

**PLANNING COMMITTEE:** 16<sup>th</sup> April 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0118

**LOCATION:** 28 Waypost Court

**DESCRIPTION:** 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

**WARD:** Brookside Ward

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

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

#### **1 RECOMMENDATION**

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

The proposed development would not lead to a significant adverse impact upon the character and appearance of the surrounding area and neighbour amenity. As a consequence, the proposal would comply with the requirements of 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 applicant seeks planning permission to replace the windows and timber cladding (with a cement fibre board material) and to install new, covered, refuse stores to serve the block of flats.

#### **3 SITE DESCRIPTION**

3.1 The application site is a residential block of two storeys in height that contains eight flats. The surrounding area is predominantly residential. The surrounding buildings are typically of two storeys, and whilst these were all generally constructed within the same period, there are a number of design features (in addition to other alterations that have been carried out over time) that serve to differentiate between the various buildings.

## **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 section is of particular relevance to this application:

Section 7 – requiring good design

### **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:

S10 – Sustainable Development Principles

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

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

E20 – New development

## **6 CONSULTATIONS/ REPRESENTATIONS**

6.1 None received.

## **7 APPRAISAL**

7.1 The proposed alterations to the flats would not increase the bulk or massing of the block, or change or make additions to the building's fenestration, so it is concluded that there would not be a significant adverse impact upon the amenities of surrounding occupiers in terms of considerations such as light, outlook and privacy. In addition, the introduction of new cladding and replacement windows would update and improve the general appearance of the building's façade, which would assist in the creation of a building that makes a better contribution to the general visual amenity of the locality. For these reasons, it is considered that these alterations would make a positive impact upon the visual amenity of the site's environs.

7.2 The introduction of new, covered, refuse stores are likely to improve the likelihood of these being used, which would be of benefit in encouraging residents to take part in recycling materials.

Simultaneously, the creation of defined collection area is likely to be of some benefit in the collecting of such materials, which would aid general efficiency.

7.3 On account of their relatively reduced size, it is considered that this element of the proposed development would not have a significant adverse impact upon the amenities of surrounding properties.

7.4 The replacement guttering is of such a small scale and of an essential nature, and as a consequence, it is considered that these would not be significant enough to create any notable harm to visual or neighbour amenity.

## **8 CONCLUSION**

8.1 It is considered that the proposed development would result in an improved building and layout, which is in conformity with the requirements of the NPPF and Development Plan Policy.

## **9 CONDITIONS**

9.1 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: Sheet 1 of 1; LIN-PL-100; and Proposed Specifications.

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

## **10 BACKGROUND PAPERS**

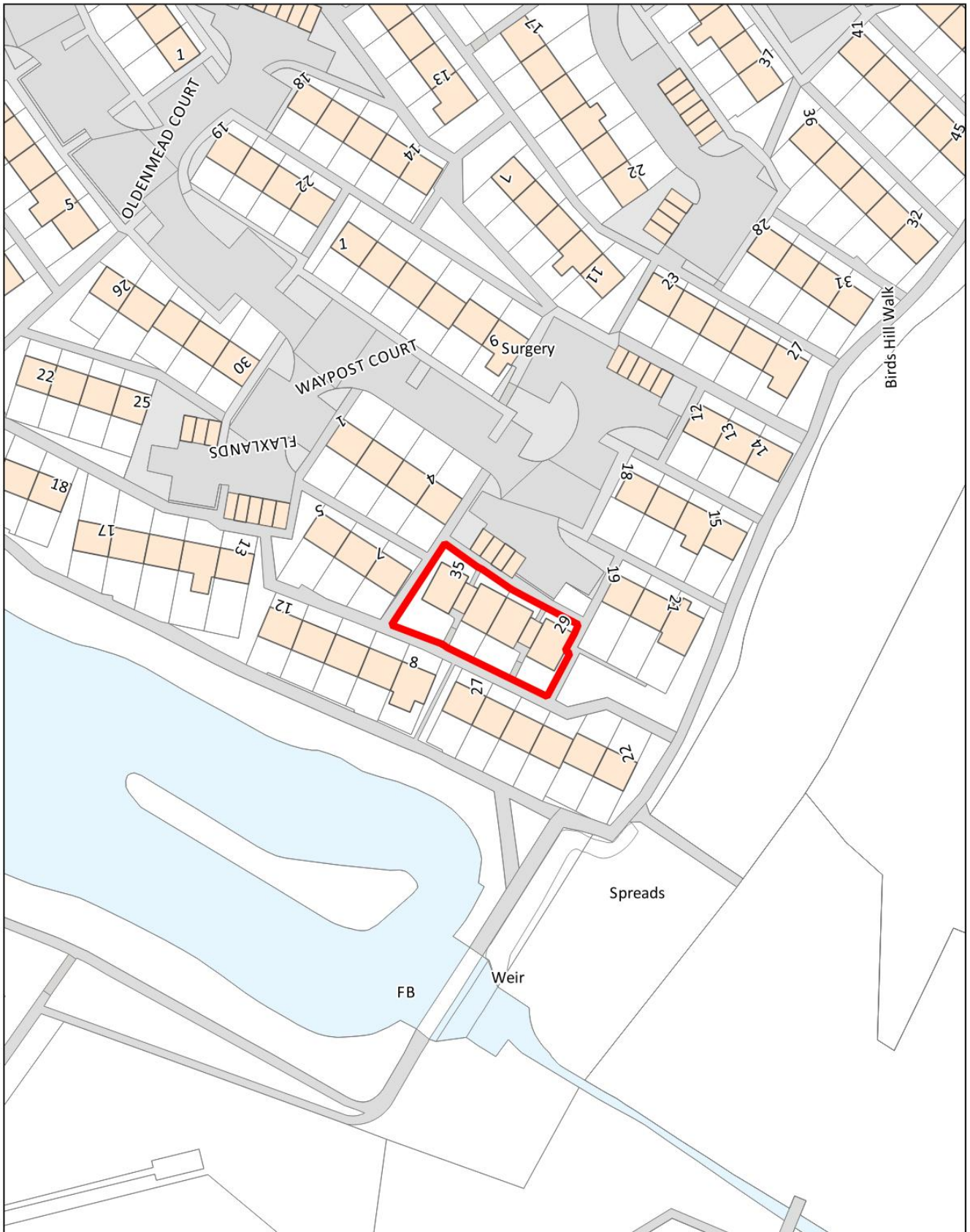
10.1 None.

## **11 LEGAL IMPLICATIONS**

11.1 The development is CIL not 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: **28 - 35 Waypost Court**

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Date: 03-04-2019

Scale: 1:1,000

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