

PLANNING COMMITTEE: 5th September 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0736

LOCATION: Land Adjoining 54 Thorn Hill

DESCRIPTION: Erection of 3no. one bed self-contained flats

WARD: Delapre & Briar Ward

APPLICANT: Apex Solutions Ltd
AGENT: Rod Kilsby Partnership

REFERRED BY: Head of Planning and Councillor V Culbard
REASON: Council owned land and parking concern

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

Given that the site is located in an established residential area and the proposal would contribute to the Council's 5 year land supply, the principle of development is considered acceptable. Due to its siting, design and scale, the proposed development would not have an undue detrimental impact on the appearance and character of the host building, street scene, amenity of adjoining occupiers and highway safety to comply with Policies E20 of the Northampton Local Plan, S10 and H1 of the West Northamptonshire Joint Core Strategy, and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Planning permission is sought for the erection of a three storey building, adjoining 54 Thorn Hill, to form 3 self-contained one bedroom flats. Each flat would contain a double bedroom with lounge/diner, kitchen and toilet. The applicant also proposes a refuse storage area to the side of the property, while retaining an area of garden to the side of the property. The proposed development would be constructed in materials to match the adjoining building. The existing side boundary wall and fence fronting Thorn Hill are to be retained in their current positions.

3. SITE DESCRIPTION

3.1 The application site consists of the existing side garden of 54 and 56 Thorn Hill. The site is located in a residential estate and forms a very prominent position on the street at the bend in the

road. There is a garage court to the rear of the property outside the application site. Part of the site is Council owned land. The existing building at 54-56 Thorn Hill is also under the applicant's ownership. The site is not in a conservation area nor is near any listed buildings.

4. PLANNING HISTORY

- 4.1 N/2016/1588 Numbers 54-56 Thorn Hill had planning permission in 2017 for conversion from two properties into 3 studio flats and two single bedrooms with shared facilities (8 residents per dwelling.)

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.

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:

Paragraph 17: always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 35: create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Paragraph 47: requires Authorities to have a five year housing land supply.

Paragraph 49: advises that housing applications should be considered with a presumption in favour of sustainable development.

Paragraph 57: requires development to be of a good quality design.

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 Density & Mix & Type of Dwellings - States that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for affordability and viability, the living conditions provided for future residents, and the impact on the amenities of occupiers of neighbouring properties. .

Policy S10 – Sustainable Development Principles - requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling.

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 should adequately reflect the character of surroundings and ensure adequate standards of privacy, daylight and sunlight.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG (2003)

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Local Highway Authority (NCC):** As per the Northamptonshire Highways Parking Standards 2016, the proposed development is required to provide a minimum of 1 on plot parking space per bedroom, which is a total of 3 parking spaces to be provided. However, the development has not proposed a single on-plot parking space and therefore the LHA must object to this application.
- 6.2 **Councillor V Culbard** - impact on parking, rubbish disposal and noise pollution.
- 6.3 One neighbour objection on parking, congestion and traffic concerns.

7. **APPRAISAL**

Principle of development

- 7.1 By reason of the site's allocation for residential use in the Local Plan, it is considered that the development of this site for residential purposes is acceptable and compatible with the character of the surrounding area. If permitted, the proposal would contribute to the Council's 5 year housing land supply.

Impact on appearance and character of host building and wider area

- 7.2 Although it is acknowledged that the site is highly prominent on the street, it is considered that the proposed design, materials and general proportions would complement the existing buildings. The proposal show the roof form lower than the adjoining building to introduce a degree of subordination. Even though the development would further enclose the street and reduce the visual openness, the impact is not considered significantly adverse to justify refusal. Any approval would be subject to a matching materials condition to ensure a satisfactory external appearance to accord with Policy E20 of the Northampton Local Plan and S10 of the JCS. The proposed development would not result in an over-development of the plot due to the degree of site coverage and left over land to side and rear.

Impact on amenity of neighbours

- 7.3 Due to the separation of over 20 metres from the proposed side wall to the front windows of the properties opposite on Thorn Hill, it is considered that the effect in terms of loss of light, outlook and privacy would be limited. As the proposed building would be attached to the side wall of no. 54 Thorn Hill, there would be limited effect in terms of light, overbearing and privacy. Given that there would be some additional comings and goings, the impact on amenity of adjoining occupiers is noted in terms of noise and disturbance, however the effect on neighbours would not be sufficiently adverse to justify refusal of planning permission. This accords with Policy E20 of the Local Plan and Policy H1 of the Joint Core Strategy.

Refuse storage and residential amenity

- 7.4 Details have been submitted for the storage of refuse, which is deemed acceptable given that it would be accessible to the main entrance and not overly prominent visually. This is to be secured by condition. All proposed habitable rooms would be served by sufficient light and outlook and the proposed rooms sizes are considered acceptable to comply with Policy H1 (f) of the JCS.

Highways and Parking

- 7.5 Parking within the vicinity of the site is mainly on-street although there is a parking court and garages to the rear. Visits to the site during the day reveal that there is much spare parking capacity. The nearest bus stop is within 130m of the property, located on Ashbrow Road. The applicant has submitted a Parking Beat Survey with a recent application which the Local Highway Authority have commented on.
- 7.6 The Parking Beat Survey indicates that there is some spare capacity for on-street parking in the local area.
- 7.7 Notwithstanding the concerns of the Local Highway Authority, the property is close to a bus stop. It is not considered reasonable to refuse planning permission on potential traffic generation ground, bearing in mind some spare capacity has been shown in the Parking Beat Survey. Any approval would be subject to a condition to provide secure cycle parking at the rear of the site in order to promote sustainable means of travel to and from the site.

8. CONCLUSION

- 8.1 While it is acknowledged that the proposal would result in a more intensive use of the site, the site is located within a residential area in a sustainable location, and would not have any undue adverse impact on the appearance or character of the area, residential amenity, parking or highway safety. If permitted the proposal would provide additional units and therefore contribute positively to the Council's 5 year housing land supply.

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: 17-164, Location and Block Plans.

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

- 3) The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building at 54-56 Thorn Hill.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

- 4) The bin storage area shown on approved drawing 17-164 shall be implemented prior to the occupation of the flats and retained in that form throughout the lifetime of development.

Reason: In the interests of residential amenity to accord with Policy H1 of the West Northamptonshire Joint Core Strategy.

- 5) Prior to the occupation of development, full details of facilities for the secure and covered parking of bicycles shall be 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 and retained thereafter.

Reason: To ensure the provision of adequate facilities and to promote sustainable development in accordance with the aims and objectives of the NPPF.

10. BACKGROUND PAPERS

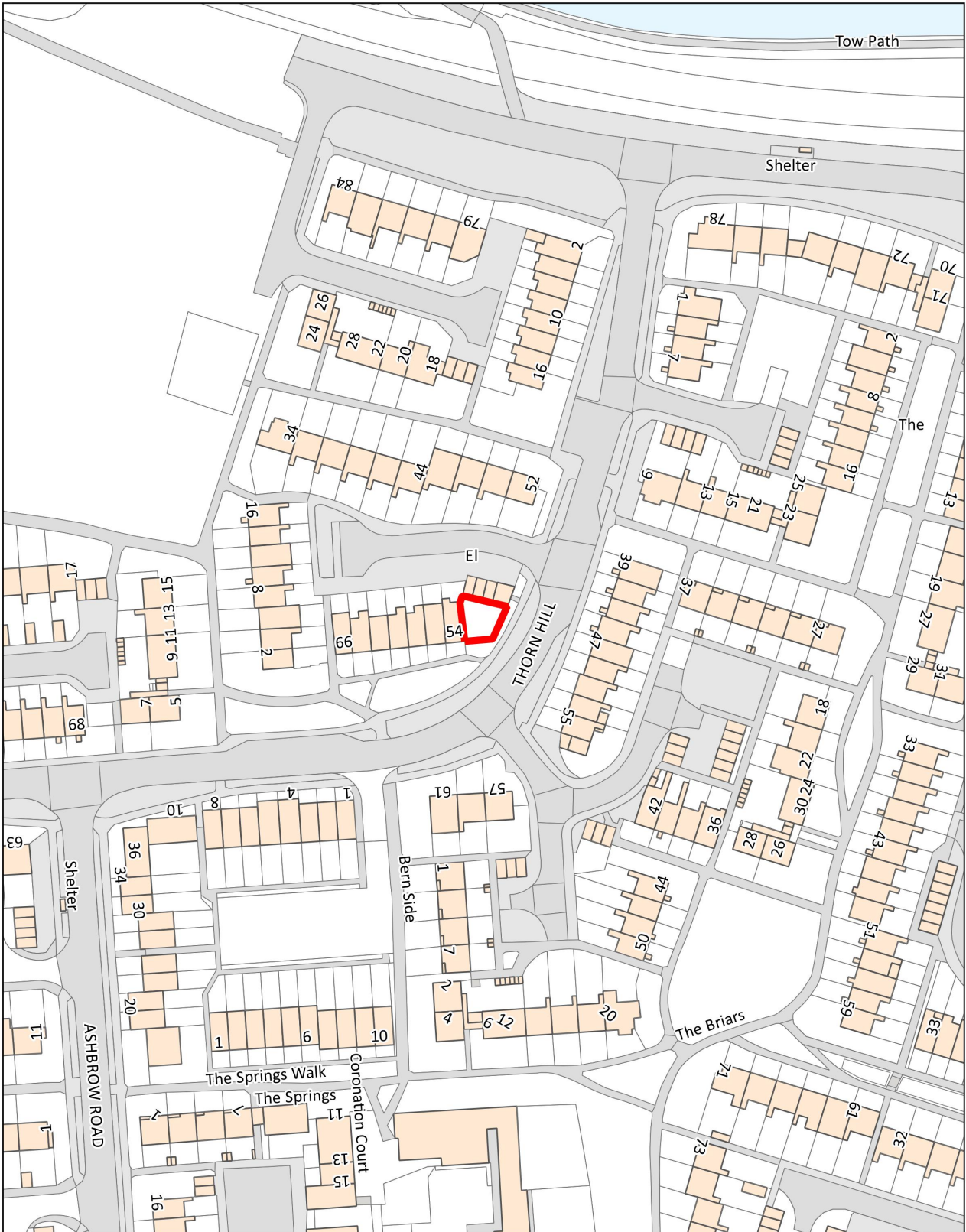
- 10.1 N/2017/0736

11. LEGAL IMPLICATIONS

- 11.1 The development is Community Infrastructure chargeable.

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.



Title: **Land adjoining, 54 Thorn Hill**

© Crown copyright and database rights 2016 Ordnance Survey licence no. 10019655

Date: 23-08-2017

Scale: 1:1,250

Drawn by: -----