

PLANNING COMMITTEE: 7th May 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0443

LOCATION: Access Storage Solutions, Tollgate Way

DESCRIPTION: 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

WARD: Old Duston Ward

APPLICANT: Access Self Storage
AGENT: DMWR Architects Ltd

REFERRED BY: Head of Planning
REASON: One of the applicants is related to a Member of the Council

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 changes are considered to be sufficiently minor so as to be considered a Non-Material Amendment of Planning Permission N/2019/0443.

2 THE PROPOSAL

2.1 The applicant has applied for a Non-Material Amendment to vary the original planning permission in order to remove some doors from the previously permitted self-storage building. In addition, it is proposed to amend the design of the garages so that these are reduced in size with replacement car parking being provided. In addition, there are proposed amendments to height and fenestration

of one of the bungalows and alterations to ensure ventilation to the previously permitted basements.

3 SITE DESCRIPTION

- 3.1 The application site consists of an existing self-storage facility (accessed from Tollgate Way) and located in a comparatively small area containing commercial uses adjacent to the Sixfields Retail Park and the wider Sixfields area. The application site also contains a separate site containing a single residential dwelling (accessed from Millway). Millway is predominantly residential in character and contains a variety of house types. There is also a notable difference in land levels between the two sites.

4 PLANNING HISTORY

- 4.1 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 – 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) 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 – Creating places with a high standard of amenity for existing and future users

Section 6 – Building a strong, competitive economy

Section 9 – Promoting sustainable transport

Paragraph 109 – development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residential cumulative impacts on the road network would be severe.

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 H1 - Housing Density and Mix and Type of Dwellings

Policy BN7 - Flood Risk

Policy S10 - Sustainable Development Principles

Policy BN2 - Biodiversity

Policy BN9 - Planning for Pollution Control

Policy E1 - Existing Employment Areas

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

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

6 CONSULTATIONS/REPRESENTATIONS

6.1 None.

7 APPRAISAL

7.1 The application for a non-material amendment mechanism allows for an applicant to agree comparatively minor alterations to a previously determined application without submitting a full application for planning permission. This allows for a decision regarding the changes to be made in a shorter timescale which aids the development process. The key test therefore in the determination of such applications is to ensure that the proposed amendments would not result in a materially different impact (such as on visual amenity, or neighbouring properties) than that previously considered, and deemed acceptable.

7.2 In respect of the alterations to the self-storage facility, the deletion of the 'drive up' units would not result in greater number of vehicle movements and the walls would remain constructed with materials from the previously agreed palette. These features will be set back from the highway, and other public views, by a notable distance. As a consequence, it is considered that this element of the proposal would not have a significant impact on visual amenity. Furthermore, it would not result in the creation of a new, or additional use, and as such the proposal would not result in any greater impacts upon the highway system.

7.3 In terms of the amendments to the domestic dwelling and the change to the garage, the building would be made comparatively smaller. This would therefore not result in a greater impact upon neighbouring properties (such as those on the opposite side of Millway) in terms of matter such as light and outlook. Whilst there would be some spaces offset to another location in the site (the southern section of the driveway), the parking of vehicles on the driveway is unlikely to cause significant harm to the occupiers of neighbouring properties.

7.4 By reason of the reduction in the height of the one of the bungalow's ridge and reduction in the level of fenestration, there would be no greater impacts on the character and appearance of the surrounding area and neighbouring properties than that considered within the previous application, and deemed acceptable. The introduction of the smoke shafts to the basement are of a small scale, and unlikely to affect the general form of the development.

8 CONCLUSION

8.1 It is considered that the proposed changes are considered to represent non-material amendments to the original planning permission.

9 CONDITIONS

9.1 1. The development hereby permitted shall be carried out in accordance with the following approved plans: 3304-DMWR-DR-P-0050 B, 3304-DMRW-DR-P-0060 D, 3304-DMWRDR-P-0068 A, 3304-DMWR-DR-P-0069 B, 3304-DMWR-DR-P-0061 B 3304-DMWR-DR-P-0062 C, 3304-DMWR-DR-P-0063 C, 3304-DMWRDR-P-0064 C, 3304-DMWR-DR-P-007A B, 3304-DMWR-DR-

P-0071 B, m3304-DMWR-DR-P-0065 C, 3304-DMWR-DR-P-0066 B, 3304-DMWRDR-P-0067 B, 3304-DMWR-DR-P-0051, 3304-DMWR-DR-P-0053, 3304-DMWR-DR-P-0054, 3304-DMWR-DR-P-0052 and 3304-DMWR-DR-P-0070 C.

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

Note to applicant – Conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of the original planning permission N/2018/0322 continue to apply.

10 BACKGROUND PAPERS

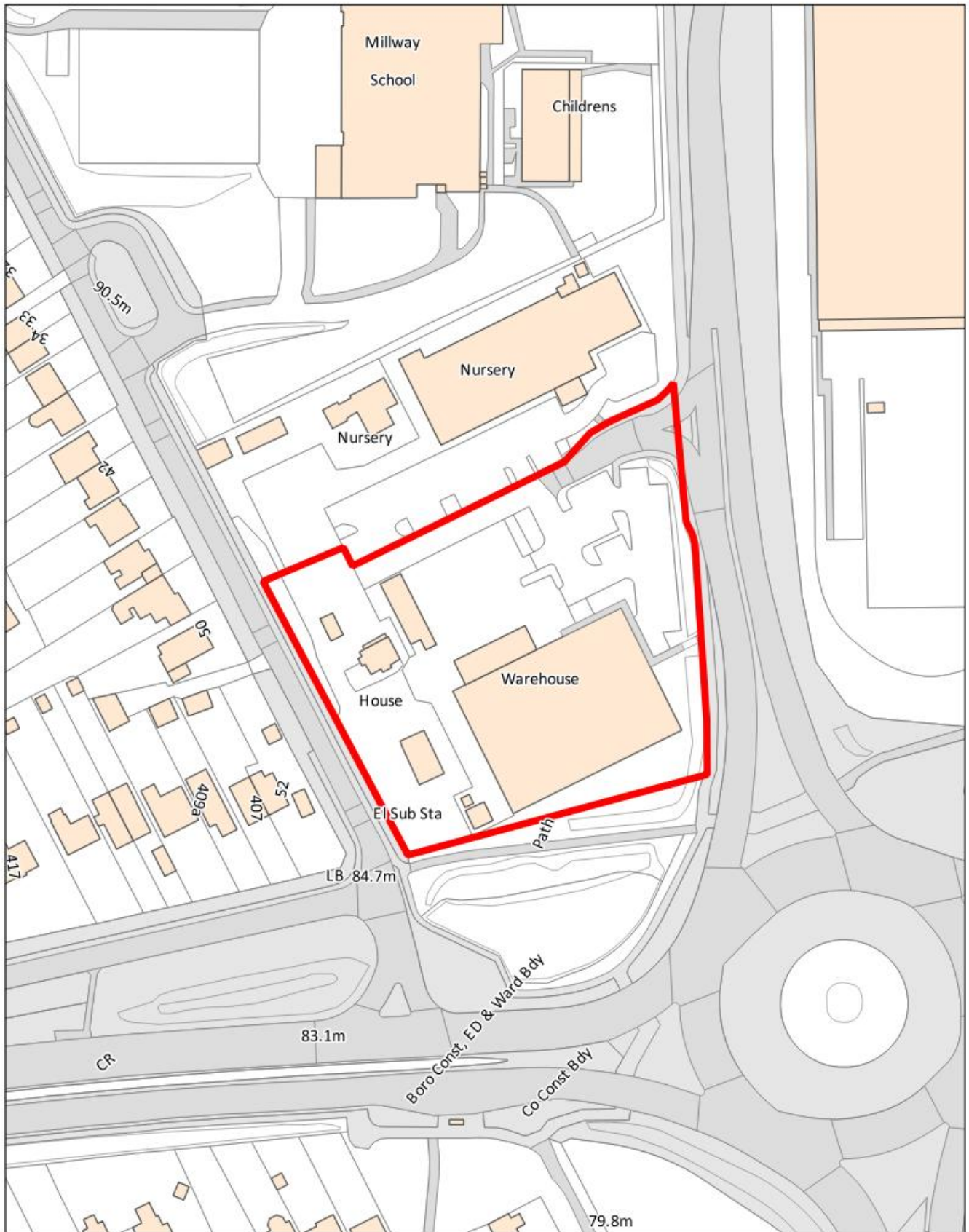
10.1 N/2018/0322 and N/2019/0443.

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: **Access Storage Solutions, Tollgate Way**

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Scale: 1:1,250

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