

**PLANNING COMMITTEE:** 18<sup>th</sup> February 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0248

**LOCATION:** Land adjacent to 573 Wellingborough Road

**DESCRIPTION:** Erection of 3 new dwellings together with parking spaces served off Norman Road

**WARD:** Headlands Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Baily Garner LLP

**REFERRED BY:** Director of Planning and Sustainability  
**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 proposal would contribute towards the Council's five year housing land supply and, as part of a balanced assessment, it is considered to be acceptable. As such, subject to conditions, no objections are raised with regards to the requirements of the National Planning Policy Framework, Policies S1, S10, H1, BN1, BN2, BN5, RC2 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 construction of three dwellings with associated car parking spaces and a new access off Norman Road.

2.2 The new dwellings would be two bed terraced properties with hipped roof forms and elevation treatments comprising bricks at ground floor and render at first floor level. Each dwelling would measure 9.3 metres in depth and 8.2 metres in height, with the two end dwellings measuring 4.7 metres in width and the mid-terrace dwelling measuring 4.5 metres in width.

2.3 In addition, the scheme would include 6 parking spaces served off a new access from Norman Road.

- 2.4 The application has been amended since its submission to reduce the number, size and layout of the dwellings to enable the retention of the mature trees on the site and an area of open space on the corner of the Wellingborough Road. In addition, the design of the dwellings has been amended to hipped roofs and to incorporate first floor render to better reflect the character of properties along the Wellingborough Road, with a bay window also introduced to the east elevation of the terrace to create an active frontage.

### **3 SITE DESCRIPTION**

- 3.1 The application site occupies a prominent location on the junction of Norman Road and Wellingborough Road and comprises a triangular shaped parcel of open green space including a number of mature trees.
- 3.2 The application site is bounded by Norman Road and Wellingborough Road to the north east and southern sides respectively and specifically neighbours No. 573 Wellingborough Road and No. 1A Norman Road to the western side.
- 3.3 No. 573 is typical of properties to the north of the Wellingborough Road in the vicinity of the site, comprising a semi-detached house with a hipped roof form incorporating front gablet features with brick and render elevations. In addition, it has a relatively deep front garden and it is noteworthy that large copper beech trees also form a distinctive part of the character of this section of the Wellingborough Road.
- 3.4 No. 1A is a modern addition but reflects the character of Norman Road in the vicinity of the site, which also comprises hipped roof with brick and render elevation treatments. Although properties in Norman Road lack the gablet features of the existing properties on the Wellingborough Road and also have smaller front gardens.
- 3.5 The Abington Park Conservation Area is located to the southern side of the Wellingborough Road.

### **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.

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.

#### **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.  
Section 16 - Conserving and enhancing the 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 RC2 - Community Needs  
Policy BN1 - Green infrastructure  
Policy BN2 - Biodiversity  
Policy BN5 - Historic Environment and Landscape  
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 policies are material to this application:

Policy E20 - New Development (Design)  
Policy E26 - Conservation Areas

### 5.5 **Supplementary Planning Documents**

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

## 6 **CONSULTATIONS / REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Arboricultural Officer (NBC):** The revised Arboricultural report reads well and reflects the new proposed layout. The method statement and control measures specified should be implemented in a timely fashion and properly maintained throughout the duration of the development to seek to prevent harm to the important retained copper beech trees.
- 6.2 **Highway Authority (NCC):** No comments to make following a review of the application.
- 6.3 **Public Protection (NBC):** No objections subject to conditions to address noise, unexpected contamination, working hours and the Council's Low Emissions Strategy.
- 6.4 **Six letters of objection** were received in respect of previous iterations of the application, which included the following points:
- Loss of green space; small green spaces are important breathing spaces and provide areas of open space, reduce temperatures in hot weather and are a home to wildlife.
  - The site is an important gateway to Northampton.
  - The area is used by children for play.
  - Development would be cramped.
  - Proposal would represent an eyesore.
  - Entrance appears too tight and could cause an accident.

- There are existing parking and traffic issues on Norman Road which will be exacerbated by the proposal.
- Proposal would have insufficient parking.
- Unclear whether the parking area will be available for local residents.
- Norman Road is one way but this is often ignored.
- Application should have been advertised more widely.
- Negatively effect on house prices.
- Errors in application submission, such as erroneous references to garages on site.

6.5 **One further letter of objection** has been received in respect of the latest amended scheme. This representation raises concerns that the application does not include details of how traffic will be prevented from driving the wrong way down Norman Road and questions whether the application is ruining green land.

## 7 APPRAISAL

7.1 The application site is located in a designated residential area and would comply with Policy S1 of the Joint Core Strategy, which details that development should be concentrated primarily in and adjoining the principal area of Northampton.

7.2 Notwithstanding the above, the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for three dwellings would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

### Open space and trees

7.3 The application site comprises an area of open space. Policy RC2 of the Joint Core Strategy relates to open space and seeks to resist the loss of open space unless it can be demonstrated that:

- There is evidence that improvements can be made through the provision of a replacement facility of equal or better quality taking into account accessibility; or
- The proposal will bring about community benefits that outweigh the loss of the facility; or
- Having regard to the relevant open space study, the space is surplus or is little used.

7.4 In addition, Paragraph 97 of the NPPF also seeks to protect against the unjustified loss of open space.

7.5 In this instance, the proposal would result in the loss of a large proportion of the existing open space which occupies a prominent location and contributes to the character of the area. However, the open space is relatively small in size which limits its role as a recreational resource and it is not identified in either the Council's open space or green infrastructure studies. In addition, the two mature copper beech trees to the Wellingborough Road frontage would be retained with additional tree planting proposed including new copper beech trees. Furthermore, the application has been amended to retain a meaningful triangle of open space on the junction of Wellingborough Road and Norman Road, with strips of open space also running along both roads. Therefore, whilst the loss of a large proportion of the open space is regrettable, as part of a balanced assessment, it is considered that the benefits arising from the provision of three houses would outweigh this harm

### Design, layout and heritage assets

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. In addition, as the site neighbours a Conservation Area, special attention must be paid to the desirability of

preserving or enhancing the character or appearance of the Conservation Area, with great weight given to the conservation of the heritage asset.

- 7.7 The proposed houses would front onto the Wellingborough Road and would be set to the side of No. 573 Wellingborough Road, with a set back from the highway to match the prevailing pattern of development. The new dwellings would comprise a terrace of three houses and not semi-detached properties which is characteristic of the northern side of the Wellingborough Road. However, the amended scheme proposes a similar two storey scale and approach to elevation treatments to the neighbouring properties, with brick at ground floor level and render at first floor level. Furthermore, the roof form of the terrace has been amended from a gabled to a hipped roof and thus would have a simplified version of the roof forms of properties along the Wellingborough Road. In addition, a bay window has been introduced to the eastern flank elevation of the new houses to add some interest to this elevation, which would be visible on approach to the site from the east along the Wellingborough Road, and also afford surveillance of the parking area and remaining open space. As such, it is considered that the proposed houses would not appear unduly prominent or intrusive in the Wellingborough Road streetscene.
- 7.8 The development would back onto Norman Road and, whilst such an approach would not reflect the prevailing pattern of development along Norman Road, the rear boundaries of the houses would be set in from the footpath to reflect the building line of the existing houses and allow a landscaped strip to be retained. In addition, the boundary treatments would comprise a mix of walls and railings to help to soften the impact of the development and afford some opportunities for surveillance. Therefore, it is considered that the proposed houses would not appear unduly prominent or intrusive in the Norman Road streetscene.
- 7.9 The new parking area would occupy the centre of the site, but would be surrounded by open space to three sides with in particular a meaningful triangle of open space on the prominent eastern concern of the site. Therefore, it is considered that the parking area would not have an unacceptable impact on the streetscene.
- 7.10 In respect to the impact of the development on heritage assets, the Abington Park Conservation Area is located to the south of the site. However, the Conservation Area is separated from the site by a main arterial road and the mature copper beech trees within the site and a landscaped running along the Wellingborough Road would be retained. As such, it is considered that the proposal would not adversely affect the setting of the neighbouring Conservation Area.
- 7.11 Overall, and subject to conditions relating to floor levels, materials, boundary treatments, external lighting, tree protection and landscaping, it is considered that the proposal would not have an adverse impact on the character and appearance of the area or the Abington Park Conservation Area.

### **Residential amenity**

- 7.12 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.
- 7.13 In terms of the amenities of neighbours, the proposed houses would be set to the side of properties on Wellingborough Road, with Plot 1 specifically set in from the side boundary with No. 573 Wellingborough Road. No. 573 benefits from flank windows facing the application site, however these comprise a hall, landing, and bathroom room and as also a secondary window serving the ground floor front room. As such, and subject to a condition removing permitted development rights for extensions, roof alterations and dormer windows, it is considered that the proposal would not have an adverse impact on the residential amenity of this or any other neighbouring property.
- 7.14 In respect of the amenities of future occupiers, all habitable rooms would be served by windows providing reasonable level of outlook and daylighting. Furthermore, the garden sizes for the new

dwelling would generally be acceptable for two bed homes subject to a condition removing permitted development rights for extensions. The Environmental Health Officer has requested a noise assessment relating to transportation noise from the Wellingborough Road and this matter can be addressed by condition. As such, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers.

### **Parking and highway safety**

- 7.15 The Parking Standards seek two on plot parking spaces for two bed dwellings which would be met as part of the proposal and as such the County Highway Engineer raises no objections to the scheme. In addition, the new Standards seek electric vehicle charging points and these can be secured by condition. Therefore, and subject to conditions securing the parking and charging points, it is considered that the proposal is acceptable on parking and highway safety grounds.

### **Other considerations**

- 7.16 A land contamination condition is recommended on the request of the Council's Environmental Health Officer.
- 7.17 The Council's Environmental Health Officer also suggests a condition relating to construction hours, however given the scale of the development and the controls that existing under the Environmental Health Legislation, it is considered that such a condition is not necessary in this instance.

## **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 under the development plan, with the proposal development also contributing to the Council's five year housing land supply. The proposal would however result in the loss of an area of open space, although the harm from this loss is considered to be outweighed by the benefits of providing housing to contribute to the Council's five year housing land supply. Furthermore, subject to conditions, no other harm has been identified that would significantly and demonstrably outweigh the benefits. Therefore, it is recommended that planning permission is granted subject to 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: (P) 01A, (P) 02A, (P) 03J, (P) 05B, and (P) 07A.

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

3. 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 and where remediation is necessary a remediation scheme must be prepared 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.

4. Prior to the construction of the development hereby permitted, tree protection measures shall be installed in accordance with the details in the submitted Arboricultural Reports (reference MacIntyre 18102\_Fv3) and maintained for the duration of the construction of the development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

5. Prior to the construction of the development hereby permitted, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

6. Prior to the construction of the new dwellings hereby permitted above ground floor slab level, a scheme for achieving the noise levels contained within BS8233:2014 (or any standard revoking and replacing that standard with or without modification) with regards to the residential units shall be submitted for approval to the Local Planning Authority. Once approved the scheme shall be implemented before occupation of the residential units and maintained thereafter.

Reason: In the interests of residential amenity and in accordance with Policy E20 of the Northampton Local Plan and Policies H1 and BN9 of the West Northamptonshire Joint Core Strategy.

7. Prior to the construction of the new dwellings hereby approved above ground floor slab level, 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 in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

8. Prior to the construction of the new dwellings hereby approved above ground floor slab level, a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained. All planting, seeding or turfing comprised in the approved details of landscaping 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.

9. The new parking spaces shown on approved plans shall be constructed prior to the occupation of the dwellings 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. Full details of electric vehicle charging points for the approved dwellings / communal parking spaces hereby approved 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 and fully implemented prior to the first occupation of the dwellings hereby permitted and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with the Northampton Parking Standards SPD.

11. Prior to the construction of the sheds shown on the plans hereby approved, full details of the sheds 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: To ensure the provision of adequate facilities in accordance with Policy S0 of the West Northamptonshire Joint Core Strategy.

12. The proposed boundary treatments as shown on the approved drawing (P)03J shall be implemented in full prior to the first occupation of the dwellings hereby permitted and retained thereafter.

Reason: To ensure a satisfactory standard of development and security for the future occupants in accordance with Policy S0 of the West Northamptonshire Joint Core Strategy.

13. 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 dormer windows shall be erected to the dwellings 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.

## **10 BACKGROUND PAPERS**

- 10.1 N/2019/0248.

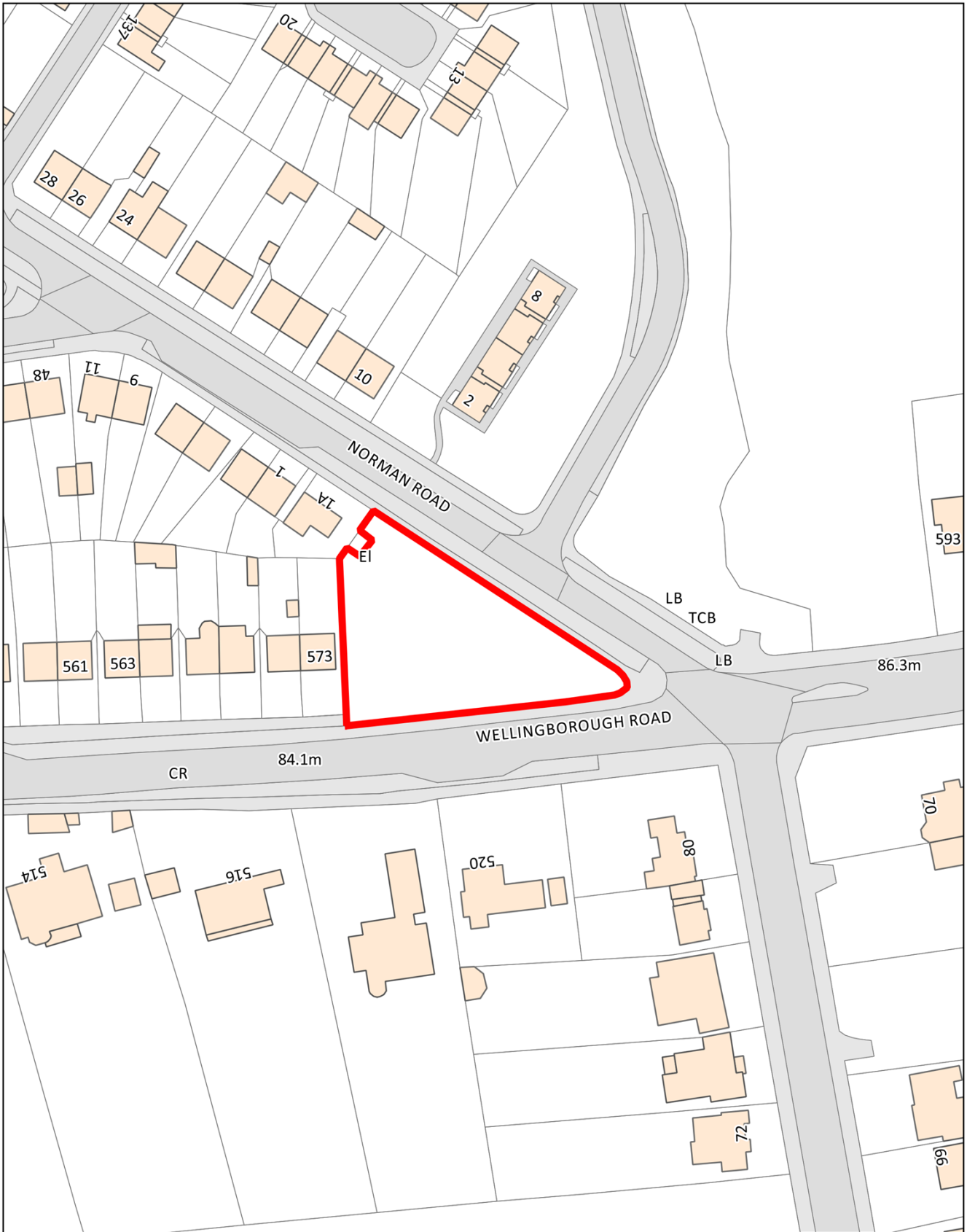
## **11 LEGAL IMPLICATIONS**

- 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.





**NORTHAMPTON**  
BOROUGH COUNCIL

Title: **Land adj to 573 Wellingborough Road**

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