

PLANNING COMMITTEE:	19th February 2019
DEPARTMENT:	Planning Service
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2018/1769
LOCATION:	Garages 16 to 21, Greatmeadow
DESCRIPTION:	Demolition of 3 domestic garages and construction of 1 new build dwelling
WARD:	Talavera 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

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

The proposed development would have no undue detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the street scene and wider area, would represent an appropriate use for the site and contribute towards the Borough's housing land supply. The proposed development would therefore comply with Policies S1, S3, S10 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan, Policies H1 and H2 of the Growing Together Neighbourhood Plan and the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The proposal is for the demolition of a block of three garages and construction of a one bedroom bungalow on a garage court site. A total of eleven car parking spaces will be provided.

3 SITE DESCRIPTION

3.1 The site consists of a block of three garages and parking spaces. The neighbouring properties are three storey flats and two storey houses. The surrounding area is residential in character. The wider context of the area is generally two storey houses of a traditional design.

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, and the Growing Together Neighbourhood Plan.

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:

Section 2 – Achieving sustainable development
Section 5 – Delivering a sufficient supply of homes
Section 12 – Achieving well-designed places.

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 S3 - The Scale and Distribution of Housing 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 policy is material to this application:

Policy E20 - New development

5.5 Supplementary Planning Documents

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

5.6 Other Material Considerations

Growing Together Neighbourhood Plan

The Growing Together Neighbourhood Plan (Covering Blackthorn, Goldings, Lings and Lumbertubs) was made in April 2017, and now forms part of the development plan for Northampton.

The following policies are relevant to the determination of this proposal:

Policy H1: Housing mix.

Policy H2: Small-scale housing development.

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Environmental Health** – No objections subject to a conditions requiring a noise assessment, action being taken in the event of unexpected contamination being found, electric vehicle charging points, low emission boilers and control of construction hours.
- 6.2 **Arboricultural Officer** – The impact of the tree losses will be transient, provided that the arboricultural control measures specified in the report are implemented in a timely fashion and properly maintained throughout the duration of the development to seek to prevent harm to the retained trees then no adverse comment to make.
- 6.3 **Local Highway Authority** – No comments received.
- 6.4 **Councillor Janice Duffy** – Received complaints about mud on roads and footpaths, could measures be used to reduce mud to an acceptable level.

7 APPRAISAL

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

Principle of residential development

- 7.2 The NPPF supports well-designed sustainable housing development that provides a good standard of amenity for existing and proposed occupiers. The JCS 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 Policy H1 of the Growing Together Neighbourhood Plan states that proposals for new developments should provide a mix of types of homes, whilst Policy H2 states that proposals for small scale housing developments will be supported, and identifies redundant garage sites as suitable for such developments.
- 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. Therefore, in accordance with the presumption in favour of sustainable development in Section 2 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. 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.

Layout and design

- 7.5 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.

- 7.6 This garage court site is currently parking area for the local residents. The redevelopment of the site would not result in the loss of residential garden and would comprise the re-use of brownfield land which is encouraged under the NPPF.
- 7.7 The proposal is for a single bungalow. Neighbouring premises are two and three storeys, however, it is considered that the proposed dwelling would be in keeping with the general residential character of the area and would not detract from the street scene.

Residential amenity

- 7.8 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.
- 7.9 In terms of the residential amenities of neighbours, the bungalow would be located adjacent to the rear garden of an established dwelling at 21 Greatmeadow and would be separated from the communal open space of the neighbouring flats at nos. 22 to 27, by a distance of 5.5m. Due to the single storey design, it is not considered that either neighbour would be affected by overshadowing, whilst overlooking to the flats would be prevented by the proposed boundary treatment.
- 7.10 In terms of the amenities for future occupiers of the new dwelling, the layout of the bungalow is considered to be acceptable, with all rooms being of appropriate size and provided with adequate outlook. A garden area of 50 square metres would be provided.
- 7.11 Comments from Environmental Health refer to the need for noise mitigation measures due to the proximity of the site to a major road and also to the need for unexpected contamination to be dealt with. Conditions covering these matters are proposed.

Parking and highway safety

- 7.12 The site currently provides parking for approximately 16 cars, including the three vacant garage spaces. The proposal includes 11 spaces, including provision to serve the new dwelling. This would represent a marginal loss of parking on the site. Although NCC Highway Standards do not recognise garage spaces as parking spaces. However, the wider area is well catered for and it is not considered that this would result in a significant impact in this regard.

Other matters

- 7.13 Comments from Environmental Health refer to the need for a hours of construction work to be controlled, in order to protect neighbouring residents. Due to the small scale of the development it is not considered that there is a need to require this by condition in this instance. These comments also refer to a requirement for electric vehicle charging points and a low emission boiler. There is no dedicated parking space in this instance making electric vehicle charging difficult to achieve, whilst there is also no policy basis to require this or low emission boilers.
- 7.14 Comments from the Ward Councillor refer to previous issues with mud on the roads. This is a site management issue and given the small scale of this site this is not something which would normally be covered by planning conditions.
- 7.15 There are existing trees on the site which would need to be removed. They are not of particular high quality and the aboricultural officer has no objection to their removal.

8 CONCLUSION

- 8.1 The proposed development is acceptable and would provide a good standard of accommodation for future occupants whilst having no adverse impact on the amenities of adjoining occupiers in accordance with Development Plan Policy and the NPPF.

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: 30575 (P) 04, 30575 (P) 05, 30575 (P) 08, SCH-002, SCH-003.

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

- 3) 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.

- 4) The parking spaces and manoeuvring area as shown on approved plans shall be constructed prior to the 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 the requirements of the National Planning Policy Framework.

- 5) In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the development and neighbouring land are minimised, in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

- 6) Full details of a sound insulation and ventilation scheme to protect the development from external noise shall be submitted to and approved in writing by the Local Planning Authority and the approved details shall be implemented prior to the occupation of the dwelling hereby permitted and retained thereafter.

Reason: In the interests of residential amenity and to secure a satisfactory standard of development in accordance with Policy BN9 of the West Northamptonshire Joint Core Strategy.

- 7) 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 dwellings hereby permitted.

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

- 8) All trees shown to be retained in the approved plans shall be protected for the duration of the development in accordance with the Macintyre Trees Tree survey and Arboricultural Impact Assessment Report ref. 18101_7_Fv1 dated December 2018.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

- 9) The external boundaries of the site shall be constructed in accordance with the approved plan prior to the occupation of the building hereby permitted and retained thereafter.

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 the National Planning Policy Framework.

- 10) All planting, seeding or turfing comprised in the approved details of landscaping as shown on the approved plans 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 E20 of the Northampton Local Plan and the National Planning Policy Framework.

10 BACKGROUND PAPERS

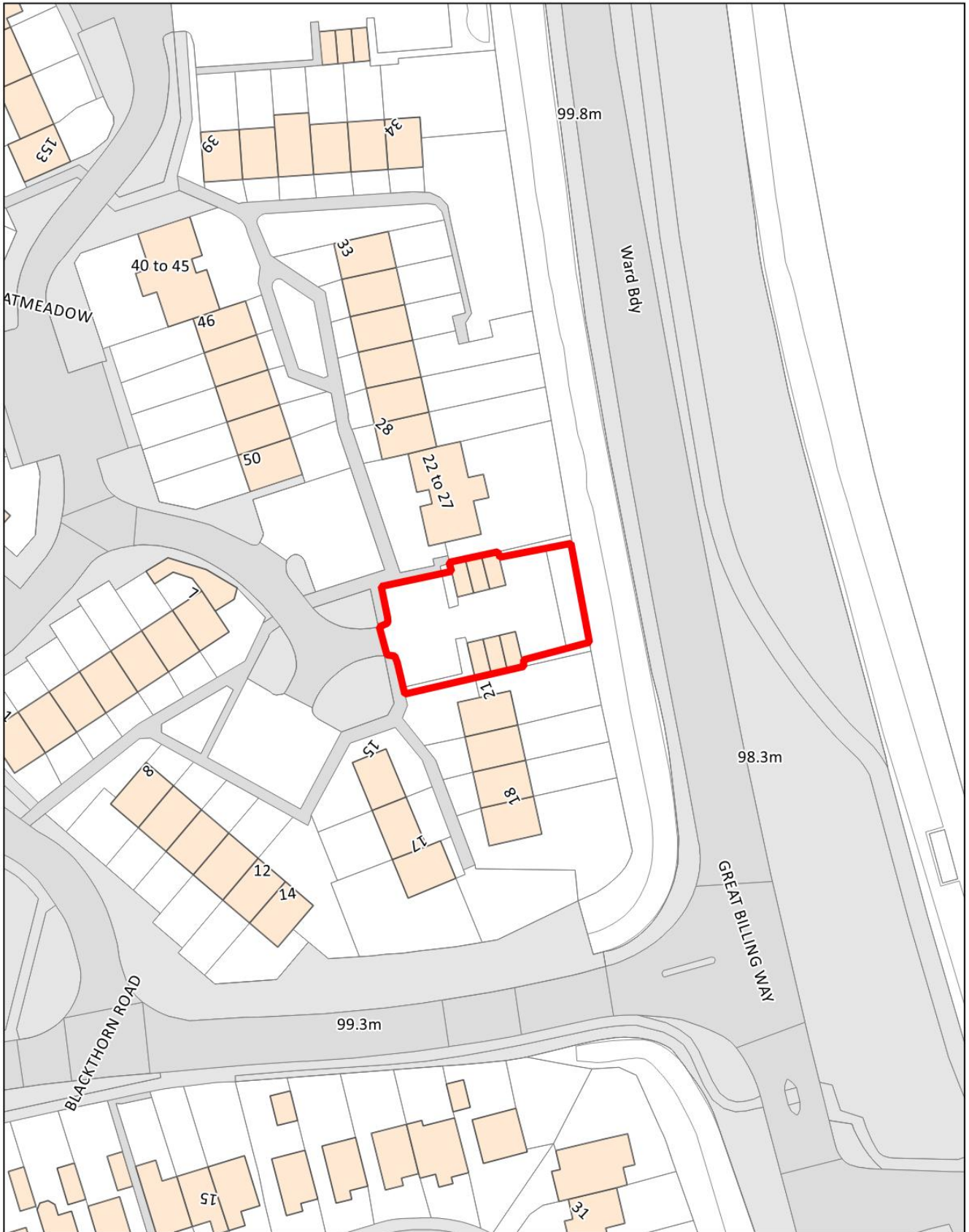
- 10.1 Application file N/2018/1769.

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 16 - 21 Greatmeadow**

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Date: 07-02-2019

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