

PLANNING COMMITTEE: 21st January 2021
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0079

LOCATION: Garage 1 Lock Up Garages , Coverack Close

DESCRIPTION: Creation of 17no new parking bays with tarmac finish

WARD: Delapre & Briar Ward

APPLICANT: Northampton Partnership Homes
AGENT: Northampton Partnership Homes

REFERRED BY: Director of Planning and Sustainability
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 proposed parking area would not have an undue detrimental impact on the appearance and character of the area, highway safety, neighbouring amenity, security and effect on nearby trees to accord with the aims and objectives of the National Planning Policy Framework, Policies S10, BN3 and BN7 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 Permission is sought for the provision of 17 off road parking spaces adjacent to a block of 10 single garages. There would be two areas of parking comprising ten parking spaces on one side and seven on the other side of the existing garage block. The existing garages would not be demolished. The proposal would include the removal of some existing trees on the site.
- 2.2 The parking areas are proposed to be finished in tarmac with suitable ACO drainage, gullies and new kerbs.

3 SITE DESCRIPTION

- 3.1 The application site comprises two areas of grassed amenity space located at the end of Coverack Close and adjacent to an existing block of garages within an established residential areas where on-street parking is at a premium throughout the day and evening. There are a number of existing trees on the site, none of which are protected by preservation orders, and the western area of land has existing play equipment on it which is proposed to be relocated.
- 3.2 The application site is surrounded by residential properties on all sides with a mix of single storey and two storey dwellings.

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) and the Northampton Local Plan (1997) saved policies.

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:

- Paragraph 108 Safe access for all
- Paragraph 127 Design and residential amenity

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:

S10 - Sustainable Development Principles
BN3 - Woodland Enhancement and Creation
BN7- Flood Risk

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 (design)

5.5 Supplementary Planning Documents

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

6 CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NCC Highways Authority:** No objections.
- 6.2 **Northamptonshire Police:** No objections.
- 6.3 **NBC Arboricultural Officer** – Initially raised objection about the loss of the trees from the application site. However, during the course of the application, suitable mitigation measures have been approved and a new landscaping scheme has been agreed. Subject to the implementation of the approved mitigation measures, the objection is withdrawn.
- 6.4 **NBC Public Protection:** No objections and recommended a condition to provide electric vehicle charging points.

7 APPRAISAL

- 7.1 The main issues for consideration are the principle of additional parking spaces at this location, the impact on the character of the surrounding area, and proposed residential amenity, trees and highways/parking implications.

Principle

- 7.2 The application site is located within a residential area, currently comprising two areas of grassed amenity land with six trees. Within such an area of residential development, where parking is at a premium, the development is considered to be acceptable, subject to the considerations below.

Impact on the appearance and character of the area

- 7.3 Policy S10 requires the highest standards of sustainable design and a strong sense of place. Given that the proposed parking areas would be a continuation of the existing hard standing in front of the garage blocks and that they are not unduly prominent, it is considered that the visual impact in the local areas is acceptable. Although the proposal would result in the loss of an existing landscaped area, this needs to be balanced against the need for parking in the area. Some of the existing play equipment will be relocated elsewhere in the estate. It is considered that the grassed area does not hold significant amenity value that outweighs the improved parking provision for the local residents.

Impact on Trees and Landscaping

- 7.4 The site contains some semi -mature trees which are not covered by any formal protection orders and are proposed for removal under the scheme with replacement tree planting proposed on the western boundary of the site. The Council's Arboricultural Officer has been consulted and raises no objection subject to a condition requiring the replacement planting and landscaping. The proposal therefore accords with Policy BN3 of the Joint Core Strategy.

Impact on amenity of neighbouring occupiers

- 7.5 The application site is surrounded by residential properties on all sides. While it is acknowledged that there may be additional comings and goings in close proximity to many of these properties, it is not considered that the impact would be unacceptable and this impact must be weighed against the positive benefits of providing additional parking in the area.

Parking and Highways

- 7.6 The proposal would provide additional parking in a location where parking is at a premium, therefore, the proposal would assist in reducing the pressure for on-street parking, potentially freeing up additional parking elsewhere on the estate. The Local Highway Authority have no objection to make and as such the proposed development is acceptable and would not result in any adverse impact on highway safety.

- 7.7 In terms of the provision of electric vehicle charging points, the proposed plans show two of these which accords with Council's requirements on Parking and Public Protection comments.

Security and Crime Prevention

- 7.8 The applicant has given consideration to the proposed layout to ensure personal safety and contends that natural surveillance of car parking is an important aspect of the design. The Northamptonshire "Planning out Crime SPG (2003) is relevant as is policy S10 of the Joint Core Strategy and the NPPF. The NPPF states "development should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience". In terms of security, all proposed parking spaces would be overlooked by surrounding properties therefore it is a suitable location in this respect.

Drainage and Flood Risk

- 7.9 The NPPF seeks to ensure that proposals for new development are appropriately located away from areas with a high risk of flooding and to ensure that the development does not lead to an increase in flood risk elsewhere. Policy BN7 of the Joint Core Strategy requires that new development demonstrates there is no risk of flooding to existing properties and that the development is (or can be) safe, seeking to improve existing flood risk management. The site lies within a low risk Flood Zone (Flood Zone 1) which has the lowest probability of experiencing flooding. A condition is proposed to secure drainage details for the car park to ensure any impacts are appropriately mitigated due to the introduction of hard surfacing.

8 CONCLUSION

- 8.1 The proposals are considered acceptable and would not have any undue impact on highway safety or visual and residential amenity, parking and highway safety, trees, security and drainage.
- 8.2 The proposal is recommended for approval with 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: DEL-CP01 Received on 24.11.2020, Tree planting Plan Rev 1.

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

- 3) Prior to the first use of the approved development, details of drainage relating to the extended car park 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 prevent drainage on to the highway in accordance with the aims of the National Planning Policy Framework.

- 4) The development shall be carried out in accordance with the approved landscaping scheme as shown on Drawing number Tree Planting Plan Rev1. 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 completion of the development 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 Policy E20 of the Northampton Local Plan and Policy BN3 of the West Northamptonshire Joint Core Strategy.

- 5) Prior to the first use of the development hereby permitted, full details for the provision of electric vehicle charging points as shown on the approved plan 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 development being first brought into use.

Reason: To ensure the provision of adequate facilities and in the interests of providing a sustainable development in accordance with the Northampton Parking Standards Supplementary Planning Document and the aims and objectives of the National Planning Policy Framework.

10 BACKGROUND PAPERS

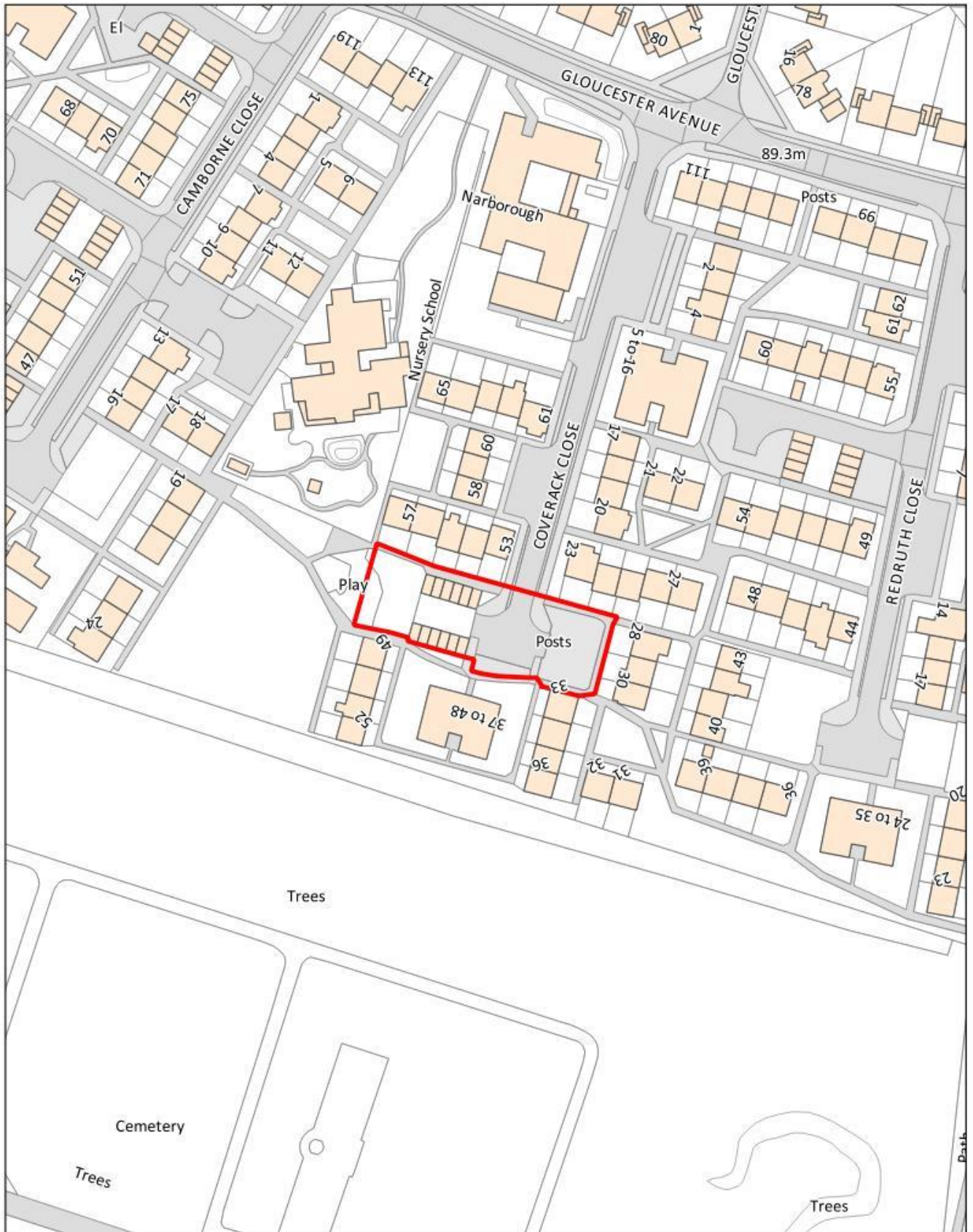
10.1 N/2020/0079

11 LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12 SUMMARY AND LINKS TO CORPORATE PLAN

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: **Lock up Gargers at Coverack Close.**

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Date: 13-01-2021

Scale: 1:1,250

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