

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

YOUR ATTENDANCE IS REQUESTED AT A MEETING TO BE HELD AT
THE JEFFREY ROOM, ST. GILES SQUARE, NORTHAMPTON, NN1
1DE. ON TUESDAY, 31 MAY 2011 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 G. JONES
X8999
Report of Head of Planning (copy herewith)
7. OTHER REPORTS S. TINDLE
X 8548
 - (A) SOUTHBRIDGE WEST
Report of Head of Planning
(copy herewith)

Ward: Central
8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS
None
9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS
None
10. ITEMS FOR DETERMINATION
An Addendum of further information considered by the Committee is attached.
 - (A) N/2011/0110- ERECTION OF 2NO FLATS (AS AMENDED BY REVISED PLANS ON 6 APRIL 2011)- LAND ADJACENT TO 18 WALLACE ROAD G. WYATT
X 8912
Report of Head of Planning
(copy herewith)

Ward: Kingsley

 - (B) N/2011/0187- ERECTION OF SINGLE STOREY FRONT EXTENSION TO FORM ADDITIONAL BEDROOM- 74 LUMBERTUBS LANE A. WEIR
X 7574

Report of Head of Planning
(copy herewith)

Ward: Boothville

- (C) N/2011/0195- TWO SINGLE STOREY FRONT EXTENSIONS AND SINGLE STOREY REAR EXTENSION- 50 ABINGTON PARK CRESCENT
- A.
HOLDEN
X 8466

Report of Head of Planning
(copy herewith)

Ward: Park

- (D) N/2011/0208- FIRST FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE, SINGLE STOREY REAR EXTENSION AND CONSERVATORY- 24 PINE COPSE CLOSE
- J. MOORE
X 8345

Report of Head of Planning
(copy herewith)

Ward: New Duston

- (E) N/2011/0215- CHANGE OF USE FROM PUBLIC HOUSE TO MIXED USE OF COMMUNITY CENTRE, TAXI OFFICE, HAIRDRESSING SALON AND HOT FOOD TAKEAWAY- RETROSPECTIVE APPLICATION- THE MILLWHEEL PUBLIC HOUSE, BILLING BROOK ROAD
- B.
CLARKE
X 8916

Report of Head of Planning
(copy herewith)

Ward: Brookside

- (F) N/2011/0243- RETENTION OF 3NO FASCIA SIGNS AND 1NO FREESTANDING SIGN- THE MILLWHEEL PUBLIC HOUSE, BILLING BROOK ROAD.
- B.
CLARKE
X 8916

Report of Head of Planning
(copy herewith)

Ward: Brookside

- (G) N/2011/0219- TWO STOREY REAR EXTENSION- 24 TOLLGATE CLOSE
- E.
WILLIAMS
X 7812

Report of Head of Planning
(copy herewith)

Ward: Kingsthorpe

- (H) N/2011/0305- CONVERSION OF A SINGLE DWELLING INTO 3NO ONE BEDROOM AND 1NO TWO BEDROOM FLATS- 22 WATKIN TERRACE
- E.
WILLIAMS
X7812

Report of Head of Planning
(copy herewith)

Ward: Central

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>
A6576

Agenda Item 2

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 5 April 2011

PRESENT: Councillor Collins (Chair); Councillors J. Conroy, Davies, Golby, Malpas and Matthews

1. APOLOGIES

Apologies for absence were received from Church, Hawkins, Hill, Lane, Meredith and Woods.

2. MINUTES

The minutes of the meeting held on 8 March 2010 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

- RESOLVED:**
- (1) That Richard Lee and Councillor B. Hoare be granted leave to address the Committee in respect of Application no. N/2011/0117.
 - (2) That Pearl Soper-Dyer and Philip Robbins be granted leave to address the Committee in respect of Application no. N/2011/0111.
 - (3) That Councillor B. Markham be granted leave to address the Committee in respect of Application no. N/2011/0134.

4. DECLARATIONS OF INTEREST

Councillor Davies declared a Personal interest in item 10C, N/2011/0134 as a member of groups that met at the premises.

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

The Chair was of the opinion that the following item be discussed as a Matter of Urgency due to the undue delay if consideration were deferred:

TRANSFER OF POWERS FROM WNDC

The Head of Planning stated that further to the report made at the last meeting a smooth transfer had taken place on 1 April 2011 including data concerning ongoing

issues. There were only six outstanding planning applications requiring determination.

RESOLVED: That the report be noted.

12. APPLICATIONS FOR CONSULTATION

(A) N/2010/0653- EXTENSION TO EXISTING FOOD STORE, RELOCATION OF TWO SHOP UNITS, ERECTION OF A COMMUNITY BUILDING, NEW BUS WAITING FACILITY, PROVISION OF NEW PEDESTRIAN FOOTPATHS, LANDSCAPE WORKS, LIGHTING WORKS AND REVISIONS TO CAR PARK LAYOUT- TESCO SUPERSTORE HUNSBURY CENTRE, CLANNELL ROAD

The Head of Planning referred to the Addendum that noted that the Applicant, had during the day, submitted an amendment to their application to remove the provision of a Community Centre. This brought the gross additional floorspace to below the 2,500m² threshold for WNDP to determine the application so it would now be decided by the Borough Council. The effect of the proposed changes needed to be considered and therefore the report was withdrawn from the meeting. The application would come back to the Committee at a future date.

RESOLVED: That the item be withdrawn from the agenda.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Head of Planning submitted a List of Current Appeals and Inquiries, elaborated thereon and commented that over the course of the year the Council had lost four out of sixteen appeals (25%), which was well within the target of 33%.

RESOLVED: That the report be noted.

7. OTHER REPORTS

(A) DEED OF VARIATION TO S106 AGREEMENT 166-169 ST ANDREWS ROAD

The Head of Planning submitted a report and elaborated thereon.

The Committee discussed the report.

RESOLVED: That the variation to the Section 106 agreement as detailed in the report be agreed.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

None.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

None.

10. ITEMS FOR DETERMINATION

(A) N/2011/0117- CHANGE OF USE FROM RETAIL (A1) TO HOUSE IN MULTIPLE OCCUPATION (C4)- 48 ADAMS AVENUE

The Head of Planning submitted a report in respect of application no N/2011/0117

Councillor B. Hoare, as Ward Councillor, commented that the photographs, part of the presentation of the report adequately told the story of the parking issues in the site area. He believed that the planning system was letting down residents and referred to the site opposite that was to be developed into flats, an application which had originally been refused and then granted on appeal. He commented that there must be a stage at which the planning system recognised that issues arose from more and more cars: at what stage was residential amenity affected in respect of them being able to park their own vehicles.

Richard Lee, the Applicant, stated that his application was to bring former commercial premises back into residential use as a HIMO. There was a shortage of private rented accommodation in the area. He had sought pre application advice from the Planners. His proposal would provide accommodation for young professionals, key workers and students to a high standard. He believed that the car parking situation would be no worse that when the premises had been in commercial use and that some extent the displayed photographs were misleading. He noted that the premises were close to the Wellingborough Road and public transport. In answer to a question from Councillor Malpas, Mr Lee commented that he had visited the site at evenings and weekends and was aware of the parking issues however there were times such as when the site visit had taken place when there were few cars parked.

The Head of Planning commented that planning permission had been granted for eight flats on the site opposite the application site. The scale of the two developments was different and the Highways Authority, in this case, had not asked for a contribution towards transport improvements. The applicant had provided indicative details of refuse bin storage. Although this application made no car parking provision there was provision for six bicycles and the site was within a sustainable transport area. The Inspector in considering the site opposite had given clear guidance about car parking. A holistic approach to car parking in the wider area was needed and it may be possible to discuss with the Highways Authority potential solutions.

The Committee discussed the application.

RESOLVED: That the application be approved subject to the conditions set out in the report as the proposal would not have an undue detrimental impact on the character of the locality or on residential amenity of the area and would not give rise to highway safety problems. The proposal was therefore compliant with Policies E20 and H30 of the Northampton Local Plan and advice contained in PPS1, PPS3, PPG13 and PPG24.

(B) N/2011/0111- ERECTION OF NEW END TERRACE HOUSE- LAND ADJACENT TO 18 WALLACE ROAD

The Head of Planning submitted a report in respect of application number N/2011/0111 and referred to the Addendum that set out an amendment to paragraph 7.4 of the report. He noted that a second application to build flats on the site also existed but was not so far advanced as this proposal. In answer to a question he noted that the moving of the entrance to 18 Wallace Road would not require planning permission.

Philip Robbins, a nearby resident, commented that he had not been notified of the application and had not seen any onsite notices. He also had not seen any notice of a second application. He elaborated on what he viewed as inconsistencies with the planning application and commented that he believed that the site was biologically diverse and was aware that newts were present. He believed that there would be issues concerning foul sewerage and noted that the proposal would affect neighbours, there would only be on-street parking and that anti social behaviour already existed by the electricity sub- station. In answer to a question Mr Robbins stated that he did not know which species of newts were present, only that they were.

Pearl Soper- Dyer, a neighbour, commented that her main concern was in respect of foul sewerage. There was a foul sewer manhole cover at the front of her property and this had flooded several times with sewerage left all over the front gardens of this terrace of properties. An extra house would make this worse. In answer to a question Mrs Soper-Dyer commented that Anglian Water had stated that the problem was caused by a nearby block of flats.

The Head of Planning reported that Anglian Water had not responded to the consultation and that neighbours had been notified of the application. A site notice had also been displayed. No information had come to light about protected species in what was a domestic garden. In answer to questions he commented that car parking issues were covered by the report and that although foul water sewerage could be a material planning consideration, in this instance the proposal was for a modest addition to the existing provision and as such the issues would be dealt with by Building Control.

The Committee discussed the application.

RESOLVED: That the application be approved as the principle of using existing predominantly residential land for a new residential use was acceptable. The siting and design of the dwelling would compliment the existing terrace of houses and the wider locality and would 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 PPS3 and PPG13.

(C) N/2011/0134- ERECTION OF 12.5M TELECOMMUNICATIONS MAST AND ERECTION OF 2NO RADIO EQUIPMENT ENCLOSURES AT THE HEADLANDS PUBLIC HOUSE, LONGLAND ROAD

The Head of Planning submitted a report in respect of application number N/2011/0134 and elaborated thereon.

Councillor B. Markham, as Ward Councillor, commented that he was against the application and supported the recommendation in the report for refusal. The siting of the mast was of particular concern to the two immediate neighbours in The Headlands and Longland Road. The mast would be some 15 feet from the back door of the property in The Headlands. He also observed that the equipment boxes were likely to provide another way of getting into the beer store of the Public House.

The Committee discussed the application.

RESOLVED: That the application be refused as the proposed monopole, by reason of its height and positioning would have an intrusive and overbearing affect on the surrounding residential properties, specifically 18 Longland Road and 135 The Headlands and therefore the proposal fails to comply with the requirements of PPG8 – Telecommunications.

11. ENFORCEMENT MATTERS

None.

The Chair noted that this was the last meeting that Councillors Church and Davies would be attending as Councillors as they were not standing in the forthcoming elections and wished them well for the future on behalf of the Committee.

The meeting concluded at 19.24 hours.

Agenda Item 6

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



List of Appeals and Determinations – 31 May 2011

Written Repls Procedure			
Application	Del/PC	Description	Decision
N/2011/0122 APP/V825/A/11/2152205	DEL	Change of use of ground floor from betting office (Class A2) to café/restaurant and take-away (Class A3 & A5) with installation of extraction/flue system at 45 Kingsthorpe Road.	AWAITED
N/2010/1077 APP/V825/A/11/2149132	DEL	Erection of 4 bed detached dwelling with integral garage and access road - Revised scheme of N/2007/1380 at rear of 52 Watersmeet.	AWAITED
N/2009/0566 APP/V2825/A/10/2123568	DEL	Change of Use to 4no. bedsits at 1 Humber Close, Northampton – Retrospective.	AWAITED
N/2011/0100 APP/V825/A/11/2149966	DEL	Permanent change of use from public car park to hand car wash – The Broadmead PH, 61 Broadmead Avenue.	AWAITED
N/2010/1013 APP/V2825/A/11/2147185/NWF	PC	Two storey rear/side extension and division of property into 4no. Apartments - revision of N/2010/0718 at 2 Thornton Road	AWAITED
N/2010/0998 APP/V825/A/11/2149052	DEL	Non-illuminated totem sign at Starbucks Drive-Thru, St James Retail Park, Towcester Road	AWAITED
Public Inquiries			
N/2010/0944 APP/V2825/X/11/2144946	DEL	Application for a Lawful Development Certificate for proposed retail sale of food goods at Nene Valley Retail Park	AWAITED
N/2009/0536 FPS/V2825/5/1	PC	Application to permanently divert public footpath at the former British Timken Works, Duston, Northampton	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.	



PLANNING COMMITTEE: 31st May 2011

DIRECTORATE: Planning and Regeneration

HEAD OF PLANNING: Susan Bridge

REPORT TITLE: LA/2002/0005, Southbridge West: Deed of Variation to S106 agreement

1. RECOMMENDATION

- 1.1 That the Committee agree to the variation of the Section 106 agreement as set out in this report.

2. BACKGROUND

- 2.1 Under the terms of the Section 106 Agreement dated 8th March 2002, pursuant to the residential development at Southbridge West, prior to the occupation of 50 dwelling units (excluding affordable housing) the developer (Bellway Homes Ltd.) has a legal obligation to construct, "a ramped and lit pedestrian / cycleway linking the canal tow path and Towcester Road within the public highway in accordance with details submitted to and approved by the Council in writing".
- 2.2 Following scoping work carried out on the site by Bellway, they have discovered a number of significant engineering issues concerned with implementing this obligation. Subsequently, they have made a request to the Borough Council to agree a variation to the legal agreement to accept a financial payment in place of their existing obligation.

3. PROPOSED VARIATION

- 3.1 Bellway have offered to make a payment of £60,000, in lieu of their existing obligation to provide a pedestrian / cycleway, to be used to improve cycling provision in the Nene river valley, Becket's Park or adjacent to the Grand Union Canal.
- 3.2 A number of available projects have been identified towards which the payment could be made such as Becket's Park or the Grand Union Canal towpath.

3.3 The funding of cycling projects in this area will allow mitigation of the impact of the development, as per the objectives of the original agreement.

3.4 As there is an existing legal obligation to provide the pedestrian / cycleway in place, the alternative option for Members is to enforce this current obligation and request that Bellway construct the pedestrian / cycleway link as per the existing legal agreement.

4. CONCLUSION

4.1 It is considered that the proposed £60,000 payment would assist in enhancing strategic cycling provision in the area, which will augment cycling and pedestrian links to the development site, whilst reasonably offering equal or greater community benefit than the original obligation.

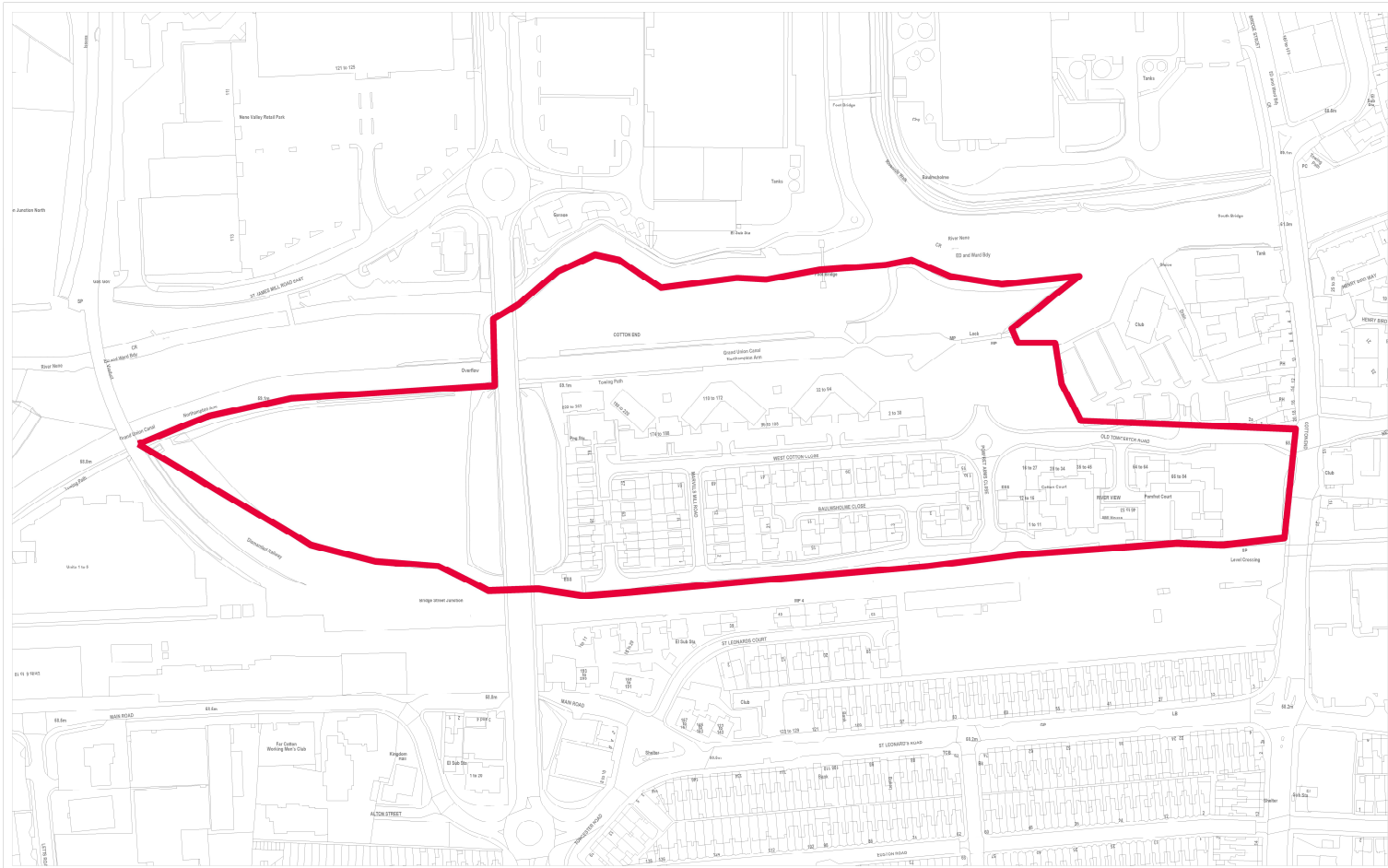
5. LEGAL IMPLICATIONS

5.1 As set out in the report.

6. SUMMARY AND LINKS TO CORPORATE PLAN

6.1 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:	S Tindle	10/05/2011
Head of Planning Agreed:	G Jones	16/05/2011




Name: Planning
Date: 18th May 2011
Scale: 1:3000
Dept: Planning
Project: Southbridge West

Title
Southbridge West
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Agenda Item 10



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

Addendum to Agenda Items Tuesday 31st May 2011

Items for Determination

ITEMS 7A

NONE

ITEMS 10A - 10G

NONE

ITEM 10H

N/2011/0305

Conversion of a single dwelling into 3no one bedroom and 1no two bedroom flats – 22 Watkin Terrace.

Summary of comments received in an additional **letter from 13 Beaconsfield Terrace**, received 31 May 2011:

- As a resident of the area I have seen a number of the large houses in Watkin Terrace be converted into flats over the years. It is understandable given the size of the houses. However I now think that the number converted in the street has reached saturation point in terms of the impact on the local amenity.
- We already see large amounts of rubbish left out from the current flats in the area as well as a continual parking problem in the street. Clearly the conversion of another single dwelling into 4 flats will potentially add a number of additional cars into the street all trying to find a parking place as well as add to the volume of rubbish being created.
- Watkin and Beaconsfield Terrace are excluded from The Mounts residents parking scheme so attract cars parking here during the day when the rest of the area is covered by the parking scheme. The situation in the street has been getting worse and worse over the years as the number of residents in the street increases as houses are converted into flats. There are numerous instances of residents double-parking in the evenings which makes it impossible for emergency vehicles to access all the properties in the street should the worst happen. In fact I have witnessed an ambulance getting stuck because of this scenario. Whilst there are some spaces alongside The Racecourse these soon get taken up and trying to park in the area in the evening is an absolute nightmare. Potentially another 4 vehicles from this development cannot be accommodated in the current parking arrangements for the street.
- Urges the committee to reject this proposed application.

Summary of comments received in an additional **letter from 32 Watkin Terrace** received on 24 May 2011. It is considered that the officer's report contains some inaccuracies and anomalies, and lists them as follows:

- re. para. 1.1 – house was previously lived in by a family and therefore the development is not 'bringing a vacant property back into use.'
- re. para. 4.1 – does not see the relevance of noting that the previous use of this property in 1963 was for two flats, when it was last used as a single dwelling. Considers that there are many such anomalies on the NBC website.
- considers the information that the house was previously used as a house in multiple

occupation to be incorrect.

- re. para.5.1 – **'planning application to be determined in accordance with the Development Plan unless material considerations indicate otherwise'** - understands that material indications mean such things as infrastructure for example parking problems, noise, rubbish, anti social behaviour, all of which we have in Watkin Terrace and so it should indicate otherwise – the numerous letters that have been submitted confirm this.
- re. paras. 6.4, 7.14 and 7.15 – questions why, when the majority of people do not use bicycles, or are unable to use bicycles, NCC Highways and NBC continue to talk about cycles and cycle storage. The majority of The Mounts area is permit parking, except for Watkin Terrace where residents have no choice but to double park and get tickets. Also not highlighted in the report that Watkin Terrace is a cul-de-sac making it more difficult to turn around, with the situation worsening when street lighting is turned off in July.
- re. para. 6.6 – important omissions have been made in highlighting the views of residents, as follows:
 - There are disabled people living in the street – they need to be able to park close to the house and not streets away – this had been written clearly in the letters – they cannot ride bicycles.
 - It was raised in resident letters but omitted from your report that most of the Mounts area is permit parking except for Watkin Terrace and we can't just go and park in other streets hence we are forced to double park even though we are at risk from ticketing.
 - Women who work late have to park their cars streets away and feel unsafe and vulnerable – this was stated more than once in the letters.
 - It has also been omitted but was highlighted that No 34 Watkin Terrace has only been renovated on the outside – the inside will be done later on in the year and so we do not yet feel the impact of yet another four flats coming onto the street (also reflects to 7.15).
 - It has been highlighted in some residents letters that Watkin Terrace/Beaconsfield Terrace is a cul-de-sac and this further impacts on the infrastructure of the street and we are forced to double park making it is very difficult to manoeuvre and turn around and blocking access. Cul-de-sacs are to have street lighting turned off from July 2011 and this will be so very dangerous.
 - Residents letters highlighted that the gardens of the Watkin Terrace are very small and there is nowhere to put all this rubbish without it impacting onto neighbouring houses.
 - Residents highlighted the fact that once the flat conversions are made the individual units are very small and you get large numbers of people living in a small contained area resulting in bags and bags of rubbish being put out onto the street at any time.
- re. para 7.3 – report states that 22 Watkin Terrace has 8 bedrooms. These houses have four bedrooms, and in the selling information for this property it states that rooms 7, 8 and 9 do not have building regulations and are not habitable.
- re. para 7.8 – states that there are some houses in Beaconsfield terrace converted to flats, quotes examples as Nos. 27 and 25, and considers that this all impacts on the infrastructure of the street.
- re. para. 7.13/7.16 – considers that the back basement exterior wall must contravene the conservation rules – the basement bay window bricks and windows had been taken out by the previous owner and a lean-to has been fitted over the outside basement area. The report states that the agent said that the glazed roof would be opened up and will have open lights which will form a fire escape. This is referring to the basement and the exterior Victorian window which should be restored as it was meant to be otherwise what is the point of Watkin Terrace coming under a conservation area – the exterior basement wall and windows have been altered with bricks taken out of the bay windows and pillar of bricks supporting the structure of the exterior wall above. How is this conservation and preserving these beautiful Victorian houses?

The letter concludes by stating "hopes that the committee can appreciate that it is important to highlight some of the inaccuracies especially that 22 Watkin Terrace was in multi-storey occupation; that it has eight bedrooms; that Beaconsfield Terrace does not have converted

flats, albeit you say without planning permission, that the majority of the people in the street do not have bicycles and in fact do own cars; that the individual units are small and the gardens are small with too many people living in one unit, hence rubbish on the streets. My concern is that with so many inaccuracies over basic facts, the conclusion drawn by the Planning Officers are error based."

Officers' Response to this letter:

Re the Officer's Report

- Para 1.1 - The property appeared to be vacant at the time the application was made and the case officer conducted their site visit.
- Para 4.1 – It is acknowledged that the planning history from 1963 is of a little relevance to the determination of the current application. The information that the house was formerly used as a HIMO was obtained from the agent (Mr. Adrian Ringrose, Architect) in a letter dated 3 May 2011.
- Para 5.1 – These material considerations are covered in the report.
- Paras. 6.4, 7.14 and 7.15 - It is acknowledged that Permit Parking *may* improve the parking problems for residents along this street, and this was discussed with the author of the letter by the telephone. Residents parking schemes is a County Council function. Information received from NCC Highways is that all areas are currently being reviewed, with a view to going out to consultation on same.
- Para. 6.6 - Neighbour's comments are generally summarised in the report, and the problems being experienced by all residents (including disabled people) in regard to parking congestion were acknowledged in the second bullet point of this para. Street marking identifying disabled parking areas is a function of the County Council. No.34 Watkin Terrace received permission in 2009 from WNDC for conversion to four flats and can be implemented within three years. The fact that Watkin Terrace/Beaconsfield Terrace is not a through road is not considered to affect the availability of parking spaces for residents. Street lighting is a County Council responsibility and is not a consideration of this application. The issue of rubbish being left out on the street is mentioned in the third bullet point of the Report.
- Para. 7.3 - A Regularisation application was received by Building Control in 2006 (ref. RG/2006/0357) for an attic extension, and that this was accepted. The number of bedrooms was ascertained from the submitted plans of the existing layout.
- Para 7.8 – It is accepted that some of the houses in Beaconsfield Terrace may have been converted to flats. This para. merely seeks to establish the general character of the street.
- Para. 7.13 and 7.16 - The application under consideration does not propose any alterations to the external appearance of the property. Previous changes to the property are not material to this application.

General: In the penultimate paragraph of the letter, it is stated that the majority of people in the street do not have bicycles. However, the requirement for secure cycle parking facilities is designed to encourage the use of bicycles as an alternative to the car in this central location.

Applications For Consultation

NONE



PLANNING COMMITTEE: 31 May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0110 **Erection of two flats at land adjacent to 18
Wallace Road (as amended by revised plans
received on 6 April 2011)**

WARD: Kingsley

APPLICANT: Mr A Elderton
AGENT: A C Design

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The principle of residential development in an existing residential area is acceptable and in accordance with Policy H6 of the Northampton Local Plan and PPS3. By reason of the proposed siting, appearance and design, the proposed flats would not be detrimental to visual, residential amenity or highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan and the aims and objectives of the PPS3 and PPG13.

2. THE PROPOSAL

2.1 The erection of two 2 bedroom flats on a parcel of land measuring 225 square metres and to be constructed of brick with a tiled roof. The proposed building is two storey (one flat on each floor) with a hipped roof form. The flats would have independent entrance doors both fronting Fairfield Road. No on-site parking is proposed. This land is presently owned by the Borough Council.

3. SITE DESCRIPTION

- 3.1 A parcel of land situated on the corner of Wallace Road and Fairfield Road and presently laid out as an open grassed area. The locality is predominantly residential but there is a school located on the opposite side of Wallace Road. There is also an electricity substation adjacent the eastern site boundary. A similar development to the proposed scheme has recently been constructed on the opposite corner of Fairfield Road (ref N/2007/0545).

4. PLANNING HISTORY

- 4.1 None.

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 East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS 1 – Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport

5.3 Northampton Borough Local Plan

E20 – New Development
H6 - Housing Development within Primarily Residential Areas

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Public Protection (NBC Environmental Health)** - No objections with conditions relating to the control of contaminated land and noise emissions from the adjoining electrical sub-station.
- 6.2 **Central Networks** - No objections.
- 6.3 **12 Wallace Road** - has concerns over possible flooding and drainage issues which could arise.
- 6.4 **27 Fairfield Road** – objects the new boundary fence of 1.8 metres would have an adverse impact on his property. Also could result in an increase in the risk of flooding, have an advise impact on the existing

wildlife and flora, landscape / visual amenity impact resulting from the loss of the open character of this corner site, create a danger for pedestrians by obstructing sight lines at the junction and could result in antisocial behaviour to the side to the electricity substation. Queries are also raised over pedestrian access and waste storage.

7. APPRAISAL

- 7.1 The principle of residential development in an existing residential area is acceptable. The building has been designed to compliment a similar residential development constructed on the opposite side of Fairfield Road, (ref N/2007/0545). Although the existing land is open and provides some visual amenity, this is not considered that the introduction of the proposed building would sufficient to resist the application given that the principle of this type of development has been established by the 2007 planning permission (N/2007/0545) albeit on a different but similar nearby site.
- 7.2 There is a separation distance of almost 10 metres between the proposed flats and the flank wall of the adjoining house, 27 Fairfield Road. An existing electricity substation would be sited between no.27 and the proposed flats. This separation / relationship would result in no significant impact on this neighbouring property.
- 7.3 A new dwelling was approved at the Planning Committee of 5 April 2011 on the side garden of the adjoining dwelling No. 18 Wallace Road located immediately to the south (ref N/2011/0111). This approved house would have a separation distance of 4 metres from the proposed flats if constructed. A revised plan has amended the layout of the flats to protect the privacy of the adjoining dwellings by reducing the fenestration overlooking those properties.
- 7.4 The development is in a sustainable location as it is in easy walking distance of the Kettering Road District Centre and the regular bus services on that major road. No on-site parking is to be provided but there is sufficient of street parking available within the vicinity of the site especially in the evening.
- 7.5 Adequate space has been set aside to accommodate bins / recycling materials to the side of the proposed build, such that it could be screened and not have any adverse impact on the streetscene while remaining convenient for users.
- 7.6 There is no evidence to indicate that the site contains any significant wildlife or flora at present. Neighbours have also raised concerns re drainage issues. Anglian Water has been consulted on this and the adjacent application for a new house (N/2011/0111) and has raised no objection to either scheme.

8. CONCLUSION

- 8.1 The proposed development will provide housing in a sustainable location without having a detrimental impact on the amenity of the adjoining dwellings. The flats have been designed to compliment the recently constructed development on the opposite side of Fairfield Road.

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 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.

(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) Before the development hereby permitted is occupied, a scheme shall be agreed with the Local Planning Authority which quantifies noise from the neighbouring electrical substation, and the provisions to be made for mitigation within the new development. The agreed scheme shall be fully implemented prior to the development coming into use and shall be maintained thereafter

Reason: To protect the amenities of the occupants from noise and vibration amenity in accordance with the advice contained in PPG24 Planning and Noise.

(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 additional window(s) shall be installed in the south-eastern and south-western 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 Policies H6 and E20 of the Northampton Local Plan.

(7) The windows in the south-western side elevation 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 Policies H6 and E20 of the Northampton Local Plan.

(8) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(9) 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, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(10) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development,

implemented prior to the occupation or bringing into use of the building(s) and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(11) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2011/0110, N/2011/0111 & N/2006/0545.

11. LEGAL IMPLICATIONS

11.1 None.

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	11 May 2011
Development Control Manager Agreed:	Gareth Jones	15 May 2011



Name: SW
 Date: 19th May 2011
 Scale: 1:1250
 Dept: PLANNING
 Project: LOCATION PLAN

Title
LAND ADJACENT TO 18 WALLACE ROAD

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Agenda Item 10b



PLANNING COMMITTEE: 31 May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0187: Single storey front extension at 74
Lumbertubs Lane

WARD: Boothville

APPLICANT: Mr Lee Mason
AGENT: Mr John Pennington

REFERRED BY: Head of Planning
REASON: The 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 impact of the proposed development on the character of the original dwelling, street scene and residential amenity is considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan and Residential Extensions Design Guide.

2. THE PROPOSAL

2.1 The applicant seeks permission for a single storey front extension to form an additional bedroom.

3. SITE DESCRIPTION

3.1 The property is a detached bungalow located in a primarily residential area with a good sized front and rear garden.

3.2 This part of Lumbertubs Lane is adjacent to Lumbertubs Way and is characterised by a mix of dwelling types and styles with no particular uniformity to the streetscene.

- 3.3 The property itself is set back from Lumbertubs Lane and forms a row of four properties, which have been arranged in a staggered pattern.

4. PLANNING HISTORY

- 4.1 Planning permission was granted in 2002 for a single storey side extension and a new pitched roof to the garage. The 2002 officer's report notes that the property has been previously extended to include a front porch and single storey side extension, which adjoins the existing garage. Subsequently the garage has also been converted into habitable accommodation.

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 East Midlands Regional Plan, 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 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide (2004)

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 No comments received.

7. APPRAISAL

Design and Appearance

- 7.1 The proposal would extend forward an additional 3.825 metres beyond the front elevation of the existing dwelling and increase the width of the front projection by 1.6 metres to an overall 5.5 metres. The ridge height of the front part of the bungalow would also increase by 0.35 metres to 4.3 metres in height as a result of the proposal. This pitched roof would be subservient to the existing principle ridgeline with the eaves height matching the existing dwelling.

- 7.2 In light of the above it is considered that the scale and massing of the proposed development would be in keeping with existing dwelling and

not have a detrimental impact upon the original building's character or appearance.

- 7.3 The streetscene is characterised by a variety of differing styles and types of detached two dwellings and bungalows. The existing dwelling forms part of a row of four properties, which have been configured in a relatively uniform but staggered pattern. It is considered that the impact of the proposed extension upon the streetscene would be minimal given the character of the general pattern of development and that the existing property is set back a significant distance from Lumbertubs Lane.

Impact on Neighbours

- 7.4 The proposed front extension would project approximately 1 metre beyond the front elevation of the adjacent neighbouring property at 76 Lumbertubs Lane. Hence it could potentially cause some loss of light to the side elevation window at 76 Lumbertubs Lane. However, given that the proposed extension is positioned north of 76 Lumbertubs Lane and that the side elevation window affected is a secondary window it is considered that the overall impact would not be significantly detrimental upon the habitable room of the neighbouring property. No objections have been received from the neighbours.

Impact on Parking

- 7.5 It is not considered that the proposal would have any significant impact on parking given that sufficient space would be remain on the bungalow's driveway for two vehicles.

8. CONCLUSION

- 8.1 In conclusion, it is considered that the proposed development would be in accordance with Policies E20 and H18 of the Local Plan and the Residential Extensions Design Guide as there would not be a significant impact on the street scene or on residential amenity of the neighbouring properties.

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) 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 southern elevation 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 H18 of the Northampton Local Plan.

(3) 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.

10. BACKGROUND PAPERS

10.1 N/2011/0187.

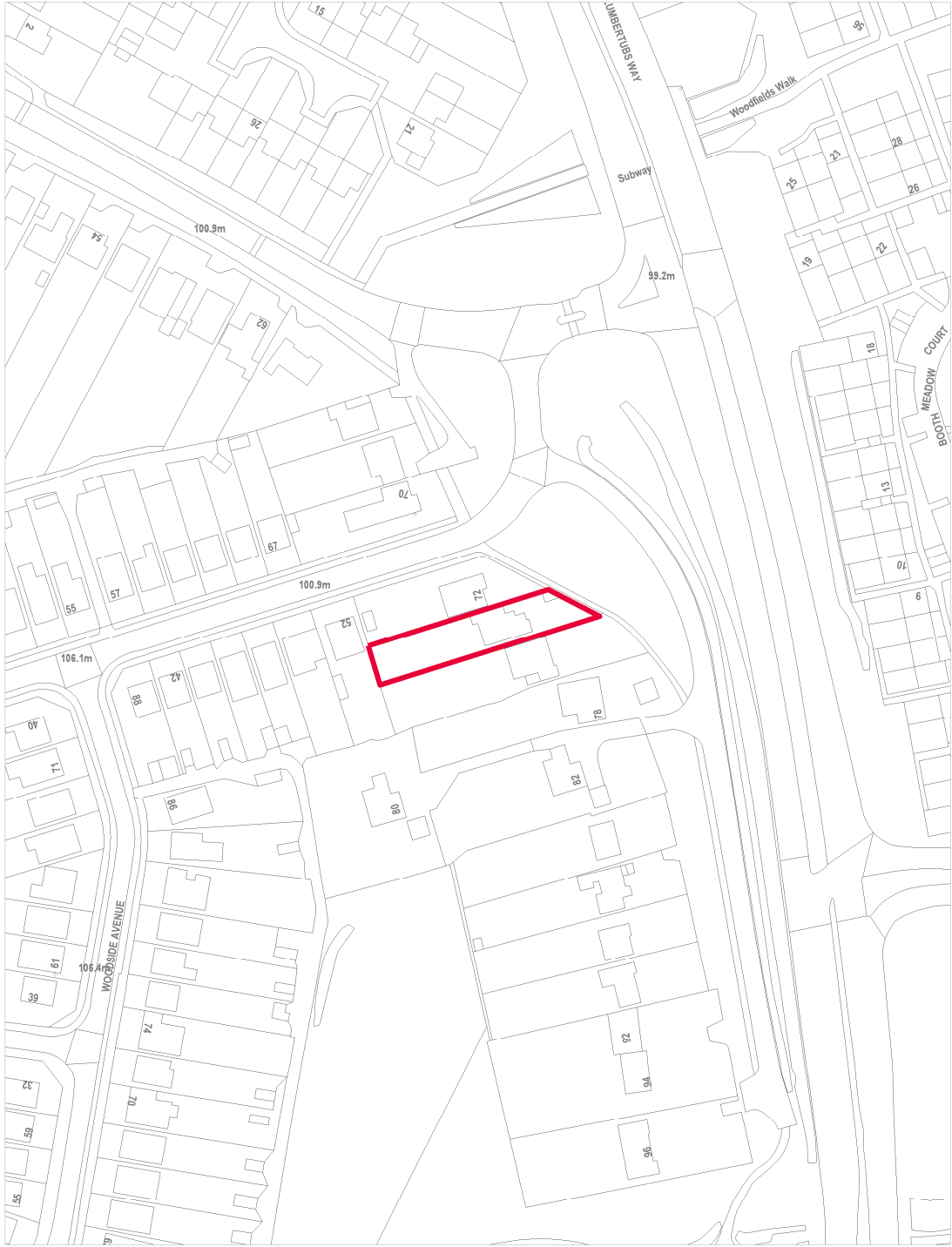
11. LEGAL IMPLICATIONS

11.1 None.

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:	Anna Weir	13/05/2011
Development Control Manager Agreed:	Gareth Jones	17/05/2011



Name: SW
 Date: 19th May 2011
 Scale: 1:1250
 Dept: PLANNING
 Project: LOCATION PLAN

Title
74 LIMBERTUBS LANE

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PLANNING COMMITTEE: 31st May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0195: Two storey and single storey front extensions and single storey rear extension at 50 Abington Park Crescent

WARD: Park

APPLICANT: Mr Lee Romang
AGENT: Mr David Coles

REFERRED BY: Cllr Jane Duncan
REASON: Concerned that the envisaged large balcony would be inappropriate to the ambience and style of the surrounding area.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and for the following reason:

The proposed development, by reason of its scale, siting and design, would have no adverse impact on the streetscene or on the amenities of existing neighbouring residents. The proposal would thereby comply with policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Two storey front extension, single storey front and rear extensions, enlarged balcony to front.

3. SITE DESCRIPTION

3.1 Detached house within a street of varying property styles, fronting onto Abington Park.

4. PLANNING HISTORY

- 4.1 N/2010/0965 Two storey front and single storey rear extensions, enlargement of existing balcony to front and removal of conservatory to rear refused 23-12-2010.

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 East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS 1 – Delivering Sustainable Development

5.3 Northampton Borough Local Plan

E20 – New Development

E26 - Conservation Areas

E19 – Implementing Development

H6 - Housing Development within Primarily Residential Areas

H7 - Housing Development Outside Primarily Residential Areas

H10 - Backland Development

H18 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 Letters of objection received from the neighbouring occupiers at **22a, 49 & 51 Abington Park Crescent and 1 Bridgewater Drive** making the following points:

- The proposal will completely alter the appearance of the property which fronts on to Abington Park.
- The proposed size of the glass extension at the front of the property is such that it will destroy the balance with existing adjoining properties.
- From the plans it is clear that the proposed new area is approximately 50% larger than the current internal leisure area of the house and as such would seem to provide the equivalent of an additional room rather than a more traditional balcony space as is evident in six other properties on the Crescent.
- Should these planned extensions be approved, they would set a precedent for other properties to undergo similar massive enlargements which run counter to the concept of the Conservation area.

- The Conservation area focuses on the Park itself and surrounding buildings; whilst this property is not included, clearly the cohesion of the buildings on the periphery of the Park are of concern as they have an impact on the environs of the Park itself
- I oppose this application on the grounds that although this is not technically in a conservation area it does overlook and can be seen from the conservation area.
- The proposed application and the plans I have seen are in my opinion not in keeping with style and nature of Abington park crescent.
- This new application N12011/0195 falsely claims “the revised scheme provides a significant reduction in the extension to the front and successfully addresses the concerns with the previous application”
- I will now elaborate and demonstrate factually that the “significant reduction” is grossly misleading in respect to the degree of overshadowing and unless, the rules have changed, the basis for refusal remains substantially the same, if not greater.
- The application states the extension is 2.1 metres, but it conveniently omits to mention that this is at ground level and in fact the extension is 4.2 meters at first floor level and a staggering 7.1 meters at roof top level — all solid brick and roof tile.
- From all four of my north facing windows facing this extension I can currently see daylight, views, and the greenery of the park — visual benefits that influenced our decision 33 years ago to buy the property and which we have enjoyed ever since. The extension, even in its marginally modified version, will virtually obliterate all of the views and restrict us only to indirect daylight reflected off the brick wall —walking into each of the four rooms will be like walking into cupboards.
- The issue of habitable versus non-habitable rooms has been raised but is irrelevant since the saved Policy HIS of the Northampton Local Plan (which forms one of the bases for determining applications) does not distinguish between them, as confirmed in the Case Officer’s Report supporting the refusal.
- Our view to the north is currently of a glazed conservatory extending 25 metres with a glazed hip roof. The proposed extension extends 5.0 metres, is of solid brick construction with a solid gable-ended tiled pitched roof and with an overall height of 4.2 metres — some 80% higher than the front of the existing conservatory and again of solid brick and roof tile construction.
- The combined effect of the front and rear extensions to increase the total solid silhouette visible from my side from an existing 47 square metres to a total of 99 square metres - more than double. Emerging from our back door to access either front or rear gardens will be akin to walking alongside a high factory wall in an industrial estate — hardly appropriate for a property in a prestigious area and certainly not one which we expected when we purchased the

property having, and important to us the 'open' aspect of a detached house not overshadowed by neighbouring properties.

- The current balcony covers approximately 14 square metres and is accessed for a pair of French doors and fronted by a tasteful ornamental steel balustrade. The current occupant uses it as a limited entertainment area but it has nevertheless been the subject of some noise complaints from neighbours in the past and extending late into the early hours.
- The proposed balcony will cover 20+ square metres, be accessed from the open-plan interior living area through folding doors extending the full width of the balcony and fronted with a glazed balustrade. It is difficult to imagine that its purpose is other than as an outdoor entertaining area.
- Such a balcony would not look out of place in the daytime as an outdoor seating area on a veranda above a seaside café. At right time it would not be out of place as an open-air balcony above a nightclub entrance with its attendant noise issue.
- There are very few houses on Abington Park Crescent with balconies, all small and discreet and fronted with tasteful steel or wooden balustrades and none large enough for any sort of entertaining. The proposed balcony will be totally out of character with other properties and certainly totally inappropriate in a prestigious residential area surrounding, and visible from the preservation area, namely Abington Park.
- Finally, this application again includes a large (3m x 1.6m) frosted glass privacy screen at the far end of the balcony. But such a screen was specifically rejected following the refusal of the first application as representing a "significantly visually intrusive out-of-character with and harmful to the appearance of the existing building and also represent a visually bulky and overshadowing feature." So why include it now?
- An application for a broadly similar front extension was rejected in December last year on the grounds that the bulk and design which included a first floor balcony would result in significant overlooking and overshadowing of my family home at No 51. Amended plans submitted at that time which included a glazed screen at the side of the proposed balcony nearest to my home were adjudged by the Council to continue to "represent a significantly visually intrusive (sic) out of character with and harmful to the appearance of the existing building and would represent a bulky and overshadowing feature, as it would in its entirety be forward of the front line of No 51".
- The current application remains visually intrusive, is visually bulky and in its entirety forward of the front line of my home at No 51. The reduction in the scale of the extension is minimal. As explained above, there is nothing new about the proposal to build a glass screen to the balcony. Contrary to the claims made by the applicant, the design of the extension does not relate well to the site and it most certainly does not respect the amenity of neighbouring properties.

- It remains the case that from my front lounge and front bedroom I will mostly see a brick wall and above it a large sheet of frosted glass jutting out well beyond the front of my home. This will limit the vistas of the park opposite and interfere with sunlight from the south east and south.
- I do not believe that the minor modifications proposed by the applicant represent a significant change from his previous application. I hope you will not conclude that you should give planning consent on the grounds that you believe the new proposal is not quite as bad as the previous one which you rightly rejected.

7. APPRAISAL

- 7.1 The main issues to consider are the impact on the streetscene and on the amenities of adjoining occupiers.
- 7.2 In terms of the streetscene impact, as the street comprises properties of varying design, it is considered that this particular house, as altered, would not appear out of place within the streetscene. The road curves at this point and the building as extended would follow this line, so the building would not appear out of place due to projecting forward in the street scene.
- 7.3 An enlarged balcony forms part of the proposal. There is an existing balcony at the property and several other properties within the street also have balconies overlooking the park, albeit generally smaller than the one proposed. It is considered that the balcony as proposed is generally in keeping with the house and that no adverse impact on the streetscene would result.
- 7.4 As regards the impact on adjoining occupiers, the neighbour at no. 49 Abington Park Crescent has a number of side facing windows that would be overshadowed by this extension. Whilst these are not considered habitable rooms there was a concern in respect of the previous application, which was refused, that so many windows would have been affected. The proposed projection of the extension has now been reduced and whilst the amendment is moderate it is considered that this is sufficient to allow an adequate level of light to these windows and given that they are not habitable rooms it is considered that this issue alone is not sufficient to justify a refusal.
- 7.5 The previous application was refused in part due to the external staircase to the rear of the building, which would have served the first floor living room at the rear and would have lead to significant overlooking of neighbouring gardens, in particular no. 51. This element has been removed from the proposals and there would not now be any greater overlooking from the rear than could occur from the existing windows.

- 7.6 The proposed front balcony would be forward of the main front living room window of no. 51. The previous application was refused in part due to concerns over the privacy of this neighbour, as it would have been possible to see into the neighbouring living room from the enlarged balcony. The amended proposal now includes obscured glazed panels in this area that would screen potential overlooking to this neighbouring house. There were some concerns that this would, in turn, lead to overshadowing of the window however it is considered that the applicants have demonstrated that there would be a sufficient separation between this and the neighbouring property. A condition is recommended requiring that full details of the structure of the screen are submitted prior to the commencement of work for approval by the Council. Discussions with Building Control have indicated that the screen can be provided if constructed integrally to the building.

8. CONCLUSION

- 8.1 The proposed extension would have no undue adverse impact on the street scene or on the amenities of adjoining occupiers.

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 and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

- (3) Prior to the commencement of any work on site full details of the proposed privacy screen to the balcony hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be installed in full accordance with the approved details and shall be retained in that form for the lifetime of the development hereby approved.

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

10. BACKGROUND PAPERS

- 10.1 N/2011/0195 & N/2010/0965

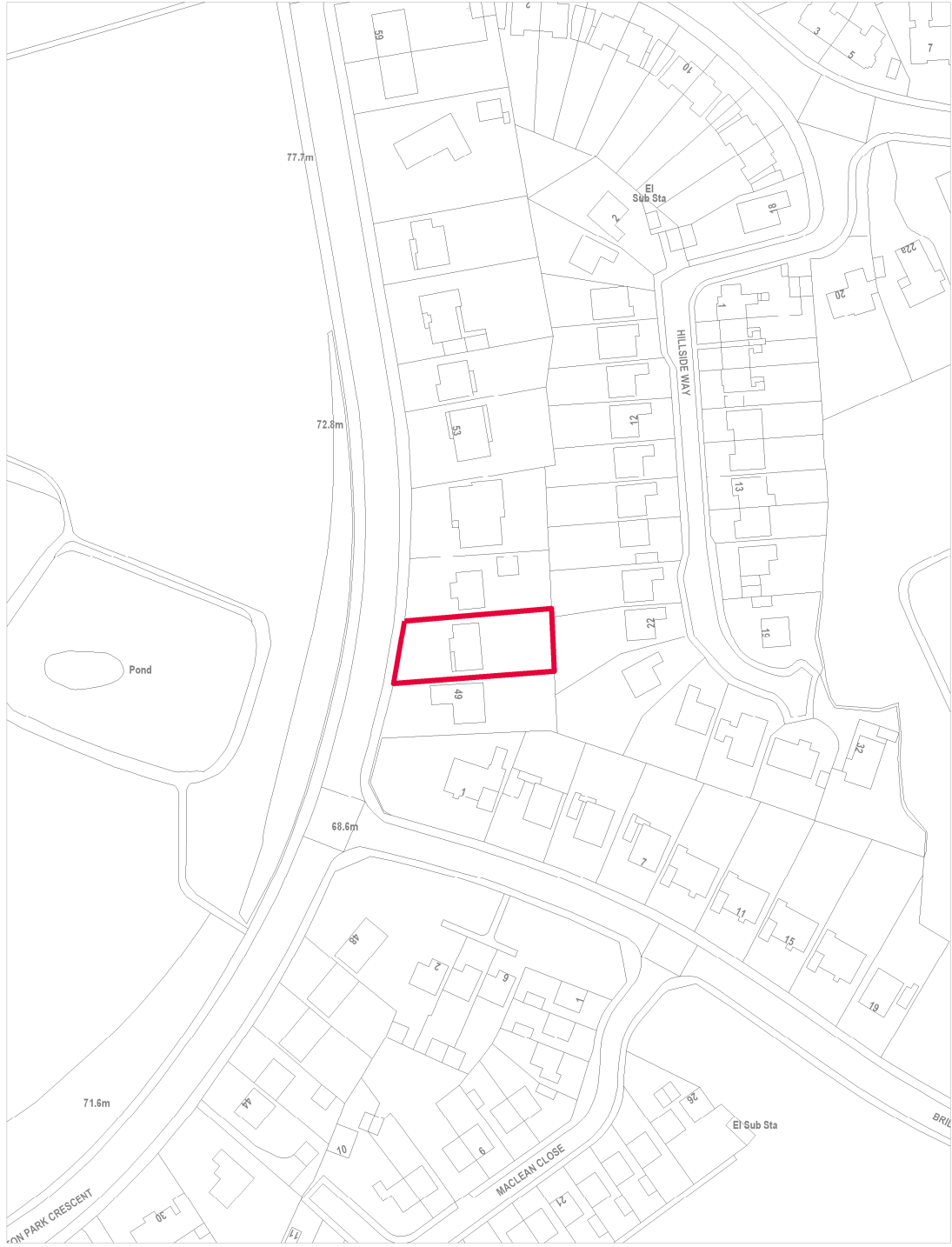
11. LEGAL IMPLICATIONS

11.1 None.

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:	A Holden	19/05/11
Development Control Manager Agreed:	G Jones	19/05/11



Name: SW
 Date: 19th May 2011
 Scale: 1:1250
 Dept: PLANNING
 Project: SITE LOCATION PLAN

Title
50 ABINGTON PARK CRESCENT

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PLANNING COMMITTEE: 31 May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0208 **First Floor side extension above existing garage, single storey rear extension and conservatory at 24 Pine Copse Close**

WARD: New Duston

APPLICANT: Mr Winterburn
AGENT: David Suter

REFERRED BY: Cllr John Caswell
REASON: Excessive scale

DEPARTURE: No

APPLICATION FOR DETERMINATION;

1. RECOMMENDATION

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

The proposed development by reason of its scale, siting and design would not have an undue detrimental impact on the character and appearance of the host building, wider streetscene, amenity of adjoining neighbours or protected trees in accordance with Policies E11, E20 and H18 of the Northampton Local Plan and advice in the Council's Supplementary Planning Guidance (SPG) on Residential Extensions.

2. THE PROPOSAL

2.1 Full planning permission is sought for the erection of a first floor side extension above the existing attached garage to provide en-suite bedroom, single storey rear extensions to provide family room and conservatory.

3. SITE DESCRIPTION

- 3.1 The application site consists of a modern 2 storey detached dwelling located in a primarily residential area characterised mainly by detached dwellings. The property has a private rear garden and there is an integral garage to the side of the building and protected trees to the rear and front of the site protected by TPO 036.

4. PLANNING HISTORY

- 4.1 None.

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 East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies

Planning Policy Statement 1- Delivering Sustainable Development

5.3 Northampton Borough Local Plan

E11- Trees

E20 - New Development

H18 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Duston Parish Council- Raise concerns for the following reason-

- Disturbed that the floor area of the property would be increased by nearly 70 per cent
- Number 22 has received planning permission within the last 18 months which was restricted in size of its increase in living space.
- The application should not be passed until referred to Planning committee

6.2 Councillor John Caswell – request that the application go to committee for consideration on the grounds that it appears on the plans

too large for this location. A previous application nearby had its plans modified for the same reason and I feel that the same could apply in this case.

6.3 **Arboricultural Officer (NBC)** – Consider that the tree protection measures identified in the submitted report and plan are acceptable and would recommend that these be secured by condition on grant of planning permission.

6.4 The application was publicised by notification letters and objections were received from **19 and 23 Pine Copse Close**:-

- Number 22 Pine Copse Close has recently been extended and they adhered to Council Planning rules and regulations and was built to respect the streetscene in keeping in character with the area
- Will significantly increase the size of the house and the overall design has no continuity
- The proposed extensions will not be in keeping with appearance and character of the original house
- Contravenes Council own guidelines in SPG
- The rear extensions will be out of the existing building lines and roof designs are not symmetrical and of different heights.
- Lack of materials shown for the family room and the building will be more like a commercial property
- Concern over wording of description as rear extension is incorrectly described as a “conservatory”.

7. APPRAISAL

Main issues

7.1 The principal considerations are the impact on the appearance and character of the host building, wider streetscene, effect on neighbours' amenity and the impact on protected trees.

Impact on appearance and character of host building and area

7.2 The proposed single storey extensions would be sited to the rear of the property not readily visible from the front and as such would have limited impact on the streetscene. Although the proposed rear projections would extend over 5 metres from the rear main wall, given the size of the host building it is considered that the extensions would not be out of keeping in scale with the property. The proposed modern design of the rear extensions are also considered acceptable in proportions and general appearance in keeping with the original building which is in itself a modern dwelling. While it is acknowledged that the roof height and designs vary between the rear extensions this in itself is not a reason to withhold planning permission and, subject to

a condition for the walls to match the materials of the original house, would have a satisfactory appearance.

- 7.3 The proposed first floor side extension would be visible from the highway to the front and although it would significantly increase the size of the house in terms of overall footprint, it would be of a design that complements the host building. The general roof form proposed would also echo that of the host building and would contribute positively to the wider streetscene.
- 7.4 Given the size of the plot and degree of site coverage it is also considered there would not be any over-development resulting from this proposal.
- 7.5 This accords with the Council's Adopted SPG on Residential Extensions which advises that extensions must be related in scale to the existing building and part b of Policy H18 of the Northampton Local Plan which requires new development to be in keeping in appearance and character of the original dwelling.

Neighbour concerns

- 7.6 The objectors have referred to a recently constructed side extension to a nearby house, 22 Pine Copse Close. This was approved in 2007 under reference N/2007/0538 and differs from the current submission in that it has a lower roof ridgeline than the host property and is a little different in general appearance, however the frontage width is the same in both extensions.
- 7.7 Although not identical in design it is considered that the current submission is acceptable in visual terms and not out of keeping with the wider streetscene, which comprises detached properties of varied design. It should also be noted that each application should be assessed on their own merits and that for an extension to be acceptable it is not essential to replicate other nearby developments.
- 7.8 The extension granted at number 23 Pine Copse Close was approved as submitted by the applicant without negotiations or receipt of any modifications. Because this smaller extension was granted planning permission does not imply that a larger scheme would have been unacceptable.

Impact on living conditions of neighbouring properties

- 7.9 As stated above the proposed rear extensions would project over 5 metres from the rear main wall of the building and the side wall would be set in approximately 0.3 metres from the boundary with number 23 Pine Copse Close. As the neighbouring house is set forward of number 24, the rear extension would only project 2 metres beyond the rear elevation of that property. Therefore, it is considered that the effect on the adjoining property would be limited in terms of overshadowing.

Given the separation to the other side neighbour, no.25, of some 15m the same applies. In terms of privacy, given the presence of existing boundary treatment and oblique angles of view that would result from proposed rear windows, it is considered that there would be no adverse overlooking to neighbours at numbers 23 and 25 Pine Copse Close.

- 7.10 Guidance in the SPG on Residential Extensions also recommends that particular consideration should be given to the issues of minimising loss of outlook, overshadowing and overlooking which is addressed by this proposal. The proposal is considered to be in accordance with this.

Impact on Trees

- 7.11 There are a number of protected trees within the rear and front gardens of the application property. Following advice from the Council's Arboricultural Officer the applicant submitted a Tree Assessment to show how they intend to protect the trees during the course of the development. The Council's Arboricultural Officer is content with the submitted survey subject to the imposition of a condition to secure the protection of these features.

8. CONCLUSION

- 8.1 The proposed extensions would have a satisfactory impact on the visual and residential amenity of the area and are compliant with development plan, SPG and national policy and subject to the conditions below are 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 external walls and roof of the side and rear extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing dwelling

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) Prior to the commencement of any works on site, the tree protection measures shall be implemented fully in accordance with those detailed in the submitted Arboricultural Method Statement received on 11 April 2011 and shall be maintained throughout the construction period.

Reason- In the interests of sound arboricultural practice in accordance with Policy E11 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2007/0538 & N/2011/0208

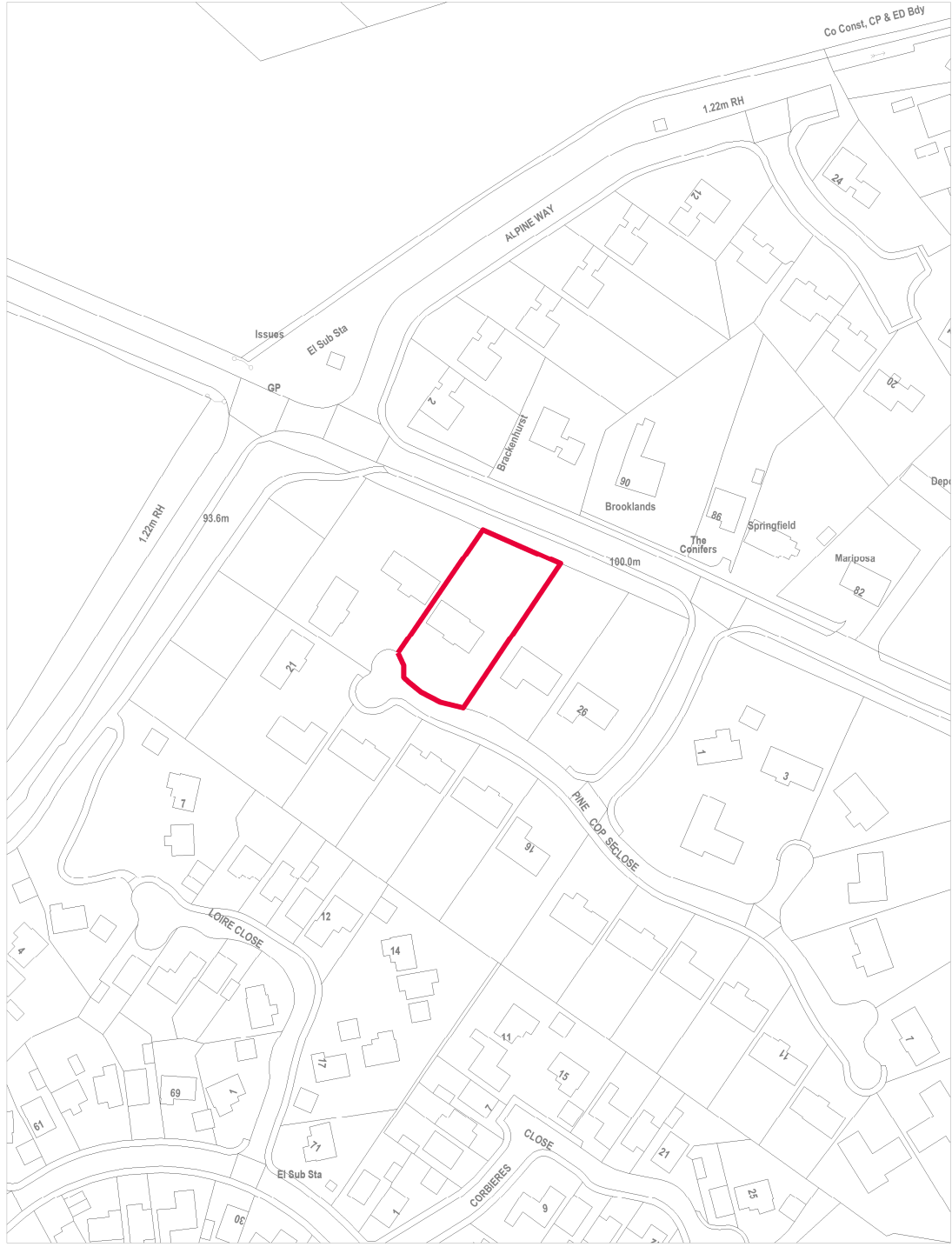
11. LEGAL IMPLICATIONS

11.1 None.

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:	Jonathan Moore	11/5/2011
Development Control Manager Agreed:	Gareth Jones	12/5/2011



Name: SW
 Date: 19th May 2011
 Scale: 1:1250
 Dept: PLANNING
 Project: LOCATION PLAN

Title
24 PINE COPSE CLOSE

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Agenda Item 10e



PLANNING COMMITTEE: 31st May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0215: Change of use of public house to a mixed use of community centre, taxi office, hairdressing salon and hot food takeaway (retrospective). Former Millwheel Public House, Billing Brook Road, Northampton

WARD: Brookside

APPLICANT: YPI Management
AGENT: Mr. P. Corbett

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

APPROVAL subject to conditions and for the following reason:

The proposed use would support the vitality and viability of the Local Centre and provide a community facility without harm to the amenities of surrounding properties. The proposal therefore complies with PPS4 – Planning for Sustainable Economic Growth and Policy E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 This application seeks planning permission to retain a composite of uses within the now disused public house building. The building has an area of 370m², which would comprise the community centre with an approximate floorspace of 159m², a takeaway with an approximate floor area of 62m² (including food preparation areas), a taxi office comprising 9m² approximately and a hairdresser with an approximate

floorspace of 25m². The remainder of the building would include the provision of reception areas, circulation space and toilets.

3. SITE DESCRIPTION

- 3.1 The application site is located within a local centre as identified within the Northampton Local Plan and was formerly in use as a public house. Other uses within the local centre include various shops and a takeaway. The area beyond the application site hosts residential accommodation of varying types.

4. PLANNING HISTORY

- 4.1 N/2009/0894 – Change of Use from Public House to Community Centre with restaurant, hairdresser and taxi office – Approved
N/2011/0243 – Retention of three fascia signs and one freestanding sign. This application appears elsewhere on the agenda for this meeting for determination by planning Committee.

Northampton Borough Council's Planning Committee approved application N/2009/0894 at their meeting on the 9th March 2010; however, the development that took place at the site did not correspond with the approved plans. This matter was considered at the March 2011 Planning Committee meeting (reference: E/2010/0689) where it was resolved to take enforcement action, pending the outcome of this report.

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 East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies

PPS 1 – Delivering Sustainable Development
PPS 4 – Planning for Sustainable Economic Growth
PPS 23 – Planning and Pollution Control
PPG 13 – Transport
PPG 24 – Planning and Noise

5.3 Northampton Borough Local Plan

E20 – New Development
E40 – Planning and Crime

5.4 Supplementary Planning Guidance

Parking
Planning out Crime

6. CONSULTATIONS/REPRESENTATIONS

- 6.1 **Public Protection (Environmental Health) (NBC)** – The proposal has the potential to create an adverse impact upon residential amenity; however, these concerns could be adequately addressed through conditions covering opening hours, cooking odours, noise, refuse storage and delivery times.
- 6.2 **Northamptonshire Police Crime Prevention Design Advisor** – No formal objections, but it is recommended that an informative note is attached to any decision notice advising the applicant as to potential security measures.
- 6.3 **Northamptonshire County Council Highways** – No objections

7. APPRAISAL

- 7.1 The principle of using this premises for a combined community centre, taxi officer and hairdresser was established within the 2010 application and given an unchanged planning policy context, it is considered that the proposal would continue to represent an acceptable change of use in principle. It is recognised that the takeaway was not included in the previous approved application; however, a takeaway use is acceptable in principle within centres of this type and subject to details can help support the viability and vitality of the local centre and is therefore in accordance with the aims and objectives of PPS4 – Planning for Sustainable Economic Growth. In this case, given the relatively small scale of the takeaway use combined with the existing balance / mix of other uses in the centre, it is considered that it would not lead to an overconcentration of such uses.
- 7.2 Whilst it is considered that the composite collection of uses is acceptable within this location, the proximity of the site to a number of residential properties could create an adverse impact upon residential amenity. In order to mitigate against this and to ensure that the development complies with the requirements of PPS23 and PPG24, it is recommended that conditions are attached to any approval requiring that the control and attenuation of noise and cooking odours and governing opening hours. The applicant has proposed 8am-11pm on Mondays to Saturdays and 8am-10.30pm on Sundays and Public Holidays. With reference to the advice of NBC Environmental Health Service, it is considered that these hours are acceptable given their similarity to those previously deemed acceptable in 2010 and the hours in which a public house would reasonably be expected to operate.
- 7.3 It is noted that in representations received from Environmental Health, a restriction in the hours in which deliveries could take place is recommended. However, given that such a request was not a condition of the 2010 permission, combined with the lack of such a requirement on the rest of the local centre, it is considered that such a limitation could not be justified in planning policy terms at this stage.

- 7.4 Observations have been received from Northamptonshire Police's Crime Prevention Design Advisor regarding security measures such as door and window types and intruder alarms. Whilst these comments are noted, it is considered that in the main these matters relate to site management issues and are not directly linked to the principle of the use in land-use planning terms. Therefore, it would not be reasonable to condition these matters, but it is recommended that an informative be placed on the decision notice drawing the applicant's attention to this advice.
- 7.5 The application site includes the provision of 23 car parking spaces, which are to be retained if the change of use is granted permission. This provision is consistent with the requirements of PPG13 – Transport. The existing local centre is served by a separate car park and therefore it is considered that the parking demands arising from the proposed use can be accommodated without adversely impacting upon highway safety. In order to encourage sustainable means of transport, it is considered that a condition requiring the provision of cycle storage is reasonable. The Highways Authority has raised no objections to the proposal.
- 7.6 It is noted that a taxi office has been included as part of the application. Whilst there are concerns regarding the potential impact on the highway system, it is noted that the property has a sizeable parking provision and therefore there is likely to be sufficient car parking to accommodate the proposed taxi office, which is of a small scale. Although the proposed uses would not be ancillary to one other, there would be some synergies between the various uses and therefore there is the possibility for the usage of the taxi service to be linked with other elements of the scheme, leading to an overall reduction in the demand for car parking spaces. As the previous application was approved with the taxi office representing a free standing use, it is considered that a condition requiring that the taxi office be ancillary to the community centre use would be unnecessary.

8. CONCLUSION

- 8.1 It is considered that the change of use of the former public house to form a community centre, taxi office, hair dressing saloon and takeaway is acceptable and would not undermine the vitality or viability of the local centre. Furthermore, subject to the imposition of suitable conditions any negative impacts on the surrounding residential properties can be mitigated against and therefore the proposal is in accordance with the requirements of national and local planning policies.

9. CONDITIONS

1. Unless otherwise agreed in writing by the Local Planning Authority, the property shall only be used as a community centre, takeaway, hair dressing saloon and taxi office (sui generis use) and no other use.

Reason: For the avoidance of doubt and in the interests of the viability and vitality of the Local Centre in accordance with PPS4 – Planning for Sustainable Economic Growth and in the interest of the general amenities of the area in accordance with Policy E19 of the Local Plan.

2. The uses hereby permitted shall be limited to the floor areas show for each use only on approved drawing number 10/032/02c (dated April 2010) and shall be used for no other purpose.

Reason: For the avoidance of doubt and in the interests of the viability and vitality of the Local Centre in accordance with PPS4 – Planning for Sustainable Economic Growth and in the interest of the general amenities of the area in accordance with Policy E19 of the Local Plan

3. Unless otherwise agreed in writing by the Local Planning Authority, the property shall only be open to customers between the hours of 8am and 11pm on Mondays to Saturdays and 8am to 10:30pm on Sundays, Bank Holidays and Public Holidays.

Reason: In the interests of residential amenity and in accordance with PPG24 – Planning and Noise

4. Unless otherwise agreed in writing by the Local Planning Authority, within one month from the date of this permission, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control. The approved scheme shall be implemented within three months from the date of this permission and retained thereafter.

Reason: To protect the amenities of nearby occupants from noise and vibration amenity in accordance with the advice contained in PPG24 Planning and Noise.

5. Unless otherwise agreed in writing by the Local Planning Authority, a scheme for the collection, treatment and dispersal of cooking smells and fumes shall be submitted to and approved in writing by the Local Planning Authority within one month from the date of this permission and approved in writing. The approved scheme shall be fully implemented within three months from the date of this permission and retained thereafter.

Reason: In the interests of the amenity of the surrounding locality and to secure a satisfactory standard of development in accordance with the advice contained in PPS23 Planning and Pollution Control.

6. Unless otherwise agreed in writing by the Local Planning Authority, details of the provision for the storage of refuse and materials for recycling shall be submitted within one month to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented within three months from the date of this permission and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory

standard of development in accordance with PPS23.

7. Unless otherwise agreed in writing by the Local Planning Authority full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority within one month from the date of this permission. The approved scheme shall be fully implemented within one month from the date of this permission and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policy E20 of the Northampton Local Plan.

Informative: The applicant is advised that Northamptonshire Police recommend the clear and permanent marking of high value equipment. Furthermore, it is recommended that doors should be designed without visible ironmongery and be connected to an alarm system. Windows should be independently certified to BS7950 and have a thickness of at least 6.4mm. An intruder alarm system should be installed in line with the ACPO Security Alarm Policy and access should be restricted to the side and rear of the building.

10. BACKGROUND PAPERS

10.1 N/20110243, N/2009/0894 and E/2010/0689

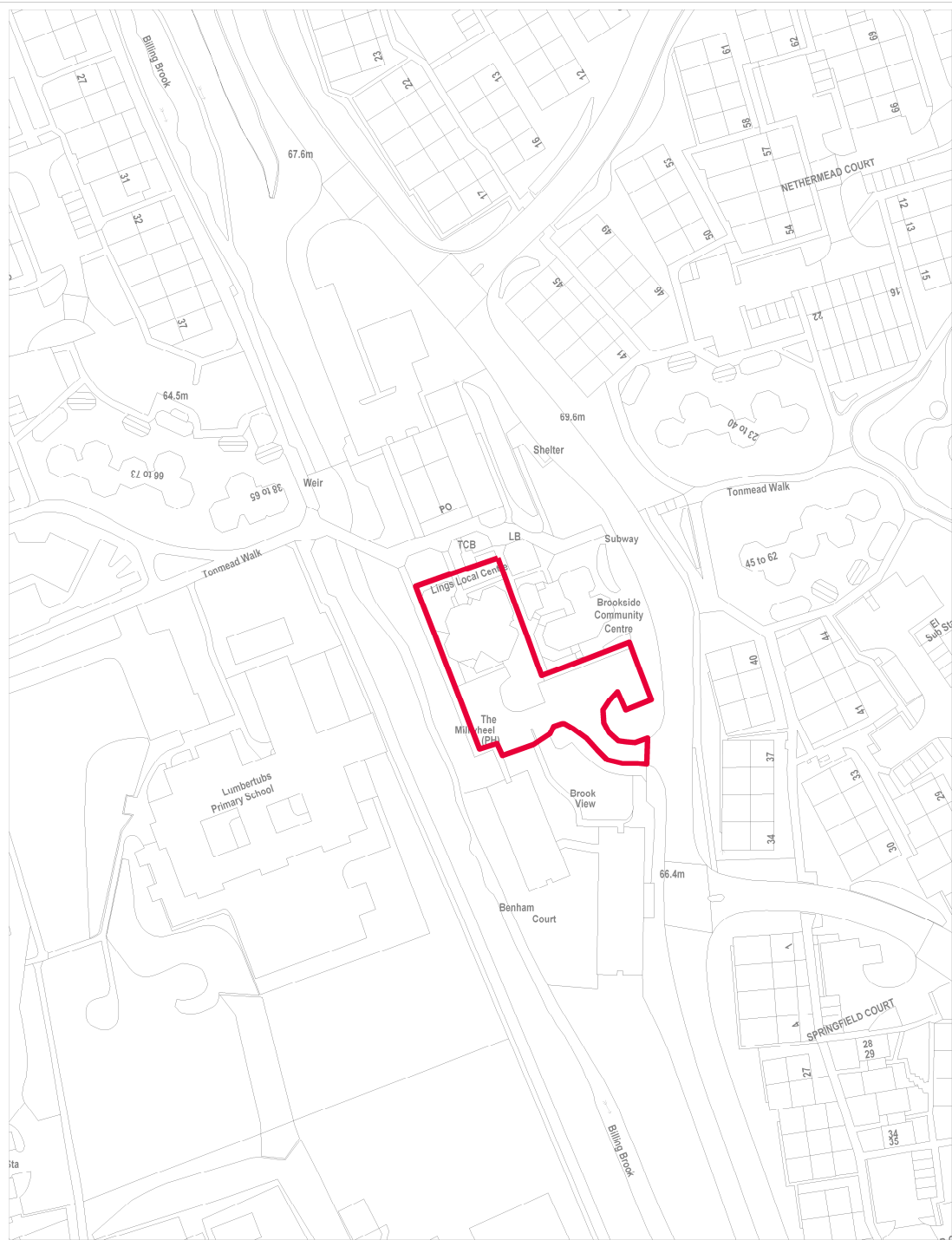
11. LEGAL IMPLICATIONS

11.1 None.

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	10/5/11
Development Control Manager Agreed:	Gareth Jones	10/5/11



Name: JST
 Date: 19th May 2011
 Scale: 1:1250
 Dept: PLANNING
 Project: LOCATION PLAN

Title

THE MILLWHEEL PUBLIC HOUSE

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PLANNING COMMITTEE: 31st May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0243: Retention of three fascia signs and one freestanding sign
Former Millwheel Public House, Billing Brook Road, Northampton

WARD: Brookside

APPLICANT: YPI Management
AGENT: Mr. P. Corbett

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

By reason of its siting, scale and appearance, the signage does not lead to an adverse impact upon amenity or public safety and is therefore compliant with the requirements of PPG19 – Outdoor Advertisement Control.

2. THE PROPOSAL

2.1 The application seeks retrospective advertisement consent to retain a free standing 'totem' style sign and three fascia signs, all of which advertise the various business and activities carried out within the former public house building

3. SITE DESCRIPTION

3.1 The application site consists of a former public house site located within a local centre as identified within the Northampton Local Plan.

4. PLANNING HISTORY

- 4.1 An application (reference N/2011/0215) is also under consideration for the change of use of public house to a mixed use of community centre, taxi office, hairdressing salon and hot food takeaway (retrospective) and appears elsewhere on the agenda of this meeting for determination by the Planning Committee.

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 East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPG 19 – Outdoor Advertisement Control

6. CONSULTATIONS/REPRESENTATIONS

- 6.1 None.

7. APPRAISAL

- 7.1 The two relevant material considerations in the determination of applications for advertisement consent are the impacts upon public safety and amenity only.
- 7.2 As the signs are set back from the public highway and on different levels to the adjacent Billing Brook Road, it is not considered that there would be any significant detrimental impact upon highway safety.
- 7.3 By reason of the commercial function of the immediate vicinity, it is considered that the principle of installing signage within this location is acceptable. Furthermore, the signage is of comparable proportions to the host building and therefore would not represent an overly dominant feature in this regard. The freestanding sign reflects the proportions and positioning of the original public house sign and therefore has a neutral impact on amenity.
- 7.4 The signs that are to be attached to the building would be non-illuminated, with any lighting be limited to the freestanding sign that was illuminated during time the public house was operational. Due to this and combined with the separation distances between the application site and the surrounding residential properties, it is

considered that the proposal would not give rise to a detrimental impact upon residential amenity.

8. CONCLUSION

8.1 By reason of the siting, scale and design of the proposed advertisements, it is considered that there would be no undue detrimental impact upon either amenity or public safety.

9. CONDITIONS

9.1 It is recommended that this application be approved subject to the 'Standard Advertisement Conditions' as follows:

(1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(2) No advertisement shall be sited or displayed so as to:

- a. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- b. obscure or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- c. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

(3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

(4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

(5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

10. BACKGROUND PAPERS

10.1 N/2011/0215, N/2011/0234 and E/2010/0689.

11. LEGAL IMPLICATIONS

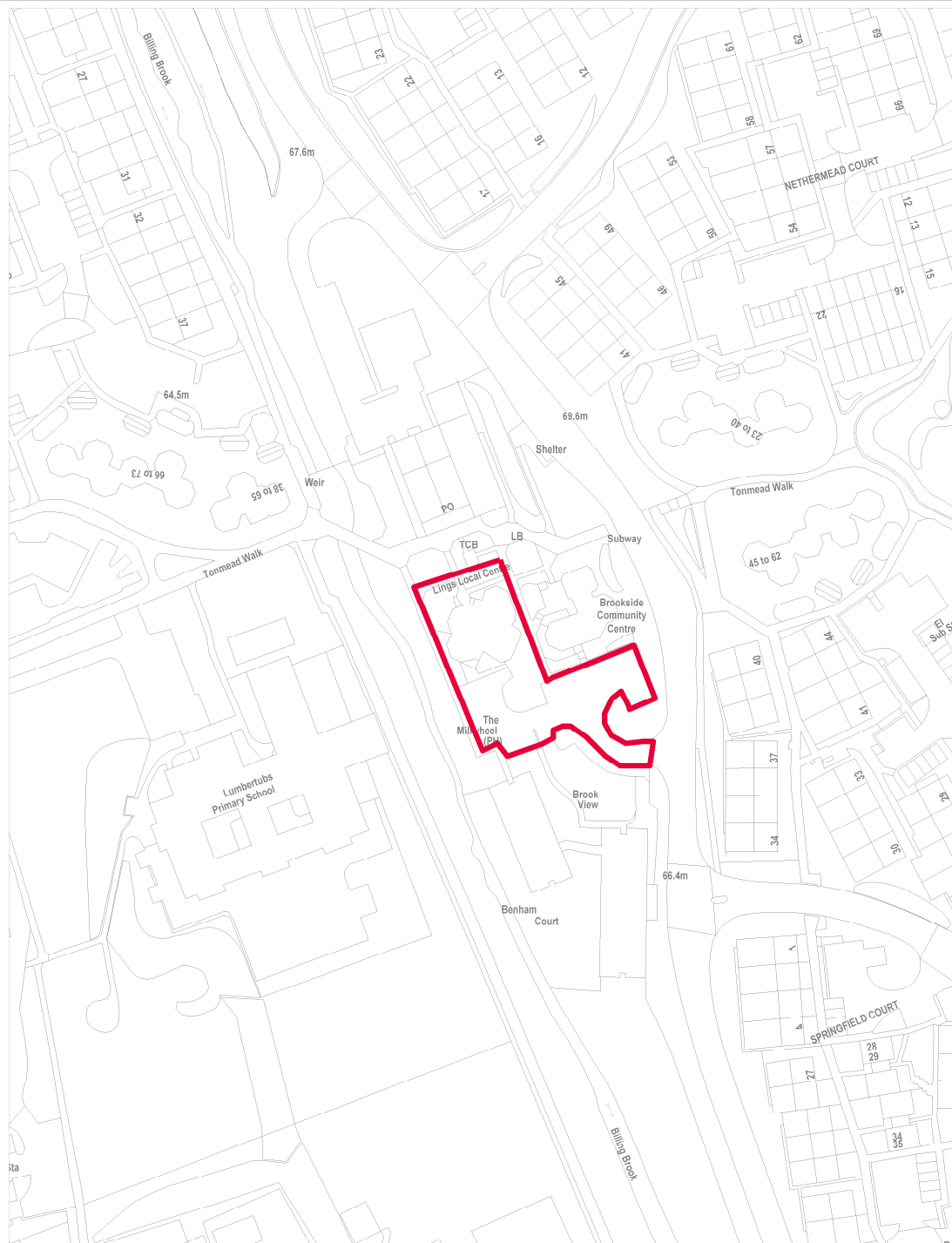
11.1 None.

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	13/5/2011
Development Control Manager Agreed:	Gareth Jones	18/5/2011



Name: JST
 Date: 19th May 2011
 Scale: 1:1250
 Dept: PLANNING
 Project: LOCATION PLAN

Title
THE MILLWHEEL PUBLIC HOUSE

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PLANNING COMMITTEE: 31 May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0219 Two storey rear extension at
24 Tollgate Close

WARD: Kingsthorpe

APPLICANT: Mr. L. Marriott
AGENT: None

REFERRED BY: Head of Planning
REASON: Applicant is an elected member of the
Council.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL with conditions, for the following reason:

By reason of siting, scale and general design, the impact of the proposed development on the character of the original building, street scene and residential amenity is considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Permission is sought for a two-storey rear extension, the footprint measuring 3m x 3.6m.

3. SITE DESCRIPTION

3.1 A detached house located in a cul-de-sac of similar style dwellings. On a corner plot, the property has a detached garage and walled rear garden, and due to the slope of the land, the application site is lower than surrounding dwellings.

4. PLANNING HISTORY

4.1 None relevant to the determination of this 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 East Midlands Regional Plan, 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 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide

6. CONSULTATIONS / REPRESENTATIONS

6.1 Adjacent neighbours were notified by letter, no representations were received.

7. APPRAISAL

Design and appearance

7.1 The proposed rear extension is set down from the main roofline of the existing house. This, combined with its modest scale means that it would appear subservient to the host dwelling, in accordance with design guidance. The gable end roof design is also in keeping with the character and appearance of the host dwelling. The modest proportions of the proposed extension do not result in overdevelopment of the site, and with materials to match, it is considered that the proposal is acceptable in design terms as it will have no detrimental impact on the street scene or surrounding amenity.

Impact on Neighbours

7.2 The development would have the greatest potential impact on no.34 to the north. It is considered that the proposal would not cause an unacceptable level of overlooking due to the position/outlook of the windows. Also, given the lower level of the application site, it is

considered that the proposed extension will not cause overbearing to adjacent property, nor any overshadowing. No objections have been received.

8. CONCLUSION

8.1 By reason of scale, siting and general design, it is considered that the proposal will not result in any adverse impacts on surrounding visual or neighbour amenity, and is therefore 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 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.

10. BACKGROUND PAPERS

10.1 N/2011/0219.

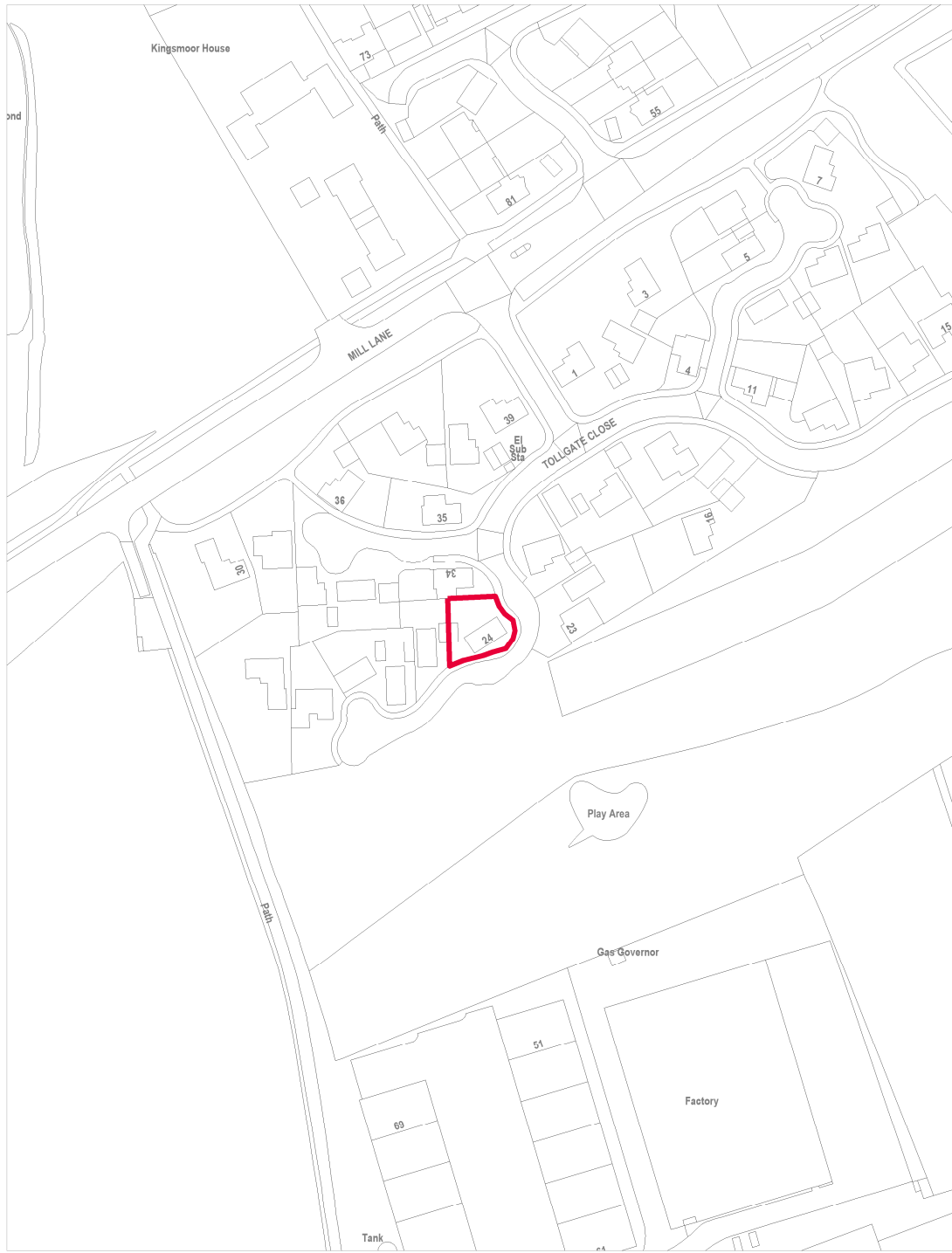
11. LEGAL IMPLICATIONS

11.1 None.

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:	E. Williams	12/4/11
Development Control Manager Agreed:	G Jones	18/5/11



Name: SW
Date: 19th May 2011
Scale: 1:1250
Dept: PLANNING
Project: LOCATION PLAN

Title
24 TOLLGATE CLOSE

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PLANNING COMMITTEE: 31 May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0305 **Conversion of a single dwelling into 3no. one bedroom and 1no. two bedroom flats at 22 Watkin Terrace**

WARD: Castle

APPLICANT: Mr. C. Burnhope
AGENT: Stimpson Walton Bond Architects

REFERRED BY: Cllr. T. Clarke
REASON: Concerns over density of area

DEPARTURE: No

Note: this application was one transferred from WNDC on 1st April 2011.

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL with conditions for the following reasons:

The proposed conversion to four flats will not cause substantially more harm to the amenity of the area than the permitted uses of the house, will bring a vacant property back into use and will not prejudice the established character of the area in accordance with Policies H24, H3, H6, E26 and H21 of the Northampton Local Plan and PPS3 – Housing.

2. THE PROPOSAL

2.1 Conversion of single dwelling into three one-bedroom flats at basement, ground floor and first floor levels, and one two-bedroom flat at second floor/attic level, with no external alterations to the property.

3. SITE DESCRIPTION

3.1 22 Watkin Terrace is a three-storey house in a row of 25 similar properties dating from the mid 1800's within a residential area, with the Racecourse

adjacent to the north. The property has rear bay windows, a rear balcony and a rear garden on the north side overlooking the Racecourse, and to the front it faces directly onto the street, with light wells and railings. The site is within the Kingsley Conservation Area and this property is currently vacant.

4. PLANNING HISTORY

- 4.1 Planning approval for conversion to two flats in 1963. Information from agent that property has been used as a House in Multiple Occupation for seven people (without planning approval) prior to this 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 East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS 1 – Delivering Sustainable Development

PPS3 – Housing

PPS5 – Historic Environment

PPG13 – Transport

5.3 Northampton Borough Local Plan

E19 – Implementing new development

E20 – New Development

E26 – Conservation Areas

H6 – Housing Development within Primarily Residential Areas

H21 & H23 – Conversion to flats

H24 – Basement flats

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS / REPRESENTATIONS

Consultations: (both those received by NBC and WNDC)

- 6.1 **NBC Built Conservation** – no objections as there are no proposed alterations to the exterior of the property, therefore impact on the Conservation Area will be neutral.
- 6.2 **NBC Environmental Protection** – no objections to principle of proposal, but recommends that any approval is subject to a condition requiring the submission and implementation of a scheme detailing arrangements for storage of refuse and recycling.

- 6.3 **Town Centre Manager** – no comments
- 6.4 **NCC Highways** – referred to Standing Advice. Covered secure cycle parking is to be provided and secured by condition prior to first occupation of the development.
- 6.5 **Northamptonshire Police** – no objections, but recommended various security measures as Watkin Terrace suffers from rowdy and inconsiderate behaviour, criminal damage to buildings and some burglaries.

Representations: (both those received by NBC and WNDC)

- 6.6 Representations have been received from **24, 28 & 44 Watkin Terrace; 51 Beaconsfield Terrace; 32 (2 letters), 46 & 50 Watkin Terrace; 25, 33 & 57 Beaconsfield Terrace**. These letters raises objections that centred on the following:
- character of the conservation area will be further lost;
 - insufficient parking causing a big problem, unsustainable situation, have received parking tickets as had to double-park; unsafe situation for a woman not able to park near her residence;
 - problem of household waste from multi-occupancy dwellings left on street, due to insufficient space for rubbish to be stored, causing risk to health, vermin problems and will be detrimental to resident's amenity.
 - fly-tipping on street of abandoned items by tenants/landlords as tenants change in multi-occupancy dwellings;
 - noise pollution with loud music blaring at night;
 - anti-social behaviour with people in the street who don't care about the environment or community;
 - parking congestion in area/street will cause difficulty for emergency vehicles;
 - close-knit community in the street is not contributed to by occupants of rented flats on a short tenure, and increasing number of flats will upset balance;
 - over-development of the street.

7. APPRAISAL

- 7.1 The main issues to consider are the acceptability of the property for conversion to flats and its impact on the character of the area, and the potential impacts of the development on amenity and parking in the area.

Principle of conversion

- 7.2 Local Plan Policy H23 states that in order for a dwelling to be suitable for conversion to flats, it should have a combined ground and first floor area of not less than 100m² and a frontage of not less than 4.7m.
- 7.3 It is noted that the combined internal floor measurement of the ground and first floor of this property does not meet the 100m² requirement of the policy (being approx. 87m²), although the frontage exceeds the required 4.7m. With

reference to its preamble Policy H23 is intended to prevent the conversion of small terraced properties that are not readily capable of conversion and securing an adequate standard of residential environment for future occupants as flats. It is not considered that the development would conflict with the objectives of the Policy due to its size (with eight bedrooms). Moreover, there will be access for all four flats to the rear garden (which is a requirement of national planning policy), and which will also provide bin and cycle storage areas.

Amenity

- 7.5 Local Plan Policy H6(a) for housing in residential areas, states that permission will be granted except where the development would be at a scale or density which would be detrimental to the character of the surrounding area or would result in over-intensive development of the site.
- 7.6 Policy H21 of the Local Plan states that permission will not be granted for the conversion of a house to flats where it is considered that the introduction of or increase in the number of conversions would prejudice the character or amenity of a particular locality, irrespective of whether the house is suitable for conversion.
- 7.7 Local Plan Policy H24 states that permission for flats in basements will be granted only where adequate self-contained access is provided and where there is adequate natural daylight and where the outlook is not unduly obstructed.
- 7.8 In assessing this proposal against Policies H6 and H21, the character of the street has to be determined. Watkin Terrace on the north side consists of 25 terraced properties, 19 of which have previously been converted to flats, (with all except four, being converted before the 1997 Local Plan). The other side of the street (Beaconsfield Terrace) consists of traditional Victorian terraced houses, none of which have permission for conversion to flats, although one resident has stated that some of the properties in Beaconsfield Terrace have been converted to flats (three applications for such conversions over the years have been refused). Therefore, it is reasonable to assume that, of the 55 properties on the street, there is a fairly equal split between single family dwellings and flats.
- 7.9 It is evident from the comments received from neighbours (paragraph 6.6 above) that they consider that the amenity of the street is being detrimentally affected by domestic waste/rubbish on the street, parking congestion, and anti-social behaviour such as loud noise/music late at night, and they consider that this proposal would exacerbate these problems, by further increasing densities and altering the character of the street.
- 7.10 Para. 3.44 of the Local Plan discusses the issue of the 'cumulative effect' of conversions of houses to flats. It must be acknowledged that a dwelling of this size could potentially house a large family (with, perhaps, 2-3 cars), or such a house could be used as a House In Multiple Occupation with up to six

people living communally (with, perhaps 4-6 cars), without planning permission under the current prevailing planning controls.

- 7.11 It is therefore considered that the proposal would not significantly alter the established character of the street beyond how it could be lawfully used, and it will be bringing back into productive use an under-utilised building in a central location, in accord with national policy (PPS3) which encourages the re-use of previously developed land.
- 7.12 To address potential issue of on-street refuse storage, a condition is recommended to secure refuse and recycling storage. This is in accordance with Policy H19, which states that planning permission will only be granted where any adverse effect of a development is allowed for or mitigated against. The policy goes on to say that the amenities made necessary by the development will either be in existence or will be provided by the developer. It is noted that the proposed plans show that bin storage is proposed in the rear garden, which is sufficiently large to acceptably accommodate such facilities.
- 7.13 In assessing the proposal against Policy H24, the plans show that the basement flat would only have windows in the front stair well, which has very limited outlook, with no conventional windows at the rear at basement level. However, it is proposed that the area under an existing ground floor glazed roof at the rear would be opened up to create a light living area. The agent has sent additional information stating that this glazed roof over the rear area of the basement will have opening lights (that also form a fire escape). On visiting the basement, the case officer found that the proposed glazed roofing would provide sufficient natural light to the rear living area and compensates for the lack of any outlook.

Parking

- 7.14 The response from the Highway Authority refers to Standing Advice, and its response to WNDC calls for secured covered cycle parking to be provided on site, to be secured by condition.
- 7.15 In two other fairly recent applications in this terrace for conversion to four flats that were approved by WNDC, (no. 34 - 09/0102/FULWNN and no. 14 - 07/0142/COUWNN), it was considered that the existing parking congestion problem in the area was mitigated sufficiently by the sustainable location of the site, and by the required provision of on-site cycle parking facilities. It is acknowledged that these two factors do help to mitigate the problems of parking congestion in the area. When the case officer visited the site during the middle of the day, it was evident that there is a high demand for the limited on-street parking available. Nonetheless, it is considered that the proposal would not exacerbate the problem significantly more than the other possible uses of the house (as noted above in paragraph 7.6). For these reasons and with reference to the advice of the Highway Authority, it is not considered that the proposal could be resisted on highway grounds.

Conservation Area

7.16 As no external changes to the property are proposed and with reference to the advice of the Council's Conservation team it is considered that the development would have a neutral impact on the Conservation Area.

8. CONCLUSION

8.1 In weighing all of the above factors, it is considered that the proposal is acceptable as the proposed use as flats will not cause substantially more harm to the amenity of the area than the permitted uses of the property as a family house or a shared house. The proposal would also bring a vacant property back into use, and would not prejudice the established character of the area. The application is therefore recommended for approval subject to the following conditions.

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 of the provision for the storage or refuse and materials for recycling in the rear amenity area shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development hereby permitted. The approved provision shall be fully implemented prior to the first occupation or bringing into use of the building, and thereafter maintained at all times.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E19 of the Northampton Local Plan.

(3) Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted. The approved facilities shall be fully implemented prior to the development being first brought into use and retained at all times thereafter.

Reason: To secure the provision of adequate facilities in accordance with Policy E20 of the Northampton Local Plan.

Informative notes:

Northamptonshire Police recommend the following security measures which if implemented will reduce the likelihood of crime and disorder occurring:

- Basement front door and ground floor front and back doors be upgraded to certificated PAS23-1:1999 and PAS24:2007 or WCL1.
- Basement and ground floor windows should be tested and certificated to BS7950:1997 or WCL4, and should incorporate key lockable hardware unless designed as emergency egress routes. Laminated glazing in ground floor and basement windows will reduce the likelihood of access being gained to the premises via smashed glazing.
- Individual doors to flats should be upgraded to PAS24:2007 standard.

- An access control system is required on the front door with electronic door release and entry phone linked to the flats.
- The gate leading down to the basement flat and the gate leading into the back garden from the Racecourse should both be fitted with mortice locks, and the rear perimeter should be upgraded so that access to the garden from the park is as difficult as possible.
- Details of secure bicycle storage can be found at www.bikeoff.gor/design or www.securedbydesign.com
- advice on secure storage facilities for wheelie bins can be obtained from Arson Task Force, and Northamptonshire Fire and Rescue also strongly recommends the installation of sprinklers, contact Northamptonshire Fire and Rescue on 01604 797150.

10. BACKGROUND PAPERS

10.1 None.

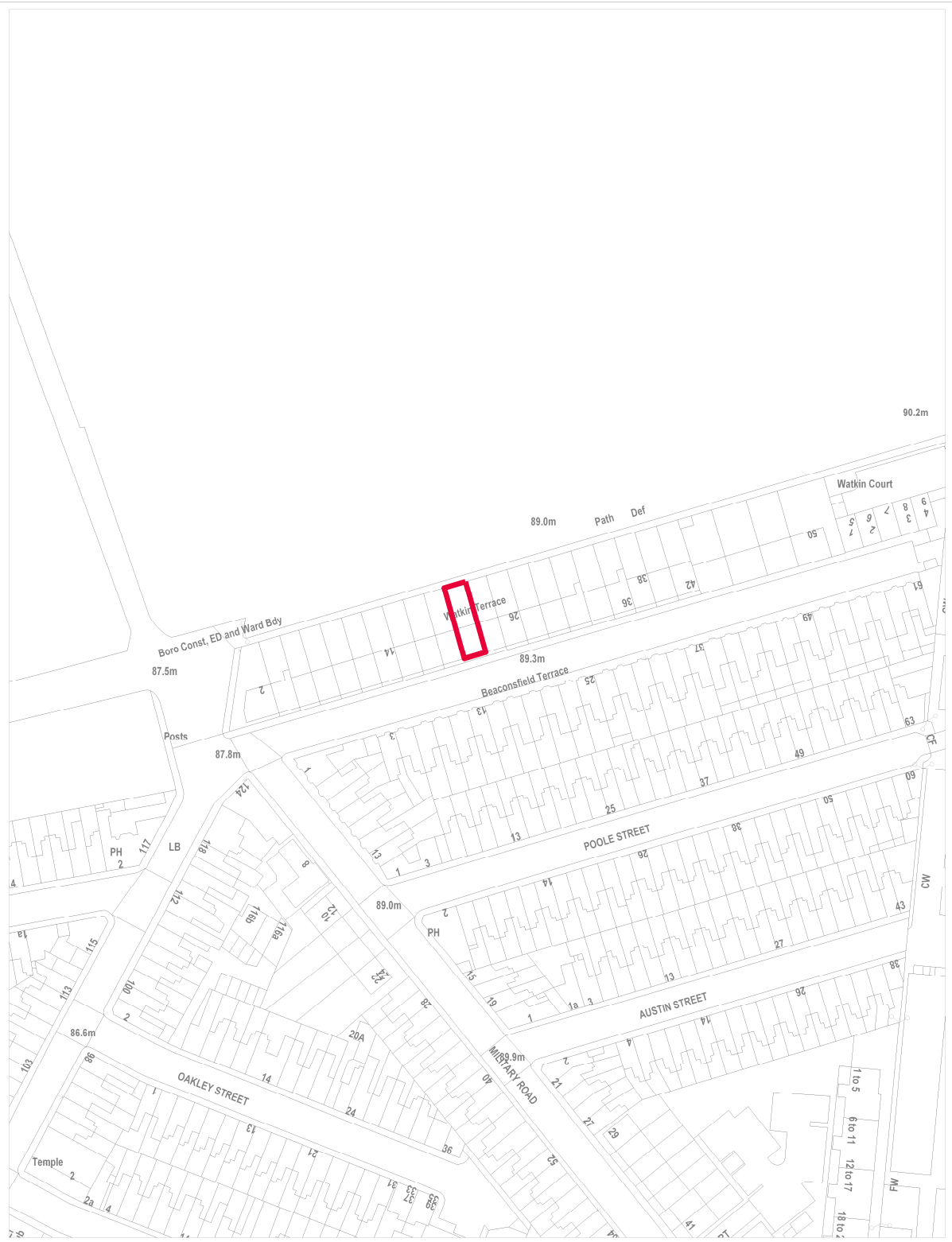
11. LEGAL IMPLICATIONS

11.1 None.

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:	Ellie Williams	9/5/2011
Development Control Manager Agreed:	Gareth Jones	16/5/2011



Name: JST
 Date: 19th May 2011
 Scale: 1:1250
 Dept: PLANNING
 Project: LOCATION PLAN

Title
22 WATKIN TERRACE

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