

PLANNING COMMITTEE: 1st September 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

**APPLICATION REF
AND LOCATION:**

N/2020/0489	1-6 Rainsborough Crescent
N/2020/0490	9-20 Rainsborough Crescent
N/2020/0491	25-30 Rainsborough Crescent
N/2020/0492	1-6 Newstone Crescent
N/2020/0493	18-23 Newstone Crescent
N/2020/0494	1-6 Knaphill Crescent
N/2020/0495	12-17 Knaphill Crescent
N/2020/0498	23-28 Knaphill Crescent
N/2020/0499	31-36 Knaphill Crescent
N/2020/0500	39-44 Knaphill Crescent
N/2020/0501	4-9 Crickley Crescent
N/2020/0502	17-22 Crickley Crescent
N/2020/0503	22-27 Arrow Head Road
N/2020/0504	28-33 Arrow Head Road

DESCRIPTION: Replacement of brown frame windows with white frame windows

WARD: Delapre & Briar Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Director of Planning and Sustainability
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** of all 14 planning applications in question, subject to the conditions as set out below and for the following reason:

The proposed new UPVC windows are of a scale and design appropriate to the building and surrounding area. It is considered that there would not be any undue impact on visual or residential amenity on the neighbouring properties. The proposal would be in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy, saved Policy E20 of the Northampton Local Plan, the Council's Residential and Alterations Design Guide and advice within the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The 14 planning applications, all relate to properties in the Briar Hill area, seek permission for the replacement of the existing windows in all elevations of each building with new white UPVC windows of exactly the same size and design.

2.2 The applications relate to the following sites:

N/2020/0489 1-6 Rainsborough Crescent
N/2020/0490 9-20 Rainsborough Crescent
N/2020/0491 25-30 Rainsborough Crescent
N/2020/0492 1-6 Newstone Crescent
N/2020/0493 18-23 Newstone Crescent
N/2020/0494 1-6 Knaphill Crescent
N/2020/0495 12-17 Knaphill Crescent
N/2020/0498 23-28 Knaphill Crescent
N/2020/0499 31-36 Knaphill Crescent
N/2020/0500 39-44 Knaphill Crescent
N/2020/0501 4-9 Crickley Crescent
N/2020/0502 17-22 Crickley Crescent
N/2020/0503 22-27 Arrow Head Road
N/2020/0504 28-33 Arrow Head Road

3 SITE DESCRIPTION

3.1 The sites lie within Briar Hill to the south of the town in predominantly residential areas. The sites comprise blocks of flats ranging from two to three storeys and are constructed in brick with some wood cladding in parts with mostly brown UPVC window frames.

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.

6 National Policies

6.1 **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 17 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 56 seeks to ensure good design is a key aspect of sustainable development and should contribute to making places better for people.

6.2 **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. Policy of particular relevance is:

Policy S10: Sustainable Development Principles

6.3 **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.

6.4 **Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD 2011

7 **CONSULTATIONS/ REPRESENTATIONS**

7.1 None received.

8 **APPRAISAL**

Appearance and impact on the local area

8.1 The proposal is for external works to the front and rear of the property and will include the installation of new, white, UPVC windows. It is considered that the proposals will enhance the appearance of the property with more contemporary and unifying features.

8.2 The proposed works will enhance the appearance of the site and additionally improve the overall appearance of the surrounding area. There will be no detrimental impact on neighbouring properties in terms of overlooking or overshadowing. As a result of this, it is considered that the proposal is of an acceptable design and represents sustainable development in accordance with national and local planning policy and is therefore acceptable.

Residential amenity

8.3 The proposed works for replacement windows will not increase the glazed area of the windows and would have a neutral impact on the neighbouring properties.

9 **CONCLUSION**

9.1 The proposed works would enhance the external appearance of the properties and would have a neutral impact on the amenities of adjoining and nearby occupiers. The proposal would comply with the guidelines outlined in the NPPF, policy S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

10 **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 shall be carried out in accordance with the submitted window details.

Reason: To secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

11 BACKGROUND PAPERS

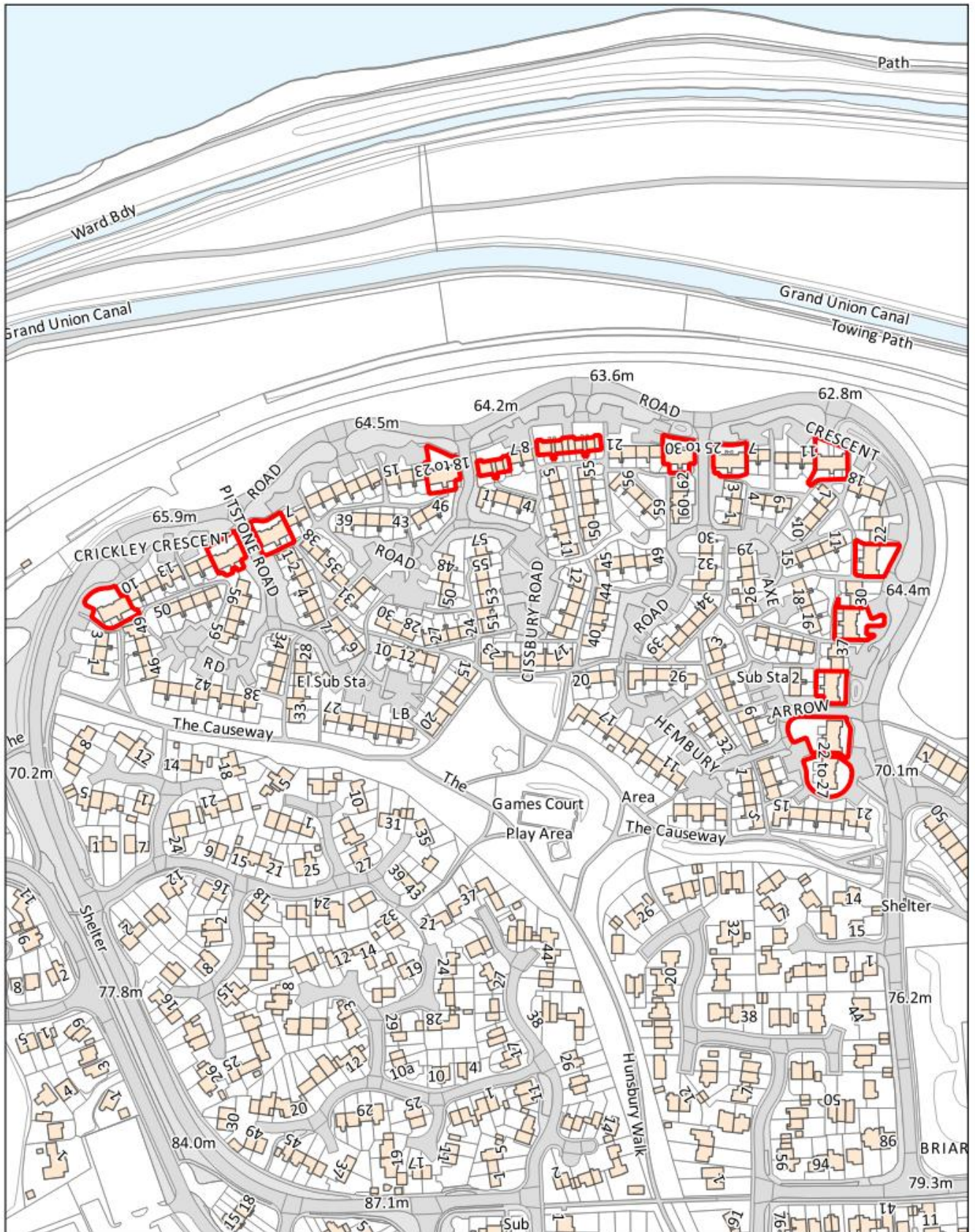
- 11.1 N/2020/0489 1-6 Rainsborough Crescent
- N/2020/0490 9-20 Rainsborough Crescent
- N/2020/0491 25-30 Rainsborough Crescent
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12 LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **Window replacements at various locations at Delapre & Briar**

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