



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0330

LOCATION: 1 to 23 Park Square

DESCRIPTION: Removal of existing balconies and replace with new Window Winrail system at 1 to 23 Park Square

WARD: Kings Heath Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Head of Planning
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 development would enhance the appearance of the buildings and the area, 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 and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal involves the replacement of existing balconies to the dwellings off Park Square. 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 site comprises two residential blocks in Park Square. These are generally three storeys in height. The balconies to be replaced are located on the first and second floor levels.

4. PLANNING HISTORY

- 4.1 Six planning applications N/2017/0232 to N/2017/0237 which included similar balconies alterations approved in May 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

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 None received.

7. APPRAISAL

- 7.1 The issues to be considered 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 nearby residents.
- 7.2 The proposed replacement balconies would be of a modern style, in aluminium and glass, which would serve to update and refresh the appearance of the blocks, thereby having a positive impact on the street scene. It is not considered that the proposal would have any undue impact on the amenity of the occupiers of the blocks nor on nearby residents.
- 7.3 Members are reminded that similar balcony alteration applications were approved by the Committee in May. It is considered that these external works would provide an enhanced environment for the residents of the blocks.

8. CONCLUSION

- 8.1 It is considered that the proposed works would have a positive impact on the street scene and therefore is recommended for approval.

9. CONDITIONS

- 9.1 (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: KH-PL-030, KH-PL-031, KH-S20, KH-S21, KH-S22, KH-L20, KH-E20, KH-P20.

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

10. BACKGROUND PAPERS

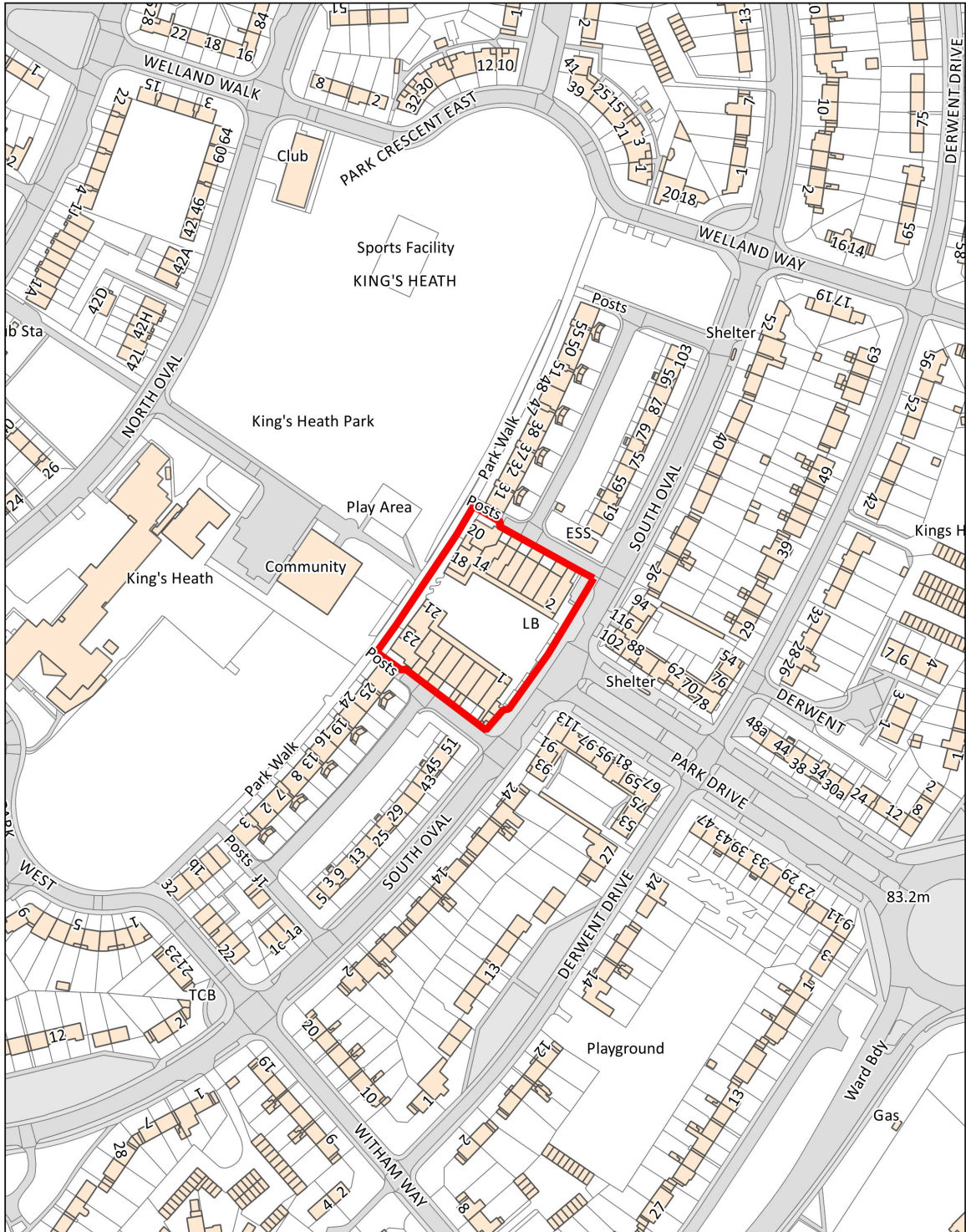
- 10.1 N/2017/0330.


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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Park Square</p>	<p>Date: 01-06-2017</p>
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