

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

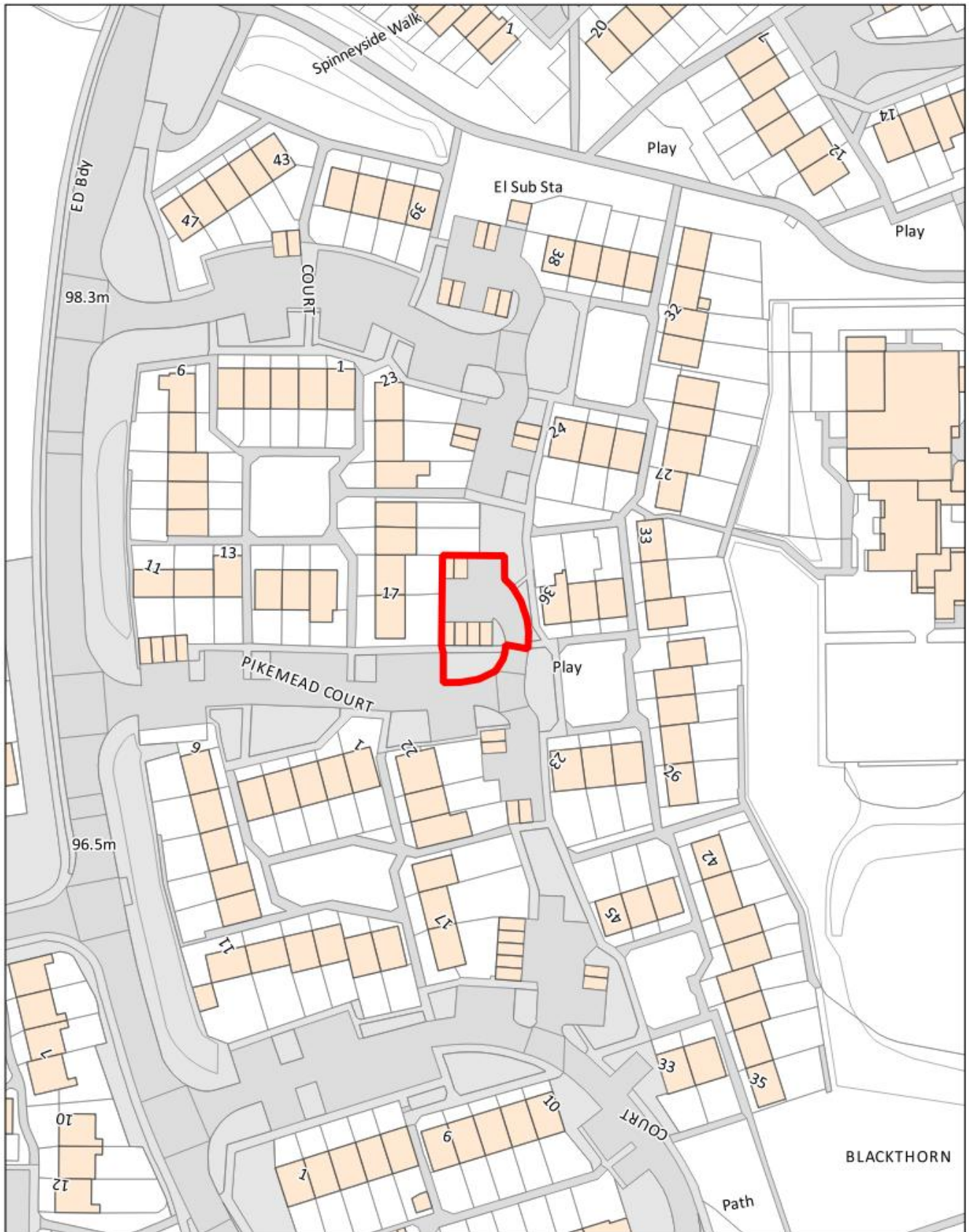
10.1 N/2018/1770

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

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