

PLANNING COMMITTEE: 17th December 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1163

LOCATION: Land adjacent to 30 Brook Lane

DESCRIPTION: Erection of 1no new build bungalow with associated parking

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 principle of a new dwelling is considered acceptable in a residential area and would contribute towards the Council's five year housing land supply. The proposal would have an acceptable impact upon the character and appearance of the surrounding area, neighbouring amenity and highway safety. As such, subject to conditions, the proposed development would comply with the requirements of the National Planning Policy Framework, Policies S1, S10, H1, BN5 and BN9 of the West Northamptonshire Joint Core Strategy and Saved Policies E20 and E26 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application seeks full planning permission for the erection of a detached bungalow with associated parking using the existing vehicular drive off Brook Lane.

2.2 The proposed bungalow is a one bed property with a hipped roof. It would measure 9.2 metres in width, 9 metres in depth and 4.9 metres in height. The bungalow would provide an affordable housing unit that has been designed to meet an identified need.

2.3 The new dwelling would provide two off road parking spaces.

3 SITE DESCRIPTION

3.1 The application site comprises of an incidental amenity area located in a residential area. The site is set to the rear of properties fronting Glebeland Road. It is bounded by a hedge and trees to the northeast and southeast. There is a public footpath along the side boundary of the site that runs between Brook Lane and Glebeland Road.

3.2 There is an existing electric substation to the south of the site.

3.3 The application site is located within the setting of the Dallington Village Conservation Area.

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

National 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:

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 12 - Achieving well-designed places
- Section 15 – Conserving and enhancing historic environment

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
- Policy BN5 - Heritage assets

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 E26 - Heritage Assets

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards 2016
 Planning out Crime in Northamptonshire SPG 2004
 Northampton Parking Standards 2019

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Councillor G Eales** - Support the application as the piece of land has been overgrown and development of site would be appropriate.
- 6.2 **NBC Public Protection** – No objection. Suggested conditions on noise survey, electric chargers and gas fired boilers along with an informative on construction hours.
- 6.3 **NBC Arboricultural Officer** – No objection and suggested that the trees on the site are not of merit and suggested that the retained tree should be removed.
- 6.4 **NBC Conservation** - The application site is outside of the Dallington Conservation Area and its overgrown condition detracts from the appearance of the area. No objection in principle to the proposed development. However, in terms of maintaining the street scene, it would be preferable if the bungalow faced onto Brook Lane and thereby complete the row of bungalows, rather than be sited at the rear of the plot. If, however, the site is too tight to enable this, then no objection.
- 6.5 **Northamptonshire Police** – No objection to the principle of a house; however, suggested that the bungalow should face Brook Lane and propose parking to ensure surveillance over the car parking. The current orientation provides no overlooking of the proposed car parking and in light of the vehicle crime issues in the area an alternate layout as proposed is recommended.
- 6.6 **NCC Highways** – No comments received.

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.

Design and Appearance

- 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 and is in conformity with the NPPF which advises that planning should always seek to secure high quality design.
- 7.5 The application proposes one bungalow. It would be positioned to face the public footpath and would be of similar scale to the existing row of bungalows facing Brook Lane. Neighbouring properties across the street are two storeys detached and semi-detached, however it is considered that the proposed dwelling would be in keeping with the general residential character of the area and would not detract from the street scene. Bearing in mind the scale of the development and the site is adjacent to an electricity substation, the siting of the bungalow facing onto the footpath is considered to be acceptable.

Impact upon the Conservation Area

- 7.6 The proposed bungalow has been designed in similar scale to the existing bungalows in Brook Lane. A condition has been recommended to submit the external material to ensure that the appearance of the bungalow would be in keeping with the character of the local area. The Conservation Officer was consulted on the scheme and has not raised in any objection and advised that the proposal would improve the site which is currently overgrown. It is considered that the application would not result in any adverse impact on the setting of the adjoining Conservation Area in line with Policy E26 of the Northampton Local Plan.

Amenity

- 7.7 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.
- 7.8 The proposed bungalow would flank the residential properties at nos. 41 and 43 Glebeland Road. There would be over 13m separation distance between the proposed bungalow and these neighbouring properties to the side. The side elevation facing these properties has no opening and the proposed new dwelling is not considered to create any overlooking issues. Moreover, a 1.8m high boundary fence has been proposed along the boundary between the application site and neighbouring properties to the side, which would ensure that the application site has an adequate level of screening from the rear gardens of these properties and vice versa. On this basis, it is considered that there would be no adverse impact on the occupiers of these neighbouring properties to the side.
- 7.9 The proposed three windows on the rear elevation would overlook onto the blank wall associated to no.30 Brook Lane, it is not considered that these windows would create any adverse impact on the amenity of no.30.
- 7.10 In terms of the amenities for future occupiers of the new dwelling, the proposed dwelling would provide good size rooms with adequate light and outlook, alongside sufficient garden amenity space. As such, it is considered that adequate living conditions for future occupiers is provided.
- 7.11 The proposed new dwelling would have a moderate rear garden; therefore, a condition has been recommended to withdraw the permitted development rights for any additional extensions and roof conversions/alterations to ensure that the overdevelopment does not occur on the site.

Parking and highway safety

- 7.12 The Northamptonshire County Council Parking Standards seek 1 on plot parking space per dwelling for 1 bedroom properties. Two parking spaces are provided to serve the proposed bungalow, which would comply with the requirements in the County's Parking Standards.

- 7.13 Northamptonshire County Council Highways Department have been consulted on this application and no comments have been received.
- 7.14 An existing vehicular access would be used and the width accords with the Highway Authority Standing Advice and the turning head arrangements were considered acceptable. The submitted plans also show a shed to serve the new dwelling and this could serve as a cycle store. Overall, it is considered that the proposal is acceptable on parking and highway safety grounds.

Trees

- 7.15 There are trees and shrubs on the site. A Sycamore tree to the south of the site has been proposed to be saved; however, the Arboricultural Officer has recommended that none of the trees on the site are of merits to prevent development. It is not considered that the loss of some of the existing trees is unacceptable in this instance.

Other considerations

- 7.16 The Council's Environmental Health Officer recommends a condition to require submission of a noise survey in relation to the impact of the adjacent substation should planning permission be forthcoming. A condition has been recommended to seek such information as a result.
- 7.17 In addition, the Environmental Health Officer suggests the inclusion of conditions relating to electric vehicle charging points, boilers, and construction hours. However, 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 bungalow. 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.
- 7.18 The Crime Prevention Design Officer has suggested amendment to the layout to ensure there is enough surveillance of the proposed parking spaces. However, due to the size and orientation of the site, the layout cannot be amended to allow for a satisfactory siting of the proposed bungalow. However, a condition has been recommended requiring the provision of trellis to be installed to the side boundary fencing to allow for additional surveillance to the parking spaces. It is not considered that security would be compromised to an unacceptable degree.

8 CONCLUSION

- 8.1 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 respect, the site is located in a residential area and therefore the principle of residential development on the site is acceptable. The proposed development would contribute to the Council's five year housing land supply.
- 8.2 The proposed siting and design are considered to be acceptable. It is recommended that planning permission is granted subject to 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: 31054 - (P) 06 rev B, 31054 - (P) 05 rev B, 31054 - (P) 04 rev A, 31054 - (P) 03 rev A, 31054 - (P) 02 rev A, 31054 - (P) 01 rev A and SCH-002.

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

3. Prior to the construction of the new dwelling hereby approved above ground floor slab level, details of all proposed external facing materials for the dwelling and the materials for the brick wall 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.

4. All planting, seeding or turfing shown on approved drawing numbers (P)03 Rev A 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.

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 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.

6. Prior to the commencement of development, a full noise survey and assessment by a competent noise consultant must be prepared and submitted to the Local Planning Authority for approval. The assessment must take into account potential noise emitted from the electricity substation located in close proximity to the development site. The survey should be for a minimum of a 24 hour period and consider low frequency noise typically emitted from transformers. Any mitigation measures as a result of the noise survey shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented prior to the occupation of the dwelling hereby permitted and retained thereafter.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

7. Notwithstanding the details submitted, the south-western boundary treatment of the site shall constitute a combination of 1.5m high close boarded fence with 0.3m high trellis on top. The proposed fencing shall be installed prior to the first occupation of the dwelling hereby permitted and retained in that form thereafter.

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.

8. The parking spaces and manoeuvring area as 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 BACKGROUND PAPERS

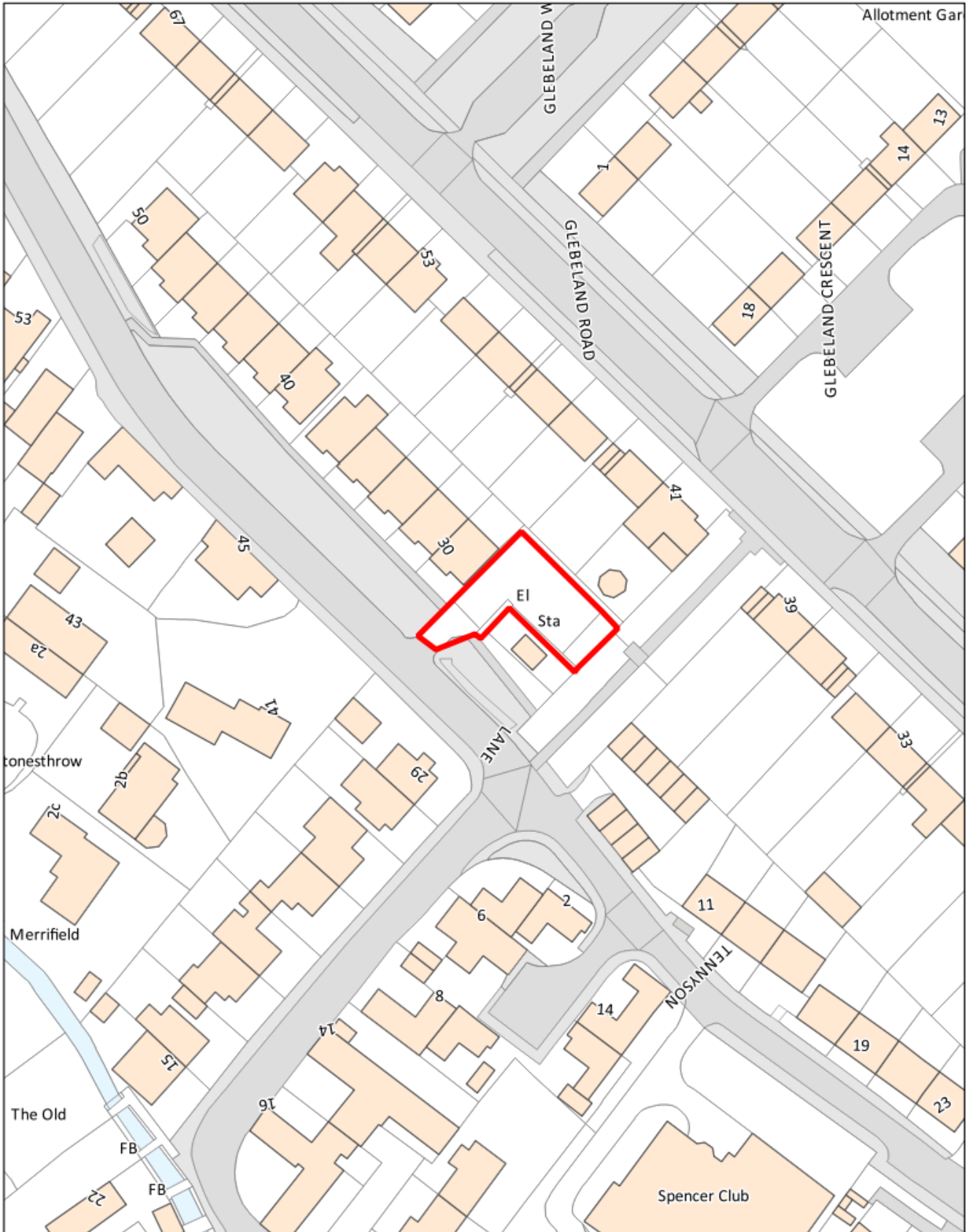
10.1 N/2019/1163.

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: **Land adj to 30 Brook Lane**

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Date: 02-12-2019

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