

PLANNING COMMITTEE: 28th July 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0536

LOCATION: 2 Lanercost Walk

DESCRIPTION: Adjustment of fence line along Keswick Drive to make it 2m closer to pavement to increase size of back garden

WARD: Eastfield Ward

APPLICANT: Mr Stuart Duff
AGENT: N/A

REFERRED BY: Director of Planning and Sustainability
REASON: Applicant is an NBC employee

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 APPROVAL for the following reason:

Due to its siting, scale and design, the proposed repositioning of boundary fencing would not have an undue detrimental impact on the appearance and character of the surrounding area, neighbour amenity and highway safety to comply with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policies E20 and H18 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Permission is sought for the relocation of the existing 1.8m high boundary fence to the side of the property closer to the public footpath.

3 SITE DESCRIPTION

3.1 The application site consists of a detached dwelling at the corner of Keswick Drive and Lanercost Walk. The property has a single attached garage to the side with gravel and paved driveway that can accommodate three vehicles. The side and rear garden is mostly enclosed by a 1.8m high boundary fence with an open plan front garden and strip of grass area between the side boundary

fence and the public footpath. There is an existing bus shelter located in between Keswick Drive and the application site.

3.2 The site is not in a conservation area or near any listed buildings.

4 PLANNING HISTORY

| | | | |
|-----|-------------|---|----------|
| 4.1 | N/1977/0133 | the re-siting of existing fence | APPROVED |
| | N/1979/0346 | the relocation of boundary fence to within 1m of footpath | REFUSED |

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 the Northampton Local Plan (1997) saved policies.

National Policies

5.2 **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:

Paragraph 127 Design and residential amenity

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 policies are material to this application:

E20 Design of extensions
H18 Residential extensions

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD 2011
Northampton Parking Standards 2019

6 CONSULTATIONS/ REPRESENTATIONS

6.1 Comments have been received from a local resident stating that they had no objection to the proposal providing that adequate visibility was maintained for vehicles emerging from the driveway of 1 Keswick Drive whose visibility is reduced due to the existing bus shelter. They also raised concerns regarding the possible accumulation of rubbish due to the angle of the proposed fence adjacent to 1 Keswick Drive.

7 APPRAISAL

- 7.1 The main issues to consider are the impact on the appearance and character of the host building, wider area, neighbour amenity and parking/highway safety.

Impact on appearance and character of the host building and wider area

- 7.2 This is an open plan estate and the application site is located in a prominent position at the entrance to the estate on the corner of Keswick Drive and Lanercost Walk.
- 7.3 The local area has changed considerably since its original construction with various boundary treatments apparent and as such, the relocation of the boundary fence closer to the footway on Keswick Drive is unlikely to have a negative impact on the generally open character of the area, due to the backdrop of mature vegetation along the front property boundaries lining each side of Keswick Drive.
- 7.4 A relatively substantial verge is maintained between the proposed fence line and the adjacent public footpath and the bus shelter, and would continue to provide a feeling of openness that would not detract from the open appearance of Keswick Drive.

Impact on amenity of neighbours

- 7.5 The neighbouring property of no. 1 Keswick Drive is a dormer style bungalow that has a window to the front elevation. There is currently a mature conifer style tree planted on the common boundary with the application site close to the existing fence, it is considered that the relocation of the fence would not negatively impact on the outlook from the ground floor of this property due to the existing vegetation.
- 7.6 Due to the separation distance, it is not considered that the neighbouring properties located on the opposite side of Keswick Drive would be unduly affected in terms of limiting outlook.

Parking and Highway Safety

- 7.7 The proposal has been amended since its original submission with splayed corners of the fencing to provide improved visibilities for the driveway of the neighbouring property of no. 1 Keswick Drive and from the junction of Lanercost Walk and Keswick Drive. It is considered that the proposal is acceptable and would not adversely impact on highway safety.

8 CONCLUSION

- 8.1 For the reasons cited above, the proposal is considered acceptable and recommended for approval.

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 plan: Existing and Proposed Fence Line received on 14/07/2020, Proposed Site Plan received on 14/07/2020.

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

11 BACKGROUND PAPERS

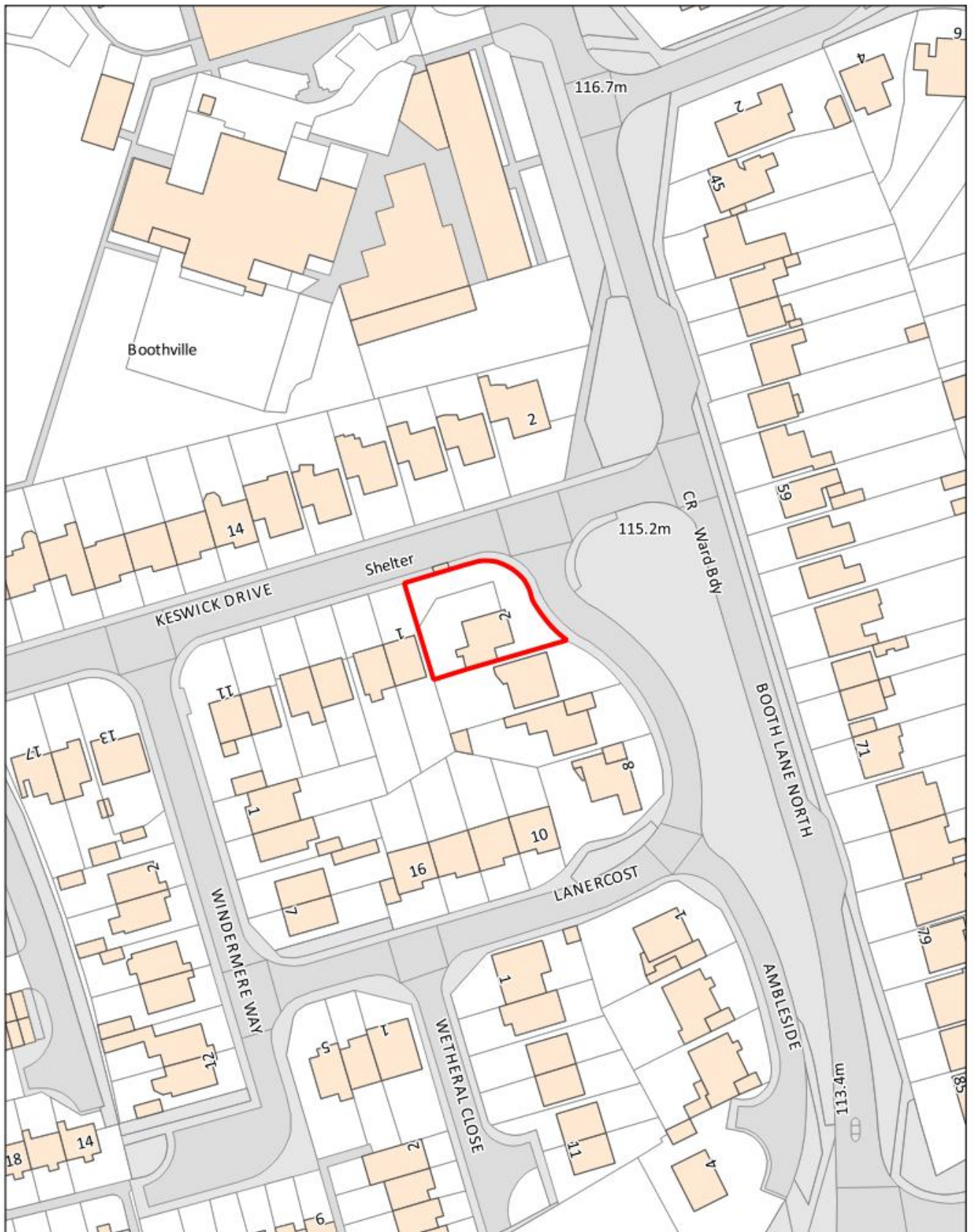
11.1 N/2020/0536.

12 LEGAL IMPLICATIONS

12.1 The development is not CIL liable being under 100 square metres floor area.

13 SUMMARY AND LINKS TO CORPORATE PLAN

13.1 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: **2 Lanercost Walk**

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Date: 17-07-2020

Scale: 1:1,000

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