

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

YOUR ATTENDANCE IS REQUESTED AT A MEETING TO BE HELD AT
THE GUILDHALL ON TUESDAY, 16 NOVEMBER 2010 AT 6:00 PM.

D. KENNEDY
CHIEF EXECUTIVE

AGENDA

1. APOLOGIES
 2. MINUTES
 3. DEPUTATIONS / PUBLIC ADDRESSES
 4. DECLARATIONS OF INTEREST
 5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED
 - 6. LIST OF CURRENT APPEALS AND INQUIRIES
Report of Head of Planning (copy herewith) A.
HOLDEN
X 8466
 7. OTHER REPORTS
None.
 8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS
None.
 9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS
(A) N/2010/0910- REMOVAL OF STUD PARTITION WALLS ERECTED SINCE 1948, RE-OPENING OF AN EXISTING DOORWAY, REWIRING AND IMPROVEMENTS TO LIGHTING, THE GUILDHALL, AT GILES SQUARE E.
WILLIAMS
X 7812
Report of Head of Planning
(copy herewith)
- Ward: St Crispin**
10. ITEMS FOR DETERMINATION
An Addendum of further information considered by the Committee is attached.
(A) N/2010/0839- ERECTION OF ONE DETACHED AND 2 SEMI DETACHED THREE- BEDROOM DWELLINGS, 14-18 THE WARREN G. WYATT
X 8912
Report of Head of Planning
(copy herewith)

Ward: Nene Valley

(B) N/2010/0693- APPLICATION FOR EXTENSION OF TIME
LIMIT TO IMPLEMENT PLANNING PERMISSION
N/2007/1301 FOR A FIRST FLOOR EXTENSION, 17
CLAYSTONES

B.
CLARKE
X8916

Report of Head of Planning
(copy herewith)

Ward: West Hunsbury

(C) N/2010/0863- SINGLE STOREY REAR EXTENSION, 106
NURSERY LANE

R.
SIMPSON
X 7848

Report of Head of Planning
(copy herewith)

Ward: St David

11. ENFORCEMENT MATTERS

None.

12. APPLICATIONS FOR CONSULTATION

None.

13. EXCLUSION OF PUBLIC AND PRESS

THE CHAIR TO MOVE:

“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE
REMAINDER OF THE MEETING ON THE GROUNDS THAT
THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH
CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY
SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS
LISTED AGAINST SUCH ITEMS OF BUSINESS BY
REFERENCE TO THE APPROPRIATE PARAGRAPH OF
SCHEDULE 12A TO SUCH ACT.”

SUPPLEMENTARY AGENDA

**Exempted Under Schedule
12A of L.Govt Act 1972
Para No:-**

<TRAILER_SECTION>
A6446

Agenda Item 2

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 19 October 2010

PRESENT: Councillor Collins (Chair); Councillors Church, J. Conroy, Davies, Golby, Hawkins, Hill, Lane, Malpas, Matthews and Woods.

1. APOLOGIES

Apologies for absence were received from Councillor Meredith.

2. MINUTES

That, subject to the amendment of minute 10A, N/2010/0458 so that in the resolution the percentage in the first bullet point read "100%", the minutes of the meeting held on 30 September 2010 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That S. Stroman, S Kang and Councillor B. Hoare be granted leave to address the Committee in respect of application N/2010/0693.
 - (2) That Mrs V Wykes, Messrs Murphy and Toone and Councillor Beardsworth be granted leave to address the Committee in Respect of application N/2010/0718.
 - (3) That N. Aggrawal be granted leave to address the Committee In respect of application N/2009/0636.

4. DECLARATIONS OF INTEREST

Councillor Church declared a Personal interest in item 12A, N/2009/0636 as a WNDC Board member.

Councillor Woods declared a Personal interest in item 12A, N/2009/0636 as a WNDC Board member and as having had received briefings on the project in previous years, and attended the blessing of the site.

Councillor Hill declared a personal interest in item 12A, N/2009/0636 as having been the Portfolio Holder when the lease was granted to the Indian Hindu Welfare Organisation.

Councillor Davies declared a personal interest in item 12A, N/2009/0636 as being known to the applicant.

Councillor Collins declared a personal interest in item 12A, N/2009/0636 as being the Council's Faith Champion and having attended the blessing of the site.

5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED

None.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning submitted a List of Current Appeals and Inquiries and elaborated thereon.

RESOLVED: That the report be noted.

7. OTHER REPORTS

None.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(A) N/2010/0693- CHANGE OF USE FROM USE CLASS A1 TO HOT FOOD TAKEAWAY (USE CLASS A5) AT 355 WELLINGBOROUGH ROAD

The Head of Planning submitted a report in respect of application number N/2010/0693, elaborated thereon and referred to the Addendum that set out further comments from Environmental Health, representations from residents in Manfield Road and revised wording of condition two if consent were to be granted. In answer to a question, the Head of Planning reported that Environmental Health were satisfied with the revised scheme for the extraction of cooking smells.

Councillor B. Hoare as the Ward Councillor, noted that this application was about a change of use and its impact. He still had concerns in respect of the impact of the flue to the first floor offices and the gable end of the building. These situations were often left to enforcement to ensure that conditions were complied with. He was concerned that there could be unintended consequences to residents if the application were to be approved. He welcomed the amendment of Condition 2 in respect of the hours of opening. There remained, however issues concerning the front curtilage of the premises that he believed was not the responsibility of the County Council but was the responsibility of the owner. He requested that a condition be added to any consent in respect of littering and maintenance of the front curtilage pavement.

Sally Stroman, on behalf of the applicant, commented that her client had worked with the Council to protect the amenity of residents. The main focus of the premises was

the Wellingborough Road. She noted that Environmental Health had now approved the extraction system and that her client would be happy to accept the revised Condition 2. She believed that parking provision in the Wellingborough Road was adequate; there was an unrestricted parking bay (after 6.00pm) to the front of the premises. There was also a litter bin outside the premises. Sally Stroman commented that the premises had received consent for A2 use earlier in the year but there had been no interest in the premises for this use when it had been advertised. The owner had taken steps to improve the appearance of the premises. She believed that the proposal would not be detrimental to the local centre and requested that the Committee approve the application. In answer to a question Sally commented that her client would be happy to maintain the litter bin in between visits by street cleansing. It was noted that there were several other litter bins in the vicinity. In response to another question she commented that the owner believed that the front curtilage to the premises was not in his ownership.

The Head of Planning commented that NCC had indicated that they maintained the front curtilage of the premises. He noted that this issue should be dealt with independently of determining the application.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report and as amended by the Addendum as the principle of a takeaway use in a recognised centre is acceptable and in accordance with Policy R9 of the Northampton Local Plan. By reason of the site's relationship with neighbouring residential properties and the adequacy of the local highway network and subject to controls limiting the hours of use and collection, treatment and dispersal of cooking smells, the proposed use would not have a detrimental impact on the amenity of nearby and adjoining residents or highway safety in accordance with Policy R9 of the Northampton Local Plan and the aims and objectives of PPG13 and PPG24.

(B) N/2010/0718- TWO STOREY REAR/ SIDE EXTENSION TO EXISTING DWELLING HOUSE AND DIVISION OF PROPERTY INTO 4NO 1 BED APARTMENTS AT 2 THORNTON ROAD.

The Head of Planning submitted a report in respect of application number N/2010/0718, elaborated thereon and commented upon the availability of parking in Studland Road. In answer to a question he stated that there was a single yellow line on the left hand side of Studland Road that allowed unrestricted parking after 6.00pm and that there were no restrictions to parking on the right hand side.

Tony Murphy, on behalf Mr and Mrs Wykes, the next door neighbours to 2 Thornton Road, commented that they had lived at 4 Thornton Road for many years and were worried about the proposal affecting two of their children that had special needs. The eldest child was blind whilst the youngest had cerebral palsy. They had recently built a ground floor level extension with a bedroom and wet room for the youngest child. They were concerned that the proposal for four flats would lead to strangers affecting their children and that it would overwhelm their property. Mr Murphy commented that there appeared to be no provision for the storage of rubbish and that the proposed parking provision within the site was inadequate. He believed that dividing the premises into

four flats would change the dynamic of the area as there were no other flats in the vicinity. The proposal had no consideration for neighbours. In answer to a question Mr Murphy confirmed the existing on street parking situation and noted that people parking on the left hand side of Studland Road would block access to and from garages at the rear of properties in Branksome Avenue. The right hand side of Studland Road was continually parked.

Mrs Wykes resident of 4 Thornton Road asked that the Committee take into account the circumstances of her family in reaching a decision.

Councillor Beardsworth stated that the on street car parking in the area was horrendous. Mr and Mrs Wykes had a disabled parking space outside their property that was ignored by other people. They had recently completed an extension to provide a bedroom and wet room for their daughter and were therefore committed to the area. She believed that the conversion of 2 Thornton Road into flats would change the nature of the area and noted existing issues of heavy traffic going to and from the industrial estate. She noted that the owner of 2 Thornton Road had previously been refused permission to remove trees on the site.

Paul Toone, on behalf of the applicant, commented that he had closely monitored the concerns that had been raised but believed them to be unfounded. The extension would be away from 4 Thornton Road on the far side of 2 Thornton Road so he believed that there were no issues over light or overlooking. Two parking spaces were to be provided on site and although there were high traffic movements to the doctors and the supermarket both of these had car parks. He sought the Committee's approval of the scheme. In answer to questions Paul Toone commented that a current rear facing window was in a room currently used as a bedroom but would be a living room in the proposed scheme (but that the current bedroom could be used for other purposes now); he was unaware whether 2 Thornton Road had been built at the same time as surrounding properties; a bike rack was part of the scheme; and that a bin store was part of the scheme.

The Head of Planning noted that the refuse storage arrangements would be conditioned and that the only trees on the site were not part of the development area. He noted that the existing hedge had been heavily cut back and appeared in poor condition.

The Committee discussed the application.

Councillor Woods proposed and Councillor Malpas seconded "That the application be refused as the extension and conversion of the existing dwellinghouse to four one bedroom apartments was unacceptable by reason of the intensification of use giving rise to an unacceptable degree of overlooking of the neighbouring property, 4 Thornton Road, resulting in a loss of privacy and amenity contrary to saved policy E20 of the Northampton Plan. In addition, the restricted curtilage of the site would result in an inadequate provision for on-street car parking resulting in an inappropriate form of development contrary to save policy H6 of the Northampton Local Plan."

Upon a vote the motion was carried.

RESOLVED: That the application be refused for the following reasons:

The extension and conversion of the existing dwellinghouse to four one bedroom apartments is unacceptable by reason of the intensification of use giving rise to an unacceptable degree of overlooking of the neighbouring property, 4 Thornton Road, resulting in a loss of privacy and amenity contrary to saved policy E20 of the Northampton Plan.

In addition, the restricted curtilage of the site would result in an inadequate provision for on-street car parking resulting in an inappropriate form of development contrary to saved policy H6 of the Northampton Local Plan

12. APPLICATIONS FOR CONSULTATION

(A) N/2009/0636- ERECTION OF CULTURAL AND RECREATION CENTRE TO INCLUDE HINDU TEMPLE, MULTI PURPOSE HALL, SPORTS FACILITIES, VISITOR CENTRE AND EXHIBITION SPACE, TEACHING FACILITIES INCLUDING LIBRARY, CRECHE, PRIEST'S HOUSE AND SIX SHELTERED FLATS FOR OVER 55'S EXTERNALLY, ACCESS, PARKING, ALL WEATHER SPORTS PITCH AND LANDSCAPING, INCLUDING PERIMETER SECURITY FENCING AT LINGS WAY

The Head of Planning submitted a report in respect of application number N/2009/0636, elaborated thereon and in answer to a question commented that the nearest bus stops were just to the north of the site on Lings Way.

Neelam Aggrawal, on behalf of the applicant, commented that the Indian Hindu Welfare Organisation were passionate about achieving the project: they were an inclusive organisation, committed to community cohesion. Although the project was being led by the Hindu community the facilities would be available to the wider community. The project would inject life into the area and provide a landmark building. She urged the Committee to support the application. In answer to questions Neelam commented that the nearest Hindu temple was in Wellingborough in a converted building although the associated Community Centre had been purpose built; that many Hindus attending the temple would be likely to walk; and that six sheltered units was the maximum allowed by the lease.

The Committee discussed the application.

RESOLVED: That WNDC be informed that the Council has no objection to the proposals subject to a suitable legal agreement that secures community access to the sport facilities and allotments/ gardens proposed to the satisfaction of NBC.

WNDC are requested to seek methods of landscaping and layout that mitigate the visual impact of the large parking areas to the front of the building and the security fencing proposed.

WNDC are also requested to ensure that safe and secure pedestrian routes are provided into the development, particularly with regard to the crossing of Lings Way from the west.

11. ENFORCEMENT MATTERS

(A) E/2010/0435- UNTIDY LAND AT 36 LASHAM COURT

The Head of Planning submitted a report in respect of E/2010/0435 and elaborated thereon. The Head of Planning noted that proposed changes to the Council's Constitution would allow for these matters to be dealt with more quickly. Councillors would be kept informed of issues in their wards.

The Committee discussed the report.

RESOLVED: That the Borough Solicitor be authorised to issue a notice pursuant to Section 215 of the Town and Country Planning Act 1990 (as amended), requiring steps to be taken to remedy the condition of the land with a compliance period of 28 days and in the event of non compliance to take any other necessary, appropriate and proportionate enforcement action pursuant to the provision within the Act in order to bring about the proper planning control of the land.

(B) E/2010/0126- UNAUTHORISED SUB- DIVISION OF DWELLING HOUSE AT 22 HESTER STREET

The Head of Planning submitted a report in respect of E/2010/0126 and elaborated thereon.

The Committee discussed the report.

RESOLVED: That the Borough Solicitor be authorised to issue an enforcement notice in respect of the unauthorised change of use of 22 Hester Street to a dwellinghouse and a self contained flat requiring the cessation of the unauthorised use of the basement as a flat with a compliance period of two months.

The meeting concluded at 20.04 hours.

Agenda Item 6

Directorate: Planning and Regeneration
Head of Planning: **Susan Bridge**



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

List of Appeals and Determinations – 16th November 2010

Written Reps Procedure

Application	Del/PC	Description	Decision
N/2010/0426 APP/V2825/D/10/2137442 (Previously quoted as 2009/0426)	DEL	Single storey front extension - resubmission of Planning Permission N/2006/0252.	AWAITED
N/2009/0469 APP/V2825/D/10/2135855	DEL	Erection of two storey detached dwelling.	AWAITED
N/2009/0566 APP/V2825/A/10/2123568	DEL	Change of Use to 4no. bedsits at 1 Humber Close – Retrospective.	AWAITED
N/2010/0137 & 0138 APP/V2825/E/10/2128341/NWF	DEL	Erection of high level, first floor glazed link corridor to eastern elevation (Newton Block) at Kingsley Park Middle School building, St Georges Avenue.	AWAITED
N/2010/0171 APP/2825/A/10/2128510/WF	DEL	Erection of two bed detached bungalow and attached garage at 23 Weston Way. (Resubmission of N/2009/1064).	AWAITED
N/2010/0528 APP/V2825/A/10/2134872	DEL	Erection of detached 3 bed dwelling on land adjacent to 1 Central Avenue (revision of planning permission N/2010/0302)	AWAITED
Local Hearing			
N/2009/0974 APP/V2825/E/10/2131445/NWF	DEL	Replacement windows to front elevation at 155 Harborough Road.	AWAITED

The Address for Planning Appeals is Mr K Pitchers, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.	Appeal decisions can be viewed at - www.planning-inspectorate.gov.uk
Local Government (Access to Information) Act 1985 Background Papers The Appeal Papers for the appeals listed	Author and Contact Officer Mr Gareth Jones, Development Control Manager Telephone 01604 838999 Planning and Regeneration Cliftonville House, Bedford Road, Northampton, NN4 7NR.



NORTHAMPTON
BOROUGH COUNCIL

PLANNING COMMITTEE: 16 November 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: N/2010/0910 Removal of stud partition walls erected since 1948, re-opening of an existing doorway, rewiring and improvements to lighting at The Guildhall, St. Giles Square, Northampton

WARD: St. Crispin

APPLICANT: Northampton Borough Council
AGENT: Mr. Tom Bates

REASON: NBC property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **Approval in principle** – subject to the referral of the application to the Secretary of State and subject to conditions and for the following reason:

The proposed alterations will restore rooms to their former size, and reinstate the former doorway which will not result in the loss of historic fabric and will not have an adverse impact on the historic integrity of the building.

2. THE PROPOSAL

2.1 The proposed works relate to rooms in the original building, which face onto St. Giles Square (currently NCC Registrars' staff offices). Listed Building Consent is sought to remove three internal partition walls in three separate rooms and for the re-opening of a doorway in a fourth room. (The re-wiring work mentioned in the description does not require permission as all new wiring will be contained in surface mounted trunking, without the need to create new holes.)

3. SITE DESCRIPTION

3.1 The Guildhall is a Grade 2* Listed Building, and the proposed works

are within the Registrars' offices in the western ground floor. The site is also within the St. Giles Square, and within the All Saints Conservation Area.

4. PLANNING HISTORY

- 4.1 There is an extensive planning history on this site, including other internal alterations.

5. PLANNING POLICY

5.1 Development Plan:

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 current Development Plan comprises the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS5 – Planning for the Historic Environment

5.3 Northampton Local Plan

No saved policies, however, para. 2.80 applies.

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **NBC Access Officer** – no comments.

- 6.2 **NBC Built Conservation** – no objections subject to conditions.

- 6.3 **English Heritage** – no objections. Recommended that copies of the historical plans that have been submitted with this application be sent to the County Heritage Environment Records office, and this has been done.

- 6.4 Ancient Monuments Society, Commission for Architecture and the Built Environment, Council for British Archaeology, The Georgian Society, Society for the Protection of Ancient Buildings, The Twentieth Century Society, and The Victorian Society have also been consulted but at the time of drafting the report, comments had not been received (also refer to para 7.4 below).

7. APPRAISAL

- 7.1 As part of the reorganisation of the Council's work places, many more employees are to work from the Guildhall. As part of these arrangements, the offices presently used by the County Council Registrar are to be vacated in order to accommodate the offices of the Leader of the Council and Leaders of other political groups with associated support staff.

- 7.2 To accommodate these changes, three rooms are to be enlarged by removing partition walls and by re-instating a door. These stud partition walls are not part of the original fabric of the building, and the opening up of the doorway will not have an adverse impact on the historic fabric of the building.
- 7.3 These works will result in the three rooms being restored to their original size, with features such as coving and skirting boards reinstated.
- 7.4 It is important to note that the consultation period for this application does not expire until the day of the Planning Committee meeting and as such the recommendation may change subject to any further submissions / consultation responses received. This will be reported via the Addendum.

8. CONCLUSION

- 8.1 It is considered that the proposed alterations are acceptable as they will restore and enhance the Guildhall, with no adverse impacts.

9. CONDITIONS

(1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (1) Act 1990.

(2) Full restoration of internal details to all rooms to match the original following the removal of the partition walls, in accordance with details to be agreed, to include the installation of a door case to match existing.

Reason: To ensure the protection of the integrity of the Listed Building in accordance with PPS5 Planning for the Historic Environment.

10. BACKGROUND PAPERS

- 10.1 None.

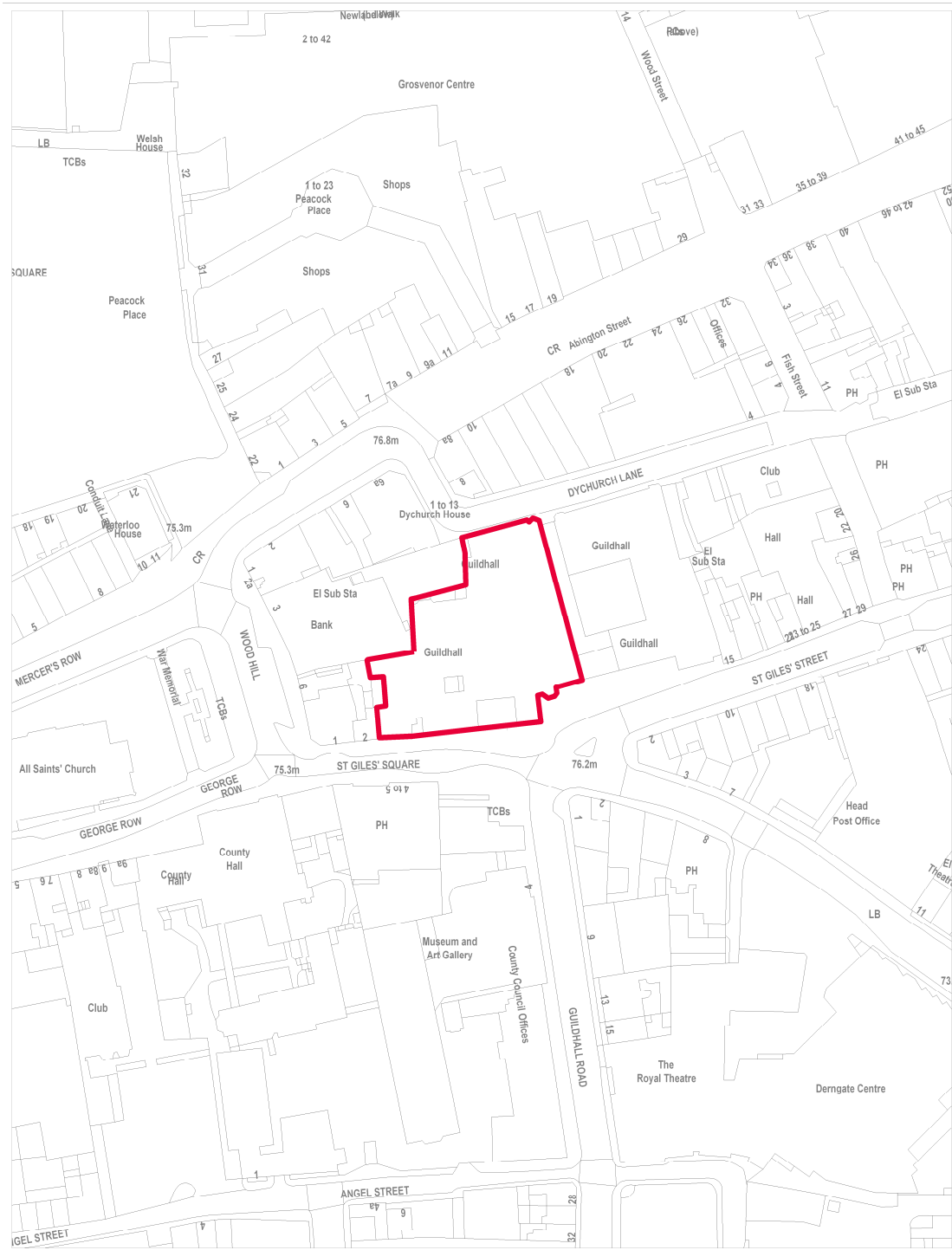
11. LEGAL IMPLICATIONS

- 11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the above 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.

Position:	Name/Signature:	Date:
Author:	Eillie Williams	28/10/2010
Development Control Manager Agreed:	Gareth Jones	29/10/2010



Name: JC
Date: 4th November 2010
Scale: 1:1250
Dept: Planning
Project: Site Location Plan

Title

The Guildhall, St Giles Square

Produced from the 2009 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655

Addendum to Agenda Items Tuesday 19th November 2010

N/2010/0910

Removal of stud partition walls erected since 1948, re-opening of an existing doorway, rewiring and improvements to lighting.

The Guildhall, St Giles Square

N/2010/0839

Erection of one detached and 2 semi-detached three-bedroom dwellings.

Land to the rear of 14-18 The Warren

N/2010/0925

Application for extension of time limit to implement Planning Permission N/2007/1301 for a first floor extension

17 Claystones, Northampton

Letter of objection from the occupiers of **18 Claystones** stating that there is a concern regarding the impact of a side window within the western elevation of 17 Claystones and this will lead to an erosion of privacy levels as a result of increased overlooking. A view is also expressed that the extension is linked to a business being run at the property, which if approved would lead to an adverse impact on residential amenity as a result of increased vehicle movements with associated increases in noise and pollution.

N/2010/0863

Single storey rear extension..

106 Nursery Lane

Agenda Item 10a



PLANNING COMMITTEE: 16 November 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: N/2010/0839 **Erection of one detached and two semi-detached dwellings.
Land to the rear of 14-18 The Warren**

WARD: **Nene Valley**

APPLICANT: **Bluestar Land and Development**
AGENT: **None**

REFERRED BY: **Cllr Hill**
REASON: **1) Cllr Hill considers the scheme to be undesirable back-land development and at a density which is out of character with that part of Hardingstone.
2) Also reported to Committee as part of application site owned by the Council**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 Approval for the following reason:

The principle of using existing residential land for a new residential use is acceptable. The siting and design of the dwellings will compliment the locality and will not be detrimental to visual or residential amenity or highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan and the guidelines contained within PPS13.

2. THE PROPOSAL

2.1 Full planning permission is sought for the erection of one detached dwelling and two semi-detached two-storey dwellings to be constructed of red brick with tiled roofs. All three houses would have three bedrooms, a total of four onsite parking spaces (the detached house

would have a drive and garage and the semis would have a drive space each) accessed off Windrush Way and a rear garden of at least 9 metres in depth.

3. SITE DESCRIPTION

3.1 The site is formed by the rearmost portions of the rear gardens of Nos.14 – 18 The Warren. No. 14 The Warren is still owned by the Borough Council. The whole application site measures 0.05 hectares and has a road frontage to Windrush Way, which measures 20 metres. It measures a maximum depth of 22 metres. The surrounding area is primarily residential in character and there are dwellings situated adjacent to the western boundary of the site and on the opposite side of Windrush Way.

4. PLANNING HISTORY

4.1 None relevant to the determination of the current application.

5. PLANNING POLICY

5.1 Development Plan

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 current Development Plan comprises of the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS5 - Planning for the Historic Environment
PPS13 – Transport
PPS23 - Planning and Pollution Control

5.3 Northampton Borough Local Plan

E20 – New Development
H6 & H10– Residential Development

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003.

6. CONSULTATIONS / REPRESENTATIONS

6.1 Hardingstone Parish Council – objection:

- Overdevelopment of the site
- Not in keeping with the density of the locality
- Will create extra traffic and result in parking on a narrow street

6.2 **NCC Archaeological Advisor**- Requests condition for a programme of works to protect any archaeological finds.

6.3 **Public Protection** - No objection but request condition relating to the control of contaminated land.

7. APPRAISAL

Policy Context / Principle

7.1 National planning policy, most notable in the form of PPS1, PPS3 and PPG13, promotes the efficient use of land and the location of new development within the existing urban fabric making use of existing facilities. The site lies within a primarily residential area as identified in the Northampton Local Plan where in planning policy terms the principle of residential development is normally acceptable providing the scheme is of an appropriate scale and density and in keeping with the character of the area, does not have an adverse impact on residential amenity and is acceptable in highway terms.

Siting and design

7.2 The proposed dwellings have been designed in a traditional style with gable roofs to compliment other houses in the vicinity of the site. They have been sited in the same plane as and on a similar alignment to the existing dwellings on this side of Windrush Way and have enough garden and space around the buildings not to represent an overdevelopment of the site.

Residential Amenity

7.3 The dwellings have been sited to ensure there is no significant impact on the amenity of the adjoining existing properties. The houses are located a minimum distance of 16 metres from the dwellings in The Warren and sited adjacent to No. 1 Windrush Way immediately to the west such that they would not to have any detrimental effect on the outlook and light of those properties.

Parking and Highway Safety

7.4 Each dwelling will have an onsite parking space which should prevent significant additional parking on Windrush Way. Although Windrush Way is relatively narrow it is only a minor access road within this estate and is not heavily trafficked.

8. CONCLUSION

8.1 This proposal will provide a residential development to a good standard without being detrimental to the amenity of nearby residents. Each dwelling has sufficient garden space not to be an overdevelopment of the site and has the provision of on site parking.

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. Details and/or samples of all proposed external facing materials 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: 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.

3. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the LPA.

Reason: To ensure that features of archaeological interest are properly examined and recorded in accordance with the guidelines contained within PPS5.

4. Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building (s) 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H6 of the Northampton Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with

Policy E20 of the Northampton Local Plan.

7. The window in the first floor side elevation of plot 1 shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy H6 of the Northampton Local Plan.

8. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been 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 the advice contained in PPS23 Planning and Pollution Control.

10. LEGAL IMPLICATIONS:

10.1 None

11. BACKGROUND PAPERS

11.1 N/2010/0839.

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.

Position:	Name/Signature:	Date:
Author:	Geoff Wyatt	25/10/10
Development Control Manager:	Gareth Jones	29/10/10



Name: JC
 Date: 4th November 2010
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
14 - 18 The Warren

Produced from the 2009 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655

Agenda Item 10b



PLANNING COMMITTEE: 16th November 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2010/0693: Application for extension to time limit to implement Planning Permission N/2007/1301 for a first floor extension at 17 Claystones, Northampton

WARD: West Hunsbury

APPLICANT: Mr. B. Shine

REFERRED BY: Head of Planning
REASON: Applicant is an employee of Northampton Borough Council

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions and for the following reason:

The impacts on the character of the original building, street scene and residential amenity are considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan and the SPG Residential Extensions Design Guide

2. THE PROPOSAL

2.1 The applicant seeks permission to increase the period of time to implement the first floor extension approved in 2007. The design of the extension is unchanged from that considered previously.

3. SITE DESCRIPTION

3.1 The site is located within a predominantly residential area. The property is a detached dwelling constructed to a brick finish. Neighbouring dwellings are constructed to slightly different styles,

although they are built from comparable materials. The rear garden is enclosed by wooden fences and hedges of approximately 2m in height. Although the rear elevation of the applicant's dwelling is in close proximity to the side elevation of 39 Banbury Close, this side elevation has no windows.

4. PLANNING HISTORY

4.1 Relevant past applications:

96/0830 – Single storey extension – Approved

N/2000/848 – Extension of roof incorporating front dormer – Approved

N/2001/568 – Erection of concrete section shed – Approved

N/2002/0470 – First floor rear extension – Approved, but not implemented

N/2002/1551 – Single storey rear extension with conservatory to side – Approved

N/2007/1301 – First floor extension – Approved

4.2 This proposal seeks permission to extend the period of time to commence the development approved in 2007 (reference: N/2007/1301), which was considered by the Planning Committee at the meeting on the 21st November 2007 and deemed acceptable. This planning permission has not been implemented, but remains extant. The applicant seeks permission to extend the period of time in which to commence development. The relevant planning policy context is unchanged from the consideration of this proposal in 2007 as set out below.

5. PLANNING POLICY

5.1 Development Plan

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 current Development Plan comprises of the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development

5.3 Northampton Borough Local Plan

E20 – New development

H18 – Residential Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide (2002)

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 No comments received. However, the consultation process was ongoing at the time of preparing this report and therefore any responses will be reported to the Committee by means of the Addendum.

7. APPRAISAL

Principle of the Development

- 7.1 On account of the design of the proposed extension being unchanged from that submitted in 2007, it is considered that the proposal would not give rise to any greater impact upon visual amenity than that previously deemed acceptable. By reason of the extension being at first floor level only, the proposal would not represent an overdevelopment of the site. As a result of the proposed extension not encompassing the full width of the existing dwelling, a degree of subordination towards the original building has been demonstrated. Therefore, the proposal is compliant with the requirements of Local Plan Policies E20 and H18 and the Supplementary Planning Guidance – Residential Extensions Design Guide.

Impact on Neighbours

- 7.2 The relationships between the applicant's property and the surrounding dwellings is unchanged from the consideration of this proposal in 2007 and therefore it is considered that the proposed extension would not give rise to an unacceptable impact upon the occupiers of neighbouring properties in terms of considerations such as light, outlook and privacy levels. In order to maintain this scenario, a condition is proposed that would remove permitted development rights for the installation of windows within the eastern elevation. Such an approach is consistent with the Planning Committee's decision of November 2007.

8. CONCLUSION

- 8.1 In conclusion, it is considered that on account of the unchanged planning policy context between the determination of this development in 2007 and the consideration of this proposal, combined with there being no greater impact on any relevant material considerations, the principle of extending the period of time to commence development is acceptable.

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 external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be installed in the eastern elevation of the proposed development without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

10. LEGAL IMPLICATIONS:

10.1 None

11. BACKGROUND PAPERS

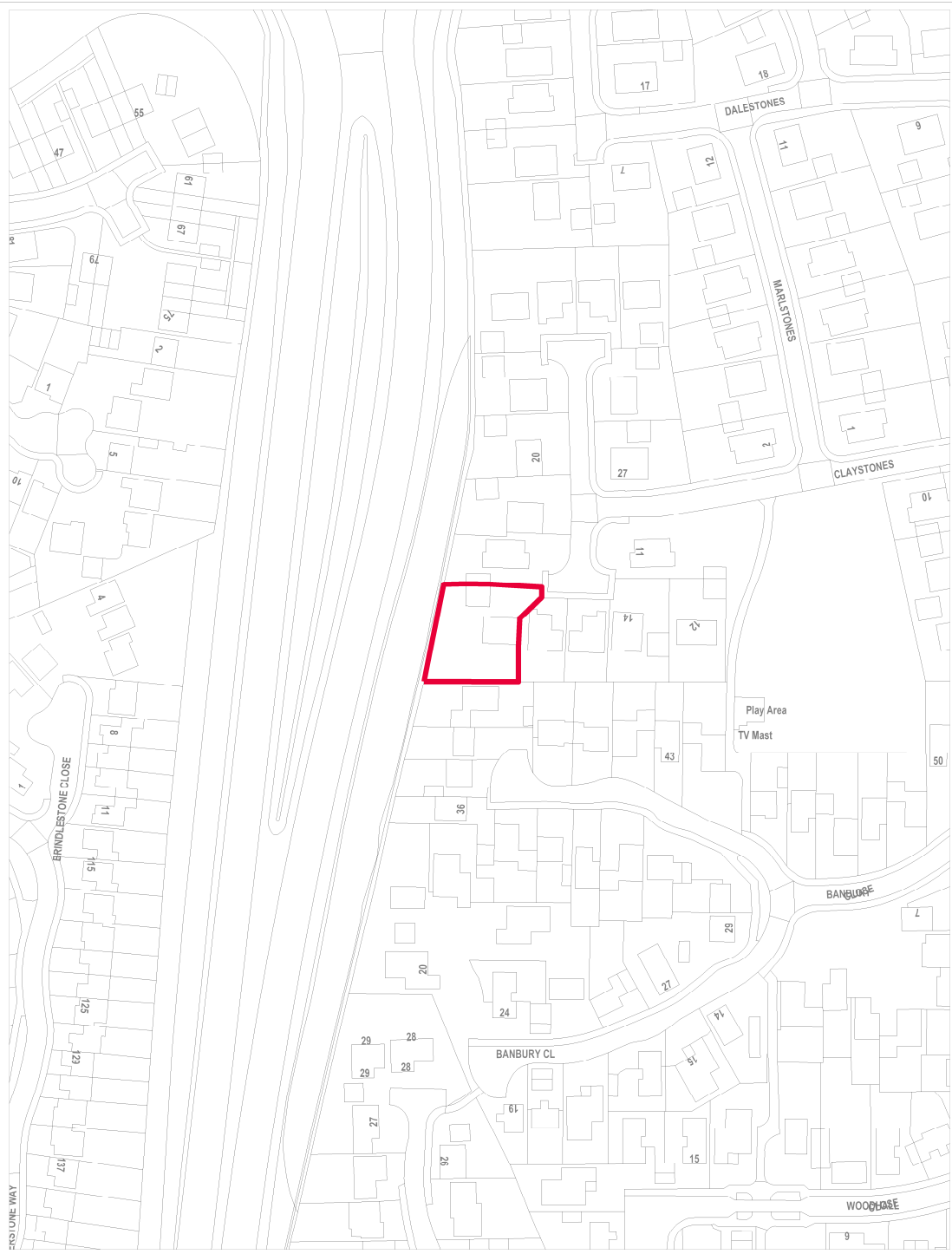
11.1 N/2007/1301

Item 10d from the Planning Committee meeting held on the 21st November 2007.

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.

Position:	Name/Signature:	Date:
Author:	Ben Clarke	26/10/2010
Development Control Manager:	Gareth Jones	29/10/2010



Name: JC
 Date: 4th November 2010
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
17 Claystones

Produced from the 2009 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655



PLANNING COMMITTEE: 16th November 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2010/0863: Single storey rear extension at 106 Nursery Lane, Kingsthorpe

WARD: St David

APPLICANT: Mrs A King
AGENT: Northampton Borough Council

REFERRED BY: Head of Planning
REASON: NBC owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** of planning permission subject to the conditions below and for the following reason:

Due to the siting, size and design of the extension, its impact on residential amenity is considered acceptable in accordance with Policy H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Full planning permission is sought for the erection of a single storey rear extension to create a ground floor bedroom and bathroom for the disabled occupier. The proposal includes wheelchair entrance from the side of the property.

3. SITE DESCRIPTION

3.1 The application site is located on the east side of Nursery Lane within a primarily residential area. The application consists of a mid terraced two storey dwelling house. The property has a hard surfaced front garden and a passageway between the application property and no.

104 Nursery Lane, which provides a shared access to the rear. The rear garden is 24 metres in depth and enclosed by a 2 metre high fence. The property has an existing lean-to / conservatory to the rear and is surrounded by similar properties.

4. PLANNING HISTORY

4.1 None relevant to the determination of the current application.

5. PLANNING POLICY

5.1 Development Plan

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 current Development Plan comprises the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS 3 - Housing

5.3 Northampton Borough Local Plan

E20 – New Development
H18 - Extensions

5.4 Supplementary Planning Guidance

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS / REPRESENTATIONS

6.1 **NBC Public Protection** – No comments received.

6.2 **104 Nursery Lane** – no objections and supports the application.

7. APPRAISAL

7.1 The principal considerations are:

- The design and appearance of the proposal
- The impact on the amenity and living conditions of neighbouring properties

Design and appearance

7.2 The extension will not be seen from the front of the property. A flat roof extension has been chosen to reduce the mass of the built form thereby reducing the impact on neighbouring properties. An existing lean-to / conservatory attached to the rear of the property would be demolished.

- 7.3 The proposed extension would be brick built with white UPVC windows to match existing. It would be 2.6 metres high and on one side will extend 5.4 metres from the rear of the dwelling and on the other side 4.7 metres. Due to the screening effect of existing boundary treatment the extension will be barely visible from outside of the rear garden of the host property. Visually the proposal is not considered to have a detrimental impact on the character and appearance of the area or the existing dwelling.

Impact on neighbouring properties

- 7.4 As stated above the extension will project between 4.7 and 5.4 metres. Abutting the boundary with the adjoining property (no. 108), the extension projects 4.7 metres. This projection is 1.7 metres more than could be built without requiring planning permission under permitted development rights. A 2 metre high fence forms the boundary between these two properties and as the proposed extension would only protrude 0.6 metres above the fence and bearing in mind that the nearest window of the adjoining property is a secondary kitchen window, it is not considered the proposal would be detrimental to the amenity of this property.
- 7.5 Adjacent to the boundary with neighbouring property no. 104, the extension projects 5.4 metres. The proposed extension would be located 2 metres away from the 2 metre high boundary fence that divides the two properties. Also because of an alleyway that runs between the two dwellings, no. 104 is located a further 0.9 metres away. Again a secondary kitchen window is the nearest window on the rear of 104. For these reasons it is not considered the proposal would be detrimental to the amenity of this property.

8. CONCLUSION

- 8.1 It is not considered that the proposal would be detrimental to neighbouring amenity in terms of overshadowing or overlooking and nor would have any detrimental impact on the character and appearance of the host building or those of the surrounding area in accordance with Development Plan Policy.

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 external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 None.

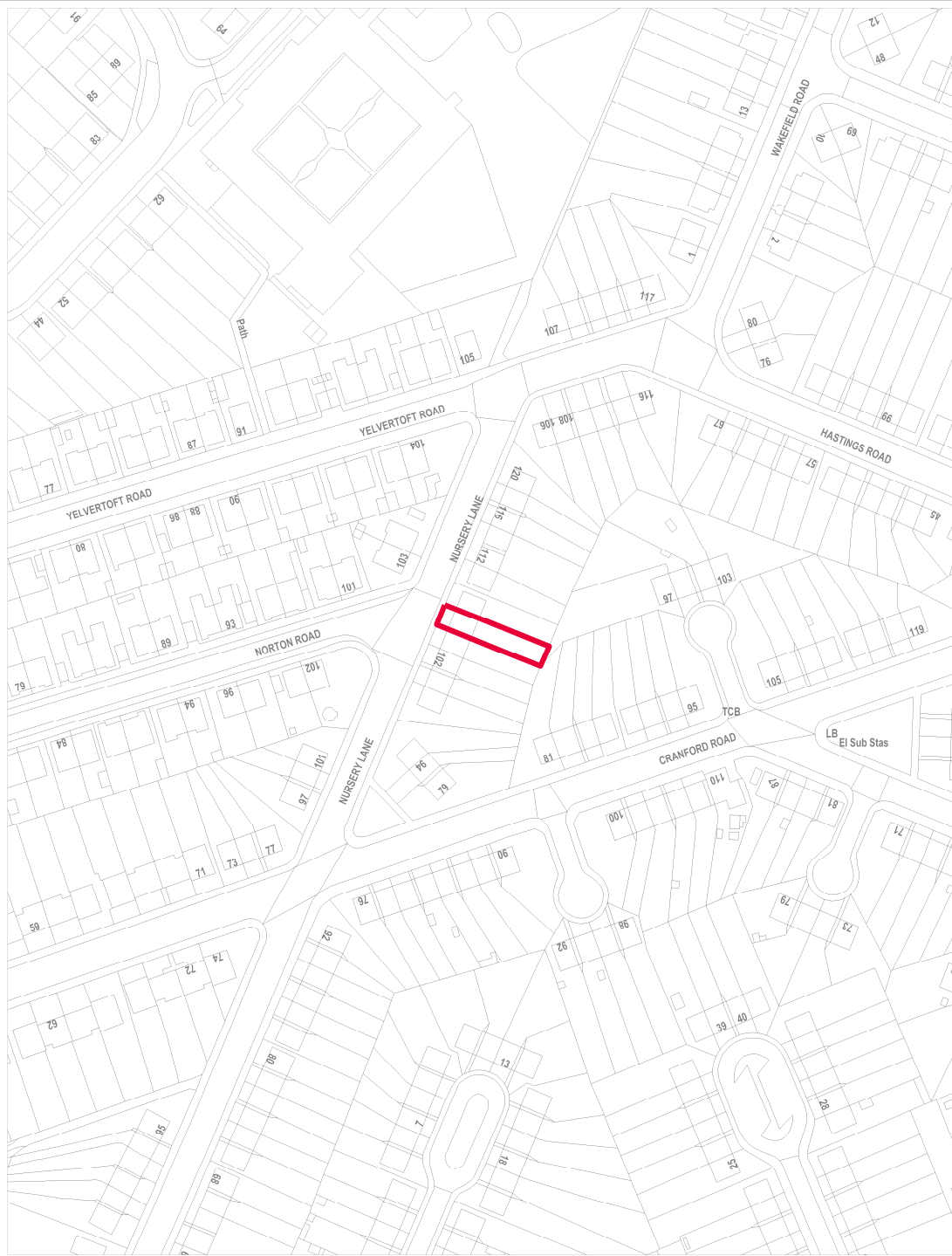
11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the above 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.

Position:	Name/Signature:	Date:
Author:	Rowena Simpson	20/10/10
Development Control Manager Agreed:	Gareth Jones	29/10/10



Name: JC
Date: 4th November 2010
Scale: 1:1250
Dept: Planning
Project: Site Location Plan

Title

106 Nursery Lane

Produced from the 2009 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655