

PLANNING COMMITTEE: 19th February 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1596

LOCATION: Garage 51 Lock Up Garages, The Briars

DESCRIPTION: Demolition of 9no domestic garages and construction of 2no new bungalows

WARD: Delapre & Briar Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

- 1.1 The principle of residential development is considered acceptable in a residential area and would contribute towards the Council's five year housing land supply. The proposal would have an acceptable impact upon the character and appearance of the surrounding area, neighbouring amenity, security and highway safety. The development is therefore compliant with the aims and objectives of the National Planning Policy Framework, Policies S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 Permission is sought for demolition of 9 garages and erection of two two-bed semi-detached bungalows and the provision of 10 car parking spaces. The proposed bungalows would have hipped roofs and measure 5 metres in height, each dwelling would have 67.9 square metres floor area. The development would be constructed in brick with a tile roof.
- 2.2 Access to the site would be from the existing access from Thornhill.

3 SITE DESCRIPTION

- 3.1 The site consists of a small landscaped area and two blocks of domestic garages. Access is currently taken off Thorn hill. The site is surrounded by residential properties on all sides with a mix of single storey and two storey buildings, mainly terraced. The site is not near any conservation areas or listed buildings and is in a low risk flood zone 1.

4 PLANNING HISTORY

- 4.1 No recent planning applications.

5 PLANNING POLICY

Statutory Duty

- 5.1 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.

National Policies

- 5.2 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 7-12 - Presumption in favour of sustainable development.
- Paragraph 60 - Housing needed for different groups in the community.
- Paragraph 127 - Create places with a high standard of amenity for existing and future users.
- Section 8 - Promoting healthy and safe communities.
- Section 9 - Promoting sustainable transport.
- Section 12 - Achieving well-designed places.

West Northamptonshire Joint Core Strategy (2014)

- 5.3 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 S10 Sustainable Development Principles
Policy H1 Housing Design, Density and Mix
Policy BN9 Planning and Pollution Control

Northampton Local Plan 1997 (Saved Policies)

- 5.4 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 policy is material to this application:

Policy E20 New development (design)

Supplementary Planning Documents

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

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Public Protection (NBC)** - no objection subject to standard contamination condition. Recommend restriction on construction hours and consideration of air quality via installation of gas fired boilers and 1 vehicle charging point.
- 6.2 **Highways (NCC)** - recommend auto-track analysis is required to ensure a refuse vehicle can manoeuvre (Note: auto-track analysis has been received and forwarded to NCC Highways).
- 6.3 **Northamptonshire Police (NCC)** - no objection as car parking is overlooked and the dwellings will address the street. All new doors and windows must meet Building Regulations and any sheds be secured. Any fences are recommended to be at least 1.8m high and trellis topped to reduce climbing opportunities.
- 6.4 **Building Regulations (NBC)** – (verbal) no objection, consider that the access arrangements are suitable.
- 6.5 **One neighbour objection** on the following grounds:
 - Parking concerns
 - Impact of noise, dust during demolition
 - Impact on neighbours
 - Flooding/ drainage
 - Impact on green spaces in area
 - Lack of consultation
 - Security concerns
 - Residents must be compensated for loss of amenity, noise, dirt and pollution

7 APPRAISAL

- 7.1 The main issues for consideration are the principle of new residential development, impact on the character of the surrounding area, impact on adjacent and proposed residential amenity, security and highway conditions/ parking.

Principle of residential development

- 7.2 The site is located within a primarily residential area as identified in the Northampton Local Plan and comprises previously developed land. Within such an area the principle of residential development is considered acceptable, subject to matters of detail being acceptable and in line with Development Plan Policy. The development of two dwellings would also contribute towards the Borough's five year housing supply.

Design and impact on the appearance and character of the area

- 7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place 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.
- 7.4 The proposed design and general appearance are in keeping with the area which also comprises a number of single storey dwellings, comparable in scale and height to the proposed. Any approval would also be subject to a materials condition to ensure that appropriate external appearance could be achieved. Due to the degree of site coverage, it is not considered that over-development would occur.

Loss of open space / landscaped area

- 7.5 If permitted, the proposal would result in loss of an existing landscaped area that offers some contribution to the visual amenity of the area. However, it is considered that the benefit of providing two additional dwellings would offset the loss of any open space. There would not be loss of any trees of note.

Impact on amenity of neighbouring occupiers

- 7.6 The site is surrounded by terraced residential properties on all sides. Due to the relationship, separation and siting of the properties involved, the effect on neighbouring properties is considered acceptable in terms of overlooking, loss of outlook, light and overbearing. The proposed rear to rear separation is only 15 metres between the proposed dwellings and those at the immediate rear. However, this is considered acceptable as the properties are single storey and no undue overlooking would occur. Given front separation of over 22 metres to the rear walls of the properties to the south, overlooking would be limited.

Amenity of future occupiers

- 7.7 Saved Policy E20 of the Northampton Local Plan and H1 of the Joint Core Strategy all seek to secure a sufficient standard of residential amenity for future occupiers. All properties would be served by adequate light and outlook and private amenity spaces 6 metres long, providing an acceptable level of residential amenity. Bin storage would be secured by condition.

Parking and Highways

- 7.8 Off-street parking would be provided for 10 cars opposite the front and side of the development. The level of provision would comply with the Northamptonshire Parking Standards. Following comments from the Local Highway Authority, the applicant has demonstrated that the site can accommodate turning of large refuse vehicles within the site. The proposal also accords with Northamptonshire Highway standards in terms of access requirements.

Security and Crime Prevention

- 7.9 Northamptonshire Police Crime Advisor raises no objection subject to consideration be given to security measures including boundary treatment. These can be agreed by condition on any grant of planning permission. Most of the proposed car parking spaces would also benefit from direct surveillance from the front windows of the proposed dwellings.

Contamination and Environmental Health issues

- 7.10 The Council's Environmental Health Officers recommend that a standard land contamination condition be secured which would be agreed by condition on any grant of planning approval. This accords with Policy BN9 of the Joint Core Strategy. Construction hours can be recommended by an informative note. There is no policy justification for insisting on gas fired boilers.

Landscaping and Trees

- 7.11 There are no protected trees within the site. To ensure a good standard of visual amenity, a standard landscaping condition is to be secured which will in time assist in allowing the development to assimilate with its surroundings. This accords with Policy S10 of the Joint Core Strategy and the aims of the National Planning Policy Framework.

Other issues

- 7.12 The development is Community Infrastructure Levy liable. Given that the site is in a low risk flood zone, it is unlikely that flooding would be a concern. Drainage would also be addressed via Part H of the Building Regulations. Due to the scale of the proposal and the construction period would only be relatively short, it would be unreasonable to resist the application on increase in dust and noise. These matters would be controlled under separate Environmental Legislation.

8 CONCLUSION

- 8.1 The site is within an existing residential area and the principle of development is acceptable and will contribute to the 5 year housing supply. In this instance, the proposal would comply with the development plan and national policy and subject to conditions, no harm has been identified that would significantly outweigh benefits. The proposal is considered acceptable subject to the following 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: PO1, P02, P03, P04, P05, P06, P07, SCH001, SCH002 and SCH003.

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

- 3) Notwithstanding the submitted plans, details of all proposed external facing materials including fenestration 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 and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

- 4) The bin storage areas shall be implemented in accordance with the details on the approved plans prior to first occupation of development and retained in that form throughout the lifetime of development.

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

- 5) The parking spaces shown on the submitted plan shall be constructed prior to the first occupation of the dwellings 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 aims of the National Planning Policy Framework.

- 6) Notwithstanding the submitted details, no development shall be occupied until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site.

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

- 7) 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 Policy S10 of the West Northamptonshire Joint Core Strategy.

8) Prior to the occupation of development, full details of the method of the treatment of the external boundaries of the site 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 development hereby approved.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan and H1 of the West Northamptonshire Joint Core Strategy.

9) 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 shall be erected to the dwellings hereby permitted.

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

10) 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 including dormers and roof windows shall be installed to the dwellings hereby permitted.

Reason: In the interests of privacy in accordance with Policy E20 of the Northampton Local Plan.

11) 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 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.

12) Prior to the occupation of development , details of security measures including external lighting and locking of bin and cycle storage shall be submitted to and agreed in writing by the Local Planning Authority and therefore the approved details to be implemented in accordance with the approved details.

Reason: In the interests of security to comply with Policy S10 of the Joint Core Strategy.

10 BACKGROUND PAPERS

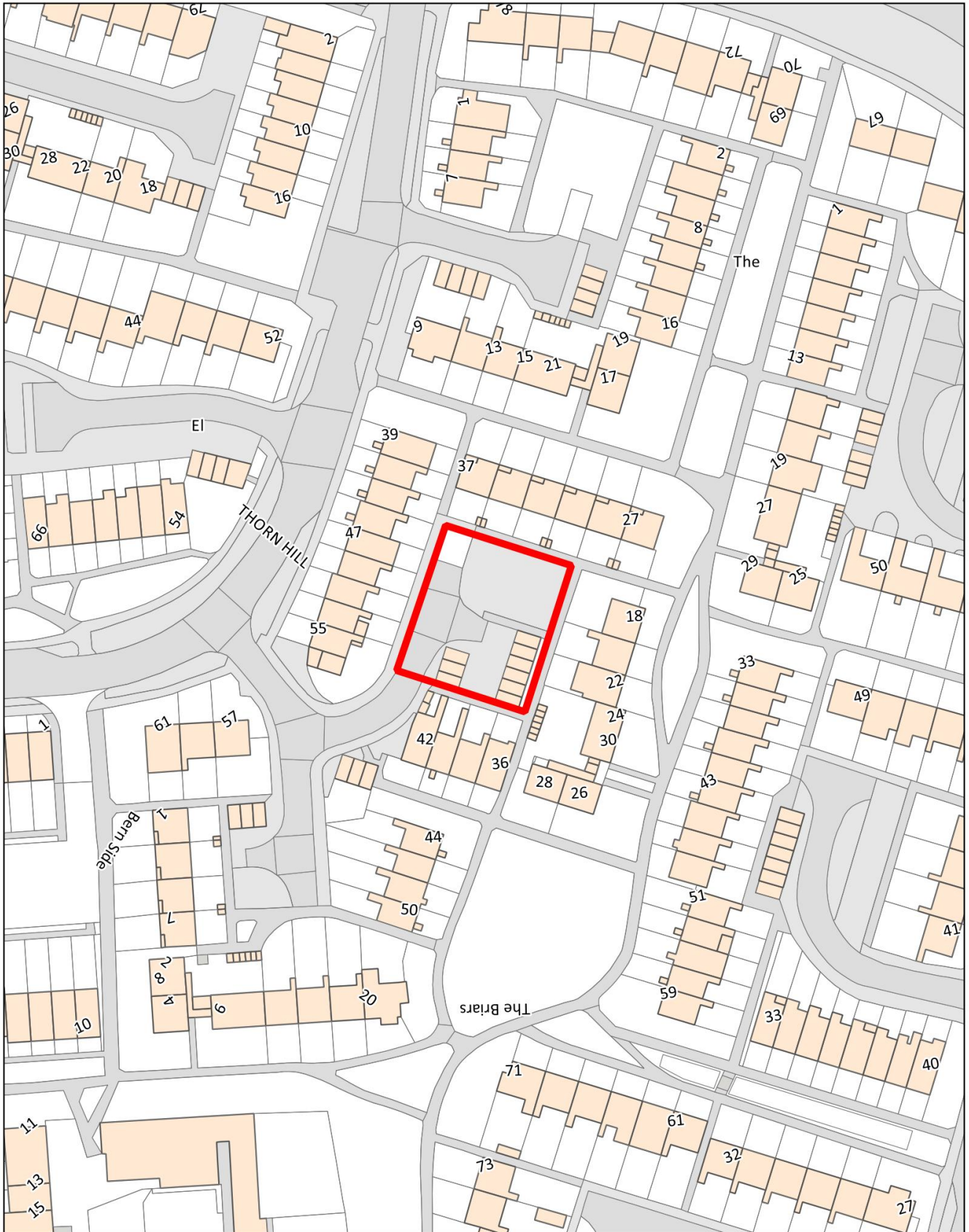
10.1 N/2018/1596

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **Garages at The Briars**

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Date: 08-01-2019

Scale: 1:1,000

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