



PLANNING AGENDA

Tuesday, 4 June 2019

The Jeffrey Room, The Guildhall, St. Giles
Square, Northampton, NN1 1DE

5:00 pm

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, Paul Joyce, 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 or 01604 837722



PLANNING COMMITTEE

AGENDA

Meetings of the Planning Committee will take place at 5:00pm on 2nd July, 30th July, 3rd September, 24th September, 22nd October, 19th November, 17th December 2019, and 21st January, 18th February and 17th March 2020.

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 applications 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?

- 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.
NB: the Council operate a 'first come, first serve' 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 relocated 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

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.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held:
in The Jeffrey Room, The Guildhall, St. Giles Square, Northampton, NN1
1DE

on Tuesday, 4 June 2019

at 5:00 pm.

AGENDA

- 1. APOLOGIES**
- 2. MINUTES**
- 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**
- 8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**
- 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**
(A) N/2019/0435 - CONSTRUCTION OF NEW BRICK BUILT BIN STORE AND PATHWAY FOR KERBSIDE COLLECTION. CHESTER HOUSE, GALLFIELD COURT
- 10. ITEMS FOR DETERMINATION**
(Copy of addendum herewith)
(A) N/2018/0837 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 82 STANHOPE ROAD
(B) N/2019/0052 - SINGLE STOREY REAR EXTENSION TO HOUSE IN MULTIPLE OCCUPATION. 144 LONDON ROAD

- (C) N/2019/0383 - REMOVE SLOPE TO GROUND LEVEL AND BUILD RETAINING WALL AROUND EDGE, TURF AND LIMESTONE SLAB AREA. 84 MAIDENCASTLE**
- (D) N/2019/0425 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2018/0743 (TWO STOREY SIDE AND REAR EXTENSIONS) TO REFLECT TRUE POSITION OF EXISTING GROUND FLOOR WINDOW IN RELATION TO FIRST FLOOR DORMERS AND ADDITION OF 3NO NEW ROOFLIGHTS (2NO TO FRONT AND 1NO TO REAR ELEVATION) RETROSPECTIVE. 18 TANFIELD LANE**
- (E) N/2019/0470 - VARIATION OF CONDITIONS 2 AND 8 OF PLANNING PERMISSION N/2019/0127 (CHANGE OF USE FROM HOUSE IN MULTIPLE OCCUPATION FOR 4 OCCUPANTS (USE CLASS C4) TO HOUSE IN MULTIPLE OCCUPATION FOR 5 OCCUPANTS (USE CLASS C4) WITH SINGLE STOREY REAR EXTENSION) TO SWITCH LOUNGE WITH BEDROOM AND PROVIDE EN-SUITE FACILITY TO BEDROOM 5. 6 HOLLY ROAD**

11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

- (A) N/2018/1348 - DEMOLITION OF 7NO DOMESTIC GARAGES AND CONSTRUCTION OF ONE NEW-BUILD SHELTERED HOUSING BUNGALOW. LOCK UP GARAGES REAR OF 56 TO 64 GLOUCESTER AVENUE**
- (B) DEMOLITION OF 6NO. GARAGES AND ERECTION OF 1 NEW BUILD DWELLING AND PARKING. GARAGES 19 TO 24, PIKEMEAD COURT**
- (C) N/2019/0138 - DEMOLITION OF 13NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW AND PARKING. LOCK UP GARAGES ADJACENT TO 55 NEWTON ROAD**
- (D) N/2019/0141 - DEMOLITION OF 5NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW AND 7NO CAR PARKING. LOCK UP GARAGES, SHADOWFAX DRIVE**
- (E) N/2019/0324 - DEMOLITION OF 16NO DOMESTIC LOCK UP GARAGES AND ERECTION OF 3NO DWELLINGS AND PROVISION OF PARKING AREA. GARAGE 1 LOCK UP GARAGES, PENDLE ROAD**
- (F) N/2019/0337 - ERECTION OF 2 NEW DWELLINGS. LOCK UP GARAGES, CROFTMEADOW COURT**
- (G) N/2019/0387 - DEMOLITION OF 18NO DOMESTIC LOCK UP GARAGES AND CONSTRUCTION OF 2NO NEW BUILD UNITS. LOCK UP GARAGES, CARDIGAN CLOSE**

12. 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 100(1) 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.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 7 May 2019

PRESENT: Councillor Oldham (Chair); Councillors Birch, Bottwood, Golby, Kilbride, M Markham, McCutcheon and Russell

OFFICERS: Rita Bovey (Development Manager), Adam Smith (Principal Planning Officer), Hannah Weston (Principal Planning Officer), James Chadwick (Legal Advisor)

1. APOLOGIES

Apologies for absence were received from Councillors Choudary, Kilby-Shaw, Lane and Meredith.

2. MINUTES

The Chair announced that the minutes of the meetings on 19 February 2019 and 16 April 2019 will follow for approval at the next meeting.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

That with the agreement of the Chair, the members of the public were granted leave to address the Committee:

N/2018/1587

Dominic Kramer

N/2019/0206

Clive Rockell

N/2019/0271

Wes Boswell

N/2019/0350

Simon Philips

N/2019/0143

Mick McGarry

Chris Parr

N/2018/1474

Chris Parr

N/2019/0255

Chris Parr

N/2019/0257

Chris Parr

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor M Markham declared a personal and disclosable interest in respect of item 10a, 10c, 10d, 10e, 10f, 10g, 10i, 10j, 10n as a board member of Northampton Partnership Homes (NPH) as advised that she would leave the room whilst the items were discussed.

Councillor Kilbride declared a personal and disclosable interest in respect of item 10a, 10c, 10d, 10e, 10f, 10g, 10i, 10j, 10n as a board member of Northampton Partnership Homes (NPH) as advised that he would leave the room whilst the items were discussed.

Councillor Bottwood declared a personal and disclosable interest in respect of item 10a, 10c, 10d, 10e, 10f, 10g, 10i, 10j, 10n as a board member of Northampton Partnership Homes (NPH) as advised that he would leave the room whilst the items were discussed. He further declared a predetermination in respect of item 10h.

Councillor Golby declared a personal and pecuniary interest in respect of item 10o, and advised that he would leave the room for this item.

Councillor Birch declared a non-prejudicial interest in respect of items 10e and 10j being a County Councillor for the Ward and 10h being a member of Community Spaces.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Head of Planning and elaborated thereon. The Committee heard that three applications relating to HMOs: Applications N/2017/1627, N/2017/1629 and N/2018/1333 were allowed on appeal.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

There were none.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(B) N/2018/1587 - DEMOLITION OF ST JAMES WORKS FACTORY AND THE CONSTRUCTION OF 20NO AFFORDABLE DWELLINGS AND ASSOCIATED EXTERNAL WORKS AND ROAD. ST JAMES WORKS, VICARAGE ROAD

The Principal Planning Officer submitted a report to the Committee. The application sought consent for the demolition of existing factory buildings on site and the erection of 20 no. affordable dwellings. A new access would be provided from Vicarage Road.

Dominic Kramer, the architect who designed the scheme, explained to the Committee that the site has been derelict for 15 years. He approached Waterloo Housing Association three years ago which resulted in the submission of the current scheme to regenerate the site. He tried to incorporate details that reflect the local character of the area. He further explained that the Head Teacher of St James' Primary School has been kept informed about the development and the aim is to demolish the buildings in the summer holidays.

Members questioned about the possible contaminants on site bearing in mind the site's history. Mr Kramer confirmed that extensive survey was carried out and appropriate mitigation works would be carried out.

Members also complemented the sensitive design of the scheme to reflect local character.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to the finalisation of a S106 agreement and conditions and reasons as set out in the report.

(H) N/2019/0206 - INSTALLATION OF MESH PANEL BACKSTOP AND FENCES WITH TWO CONCRETE BLOCK DUG OUTS ADJACENT TO THE BASEBALL FIELD AT ST CRISPINS PARK. PLAYING FIELD ST CRISPIN, BERRYWOOD ROAD

Having earlier declared an interest, Councillor Bottwood withdrew from the meeting for this item.

The Development Manager submitted a report to the Committee. The application sought consent for the installation of protective fencing and two dug outs adjacent to the baseball field at St Crispins Park. The Committee heard that objections have been received from Upton Parish Council.

Clive Rockell, a local resident speaking against the application explained to the Committee that he bought the house six years ago and had asked the Council whether there were plans to allow any development at St Crispins Park. He further stated that he was concerned about anti-social behaviours and graffiti to the installation.

Members discussed the report.

RESOLVED:

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

(K) N/2019/0271 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 69 DELAPRE STREET

Councillor Bottwood re-joined the meeting at this juncture.

The Principal Planning Officer submitted a report to the Committee. The application sought consent for the change of use of the existing dwelling to a house in multiple occupation for 4 occupants.

Wes Boswell, the proprietor of the property explained to the Committee that he and his wife are professional landlords. He stated that there are unregulated and unlicensed HMOs within the Borough but that he seeks to follow the correct procedures. He aims to have student tenancies and manage the rubbish generated and car ownership of his tenants.

Members discussed the report.

RESOLVED:

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

(L) N/2019/0289 - SINGLE STOREY SIDE EXTENSION AND REBUILD OF UNSTABLE BOUNDARY SCREEN WALL. 24 TOLLGATE CLOSE

The Development Manager submitted a report to the Committee. The application sought consent for the build of a single storey side extension and rebuild of unstable boundary screen wall at 24 Tollgate Close. No objections were received from any neighbours.

Members discussed the report.

RESOLVED:

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

(M) N/2019/0350 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 64 MILITARY ROAD

The Development Manager submitted a report to the Committee. She explained that planning permission was previously granted for a change of use of the property to a HMO for 3 occupants. The application sought to change the ground floor layout to re-position the bedroom to the rear. There would be no change to the first floor layout and the number of occupants.

Simon Philips, the proprietor of 64 Military Road explained to the Committee that he is proposing to change the layout of the house to make it more conducive for future tenants.

Members discussed the report.

RESOLVED:

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

(O) N/2019/0443 - NON MATERIAL AMENDMENT TO PLANNING PERMISSION N/2018/0322 (DEMOLITION OF EXISTING RESIDENTIAL UNIT, CONSTRUCTION OF TWO RESIDENTIAL UNITS WITH ASSOCIATED GARAGES, CONSTRUCTION OF EXTENSION TO EXISTING SELF-STORAGE (CLASS B8) FACILITY TO PROVIDE ADDITIONAL SELF-STORAGE (CLASS B8) ACCOMMODATION OVER BASEMENT, GROUND AND TWO UPPER FLOORS, PROVISION OF ASSOCIATED PLANT AND LANDSCAPING) TO ADD SMOKE SHAFTS IN THE BASEMENT, REMOVE SOME SELF-STORAGE DRIVE-UP UNITS, MINOR ADJUSTMENTS TO POSITIONING AND CONFIGURATION OF GARAGES, ADDITION OF 2NO PARKING SPACES, REDUCTION IN HEIGHT AND GLAZING OF BUNGALOW 1 AND REMOVAL OF ROOF LINK FROM EXISTING BUILDING TO EXTENSION. ACCESS STORAGE SOLUTIONS, TOLLGATE WAY

Having earlier declared an interest, Councillor Golby withdrew from the meeting for this item.

The Development Manager submitted a report to the Committee. The application proposed a non-material amendment to planning permission N/2018/0322. The Development Manager further explained to Members that the amendments include the removal of self-storage drive up units, the reduction in size of the garage and provision of two additional parking spaces, and replacement fencing as stated in the addendum.

Members queried why the smaller self-storage units were to be removed. The Development Manager replied that this would be an operational business decision for the applicant.

Members discussed the report.

RESOLVED:

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

(F) N/2019/0143 - DEMOLITION OF 4NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW. LOCK UP GARAGES ADJACENT TO 8 OVERLEYS COURT

Councillor Golby re-joined the meeting.

Councillors Bottwood, Kilbride and M Markham left the room at this juncture.

The Principal Planning Officer submitted a report to the Committee and elaborated thereon.

One additional letter raising concerns was received which had been detailed in the addendum.

Mick McGarry, a local resident, explained to Members that at any one time there are 30 vehicles parked in the area along both sides of the road. It has not been possible to get out of parking spaces and there would be difficulties for emergency vehicles to access the area. Concern was also raised as to the crime implications to existing resident's vehicles from no longer being able to park in the garage court, and that additional parking spaces could be provided within the grass verge opposite.

Chris Parr, on behalf of Northampton Partnership Homes, advised the Committee that he has not received any objections from Highways regarding the turning circle and that there would be two other garage sites available for residents. It was also advised that the possibility of providing additional parking spaces within the grass verge opposite would be considered by the applicants and a separate application submitted in the future.

Members discussed the report.

RESOLVED:

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

(A) N/2018/1474 - DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF 3NO NEW DWELLINGS WITH ASSOCIATED PARKING. LOCK UP GARAGES, GRANGE ROAD

The Development Manager submitted a report to the Committee. The application sought consent for the demolition of the existing garages and for the construction of

3no new dwellings with associated parking at Grange Road. The design and siting were considered acceptable and the Highway Authority has no objection to the proposal.

In reference to the report, Members questioned the Applicant as to how many of the garages are currently occupied.

Chris Parr, on behalf of the applicant, responded that all 10 garage occupants have been offered alternative arrangements.
Members discussed the report.

RESOLVED:

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

(C) N/2018/1776 - DEMOLITION OF 4NO. GARAGES AND ERECTION OF 2 NEW BUILD DWELLINGS AND PARKING. LOCK UP GARAGES, PADDOCK MILL COURT

The Principal Planning Officer submitted a report to the Committee. The application sought consent for the demolition of 4no. garages and erection of 2 new build dwellings and parking at Paddock Mill Court. The Committee heard that 9 parking spaces would be provided.
Members discussed the report.

RESOLVED:

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

(D) N/2019/0031 - DEMOLITION OF 10NO DOMESTIC GARAGES AND CONSTRUCTION OF 3NO NEW BUILD DWELLINGS. LAND ADJACENT TO 150 MAIDENCASTLE

The Principal Planning Officer submitted a report to the Committee. The application sought consent for the demolition of 10no domestic garages and construction of 3no new build dwellings at the land adjacent to 150 Maidencastle. Reference was made to the addition letter of objection received as stated in the addendum.

Members discussed the report.

RESOLVED:

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

(E) N/2019/0136 - DEMOLITION OF 15NO DOMESTIC GARAGES AND ERECTION OF 2NO NEW BUILD UNITS (BEHIND 64 AND 66 ST DAVIDS ROAD). LOCK UP GARAGES, ST DAVIDS ROAD

The Principal Planning Officer submitted a report to the Committee. The application sought consent for the demolition of 15no domestic garages and erection of 2no new

build units accessed between 64 and 66 St David's Road. The officer recommended that were the Committee be minded to approve the application, Condition 8 would need to be amended in relation to boundary treatment.

Councillor Birch stated that the application lies within her division as a Member of Northamptonshire County Council. Having been on the site visit, Councillor Birch explained that local residents have welcomed the application and requested that the Local Highway Authority remove the double yellow lines to on St Davids Road.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and with the amendment to Condition 8 in relation to boundary treatments.

(G) N/2019/0201 - DEMOLITION OF 4NO DOMESTIC GARAGES AND ERECTION OF 1NO NEW BUILD BUNGALOW. LOCK UP GARAGES , MARSHLEYS COURT

The Principal Planning Officer submitted a report to the Committee. The application was for the demolition of 4no domestic garages and erection of 1no new build bungalow.

Councillor Russell raised a question on whether any trees will have to be taken down to accommodate the property. The presenting officer explained that the trees would be removed and no objection has been received from the Arboricultural Officer.

Members discussed the report.

RESOLVED:

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

(I) N/2019/0255 - DEMOLITION OF 26NO DOMESTIC GARAGES AND ERECTION OF 2NO NEW BUILD UNITS. GARAGE BLOCK, LIMEHURST CLOSE

The Principal Planning Officer submitted a report to the Committee. The application sought consent for the demolition of 26no domestic garages and erection of 2no new build units at Garage Block, Limehurst Close. The Officer recommended that Condition 9 relating to boundary treatments be amended should the Committee be minded to approve the application

In response to questions from Members, Chris Parr, on behalf of Northampton Partnership Homes stated that there are demands for 1 bedroom bungalows and these naturally have a larger building footprint in comparison to flats.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and with amendment to Condition 9 in relation to boundary treatments.

(J) N/2019/0257 - DEMOLITION OF 27NO DOMESTIC GARAGES AND ERECTION OF 2NO NEW BUILD UNITS AND PARKING SPACES. LOCK UP GARAGES, NURSERY LANE

The Principal Officer submitted a report to the Committee. The Committee further heard that the application proposes the building of 2 semi-detached three bedroom houses with the inclusion of 8 car parking spaces to serve the development and local residents. The Officer made reference to the comments from the Police Crime Prevention Advisor, as contained in the addendum, and recommended that Condition 8 be amended in relation to boundary treatment.

Councillor McCutcheon asked whether it may be possible to include a condition to light the access road. In response, the Principal Planning Officer explained that it is possible to add a condition for lighting.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report, with amendment to Condition 8 in relation to boundary treatments and an additional Condition 11 in relation to external lighting for the site.

(N) N/2019/0388 - DEMOLITION OF 4NO DOMESTIC LOCK UP GARAGES AND CONSTRUCTION OF 1NO NEW BUILD DWELLING. LOCK UP GARAGES ADJACENT TO 4 PRENTICE COURT

The Principal Planning Officer submitted a report to the Committee. The application sought consent for the demolition of 4no domestic lock up garages and construction of 1no new build dwelling adjacent to 4 Prentice Court.

Councillor Russell questioned the Principal Planning Officer as to whether the external fascia of the building would be made of wood. In response, the Principal Planning Officer explained that the application proposes a brick façade. Members were also advised of the update within the addendum report to the tree officer comments.

Members discussed the report.

RESOLVED:

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

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

The meeting concluded at 7:04 pm

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 16 April 2019

PRESENT: Councillor Oldham (Chair); Councillor Lane (Deputy Chair);
Councillors Birch, M Markham, McCutcheon, Meredith, Russell and
Smith

OFFICERS: Rita Bovey (Development Manager), Ben Clarke (Principal Planning
Officer), Hannah Weston (Principal Planning Officer), James
Chadwick (Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Bottwood, Choudary, Golby,
Kilbride and Kilby-Shaw.

2. MINUTES

The minutes of the meeting held on 19th March 2019 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/2019/0295

Ashley Lane

N/2019/0200

Toby Birch
Councillor Hill

N/2018/0848

Councillor Hill

N/2018/1404

Chris Parr

N/2018/1544

Councillor Stone

N/2018/1743

Councillor Davenport
Veronica Smith

N/2019/0117

Chris Parr

N/2019/0118

Chris Parr

N/2019/0176

Kevin Harrison

Chris Parr

N/2019/0181

Chris Parr

N/2019/0203

Chris Parr

N/2019/0250

Chris Parr

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Markham declared a personal and disclosable pecuniary interest in respect of items 10b, 10f, 10g, 10h, 10i, 10j, 10k and 10l as a board member of Northampton Partnership Homes (NPH) and advised that she would leave the room whilst the item was discussed.

Councillor Birch declared a personal and disclosable pecuniary interest in respect of item 9a as a board member of Community Spaces Northampton and advised that she would leave the room whilst the item was discussed.

Councillor Smith declared a predetermination in respect of item 10e and advised that she would leave the room whilst the item was discussed.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Head of Planning and elaborated thereon. She reported that 6 decisions had been reached. Of note were 2 appeals relating to 94 St Leonards Road and 61 Purser Road that were allowed by the Inspector. Regarding the former, it was explained that the Inspector found that the property sat in a sustainable location and assessed the additional bedroom as not having an adverse impact on neighbour amenity. Additionally, the Inspector found that the window would cause "some" overlooking but no significant harm. With regard to 61 Purser Road, the Inspector found that it was unlikely that all occupants of the property would be car owners, and that the property sat in a sustainable location.

In response to a question, the Development Manager explained that similar applications may have different officer recommendations due to recent decisions in an area.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

(A) N/2019/0295 - VARIATION OF S106 AGREEMENT TO AMEND TYPE OF AFFORDABLE HOUSING PROVISION. DEVELOPMENT LAND, LANCASTER WAY

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which amended the officer recommendation. The Committee heard that the application sought to vary the tenure of affordable housing to make the site more viable to developers. It was explained that properties rented out under the Rentplus model would be allocated via the Council's housing register and occupants would have the opportunity to purchase their property every 5 years.

Ashley Lane, representing the applicant, spoke in favour of the application and commented that the site had been cleared in preparation for development and should the Committee approve the application, it was estimated that the 50 affordable homes would be completed by November 2020.

In response to a question, Mr Lane confirmed that it was the intention of the applicant to deliver all of the affordable homes, however developers preferred consolidated groups of affordable housing since they were easier to manage.

Members discussed the report.

RESOLVED:

The Committee **AGREED** to vary the Section 106 Agreement in accordance with the amended recommendation in the addendum.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2019/0200 - COMMUNITY HALL EXTENSION, INTERNAL REFURBISHMENT AND EXTERNAL COURTYARD ALTERATIONS. RECTORY FARM COMMUNITY CENTRE, OLDEN ROAD

At this juncture Councillor Birch left the room, having declared an interest in the following item.

The Development Manager submitted a report and elaborated thereon. Members heard that the application sought to provide a new hall with improved kitchen and toilet facilities, and a new play area in the courtyard. The extension would be single-

storey with a pitched roof, facing away from residential properties. The scale and design of the proposed development were considered in-keeping with the surrounding area. There would be additional fencing around the courtyard to improve security of the site.

Toby Birch, Chair of Rectory Farm Residents' Association and a member of Community Spaces, spoke in favour of the application and thanked Northampton Borough Council officers for their support in respect of the application. He explained that a number of alternative plans had been considered and following consultation, the application presented to Members had received the most support.

Councillor Hill, in his capacity as the Ward Councillor for Rectory Farm, spoke in favour of the application and commented that the application was a good example of joined-up working and stated that many different groups of people would benefit from the development.

Members discussed the report.

RESOLVED:

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

(B) N/2019/0277 - INSTALLATION OF ADVERTISING HOARDING. ST PETERS WATERSIDE DEVELOPMENT SITE, ST PETERS WAY

Councillor Birch re-joined the meeting at this juncture.

The Development Manager submitted a report and elaborated thereon. The Committee heard that graphics on the hoarding had been removed; the application sought approval for new advertisement on the existing hoarding on site.

In response to a question, it was explained that the Assets Department would have the final say on advertising content.

Members discussed the report.

RESOLVED:

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

10. ITEMS FOR DETERMINATION

(A) N/2018/0848 - ERECTION OF 115NO DWELLINGHOUSES TOGETHER WITH ASSOCIATED ACCESS, PARKING, OPEN SPACE AND LANDSCAPING. FORMER BLACKTHORN MIDDLE SCHOOL SITE, BLACKTHORN ROAD

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum; the plans had been revised following representations from the Highway Authority. Following receipt of additional information and consultation responses from the Lead Local Flood Authority, several

conditions were amended and several added for recommendation. It was further explained that the Highway Authority had not commented on the revised plans so it would request that the Head of Planning be given delegated authority to consider any responses from the Highway Authority and to secure amendments to the scheme, or impose additional conditions as may be appropriate. The Committee heard that access to the site would be to the north on Blackthorn Way, drainage and public open space would be located to the south of the site. A financial contribution towards primary education would be secured through the Section 106 Agreement and 35% of housing on site would be affordable.

Councillor Hill, in his capacity as the Ward Councillor for Rectory Farm, spoke in favour of the application and expressed his pleasure that the level of affordable housing would be maintained at 35% and noted that the number of objections to the application had been low.

In response to questions, Members heard that there were provisions in place to ensure the development's open spaces were looked after, and that street lighting would be dealt with as part of the adoption of the roads. It was explained that the Planning Department would be liaising with Housing Strategy, to identify local housing needs when negotiating the tenure of affordable housing.

Members discussed the report.

RESOLVED:

That the application be **APPROVED IN PRINCIPLE** subject to a Section 106 Agreement to secure planning obligations, with revised and amended Conditions 19, 21, 22 and 23 contained in the addendum, with delegated authority to the Head of Planning to consider responses from the Local Highway Authority and impose planning conditions as appropriate.

(C) N/2018/1544 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS, INCLUDING NEW REAR AND FRONT ROOF LIGHTS AND NEW BASEMENT WINDOW TO FRONT ELEVATION (PART RETROSPECTIVE). 25 ALCOMBE ROAD

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained additional representations. The Committee were informed that should the application be approved, the concentration of HIMO properties in a 50m radius would be 6.3%. Due to the close proximity of transport links and shops, the site was considered sustainable and Members noted that there were no objections from the Local Highway Authority or Private Sector Housing.

Councillor Stone, in her capacity as a Ward Councillor for Castle, spoke against the application and asked the Committee to defer the application until Committee Members could visit the property. She suggested that consultees should include the Police in high-density areas. Councillor Stone further suggested that by converting the attic and basement, they were being made available to turn into bedrooms at a later date.

The Chair explained that site visits were not a mandatory requirement.

The Principal Planning Officer explained to Members that Building Control had jurisdiction over fire exits and that cooking facilities within the property were not a planning consideration.

Members discussed the report.

RESOLVED:

That the application be **REFUSED** against the officer recommendation on poor layout and providing poor amenity for future occupants. The final wording of the refusals to be drafted by officers in consultation with the Chair.

(D) N/2018/1743 - CONVERSION AND ALTERATIONS OF EXISTING DWELLING/OUTBUILDINGS TO FORM 3NO APARTMENTS. 98 EUSTON ROAD

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained additional objections from local residents and an additional Condition. The Committee heard that the site was considered sustainable, being located close to transport links and shops. It was noted that planning permission had been agreed in 2006 for conversion of the property into 3 flats but had since expired.

Councillor Davenport, in her capacity as a Ward Councillor for Delapre & Briar Hill, spoke against the application and advised that an inspector report completed in 2005 had shown that any development on the site would result in "significant overlooking" – she stated that fencing would not alleviate this problem. She highlighted the area's parking issues and explained that people did not get the bus simply because they lived near a bus stop.

Veronica Smith, resident of a neighbouring property, spoke against the application and stated that should the application be approved, she would have no privacy in her garden and that her quality of life would be severely impacted. She invited Members to view the site from her property to get a better understanding of what she would be living with.

In response to a question around existing overlooking from the main dwelling, Mrs Smith explained that she "hid" behind her shed when spending time in her garden; she would not be able to hide from the new flats.

The Principal Planning Officer explained that the new outbuilding windows were significantly smaller than those existing. She further explained that fixed glazed windows in the bedrooms would create poor living conditions for occupants and so were considered unacceptable.

Members discussed the report.

RESOLVED:

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

(E) N/2019/0104 - CONVERSION OF SINGLE DWELLINGHOUSE TO FORM 3 NO. FLATS. 96 LEA ROAD

At this juncture Councillor Smith left the room, having declared a predetermination.

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained comments from Environmental Health. The Committee heard that there were no external alterations proposed as part of the application and that the site sat in what was considered a sustainable location. It was noted that the Local Highway Authority had raised no objections to the application.

Members discussed the report.

RESOLVED:

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

(I) N/2019/0176 - DEMOLITION OF 4NO DOMESTIC GARAGES AND ERECTION OF 2NO 2-BED FLATS WITH CAR PARKING SPACES. LOCK UP GARAGES ADJACENT TO 2 ORCHARD CLOSE

At this juncture Councillors Meredith and Markham left the room, and Councillor Smith re-joined the meeting.

The Principal Planning Officer submitted a report and elaborated thereon. It was explained that following demolition of 8 garages, 2 2-bedroom maisonettes would be constructed, with the provision of 4 parking spaces.

Kevin Harrison, a local resident, spoke against the application and stated that whilst he recognised the need for housing, there were inaccuracies in the design and access statement. He commented that the applicant had not engaged with residents and there had been no opportunity for feedback. Mr Harrison highlighted parking problems in the area and noted that emergency service vehicles struggled to access Orchard Close on occasion.

Chris Parr, Major Works Manager at Northampton Partnership Homes (NPH), spoke in favour of the application and confirmed that 44 properties were consulted. Of those, 13 gave online feedback. 3 responses were positive, whilst 10 had concerns around parking and construction. Mr Parr noted that 5 of the garages were currently occupied and that most had been offered alternative garages nearby. He further noted that there was very high demand for housing in Wootton, with 172 bids for properties most recently.

In response to questions, Mr Parr commented that he had not recently seen the design and access statement but would be happy to look into any discrepancies. He gave his assurance that consultation letters had duly gone out to local residents but would investigate and deal with any issues that may arise.

Members discussed the report.

RESOLVED:

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

- (B) N/2018/1404 - INSTALLATION OF HYDRAULIC CAR PARK BARRIER WITH ASSOCIATED ACCESS CONTROL POST TO SERVE EXISTING CAR PARK. CAR PARK ADJACENT TO DUSTON COMMUNITY CENTRE, PENDLE ROAD**

Councillor Meredith re-joined the meeting at this juncture.

The Development Manager submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained further representations from the Police and the Local Highway Authority. The Committee heard that installation of the proposed barrier would result in better security for residents.

Members discussed the report.

RESOLVED:

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

- (F) N/2019/0117 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 28-35 SPENFIELD COURT**

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that dated cladding would be replaced, the replacement windows would improve visual amenity and waste storage would be more central to the flats.

In response to a question, it was explained that bin stores had successfully been trialled in another part of the town.

Members discussed the report.

RESOLVED:

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

- (G) N/2019/0118 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 28-35 WAYPOST COURT**

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that dated cladding would be replaced, the replacement windows would improve visual amenity and waste storage would be more central to the flats.

Members discussed the report.

RESOLVED:

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

(H) N/2019/0119 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 10-21 STONEBRIDGE COURT

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that dated cladding would be replaced, the replacement windows would improve visual amenity and waste storage would be more central to the flats.

Members discussed the report.

RESOLVED:

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

(J) N/2019/0181 - RENEW WINDOWS WITH CASEMENT WINDOWS, NEW GUTTERING, FASCIA, REPLACEMENT OF WOODEN CLADDING WITH CEMENT FIBRE BOARD CLADDING AND INSTALLATION OF WHEELIE BIN ENCLOSURES AT 33-40 STONEBRIDGE COURT

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that dated cladding would be replaced, the replacement windows would improve visual amenity and waste storage would be more central to the flats.

In response to a question, Chris Parr, Major Works Manager for NPH confirmed that the company would be looking to improve pathways as part of their next project.

Members discussed the report.

RESOLVED:

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

(K) N/2019/0203 - DEMOLITION OF 13NO DOMESTIC GARAGES AND ERECTION OF 2NO NEW BUILD UNITS AND PROVISION OF CAR PARKING SPACES. GARAGE 1 LOCK UP GARAGES, CHERRY CLOSE

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained 2 amended conditions and notification of a revised plan showing additional trees to be retained.

In response to a question, the Principal Planning Officer confirmed that access from the properties to parking spaces would remain open.

Members discussed the report.

RESOLVED:

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

(L) N/2019/0250 - RETENTION OF CONTAINER FOR USE AS OFFICES AND STORAGE SPACE ADJACENT TO COMMUNITY HUB FOR A FURTHER TWO YEARS. COMMUNITY CENTRE, BRUNSWICK PLACE

The Development Manager submitted a report and elaborated thereon. The Committee heard that planning permission for the temporary structure had been approved in November 2016; this application sought approval for a further 2 years.

Members discussed the report.

RESOLVED:

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

11. ENFORCEMENT MATTERS

None.

12. ITEMS FOR CONSULTATION

None.

The meeting concluded at 7:37 pm

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 19 February 2019

PRESENT: Councillor Oldham (Chair); Councillors Birch, Choudary, Golby, Kilbride, Kilby-Shaw, M Markham, McCutcheon, Meredith and Smith

OFFICERS: Peter Baguley (Head of Planning), Rita Bovey (Development Manager), Nicky Scaife (Development Management Team Leader), Ben Clarke (Principal Planning Officer), Theresa Boyd (Planning Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Bottwood, Lane and Russell.

2. MINUTES

The minutes of the meeting held on 22nd January 2019 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/2018/0879

Barry Waine
Peter Bovill

N/2018/1233 & N/2018/1234

Colin Clayson

N/2018/1534

Holly Madison
Michael Tew

N/2018/1539

Matthew Berry

N/2018/1596

Matthew Berry

N/2018/1681

Matthew Berry

N/2018/1695

Richard Lee

N/2018/1713

Matt Collerson

N/2018/1769

Matthew Berry

N/2018/1772

Matthew Berry

N/2018/1773

Matthew Berry

N/2018/1775

Matthew Berry

N/2018/1778

Matthew Berry

N/2018/1779

Matthew Berry

N/2018/1781

Matthew Berry

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Kilbride declared a personal and disclosable pecuniary interest in respect of items 10e, 10f, 10h, 10k, 10l, 10m, 10n, 10o, 10p, and 10q as a board member of Northampton Partnership Homes.

Councillor M Markham declared a personal and disclosable pecuniary interest in respect of items 10e, 10f, 10h, 10k, 10l, 10m, 10n, 10o, 10p, and 10q as a board member of Northampton Partnership Homes.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries on behalf of the Head of Planning and elaborated thereon. She reported that the Inspector had made one decision in relation to 25 Abington Avenue and agreed with the officer decision to refuse the application, finding that the replacement property would be too small to provide satisfactory living conditions, and have an adverse impact on the character of the surrounding area.

RESOLVED:

That the report be noted.

Councillor Choudary joined the meeting at this juncture.

7. OTHER REPORTS

There were none.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2018/1637 - LISTED BUILDING APPLICATION FOR ATTACHMENT OF BIRD PROOF NETTING TO THE BOTTOM OF THE STEPS LEADING DOWN TO THE COURTYARD CELLAR AREA. ABINGTON MUSEUM MANOR HOUSE ABINGTON PARK, WELLINGBOROUGH ROAD

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that the proposal was non-intrusive and would be of benefit to the future maintenance of the museum.

Members discussed the report.

RESOLVED:

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

(B) N/2018/1748 - MUSEUM SIGNAGE TO THE FRONT OF NORTHAMPTON MUSEUM. CENTRAL MUSEUM & ART GALLERY, 4 GUILDHALL ROAD

The Development Manager submitted a report and elaborated thereon. The Committee heard that the applicant sought advertising consent for the erection of various signs to be erected on the front face of the museum and noted that two banner signs would be illuminated by existing lights on the front of the building. Comments made by the Town Centre Conservation Area Advisory Committee were highlighted; Members agreed that the proposed content of the signage was underwhelming and resolved to inform the applicant of this finding.

In response to questions, Members heard that the applicant could change the design of the signs without the consent of the Authority.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report, and to let the applicant know that the Planning Committee thought the signs were too bland and not inform visitors to the town that the location is a museum.

10. ITEMS FOR DETERMINATION

(A) N/2018/0879 - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS FOR THE DEVELOPMENT OF A STORAGE AND DISTRIBUTION UNIT (USE CLASS B8). LAND ADJACENT TO TITHE BARN WAY

The Principal Planning Officer submitted a report and elaborated thereon. It was reported that the site had been allocated for commercial use for a significant period of time; warehousing was considered appropriate and the developer would be deciding between 1 large unit or 2 smaller, however both would have the same floorspace of development. It was noted that subject to conditions, the Highway Authority had raised no objections. It was further noted that any potential harm arising from the development being in close proximity to a Listed building would be balanced by the longstanding allocation of the site for commercial use. It was explained that due to the status of the farmhouse not as a listed building, officers had limited powers to insist on its retention. Finally Members heard that details such as landscaping would be confirmed in future applications and that noise mitigation was detailed by a condition contained within the report.

Barry Waine, on behalf of local residents, spoke against the application and expressed concern around the form, type and scale of the proposed development. He further voiced his dismay regarding the loss of the farmhouse.

Peter Bovill, on behalf of the applicant, spoke in favour of the application and advised that the applicant had worked hard to address all concerns raised by local residents.

Responding to a question, Mr Bovill advised that certain aspects of the development's design could not be compromised on, for example ceiling height, but commented that there would be the potential for landscaping and planting later on.

Members discussed the report.

RESOLVED:

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

(B) N/2018/1233 & N/2018/1234 - APPLICATION & LISTED BUILDING CONSENT APPLICATIONS FOR THE CONVERSION AND ALTERATIONS OF FACTORY PREMISES TO FORM 39NO APARTMENTS. 4-12 DUNSTER STREET

The Development Management Team Leader submitted a report and elaborated thereon. Members' attention was drawn to the addendum which amended the officer recommendation and the removal of a condition contained within the report. The Committee heard that the applications sought to convert part of the building from industrial to residential use, and to replace all of the windows with double glazed windows. It was explained that the scheme would not be considered viable, should the developer be required to make any S106 contributions.

Colin Clayson, the owner and applicant, spoke in favour of the applications and explained that he had been unable to find a buyer for the development in its entirety so had opted to phase the delivery of homes to make the scheme more attractive to developers.

In response to questions asked, Mr Clayson advised that finding a solution to his issue with the windows had taken a long time and that should permission be granted, he hoped to start work in 2019 and complete it before the end of the following year.

The Development Management Team Leader explained that the principle of double glazing had been agreed since the previous application in 2017.

Members discussed the report.

RESOLVED:

That both applications be **APPROVED IN PRINCIPLE** subject to the Head of Planning being given delegated authority to approve specific window details and to condition the approved details accordingly.

Condition 3 to be removed from both applications.

(C) N/2018/1511 - INSTALLATION OF AN AQUAZOOM VORTEX HYDROELECTRIC TURBINE WITH ASSOCIATED INTAKE STRUCTURE, CHANNEL, BASIN AND OUTFALL PIPE BURIED WITHIN EXISTING RIVER BANK. INCLUDES ENABLING WORKS, TEMPORARY CONSTRUCTION COMPOUND, TEMPORARY VEHICULAR ACCESS AND PERMANENT BURIED CABLE TO CONNECT TO ELECTRICITY NETWORK. NENE WHITE WATER CENTRE THE EIGHTH EARL SPENCER CENTRE FOR YOUNG PEOPLE, BEDFORD ROAD

The Development Manager submitted a report and elaborated thereon. The Committee heard that the application sought the installation of an electricity-generating structure. It was noted that there were existing pumps locally and that they would be visually very similar to those already in place. Negative impacts were considered minimal and the development would support sustainable development principles, Members were informed.

Members discussed the report.

RESOLVED:

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

(D) N/2018/1534 - PRIOR NOTIFICATION FOR LARGER HOME EXTENSION. DIMENSIONS A) 5M B) 2.7M C) 2.6M. 67 RINGWAY

The Development Manager submitted a report and elaborated thereon. Members' attention as drawn to the addendum which contained an additional neighbour representation. The application sought approval for a single-storey extension which

would have been allowed under permitted development, however the property sat on Council-owned land.

Members discussed the report.

RESOLVED:

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

(G) N/2018/1663 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 4 OCCUPANTS (USE CLASS C4). 26 SHAKESPEARE ROAD

Councillor M Markham left the room at this juncture.

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that the application sought approval for a 4 bed HIMO. Whilst it was noted that the Highway Authority had objected to the application, the site was considered sustainable due to its proximity to transport links and a local centre. Room sizes all met standards required by Private Sector Housing and conditions were included limiting the number of occupants and to ensure the basement would not be used as a bedroom at any time. Should the application be approved, the concentration of HIMOs in a 50m radius would be 5.5%.

Councillor M Markham re-entered the room and sat in the public gallery.

Members discussed the report.

RESOLVED:

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

(I) N/2018/1695 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 84 TOWCESTER ROAD

Councillor M Markham re-joined the meeting at this juncture.

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained an amendment to Condition 2. The Committee heard that the application sought approval for a HIMO property for 5 occupants. It was noted that the room sizes all met with Private Sector Housing standards and that should Members be minded to approve the application, the concentration of HIMOs in a 50m radius would be 2.3%. Members further noted that the Highway Authority had not objected to the application.

Richard Lee, the applicant, spoke in favour of the application and explained that he understood neighbouring concerns, however all objections had been responded to in his application. He expressed the need for mixed housing and advised that this would be the only HIMO in a 50m radius.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report, and **amended Condition 2** in the addendum.

(J) N/2018/1713 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS (RETROSPECTIVE). 94 ST LEONARDS ROAD

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained an additional Condition 5. The Committee heard that the site was considered sustainable due to its close proximity to transport links and a local centre and that should the application be approved, the concentration of HIMO's in a 50m radius would be 5.3%. It was noted that the Highway Authority had not raised an objection to the application.

Matt Collerson, on behalf of the applicant, spoke in favour of the application and commented that the application had been amended and the number of occupants reduced following a previous refusal.

In response to a question, Members heard that if they approved the application, the applicant could choose between it and the previous one, should the appeal be won.

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 5** in the addendum.

(E) N/2018/1539 - CONSTRUCTION OF 1NO NEW BUNGALOW WITH ASSOCIATED PARKING. LOCK UP GARAGES, NEWBY COURT

At this juncture Councillors Bottwood and M Markham left the meeting, having declared disclosable and pecuniary interests in the remaining items.

The Development Manager submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained an additional Condition. The Committee heard that 11 parking spaces would be provided along with the bungalow, and that a large tree on the site would be retained. It was noted that the Highway Authority had recommended that the road serving the property be made private.

In response to a question, the Committee heard that Northampton Borough Council would "own" the road and that Northampton Partnership Homes have responsibility of the street lights.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the reasons and conditions as set out in the report and **additional Condition 10** in the addendum.

(F) N/2018/1596 - DEMOLITION OF 9NO DOMESTIC GARAGES AND CONSTRUCTION OF 2NO NEW BUNGALOWS. GARAGE 51 LOCK UP GARAGES, THE BRIARS

The Development Management Team Leader submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained corrections to errors within the report and an amended Condition 2. The Committee heard that 2 blocks of 9 garages would be demolished to allow for the erection of 2 1-bedroomed semi-detached bungalows. 10 parking spaces would be provided. It was noted that there were no objections from the Highway Authority.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and **amended Condition 2** in the addendum.

(H) N/2018/1681 - DEMOLITION OF DOMESTIC GARAGES AND CONSTRUCTION OF 1NO NEW DWELLING WITH ASSOCIATED PARKING. GARAGES ADJACENT TO 7 NETHERMEAD COURT

The Development Manager submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained an amendment to Condition 2. The Committee heard that 4 garages were proposed to be demolished to allow for the construction of a single property and associated parking. It was noted that all trees on site would be retained and that the property front would be cladded to blend in with nearby 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 Condition 2** in the addendum.

(K) N/2018/1769 - DEMOLITION OF 3 DOMESTIC GARAGES AND CONSTRUCTION OF 1 NEW BUILD DWELLING. GARAGES 16 TO 21, GREATMEADOW

The Development Management Team Leader submitted a report and elaborated thereon. The Committee were informed that the application sought the demolition of 6 garages to allow for the construction of a single bungalow with associated parking. It was noted that a mature tree to the front of the site would be retained.

Members discussed the report.

RESOLVED:

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

(L) N/2018/1772 - DEMOLITION OF 12 DOMESTIC LOCK UP GARAGES AND CONSTRUCTION OF 2 NEW BUILD DWELLINGS. GARAGES 45 TO 48, COLLMEAD COURT

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that the application sought to approve the demolition of 12 lock up garages to allow for the construction of 2 semi-detached properties and associated parking. It was noted that 4 of 7 trees on site would be removed; the remaining trees could be retained with no adverse impacts envisaged.

Members discussed the report.

RESOLVED:

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

(M) N/2018/1773 - DEMOLITION OF 6 DOMESTIC GARAGES AND CONSTRUCTION OF 2 NEW BUILD DWELLINGS. GARAGES 22 TO 27, GREATMEADOW

The Development Management Team Leader submitted a report and elaborated thereon. The Committee heard that the application sought approval for the demolition of 6 garages to allow for the construction of 2 dwellings and associated parking provision. It was noted that the properties would be set back from those adjoining, and that there would be no overlooking from the side-facing windows. Members further noted that all trees would be retained, secured by a condition.

Members discussed the report.

RESOLVED:

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

(N) N/2018/1775 - DEMOLITION OF 6NO. GARAGES AND ERECTION OF 1 NEW BUILD DWELLING AND PARKING. LOCKUP GARAGES, NETHER JACKSON COURT

The Principal Planning Officer submitted a report and elaborated thereon. The Committee heard that the application sought approval for the demolition of 6 garages to allow for the construction of a single bungalow and provision of 4 parking spaces. It was noted that 3 of the 9 trees on site would be retained and that there would be sufficient space between existing properties and the proposed development.

Members discussed the report.

RESOLVED:

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

(O) N/2018/1778 - DEMOLITION OF 4NO. GARAGES AND ERECTION OF 2 NEW BUILD DWELLINGS AND PARKING. LOCK UP GARAGES, FULLEBURN COURT

The Development Manager submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained representations from the local Highway Authority. The Committee heard that the application sought approval for the demolition of 4 garages to allow for the construction of 2 semi-detached dwellings with associated parking. It was noted that several trees impinging upon the site would be removed.

Members discussed the report.

RESOLVED:

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

(P) N/2018/1779 - DEMOLITION OF 8 DOMESTIC GARAGES AND CONSTRUCTION OF 2 NEW BUILD DWELLINGS. GARAGE 8 LOCK UP GARAGES 8 - 15, GREATMEADOW

The Development Management Team Leader submitted a report and elaborated thereon. The Committee heard that the application sought approval for the demolition of 8 garages to allow for the construction of 2 1-bedroom semi-detached dwellings and associated parking provision. It was noted that the Highway Authority had not objected to the application.

Members discussed the report.

RESOLVED:

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

(Q) N/2018/1781 - DEMOLITION OF 7 DOMESTIC GARAGES AND CONSTRUCTION OF 1 NEW BUILD BUNGALOW. LOCK UP GARAGES 1 - 7, GREATMEADOW

The Development Management Team Leader submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained a representation from the Highway Authority. The Committee heard that the application sought approval for the demolition of 7 garages to allow for the construction of a single bungalow and associated parking. It was noted that all trees on site would be retained.

Members discussed the report.

RESOLVED:

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

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

There were none.

The meeting concluded at 7:21 pm

Directorate: Regeneration, Enterprise and Planning

Head of Planning: Peter Baguley



List of Appeals and Determinations – 4th June 2019

Written Reps Procedure

| Application No. | DEL/PC | Description | Decision |
|--|--------|---|------------------|
| N/2017/1436 APP/V2825/W/18/3205543 | DEL | Variation of Conditions 4 and 5 of Planning Permission N/2011/1222 (Variation of conditions of Planning Permission N/2011/0627) to extend hours of opening at Borjia Restaurant, Castilian Street | AWAITED |
| N/2018/0500 APP/V2825/W/18/3217452 | DEL | Variation of condition 3 of N/2017/0998 (Change of use from Dwelling House (Use Class C3) to House In Multiple Occupation (Use Class C4) for 3 occupants)) to allow the increase of occupants to 4 at 56 St Leonards Road | AWAITED |
| N/2018/0516 APP/V2825/W/18/3206303 | DEL | Prior Notification of installation of solar powered telephone kiosk outside of 9-13 Drapery | AWAITED |
| N/2018/0517 APP/V2825/W/18/3206306 | DEL | Prior Notification of installation of solar powered telephone kiosk outside of 27 Drapery | AWAITED |
| N/2018/0518 APP/V2825/W/18/3206310 | DEL | Prior Notification of installation of solar powered telephone kiosk outside of 27 Market Square | AWAITED |
| N/2018/0519 APP/V2825/W/18/3206313 | DEL | Prior Notification of installation of solar powered telephone kiosk outside of 7 Mercers Row | AWAITED |
| N/2018/0524 APP/V2825/W/18/3206316 | DEL | Prior Notification of installation of solar powered telephone kiosk outside of Co-operative Bank, 59 Abington Street | AWAITED |
| N/2018/0526 APP/V2825/W/18/3206317 | DEL | Prior Notification of installation of solar powered telephone kiosk outside of Sharpes, 1 Abington Street | AWAITED |
| N/2018/0835 APP/V2825/W/18/3219548 | DEL | Addition of a rooftop extension to form two additional apartments at 20-22 St Giles Street | AWAITED |
| N/2018/0882 APP/V2825/W/18/3211519 | DEL | Change of Use from House in Multiple Occupation (Use Class C4) to Residential Apartments (Use Class C3) with rear extension. Creation of 4no self contained 2-bedroom residential apartments at 36 Derngate | DISMISSED |
| N/2018/0867 APP/V2825/W/18/3219101 | PC | Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 144 Southampton Road | AWAITED |
| N/2018/1081 APP/V2825/W/18/3218104 | DEL | New three bedroom detached house at 24 Lawson Crescent | ALLOWED |
| N/2018/1125 APP/V2825/W/19/3222728 | DEL | Demolition of 3no garages and erection of 2 storey one bedroom dwelling on Elizabeth Street (to the rear of 74 Lower Thrift Street) | AWAITED |
| N/2018/1318 APP/V2825/W/18/3219519 | DEL | Retention of bay window in ground floor flat at 3 St Georges Place | AWAITED |
| N/2018/1414 APP/V2825/W/19/3220930 | DEL | Conversion of single dwelling to 4no apartments at 96 Semilong Road | AWAITED |
| N/2018/1433 APP/V2825/W/19/3221540 | PC | Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 13 Whitworth Road | AWAITED |
| N/2018/1493 APP/V2825/W/19/3221666 | DEL | New two storey detached dwelling to the western side of No. 8 Grange Avenue with off street car parking to new and existing dwelling | DISMISSED |
| N/2018/1499 APP/V2825/D/19/3223405 | DEL | Proposed rear second floor dormer at 620 Wellingborough Road | AWAITED |
| N/2018/1500 APP/V2825/D/19/3225361 | DEL | Dropped kerb and build driveway at 115 Booth Lane South | AWAITED |
| N/2018/1523 APP/V2825/D/19/3224574 | DEL | Two storey extension with associated internal and external works (Re-submission of N/2018/0752) at 14 Camborne Close | AWAITED |
| N/2018/1570 APP/V2825/W/19/3224302 | DEL | Single storey rear extension to Day Centre at 123 Milton Street North | AWAITED |
| N/2018/1717 APP/V2825/W/19/3224666 | DEL | Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants at 161 Euston Road | AWAITED |
| N/2018/1721 APP/V2825/D/19/3225498 | DEL | Loft conversion with rear dormer and balcony (Retrospective) at 58 Whitworth Road | AWAITED |
| N/2019/0009 | DEL | Remove part of boundary wall and replace and reposition with 1.8m high fence of the same height at 27 Ashpole Spinney | AWAITED |

| | | | |
|--|-----|---|----------------|
| APP/V2825/D/19/3224428 | | | |
| N/2019/0062 APP/V2825/D/19/3225451 | DEL | Addition of parapet walls to existing extension (approved under Planning Permission N/2016/1078) (Retrospective) at 78 Lutterworth Road | AWAITED |
| N/2019/0274 APP/V2825/W/19/3228319 | DEL | Single storey rear extension to Day Centre (Resubmission of N/2018/1570) at 123 Milton Street North | AWAITED |
| 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 and Regeneration

The Guildhall, St Giles Square,

Northampton, NN1 1DE



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0435

LOCATION: Chester House, Gallfield Court

DESCRIPTION: Construction of new brick built bin store and pathway for kerbside collection

WARD: Billing Ward

APPLICANT: Northampton Borough Council
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Council owned land and is the applicant

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 Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal is for the creation of a brick built bin store which would be located on a grassed area adjacent to the flats which it would serve.

3 SITE DESCRIPTION

3.1 The site in question comprises an area of green space located close to flats and houses in a generally residential area.

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 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 7 – Requiring good design.

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 policy is material to this application:

Policy E20 – New Development (Design)

6.4 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

7 CONSULTATIONS/ REPRESENTATIONS

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

8 APPRAISAL

8.1 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 Impact.

8.2 The proposed bin store is functional in appearance, however it is proposed to be finished in brickwork to match the existing flats and would only be 1.5m in height. As such, it is considered that it would not appear unduly prominent or be an incongruous feature, in keeping with the overall character of the area. As such it is not considered that this enclosure would be detrimental to visual amenity.

Impact on adjoining occupiers

- 8.3 The bin store is close to the flats it would serve, but would not unduly affect the occupiers of these flats due to being adjacent to a blank gable wall and given the low height and limited overall dimensions of the proposed store.
- 8.4 The nearest other occupiers, not themselves benefiting from the use of the store are some distance away and would not be unduly affected, again due to the small size of the enclosure.

9 CONCLUSION

- 9.1 The proposed bin store would have no undue adverse impact on the street scene or on the amenities of adjoining and nearby occupiers.

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: SD 11/2/1, SD 11/5/1, DS-002, DS-003.

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

11 BACKGROUND PAPERS

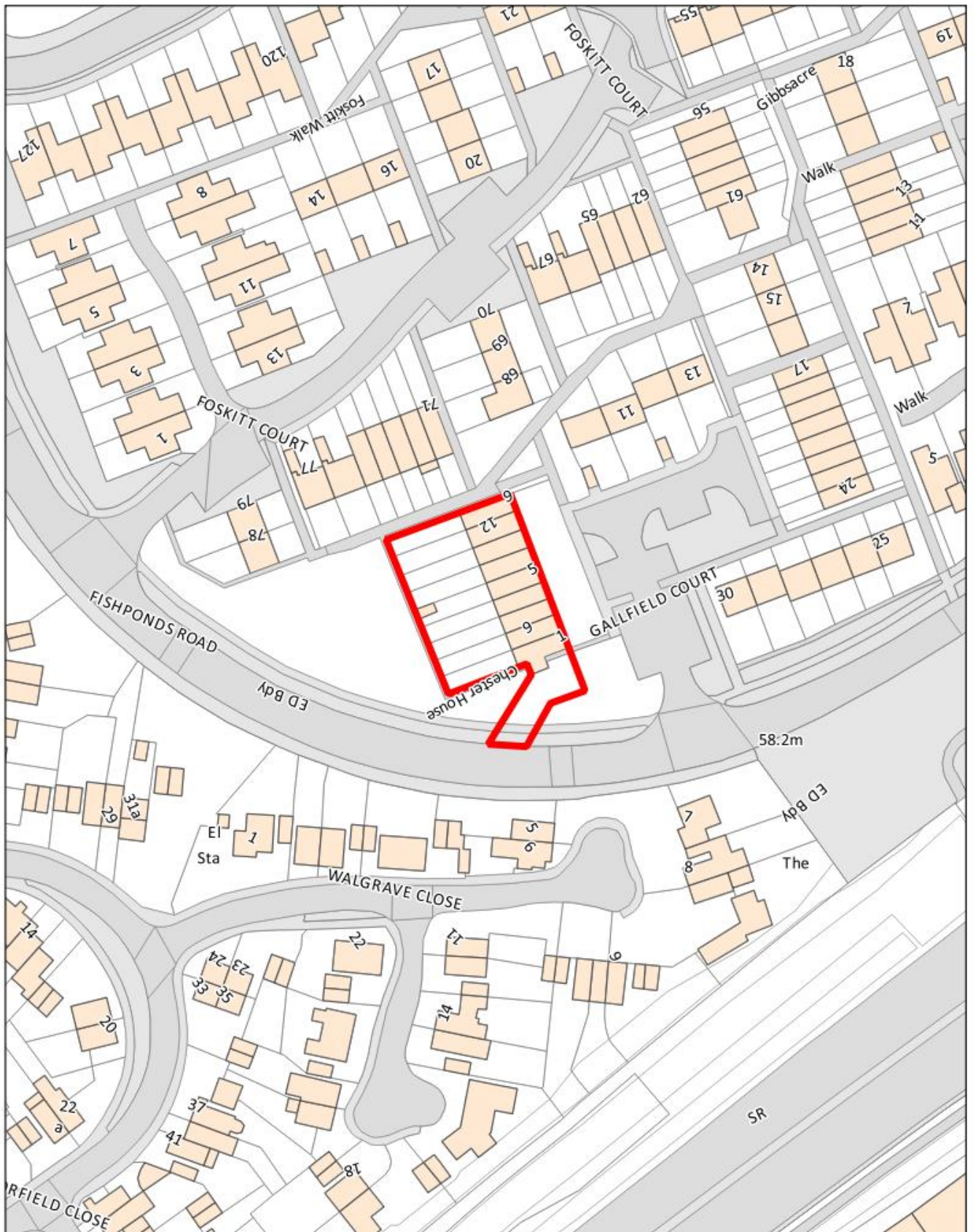
- 11.1 Application file N/2019/04435.

12 LEGAL IMPLICATIONS

- 12.1 The development is 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: **Chester House, Gallfield Court**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



Addendum to Agenda Items Tuesday 4th June 2019

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

Item 9a

N/2019/0435

**Construction of new brick built bin store and pathway for kerbside collection
Chester House, Gallfield Court**

No updates.

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/0837

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
82 Stanhope Road**

1 representation has been received and object to the proposal. The issues raised in this objection has already been addressed in officer's recommendation report.

Item 10b

N/2019/0052

**Single storey rear extension to House in Multiple Occupation
144 London Road**

NCC Highway – considered the submitted Parking Beat Survey and raise no objections as there is sufficient residual on street parking capacity in the vicinity.

Item 10c

N/2019/0383

**Remove slope to ground level and build retaining wall around edge, turf and limestone slab area
84 Maidencastle**

No updates.

Item 10d

N/2019/0425

**Variation of Condition 2 of Planning Permission N/2018/0743 (Two storey side and rear extensions) to reflect true position of existing ground floor window in relation to first floor dormers and addition of 3no new rooflights (2no to front and 1no to rear elevation)
Retrospective
18 Tanfield Lane**

Three additional representations received making the following points:

- Now happy with the latest application, which takes into account wish for obscure windows.
- Concerned that the room in the roofspace may become a bedroom.
- Location plan incorrectly shows private drive as in applicant's ownership.
- Not sure what is proposed so will have to object.
- Concerned about debris on site.

In response to the points raised, it can be clarified that the room in the roofspace is not indicated as being a bedroom, however as this would be an internal change only this cannot be reasonably controlled. Although the private drive is marked in blue, it is not considered that this hinders the interpretation of where the application site is located.

Item 10e

N/2019/0470

Variation of Conditions 2 and 8 of Planning Permission N/2019/0127 (Change of Use from House in Multiple Occupation for 4 occupants (Use Class C4) to House in Multiple Occupation for 5 occupants (Use Class C4) with single storey rear extension) to switch lounge with bedroom and provide en-suite facility to Bedroom 5

6 Holly Road

No updates.

11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

Item 11a

N/2018/1348

Demolition of 7no domestic garages and construction of one new-build sheltered housing bungalow

Lock Up Garages Rear of 56 To 64 Gloucester Avenue

No updates.

Item 11b

N/2018/1770

Demolition of 6no. garages and erection of 1 new build dwelling and parking

Garages 19 to 24, Pikemead Court

Councillor Janice Duffy – object on the grounds of parking, increase in noise and litter.

One additional representation received making the following point:

- The proposed re-development will have a significant impact on parking in an area where there is existing problems.

Item 11c

N/2019/0138

Demolition of 13no domestic garages and erection of 1no new build bungalow and parking

Lock up garages adjacent to 55 Newton Road

No updates.

Item 11d

N/2019/0141

Demolition of 5no domestic garages and erection of 1no new build bungalow and 5no car parking

Lock up garages, Shadowfax Drive

No updates.

Item 11e

N/2019/0324

Demolition of 16no domestic lock up garages and erection of 3no dwellings and provision of parking area

Garage 1 Lock Up Garages, Pendle Road

One additional representation received making the following points:

- Already overcrowded
- Would not benefit the area
- Road already dangerous with number of vehicles using it.

In response, it is considered that the points raised are adequately covered in the Committee report.

Item 11f

N/2019/0337

Erection of 2 new dwellings

Lock Up Garages, Croftmeadow Court

NCC Highways: Following a review of the amended plans, no further comments to make regarding this application.

Item 11g

N/2019/0387

Demolition of 18no domestic lock up garages and construction of 2no new build units

Lock up garages, Cardigan Close

Additional Representation: One additional letter has been received from the same neighbouring property. This letter outlines support for the bungalows, advising that they are more in keeping with the other properties.

NCC Highways: Visibility splays are required by the new access point and the parking space should not be adjacent the footpath unless suitable boundary treatment is specified.

Officer Response:

The proposed new access point to the east of the site serving the front of the proposed dwelling is bordered by verge to each side.

With regards to the parking space being adjacent the footpath, the plans have been amended to include a low wall adjacent the driveway by the footpath.

However, in order to ensure the retention of suitable visibility splays, an additional condition is proposed as detailed below.

In addition, it necessary for the proposed plan list condition to be revised to include the amended plans as detailed below.

Additional Condition:

10. Prior to first occupation of the dwellings hereby approved, a vehicle to pedestrian visibility splay of 2mx2m shall be provided at each access point. The splays shall thereafter be maintained free of obstruction above 0.6 m in height.

Reason: In the interest of highway safety and in accordance with the National Planning Policy Framework.

Amended Condition:

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

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



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0837

LOCATION: 82 Stanhope Road

DESCRIPTION: Change of use from dwellinghouse (Class C3) to house in multiple occupation (Class C4) for 5 occupants with parking provision

WARD: Trinity Ward

APPLICANT: Alan Byrne
AGENT: N/A

REFERRED BY: Councillor J Birch
REASON: Overdevelopment

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 is considered acceptable as it would not result in an overconcentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 Permission is sought for a change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (HIMO) (Use Class C4) for 5 people. The application has been amended during the course of the application and the number of occupants have been reduced from 6 to 5 and a bedroom has been removed from lower ground level. A new kitchen window would be installed to the front elevation.

- 2.2 Parking would be on-street; however two parking spaces have been provided in the rear garden, which could be accessed off the access road to the rear.
- 2.3 The site lies within an Article 4 Direction area, which removes permitted development rights for change of use from a dwelling to a HIMO.

3 **SITE DESCRIPTION**

- 3.1 The application site consists of a two storey, mid-terraced, 3 bed property located in a residential street similar terraced properties on the street. It is a split level property whereby the lower ground floor level can be accessed from the rear garden.
- 3.2 The site is in close proximity to Kingsthorpe Road and Harborough Road, which has a parade of retail units and public transport route. In addition, a local centre is located at the corner of Balmoral Road and Cranbrook Road.
- 3.3 The site lies in Flood Zone 1.

4 **PLANNING HISTORY**

- 4.1 None relevant

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 **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 72 (c) - ensure that a variety of homes to meet the needs of different groups in the community will be provided.

Paragraph 127 (f) - seeks to create safe and healthy places with a high standard of amenity for existing and future users

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 H1 - Housing Density & Mix & Type of Dwellings
Policy H5 - Managing the Existing Housing Stock
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 – New development
Policy H30 – Multi occupation with a single dwelling.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50 metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Councillor J Birch** - the proposal would result in over-development of the property and would generate issue related to refuse. Parking is already an issue and the proposal will also result in inadequate facilities for the development. Called in the application.
- 6.2 **Private Sector Housing** – No objection, the size of the rooms and facilities are acceptable.
- 6.3 **NCC Highways** – Advised that in the absence of a parking beat survey, applicant is not able to demonstrate the impact on highway safety and therefore LHA will object.
- 6.4 **Queens Park Resident Association** - Objects, because the proposal will go over 15% concentration. The proposal will result in loss of family home. The local area has parking problem and the development would increase that problem for local residents.
- 6.5 **12 public representation** have been received in objection. the comments have been summarised as follow:
- Parking issues in the area
 - Over concentration of HIMOs in the wider area
 - Parking generation form other developments
 - Noise issue
 - Fly-tipping and refuse storage issues
 - Impact on community cohesion
 - Rear access road is not accessible to Stanhope residents and cannot be used to access the proposed parking

7 **APPRAISAL**

Principle of the development

- 7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

- 7.2 Council records evidence that there are 4 existing HIMOs within 50m radius of the application site. The use of this property as a HIMO would equate to 7.4% concentration in the area. This would fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. There is a mix of dwelling houses, it is considered that there would be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Size of property and facilities for future occupiers

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 5 people would ensure over-development does not occur. Private Sector Housing have confirmed that the room sizes, amenities and facilities indicated on the submitted plans indicate that the proposals would meet the requirements for a 5 occupant HIMO and suggested for certain alterations, which were submitted in the amended proposals. All bedrooms would be served by adequate outlook and light.
- 7.4 No details have been submitted for cycle storage, but there is adequate space in the rear of the property that can be used for the storage of bins and cycles, the details of which would be secured by conditions.

Flood Risk

- 7.5 The application site is located in Flood Zone 1 and with very low risk of flooding.

Highways/Parking

- 7.6 The Interim Planning Policy Statement for HIMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.7 The application property is located within easy walking distance to local facilities at Balmoral Road/Cranbrook Road and along Kingsthorpe Road and Harborough Road. It is considered that the application site is in a sustainable location within 300 metres of bus stops in Kingsthorpe Grove. In this regard, the proposal is considered to be in accordance with the requirements of the IPPS in respect of parking considerations.
- 7.8 Within such areas, the IPPS recommends that storage space should be provided which is accessible to cycle users. Details have been submitted for the cycle storage.
- 7.9 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.10 The Northamptonshire Parking Standards state that Houses in Multiple Occupation shall provide on plot parking at the ratio of one parking space per bedroom. The proposed

development will produce a demand for 5 parking spaces, which is an increase of 3 compared to the existing use, as parking requirement for a 3-bed dwelling is 2 spaces.

- 7.11 In this case, the applicant has proposed to provide 2 off-street parking spaces to the rear of the property. The Highway Authority had originally requested for a Parking Beat Survey but the applicant has declined to submit such information. The Highway Engineer has suggested that since the applicant has refused to conduct a parking survey and therefore considered to be a failure to demonstrate highway safety would not be compromised, LHA object to this application on that basis.
- 7.12 However, regard must be paid to recent appeal decisions where Planning Inspectors have consistently taken the view that where a site is close to local amenities and public transport, and no parking is provided, considerable weight has been given to the sustainable location of the site, and the appeals concerned have been allowed. Indeed, some Inspectors have taken the view that proposed occupiers in recognising the lack of parking provision and proximity to amenities, may choose the location for this purpose and not wish to have cars.
- 7.13 It should also be noted that in the most recent appeal decision the Inspector, in taking the view that the IPPS is consistent with one of the core principles of the National Planning Policy Framework, which is to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, attached significantly more weight to the IPPS than to the Northamptonshire Parking Standards in determining the appeal.
- 7.14 However, there is no evidence to support that all 5 residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, the fact that 2 parking spaces are proposed to be provided to the rear, it is not considered that a refusal on highway grounds could be upheld at appeal.

Refuse storage

- 7.15 No details have been submitted for recycle and bin storage, but there is adequate space in the rear of the property that can be used for the storage of bins, a condition has been recommended to submit the bin details.

Amenity

- 7.16 The proposed use falls within Use Class C4, which in effect categorises this as a residential use. There is no evidence to demonstrate that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those created by a more conventional C3 dwelling. Consequently, it is not considered that a refusal of planning permission, or the imposition of conditions in relation to amenity issues would be reasonable or sustainable at appeal.
- 7.17 The kitchen window on the front elevation would not require planning permission and can be installed under the provisions of the permitted development rights.

8. CONCLUSION

- 8.1 The proposed development would not lead to an unacceptable concentration of HIMOs within the locality that would adversely affect upon the character of the local area, street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development would be in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

8.3 The proposed development is recommended for approval subject to the following 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: Site Location Plan, Block Plan, Cellar Proposed, 1st Floor Proposed, ground floor proposed, Parking Plan.

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

3. The development hereby permitted shall be occupied by a maximum of five residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy

4. Details of facilities for the refuse storage shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. Details of facilities for the cycle storage 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 retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

6. Full details of the proposed cellar kitchen window shall be first submitted to and approved in writing by the Local Planning Authority. The approved window shall be installed prior to the property is used as a house in multiple occupation and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10. BACKGROUND PAPERS

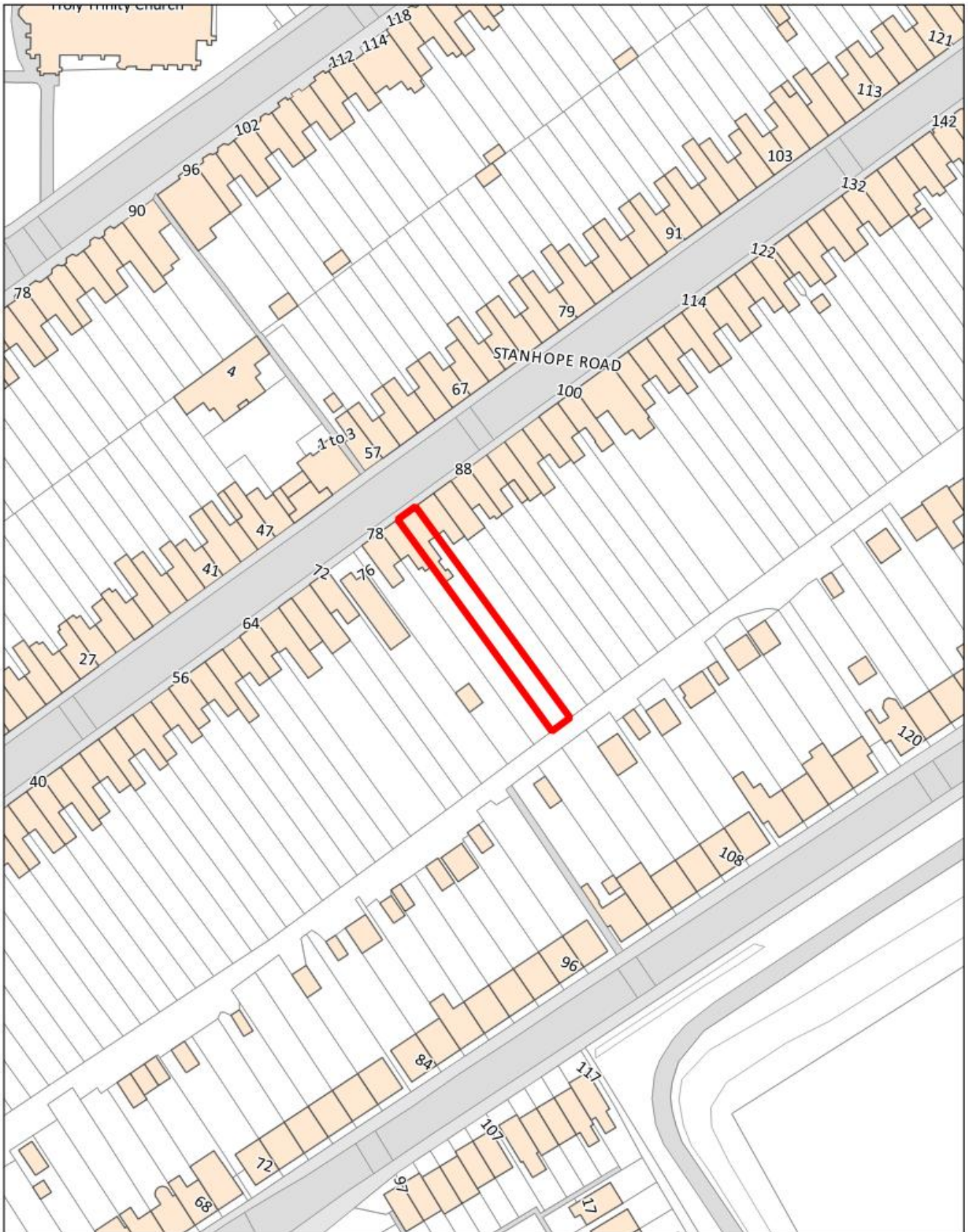
- 10.1 N/2018/0837.

11. LEGAL IMPLICATIONS

- 11.1 The development is CIL not chargeable.

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: **82 Stanhope Road**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0052

LOCATION: 144 London Road

DESCRIPTION: Single storey rear extension to House in Multiple Occupation to increase the number of occupants from 4 to 6

WARD: Delapre & Briar Ward

APPLICANT: Mr Arandeep Singh
AGENT: Samrai Associates

REFERRED BY: Councillor J Davenport
REASON: Parking, noise and refuse concerns

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 extension would not have an undue detrimental impact on the appearance and character of the host building, wider area, highway safety/ parking, setting of the nearby Delapre Park Conservation Area and neighbouring amenity and complies with and aims and objectives of the National Planning Policy Framework. S10, BN5, BN7, H1 and H5 of the West Northamptonshire Joint Core Strategy, Policies E20, H18 and H30 of the Northampton Local Plan and the Interim Planning Policy on Houses in Multiple Occupation.

2 THE PROPOSAL

2.1 Permission is sought for a single storey rear extension, 4.4m deep and 6.15m wide with sloping roof. The existing property is an existing 4 person house in multiple occupation (HIMO) and the proposal is to create two additional bedrooms to increase the number of occupants to 6. The proposed extension would be constructed in matching materials.

3 SITE DESCRIPTION

- 3.1 The application site consists of a two storey semi-detached property used as a 4 person HIMO. There is a private garden to the rear enclosed on 3 sides by a 1.8m high fence. Parking is provided on London Road. The site is in a low risk flood zone (Zone 1).

4 PLANNING HISTORY

- 4.1 No recent planning applications.

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:

Paragraph 72 - ensure a variety of homes to meet the needs of different groups.

Paragraph 127 - seeks to create safe and healthy places with a high standard of amenity for existing and future users.

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 H1- Housing Density and Mix and Type of dwellings

Policy H5 - Managing Existing Housing Stock

Policy S10 - Sustainable Development Principles

Policy BN5 - Historic Environment and Landscape

Policy BN7- Flood Risk

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 H18 Residential extensions

Policy H30 Multi-occupation

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Residential Extensions and Alterations Design Guide SPD 2011

5.6 Other Material Considerations

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6 CONSULTATIONS/ REPRESENTATIONS

6.1 One neighbour objection received summarised as follows:

- Noise from the existing HIMO
- Concern over building work
- Refuse concerns
- Parking / Traffic concerns
- Loss of light
- Property is over grown and unkempt

6.2 **Northamptonshire Highways** - comments on Parking Beat Survey awaited, to be reported via the addendum.

6.3 **NBC Private Sector Housing** - no objection.

6.4 **Councillor E Roberts** - objection on noise, parking and safety issues.

6.5 **Councillor J Davenport** - called in and object on parking, noise, waste and party wall issues.

7 APPRAISAL

Background

7.1 The property has been in use as an HIMO since before the Article 4 direction was adopted in 2018 and is currently resided by 4 occupiers. The proposed extension would increase the number of bedrooms by two and allow 2 additional residents, bringing the number of occupiers up to 6. The use will still remain as a small HIMO within Use Class C4.

Main issues

7.2 The main issues to consider are the impact on the appearance and character of the host building, wider area, nearby conservation area, parking and amenity of adjoining occupiers.

Area concentration

7.3 The Interim Planning Policy Statement states that, in order to create a good mixture of house types, there should be a maximum of 15% of buildings within a 50m radius being used as HIMOs. Given that the property is an established HIMO, the issue of concentration is not a material consideration to this application.

Size of property and facilities for future occupiers

- 7.4 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HMOs to be of sufficient size to accommodate the proposed use. The proposed extension is considered to be of sufficient size, providing room sizes in accordance with the Council's HMO IPPS. A condition restricting the use of the property to a maximum of 6 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing has advised that they will be satisfied with the accommodation proposed.

Flood Risk

- 7.5 In respect of flood risk, the application site is not in a high risk flood zone and therefore there would be no concern over impact on flooding.

Impact on appearance and character of host building and wider area

- 7.6 Policy E20 of the Northampton Local Plan requires good design in new development which is also reflected in S10 of the Joint Core Strategy. Given that the proposed extension would be sited to the rear of the property and at a lower level than London Road, it would not appear as a prominent feature. The proposed size, roof form and general design would be considered in keeping with the host building and any approval would be subject to matching materials to ensure a satisfactory external appearance.

Impact on amenity of adjoining neighbours

- 7.7 Policy H18 of the Northampton Local Plan relates to design of house extensions which is also addressed in H1 of the Joint Core Strategy. Given the level of projection at 4.4m, and the fact the extension is single storey and screening behind existing boundary fencing of 1.8m in height, it is considered that the effect on adjoining occupiers at 142 and 146 London Road would be reasonably limited in terms of light, privacy, outlook and overbearing effects. The impact to the properties to the rear would also be limited given the separation involved.

Parking and Highways

- 7.8 The proposal would increase number of occupiers from 4 to 6. Parking is currently provided on London Road at the front of the property. It is considered that there is spare parking capacity on London Road to cater for the proposal. The site is also sustainable being close to bus stops and within easy walking distance to nearby services. The nearest bus stop is located adjacent to the front of the property on London Road. The comments from the Highway Authority are awaited and would be reported via the addendum.

Impact on setting of nearby conservation area

- 7.9 The boundary of the Delapre Park Conservation Area is located on the opposite site of the London Road. As the proposed extension would not be visible from the front, it is considered that there would be no impact on the setting of this heritage asset.

8 CONCLUSION

- 8.1 Subject to planning conditions, the proposal is considered acceptable and would not have an undue detrimental impact on the appearance and character of the host building, wider area and neighbour amenity.

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: 101 and 200.

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

3) The external walls and roof of the approved 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 S10 of the 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 additional windows shall be installed in the side facing elevations of the approved extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

5) The number of occupants in the property shall not exceed 6 at any time.

Reason: In the interests of residential amenity to comply with Policy H1 of the Joint Core Strategy.

10 BACKGROUND PAPERS

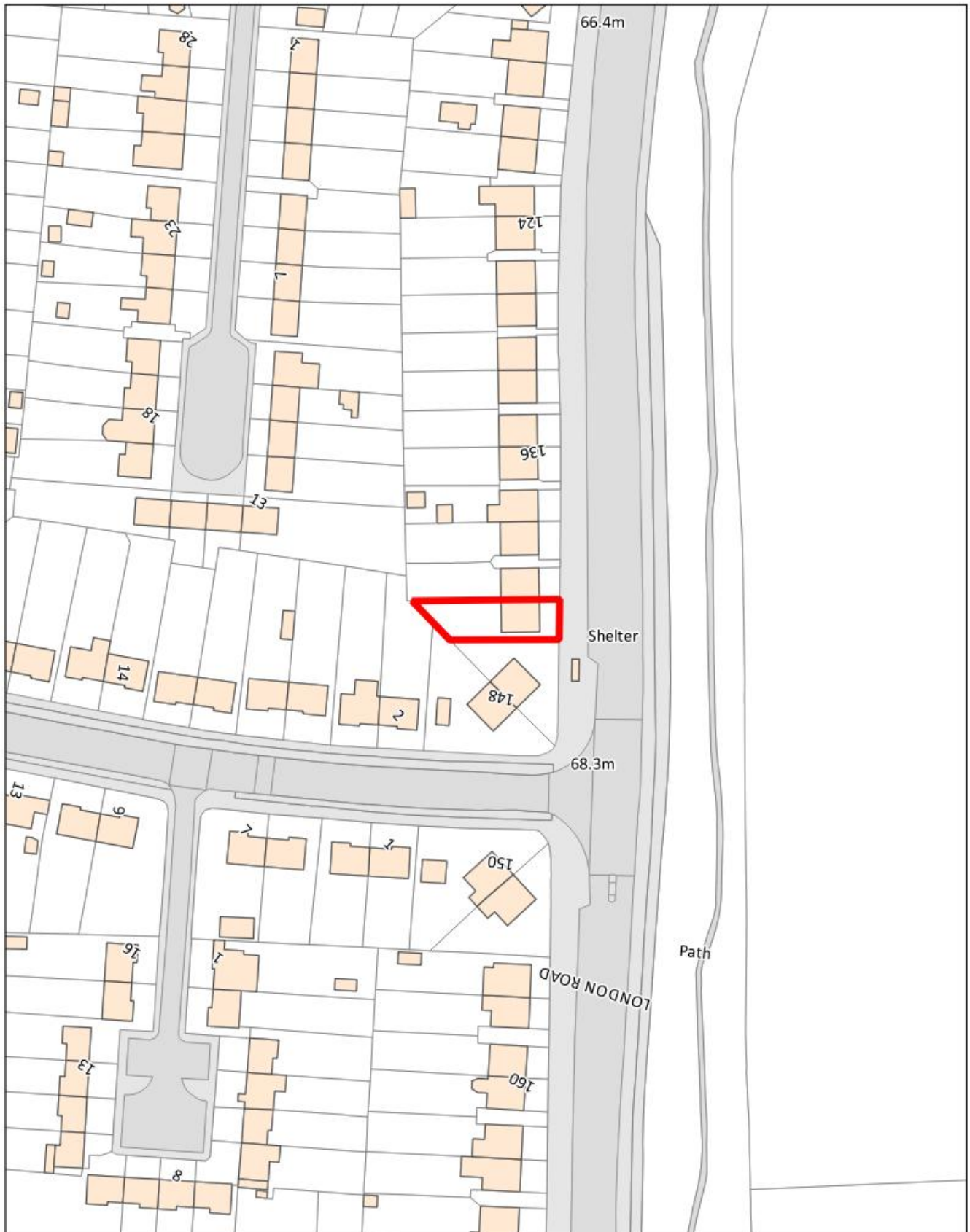
10.1 N/2019/0052

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: **144 London Road**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0383

LOCATION: 84 Maidencastle

DESCRIPTION: Remove slope to ground level and build retaining wall around edge, turf and limestone slab area

WARD: Rectory Farm Ward

APPLICANT: Miss Louise Dyball
AGENT: N/A

REFERRED BY: Head of Planning
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 have no 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 Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal entails the levelling of the majority of the rear garden area, with upper and lower parts of the garden maintained at the current level. Boundary fences would be unchanged.

3 SITE DESCRIPTION

3.1 The application site comprises the rear garden area of a terraced house of 1970s design, located in an area of similar properties.

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, and the Growing Together Neighbourhood Plan.

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:

Paragraph 56 - Good design should contribute positively to making places better.

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 policy is material to this application:

Policy E20 – Design

6.4 Growing Together Neighbourhood Plan

The Growing Together Neighbourhood Plan (Covering Blackthorn, Goldings, Lings and Lumbertubs) was made in April 2017, and now forms part of the development plan for Northampton.

The Neighbourhood Plan is silent on issues raised by this proposal. The proposal is therefore considered in the context of other plans and strategies within Northampton's Development Plan, national policy and guidance.

7 CONSULTATIONS/ REPRESENTATIONS

7.1 **Environmental Health** – No objections.

8 APPRAISAL

8.1 The issues to consider are any impact on the amenities of adjoining occupiers, as well as any visual impact on the wider area.

8.2 The applicant would like to amend the levels of the garden, as currently it is on a slope, to make the area more useable.

- 8.3 The proposal entails the levelling of part of the existing rear garden area. This would affect only the central part of the garden, with the highest and lowest area retained at their present level, together with the sloping path between the two. The maximum reduction in height of the ground would be 1.3m.
- 8.4 The garden would continue to be surrounded by the existing fences. Therefore from the point of view of the neighbours on either side, no changes would be apparent. Retaining walls are shown which would secure the neighbouring garden at no.85 and the retained adjacent parts of the garden of the application site. The structural stability of such walls is not a consideration under the planning application.
- 8.5 The lowered garden area would be entirely screened from public viewpoints by the existing boundary fence and therefore there would be no impact on the street scene or wider area.

9 CONCLUSION

- 9.1 The proposed alterations would have no adverse impact on the amenities of adjoining occupiers or on the street scene and wider area.

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: 1905/01.

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

11 BACKGROUND PAPERS

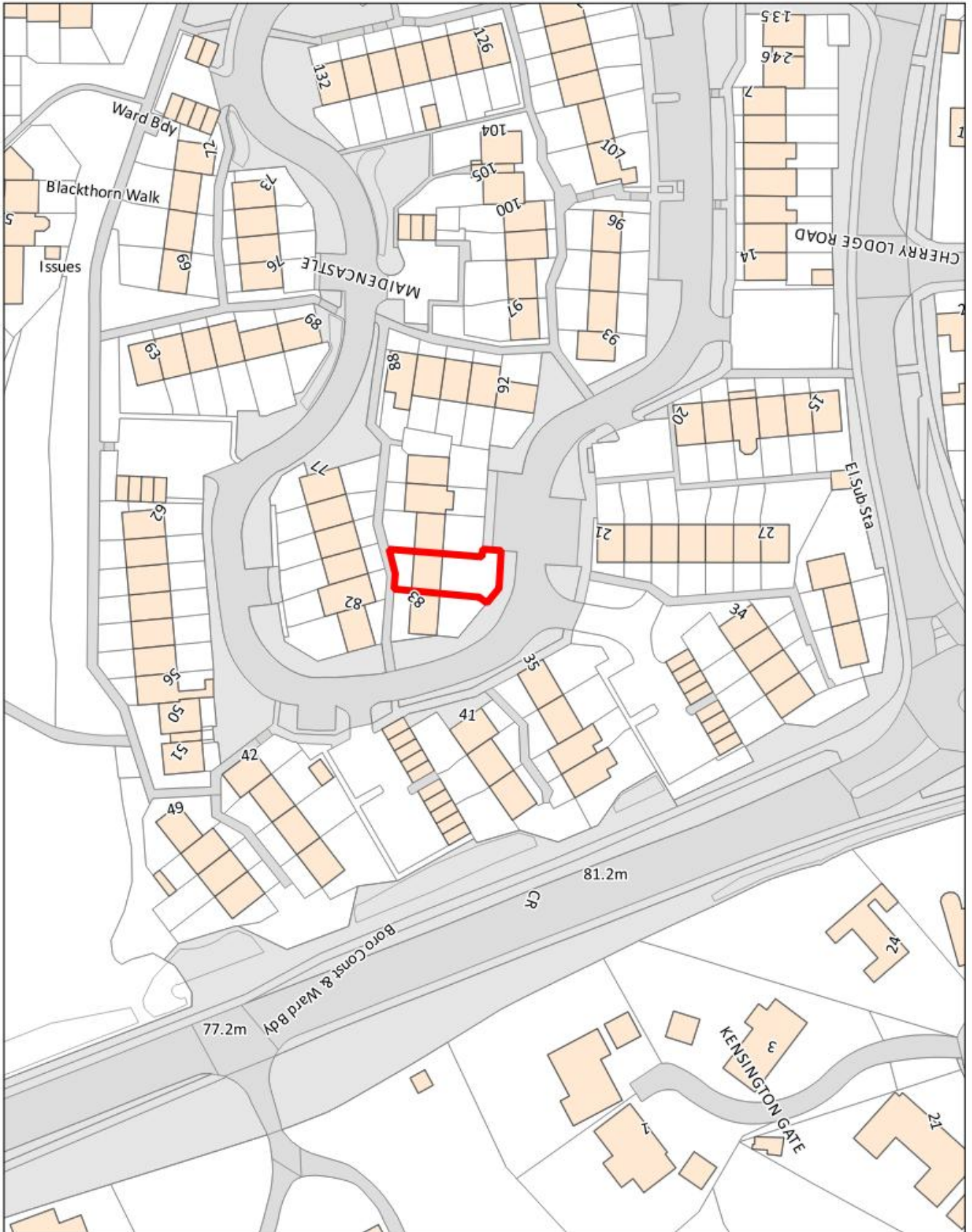
- 11.1 Application File N/2019/0383.

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: **84 Maidencastle**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0425

LOCATION: 18 Tanfield Lane

DESCRIPTION: Variation of Condition 2 of Planning Permission N/2018/0743 (Two storey side and rear extensions) to reflect true position of existing ground floor window in relation to first floor dormers and addition of 3no new rooflights (2no to front and 1no to rear elevation) Retrospective

WARD: Rushmills Ward

APPLICANT: Mr Ifty Choudary
AGENT: RJA Designs

REFERRED BY: Head of Planning
REASON: The applicant is related to a Council member

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 amendments are considered minor in nature in comparison to the previously approved development and would have no undue additional impact on the street scene, the appearance of the dwelling as extended or the amenities of adjoining residential occupiers. The proposed development would be in accordance with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide, and the aims and objectives of the National Planning Policy Framework

2 THE PROPOSAL

2.1 The proposal is for amendments to the previously approved development, comprising the installation of two rooflights to the front elevation and one rooflight to the rear of the house as extended. Also included are minor alterations to the design of the extension, at ground floor level.

3 SITE DESCRIPTION

- 3.1 The site consists of a detached dwelling situated in a cul-de-sac consisting of similar properties.

4 PLANNING HISTORY

- 4.1 N/2018/0610 - Two storey side and rear extension and detached triple garage to front garden – Withdrawn 11/05/18
- 4.2 N/2018/0743 - Two storey side and rear extensions – Approved 04/07/18
- 4.3 N/2018/1280 - Engineering operations to raise front garden levels to accommodate additional off road parking and sitting area Approved - 21/11/18
- 4.4 N/2019/0208 - Non Material Amendment to Planning Permission N/2018/0743 (Two storey side and rear extensions) to reflect the true position of the ground floor window in relation to first floor dormers and addition of 3no rooflights (2no at front and 1no to rear elevation) – Withdrawn 12/04/19

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 section is of particular relevance to this application:

Section 12 – Achieving Well-Designed Spaces

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 – New Development (Design)

Policy H18 – Residential Extensions

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

Residential Extensions and Alterations Design Guide SPD

6 CONSULTATIONS/ REPRESENTATIONS

6.1 Representations received from one neighbouring occupier, making the following points in summary:

- Windows should be obscure glazed to prevent overlooking, including the first floor bathroom window.
- Shrubs were originally planted to help obscure the view, these should be reinstated.

7 APPRAISAL

7.1 As an application for a minor material amendment, the issues to consider are whether the proposal as amended would have a greater impact than the previously approved scheme.

7.2 The principal element of the amendments is the inclusion of rooflights to the front and rear roofslopes of the house as extended. These would serve a storage area in the roofspace.

7.3 In terms of the street scene impact, these rooflights are visible from public viewpoints in the streets to the front and rear, however they are limited in scale and not unduly prominent. It is considered, therefore, that the impact on the street scene would be minimal. It can be noted also that the rooflights could have been installed at a later date, once the extension was completed, without the need for planning permission.

7.4 Also included in the amendments are minor adjustments to the front and rear elevations, to reflect the extension as built and also the true position of the previously existing ground floor windows. These changes are minor in scale in respect of the front elevation and whilst the window is offset in position in relation to the dormers, this is not particularly noticeable due to the location at the end of the cul-de-sac and is in any event a pre-existing situation. To the rear the changes relate to an enlarged rear door, which is not visible from the street.

7.5 In respect of the impact on adjoining occupiers, the rooflight to the rear would face towards the neighbours to the rear at 21 Tanfield Lane, at a distance of over 25m. This would prevent any significant overlooking of this neighbour, however the rooflight nevertheless provides a direct line of sight to this property, and to prevent the inhibiting impact which would result, it is considered appropriate that the rooflight is obscure glazed and a condition to this effect is proposed.

7.6 As part of the original approval a first floor window in the extension was included. This was shown as serving a bathroom and was therefore assumed to be obscure glazed. The window has now been fitted as clear glazed. This has been confirmed as an error and it has been confirmed that the window will be obscure glazed. For the sake of clarity, this is shown on the plans and the obscure glazing of this window also will be required by condition to be installed.

8 CONCLUSION

8.1 The amendments to the scheme as originally approved are considered minor in nature and will not affect the street scene or the amenities of adjoining occupiers, subject to the additional conditions proposed.

9 CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: IC11 (received on 20th May 2018), IC5/R1 (where not superseded by IC11) and I.C.6.

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

2. The side and rear elevation first floor bathroom windows and the rear facing rooflight 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 within two months of the date of this permission and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

10 BACKGROUND PAPERS

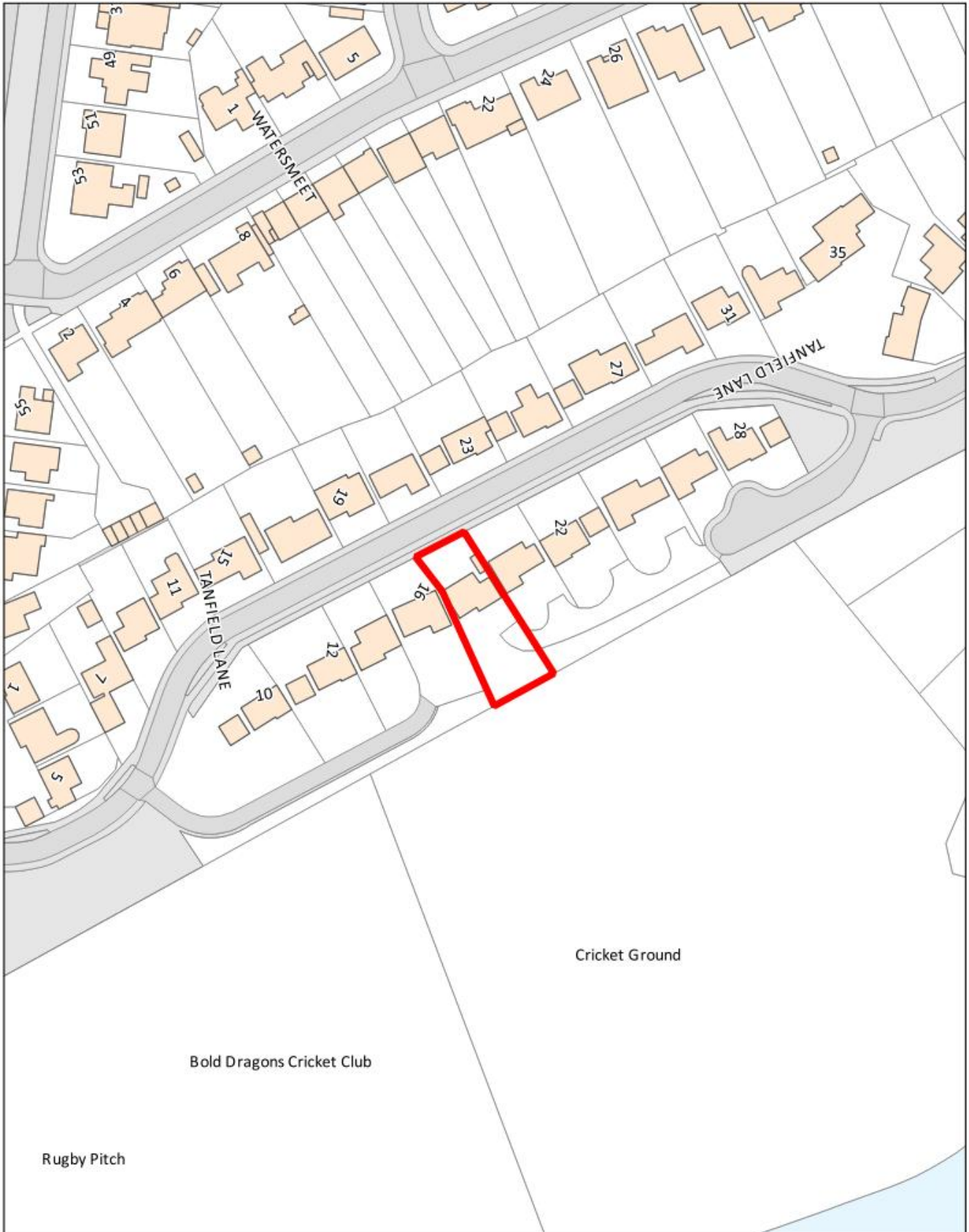
10.1 Application file N/2019/0425.

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: **18 Tanfield Lane**

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Date: 17-05-2019

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0470

LOCATION: 6 Holly Road

DESCRIPTION: Variation of Conditions 2 and 8 of Planning Permission N/2019/0127 (Change of Use from House in Multiple Occupation for 4 occupants (Use Class C4) to House in Multiple Occupation for 5 occupants (Use Class C4) with single storey rear extension) to switch lounge with bedroom and provide ensuite facility to Bedroom 5

WARD: Abington Ward

APPLICANT: Century Assets Limited
AGENT: Architectural Solutions

REFERRED BY: Councillor Z Smith
REASON: Parking concerns

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 amendment to the internal layout would not intensify the use of the property. It is considered that the proposed changes are acceptable as the property would provide adequate facilities for future occupants. The proposal thereby complies with the National Planning Policy Framework; Policies H1, H5, BN7 and S10 of the West Northamptonshire Joint Core Strategy; Policies E20 and H30 of the Northampton Local Plan; and the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS).

2 THE PROPOSAL

2.1 Planning Permission was previously granted by the Planning Committee in March 2019 for the proposed change of use with a single storey rear extension to a 5 person HIMO. The current application is to vary Conditions 2 and 8 of the Planning Permission N/2019/0127 to switch the location of the lounge to an en-suite bedroom and use a previously approved bedroom as a lounge.

- 2.2 The scheme was amended during the course of the application to address the issues raised by Private Sector Housing Officer to provide a window to bedroom 5.

3 SITE DESCRIPTION

- 3.1 The application site comprises a two storey, mid-terraced, 3 bedroom property on Holly Road located in a residential area with similar terraced properties on the street.

- 3.2 The site is in close proximity to Kettering Road, which includes retails and commercial units and a major bus route. The application site lies in Flood Zone 1, which means very low risk of flooding.

- 3.3 The property benefits from planning permission as a HIMO for 5 residents under reference number N/2019/0127.

4 PLANNING HISTORY

- 4.1 **N/2019/0127** - Change of Use from House in Multiple Occupation for 4 occupants (Use Class C4) to House in Multiple Occupation for 5 occupants (Use Class C4) with single storey rear extension. **Approved**

- 4.2 **N/2018/1491** - Change of use from dwelling (Use Class C3) to House in multiple occupation (Use Class C4) for 4 occupants. **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 **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 72 (c) - ensure that a variety of homes to meet the needs of different groups in the community will be provided.

Paragraph 127 (f) - seeks to create safe and healthy places with a high standard of amenity for existing and future users.

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:

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

Policy H30 – Multi occupation with a single dwelling

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50 metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Councillor Z Smith** - raises objection on the basis that application property will exacerbate parking issues. Calls in the application for consideration by the Planning Committee.
- 6.2 **Private Sector Housing (NBC)** – The room sizes, amenities and facilities indicated on the submitted plans indicate that the proposals would meet the requirements for a 5-occupant HIMO. The new bedroom 5 should be provided with a window.

7 **APPRAISAL**

Principle of the development

- 7.1 The property has planning permission for use as a HIMO for 5 occupants and therefore the principle of the use is established. The primary consideration, therefore, is whether the proposed internal layout would provide a satisfactory standard of accommodation for future occupiers, and whether it would harm the amenities of the surrounding properties.

Size of the property/facilities for future occupiers

- 7.2 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size and the amended layout would provide room of sizes that would be in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, toilet and washing facilities. A condition restricting the use of the property to a maximum of 5 people would ensure over-development does not occur. Private Sector Housing has advised that the proposed scheme meets the space requirements and bedroom 5 should be provided with a new window. Amended layout was submitted during the course of the application to address the issue raised by Private Sector Housing. All bedrooms in the amended layout would be served by adequate outlook and light.

Area concentration

- 7.3 As the property has planning permission as a HIMO, the area concentration is no longer a material consideration.

Highways/Parking

- 7.4 The proposed amendment in the internal layout would not increase number of occupants and would have neutral impact on highway safety.
- 7.5 Details have been submitted for cycle storage, which were agreed under the original permission. A condition has been recommended to implement the arrangement and be retained thereafter.

Amenity

- 7.6 The proposed changes would not result in any adverse impact on the residential amenity of the neighbouring properties.

8 CONCLUSION

- 8.1 The proposed variation of internal layout would not result in any intensification of the approved use and would not lead to significant adverse impacts on neighbouring amenity. The property is of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development is recommended for approval subject to the following conditions.

9 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date 20.03.2019.

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: 18/K88/4b.

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

3. The development hereby permitted shall be occupied by a maximum of five residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy

4. Facilities for the refuse and recycling storage as shown on drawing no18/K88/4b shall be implemented prior to the use hereby permitted commencing and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. Facilities for the cycle storage as shown on drawing no18/K88/4b shall be implemented prior to the use hereby permitted commencing and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

6. The basement room shall be used as storage room only and shall not be used as a bedroom

at any time.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of accommodation is provided, in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

7. The external walls of the extension 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.

10 BACKGROUND PAPERS

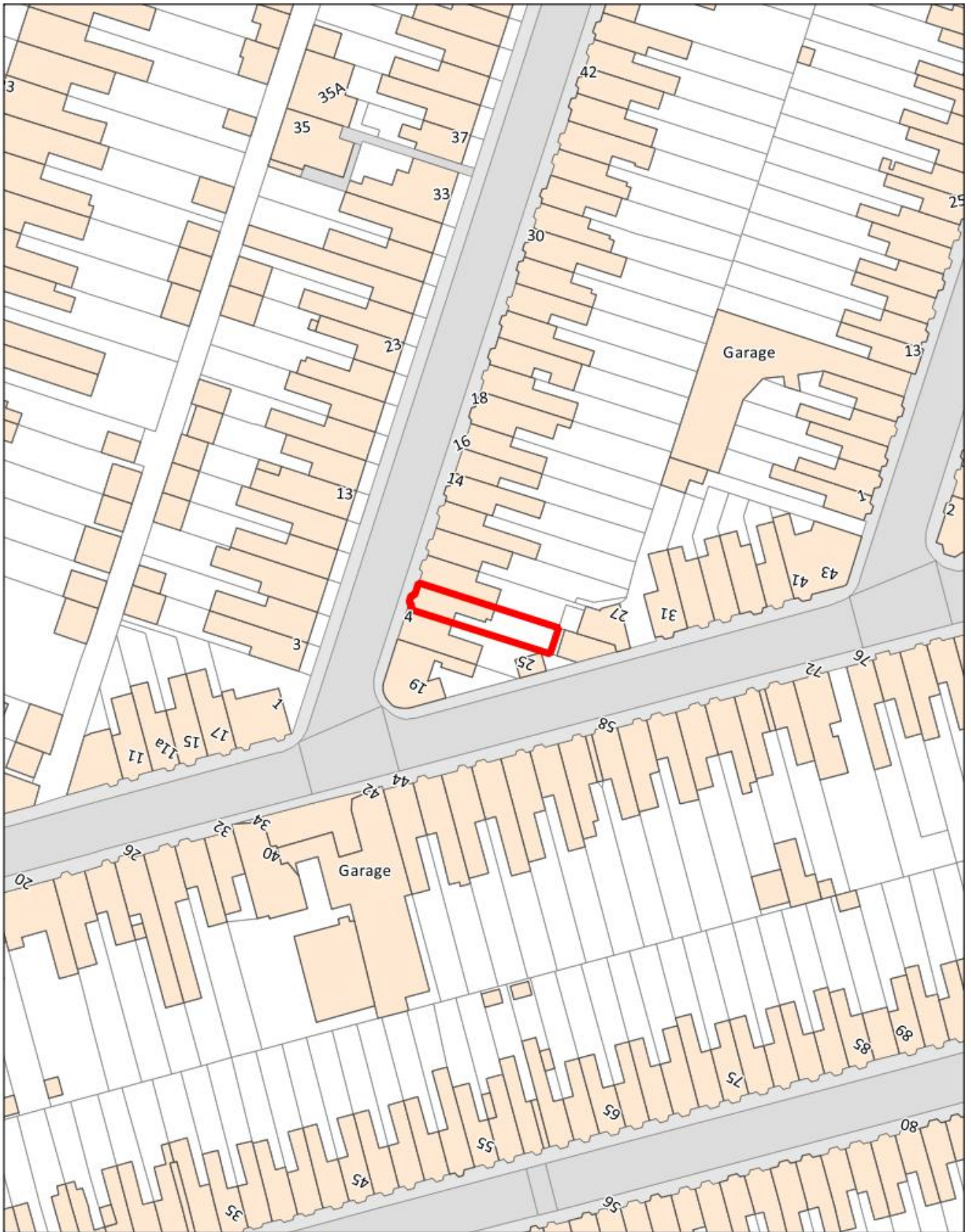
- 10.1 N/2019/0127 and N/2019/0127.

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: **6 Holly Road**

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Date: 17-05-2019

Scale: 1:850

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1348

LOCATION: Lock up garages rear of 56 to 64, Gloucester Avenue

DESCRIPTION: Demolition of 7no domestic garages and construction of one new-build sheltered housing bungalow

WARD: Delapre & Briar Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Head of Planning
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 seven existing garages and the erection of one dwelling with associated parking.

2.2 The new dwelling would comprise a detached one bed bungalow with a hipped roof. It would measure 9.2 metres in width, 9.6 metres in depth and 4.8 metres in height. The bungalow would be sited to the rear of Nos 60 - 64 (even) Gloucester Avenue; partly on the footprint of the existing garages and partly within the communal garden area to the rear of these existing residential properties. The new dwelling would however be set on a lower land level to Nos 60 - 64 (even) and incorporate excavation works to form a garden area for the new bungalow with associated retaining walls.

- 2.3 In addition, the proposal would include the creation of 4 parking spaces.
- 2.4 The scheme has been amended since its submission to include sectional details and set the new bungalow further forward within its plot.

3 SITE DESCRIPTION

- 3.1 The application site is located to the north side of Gloucester Avenue opposite the junction to Friar's Avenue. It comprises a small garage court containing seven garages and part of the communal garden area to the rear of Nos 56 - 64 (even) Gloucester Avenue.
- 3.2 Nos 56 - 64 (even) Gloucester Avenue comprise terraced bungalows with gabled roof forms that form a cluster of sheltered housing units. The garden area to the rear of these existing properties is divided into small gardens for each individual property with a communal area to the rear.
- 3.3 The access to the parking court also provides access to allotments.
- 3.4 Land levels fall from north to south in the locality.

4 PLANNING HISTORY

- 4.1 None relevant.

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 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 policies are material to this application:

Policy E20 - New Development (Design)

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6 **CONSULTATIONS / REPRESENTATIONS**

Comment received are summarised as follows:

- 6.1 **Arboricultural Officer (NBC)** – There are no longer any trees within the proposed development site.
- 6.2 **Public Protection (NBC)** – No objections to the proposal subject to a condition to address unexpected contamination and guidance on acceptable construction hours.
- 6.3 **Highway Authority (NCC)** – No comments.
- 6.4 **Two neighbour letters** have been received raising various queries regarding the details of the proposal and rights of access to properties and the allotments.

7 **APPRAISAL**

Principle of development

- 7.1 The application site is located in a designated residential area and would comply with Policy S1 of the Joint Core Strategy, which details that development should be concentrated primarily in and adjoining the principal area of Northampton.
- 7.2 However, 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 a dwelling 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.

Layout and 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.
- 7.4 The new dwelling would be set to the rear of a terrace of bungalows and would be orientated to face onto the existing access drive and thus would create a perimeter block style of development, improving the surveillance of the access to the allotments and the security of the communal gardens serving the existing bungalows. The proposed dwelling would have a hipped roof form that would differ from the roof form of the neighbouring terraced bungalows, however there are other hipped roof properties in the locality of the site. Furthermore, the new bungalow would be set on a lower land level than the neighbouring terrace properties and to the side of an existing outbuilding such that there would only be limited views of the new property from Gloucester

Avenue. Overall, and subject to conditions relating to floor levels and materials, it is considered that the proposal would not have an adverse impact on the character and appearance of the area.

Residential amenity

- 7.5 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.
- 7.6 The proposed bungalow would be located to the rear of Nos 62 and 64 Gloucester Avenue on the footprint of four existing garages and partly on the communal garden area for the existing sheltered housing. However, the new dwelling would be set on a lower land level to the existing properties fronting Gloucester Avenue; single storey in scale with a hipped roof form; and partially screened by an existing outbuilding. Furthermore, the garden areas serving Nos 62 and 64 are enclosed by close boarded fencing which would further reduce the impact of the proposed development. The proposal would result in a loss of part of the communal garden area for the sheltered housing, however an area of communal garden would remain and the existing properties would also each retain a small garden that would be sufficient for the type of property that they would serve. As such, and subject to a levels condition and a condition removing permitted development rights for extensions and roof alterations/enlargements, it is considered that the proposal would not have an adverse impact on the residential amenities of Nos 56 - 64 (even) Gloucester Avenue.
- 7.7 The new dwelling would be separated from the properties on the corner of Gloucester Avenue and Gloucester Crescent by the existing access drive to the allotments. As such, and given the single storey scale and hipped roof design, it is considered that the proposal would not have an adverse impact on the residential amenities of these neighbouring properties.
- 7.8 Turning to the amenities of future occupiers, all habitable rooms would be served by windows. In addition, the proposal includes sectional plans which show that the rear garden area would be excavated to ensure adequate outlook from the new bungalow and an amenity area of an acceptable size for the nature of the property. There would be some opportunities for overlooking of the new property from the remaining communal garden serving the existing properties fronting Gloucester Avenue, however a number of the existing properties in this cluster of sheltering housing are also subject to overlooking from the communal garden area. As such, and given the proposal is intended to provide an additional sheltered housing type of residential unit, it is considered that the proposal would afford an acceptable level of amenity for future occupiers of the new property.
- 7.9 Overall, it is considered that the proposal would not have an unacceptable impact on the residential amenity of neighbouring properties and would afford an acceptable level of amenity for future occupiers of the development.

Parking and highway safety

- 7.10 The Parking Standards seek one on plot parking space per one bed dwelling. The proposed development would be served by four parking spaces located along the access drive that would be available for future occupiers of the new dwelling and neighbouring residents to offset the loss of garaging. Furthermore, the County Highway Engineer has assessed the scheme and raises no objections. As such, it is considered that the proposal is acceptable on parking and highway safety grounds.

Other considerations

- 7.11 The Council's Environmental Health Officer recommends a condition to address unexpected ground contamination should planning permission be forthcoming.
- 7.12 In the interests of security, it is recommended that conditions are also imposed regarding boundary treatments and external lighting of the access drive and new parking area.

- 7.13 In addition, it is noted that comments have been received regarding rights of access and the access to the allotments. Notwithstanding that these are not planning consideration, the proposal would not obstruct access to neighbouring properties or the allotments.

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. However, the Council 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, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits. Furthermore, subject to conditions, 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, (P)02, (P)03C, (P)04, (P)05 and (P)06B.

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

3. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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.

4. Notwithstanding the submitted details and prior to the construction of the new dwelling hereby permitted, details of the existing and proposed ground levels and finished floor levels of the development including sectional plans 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. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

5. Prior to the construction of the new dwelling 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.

6. Notwithstanding the submitted details and prior to the construction of the development 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 building 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.

7. Prior to the construction of the development hereby permitted above ground floor slab level, full details of all external lighting within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interests of appearance of the locality, residential amenity, and crime prevention in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

8. Notwithstanding the submitted details and prior to the construction of the development hereby approved above ground floor slab level, 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 comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling 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 or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

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.

9. The new parking spaces shown on approved plans shall be constructed prior to the occupation of the dwelling hereby approved and retained thereafter.

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.

10. Prior to the construction of the shed shown on the plans hereby approved, full details of the shed 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: To ensure the provision of adequate facilities in accordance with Policy S0 of the West Northamptonshire Joint Core Strategy.

11. 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 or 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.

10 BACKGROUND PAPERS

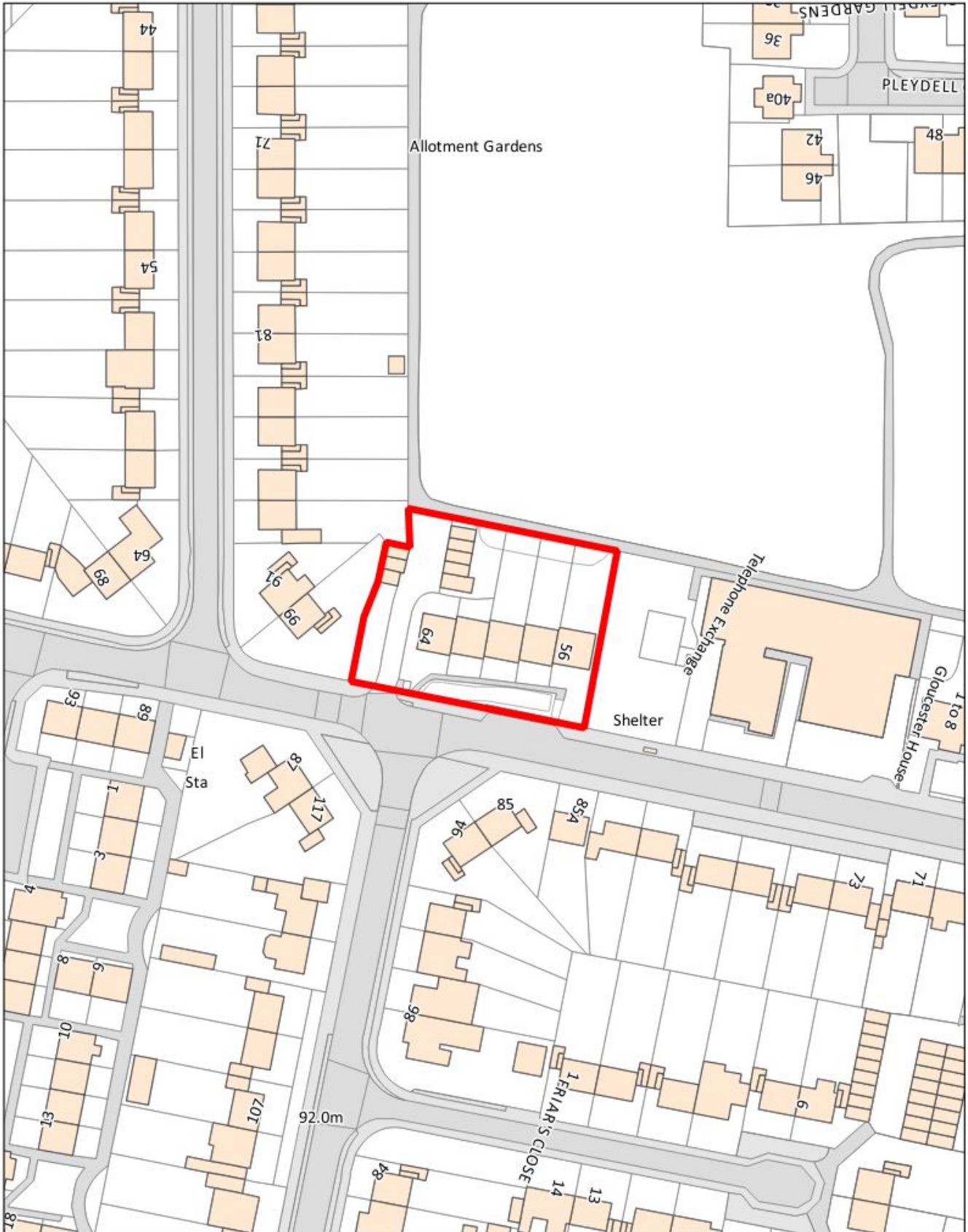
- 10.1 None.

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: **Garages rear of 56 - 64 Gloucester Avenue**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1770

LOCATION: Garages 19 to 24, Pikemead Court

DESCRIPTION: Demolition of 6no. garages and erection of 1 new build dwelling and parking

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Head of Planning
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 residential development is considered acceptable in an established residential area and would contribute towards the Council's five year housing land supply. The siting, scale and design are considered acceptable and would be in keeping with the character and appearance of the surrounding area, without harmful impact on neighbouring amenity, trees, crime prevention and parking/ highway safety. The development is therefore compliant with the aims and objectives of the National Planning Policy Framework, Policies S1, S3, S10, H1, BN3 and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Permission is sought for demolition of 6 garages and erection of an one-bedroom detached bungalow. There would be a private garden to the rear measuring 8 metres deep and associated off street parking for 3 cars. The property would have a hipped roof and measures 4.8 metres in height.

3 SITE DESCRIPTION

3.1 The site consists of a block of domestic garages located within a primarily residential area. Access is currently taken off Pikemead Court. The site is surrounded by residential properties on all sides

with a mix of single storey and two storey dwellings. The site is not near any conservation areas or listed buildings and is in a low risk flood zone (flood zone 1).

4 PLANNING HISTORY

4.1 No recent planning applications.

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.

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 S3 Scale and Distribution of Housing Development

Policy S10 Sustainable Development Principles

Policy H1 Housing Design, Density and Mix

Policy BN3 Trees

Policy BN9 Planning and 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

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows;

- 6.1 **NBC Environmental Health** - No objection subject to condition for contaminated land, control over vehicle charging, low emission boilers and control on construction times
- 6.2 **Northamptonshire Police** - No objection as the proposal addresses the street and the parking is under active surveillance. All doors and windows should comply with Building Regulations. The fencing should be supplemented by trellis on top.
- 6.3 **NBC Tree Officer** - The applicant has provided a Tree Survey which identifies nine trees, two of which need to be crown lifted to facilitate the development. The report identifies the control measures required to protect the retained trees from harm. Recommend an arboricultural method statement is required that will detail how the possibility of damage of retained roots will be assessed.
- 6.4 **Northamptonshire Highways** - No comments.
- 6.5 2 neighbour objections received on the following grounds:
- Proposal would be contrived
 - Out of keeping with the area
 - Concern over loss of garages and effect on parking/ highway safety
 - Parking
 - Privacy concerns
 - Lack of amenity
 - Proposed garden is small

7. APPRAISAL

Main issues

- 7.1 The main issues for consideration are the principle of new residential development, impact on the character of the surrounding area, impact on adjacent and proposed residential amenity, trees, security and highway conditions/ parking.

Principle of residential development

- 7.2 The site is located within a Primarily Residential Area as identified in the Northampton Local Plan and comprises previously developed land. Within such an area the principle of residential development is considered acceptable, subject to matters of detail being acceptable and in line with Development Plan Policy. The development would also contribute towards the Borough's five year housing supply

Design and impact on the appearance and character of the area

- 7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place 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 proposed design and general appearance are in keeping with the area which also comprises other single storey dwellings with comparable height to the proposed. Any approval would also be subject to a materials condition to ensure that appropriate external appearance could be achieved.

Impact on amenity of neighbouring occupiers

- 7.4 The site is surrounded by residential properties on all sides. To the immediate west are two storey terraced properties at 17 and 18 Croftmeadow Court, these properties have a ground level in

excess of a metre higher than the application site, given the separation of approximately 11.5 metres between the rear elevations of these neighbours and the side wall of the proposed dwelling, combined with the different ground levels, the fact that the proposed dwelling would be single storey with a height of 4.8 metres to the roof apex, it is considered that the effect on these neighbouring occupiers would be reasonably limited in terms of loss of outlook, light, overbearing and privacy. To the immediate east of the site is another terraced property at number 36 Pikemead Court, with a separation of approximately 8 metres between the proposed dwelling and the side wall of this neighbour. Given the separation, height of the new dwelling and relationship involved, it is also considered that the effect on this property would be acceptable. In terms of effect on the properties opposite the front and rear of the site, the separation is such that neighbour impact would also be limited.

Amenity of future occupiers

- 7.5 Saved Policy E20 of the Northampton Local Plan and H1 of the Joint Core Strategy all seek to secure a sufficient standard of residential amenity for future occupiers. All habitable rooms would be served by adequate light and outlook and private amenity spaces 8 metres long, providing an acceptable level of residential amenity. Although the two storeys properties to the west of the site would directly overlook the rear amenity space, it is considered that the separation involved is reasonable and the need for an additional dwelling would outweigh these concerns.

Parking and Highways

- 7.6 The Northamptonshire County Council Parking Standards seek 1 on plot parking space for 1 bedroom properties. The proposal provides 1 one bedroom property, with 3 parking spaces in front which exceeds the minimum parking requirement by 2 spaces. The application site as existing provides a 6 single garages for local residents which are too small to park a standard car when considered against current parking standards.
- 7.7 The Highway Authority have been consulted on this application. As there would be spare capacity to accommodate residents parking in the locality in addition to the proposed bungalow, no objection to the scheme has been raised by them. It is considered that the proposal would not have an unacceptable impact upon the highway network.

Security and Crime Prevention

- 7.8 Northamptonshire Police Crime Advisor raises no objection subject to consideration be given to security measures including boundary treatment surveillance of parking areas. Boundary treatment can be agreed by condition on any grant of planning permission. Most of the proposed car parking spaces would also benefit from direct surveillance. Security of windows can be addressed under Building Regulations.

Contamination and Environmental Health issues

- 7.9 The Council's Environmental Health Officers recommend that a standard land contamination condition be secured on any grant of planning approval. This accords with Policy BN9 of the Joint Core Strategy. Construction hours can be controlled under other legislation. There is no policy justification for insisting on gas fired boilers or electric charging points for a development of this size.

Landscaping and Trees

- 7.10 There are no trees proposed to be removed within the site. However there are some semi-mature trees adjacent to the site. A tree protection condition is recommended on of any planning approval. This accords with Policies S10 and BN3 of the Joint Core Strategy and the aims of the National Planning Policy Framework.

8. CONCLUSION

- 8.1 The site is in an existing residential area within the built up area of Northampton and the principle of development is therefore acceptable and would contribute to housing land supply. In this instance, the proposal would comply with the development plan and national policy and subject to conditions, no harm has been identified that would significantly outweigh benefits. The proposal is considered acceptable subject to the following 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: PO1A, P02A, P03B, P04A, P05A and P06B.

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

- 3) 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 and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

- 4) The parking spaces shown on the submitted plan shall be constructed prior to the first occupation of the building hereby approved and retained thereafter.

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

- 5) 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 or shall be erected to the dwelling hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

- 6) 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 additional windows including dormers and roof windows shall be installed to the dwelling hereby permitted.

Reason: In the interests of privacy in accordance with Policy E20 of the Northampton Local Plan.

- 7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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.

8) Details of external lighting shall be first submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of development hereby approved.

Reason: In the interests of security to comply with Policy S10 of the Joint Core Strategy.

9) Prior to the commencement of construction work, details of tree protection measures in the form of an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority, detailing control measures to protect retained trees and their roots from damage and shall be implemented in accordance with the approved details throughout the construction period.

Reason: In the interests of tree protection to accord with Policy BN3 of the Joint Core Strategy. Pre-commencement condition to ensure timely submission of details.

10) Notwithstanding the submitted plans, prior to the occupation of development, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

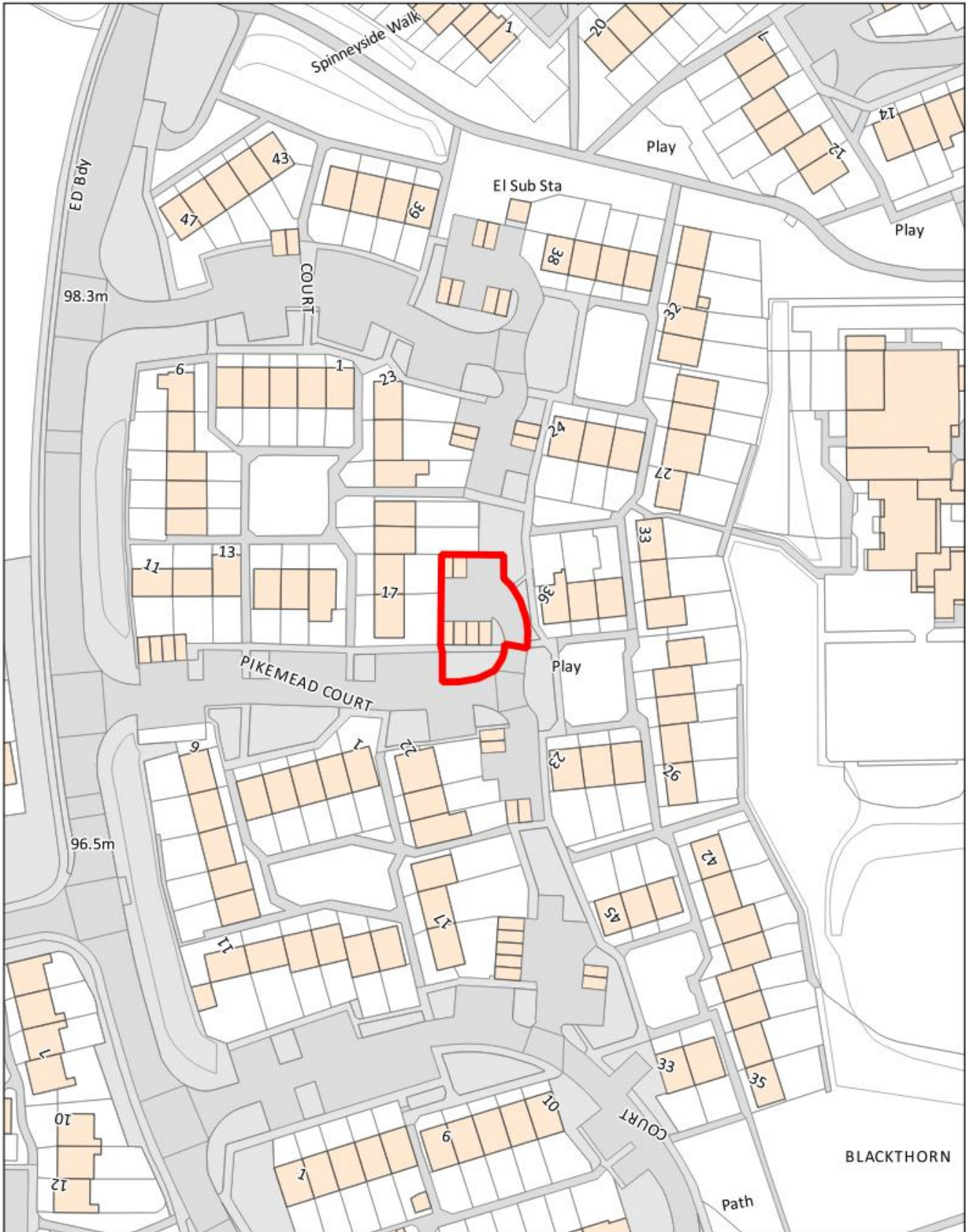
10.1 N/2018/1770

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable as it relates to the creation of a new dwelling.

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: **Garages 19 - 24 Pikemead Avenue**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0138

LOCATION: Lock up garages adjacent to 55 Newton Road

DESCRIPTION: Demolition of 13no domestic garages and erection of 1no new build bungalow and parking

WARD: Old Duston Ward

APPLICANT: Northampton Partnership Homes
AGENT: Miss Isobel Barrett

REFERRED BY: Head of Planning
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 13 existing garages and the erection of one bungalow. 9 parking spaces are also proposed. An existing electricity sub-station will be retained.
- 2.2 The proposed dwelling would have a width of 9.2 metres and a depth of 9 metres. The maximum ridge height of the dwelling is 4.8 metres.

3 SITE DESCRIPTION

3.1 The application site comprises a garage court located within a residential area. The site is located on the north-eastern side of Newton Road and comprises two rows of 13 garages. An electricity

sub-station is located at the end of one of the garage blocks. Existing hardstanding provides open parking for approximately 4 vehicles.

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.

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

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

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 and demolition noise.
- 6.2 **Northamptonshire Police** – No formal objection. Recommend doors and windows comply with building regulations and shed is secure. Concern raised with green space to right side of house which should be part of garden (*Officer Comment – following these comments the green space to the side has been incorporated into the garden for the proposed dwelling*).
- 6.3 **NBC Arboricultural Officer** – An arboricultural method statement is required through condition.
- 6.4 **NCC Highways** – No comment on application.
- 6.5 **Duston Parish Council** – Welcome demolition of garages for a new dwelling but concerned about the loss of parking spaces and how this might have a negative impact on the immediate area.
- 6.6 1 neighbour letter has been received objecting to the application. The concerns raised can be summarised as follows:
- Outlook from neighbouring properties – currently secluded and would become of another house;
 - Loss of garage for the storage of items – replacement garage would be inconvenient;
 - 9 parking spaces is only 3 more than existing. Currently hard to get a space so 3 won't help. Inconvenient to have to park elsewhere;
 - Concern regarding loss of garage building which forms wall of neighbour gardens and impact on garden;
 - Dwelling could be built elsewhere in area (*Officer Comment: The application under assessment is for this site and it is on this basis that an assessment must be made*).

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 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 The application proposes a detached bungalow with hipped roof located within an existing garage court, surrounded by residential dwellings to the rear and sides. Newton Road is characterised by a variety of house types and designs. Whilst the surrounding properties are largely two storey, it is not considered that a proposed bungalow would appear greatly out of character with the existing rhythm and pattern of development within the streetscene due to this varying character.

Amenity

- 7.5 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.
- 7.6 The application site is bordered by residential dwellings to the rear and sides. A distance of approximately 19 metres is retained with 53 and 55 Newton Road to the south-east (side), 11.5 metres with 8 Wenlock Way to the north-west (side), and 28 metres with 45 and 47 Knightscliffe Way to the north-east (rear). With the proposed dwelling being a bungalow with a hipped roof, and the distances retained between the proposed dwelling and neighbouring properties, it is considered that the proposal would not result in an unacceptable impact upon neighbouring amenity.
- 7.7 It is also the case that the proposed dwelling provide good size rooms with adequate light for future occupiers, alongside sufficient garden amenity space. As such it is considered that adequate living conditions for future occupiers is provided.

Parking and highway safety

- 7.8 Concern was raised in a neighbour letter as to parking in the area being cramped and that the provision of 3 additional spaces over existing will not be enough.
- 7.9 The Northamptonshire County Council Parking Standards seek 1 on plot parking space per dwelling for 1 bedroom properties. The proposal provides 1 1xbedroom property and 9 parking spaces. 1 parking space would be allocated to the proposed dwelling and 8 parking spaces would be available for communal parking by existing residents and visitors. The proposal also provides 1 shed which could be used for bicycle storage.
- 7.10 The application site as existing provides 13 garages and 4 outside parking spaces. The existing garages are not to a size that could be counted as providing existing parking spaces for the site, and as such the existing parking provision on the site must be assessed as 4. The proposal provides 8 unallocated replacement parking spaces, a net increase of 4 parking spaces.
- 7.11 Northamptonshire County Council Highways Department have been consulted on this application and have raised no objection. In line with this, it is considered that the proposal would not have an unacceptable impact upon parking or highway safety.

Other considerations

- 7.12 A neighbour letter raised concern regarding the loss of the garage buildings resulting in the loss of boundary walls for neighbouring properties. A condition is recommended requesting details on the proposed replacement boundary treatments on this site.
- 7.13 A neighbour letter also raised concern that the loss of the existing garages would result in the loss of storage space for those currently renting them, and renting a garage elsewhere would result in inconvenience. The use of garages for storage is not the intended use for such buildings, and the loss of the convenience of storing goods in these buildings does not form a material planning consideration in the assessment of the application.
- 7.14 The Council's Environmental Health Officer recommends a condition to address unexpected ground contamination should planning permission be forthcoming.
- 7.15 In addition, the Environmental Health Officer suggests the inclusion of conditions relating to electric vehicle charging points and boilers, and an informative on construction hours. Given the parking arrangements and scale of the development, it is considered that it would not be reasonable to seek such charging points in this instance. In addition, 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 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.

- 7.16 The Northamptonshire Police recommend doors and windows comply with building regulations and the shed is secure. Details on the proposed shed is recommended through condition. An informative is suggested advising of the Northamptonshire Police comments on security.
- 7.17 The Arboricultural Officer requests a condition requiring the submission of an arboricultural method statement.

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, (P)02, (P)03 Rev B, (P)04, (P)05, (P)06.

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

3. 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.

4. Prior to the construction of the new dwelling 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 new dwelling 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 dwellings 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. All planting, seeding or turfing shown on approved drawing numbers (P)03 Rev B and SCH-002 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 or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

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. The new parking spaces shown on approved plan (P)03 Rev B shall be constructed prior to the first occupation of the dwelling 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.

8. Prior to first occupation of the dwelling hereby approved, full details of the shed 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 dwelling hereby approved.

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

9. 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 or 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.

10. Prior to the commencement of the development hereby approved, an arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The submitted statement shall include details of how possible damage to the tree roots will be assessed, and what actions will be proposed as a consequence of this investigation. The development shall be undertaken in full accordance with the details approved.

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.

11. Full details in relation to making good/external finish of the sub-station as shown on approved site plan (P)03 B shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the details prior to the first occupation of the dwelling hereby approved.

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

INFORMATIVE:

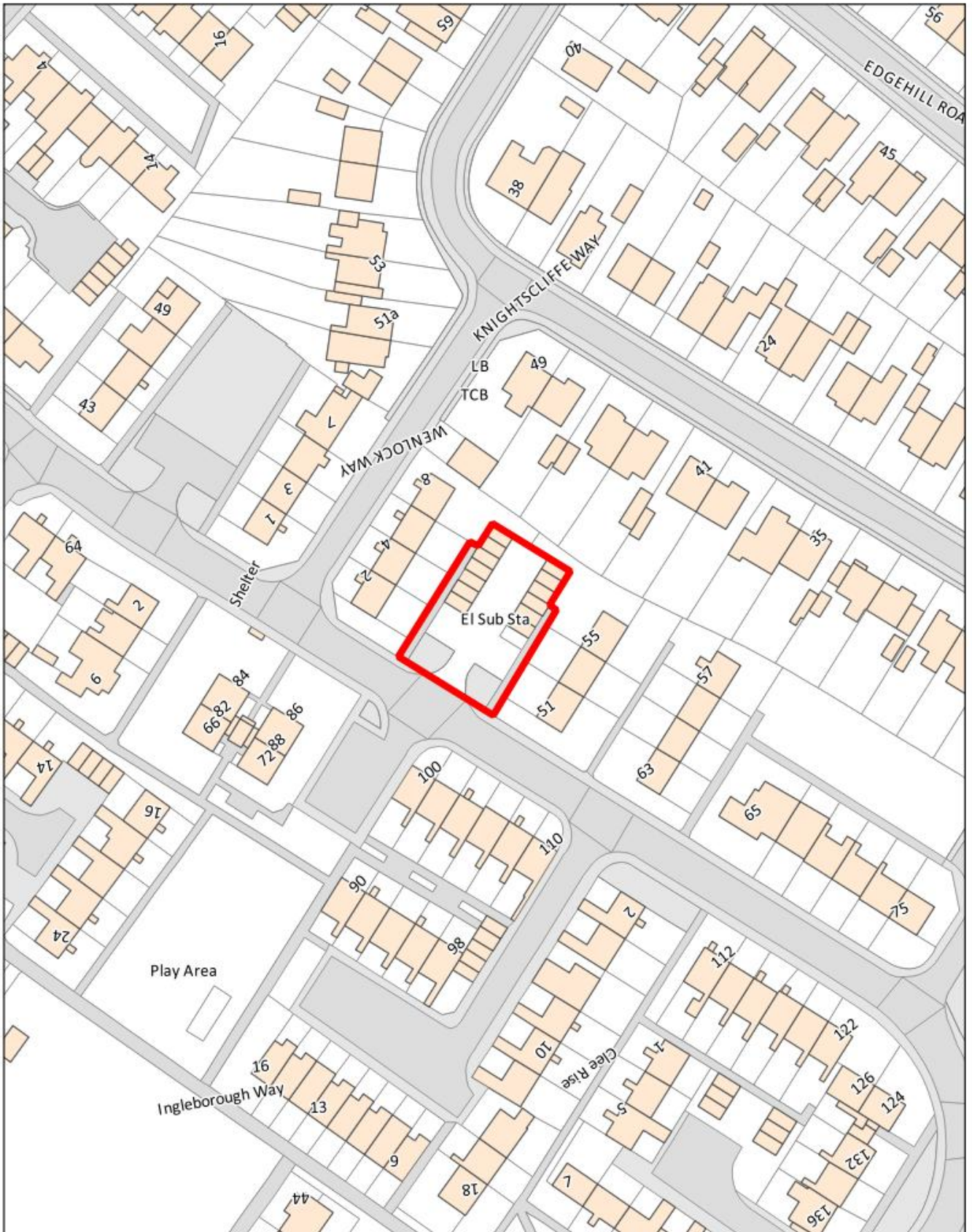
The applicant's attention is drawn to the comments of the Police Crime Prevention Design Advisor regarding mitigation measures that should be incorporated into the development to reduce opportunities for forced entry into the new properties.

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: **Garages adjacent to 55 Newton Road**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0141

LOCATION: Lock Up Garages, Shadowfax Drive

DESCRIPTION: Demolition of 5no domestic garages and erection of 1no new build bungalow and 7no car parking.

WARD: Rectory Farm Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Head of Planning
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 5 garages and the erection of 1 bungalow. 5 parking spaces are also proposed.
- 2.2 The proposed dwelling would have a width of 9.2 metres and a depth of 9 metres. The ridge height is 4.8 metres.
- 2.3 During the course of the application the proposal has been amended to remove parking spaces adjacent the pavement (to the south of the proposed bungalow) in accordance with Highway comments. The description has also been amended to accurately reflect what is proposed on the site.

3 SITE DESCRIPTION

- 3.1 The application site comprises a block of five garages, a hardstanding parking court, and a grassed area that is located within a residential area. The site is located on the northern side of Shadowfax Drive.

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.

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

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – No objection. Suggest conditions requiring a noise report due to the location near busy roads, and conditions on contaminated land, working hours, vehicle charging points, and boilers.
- 6.2 **NBC Arboricultural Officer** – Removal of trees is reasonable. No objection provided that the arboricultural control measures specified within the Tree Survey and Arboricultural Impact Assessment Report are implemented and maintained throughout the development.
- 6.3 **Northamptonshire Police** – Visible from street and overlooks car parking so compliant. Surrounded on all sides by walkways/alleys and so fencing should be 1.8 metres high with trellis topping plus a prickly hedge to the outside. Crime safety advice is provided for the proposed shed and all doors and windows should be building control compliant
- 6.4 **NCC Highways** – Parking spaces must not be parallel with a footpath. A minimum clearance of 1m is required or 500mm and a low fence or wall. This is to prevent doors opening onto/over the highway footpath. *(Following these comments the proposed parking layout was amended to remove the parking spaces adjacent the footpath).*
- 6.5 Two letters have been received from one neighbouring property. The concerns raised can be summarised as follows:
- Loss of existing grass area and trees which is a valuable community amenity.
 - Concern that there is an existing shortage of garages available for rent in Northampton and this would be exacerbated by the loss of the existing garages.
 - Concern development would harm neighbours with existing medical issues.
 - Impact on existing neighbours and Church from construction traffic *(This is not a material planning consideration in the assessment of this application).*
 - Concern more development may be proposed in the future in the area *(This is not a material planning consideration in the assessment of this application).*
 - Concern no new site notice was erected when description was changed *(A site notice with the amended description was displayed on the 4/4/2019).*

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 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 block of five garages, a parking court, and a grassed area 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 The proposed bungalow would be located on the northern side of Shadowfax Drive, surrounded by existing residential development to the north, east and west, and across the road to the south. The proposal is for a bungalow with hipped roof. Whilst bungalows are not found within the immediate vicinity of the area, it is considered that the proposal would not appear unduly out of character with the surrounding area. This is due to the existing characteristic in Shadowfax Drive for a mixture of roof designs and heights which creates a varied character.

Amenity

- 7.5 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.
- 7.6 The side elevation of the proposed bungalow would be positioned approximately 13.5 metres from the rear elevations of 38 and 39 Shadowfax Drive to the north, and the rear elevation would be positioned approximately 15 metres from the front elevations of 45 and 46 Shadowfax Drive to the east. A gap of 24 metres would be retained with the neighbouring properties to the west. Due to the separation distances retained, it is not considered that there would be an unacceptable impact upon neighbouring amenity as a result of this proposal.
- 7.7 It is also the case that the proposed dwellings provide good size rooms with adequate light for future occupiers, alongside sufficient garden amenity space. As such it is considered that adequate living conditions for future occupiers is provided.

Parking and highway safety

- 7.8 The Northamptonshire County Council Parking Standards seek 1 on plot parking space for 1 bedroom properties. The proposal provides 1, 1xbedroom property, and 5 parking spaces. 1 parking space would be allocated to the proposed dwelling, and 4 parking spaces provided for communal parking by existing residents and visitors. The proposal also provides 1 shed which could be used for bicycle storage.
- 7.9 The application site as existing provides a hardstanding area which can accommodate approximately 5 vehicles and 5 garages. The existing garages are not to a size that could be counted as providing existing parking spaces for the site, and as such the existing parking provision on the site must be assessed as 5. The proposal provides 4 unallocated replacement parking spaces, a net decrease of 1 parking space.
- 7.10 Northamptonshire County Council Highways Department have been consulted on this application and raised concern with the original scheme due to the provision of parking spaces adjacent the pavement (to the south of the dwelling). Following this, the parking spaces proposed to the south of the dwelling were removed from the scheme. No additional comments have been received from the Highways department following the amendment.
- 7.11 With the scheme being amended to overcome concerns raised by the Highways Department, and the Highways Department not raising an objection to the amended scheme, it is considered that it must be assessed that there would not be an unacceptable impact upon the highway network as a result of this proposal.
- 7.12 Concern was raised in a neighbour letter that there is an existing shortage of garages available for rent in Northampton and this would be exacerbated by the loss of the existing garages. With no highway objection to the loss of garages, and there being no planning policy support for the retention of garages, it is not considered that the loss of the existing garages would be unacceptable.

Other considerations

- 7.13 The Council's Environmental Health Officer recommends a condition to address unexpected ground contamination should planning permission be forthcoming and a condition requiring a noise report. However, the proposed dwelling would be surrounded by existing dwellings, it is not considered that a noise report in relation to traffic noise is necessary.
- 7.14 In addition, the Environmental Health Officer suggests the inclusion of conditions relating to electric vehicle charging points and boilers, and an informative on construction hours. Given the parking arrangements and scale of the development, it is considered that it would not be reasonable to seek such charging points in this instance. In addition, 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.
- 7.15 The Northamptonshire Police recommended that the fence is supplemented with trellis topping and prickly planting, and security measures are put in place for the shed and windows and doors. Details on the proposed sheds, landscaping, and boundary treatments are recommended through condition. An informative is suggested advising of the Northamptonshire Police comments on security.
- 7.16 Concern was raised in a neighbour letter as to the loss of the existing grass area and trees. The Council's Arboricultural Officer was consulted on this application and advised that with other areas of communal open space in the immediate vicinity with mature trees, the loss of the existing grassed areas and trees would not be unacceptable. As such it is considered that the loss of the green space and the existing tree is acceptable.
- 7.17 Concern was raised in a neighbour letter that the development would harm neighbours with existing medical issues. With the proposal being for the demolition of 5 garages and the erection of 1 bungalow, and as such being relatively small scale, it is not considered that there would be an unacceptable impact upon the mental health of neighbouring properties as a result of this proposal to a level that would warrant a reason for refusal.

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, (P)02, (P)03 Rev C, (P)04, (P)05, (P)06 Rev A.

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

3. 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.

4. Prior to the construction of the new dwelling 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 new dwelling 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 dwellings 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. Notwithstanding the submitted details, prior to the construction of the new dwelling hereby approved above ground floor slab level, a detailed scheme of soft landscaping for the site, including details of prickly planting to the outside of the boundary, shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping 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 or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

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. The parking spaces shown on approved plan (P)03 Rev C shall be constructed prior to the first occupation of the dwelling 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.

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

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

9. 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 or 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.

10. The development hereby approved shall be undertaken in full accordance with the findings of the 'Tree Survey and Arboricultural Impact Assessment Report' 18104.6_Fv1 by MacIntyre Trees, dated December 2018.

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.

INFORMATIVE:

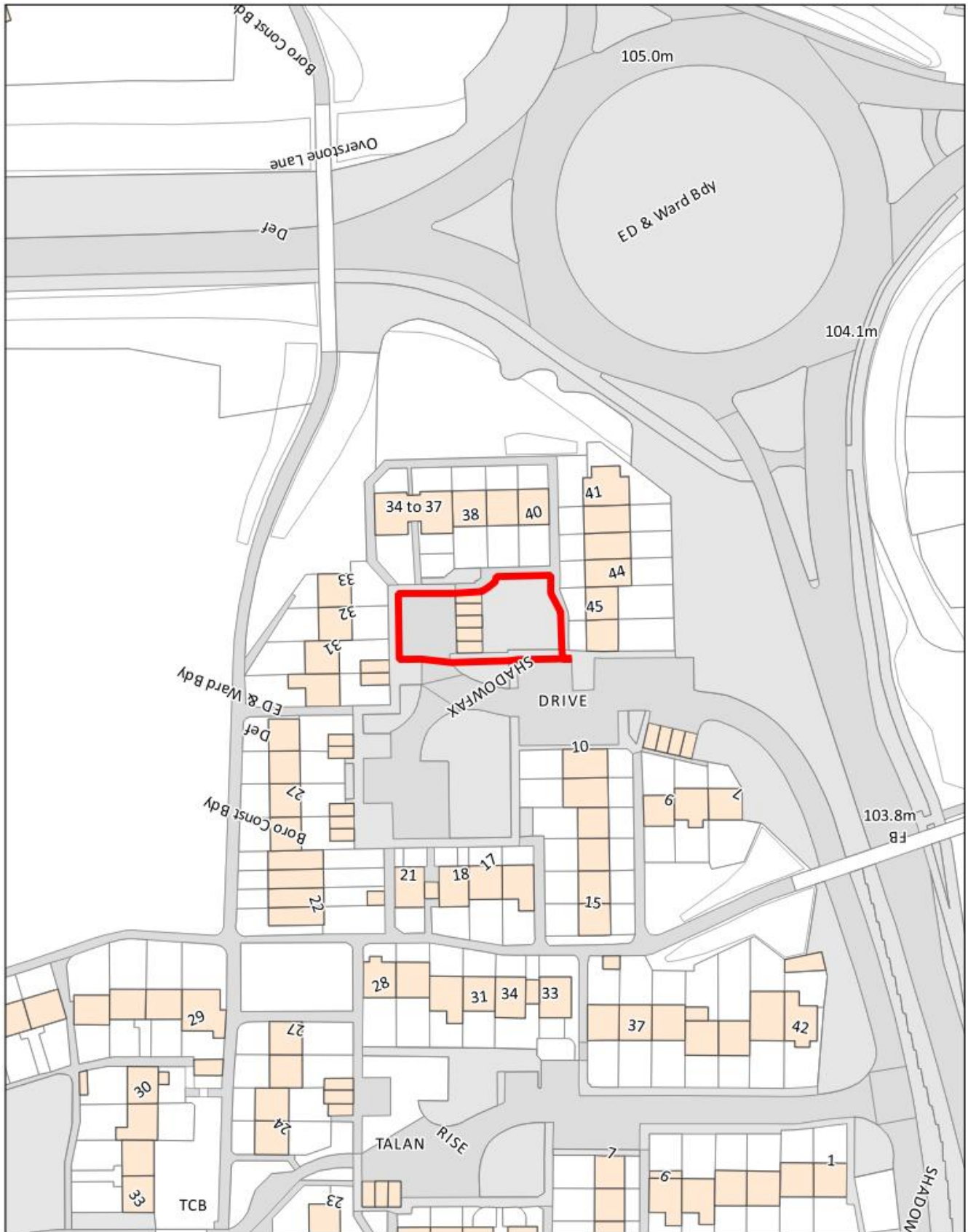
The applicant's attention is drawn to the comments of the Police Crime Prevention Design Advisor regarding mitigation measures that should be incorporated into the development to reduce opportunities for forced entry into the new properties.

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: **Garages at Shadowfax Drive**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0324

LOCATION: Garage 1 Lock Up Garages, Pendle Road

DESCRIPTION: Demolition of 16no domestic lock up garages and erection of 2no dwellings and provision of parking area

WARD: Old Duston Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Head of Planning
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 detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the street scene and wider area, and would represent an appropriate use for the site and contribute towards the Borough's housing land supply. The proposed development would therefore comply with Policies S1, S3, S10 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan, Policies OP1, H1, H3, H4 and BE1 of the Duston Neighbourhood Plan and the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The proposal is for the demolition of a total of 16 garages in three blocks and the construction of a pair of semi-detached two storey two bedroom dwellings. The application was originally proposed the erection of three dwellings but the scheme has since been revised to reduce the number of dwellings to two only.

2.2 A total of 22 parking spaces would be provided to serve the development and the wider area.

3 SITE DESCRIPTION

- 3.1 The site consists of three blocks of garages in a linear formation as well as an area of open space which is used as amenity space for the adjacent flats. The neighbouring dwellings are two three storey blocks of flats and bungalows to the rear on Darwin Walk and two storey houses to the rear on Reedham Close.

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, and the Duston Neighbourhood Plan.

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:

Section 2 – Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
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 S3 - Scale and Distribution of Housing Development
Policy S10 - Sustainable Development Principles
Policy H1 - Housing
BN3 - Tree Protection

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

5.5 Duston Neighbourhood Plan

At Full Council on 14th December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan for Northampton.

The following policies are relevant to the determination of this proposal:

OP1 – Sustainable Development Principles
H1 – Development On Previously Developed Land
H3 – Meeting The Needs Of All Sectors Of The Population
H4 – Smaller Infill Sites – General Criteria
BE1 – Local Character Areas

5.6 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Environmental Health** – Suggest conditions for unexpected contamination, working hours, and the provision of charging points for electric vehicles and low emission boilers.
- 6.2 **Wildlife Trust** – Object due to the absence of an ecological survey and the potential impact on wildlife.
- 6.3 **Duston Parish Council** – No objection.
- 6.4 **Local Highway Authority** – No comments to make.
- 6.5 **Police Crime Prevention Design Adviser** – This application is acceptable in that the houses address the street and the car parking is visible from within the dwelling. It is unacceptable in that it has a lot of permeability with alleys on three sides and an anonymous piece of green space to the side of one plot. Such spaces are often used in inappropriate ways and cause annoyance and nuisance to residents. They are often used as places on which to dump rubbish.
- 6.6 **Arboricultural Officer** – Following a revision to the site layout a revised arboricultural report will be required that includes a tree protection plan that reflects the changed layout, including the alignment of, and specification for, protective barrier fencing and the location of any ground protection measures that may be required by the layout. In addition, an arboricultural method statement will be required that will set out how avoidable harm to the retained trees will be avoided throughout the development.
- 6.7 Representation received from one nearby resident making the following points in summary:
- Parking would be more beneficial to the area.
 - None of the facilities in the area has the parking capacity they need.
- 6.8 As the consultation period for the revised has not expired when this report is prepared, any additional comments will be reported to the Committee via the addendum.

7 **APPRAISAL**

- 7.1 The main issues for consideration are principle of new residential development, impact on the character of the surrounding area, impact on adjacent and proposed residential amenity and highway conditions.

Principle of residential development

- 7.2 The NPPF supports well-designed sustainable housing development that provides a good standard of amenity for existing and proposed occupiers. The JCS seeks to ensure development is located primarily in the principal urban area within easy access of facilities and encourages the use

of previously developed land having regard to achieving high quality design in keeping with the character of the surrounding area.

- 7.3 The principle of the development of the site for residential use would be acceptable as the land is situated within a residential area. The development of the site for residential use would also contribute to the Council's 5-year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Section 2 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Subject to acceptable design, consideration of parking provision and impact on amenity, the principle of residential development is considered to be in accordance with the above policy requirements.

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 whilst Policy OP1 of the Duston Neighbourhood Plan calls for a high quality environment and states that development should not affect the character of the area, and this is in conformity with the NPPF which advises that planning should always seek to secure high quality design.
- 7.5 The application site comprises a former garage court in a residential area as well as an area used as amenity space for flats. The demolition of these garages and redevelopment of the site would comprise the re-use of brownfield land which is encouraged under the NPPF.
- 7.6 The proposal is for a pair of semi-detached houses. The design of these is similar to those in the nearby area. It is considered, therefore, that the dwellings would be in keeping with the character of the area.

Residential amenity

- 7.7 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy, Policy OP1 of the Duston Neighbourhood Plan and the Core Planning Principles in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.8 In terms of the residential amenities of neighbours, the proposed dwellings would be separated from the rear elevation of neighbours to the side at 37 and 39 Reedham Close by 16m, and 13m from the conservatory at no. 39. This would be sufficient to prevent any undue adverse impact in terms of overshadowing, whilst overlooking would not occur due to the presence of only a small obscure glazed window in the side elevation. To the rear a separation of 13.5m would be provided to the rear garden of the adjacent property at 8 Darwin Walk, which would prevent undue overshadowing and overlooking of this garden area.
- 7.9 Offset from the front of the site are flats at 22 – 34 Darwin Walk. The original proposal was for three dwellings and due to concerns about indirect overlooking of the nearest of these flats, amendments were sought which reduced the number of flats, thereby providing a separation of 13m and overcoming this concern.
- 7.10 To one side of the site are flats at 9 to 20 Darwin Walk. Some of these have windows facing towards the side elevation of the proposed dwellings. Following amendments a separation of 13m would be provided to these windows, which is considered sufficient to prevent overshadowing. Only small obscure glazed windows would be on the side elevation, preventing overlooking.
- 7.11 The site is within an area intended as amenity space for flats. The original proposal for three dwellings would have reduced this to an unusable area but following amendments, it is considered that sufficient space would remain and the amenities of the flat occupiers would not be unduly affected.

- 7.12 In terms of the amenities for future occupiers of the new dwellings, the internal layout provides a good level of amenity and all rooms would be served by windows with adequate levels of daylight and outlook.
- 7.13 The proposed rear garden areas would each be 66 square metres in area. This is larger than some neighbouring gardens and would provide a good level of amenity.
- 7.14 In respect of the security of the future residents of the houses and other neighbouring occupiers, reference has been made by the Police Crime Prevention Adviser to the security of alleyways around the site. These are needed for access to the amenity space for the flats and the flats themselves, and also for access to the rear of properties on Reedham Close. These have previously been gated and it will be necessary for security to continue to be provided. To this end a condition requiring full details of the boundary treatment of the site, together with such security measures, is proposed.

Parking and highway safety

- 7.15 The proposed development would benefit from 22 car parking spaces to the front, which would serve these dwellings as well as existing residents of and visitors to the area. The Parking Standards require 1 space per 1 bed dwelling, a standard which is met in full for the proposed development.
- 7.16 Whilst the existing garages would be lost, they are not in very good condition and reportedly not well used. It is considered that the impact of this would therefore be limited. The Highway Authority has no objection to the proposal.

Other Matters

- 7.17 Reference is made in the comments from Environmental Health to a requirement for electric vehicle charging points and low emission boilers. However, there is no policy requirement to require such items. Given the parking arrangements and scale of the development, it is considered that it would not be reasonable to seek such charging points in this instance. In addition, matters relating to the energy efficiency of buildings are addressed under the Building Regulations.

8 CONCLUSION

- 8.1 The proposed development is acceptable and would provide a good standard of accommodation for future occupants whilst having no adverse impact on the amenities of adjoining occupiers. The proposal is therefore in line with the NPPF and the Development Plan Policy.

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: 30760 (P) 03 E, 30760 (P) 04A, 30760 (P) 05A, 30760 (P) 06B.

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

- 3) Details of all proposed external facing materials shall be first 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 and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local plan.

- 4) The parking spaces and manoeuvring area together as shown on approved plans shall be constructed prior to the occupation of the buildings hereby approved and retained thereafter.

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.

- 5) 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 that risks from land contamination to the future users of the development and neighbouring land are minimised in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

- 6) 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 additional windows shall be installed in the side elevations of the proposed development.

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

- 7) A revised Arboricultural Assessment shall be submitted to and approved in writing by the Local Planning Authority which reflects the changed layout, including the alignment of, and specification for, protective barrier fencing and the location of any ground protection measures that may be required by the layout. In addition, an arboricultural method statement will be required that will set out how avoidable harm to the retained trees will be avoided throughout the development. The development shall be carried out in full accordance with such reports which shall be implemented before any works in the root protection area of the retained trees.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with The National Planning Policy Framework.

- 9) Notwithstanding the details submitted, full details of the proposed external boundaries of the site together with security gates to footways shall be first submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed in accordance with the approved plan prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton local Plan and the National Planning Policy Framework.

- 10) All planting, seeding or turfing comprised in the approved details of landscaping as shown on the approved plans 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 or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton local Plan and the National Planning Policy Framework.

- 11) 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 or shall be erected to the dwellings hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

10 BACKGROUND PAPERS

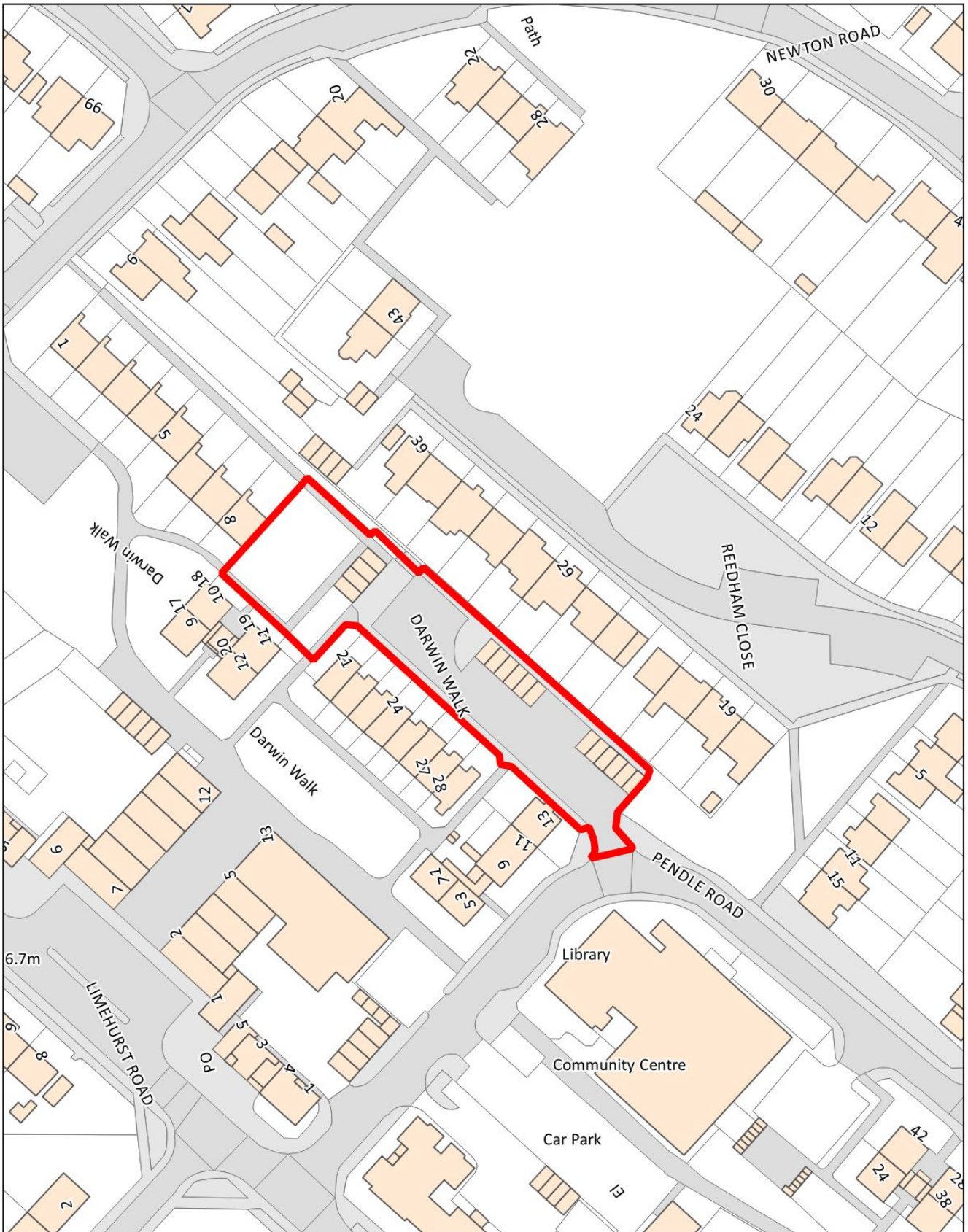
- 10.1 Application file N/2019/0324.

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: **Garages at Pendle Road**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4TH June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0337

LOCATION: Lock Up Garages, Croftmeadow Court

DESCRIPTION: Erection of 2 new dwellings

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: Miss Isobel Barrett

REFERRED BY: Head of Planning
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 erection of two dwellings. 9 parking spaces are also proposed.
- 2.2 The proposed dwellings would be semi-detached with a total width of 9.5 metres and a depth of 7.6 metres. The maximum ridge height of the dwellings is 7.7 metres.
- 2.3 During the course of the application the proposal has been amended to re-configure the proposed parking layout in accordance with Highway comments.

3 SITE DESCRIPTION

- 3.1 The application site comprises a hardstanding parking court and grassed area that is located within a residential area. The site is located on the northern side of Croftmeadow Court.

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.

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

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **NBC Public Protection** – No objection. Suggest conditions on contaminated land, working hours, vehicle charging points, and boilers.
- 6.2 **NBC Arboricultural Officer** - No objection provided that the arboricultural control measures specified within the Tree Survey and Arboricultural Impact Assessment Report are implemented and maintained throughout the development.
- 6.3 **Northamptonshire Police** – Would be improved through facing the street scene as car parking spaces would be overlooked. Fence line requires trellis topping to reduce climbing opportunities. Crime safety advice for the sheds is provided and windows and doors should be Building Control compliant.
- 6.4 **NCC Highways** – The development would displace a few spaces. Parking can be rationalised and some added on verge adjacent – a plan is provided showing this. *(Following these comments the proposed parking layout was amended in line with Highways advice).*
- 6.5 No neighbour letters have been received as part of this application.

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 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 parking 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 The proposed semi-detached dwellings would be located following the line of the existing row of terraces at 39-42 Croftmeadow Court, and would be two storey dwellings with gable end roofs, matching in character and appearance the surrounding properties. It is considered that the proposed dwellings would be acceptable in design terms.

Amenity

- 7.5 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.
- 7.6 The application site is bordered by 39 Croftmeadow Court to the west, a two storey property. The proposed dwelling would fall in line with the side elevation of this existing property, which contains no windows. As such it is not considered that there would be an unacceptable impact upon this property as a result of the proposal. To the east of the application site is the blank side elevation of 38 Croftmeadow Court, which is separated from the proposed dwellings by approximately 12

metres. Due to this separation distance, it is not considered that there would be an unacceptable impact upon this neighbouring property as a result of the proposal.

- 7.7 It is also the case that the proposed dwellings provide good size rooms with adequate light for future occupiers, alongside sufficient garden amenity space. As such it is considered that adequate living conditions for future occupiers is provided.

Parking and highway safety

- 7.8 The Northamptonshire County Council Parking Standards seek 1 on plot parking space for 1 bedroom properties. The proposal provides 2, 1xbedroom property, and 9 parking spaces. 2 parking spaces would be allocated to the proposed dwellings, and 7 parking spaces provided for communal parking by existing residents and visitors. The proposal also provides 1 shed per property, which could be used for bicycle storage.
- 7.9 The application site as existing provides a hardstanding area which can accommodate approximately 10 vehicles. The proposal provides 7 unallocated replacement parking spaces, a net decrease of 3 parking spaces.
- 7.10 Northamptonshire County Council Highways Department have been consulted on this application. As originally submitted the Highways department raised opportunities for additional parking spaces to be provided on this site. Following this the scheme was amended in line with the advice from the Highways officer. No additional comments have been received from the Highways department following the amendment.
- 7.11 With the Highways Department not raising an objection to the amended scheme, it is considered that it must be assessed that there would not be an unacceptable impact upon the highway network as a result of this proposal.

Other considerations

- 7.12 The Council's Environmental Health Officer recommends a condition to address unexpected ground contamination should planning permission be forthcoming.
- 7.13 In addition, the Environmental Health Officer suggests the inclusion of conditions relating to electric vehicle charging points and boilers, and an informative on construction hours. Given the parking arrangements and scale of the development, it is considered that it would not be reasonable to seek such charging points in this instance. In addition, 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 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.
- 7.14 The Northamptonshire Police advised that it would be an improvement if the dwellings were facing the street scene in line with number 38 Croftmeadow Court to overlook the parking spaces. It is the case that the proposed dwellings cannot be positioned to the east of the site in line with number 38 due to an existing substation in this location. Should the dwellings have been positioned further forward in the current location to allow the properties to face the street scene whilst still retaining a rear garden, there would have been an unacceptable impact upon the neighbouring amenity of number 39. With the proposed dwellings matching in character the appearance of 39-42 Croftmeadow Court, and a number of other properties within this Court offering a direct view over the parking spaces, it is not considered that an objection can be made to the positing of the proposed dwellings with the front elevations to the north.
- 7.15 The Northamptonshire Police also recommended that the fence is supplemented with trellis topping, and security measures are put in place for the shed and windows and doors. Details on

the proposed sheds and boundary treatments are recommended through condition. An informative is suggested advising of the Northamptonshire Police comments on security.

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 A, (P)02 Rev A, (P)03 Rev B, (P)04 Rev A, (P)05 Rev A, (P)06 Rev B.

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

3. 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.

4. Prior to the construction of the new dwellings 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 new dwellings 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 dwellings 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. All planting, seeding or turfing shown on approved drawing numbers (P)03 Rev B and SCH-002 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 or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

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. The new parking spaces shown on approved plan (P)03 Rev B shall be constructed prior to the first occupation of the dwelling 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.

8. Prior to first occupation of the dwelling hereby approved, full details of the shed 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 dwellings hereby approved.

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

9. 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 or 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.

10. The development hereby approved shall be undertaken in full accordance with the findings of the 'Tree Survey and Arboricultural Impact Assessment Report' 18101_15_Fv1 by MacIntyre Trees, dated December 2018.

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.

INFORMATIVE:

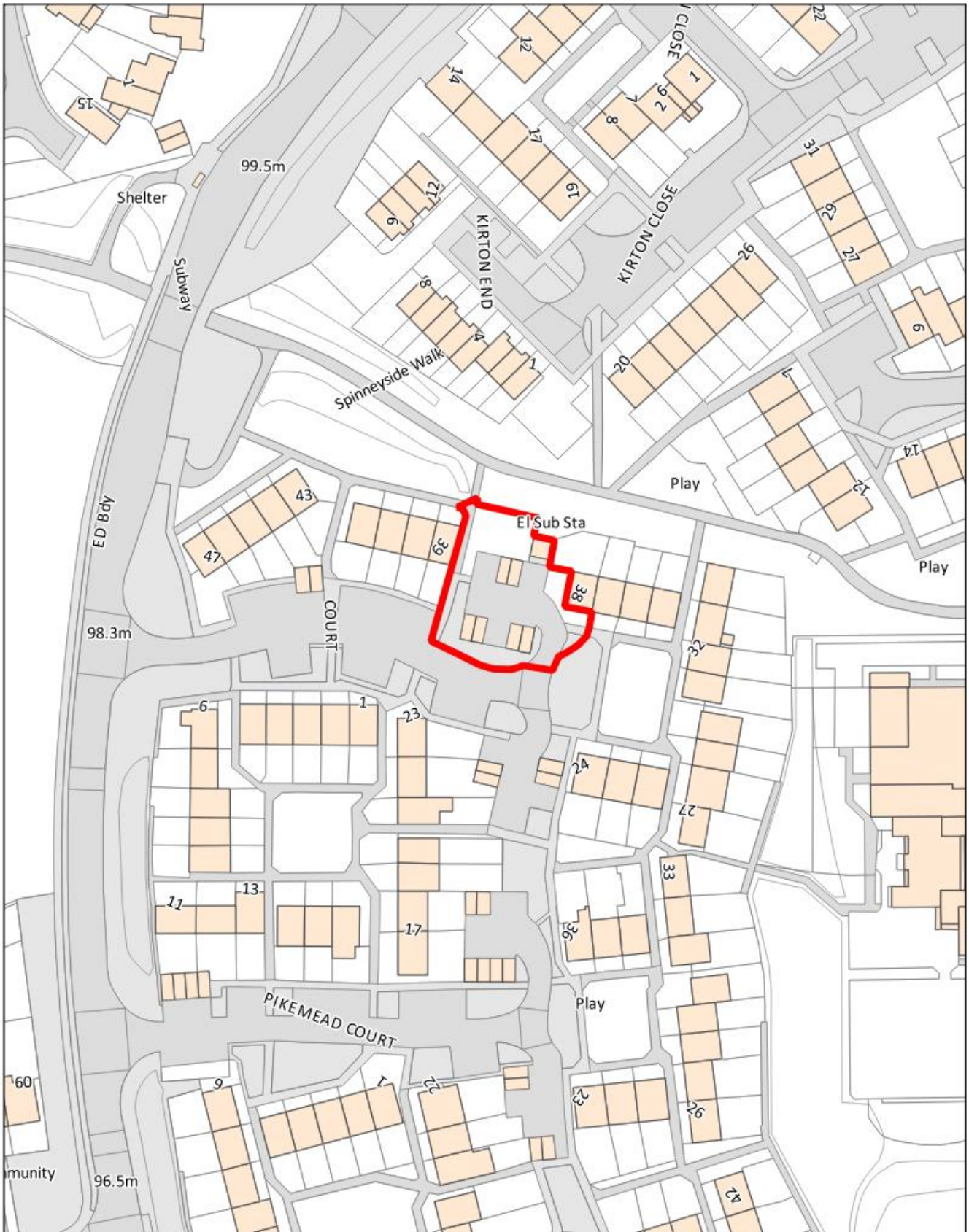
The applicant's attention is drawn to the comments of the Police Crime Prevention Design Advisor regarding mitigation measures that should be incorporated into the development to reduce opportunities for forced entry into the new properties.

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: **Garages at Croftmeadow Court**

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Date: 17-05-2019

Scale: 1:1,000

Drawn by: -----



PLANNING COMMITTEE: 4th June 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0387

LOCATION: Lock Up Garages, Cardigan Close

DESCRIPTION: Demolition of 18no domestic lock up garages and construction of 2no new build units

WARD: Spencer Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Head of Planning
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 18 existing garages and the erection of a pair of semi-detached bungalows.
- 2.2 The proposed building would be approximately 18 metres wide, 9 metres deep, and have a ridge height of 4.8 metres.
- 2.3 During the course of the application the proposal has been amended through the reduction in the level of hardstanding and increase in soft landscaping to the rear of the site.

3 SITE DESCRIPTION

- 3.1 The application site comprises a gated garage court located with a residential area. The site is located on the north-western side of Cardigan Close and comprises two rows of garages. Out of these 18 garages, 3 are currently rented.

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.

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

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

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** – Raise concerns with the rear aspect of this plot which creates a large expanse of unobserved hard standing with one parking space unobserved from the dwelling. Suggest the retention of gates and fencing to secure area (*Officer Comment: following these comments the application has been amended to reduce the level of hardstanding to the rear and provide access from the dwelling*).
- 6.3 1 neighbour letter has been received objecting to the application. The concerns raised can be summarised as follows:
- 3 semi-detached houses not conducive for area for elderly and vulnerable people. Family housing with children in close would cause problems – bungalows for elderly would be more suitable (*Officer Comment: the proposal is for two 1 bedroom bungalows*).

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 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 The application proposes a pair of semi-detached bungalows which are positioned to continue on from an existing terrace of bungalows. With the proposal continuing an existing row of bungalows, it is considered that the proposed dwellings would complement the existing character of the area and improve the character and appearance of the street scene through the removal of disused garages and the introduction of complimentary housing.

Amenity

- 7.5 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.
- 7.6 The application site borders 1 Cardigan Close to the north-west, with the proposed dwelling falling in line with the side elevation of this property. The side elevation of number 1 does not contain any windows. As such it is not considered that there would be an unacceptable impact upon the occupier of number 1 as a result of this development.

- 7.7 The proposed dwellings would be positioned approximately 20 metres from 12 and 14 Cardigan Close to the north-east, and approximately 30 metres from the rear elevations of 86 and 88 Dallington Road to the south-west. Due to these separation distances, it is not considered that there would be an unacceptable impact upon these neighbouring properties.
- 7.8 It is also the case that the proposed dwellings provide good size rooms with adequate light for future occupiers, alongside sufficient garden amenity space. As such it is considered that adequate living conditions for future occupiers is provided.

Parking and highway safety

- 7.9 The Northamptonshire County Council Parking Standards seek 1 on plot parking space per dwelling for 1 bedroom properties. The proposal provides 2 1xbedroom properties and 3 parking spaces for the proposed dwellings. The proposal also provides sheds which could be used for bicycle storage.
- 7.10 The application site as existing comprises a gated disused garage court. The existing garages are not to a size that could be counted as providing existing parking spaces for the site, and as whilst 3 are currently rented, the existing parking provision on the site must be assessed as 0.
- 7.11 Northamptonshire County Council Highways Department have been consulted on this application and no response has been received. With the proposal providing sufficient parking provision for the proposed dwellings, and no objection having been received from NCC Highways, it must be assessed that the proposal would not have an unacceptable impact upon parking or highway safety.

Other considerations

- 7.12 The Council's Environmental Health Officer recommends a condition to address unexpected ground contamination should planning permission be forthcoming.
- 7.13 In addition, the Environmental Health Officer suggests the inclusion of conditions relating to electric vehicle charging points and boilers, and an informative on construction hours. Given the parking arrangements and scale of the development, it is considered that it would not be reasonable to seek such charging points in this instance. In addition, 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 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.
- 7.14 The Northamptonshire Police raised concern with the proposal as submitted due to a large expanse of hardstanding created to the rear. The proposal has been amended to reduce the level of parking and provide access from the proposed dwelling to the parking space. Whilst the Crime Prevention Officer suggests gating this area, the hardstanding to the rear also provides access to existing garages within the rear gardens of 86 and 88 Dallington Road. With access needed to these garages, and with the level of hardstanding reduced, it is considered that gates would not be appropriate in this area.

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, (P)02, (P)03 Rev C, (P)04, (P)05, (P)06 Rev C.

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

3. 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.

4. Prior to the construction of the new dwellings 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 new dwellings 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 dwellings 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. All planting, seeding or turfing shown on approved drawing numbers (P)03 Rev C and SCH-002 shall be carried out in the first planting and seeding seasons following the occupation of the buildings 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 or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

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. The new parking spaces shown on approved plan (P)03 Rev C 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.

8. Prior to first occupation of the dwellings 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 dwellings hereby approved.

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

9. 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 or roof alteration/enlargement shall be erected to the dwellings hereby permitted.

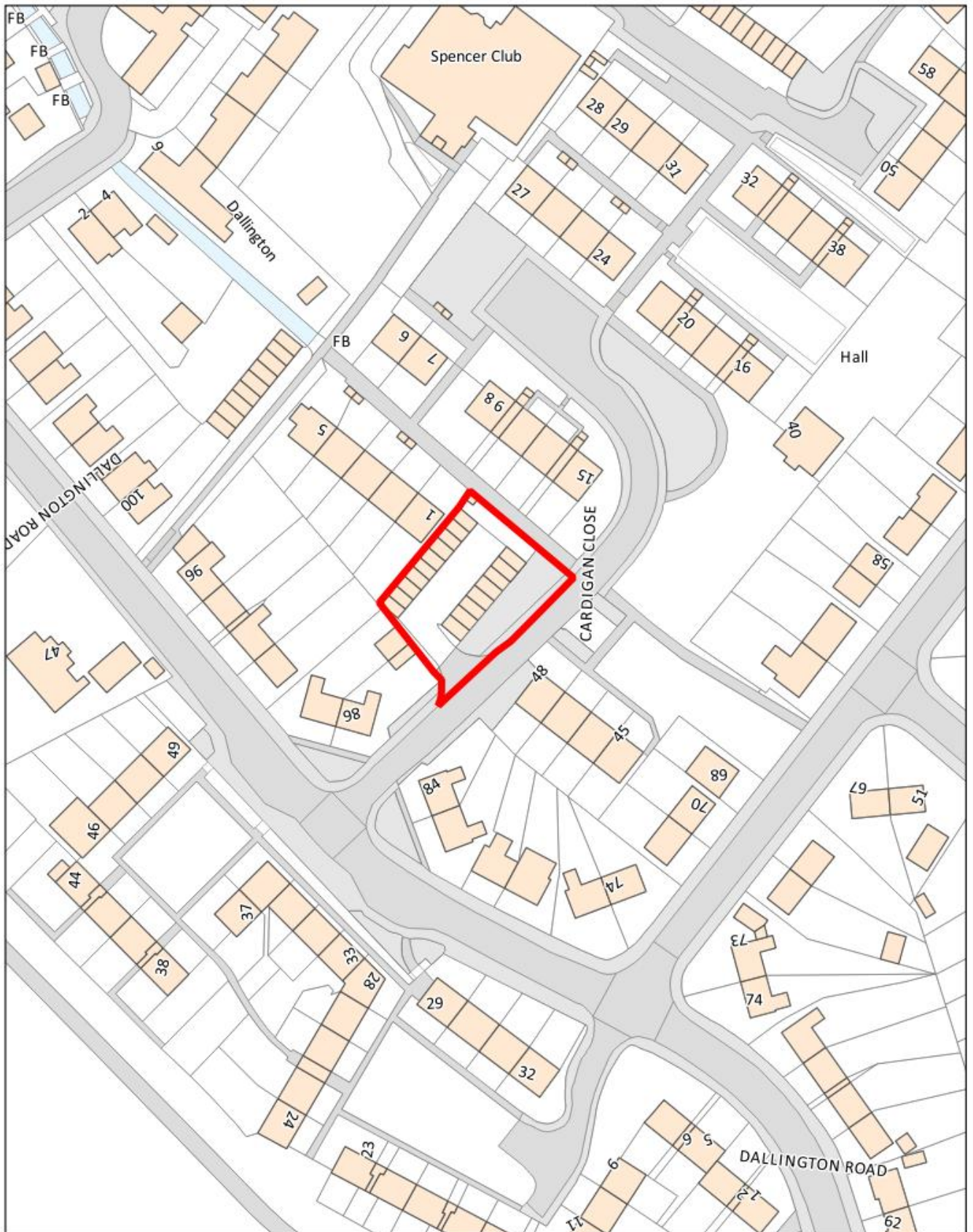
Reason: In the interests of residential amenity and to prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy.

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.



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