

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

APPLICATION REF: N/2018/1546

LOCATION: Garages Rear Of 21 , Keswick Drive

DESCRIPTION: Demolition of 20no domestic garages and construction of 2no new dwellings

WARD: Eastfield 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 result in the satisfactory reuse of this site and would not cause significant harm to the character and appearance of the surrounding area, neighbour amenity and the highway system, whilst securing a satisfactory level of accommodation for the future occupiers of the development. The proposal is therefore in accordance with the requirements of the National Planning Policy Framework, Policies S1, S10 and H10 of the West Northamptonshire Joint Core Strategy, and Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The applicant seeks planning permission to demolish the existing garage court, which has seen diminished use over recent times, and replace it with two 1 bedroom, semi-detached dwellings. These would feature rear gardens that would contain storage and clothes drying facilities. In addition, 11 car parking spaces would be provided.

2.2 A proposal for this site was considered by the Council's Planning Committee in December 2018, where it was resolved to defer and to enable discussions with the applicant as to whether to create additional car parking on the site, possibly through a revision of the design of the development to explore opportunities to retain some of the existing garages. The scheme has now been revised,

and also been the subject of public consultation in line with the requirements of the Council's adopted Statement of Community Involvement in respect of planning applications.

3 SITE DESCRIPTION

- 3.1 The application site consists of existing garage court, constructed in a single storey, unremarkable style. The surrounding area is characterised by the presence of residential accommodation, of which the majority front onto the surrounding highway network. The application site is adjacent to the rear boundaries of a number of properties. A number of existing dwellings feature accesses onto Keswick Drive (of both pedestrian and vehicle type), and it is understood that these accesses would be retained should the proposed development come forward.
- 3.2 The application site is a short cul-de-sac that forms a spur from the main Keswick Drive. The site is also in close proximity to Churchill Avenue, which contains a number of residential dwellings. Typically, the properties to the north and west are two storey houses, whilst those to the east are bungalows.

4 PLANNING HISTORY

- 4.1 None.

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 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.

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

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:

E20 – New development

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

6 **CONSULTATIONS/REPRESENTATIONS**

Comments received are summarised as follows:

6.1 In respect of the scheme that was considered by Committee in December 2018, 18 objections were received. Comments can be summarised as:

- The proposal will lead to a loss of privacy.
- There would be a loss of light.
- The development will have an adverse impact on security.
- On street car parking is in short supply in the vicinity.
- The garages could be utilised for parking and storage.
- The new dwellings would have designated parking, but existing properties would not.
- The development would encourage on street car parking that would have an adverse impact on highway safety.
- The development would result in vehicles being displaced onto Churchill Avenue and Keswick Drive, which would impact on the free flow of traffic.
- The site could be more appropriately used for development.

6.2 In addition, a petition signed by 165 individuals was received. This objects to the development on the grounds that the development would have an adverse impact upon the highway system, and that there is a need for the garages.

6.3 Following the submission of revised plans, eight objections (including some from the same addresses as those referenced above). Comments can be summarised as:

- The proposal would result in congestion and parking problems resulting in an adverse impact on highway safety.
- The scheme includes insufficient car parking.
- The proposal will lead to a loss of privacy.
- There would be a loss of light.
- The garages are in a good condition.
- There has been insufficient public consultation.

7 **APPRAISAL**

7.1 The surrounding area can be defined as being predominantly residential in character and the provision of further residential dwellings on this site would be compatible with the prevailing character. In addition, the Council cannot demonstrate the requisite five year housing land supply and this development would make a contribution, albeit small, to addressing this need.

7.2 In considering the application in December, the Committee did not raise any particular objections to the design of the proposed dwellings, their orientation or the separation distances between the application site and the existing dwellings. As a result, it is considered that the development would not represent an incongruous feature or have a significant adverse impact on the amenities of surrounding properties.

7.3 The proposed dwellings would have access to sufficient light and outlook, in addition to appropriately sized rear gardens. These would contain sufficient room for the drying of clothes, a shed and refuse storage. Furthermore, in order to promote a secure form of development, a

condition would enable the Council to approve details of the boundary treatments at an early stage in the development process.

- 7.4 In respect of the matter raised at December's Planning Committee meeting, discussions have taken place with the applicant regarding whether it is feasible to retain any of the existing garages. In response, it has been confirmed that some of the garages do have structural issues that are likely to create further issues in the future. Furthermore, there are some vacancies within the garage court and some of the garages are likely to be more challenging to access.
- 7.5 Whilst it has not been possible to amend the scheme to retain some of the existing garages, as a satisfactory layout would not be achieved, the layout of the development has been amended in order to increase the number of parking spaces, from 7 to 11. Given that the development is for the provision of two 1 bedroom dwellings, it therefore follows that there is a likelihood the majority of the replacement parking spaces would be available for the occupiers of existing dwellings. In addition, the applicant has confirmed that the occupiers of garages would be offered a replacement facility and has provided the Council with a list of alternative sites within the localised vicinity where alternatives garages are available.
- 7.6 By way of further background, Northampton Partnership Homes (the applicant) have confirmed to the Council that of the 20 garages, seven are currently vacant, five are licenced to individuals living outside of the area (such as in the town centre), and one is licenced to a charity (which will be relocated to another area). The remaining seven are licenced to local residents, however, NPH have confirmed that there are six vacant garages within Churchill Avenue and seven within Churchill Avenue. Owing to the general proximity of the alternatives and that there would be a number of car parking spaces provided as part of the development, it is considered that the removal of the existing garages would not cause any significant harm to the amenities of surrounding residents, or to the highway system.
- 7.7 In addition to the above consideration, it should be noted that within current planning policies (either at a national or local level) that there is no requirement to retain garages. Furthermore, it should be noted that the current County parking standards do not include garages as parking provision given that a significant number of them are generally used for purposes other than the parking of a vehicle, such as the storage of household objects.
- 7.8 It is noted that representations received by the Council have commented upon the possibility of on street car parking associated with the development impeding visibility from other vehicular accesses in Keswick Drive. In response to this, it is considered that such opportunities for on street car parking already exist. Given that appropriate car parking has been provided as part of this proposal, it is considered that the proposal is unlikely to significantly alter this situation. As a consequence, it is considered that the proposal is unlikely to lead to a significant highways impact.

8 CONCLUSION

- 8.1 It is considered that the revised scheme represents an appropriate land use, which would not have a significant adverse impact upon the character and appearance of the surrounding area, neighbour amenity and the highway system. Accordingly, the proposal is compliant with the requirements of national and local planning policies.

9 CONDITIONS

- 9.1 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 B; (P)04; (P)05; (P)06; SCH-001; SCH-002; SCH-003; and PH487100/KDG/TP/001.

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

3. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings 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.

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 dormers shall be constructed in the roof of the dwellings hereby permitted.

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

5. 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.

6. Prior to the commencement of construction works on site, 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 E20 of the Northampton Local Plan.

7. The development hereby permitted shall be carried out in accordance with the materials specified on drawing SCH-001.

Reason: In the interests of visual amenity in accordance with the requirements of Policy E20 of the Northampton Local Plan.

8. The car parking and manoeuvring areas as shown on drawing (P)03 B shall be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of highway safety, in accordance with the requirements of the National Planning Policy Framework.

9. Prior to the commencement of construction works, a desk top study in respect of possible contaminants within the site and a site investigation shall be 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. 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.

10 BACKGROUND PAPERS

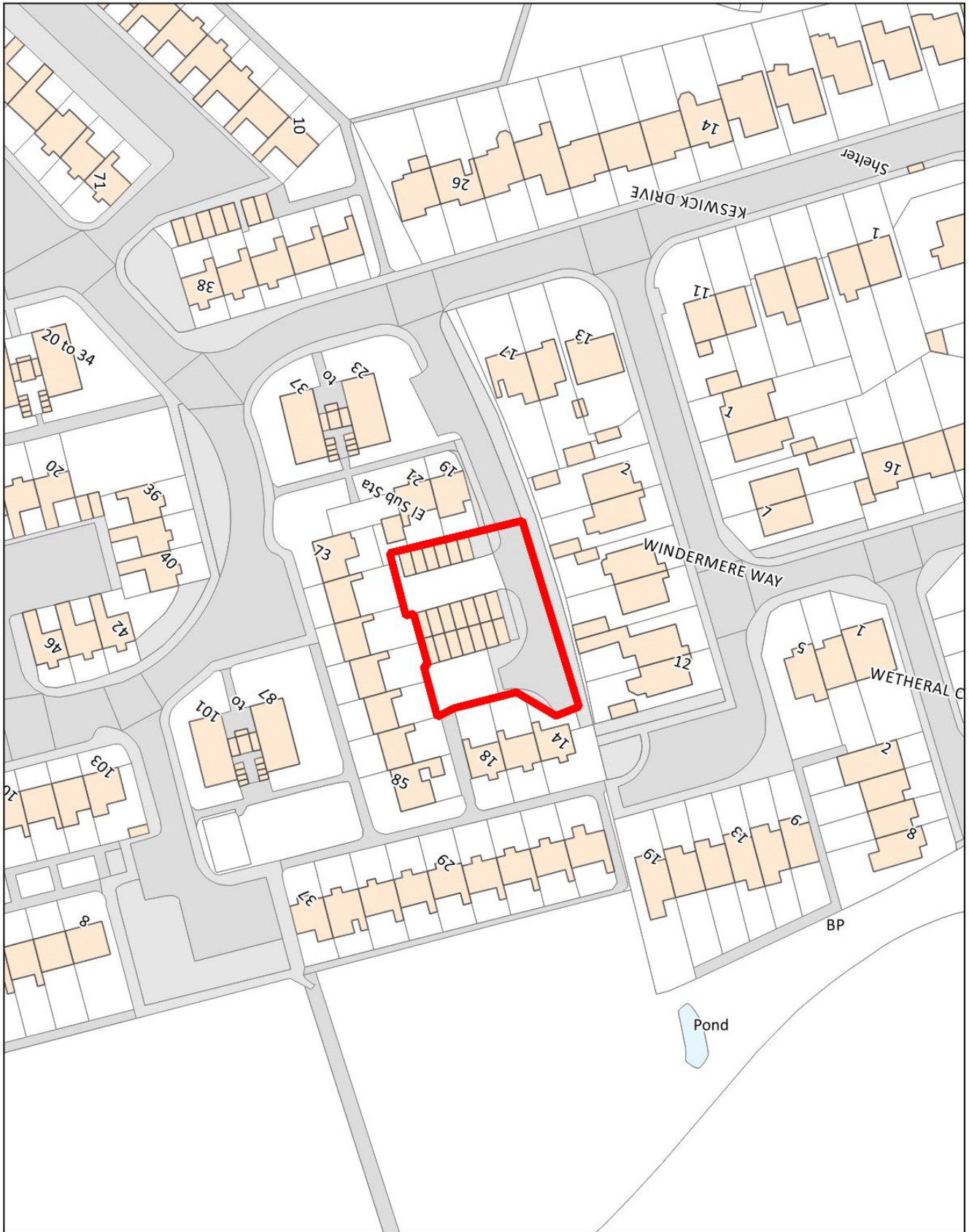
10.1 N/2018/1546.

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 rear of 21 Keswick Drive**

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Date: 28-02-2019

Scale: 1:1,000

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