

**PLANNING COMMITTEE:** 20<sup>th</sup> November 2018  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2018/1381

**LOCATION:** Land and garages adjacent to Eleanor Lodge , 25 Camborne Close

**DESCRIPTION:** Demolition of 10no domestic garages and construction of 2no new-build bungalows with parking

**WARD:** Delapre & Briar Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Baily Garner LLP

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

#### **1 RECOMMENDATION**

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

The principle of residential development on the site for new dwellings is considered acceptable in a residential area and would contribute towards the Council's five year housing land supply. On balance, it is considered that the proposal would have an acceptable impact upon the character and appearance of the surrounding area, neighbouring amenity and highway safety. The development is therefore compliant with the requirements of the National Planning Policy Framework, Policies S1, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20 and H10 of the Northampton Local Plan.

#### **2 THE PROPOSAL**

2.1 The application seeks full planning permission for the demolition of the 10no garages described below, and the erection of a pair of one bedroomed semi-detached bungalows. Two dedicated car parking spaces per unit will be provided to the front of the proposed bungalows, and a further parking area consisting of 17 spaces will be created beyond and to the west for the use of residents in the surrounding area.

- 2.2 The proposed bungalows will be set in line with a blank gable wall of a block of two storey terraced dwellings to the north. To the south there will be a separation distance of about 16m to the nearest part of a residential care home (Eleanor Lodge).
- 2.3 The main entrances and bedroom/living room windows will be on the western elevation of the proposed bungalows, with bathroom and kitchen windows and an enclosed rear garden on the opposite elevation facing the rear of a line of three existing bungalows. A further lounge window for each unit is proposed on the northern and southern gable elevations.

### **3 SITE DESCRIPTION**

- 3.1 This application relates to an area of land located at the southern end of Camborne Close and includes two blocks of flat roofed garages each containing five garages which are sited to the north west of the turning head at the end of Camborne Close. The surrounding area is residential in nature with a mix of bungalows, three storey blocks of flats and two storey terraces.

### **4 PLANNING HISTORY**

- 4.1 None relevant.

### **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, Northampton Central Area Action Plan (2013).

#### **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:

Paragraphs 2 & 47 – Applications to be determined in accordance with the development plan.

Paragraphs 8, 10, 11 & 38 – Achieve and approve applications for sustainable development.

Paragraph 59 – To support the Government's aim of significantly boosting the supply of homes.

Paragraph 91 – Promoting health and safe communities.

Paragraph 103 – Manage growth to achieve sustainable transport.

Paragraph 117 - Promoting an effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 123 - Making optimal use of land by achieving appropriate densities.

Paragraph 124 - Creation of high quality buildings and places, good design being integral to achieving a sustainable development.

Paragraph 212 - The Framework is a material consideration which should be taken into account in dealing with applications.

### 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 S1 - The Distribution of Development  
Policy S10 - Sustainable Development Principles.  
Policy H1 - Housing  
Policy BN9 - Planning for Pollution Control

### 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 (Design)  
Policy H10 - Backland Development

#### **Supplementary Planning Documents**

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

## **6 CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **Arboriculture Officer (NBC)** – Considers that the proposed development will have a modest adverse impact on existing trees, and that the loss of four trees to accommodate the proposed development is reasonable and proportionate. Recommends that the arboricultural control measures referred to in the supporting report should be implemented, and compliance with the arboricultural method statement should be monitored and verified.
- 6.2 **Public Protection (NBC)** – Recommends conditions regarding contamination.
- 6.3 **Highway Authority (NCC)** – None received.
- 6.4 **Representations** – 6 objections received, the comments of whom are summarised as follows:
- Traffic and congestion.
  - Loss of parking.
  - Loss of landscaping.

## **7 APPRAISAL**

### **Principle of development**

- 7.1 The application site is in a residential area within the urban area of Northampton, and therefore development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy.
- 7.2 The Council cannot however presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in paragraph 14 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for housing would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

## **Layout and design**

- 7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments and is in conformity with the NPPF which advises that planning should always seek to secure high quality design. In addition, Saved Policy H10 of the Northampton Local Plan seeks to resist backland development unless it can be shown that the development would not be detrimental to the character of the locality or the amenity of neighbours. The supporting text for this backland policy indicates that the purpose of this policy is to address new housing in the suburban areas of the town that have exceptionally long rear gardens.
- 7.4 The application site comprises a garage court site set amidst a variety of different types of housing. Therefore the proposal would not result in the loss of residential garden land and would comprise the re-use of brownfield land which is encouraged under the NPPF.
- 7.5 The proposed development is set in line with dwellings on both sides of the application site and which back onto Camborne Close. The proposed utilitarian design would also be in keeping with existing buildings. The proposed development is therefore considered to be acceptable in terms of layout and design.

## **Residential amenity**

- 7.6 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the Core Planning Principles in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.7 The proposed units will be in line with blank gable walls of dwellings to the north, with a separation distance of about 16m to a care home to the south. The front of the proposed bungalows will face towards the proposed communal parking area. The rear of the bungalows will face towards a line of three bungalows to the east with a separation distance of some 15m. For these reasons it is considered that residential amenity should not be unduly affected.

## **Parking and highway safety**

- 7.8 Two concurrent applications (N/2018/1380 & N/2018/1381) for the demolition of garage blocks on Camborne Close to enable residential development have been submitted. In total it is intended to demolish 20 garages set in 4 blocks each comprising 5 garages – 10 garages per application. The applicant has confirmed that only 2 of the garages are currently let (the lessees will be relocated in the area), the other garages have been vacant for a considerable period of time with little prospect of being let. The garages are in disrepair and subject to antisocial behaviour.
- 7.9 In the instance of this application (N/2018/1381), the proposed scheme will provide a total of 26 car parking spaces, 4 car parking spaces will be dedicated to the occupiers of the proposed units and the remainder for existing residents. The proposal will result in a net increase of 7 parking spaces for existing residents given that there are currently 15 hardstanding parking spaces, and the existing garages are mainly unused. The scheme accords with the parking standards for new development.
- 7.10 The submitted plans show sheds to serve each dwelling and these could serve as cycle stores, details of the sheds will be secured by condition.
- 7.11 In lieu of the garages, the proposed development would rationalise the site by providing housing, and useable additional parking and improved circulation to ease congestion.
- 7.12 In view of the above the scheme is considered to be acceptable on grounds of amenity, parking and highway safety.

## **Landscaping**

- 7.13 The Council's Arboriculture Officer recommends that the arboricultural control measures referred to in the supporting report should be implemented, and compliance with the arboricultural method statement should be monitored and verified. These requirements will be secured by condition. Any adverse impact on residential and visual amenity through the loss of trees and greenery needs be balanced against the benefits of providing additional housing and reducing congestion in the area.

## **Contamination**

- 7.14 Due to the possibility of the presence of land contamination Public Protection has recommended that site investigation is carried out, these requirements will be secured through conditions.

## **8 CONCLUSION**

- 8.1 To conclude, the site is in an existing housing area within the urban area of Northampton and the principle of residential development on the site is therefore acceptable under the development plan. However, the Council cannot presently demonstrate a five year housing land supply and it is therefore necessary to assess the proposal against the presumption in favour of sustainable development. In this instance, the proposal would comply with the development plan and would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits. Furthermore, subject to conditions, no harm has been identified that would significantly and demonstrably outweigh the benefits. Therefore, it is recommended that planning permission is granted subject to conditions.

## **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: (P)01, (P)02, (P)03, (P)04, (P)05 & (P)06.

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

3. Prior to the construction of the development hereby approved above ground floor slab level, details of all proposed external facing materials shall be 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 in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

4. Prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site together with any other means of enclosure to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the building hereby permitted.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory and safe standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

5. Prior to the construction of the development hereby approved above ground floor slab level, a detailed scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the

occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

6. Prior to the construction of the development hereby permitted, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

7. The construction of the development hereby permitted shall not 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. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority

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.

9. The development shall be carried out in accordance with the tree protection measures as detailed in the submitted Tree Survey and Arboricultural Impact Assessment Report by MacIntyre Trees dated September 2018.

Reason: To ensure appropriate protection of retained trees and in the interests of amenity in accordance with the requirements of Policies BN3 and S10 of the West Northamptonshire Joint Core Strategy.

10. The parking spaces and manoeuvring areas shown on approved plans shall be constructed prior to the occupation of the buildings 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 the requirements of the National Planning Policy Framework.

11. Notwithstanding the submitted details, full details of the storage sheds shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the provision of adequate facilities in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

## **10 BACKGROUND PAPERS**

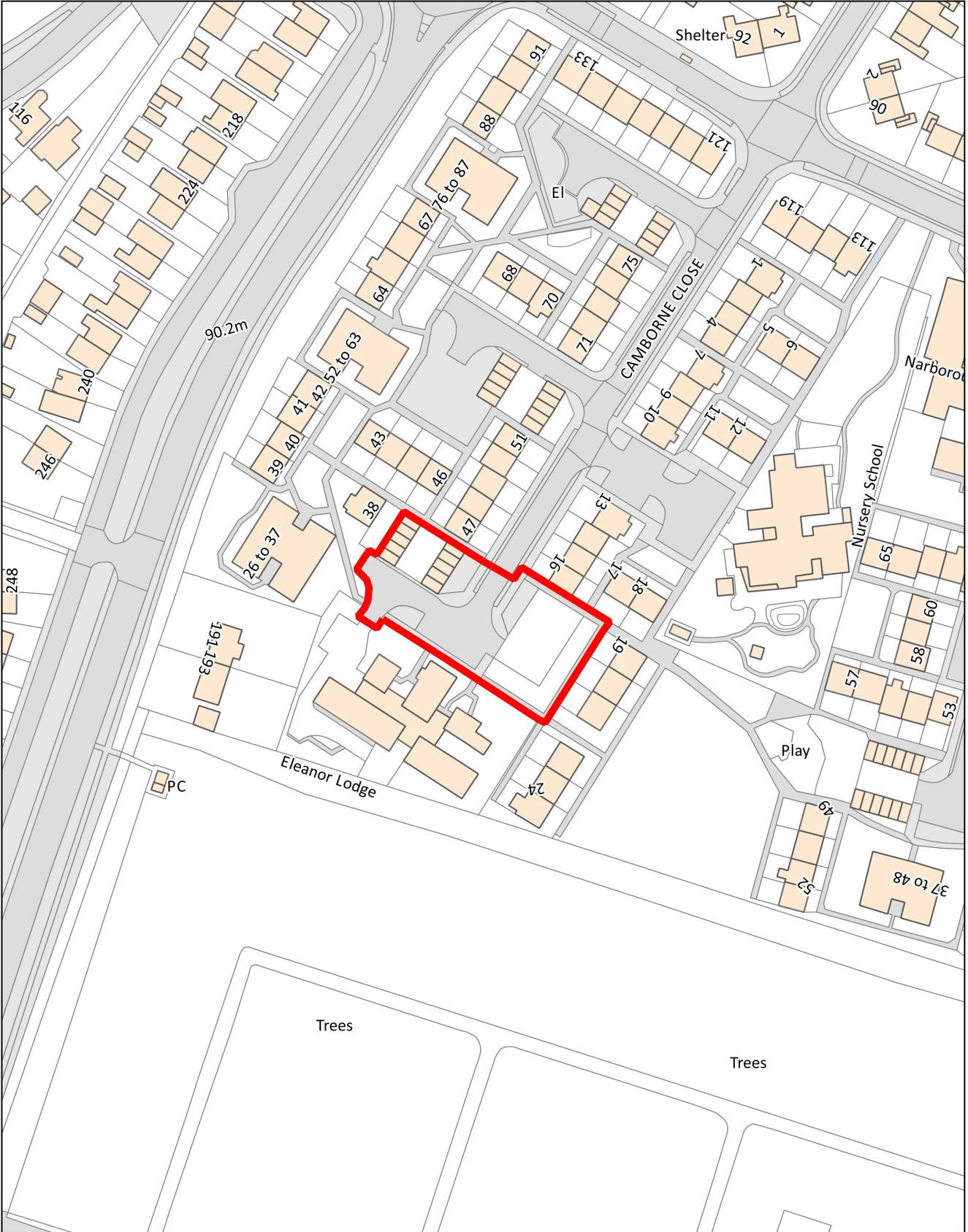
- 10.1 N/2018/1381

## **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: **Garages adj Eleanor Lodge**

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Scale: 1:1,250

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