

PLANNING COMMITTEE:	13 th March 2018
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/1613
LOCATION:	Former Lock Up Garages, Eden Close
DESCRIPTION:	Demolition of existing garages and construction of 1no disabled accessible special dwelling with associated parking
WARD:	Eastfield Ward
APPLICANT:	Northampton Partnership Homes
AGENT:	Baily Garner
REFERRED BY:	Head of Planning
REASON:	Council owned land
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 **APPROVAL IN PRINCIPLE** subject to delegated authority be given to the Head of Planning to consider any representations received following the expiry of the consultation period on 13th March 2018 and to consider any further issues raised in addition to those already addressed in the officer report and grant planning permission if appropriate, and subject to the conditions as set out below and for the following reason:

The proposed development for the new dwelling and the communal parking is of a scale and design appropriate to the surrounding area. There would not be any undue impact on the residential amenity of the neighbouring properties or existing highway conditions. The proposal would be in accordance with Policies H1, S1 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies H6, H18 and E20 of the Northampton Local Plan, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document and advice given within the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application seeks planning permission for a 1.5 storey chalet bungalow. The proposed bungalow will have 2 wheelchair friendly bedrooms together with carer's facilities on the ground floor and two bedrooms on the first floor.

2.2 The proposal has been amended during the course of the application and a carport has been omitted from the proposed scheme. The design of the bungalow has been amended to reflect the local character of the area.

2.3 Current scheme has proposed additional communal parking along MacMillan Way.

3. SITE DESCRIPTION

3.1 The application site was previously occupied by a number of derelict garages and they have since been demolished. Therefore, the site is currently a vacant plot of land located at the end of a cul-de-sac.

3.2 The local area is predominantly residential. There are bungalows to the side of the site, which have pedestrianized access from the cul-de-sac.

4. PLANNING HISTORY

4.1 N/2017/1416 - Prior Notification for the demolition of garage block. Approved.

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 seek to secure high quality design and good standard of amenity for existing and proposed occupiers.
- 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 50 requires a range of housing types to be provided.
- Paragraph 53 Inappropriate development of residential gardens
- Paragraph 56 Good design is a key 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 and mix and type of dwellings
Policy S1 – Distribution of Development
Policy S10 – Sustainable Development Principles

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
Policy H6 – Other housing development: within primarily residential areas

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **NCC Highway Authority** comments are awaited on the amended scheme and will be reported as addendum to this report.

6.2 **Environmental Health (NBC)** has advised that the site has had previous historic uses, and is also subject to some demolition activities, as such a site investigation condition should be added to any decision document to ensure that any remediation (if required) is undertaken prior to development. In addition, in order to reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site shall be restricted as per the recommended hours.

6.3 **Third party representations** received and summarised as follow:

- The carport will overshadow the rear garden and result in loss of light.
- Impact on the shrubbery along the common boundary.
- Overlooking resulting from new dwelling.

7. **APPRAISAL**

Principle of residential development

7.1 The NPPF supports well-designed sustainable housing development that provides a good standard of amenity for existing and proposed occupiers.

7.2 The West Northamptonshire Joint Core Strategy seeks to ensure development is located primarily in the principal urban area within easy access of facilities and encourages the use of previously developed land having regard to achieving high quality design in keeping with the character of the surrounding area.

7.3 Saved Policy H6 of the Northampton Local Plan allows for residential development in such residential locations providing that the development is in keeping with the character of the area and does not result in an over-intensive development of the site.

- 7.4 The principle of the development of the site for residential use would be acceptable as the land is situated within a residential area. The development of the site for residential use would also contribute to the Council's 5-year housing land supply. Subject to acceptable design, consideration of parking provision and impact on amenity, the principle of residential development is considered to be in accordance with the above policy requirements.

Design and Appearance

- 7.5 The amended design of the proposed dwelling is in keeping with the existing character of the local area and the adjacent properties. Subject to use of appropriate materials, the design and appearance is considered to be in keeping with the existing character of the area. The development would not lead to any undue adverse impact upon the visual amenity of the locality. A condition has been recommended to submit the details of external materials to ensure that the proposed new dwelling does not detract from the character of the area and the streetscene.
- 7.6 Eden Close has a mix of bungalows, houses and flatted development. It is not considered that there would be any undue impact arising from the general appearance of the dwelling in the streetscene.
- 7.7 The proposed car parking on MacMillan way would provide a much needed, communal parking area for the local residents. The 2.5m to 3m high wall to the back of the properties along Atlee Close would remain unaltered. Therefore, it is considered that the proposal will have a neutral impact on the streetscene resulting from the proposed parking.
- 7.8 The proposed development for the new dwelling and the additional communal car parking spaces, are considered to be in keeping with the surrounding dwellings and would appear sympathetic to the existing development pattern. It is considered that the proposed development would accord with the Policies H1, S1 and S10 in the West Northamptonshire Joint Core Strategy, saved Policy E20 in Northampton Local Plan and advice given within the National Planning Policy Framework.

Residential amenity

- 7.9 The proposed new dwelling will have a first floor bedroom window on the rear elevation, which will overlook the street, Dorman Close and the green open area to the rear. There is no residential property directly to the rear of the site. The location of this window is towards the southern end of the elevation and it is considered that it will have a very minimal overlooking onto No. 24 Manderville Close to the rear. The neighbouring property at the rear at No. 26 Manderville Close has a detached double garage to its side (closer to the application property) and therefore sits further away from the application property. Owing to the siting of the proposed new dwelling away from this property, there would not be any adverse impact on the residential amenity of this property.
- 7.10 The proposed side elevation overlooks No.55 Eden Close and will have two windows and a door on the ground floor. No.55 to the side has a blank elevation overlooking the application site, it is therefore considered that the proposed new dwelling will not have any adverse impact on the residential amenity of this property. The neighbouring property to the other side No. 5 Manderville Close will overlook a blank elevation and is not considered to have any adverse impact resulting from the proposed development. A condition has been recommended to remove permitted development rights for the installation of additional windows on the both side elevations to prevent any future loss of privacy to neighbouring properties to the sides.

- 7.11 The proposed first floor bedroom window on the front elevation is not considered to result in any adverse impact on any neighbouring property.
- 7.12 In terms of the amenity of the future occupiers of the proposed property, all the bedrooms are served with adequate light and ventilation. The proposed rear garden is not very large so a condition is recommended that would remove permitted development rights for the construction of future extensions and outbuildings to prevent overdevelopment of the site. This will enable the Local Planning Authority to consider the merits of any such structure at the point that they are proposed. This measure would also ensure that sufficient private garden space is retained for future occupiers.
- 7.13 The relatively restricted height of the proposed bungalow, its positioning and orientation would not lead to a significant loss of light to the occupiers of neighbouring properties. It is concluded that the proposed development would have a neutral impact upon the occupiers of neighbouring properties. The proposed development would comply with Policies S10 and H1 of the West Northamptonshire Joint Core Strategy, saved Policy E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

Highway Safety and Parking

- 7.14 As per the Northamptonshire Parking Standards, the proposed new 5-bed dwelling would require 3 on-site parking spaces. The proposed parking to the front of the property would be able to accommodate four parking spaces clear of the highway and are acceptable in principle. However, the front boundary metal fencing between the dwellings' parking and communal parking are, which has been proposed to be 1.25 m in height, will obstruct the visibility splays to the site entrance and would require further amendment. Therefore a condition has been recommended to require further details of the gate and front boundary treatment to be submitted before occupation of the bungalow hereby permitted.
- 7.15 It is considered that the proposed parking arrangement for the communal parking is acceptable. A condition has been recommended to implement the parking plans before the first occupancy of the new dwelling.
- 7.16 As comments on the revised plan from the Highway Authority is still awaited. Any further comment will be reported to the Committee via the addendum.
- 7.17 As the consultation period for the revised plans will not expire until the 13th of March, it is recommended that delegated authority is given to the Head of Planning to consider any additional representations received, if not already considered by this report, and issue planning permission if appropriate.

8 CONCLUSION

- 8.1 It is considered that proposed design and appearance of the proposed dwelling is acceptable subject to conditions. Moreover, the residential development of the site would contribute towards the Council's 5-year housing supply. The proposed development would be in keeping with the character of the host dwelling and the local area. The overall relationship between the proposed and existing properties is acceptable and would not have any unacceptable adverse impact on the residential amenity of neighbouring properties. The parking arrangement submitted for the new is considered acceptable.
- 8.2 The proposal would therefore comply with Policies S1, S10 and H1 of the West Northamptonshire Joint Core Strategy, saved Policies H6, H18 and E20 of the Northampton

Local Plan and the aims and objectives of the National Planning Policy Framework and the Council's Residential Extensions.

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: (SK) 005 CH, (SK) 004 A, (SK) 003 A, (SK) 002 RCVD ON 20TH FEB, (SK) 001 D, PH484490/EC/TOPO/001.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the dwelling hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed on the side and rear elevations of the proposed development.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

5. The communal parking spaces shown on the submitted plan (SK) 001 D shall be constructed prior to the first occupation of the building hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy E20 of the Northampton Local Plan.

6. Notwithstanding the details submitted, further details of the front boundary treatment including entrance gates shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the building hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy E20 of the Northampton Local Plan

7. Details of all proposed external facing materials shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

8. All construction works shall take place between 7:30am and 6pm on Mondays to Fridays and 8:30am and 1pm on Saturdays and no work on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of the amenity of surrounding residents in accordance with the requirements of the National Planning Policy Framework.

9. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

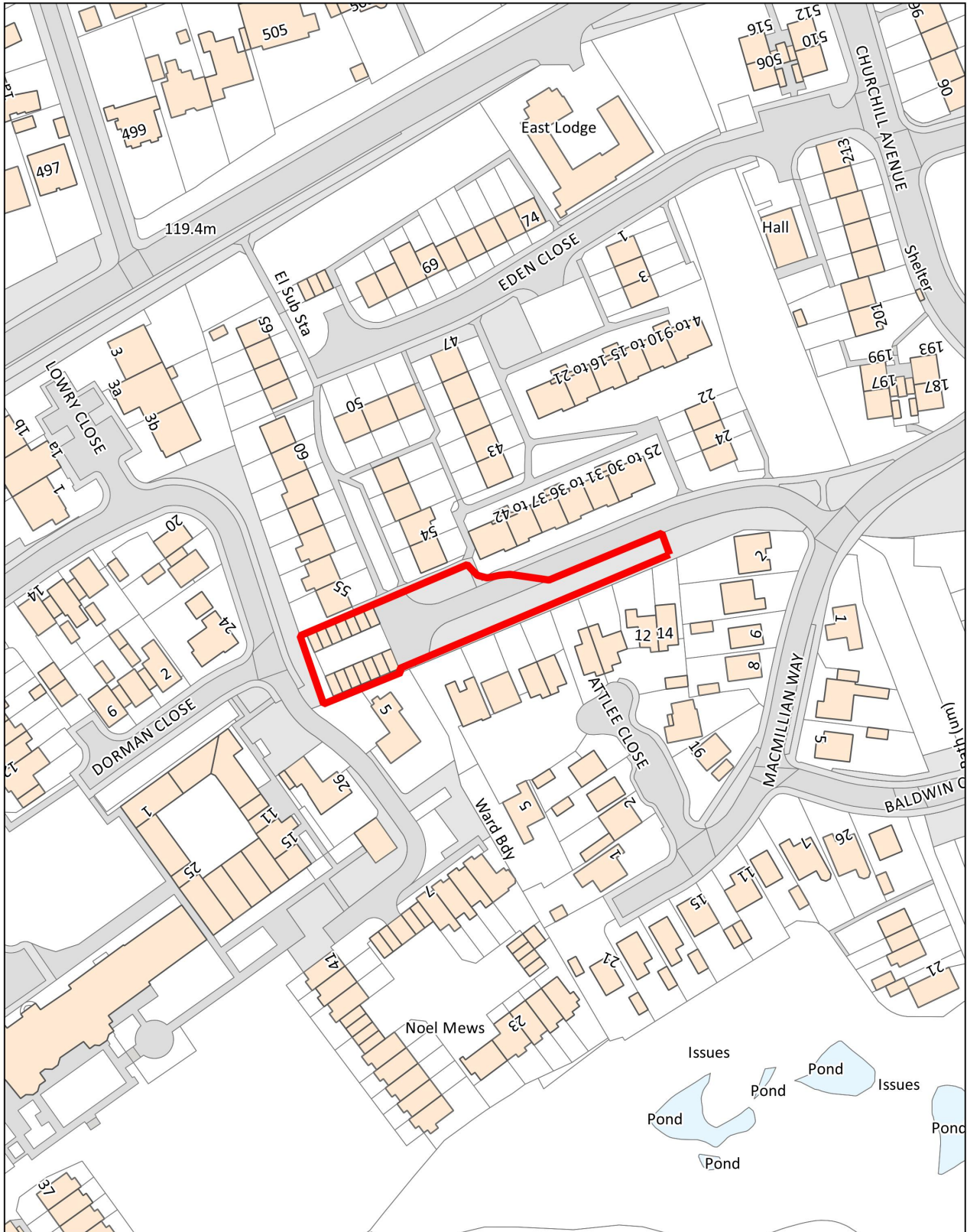
- 10.1 N/2017/1613.

11. LEGAL IMPLICATIONS

- 11.1 The development is 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.



Title: **Lock up garages at Eden Close**

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Date: 01-03-2018

Scale: 1:1,250

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