

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

APPLICATION REF: N/2018/1549

LOCATION: Land rear of 33 Southwood Hill

DESCRIPTION: Demolition of 8no domestic garages and construction of 2no new dwellings

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

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

The principle of new dwellings 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 and highway safety. The proposed development complies with the requirements of the National Planning Policy Framework, policies S1, S3, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and saved policies E20 and H6 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application seeks full planning permission for the demolition of a garage block and the erection of a semi-detached pair of bungalows. The proposed bungalows would be 1-bed properties. Four dedicated car parking spaces would be provided to serve the bungalows, with 12 other communal parking spaces to be provided along the northern boundary.

3 SITE DESCRIPTION

3.1 The application site consists of a garage block and an open area to the front. The application site is bordered with existing rear gardens, separated by timber fencing and brick walls.

3.2 The local area is predominantly residential and has a mix of 1 and 2 storey properties, and a 3 storey apartment block.

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.

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.

Section 15 - Conserving and enhancing the natural environment

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 policies are material to this application:

Policy H6 - Residential development in primarily residential area

Policy E20 - New development

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 **Environmental Public Protection (NBC)** – No objections subject to a condition requiring action in the event of unexpected contamination being found.
- 6.2 **Highway Authority (NCC)** – Concerns were initially raised for impact on the existing refuse collection system. Additional information was submitted during the course of the application, which was found acceptable.
- 6.3 **Crime Prevention Design Officer** – No objection in principle, advice has been given in relation to the compliance to the secure by design.
- 6.4 One public representation has been received. The comments have been summarised as:
 - Impact on parking provisions during construction phase.
 - Damage to the vehicles and roads during construction phase.
 - Question potential occupiers of the bungalows, whether for elderly or young people.
 - Question why dedicated parking spaces allocated to the bungalows as other parking spaces would be used by any local residents.

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 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 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. 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 The application site comprises garage blocks in a residential area. The demolition of these garages and redevelopment of the site would not result in the loss of residential garden land. The proposed new dwellings submitted under the amended scheme would reflect the scale and massing of neighbouring residential properties and would be an appropriate development in the streetscene.
- 7.7 However, the proposed bungalows would have relatively small gardens. It is recommended that a condition to remove permitted development rights for future extensions to avoid overdevelopment of the site.
- 7.8 It is considered that the proposed design and appearance of the new bungalows would be in keeping with the character of the local area and would comply with the guidance outlined in NPPF, policy H1 of JCS and saved policy E20 of the Northampton Local Plan.

Residential amenity

- 7.9 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.
- 7.10 In terms of the residential amenities of neighbours, the proposed new bungalows would have hipped roofs which does reduce the impact in terms of massing. All the residential properties around the proposed bungalows would be located at a sufficient separation distance, except for the properties to the south, which would have a separation of 10m. However, it is considered that due to the proposed hipped roofs, the mass would be shifted away from the common boundaries between these properties and would not result in any unacceptable overbearing impact. Owing to the design and siting of the new bungalows, it is considered that there would not be any adverse impact on the residential amenity of the neighbouring properties.
- 7.11 In terms of the amenities for future occupiers of the new dwellings, all habitable rooms would be served by windows and adequate level of daylight and outlook. In addition, a landscape strip is proposed to the frontage and western edge of the site to provide a buffer. The submitted plans also detail provision for bins and cycle to be stored in the rear garden. As such, subject to conditions, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers of the site.

Parking and highway safety

- 7.12 The proposal includes 4 parking spaces to serve the bungalows and 12 communal car parking spaces for local residents. The Parking Standards seek 1 parking space per 1-bed dwelling for the proposed development. Therefore, the scheme would exceed the Parking Standards, with one visitor space also provided per dwelling.
- 7.13 The development would also benefit from a generous manoeuvring area to serve the parking area. A condition has been recommended to submit the details for the surface drainage for the area.
- 7.14 The existing garage block which contains 8 spaces would be demolished and to be replaced with 8 car parking spaces. It could be argued that there is no net loss of spaces as some garages, due to their size, have not been used for parking of vehicles anyway. In addition, the County Parking Standards do not count garages as parking spaces.
- 7.15 It is considered that the proposed development is acceptable and would not cause undue impact on the highway safety.

Trees

- 7.16 The supporting Tree Survey and Arboricultural Report describes that there is only one tree within the proximity of the application site. This tree sits outside the redline boundary and there would be no ground works closer to the root protection area of this tree. Therefore, it is not considered that the proposed works would have any adverse impact on the existing tree.

Other considerations

- 7.17 The Council's Environmental Health Officer recommends a ground contamination condition should planning permission be forthcoming.
- 7.18 Crime Prevention officer has not raised any concerns about the proposed development and has advised for the compliance to the secure by design.

8 CONCLUSION

- 8.1 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. Subject to conditions, no harm has been identified that would significantly and demonstrably outweigh the benefits.
- 8.2 The proposal would comply with the requirements of the National Planning Policy Framework, Policies S1, S3, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20 and H6 of the Northampton Local Plan and Policies H1 and H2 of the Growing Together Neighbourhood Plan.
- 8.3 Therefore, it is recommended that planning permission is granted subject to conditions below.

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) 03, (P) 02, (P) 05, (P) 04, SCH-001, (P) 06.

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

- 3) The external materials shall be installed in accordance with the details as described on the Drawing number SCH001 and approved details as listed below:
- Bricks: Type EX3 (IBSTOCK Sandalwood)
 - Roof tiles: Type R1 (Artificial slate Roof tiles)
 - Rainwater goods: Type RW2 (Marley Plumbing in white)
 - Windows: Type W1 (uPVC in white frame)
 - Doors: Type D1 (uPVC door in white frame)

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

- 4) 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.

- 5) The external boundaries of the site shall be constructed in accordance with the approved plan prior to the occupation of the dwellings 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.

- 6) 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.

- 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 Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

- 8) Full details of drainage relating to the proposed car park areas 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 prevent drainage on to the highway in accordance with the aims of the National Planning Policy Framework.

- 9) The proposed finished floor levels shall be implemented in accordance with the approved details on the drawing number (P) 03.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton local Plan and the National Planning Policy Framework.

- 10) The parking spaces and manoeuvring area together as 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.

10 BACKGROUND PAPERS

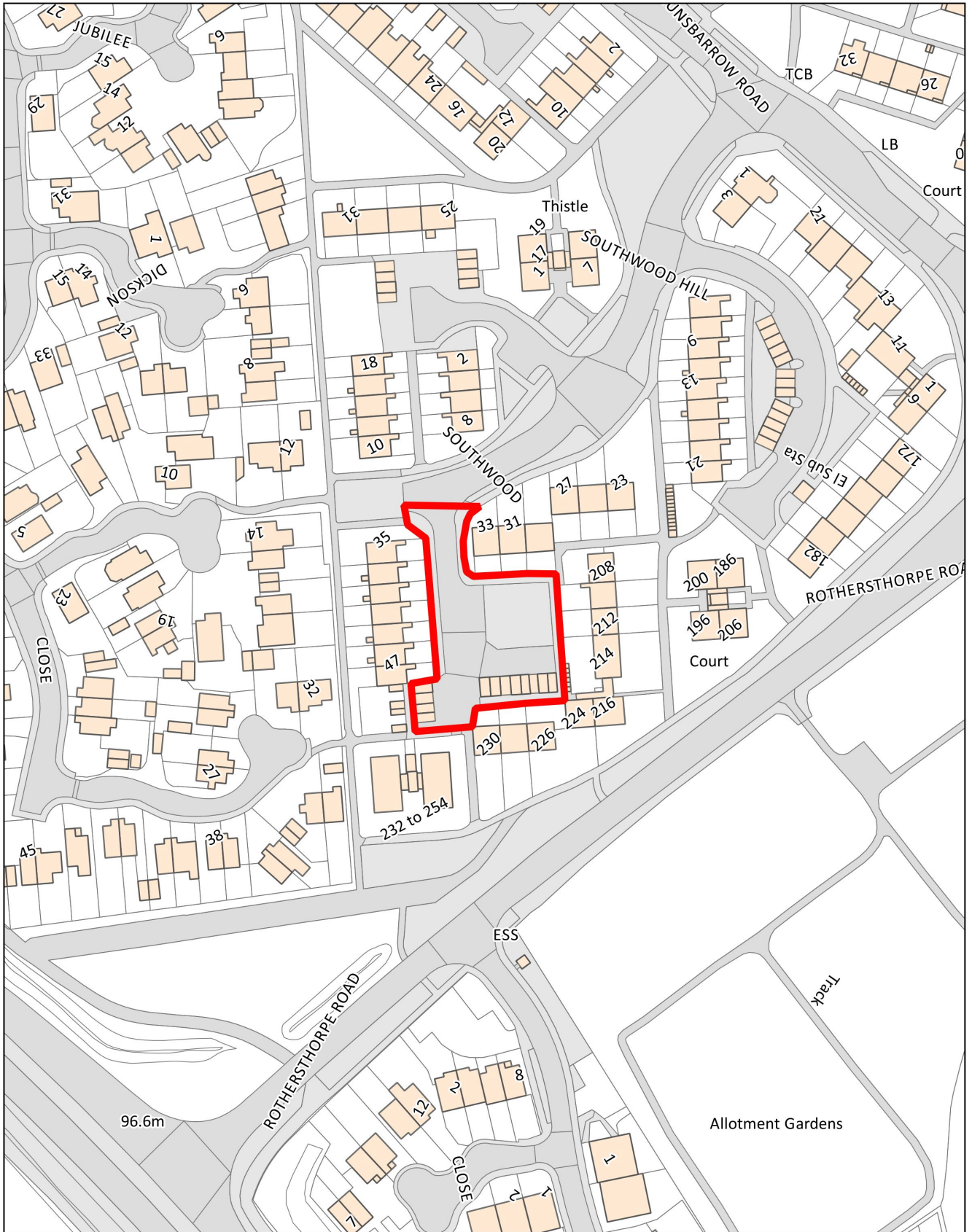
- 10.1 N/2018/1549.

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: **Land rear of 33 Southwood Hill**

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Date: 07-03-2019

Scale: 1:1,250

Drawn by: -----