

PLANNING COMMITTEE: 16th April 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0117

LOCATION: 28 Spenfield Court

DESCRIPTION: Renew windows with casement windows, new guttering, fascia, replacement wooden cladding with cement fibre board cladding and installation of wheelie bin enclosures at 28-35 Spenfield Court

WARD: Brookside Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

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 not lead to a significant adverse impact upon the character and appearance of the surrounding area and neighbour amenity. As a consequence, the proposal would comply with the requirements of the National Planning Policy Framework, Policy S10 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 replace the windows and timber cladding (with a cement fibre board material) and to install new, covered, refuse stores to serve the block of flats.

3 SITE DESCRIPTION

3.1 The application site is a residential block of two storeys in height that contains eight flats. The surrounding area is predominantly residential. The surrounding buildings are typically of two storeys, and whilst these were all generally constructed within the same period, there are a number of different design approaches taken to the form of buildings. Further alterations have

been carried out to other building, which when combined, serve to differentiate between the various buildings.

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) 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 section is of particular relevance to this application:

Section 7 – requiring good design

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. Policy of particular relevance is:

S10 – Sustainable Development Principles

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

6 CONSULTATIONS/ REPRESENTATIONS

6.1 No comments received.

7 APPRAISAL

7.1 The proposed alterations to the flats would not alter the general bulk or massing of the block, or change or make additions to the number or size of windows, so it is considered that there would not be a significant adverse impact upon the amenities of surrounding occupiers in terms of considerations such as light, outlook and privacy. In addition, new cladding and replacement windows would generally improve the appearance of the building's elevations and would help in creating a building that makes a better contribution to the general visual amenity of the locality. For these reasons, it is considered that these alterations would make a positive impact upon the visual amenity of the site's environs.

7.2 The introduction of covered refuse stores are likely to encourage residents to take part in recycling programmes. In addition, the creation of defined collection area is likely to be of some benefit in the collecting of such materials, which would aid general efficiency.

7.3 On account of their limited size, it is considered that this element of the proposed development would not have a significant adverse impact upon the amenities of surrounding properties.

8 CONCLUSION

8.1 It is considered that the proposed development would result in an improved building and layout, which is in conformity with the requirements of the NPPF and Development Plan Policy.

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: Sheet 1 of 1; LIN-PL-103; and Proposed Specifications.

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

10 BACKGROUND PAPERS

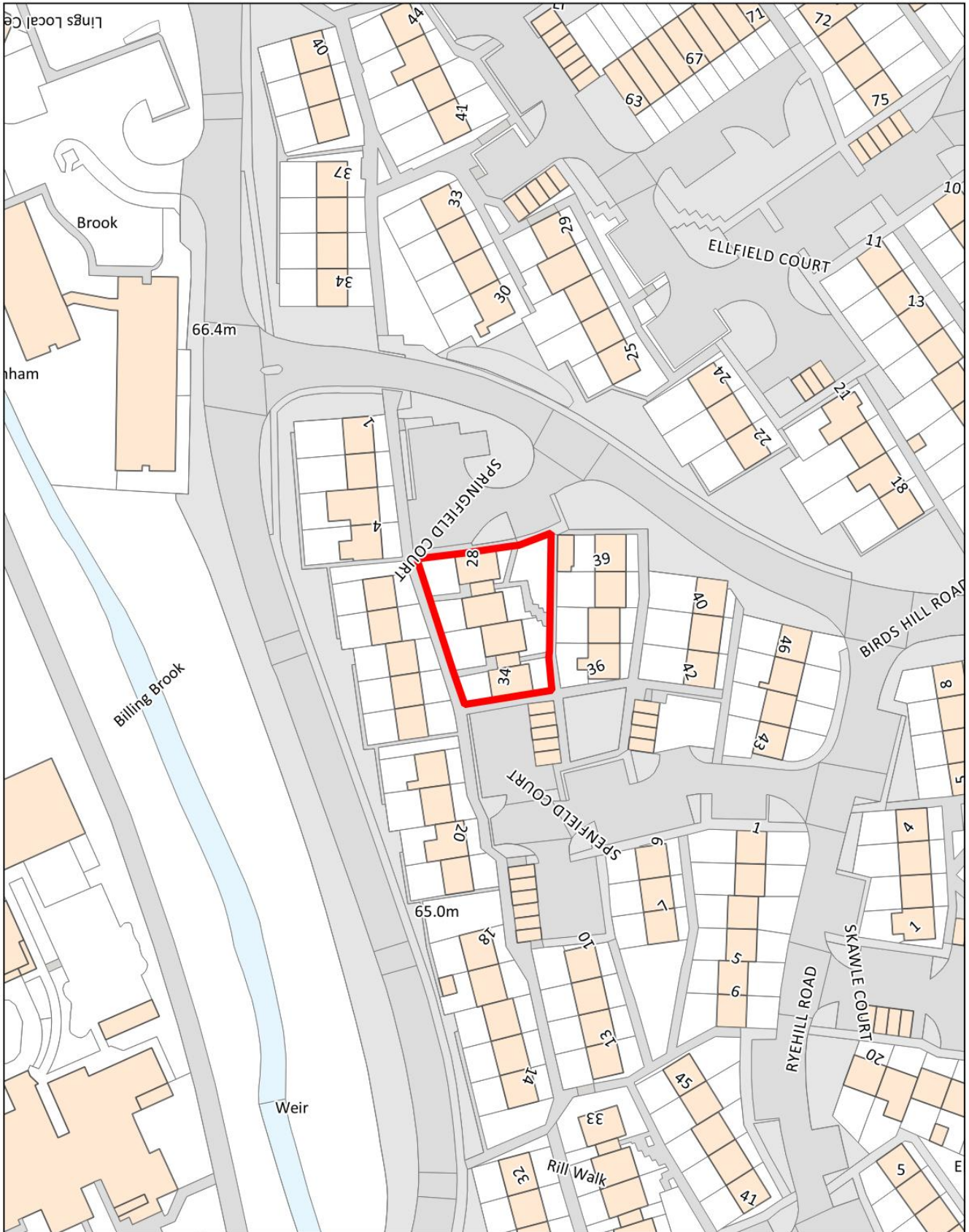
10.1 None.

11 LEGAL IMPLICATIONS

11.1 The development is CIL not 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: **28 - 35 Spenfield Court**

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Date: 03-04-2019

Scale: 1:1,000

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