The local area is predominantly residential consisting of terraced bungalows and two storey dwellings.

## **4 PLANNING HISTORY**

- 4.1 N/1975/0629 – Proposed residential development – Approved 06/08/1975.

## **5 PLANNING POLICY**

### **5.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

## **6 National Policies**

- 6.1 **The National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

Section 12 - Achieving well-designed places

### **6.2 West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles – development will achieve the highest standards of sustainable design, incorporating safety and security considerations and a strong sense of place.

### **6.3 Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

E20 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

H18 – allows for house extension provided design acceptably in keeping with character and appearance of the host dwelling; and effect upon adjoining properties.

### **6.4 Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

## **7 CONSULTATIONS/ REPRESENTATIONS**

7.1 None received.

## **8 APPRAISAL**

### **Main issues**

8.1 The main issues to consider are the design and impact on the appearance and character of the host building, wider area and the amenity of adjoining occupiers.

### **Impact on the street scene**

8.2 Relevant planning policy requiring good design is contained within Policies E20 of the Northampton Local Plan and Policy S10 of the Joint Core Strategy. Policy H18 of the Local Plan relates specifically to domestic extensions/alterations. Guidance is also contained in the Council's Supplementary Planning Document on Residential Extensions (2011) which sets down design principles relating to domestic extensions recommending that extensions should be sympathetic to the existing house in terms of roof form, materials and proportions and side extensions should be sub-ordinate. Paragraph 127 of the NPPF also requires high standards of residential amenity for neighbouring occupiers.

8.3 The proposed single storey front extension would be visible from the street to the front of the property, however, the relatively small scale of the proposal ensures that the addition is not overly harmful to the street scene and appears subservient to the host dwelling.

8.4 The proposed garage conversion would alter the street frontage and disrupt the repetitive appearance of the line of bungalows, however, the garage conversion is considered Permitted Development by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Part A. For this reason, it would be unreasonable to refuse the application.

### **Impact on the amenities of adjoining occupiers**

8.5 The proposed extension would not be visible from adjoining neighbours due to the staggered frontages of the line of dwellings. Therefore, there would be no objectionable impact to the adjoining neighbours.

### **Impact on Parking and Highways**

8.6 The garage is not considered a parking space within the Northamptonshire County Parking Standards SPF and as such, parking would be unaffected by the proposal. There is still one on-site parking space available to the front.

## **9 CONCLUSION**

9.1 It is considered that the extension and garage conversion would not result in any undue adverse impact on the street scene or on the amenities of adjoining. The development is therefore in line with Development Plan Policy and recommended for approval.

## **10 CONDITIONS**

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plan: 20/02.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (3) The external walls of the extension and garage conversion shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan and Policy S10 of the West Northamptonshire Joint Core Strategy.

## **11. BACKGROUND PAPERS**

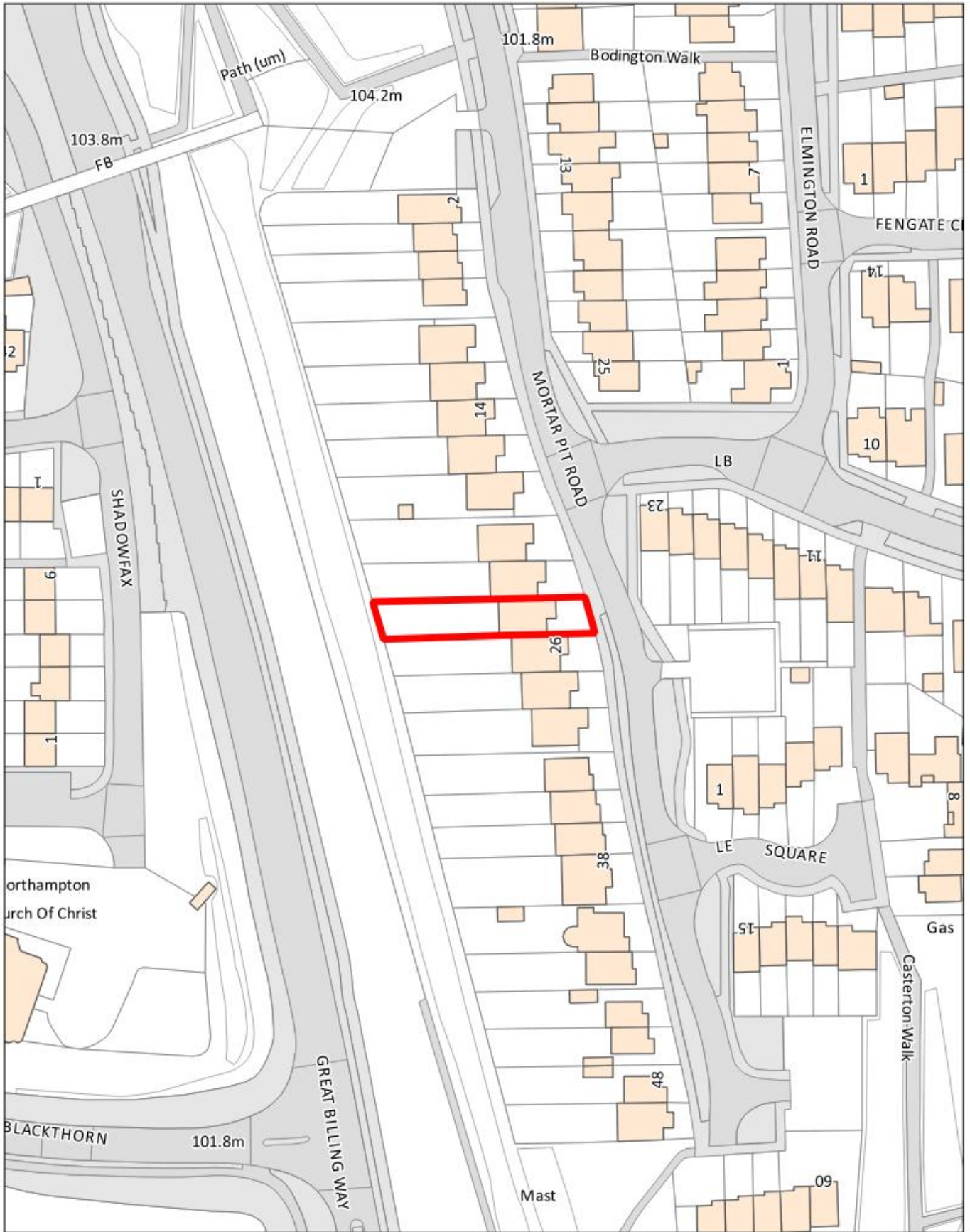
- 11.1 None.

## **12. LEGAL IMPLICATIONS**

- 12.1 The development is not CIL liable.

## **13. SUMMARY AND LINKS TO CORPORATE PLAN**

- 13.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **24 Mortar Pit Road**

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Date: 22-04-2020

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