

PLANNING COMMITTEE: 18th February 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1460

LOCATION: Garages adjacent to 6 Hester Street

DESCRIPTION: Demolition of existing double garage and construction of new dwelling

WARD: Semilong Ward

APPLICANT: Mr Davies
AGENT: Design and Build Projects Ltd

REFERRED BY: Councillor L Marriott
REASON: Parking and traffic 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 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 and BN9 of the West Northamptonshire Joint Core Strategy and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 The current application seeks planning permission for demolition of existing double garage and construction of a new 3-bed three storey detached dwelling.
- 2.2 The scheme has been amended during the course of the application as the depth of the single storey kitchen to the rear has been reduced in depth.

3 SITE DESCRIPTION

- 3.1 The application site comprises of a mid-terraced plot, which has two derelict garages, which would be demolished as a part of the current application.
- 3.2 The surrounding area has predominantly terraced properties and parking is predominantly on street.

4 PLANNING HISTORY

- N/2005/1045 - Renewal of outline planning permission n/2002/1146 - erection of one dwellinghouse. Approved.
- N/2002/1146 - Renewal of outline planning permission 99/0976 - erection of one dwellinghouse. Approved.
- N/1994/0229 - Outline - erection of town house with integral garage at 5 Hester Street, Northampton. Approved.
- N/1992/0283 - Renewal of outline planning permission 89/0374. One town house with integral garage AT 5 Hester Street, Northampton. Approved.
- N/1989/0374 - Outline/one town house with integral garage at 5 Hester street, Northampton. Approved.
- N/1983/0362A - Outline- Situated at 5 Hester Street. One Townhouse with integral garage. Approved.
- N/1979/0304 - Outline/the residential development at 5 Hester Street, Northampton. 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.

National Policies

5.2 **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 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

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

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Councillor L Marriott** – advised that he has concerns about the traffic congestion and parking issues in the area and called in the application to be determined by the Planning Committee.

6.2 **NBC Public Protection** – No objection. Suggested conditions on electric chargers along with an informative on construction hours.

6.3 1 neighbour representation has been received raising objection about the proposal. The comments have been summarised as follow:

- Impact on the character of the detached house.
- Adverse impact on the property value because the neighbouring property would be converted to a terraced house.
- Restrict the access to the walls for any maintenance, adjoining to the new property.
- The property already has minimal light due to the large building at no.6.
- The plot was never built and always had a garage.
- The rear garden was originally part of the ancient orchard.
- The historic character of the area is being bulldozed by planning.
- Impact on the light of the property due to the infill of the space.
- Parking issues in the area.
- The garages to be demolished would have asbestos and could affect the occupants of adjoining properties.
- The building would be converted into a house in multiple occupation in future.

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 application site had an outline permission granted for one dwelling in 1983, which was renewed 6 times, N/2005/1045 was the last outline permission granted for the site. These approvals established the principle of a dwelling at the application site. However, since then NPPF has been updated and the Northamptonshire Joint Core Strategy has been adopted. Therefore, the current proposal has been assessed in the light of current policies and guidelines.

7.3 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.

- 7.4 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.
- 7.5 It is considered that 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

- 7.6 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.
- 7.7 The proposed dwelling would match the front building line of the existing row of terraces and would be of a similar design to the existing row. The ridge line of the proposed dwelling is considered appropriate due to land levels. It is considered that the proposed design would reflect the fenestration, door and chimney details of the neighbouring properties to give the appearance of a continuation of terraced properties. Subject to the use of appropriate materials, the design and appearance is considered to be in keeping with the existing character of the area and is acceptable. A condition has been recommended to require the details of external materials to be submitted to ensure that the proposed new dwelling does not detract from the character of the area and the streetscene. It is considered that the proposed dwelling would be acceptable in design terms.
- 7.8 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.
- 7.9 It is considered that the design and appearance of the new dwelling is in keeping with the character of the local area and would comply with the guidance outlined in NPPF, Policy H1 of JCS and saved policy E20 of the Northampton Local Plan.

Amenity

- 7.10 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.
- 7.11 The proposed dwelling would sit adjoining to the existing blank wall at no.6 and owing to the siting, the proposal would be screened behind the existing building of no.6. It is considered that the proposed new dwelling would not have any adverse impact on the amenity of no.6.
- 7.12 The proposed new dwelling would have a part single storey element on the ground floor to accommodate the proposed kitchen, which would sit adjoining to the neighbouring property, no.4 Hester Street. No. 4 has a kitchen window on the lower ground level and a habitable window (office/studio) on the ground floor level, which sit higher than the ground floor level of the application site.
- 7.13 The amended scheme submitted during the course of the application has reduced the depth of the kitchen by approximately 1.5m. The virtual 45' line taken from the centre of the habitable window on the ground floor at no.4 would overlap the corner of the proposed kitchen. It is

considered that due to the small portion of the building that would overlap the 45' line, the impact on no.4 would not be so significant that warrants a refusal of the application. Moreover, there is an existing 1.8m high brick wall along the common boundary between the two properties, the impact of the single storey extension would be lessened as a result. Whilst it is acknowledged that the proposed new dwelling would have some visual impact on this property, however, owing to the scale and design of the proposed dwelling and the position of the existing brick wall, the resulting impact is considered to be acceptable.

- 7.14 The neighbouring properties to the rear are located at a separation distance of over 30m and are divided by an alley. Owing to the siting and separation distance, it is not considered that the proposed new dwelling would have any adverse impact on the neighbouring properties to the rear.
- 7.15 In terms of the amenities for future occupiers, 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.
- 7.16 Overall, it is considered that that the proposed new dwelling would not have any adverse impact on the amenity of the neighbouring properties to the side and to the rear. The proposed development would accord with the advice contained in the NPPF, Policy H1 of the Joint Core Strategy and saved Policy E20 of the Northampton Local Plan.

Parking and highway safety

- 7.17 Since the original planning permission was granted, Northamptonshire Parking Standards SPD has been adopted in September 2016 and Northampton Parking Standards in 2019.
- 7.18 The proposal would provide a three-bedroom property, which would require two off-street parking spaces as per the parking standards. Proposed paved area to the front of the property has been designed for the parking of vehicles to serve the new dwelling. However, this space would be substandard with 4.3m depth and would not meet the parking spaces requirements.
- 7.19 Currently, this area is being used to accommodate up to two cars with some overhang on the highway area. The proposed new dwelling has been proposed with the same parking arrangements.
- 7.20 The proposed development would include demolition of the existing garages; however, as per the Northamptonshire Parking Standards, garages are not considered parking spaces. Moreover, the space has not been used for parking for some years as the garages are in delapidated condition.
- 7.21 Moreover, the site is within a sustainable location within easy access to facilities and alternative methods of transport. In addition, Hester Street is characterised by dwellings with no off-road parking, and there are no on-street parking restrictions. All the properties on the street rely on on-street parking and have no dedicated on-site spaces.
- 7.22 On balance, it is considered that the proposed parking would accommodate the dwelling and would not lead to any significant adverse impact on existing parking conditions. It is considered that the proposed development is acceptable and would not cause undue impact on the highway safety.

Other considerations

- 7.23 The Council's Environmental Health Officer suggests the inclusion of conditions relating to electric vehicle charging point, boilers, and construction hours. However, given the substandard parking arrangements and the scale of the development, it is considered that it would not be practicable to seek such charging point in this instance. 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.

- 7.24 Concerns has been raised in terms of the impact on the historic character of the area. However, the application is not located in any designated Conservation area. A condition has been recommended to require the submission of the external materials to ensure that the development would be in keeping with the local character of the area.
- 7.25 Other matters raised by the local residents such as impact on property values, asbestos from the demolition of the garages are not planning matters and cannot be considered while assessing the planning application.
- 7.26 Concerns were also raised in relation to the potential use of the building for a house in multiple occupation. Such proposal would be subject to a separate planning application and therefore cannot be given consideration while assessing the application.
- 7.27 Refuse storage details are not submitted with the application. A condition has been recommended to require submission of the details to ensure that the new dwelling provide adequate refuse storage area.

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 is considered to be acceptable and would accord with the advice contained in the NPPF, policy S10 of the West Northamptonshire Joint Core Strategy and policy E20 of the Northampton Local plan.
- 8.3 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: 3011/01, 3011/02 rev A, 3011/04.

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

3. Prior to the construction of the development hereby approved above ground floor slab level, full 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 to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan 1997 (saved policies), and policy H1 of the West Northamptonshire Joint Core Strategy (2014).

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 extensions, roof alterations or other form of enlargement to the dwelling hereby permitted shall take place.

Reason: To safeguard neighbouring residential amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

5. Full details of facilities for the recycling and 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 prior to the dwelling hereby permitted is first occupied 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

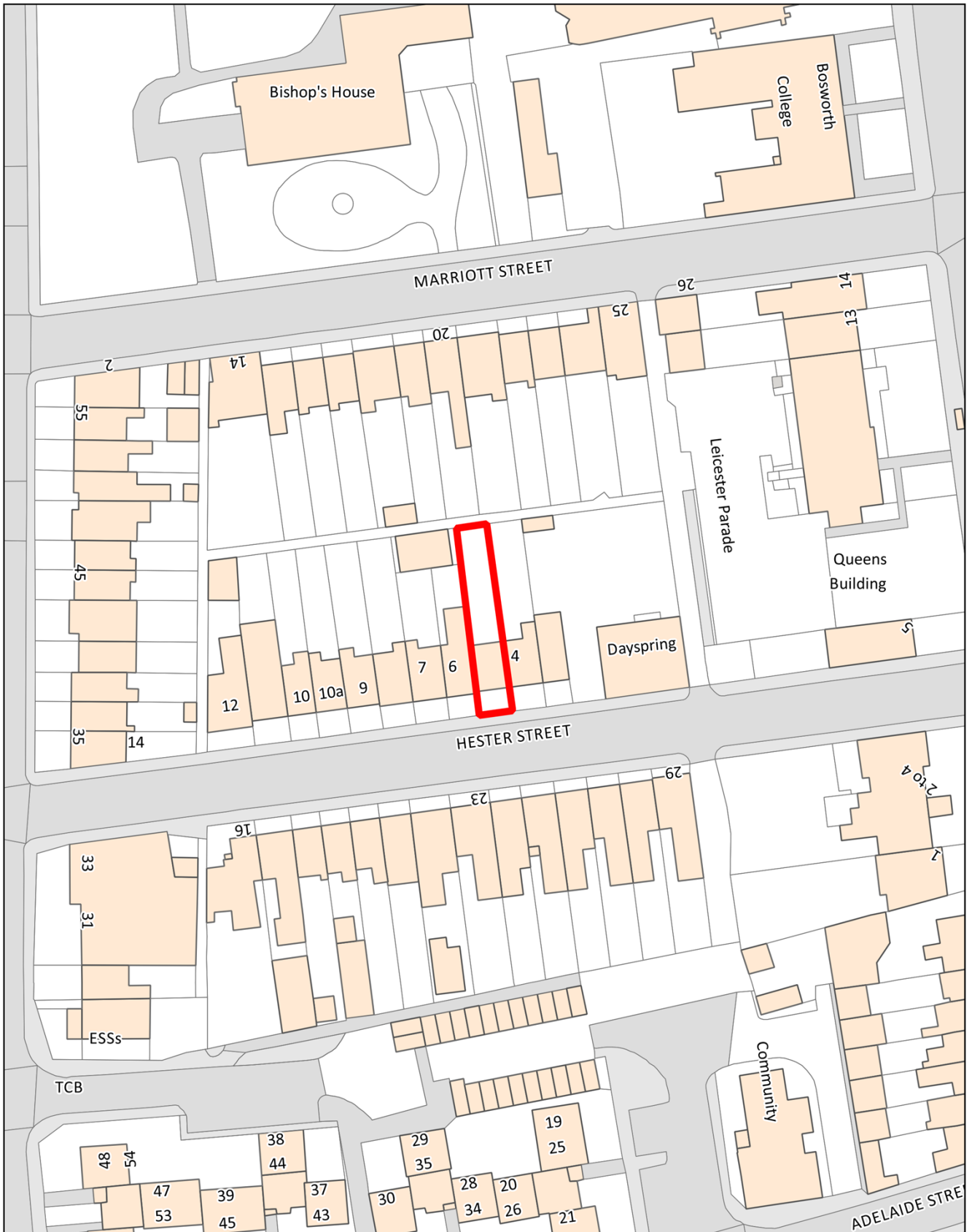
- 10.1 N/2019/1460 and N/2005/1045.

11 LEGAL IMPLICATIONS

- 11.1 The development is CIL liable as it relates to 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: **Garage adjacent to 6 Hester Street**

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Date: 06-02-2020

Scale: 1:800

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