

PLANNING COMMITTEE: 7th July 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0244

LOCATION: 1 Stoneyhurst

DESCRIPTION: Installation of brick built bin enclosures with drop kerb adjacent to 1-23 Stoneyhurst

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 proposal is for the creation of a purpose built brick bin enclosure, which could accommodate 3 Euro bins for the adjoining flatted development at 1-23 Stoneyhurst, together with a crossover for bin collection.

2.2 The location of the proposed bin storage has been amended during the course of the application and the proposed structure has been relocated to minimise any adverse impact on the habitable windows of the flats.

3 SITE DESCRIPTION

3.1 The application site comprises an area of green space located adjacent to an existing block of flat on Stoneyhurst.

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 enclosure, 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 enclosure and the crossover would be detrimental to visual amenity of the area. 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.
- 7.4 The neighbouring properties, nos. 3 and 5 South Wood Hill on the other side of the road are located at a separation of over 18m. Owing to the scale of development and separation, it is not considered that the proposed development would result in any adverse impact on the residential amenity of these properties.

8 CONCLUSION

- 8.1 The proposed bin enclosure 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 received on 22/05/2020.

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

10 BACKGROUND PAPERS

- 10.1 N/2020/0244.

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: **1 - 23 Stoneyhurst**

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Date: 23-04-2020

Scale: 1:1,000

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