

PLANNING COMMITTEE: 21st November 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1157

LOCATION: 26 Camborne Close

DESCRIPTION: Retention of replacement windows at 26 - 37 & 52 - 63 & 76 - 87 Cambourne Close

WARD: Delapre & Briar 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 the following reason:

The proposed development is acceptable and would not have any undue detrimental impact on the appearance and character of the area, amenity of neighbours and security and would be consistent with the aims and objectives of the policies of the West Northamptonshire Joint Core Strategy, Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application relates to the retention of replacement windows to the flats.

3. SITE DESCRIPTION

3.1 26-37, 52-63 and 76-87 Cambourne Close consist of three separate three storey block of flats located at the southern end of Cambourne Close and form a focal point when entering the development from Gloucester Avenue.

3.2 The surrounding properties are predominantly two storey dwelling houses although, the development includes some single storey properties and Eleanor House care home facility. To the rear is Towcester Road Cemetery, separated by a mature hedge.

3.3 All the properties are constructed in a brown brick with a shallow pitch roof and probably constructed in the 1970s.

4. PLANNING HISTORY

4.1 Nothing of note.

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 section is of particular relevance to this application:

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

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 SA: presumption in favour of sustainable development requires the Council to take a positive approach that reflects a presumption in favour of sustainable development and that proposals should be determined in accordance with the development plan.

Policy S10: sets out that development will achieve high standards of design and will protect, conserve and enhance the built and natural environment.

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 - requires new development to reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and be located in a manner which ensures adequate standards of privacy, daylight and sunlight.

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 Five letters of objection from three addresses have been received from local residents raising a number of concerns including:
- loss of light to the stairwells as a result of the new windows (resulting in the need for emergency lighting),
 - difficulty in receiving bulky goods and furniture deliveries, due to the changes in types of window design,
 - the white frames are now visible from Towcester Road (whereas previously the building blended into the background),
 - concerns about the colours of the internal replacement doors in the block,
 - the process followed by the landlord,
 - the windows that have been fitted are from a different supplier to that stated on the application and the FENSA certificate is therefore incorrect.

7. APPRAISAL

- 7.1 The application seeks to refurbish the existing flats to improve the amenity of the residents and of the surrounding area. The main issues to be taken into consideration are the principle of the proposal and the impacts on visual amenity.

Principle

- 7.2 The aims of national and local policy are to seek sustainable improvements to the housing stock. The proposed replacement windows would improve the living conditions for residents and the external appearance of the building, without adverse impact on the immediate surroundings. The proposal is therefore in accordance with these aims.

Impact on Amenity

- 7.3 The previous windows in the flats were brown framed uPVC. The replacement sealed units have been supplied with white frames, which have made the flats more visible from surrounding view points, but are not considered out of keeping with the building.
- 7.4 Some of the sealed units serving the public areas of the flats have been replaced with glass on the top with solid white uPVC panels in the bottom sections, and as a result, has changed the overall window design. Whilst this has changed the appearance, the additional element has added interest to the external appearance and the overall window size has remained the same.
- 7.5 Some of the flats are in private leasehold and the occupants of some of these have not chosen to replace their windows, which has resulted in some of the flats retaining the original brown framed sealed units. The surrounding dwellings have a similar variation in window colour, so this is not unique to the flats, although the variation is more noticeable in the flats. It is not considered that these changes have caused harm in terms of visual impact in the area.
- 7.6 It should be noted that the flats are neither listed nor in a conservation area. The installation is considered acceptable and represents an improvement to the housing stock.

Other Matters

- 7.7 Some of the comments made relate to the loss of internal light to circulation areas as a result of the replacement windows and panels. However, it is not considered that the overall effect would be so adverse to impact on living condition of the residents and warrant refusal of the planning application.

7.8 Other matters raised were not planning related and would be issues to be resolved with the management company.

8. CONCLUSION

8.1 The proposals accord with national and local policy, and will result in improving the character and appearance of the building and the area. It is therefore recommended that planning permission should be granted for the retention of the windows.

9. CONDITIONS

9.1 The development hereby permitted shall be carried out in accordance with the following approved plans: DEL-P-01, DEL-P-02, DEL-P-03.

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

10. BACKGROUND PAPERS

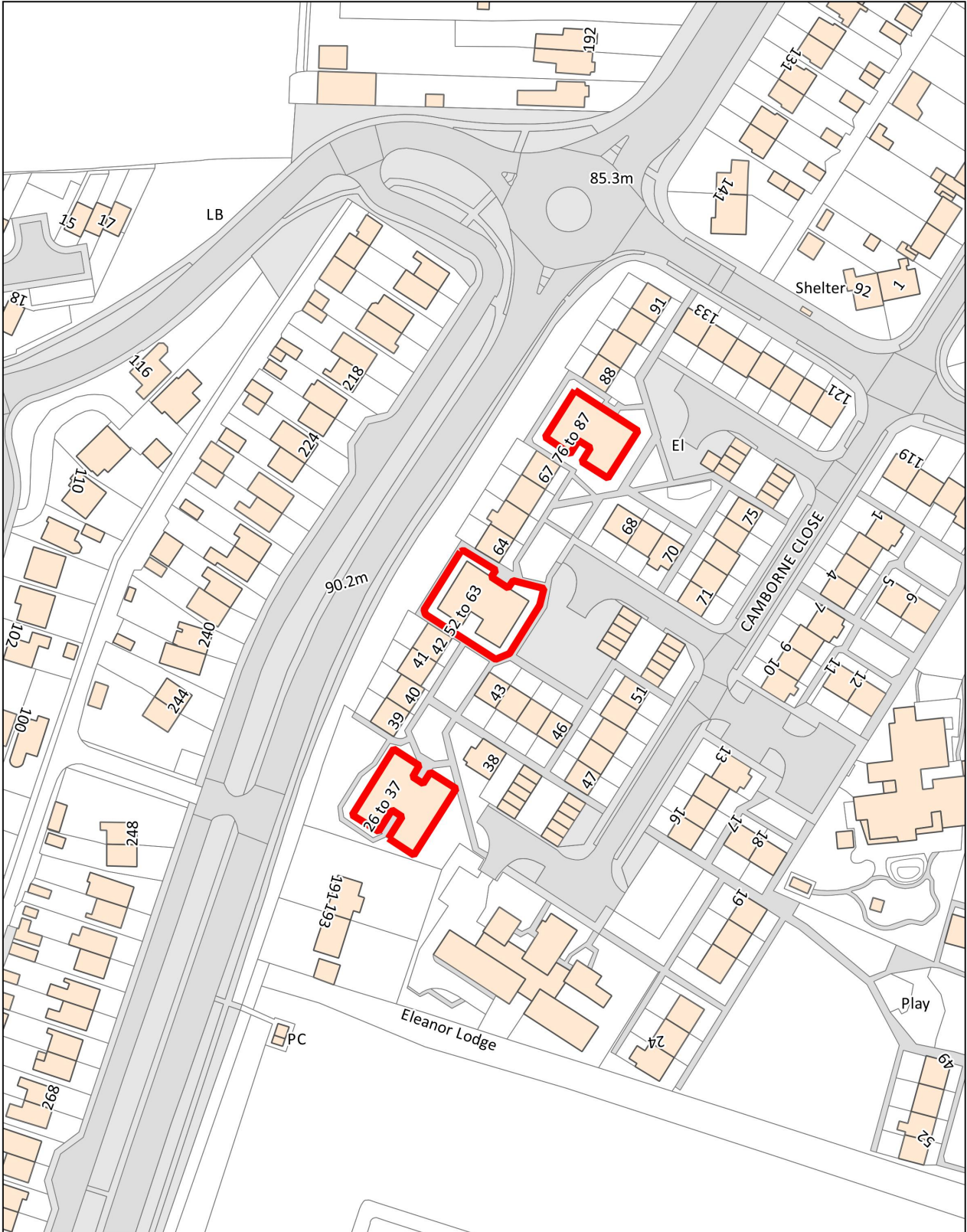
10.1 Application file N/2017/1157.

11. LEGAL IMPLICATIONS

11.1 None.

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: **26-37 & 52-63 & 76-87 Camborne Close**

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Date: 13-11-2017

Scale: 1:1,250

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