

PLANNING COMMITTEE:	9 th May 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REFS:	N/2017/0232, N/2017/0233, N/2017/0234, N/2017/0235, N/2017/0236, N/2017/0237
LOCATION:	Six sites in Park Drive, Park Walk, North Oval, South Oval, Park Crescent East, Severn Drive, Kings Heath
DESCRIPTION:	Refurbishment of existing blocks including alterations to balconies; installation of security gates and fence; bin storage and sheds; alterations to paths and landscaping and alterations to parking areas
WARD:	Kings Heath Ward
APPLICANT:	Northampton Partnership Homes
AGENT:	Northampton Partnership Homes
REFERRED BY:	Head of Planning
REASON:	Council Owned Land
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 **APPROVAL** for all six planning applications, subject to the conditions as set out below and for the following reason:

The proposed development would enhance the appearance of the buildings and the area, and would provide enhanced facilities and security for residents of the blocks, whilst not having any detrimental impact on the amenity of neighbouring occupiers and would be consistent with the aims and objectives of the policies of the West Northamptonshire Joint Core Strategy, the Northampton Local Plan, the National Planning Policy Framework and the Planning Out Crime in Northamptonshire SPG.

2. THE PROPOSAL

- 2.1 The six planning application propose similar works at six residential sites across Kings Heath. The proposals entail the replacement of existing balconies, new security fencing and gates as well as the provision of play equipment, bin stores, sheds, rotary clothes driers, hard and soft landscaping, alterations to car parking areas.
- 2.2 The works are part of the overall strategy by Northampton Partnership Homes to upgrade the building stocks in Kings Heath.

3. SITE DESCRIPTION

- 3.1 The sites comprise a number of residential blocks in Park Drive, Park Walk, North Oval, South Oval, Park Crescent East, Severn Drive across Kings Heath. These are generally three storeys in height but some are two storeys. Also included are the rear areas of these blocks, comprising landscaped and parking areas.

4. PLANNING HISTORY

- 4.1 N/2017/0078 - Prior Notification for demolition of brick storage structures at 1 to 60 Park Walk - Prior Approval Not Required - 15/03/2017.
- 4.2 N/2017/0079 - Prior Notification for demolition of brick storage structures at 1 to 120 Park Drive - Prior Approval Not Required - 15/03/2017
- 4.3 N/2017/0080 - Prior Notification for demolition of brick storage structures at 1 to 41 Park Crescent East - Prior Approval Not Required - 15/03/2017

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.

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:

Section 6 – Delivering a wide choice of high quality homes.

Section 7 – Requiring good design.

Section 8 – Promoting healthy communities.

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 H1 - Housing

Policy S10 - Sustainable Development Principles

Policy H5 - Managing the Existing Housing Stock

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 – Design

- 5.5 **Supplementary Planning Documents**
Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 None received.

7. APPRAISAL

- 7.1 The issues to consider are the impact on the street scene in terms of the design of the proposed alterations, as well as the impact the works would have on the amenities of occupiers of the blocks and of neighbouring premises and sites.
- 7.2 The proposals have been submitted in a number of separate applications relating to a number of different sites across Kings Heath, however as the applications have many common and related elements, they are considered together in this report, to avoid duplication and in the interests of efficiency.
- 7.3 A key element of the proposals is the provision of replacement balconies to the blocks. These would be of a modern style, in aluminium and glass, and would serve to update and refresh the appearance of the blocks, thereby having a positive impact on the street scene. In some cases the proposal includes the full glazing of balcony areas, to create enclosed space, making a more usable space for residents but in most cases the existing balconies, which are of a somewhat dated appearance, would simply be replaced by modern balconies.
- 7.4 The proposal also includes works to the rear of the blocks. This varies from block to block in its scope, but includes in all cases improvements to the landscaping of the areas. Whilst on some of the blocks the proposal includes hardstanding areas for leisure use by tenants of the blocks, where there is no private garden space.
- 7.5 Also proposed for those blocks without private rear garden areas is the provision of new storage sheds and rotary driers. The newly enhanced rear areas would be enclosed by new gates and fencing. There will be new lighting, new footpaths and rearrangement of parking areas.
- 7.6 It is considered that these external works would provide an enhanced environment for the residents of the blocks, with the new fences and gates providing appropriate security measures.
- 7.7 At the time of writing this report, comments are awaited from the Police Crime Prevention Design Adviser. Any comments which are received will be reported to the Planning Committee by means of the Addendum.

8. CONCLUSION

- 8.1 It is considered that the proposed works would have a positive impact on the street scene and on the amenities and the security of the residents in the area.

9. CONDITIONS

The following conditions are recommended for all six planning applications:

- (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 attached schedule of approved plans.

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

10. BACKGROUND PAPERS

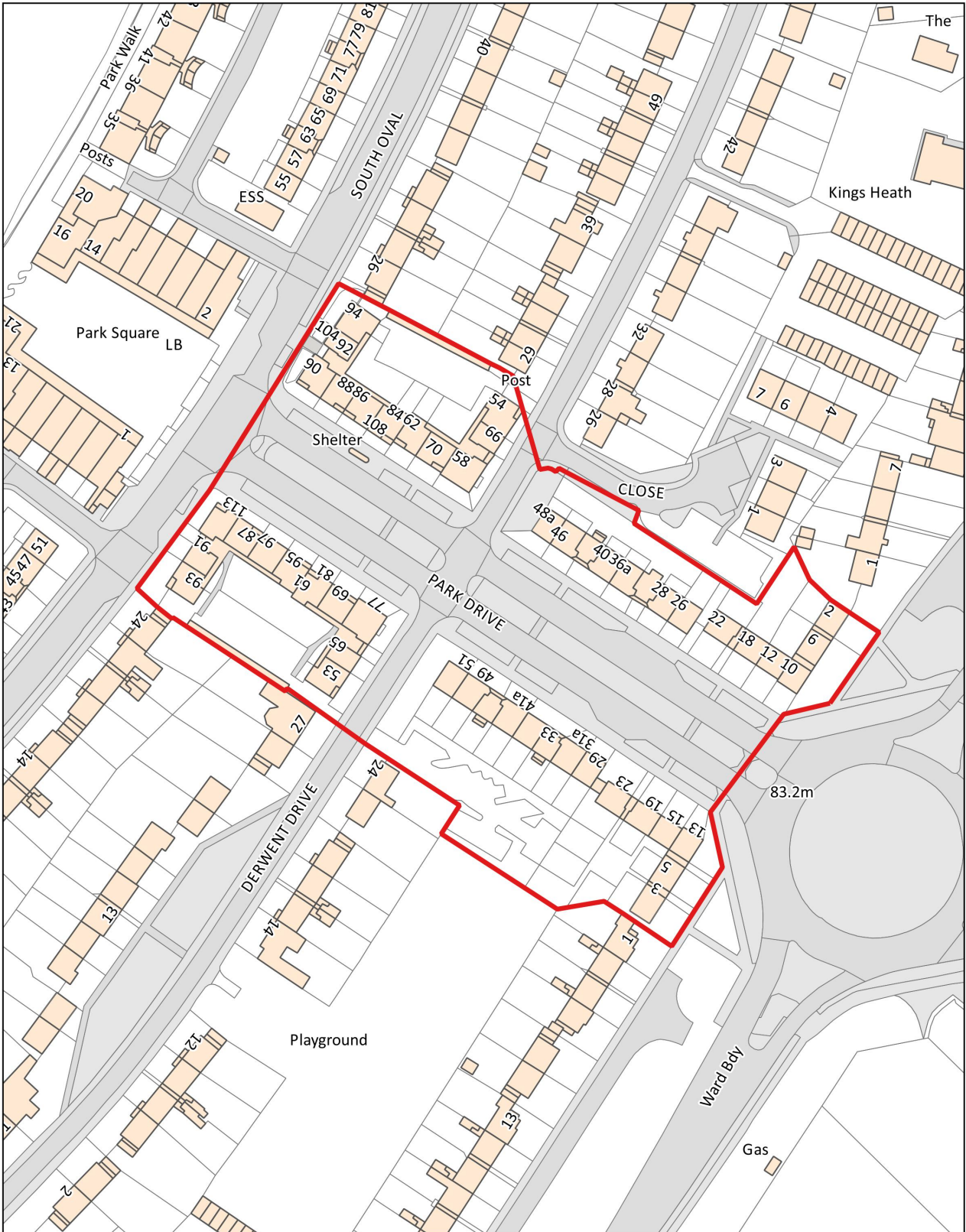
- 10.1 Application files N/2017/0232, N/2017/0233, N/2017/0234, N/2017/0235, N/2017/0236, N/2017/0237.

11. LEGAL IMPLICATIONS

- 11.1 The development is not 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.



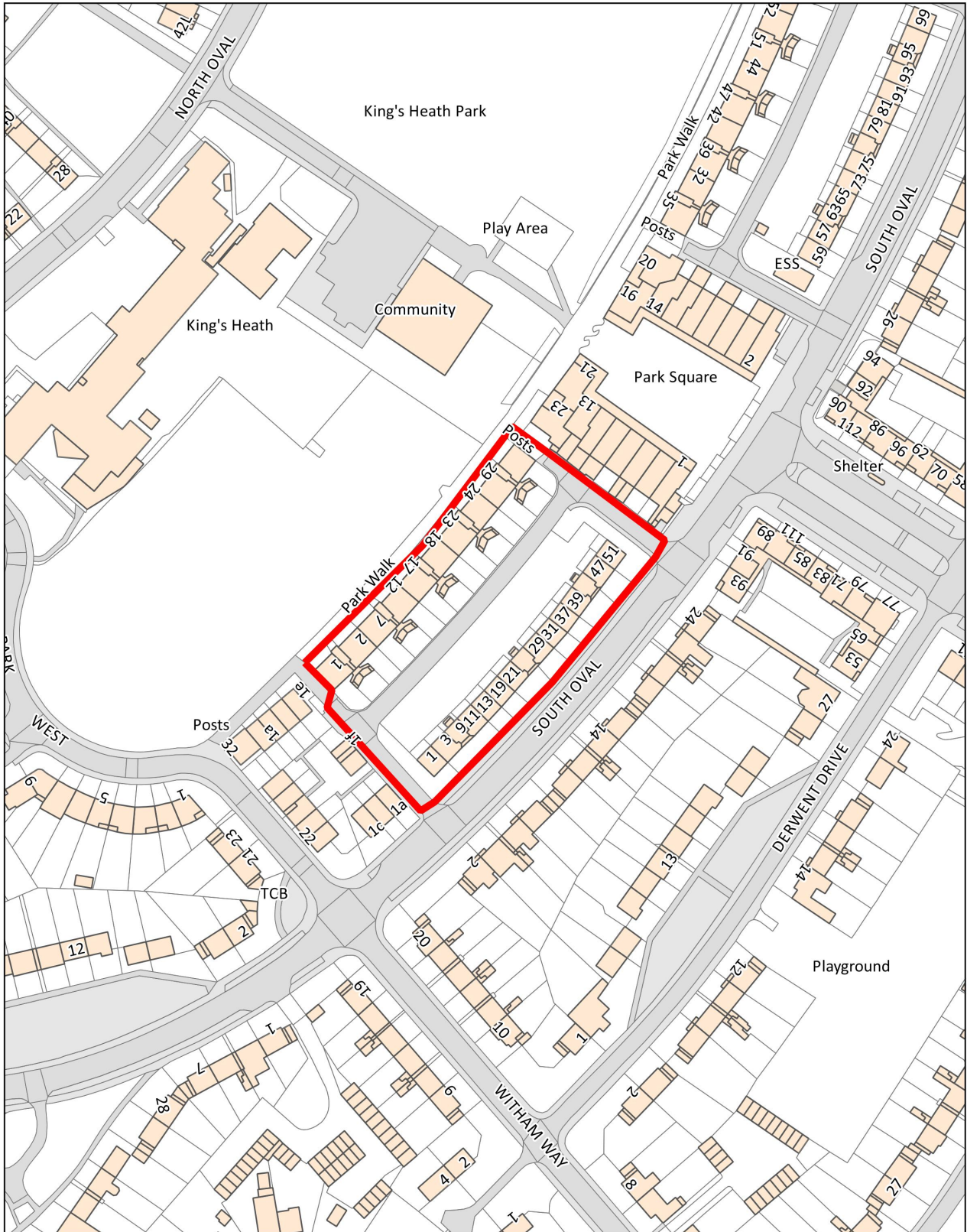
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Date: 26-04-2017

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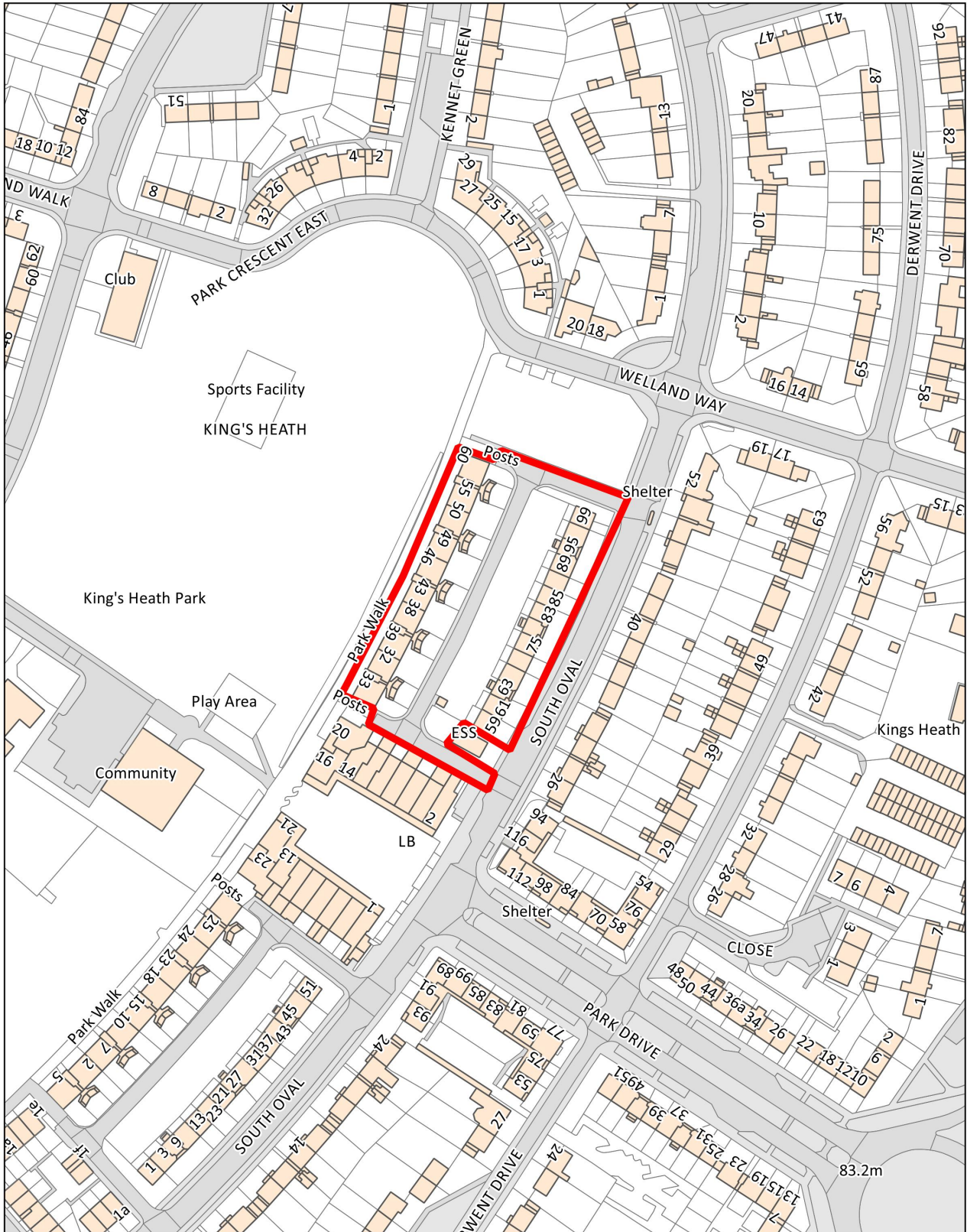
Title: **Park Walk, Kings Heath**

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Scale: 1:1,500

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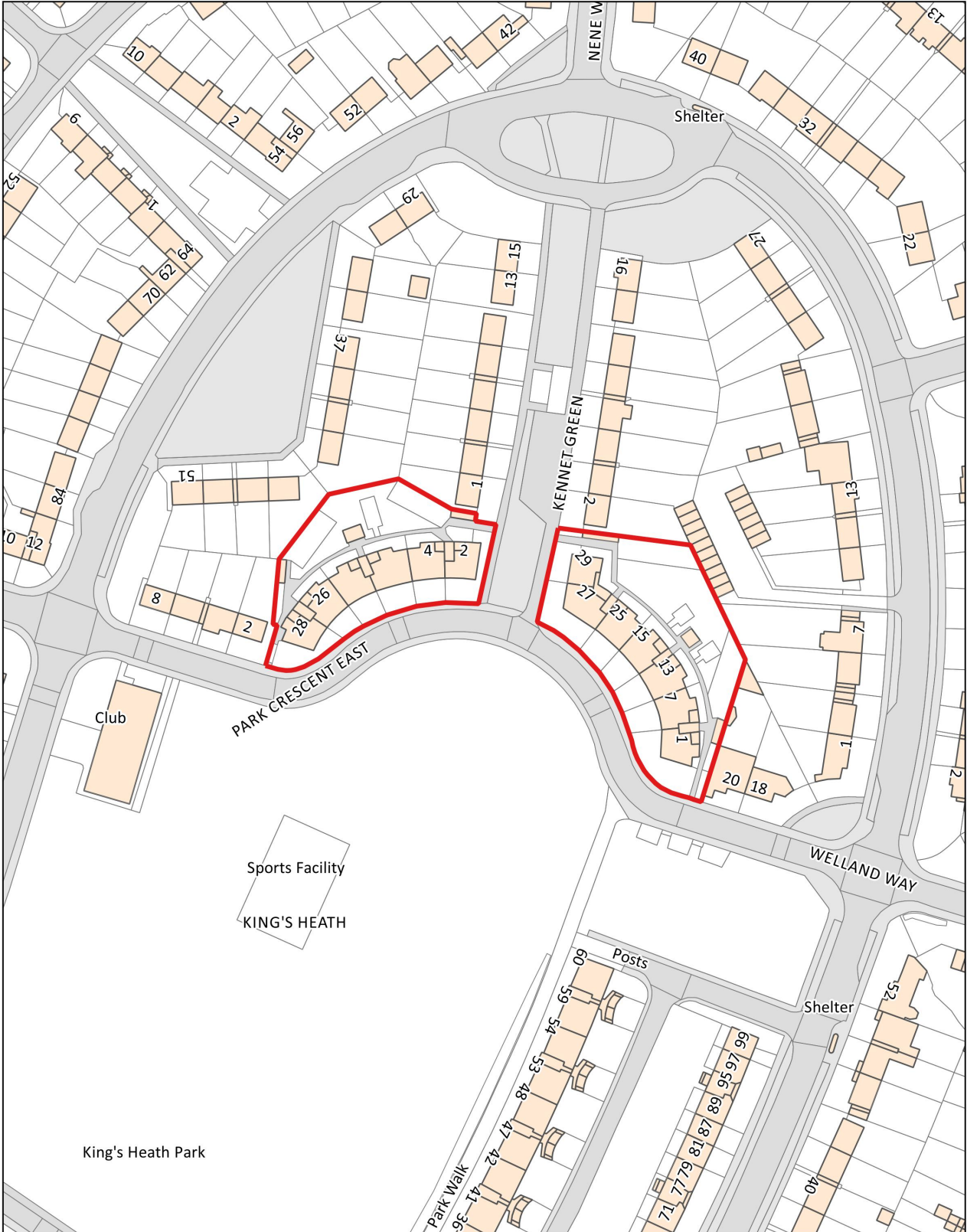
Title: **South Oval, Kings Heath**

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Date: 20-04-2017

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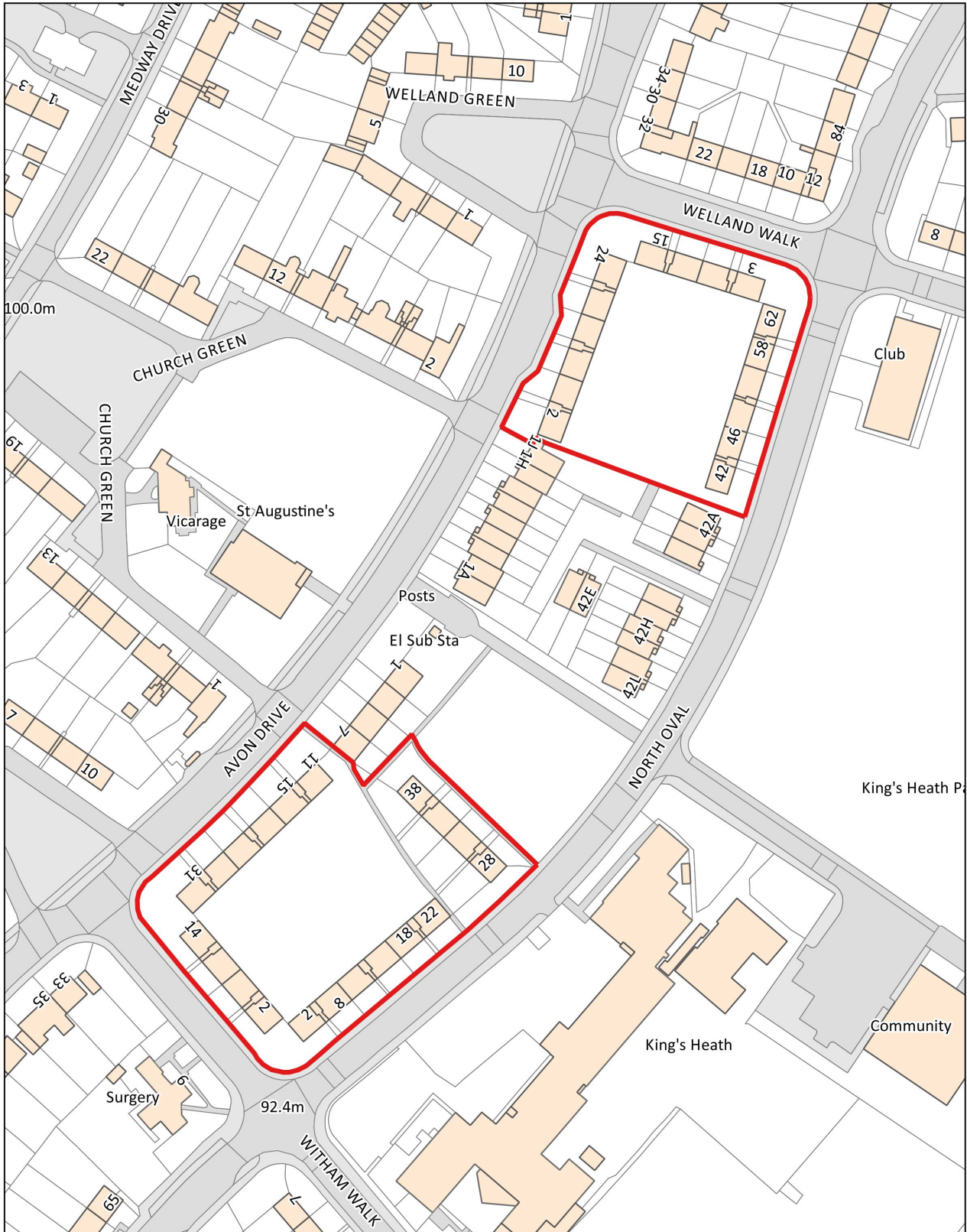
Title: **Park Crescent (1-41 & 2-36)**

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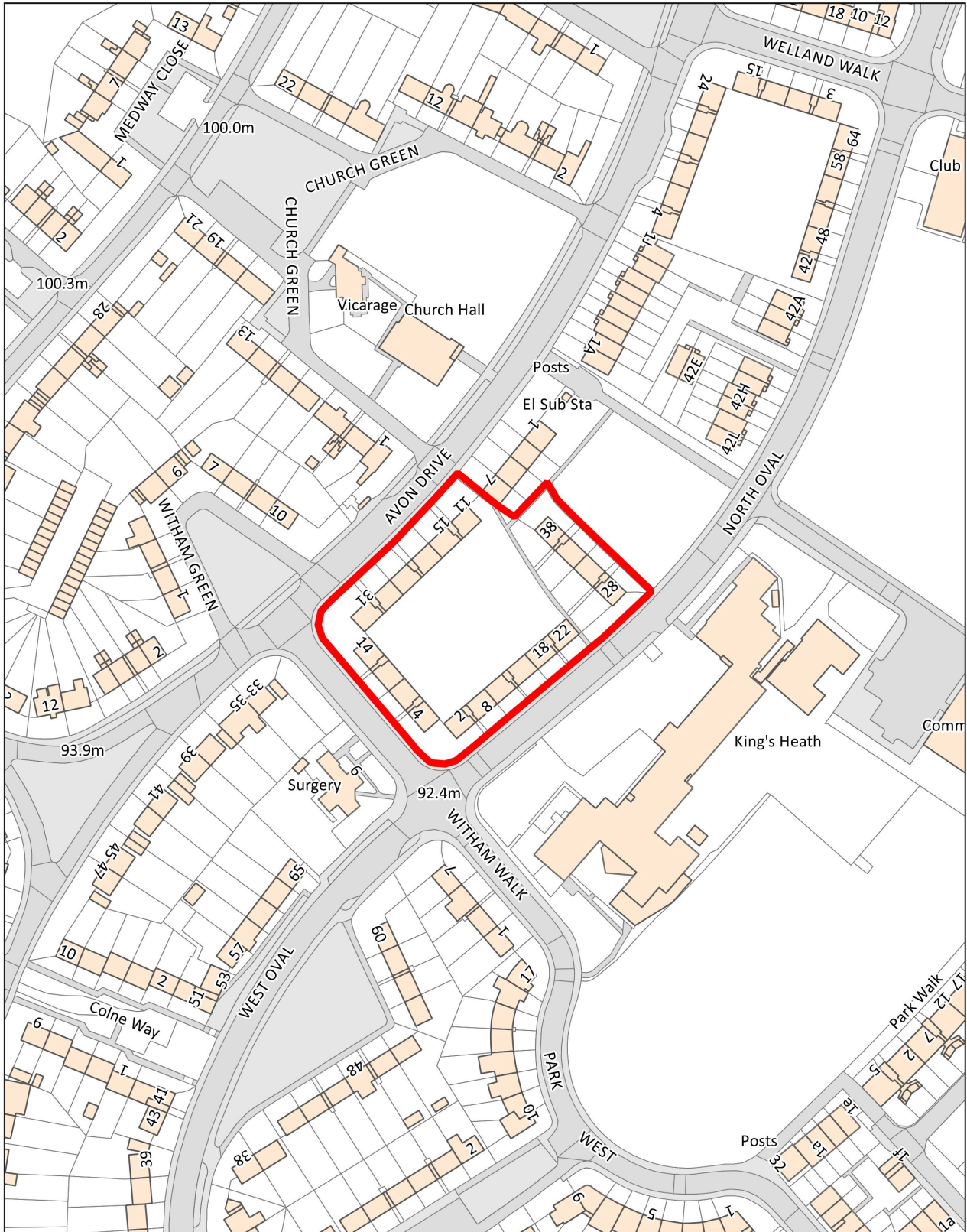
Title: **North Oval/Welland Walk & Severn Drive & North Oval/Witham Walk & Avon Drive**

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Title: **North Oval**

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Date: 20-04-2017

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