



PLANNING AGENDA

Tuesday, 17 October 2017

The Jeffrey Room, St. Giles Square, Northampton,
NN1 1DE.

6:00 pm

Members of the Committee

Councillor: Brian Oldham (Chair), Jamie Lane (Deputy Chair)

Councillors: James Hill, Mary Markham, Matthew Golby, Andrew Killbride, Samuel Kilby-Shaw, Julie Davenport, Jane Birch, Nazim Choudary, Zoe Smith, Arthur McCutcheon and Brian Markham.

Interim Chief Simon Bovey

Executive

If you have any enquiries about this agenda please contact democraticservices@northampton.gov.uk or 01604 837722



PLANNING COMMITTEE

AGENDA

Meetings of the Planning Committee will take place at 6.00pm on 4th July, 25th July, 5th September, 26th September, 17th October, 21st November, 19th December 2017 and 16th January, 13th February, 13th March, 10th April, 8th May and 7th Jun 2018.

The Council permits public speaking at the Planning Committee as outlined below:

Who Can Speak At Planning Committee Meetings?

- Up to 2 people who wish to object and up to 2 people who wish to support an individual planning applications or any other matter on the public agenda.
- Any Ward Councillors who are not members of the Planning Committee. If both Ward Councillors sit on the Planning Committee, they may nominate a substitute Councillor to speak on their behalf.
- A representative of a Parish Council.

How Do I Arrange To Speak?

- Anyone wishing to speak (not including Ward Councillors who must let the Chair know before the start of the meeting) must have registered with the Council's Democratic Services section not later than midday on the day of the Committee.
NB: the Council operate a 'first come, first serve' policy and people not registered to speak will not be heard. If someone who has registered to speak does not attend the meeting their place may be relocated at the discretion of the Chair.

Methods of Registration:

- By telephone: 01604 837722
- In writing to: Northampton Borough Council, The Guildhall, St. Giles Square, Northampton , NN1 1DE, Democratic Services (Planning Committee)

by email to: democraticservices@northampton.gov.uk

When Do I Speak At The Meeting

- A Planning Officer may update the written committee report then those registered to speak will be invited to speak.
- Please note that the planning officer can summarise issues after all the speakers have been heard and before the matter is debated by the Planning Committee Members and a vote taken.

How Long Can I Speak For?

- All speakers are allowed to speak for a maximum of three minutes.

Other Important Notes

- Speakers are only allowed to make statements – they may not ask questions or enter into dialogue with Councillors, Officers or other speakers.
- Consideration of an application will not be delayed simply because someone who is registered to speak is not in attendance at the time the application is considered
- Confine your points to Planning issues: Don't refer to non-planning issues such as private property rights, moral issues, loss of views or effects on property values, which are not a material consideration on which the decision will be based.

- You are not allowed to circulate new information, plans, photographs etc that has not first been seen and agreed by the Planning Officers
- Extensive late representations, substantial changes, alterations to proposals etc. will not be automatically accepted, due to time constraints on Councillors and Officers to fully consider such changes during the Planning Committee Meeting.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Your attendance is requested at a meeting to be held:
in The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.
on Tuesday, 17 October 2017
at 6:00 pm.

AGENDA

1. APOLOGIES

2. MINUTES

(Copy herewith)

3. DEPUTATIONS / PUBLIC ADDRESSES

4. DECLARATIONS OF INTEREST/PREDETERMINATION

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

6. LIST OF CURRENT APPEALS AND INQUIRIES

Report of Head of Planning (copy herewith)

7. OTHER REPORTS

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

(A) N/2017/1165 AND N/2017/1166 - LISTED BUILDING CONSENT AND PLANNING APPLICATIONS FOR INSERTION OF VENTILATION GRILLES INTO THE EXTERNAL FACADE TO VENT GAS METER CUPBOARD. CENTRAL STABLE BLOCK DELAPRE ABBEY, LONDON ROAD

(B) N/2017/1275 - INSTALLATION OF GATES AT THE ENTRANCE/EXIT TO MARBLE ARCH. MARBLE ARCH ADJACENT TO 7 WELLINGTON PLACE

10. ITEMS FOR DETERMINATION

(Addendum attached)

(A) N/2017/0994 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 11 MOORE STREET

- (B) N/2017/1019 - FIRST FLOOR EXTENSION TO CONVERT BUNGALOW INTO TWO STOREY DWELLING AND GROUND FLOOR EXTENSION TO SIDE/REAR, INCLUDING RAISING ROOF OVER GARAGE. 16 SWALLOW CLOSE**
- (C) N/2017/1026 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2015/0603 (ERECTION OF A 2-BED BUNGALOW, DETACHED DOUBLE GARAGE AND WIDENING OF EXISTING SHARED ACCESS ONTO MILL LANE) TO RELOCATE THE DOUBLE GARAGE TO AVOID THE GAS MAIN. LAND TO THE FRONT OF 37 MILL LANE, KINGSTHORPE**
- (D) N/2017/1032 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 121 SOUTHAMPTON ROAD**
- (E) N/2017/1055 - CONVERSION AND MODIFICATION OF OUTBUILDING (PERMISSION N/2014/0769) INTO A DWELLING AND CONSTRUCTION OF DETACHED DOUBLE GARAGE (PART RETROSPECTIVE). 29 - 31 ASH LANE**
- (F) N/2017/1093 - REMOVAL OF CONDITION 7 OF PLANNING PERMISSION N/2014/1387 (DEMOLITION OF EXISTING GARAGE AND ERECTION OF SIX ONE BEDROOM APARTMENTS) TO ALLOW ACCESS TO FLATS. 5 PRIMROSE HILL**
- (G) N/2017/1125 - PROPOSED EXTENSIONS AND ALTERATIONS TO EXISTING CLUB HOUSE TO PROVIDE KITCHEN AND DINING FACILITIES AND TOILETS. FERNIE FIELD SPORTS GROUND, FERNIE FIELD**
- (H) N/2017/1167 - EXTERNAL WORKS INCLUDING PROVISION OF 29 NEW PARKING SPACES, NEW BIN STORES AND NEW OUTDOOR GYM EQUIPMENT. DODDRIDGE HOUSE, CASTLE STREET**
- (I) N/2017/1168 - EXTERNAL WORKS INCLUDING CREATION OF 6 NEW PARKING SPACES AND SECURE ACCESS; ERECTION OF BIN STORES. PRIORY HOUSE, LOWER CROSS STREET**
- (J) N/2017/1169 - EXTERNAL WORKS TO CREATE ENLARGED OFF STREET CAR PARK WITH 2 NEW PARKING SPACES WITH SECURE ACCESS, ERECT NEW SMALL STORAGE SHEDS AND BIKE/BUGGY STORE FOR RESIDENTS ON NEW HARDSTANDING AREAS. BLACKFRIARS HOUSE, UPPER CROSS STREET**

11. ENFORCEMENT MATTERS

12. ITEMS FOR CONSULTATION

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.”

PHOTOGRAPHY AND AUDIO/VISUAL RECORDINGS OF MEETINGS Anyone may record meetings of the Council, the Cabinet, any Committee or Sub-Committee of the Council through any audio, visual or written method to include taking photographs of meetings, filming meetings or making audio recordings of meetings. The Chair of the meeting shall have the discretion to revoke the permission in the event that the exercise of the permission is disturbing the conduct of the meeting in any way or when it is otherwise necessary due to the nature of the business being transacted at the meeting. Permission may only be exercised where the public have the right to attend the meeting; and if a meeting passes a motion to exclude the press and public, then in conjunction with this, all rights to record the meetings are removed.

NORTHAMPTON BOROUGH COUNCIL

PLANNING COMMITTEE

Tuesday, 26 September 2017

PRESENT: Councillor Lane (Chair); Councillors Birch, Choudary, Davenport, Golby, J Hill, Kilbride, B Markham, McCutcheon and Smith

OFFICERS: Peter Baguley (Head of Planning), Rita Bovey (Development Manager), Nicky Toon (Development Management Team Leader), Adam Smith (Principal Planning Officer), James Chadwick (Senior Litigation Solicitor), Ed Bostock (Democratic Services Officer)

1. APOLOGIES

Apologies for absence were received from Councillors Oldham, M Markham, and Kilby-Shaw.

2. MINUTES

The minutes of the meeting held on 5th September 2017 were agreed and signed by the Chair.

3. DEPUTATIONS / PUBLIC ADDRESSES

RESOLVED:

That under the following items, the members of the public and Ward Councillors were granted leave to address the Committee:

N/2017/0025

Paul Mower
Georgia Gale

N/2017/0517

John Bright
Mark Evans

N/2017/0868

Dominic McGuinness
John Jones

N/2017/0957

Danielle Stone

N/2017/0998

Paul Smith

N/2017/0999

Paul Smith

N/2017/1000

Paul Smith

N/2017/1040

Councillor Smith

Danielle Stone

Richard Dawson

N/2017/1075

Alan Harland

Mr Craven

Tracey Brough

4. DECLARATIONS OF INTEREST/PREDETERMINATION

Councillor Kilbride declared a personal non-pecuniary interest in items 10e and 10f as a board member of Northampton Partnership Homes.

Councillor Smith declared a predetermination in respect of item 10l.

Councillor Davenport declared a personal non-pecuniary interest in items 10b, 10h, 10i, and 10j as the Ward Councillor.

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

There were none.

6. LIST OF CURRENT APPEALS AND INQUIRIES

The Development Manager submitted a List of Current Appeals and Inquiries and elaborated thereon. It was explained that applications N/2017/0145 and N/2017/0409 were refused under delegated powers and the appeals had been dismissed.

Application N/2017/1476 had been allowed as the Inspector considered the site to be in a sustainable location notwithstanding the concerns regarding parking and traffic generation.

In response to questions, the Committee were informed that applications refused on parking grounds were more likely to be allowed at appeals than refusals for concentration reason as the appeal decisions had shown.

RESOLVED:

That the report be noted.

7. OTHER REPORTS

- (A) N/2013/1035 - APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS 1 (MASTERPLAN AND DESIGN CODE), 2 (PHASING PLAN), 25 (ARCHAEOLOGICAL WORK), 28 (ECOLOGICAL CONSTRUCTION METHOD STATEMENT) AND 29 (LANDSCAPING AND ECOLOGICAL MANAGEMENT PLAN) IN RELATION TO OUTLINE PLANNING**

PERMISSION N/2013/1035 FOR THE NORTHAMPTON SOUTH SUSTAINABLE URBAN EXTENSION (SUE). LAND SOUTH OF ROWTREE ROAD AND WEST OF WINDINGBROOK LANE

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. It was explained that original planning applications submitted in 2013 were refused, but the outline one was later allowed at appeal in August 2016, subject to conditions and a Section 106 Legal Agreement. It was explained that the Inspector imposed conditions on the appeal decision that must be discharged before a reserved matters application can be submitted, including masterplan, design code and phasing plan conditions, and that these conditions are the subject of the current application. Extracts from the submitted condition details were shown to Members.

In response to questions, the Committee heard that pollution and noise issues had been noted and that a Stakeholder Group had been set up, in which noise experts, Environmental Health Officer and other related authorities, Ward Members, Parish Councils and local residents could discuss concerns.

Members discussed the report.

RESOLVED:

That the report be noted.

(B) N/2017/0988 - VARIATION OF S106 AGREEMENT OF PLANNING PERMISSION N/2010/0785 (OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING B8 BUSINESS UNITS AND ERECTION OF 14NO 2 BED AND 8NO 1 BED APARTMENTS, FORMATION OF NEW ACCESS AND PARKING AREAS) RELATING TO AFFORDABLE HOUSING PROVISION H BROWN REMOVALS, 174 ST ANDREWS ROAD

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that permission was sought to vary the S106 Agreement of application N/2010/0785 after an assessment carried out by the current developer showed that a policy compliant scheme with 35% affordable housing, 8 of the 22 units, and a £15,000 CIL payment, would result in the development running at a loss. The proposal therefore sought to remove the requirement for the provision of on-site affordable housing.

In response to questions, the Committee heard that any deviation to the plans would be subject to further applications.

Members discussed the report.

RESOLVED:

That the S106 Agreement variation be **AGREED** as per the recommendation.

8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS

There were none.

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

There were none.

10. ITEMS FOR DETERMINATION

(A) N/2017/0025 - PART DEMOLITION AND CONVERSION OF EXISTING BUILDING TO 54 APARTMENTS AND ERECTION OF NEW THREE STOREY BUILDING TO PROVIDE A FURTHER 10 APARTMENTS, TOGETHER WITH BIN AND CYCLE STORAGE AND PARKING. BARKER BUILDINGS, COUNTESS ROAD

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum which contained a further condition relating to refuse storage, and amendments to conditions 8 and 14 and an additional condition 16. It was noted that much of the site lay within Flood Zone 2 and that the development sat close to industrial units, some of which had no restrictions on operating times; the Environmental Health department had not raised any noise related objections, however a scheme for noise mitigation was recommended as a condition.

Mr Mower, the owner of a local business, spoke against the application and commented that although there had been no objections from Environmental Health, there would be once people were living in close proximity to industrial units. He further commented that he was not aware of any noise assessments having taken place. He also questioned the land ownership in relation to part of the site and the proximity of the new building to the access road to the industrial units used by HGVs and other large vehicles.

In response to questions, the Committee heard that the existing residential buildings were at least double the distance away from the industrial units than the proposed development, and that the existing buildings acted as sound barriers.

Georgia Gale, the applicant, spoke in favour of the application and commented that improvements had been made to the original plans. She stated that various related agencies had been worked with closely to ensure that the proposed development was in line with policies. Ms Gale explained that two separate noise assessments had been carried out to further ensure compliance.

In response to questions, the Committee heard that the Environmental Health department originally raised objections to the application, but withdrew them following the noise assessments. It was noted that the green space to the north of the development would not be infringing on the access road. Members also heard that the new plan included no studio apartments; the units were larger but the price range would remain the same overall. It was explained that there were ongoing discussions with Mr Mower to settle the dispute relating to access but that at the time, nothing had been resolved.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and the addendum.

(B) N/2017/0517 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 18 LONDON ROAD

Councillor Choudary joined the meeting at this point.

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. It was explained that information received from a local resident indicated that the concentration of HIMO properties in a 50m radius was 15.5%; 30 and 32 London Road were being used as one HIMO property and were considered, in planning terms, to be one unit. However, extensive investigation had taken place and 165 nearby properties had been checked. Of those, 72 properties were found to be existing HIMOs, 80 were found to be not HIMOs, 8 were awaiting a Planning decision, and a further 5 properties remained to be investigated. With this up-to-date information, the concentration in a 50m radius was found to be 13.8%. Members heard that there were 2 parking spaces to the rear of the property, accessed by a service road.

John Bright, a local resident, addressed the Committee and spoke against the application, stating that the HIMO property at 30/32 London Road should be viewed as two properties since it had two front doors and two postal addresses. He stated the concentration should be 15.5%. He also commented that the rear service road was frequently blocked by cars and fly tipping.

Mark Evans, the owner and applicant, spoke in favour of the application and commented that a parking survey revealed there was surplus parking on nearby Southfield Avenue; he pointed out that there had been no objections from the Highways Authority and asked that the Committee approve his application.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

(C) N/2017/0690 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 47 SOUTHAMPTON ROAD

This item was withdrawn from the agenda.

(D) N/2017/0868 - PROPOSED NEW DWELLING. KYLEMORE, 12 THE AVENUE, DALLINGTON

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum which contained an amendment to the reason for approval. It was explained that garden developments were common in the area but that there were no privacy or loss of light issues in relation to the proposed new dwelling. The Highways Authority did not object to the application but did note that visibility could be diminished by the proximity of trees to the site entrance.

Dominic McGuinness, a local resident, spoke against the application and commented that consideration was not given to overconcentration in the area. He also voiced concerns regarding adverse impact on the nearby trees, the levels of traffic the road saw, and suggested that the applicants could apply for a variance of the plans, should they be approved.

John Jones, the owner and applicant, spoke in favour of the application and commented that the new, front-facing building would enhance the overall appearance of the street. He stated that the design of the proposed dwelling, being of a Georgian design, would fit in perfectly with other nearby buildings.

In response to questions, the Committee heard that if the property were to be subdivided to two dwellings planning permission would be required.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and the addendum.

(G) N/2017/0957 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 5 OCCUPANTS. 49 BIRCHFIELD ROAD

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that although the Highways Authority had objected to the application due to a lack of residual parking, the officer recommendation was for approval as the building was considered to be in a sustainable location.

Councillor Stone addressed the Committee in her capacity as the Ward County Councillor and spoke against the application, voicing parking concerns. She commented that local residents had considerable fears about the road safety and the hazardous junction and that any extra pressure on the parking situation was too much. She also noted that no HIMO investigations had been carried out in this part of the town, suggesting that the actual number may be higher than records showed.

In response to questions, the Committee heard that there was the potential for other HIMO properties to exist that had not been brought to light, but that no recent complaints had been received to that effect.

It was noted that paragraph 11.1 of the report was an error and the development was not CIL liable.

Members discussed the report.

A proposal was made to refuse the application against officer recommendation.

Upon a vote, the motion was passed and the application **REFUSED** for the following reason:

Due to there being no residual parking capacity for vehicles in the area, and the fact that the proposed change of use would generate a greater parking demand than existing, the proposed development would have a detrimental impact on parking provision, highway safety and surrounding amenity contrary to Policy H5 of the West Northamptonshire Joint Core Strategy, saved Policy H30 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

(H) N/2017/0998 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 56 ST LEONARDS ROAD

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum, which contained confirmation from Private Sector Housing regarding facilities and amenities, and an amendment to the concentration of HIMO properties. It was noted that there were no objections from the Highways Authority.

Paul Smith, the agent for the applicant, spoke in favour of the application and stated that a modest change was sought; as the property would be a 3 bed HIMO there would potentially be fewer people occupying it. He noted that improvements had been made by way of cycle and waste storage. He further noted that the applicant formed personal relationships with neighbours to ensure that any complaints were dealt with swiftly.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and addendum.

(I) N/2017/0999 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 145 EUSTON ROAD

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. Members heard that the application sought to change the use from dwellinghouse to a HIMO property for 3 occupants.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

(J) N/2017/1000 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS. 101 EUSTON ROAD

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. Members heard that the application sought to change the use

from dwellinghouse to a HIMO property for 3 occupants. She referred to the addendum with an amendment to the concentration of HIMO properties.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and addendum.

(K) N/2017/1027 - REMOVAL OF CONDITION 2 OF PLANNING PERMISSION N/2014/1209 (THE ERECTION OF A PEDESTRIAN FOOTBRIDGE TO CROSS THE BROOK) TO ALLOW FOR THE PERMANENT RETENTION OF THE FOOTBRIDGE. WESTBRIDGE MOTORS, ST JAMES ROAD

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum, which contained an amendment to the reason for approval. The Committee heard that the application sought to allow permanent retention of the footbridge and that no objections had been received.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and the addendum.

(L) N/2017/1040 - EXTENSION, INTERNAL ALTERATIONS AND CHANGE OF USE FROM 6 BED HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) TO 7 BED HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) FOR 7 OCCUPANTS, 42 VERNON WALK

At this juncture of the meeting, Councillor Smith moved to public seating.

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum, which contained amendments to the Highways Authority's statement. The Committee were informed that concentration was not a concern for this application due to the property already being used as a HIMO. Since the application only sought to increase the occupancy by one and the property being in a sustainable location, the officer recommendation was for approval.

Councillor Smith spoke against the application, voicing concerns regarding parking. She stated that due to the sustainability of the location, non-residents frequently used the area to park their cars, exacerbating the problem for local residents.

Having addressed the Committee, Councillor Smith left the room for the remainder of the item.

Councillor Stone spoke against the application as County Councillor and commented that the local residents felt under siege by the number of HIMOs in the area. She

stated that meetings had been set up with the Police to investigate illegal parking on the estate.

Richard Dawson, the owner and applicant, spoke in favour of the application and stated that the property met all of the requirements for a 7 person HIMO. He further stated that car ownership was low among students, who were his target tenants.

In response to questions, the Committee heard that Mr Dawson did not put any conditions related to a limit on vehicles into his tenancy agreements as it would be unenforceable. It was noted that there were no other HIMOs in a 50m radius and that the area was well served by public transport and by local amenities.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and the addendum.

**(M) N/2017/1075 - RETENTION OF WOODEN SUMMER HOUSE
(RETROSPECTIVE). 39 WHEATFIELD ROAD**

Councillor Smith re-entered the room and took her seat at the Committee table.

The Development Manager submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum, which contained an amended condition. The Committee were informed that the summer house was 17cm higher than permitted development allowed. It was noted that guttering had been installed, discharging water into water butts.

Alan Harland, of Watts Furnishers, spoke against the application, stating that since the summer house had been erected, he had experienced water penetration in his premises' show room. He also questioned the practicality of water butts, commenting that they very quickly overflowed.

In response to questions, Mr Harland told the Committee that he noticed the damp around July 2016, less than a year after the building was erected. He also stated that his premises did not have a damp proof system.

Mr Craven, a local resident, spoke against the application and commented on the size of the summer house, which he considered to be excessive. He stated that the erection of any outbuilding on Council owned land required the Council's permission and that electrical works should be carried out professionally, which in his opinion had not happened. Mr Craven also explained that noise levels in his garden had increased since the summer house had been built and there were impacts of a reduction in light to his property and light pollution.

Tracey Brough, the applicant, spoke in favour of the application. She stated that the electrical works were carried out by a professional and that the Council had been provided with the related paperwork. She further stated that her previous garden shed had suffered damage from water running off the roof of Watts Furnishers.

The Development Manager explained that guttering on this type of building was not necessary and that electrics were not a planning consideration. It was also noted that although the summer house could be seen from neighbouring properties, it was not overbearing and did not overshadow any properties.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and the addendum.

11. ENFORCEMENT MATTERS

There were none.

12. ITEMS FOR CONSULTATION

(A) N/2017/1064 - RESIDENTIAL DEVELOPMENT OF UP TO 110 DWELLINGS WITH ACCESS (OUTLINE) PHASE 3 LAND AT WOOTTON FIELDS, NEWPORT PAGNELL ROAD, WOOTTON. CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL

Councillor Davenport left the meeting at this juncture.

The Development Management Team Leader submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that the application sought to approve outline permission for up to 110 dwellings. The site was not allocated in the West Northamptonshire Joint Core Strategy or the South Northamptonshire Local Plan, however, the proposed development would contribute to housing needs identified by the West Northamptonshire Joint Core Strategy.

In response to questions, the Committee heard that CIL payments would be made to South Northamptonshire Council.

Members discussed the report.

RESOLVED:

That the Planning Committee **RAISED NO OBJECTIONS** to the development as proposed subject to the issues outlined in the report being addressed by South Northamptonshire Council.

(E) N/2017/0947 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/0773 (ERECT SINGLE STOREY BUILDING FOR CONVENIENCE STORE) TO AMEND PLANS TO CHANGE WINDOWS/SHOP FRONT AND INSTALL AN EXTERNAL ROLLER SHUTTER UNDER CANOPY. RETROSPECTIVE. ST PETERS HOUSE, CASTLE STREET

Councillor Davenport returned to the meeting.

Councillor Kilbride left the meeting at this juncture.

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. Members' attention was drawn to the addendum, which contained amended conditions. The Committee heard that this retrospective application sought to regularise the amendments to the original scheme.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report and the addendum.

(F) N/2017/0948 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/0771 (EXTERNAL ALTERATIONS TO TOWER BLOCK INCLUDING RECLADDING AND ENCLOSURE OF BALCONIES, REFURBISH COMMUNAL AREAS AND GROUND FLOOR EXTENSIONS) TO AMEND THE ENTRANCE ELEVATION OF THE GROUND FLOOR EXTENSION. RETROSPECTIVE. ST KATHERINES COURT, CASTLE STREET

The Principal Planning Officer submitted a report on behalf of the Head of Planning and elaborated thereon. The Committee heard that amendments to the original proposal were considered minor. It was noted that the cladding had been completed.

In response to questions, it was explained that the cladding used complied with current regulations.

Members discussed the report.

RESOLVED:

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

The meeting concluded at 9:00 pm

Directorate: Regeneration, Enterprise and Planning

Head of Planning: Peter Baguley



List of Appeals and Determinations – 17th October 2017

Written Reps Procedure

Application No.	DEL/PC	Description	Decision
N/2016/1025 APP/V2825/Y/17/3181261	DEL	Listed building consent application for demolition of existing conservatory and erection of two storey extension, removal of existing roof to side addition and replace with new roof and new roof light; new internal partition walls at 2 Willow Lane	AWAITED
N/2016/1026 APP/V2825/W/17/3181256	DEL	Demolition of existing conservatory and erection of two storey extension; removal existing roof to side addition with new roof and roof light at 2 Willow Lane	AWAITED
N/2016/1553 APP/V2825/W/17/3178646	PC	Change of use of dwelling (Use Class C3) to a house in multiple occupation (Use Class C4) for 5 residents at 75 Abington Avenue	AWAITED
N/2016/1699 APP/V2825/W/17/3179291	DEL	Proposed change of use from dwellinghouse (Use Class C3) to dwellinghouse with childminding business for up to 12 children (retrospective) at 1a Meadway	AWAITED
N/2017/0049 APP/V2825/W/17/3182240	DEL	Erection of part first and second floor extension to provide 7 x Studio and 7 x 1 Bed self-contained apartments with associated cycle store and designated refuse storage including formation of an entrance lobby to apartments off St. Giles Terrace and new doors off Abington Street at Eastgate PH, 98-102 Abington Street	AWAITED
N/2017/0053 APP/V2825/W/17/3179259	DEL	Conversion of garage to one bedroom flat and off road parking to front at 24 Queen Eleanor Road	AWAITED
N/2017/0342 APP/V2825/W/17/3179350	DEL	Proposed 2no new single storey dwellings to the rear of 79-83 Semilong Road	AWAITED
N/2017/0250 APP/V2825/W/17/3181070	PC	New 3 bedroom student accommodation annex to the rear of 2 Gray Street	AWAITED

Public Inquiry

None

Hearings

None

Enforcement Appeals

None

Tree Preservation Order (TPO) Appeals

None

The Address for Planning Appeals is:

Mr Brian Rowe, Room 301, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Appeal decisions can be viewed at - www.planningportal.co.uk

Local Government (Access to Information) Act 1985
Background Papers
The Appeal Papers for the appeals listed

Author and Contact Officer:

Mrs Rita Bovey, Development Manager
Telephone 01604 837237
Planning and Regeneration
The Guildhall, St Giles Square,
Northampton, NN1 1DE



PLANNING COMMITTEE:	17 th October 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/1165 and N/2017/1166
LOCATION:	Central Stable Block, Delapre Abbey, London Road
DESCRIPTION:	Listed Building Consent and Planning Applications for insertion of ventilation grilles into the external facade to vent gas meter cupboard
WARD:	Delapre & Briar Ward
APPLICANT:	Northampton Borough Council
AGENT:	Purcell
REFERRED BY:	Head of Planning
REASON:	Council owned land and is the applicant
DEPARTURE:	No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

N/2017/1165 Listed Building Consent Application

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

The impact of the proposed works on the character, appearance and historical significance of the listed buildings would be outweighed by the public benefit arising from the works, enabling the buildings to be brought back into a viable use and to ensure that safety is maintained. The proposal accords with Policy BN5 of the west Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

N/2017/1166 Planning Permission

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

The impact of the proposed development on the character, appearance and historical significance of the listed buildings and Delapre Conservation Area would be outweighed by the public benefit arising from the development, enabling the buildings to be brought back into a viable use and to ensure that safety is maintained. There would be no adverse impact on neighbour and visual amenity. The proposal accords with Policies S10 and BN5 of the west Northamptonshire Joint Core Strategy, Policies E20 and E26 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 There are two applications seeking listed building consent and planning permission for the installation of a cast iron vent grilles to the front wall of the central stable block. The purpose of the grilles is to provide ventilation to a gas metre cupboard within the stable block building.

3. SITE DESCRIPTION

- 3.1 The site of this proposal is the central stable block of Delapre Abbey, which is a Grade II* listed building, with other associated buildings which are Grade II listed, and the grounds surrounding the buildings.
- 3.2 The site is within the Delapre Park Conservation Area as well as the registered Battle of Northampton site.

4. PLANNING HISTORY

- 4.1 In October 2013, a planning application was approved for the repair and refurbishment of Delapre Abbey, 18th Century Stables and Coach House and change of use to include functions/events, conferences, guided tours, visitor and heritage centre and ancillary retail, offices, café and restaurant, and holiday lets. An associated application for listed building consent for the works required was also approved at that time.
- 4.2 Applications for the formation of an additional car parking area, installation of CCTV and lighting have recently been approved by the Planning Committee.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in considering whether to grant listed building consent for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17: states that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Paragraph 126: states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 131: in determining applications Local Planning Authorities should take account of: The desirability of sustaining the significance of heritage assets and putting them to viable uses consistent with their conservation; The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation and any harm should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 133: where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPA's should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss.

Paragraph 134: Where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 – Sustainable Development Principles – requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; protecting, conserving and enhancing the natural built environment and heritage assets and their settings.

Policy BN5 - The Historic Environment- which sets out that heritage assets will be conserved and enhanced and that where heritage assets are at risk they will be appropriately conserved and managed.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 which states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and that development should be designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy E26 which states that development must preserve or enhance the character and appearance of the area, and not include the demolition of any building which makes a significant contribution to the character or appearance of the area.

5.5 **Supplementary Planning Documents**

The Site of the Battle of Northampton Conservation Management Plan 2014

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **NBC Conservation** – no objection; the justification for the vents is accepted and the position/style was agreed at pre-application stage as having a limited and acceptable impact on the character of the listed building. The black painted cast iron grille covers will not be unduly prominent.

6.2 **Historic England** – no comment based on the information submitted.

7. **APPRAISAL**

7.1 The issues to consider are the impact on the character, appearance and setting of the listed buildings and the character of the Conservation Areas, as well as any impact on the amenities of the area, and whether any such impacts are outweighed by the benefits of the proposals.

7.2 The proposal involves the installation of two cast iron vent grilles to the front elevation of the central stable block. The grilles, one will be circular in shape and have a diameter of 150mm. The second one is rectangular in shape to replicate existing historic grilles. The purpose of the installation is to provide ventilation to an existing gas meter cupboard within the building, to accord with health and safety regulation. The particular design of the grilles has been chosen following advice from the Conservation Officer.

7.3 Due to the small size of the installation, the impact on the heritage assets would be minimal. The benefit is to provide a safe environment for the users of the Abbey and would outweigh any harm to the historic interest of the listed buildings. It would have a minimal impact on visual amenity and the character and appearance of the conservation area. No objection has been received from Historic England or NBC Conservation Officer.

8. **CONCLUSION**

8.1 In conclusion, it is considered that the proposal would result in minimal visual impact on the character and appearance of the listed buildings, the impact however is less than substantial and greatly outweighed by the benefit of providing a safe environment for the users of the buildings, thereby ensuring a continuing viable future for these important listed buildings.

9. **CONDITIONS**

9.1 **Listed Building Consent Application N/2017/1165**

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

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2) The works hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; LBC/100 and LBC/230.

Reason: For the avoidance of doubt and to accord with the terms of the listed building consent.

9.2 **Planning Permission N/2017/1166**

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; LBC/100 and LBC/230.

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

10. BACKGROUND PAPERS

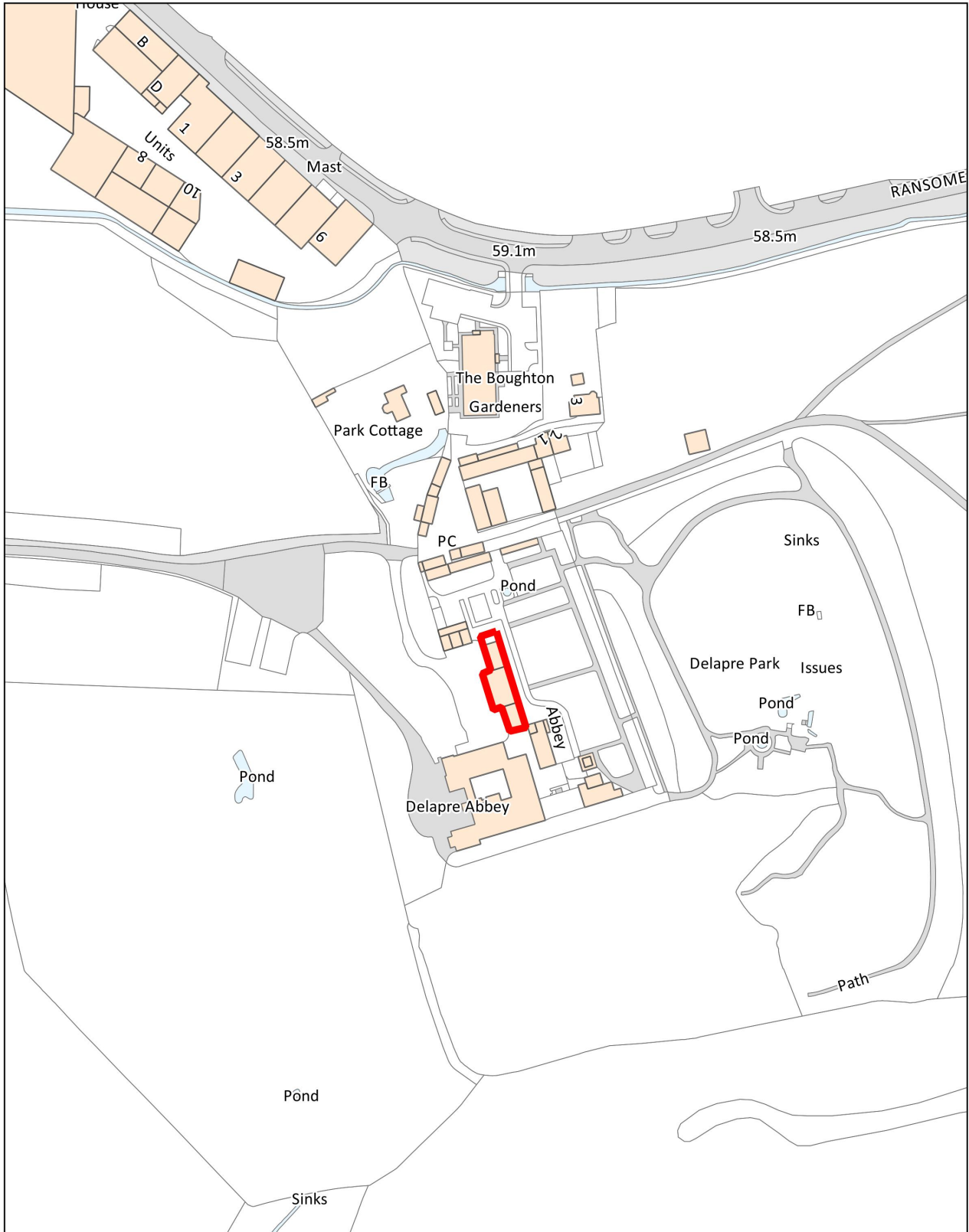
- 10.1 N/2017/1165 and N/2017/1166.


11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Central Stable Block, Delapre Abbey, London Road</p>	<p>Date: 04-10-2017</p>
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PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1275

LOCATION: Marble Arch Adjacent to 7 Wellington Place

DESCRIPTION: Installation of gates at the entrance/exit to Marble Arch
WARD: Castle Ward

APPLICANT: Northampton Borough Council
AGENT: Northampton Borough Council

REFERRED BY: Head of Planning
REASON: NBC is the applicant

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL IN PRINCIPLE** with delegated authority be given to the Head of Planning to grant planning permission once the formal consultation period expires on 19th October 2017, subject to no additional representations being received regarding issues which have not been addressed in the officer's report, and subject to the conditions as set out below and for the following reason:

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the local area and adjacent commercial amenity. The proposed development would improve security of the area in accordance with saved Policies E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Installation of gates at the entrance/exit to Marble Arch, off Barrack Road. The gates will be 2 metres in height and will be finished in a green colour.

3. SITE DESCRIPTION

3.1 The site is located off Barrack Road, within a mixed commercial area. Marble Arch is a pedestrian access route linking Barrack Road to Ash Street.

4. PLANNING HISTORY

4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 58 seeks to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10: requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1: Promoting design excellence, all new development within the central area must demonstrate a high design standard.

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received at the time when this report was prepared. Any additional representations received will be reported to the Planning Committee via the addendum.

7. APPRAISAL

- 7.1 The issues to be considered are the impact of the proposed gates in terms of their visual impact and any impact on the amenities of adjoining occupiers, as well as the acceptability of the proposal in respect of highway and pedestrian safety.
- 7.2 The reason why the gates are necessary in this location is that there have been reported incidents of crime and anti-social behaviour in the area. March Arch has been used as a short cut and by closing this access would help to support the operations of the enforcers in the area. The proposed gates would be sited at the entrance to March Arch immediately off Barrack Road, attached to the existing retail building and the adjacent works yard, with a height of 2m and width of 3.4m. The gates exiting onto Ash Street will be set back from the existing footpath, attached to the existing works yard gate and No.41-43 Ash Street, with a height of 2m and width of 4m.
- 7.3 The boundary treatment of the area consists of brick wall leading to wooden fencing along the boundary with the works yard to the south and metal open fencing along the boundary with No.7a Barrack Road and No.41 to 43 Ash Street. It is not considered that the proposed gates would be out of keeping with the area. The other commercial units off Ash Street also with similar boundary treatments. The proposal would therefore have a neutral impact in terms of visual amenity in the area.
- 7.4 With the closure of March Arch, pedestrians in the area can still have direct access to Barrack Road via Temple Bar which is approximately 40m to the north. It is not considered that the proposal would adversely impact on highway safety.
- 7.5 As the consultation period will not expire until 19th of October, delegated authority is therefore sought from the Committee for the Head of Planning to grant planning permission after the 19th of October, subject to no further representations received where issues have not been addressed in this report.

8. CONCLUSION

- 8.1 In conclusion, it is considered that the proposed gates would have no adverse impact on the street scene, the amenities of adjoining occupiers or highway safety and would have the benefit of reducing anti-social behaviour in the area. The development would be in line with Development Plan Policy and the objectives of the NPPF.

9. CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plan: DM-NBC/001, DM-NBC-002.

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

10. BACKGROUND PAPERS

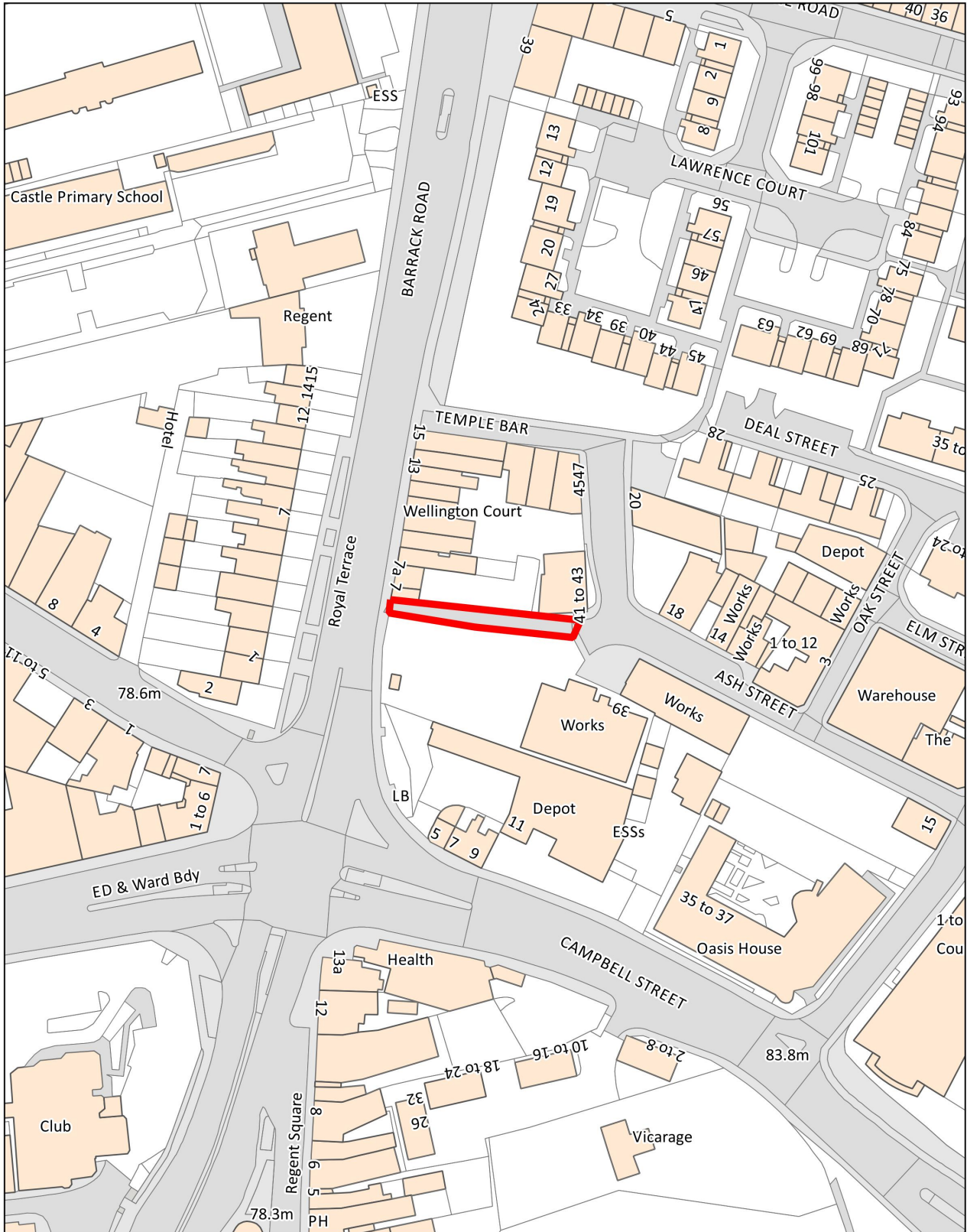
- 10.1 N/20171275.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Marble Arch adj to 7 Wellington Place**

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Addendum to Agenda Items Tuesday 17th October 2017

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

9a

N/2017/1165 and N/2017/1166

Listed building consent and planning applications for insertion of ventilation grilles into the external facade to vent gas meter cupboard

Central Stable Block, Delapre Abbey, London Road

No update.

9b

N/2017/1275

Installation of gates at the entrance/exit to Marble Arch

Marble Arch Adjacent to 7 Wellington Place

Crime Prevention Officer has no objection to this application. It will remove access to an unsupervised alley which is currently the site of anti-social behaviour and nuisance.

10. ITEMS FOR DETERMINATION

10a

N/2017/0994

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants

11 Moore Street

Councillor Catherine Russell making the following points in summary:

- This is a relatively small property, not suitable to accommodate 5 people.
- Parking is already extremely difficult, as it is for all streets with terraced properties in Northampton. This current parking situation is unacceptable without adding a possible additional 5 cars as well as their friends and family's transport requirements.
- Any application to convert an existing property, situated in a street of terraced housing, is inappropriate and completely unacceptable.

10b

N/2017/1019

First floor extension to convert bungalow into two storey dwelling and ground floor extension to side/rear, including raising roof over garage

16 Swallow Close

2 representations have been submitted by the neighbours to the Members of Planning Committee. These representations have been summarised as follow:

The proposed development has resulted in a poor design, which is contrary to Policy E20 of the Local Plan because of the following reasons:

- The total floor area would be double the size of three of its neighbours and 57% bigger than any other dwelling on the estate as originally designed.
- Raising the roofline will have an overbearing impact on the dwelling and the appearance of the front

and side elevations will be dominated by tiles, which will not be in keeping with the character of the area.

- The proposed development would turn a 4-bed bungalow into a 3-bed house. The bedrooms now on the ground floor will not disappear, but merely be re-labelled as "Study", "Snug" and "Playroom".

Planning Committee is requested to consider that there is a poor record of condition compliance. There will be no mandatory oversight of building control, no work plan or timetable, no quality control, no control of health and safety and no measures to ensure that the site is kept tidy. Once approved, the project will continue to drag for continued period, which will affect the amenity of the local residents.

1 additional neighbour representation has been received, which emphasised that the loss of bungalows is a national level crisis and this approval will further worsen the situation. The representation has requested the Planning Committee to impose some form of control over timescales, presentation, and restriction of extensions to what is considered reasonable and appropriate for the location.

Officer's response: All the issues raised in the above representations are already addressed in the officer's report.

Community Infrastructure Levy (CIL)

Paragraph 11.1 of the report should say "The development is CIL liable".

10c
N/2017/1026

Variation of Condition 2 of Planning Permission N/2015/0603 (erection of a 2-bed bungalow, detached double garage and widening of existing shared access onto Mill Lane) to relocate the double garage to avoid the gas main
Land to the front of 37 Mill Lane, Kingsthorpe

NBC Tree Officer raises no objections to impact on protected trees in front garden of 33 Mill Lane.

10d
N/2017/1032

Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
121 Southampton Road

No update.

10e
N/2017/1055

Conversion and modification of outbuilding (permission N/2014/0769) into a dwelling and construction of detached double garage (part retrospective)
29 - 31 Ash Lane

Revised Condition 2:

2) The development hereby permitted shall be carried out in accordance with the following approved plans: SMI 209 SUR 10; SMI 209 PA 10; SMI 209 PA 20 (Revision A); SMI 209 PA 30; SMI 209 PA 40; and SMI 209 PA 50.

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

10f
N/2017/1093

Removal of Condition 7 of Planning Permission N/2014/1387 (Demolition of existing garage and erection of six one bedroom apartments) to allow access to flats
5 Primrose Hill

No update.

10g

N/2017/1125

Proposed extensions and alterations to existing club house to provide kitchen and dining facilities and toilets

Fernie Field Sports Ground, Fernie Field

No update.

10h

N/2017/1167

External works including provision of 29 new parking spaces, new bin stores and new outdoor gym equipment

Doddridge House, Castle Street

Crime Prevention Officer further comments – clarification on the proposed bin stores has been received. Remain concerned regarding the potential use of the bin stores as place of shelter and for anti-social behaviour.

Amended Condition 2

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 052, 102_J, Q-17652-S3X5-C and Various Gym Equipment Details received 4th September 2017.

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

Additional Condition 6

6) Notwithstanding the submitted information, precise details of the proposed bin stores shall be submitted for approval in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of crime prevention in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10i

N/2017/1168

External works including creation of 6 new parking spaces and secure access; erection of bin stores

Priory House, Lower Cross Street

Crime Prevention Officer further comments – the small storage sheds and bin stores are acceptable. There are some reservations regarding the communal bike/ buggy store proposed as it provides communal storage and has potential for unauthorised use. Request additional internal securing points for individual use inside.

Amended Condition 2

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 051, 101_F, PBM wasteSTOR by MetroSTOR details received 4th September 2017 and PTM lockerSTOR by MetroStor details received 13th October 2017.

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

Additional Condition 4

4) Notwithstanding the submitted information, precise details of the proposed communal bike/buggy stores shall be submitted for approval in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of crime prevention in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.

10j

N/2017/1169

**External works to create enlarged off street car park with 2 new parking spaces with secure access, erect new small storage sheds and bike/buggy store for residents on new hardstanding areas
Blackfriars House, Upper Cross Street**

Crime Prevention Officer further comments - the proposed locker stores and bin stores are acceptable. There are some reservations regarding the communal bike/ buggy store proposed as it provides communal storage and has potential for unauthorised use. Request additional internal securing points for individual use inside.

Amended Condition 2

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan – 053, Proposed Site Layout – 103_F and PTM lockerSTOR and PBM wasteSTOR by MetroSTOR details received 13th October 2017.

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

Additional Condition 4

4) Notwithstanding the submitted information, precise details of the proposed communal bike/buggy stores shall be submitted for approval in writing by the Local Planning Authority prior to installation. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development and in the interests of crime prevention in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy.



PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0994

LOCATION: 11 Moore Street

DESCRIPTION: Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants

WARD: Kingsley Ward

APPLICANT: Mr A Mohinda
AGENT: Architectural Solutions

REFERRED BY: Councillor C Russell
REASON: Parking concern and loss of a family home

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development is considered acceptable in principle as it would not result in an overconcentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to bus stops and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal would not have significant adverse impact on the character and appearance of the Boot and Shoe Quarter Conservation Area. The proposal thereby complies with Policies H1, H5, BN5 and S10 of the West Northamptonshire Joint Core Strategy, Policies E20, E26 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The proposal is for the change of use of an existing dwelling to a house in multiple occupation for five residents. This would be achieved by internal partitions within the lounge / diner and one of the existing bedrooms. Parking would be on-street, cycle storage is proposed to be provided.
- 2.2 The site lies within an Article 4 Direction Area, which removes permitted development rights for change of use from a dwelling to a House in Multiple Occupation (HIMO).

3. SITE DESCRIPTION

- 3.1 The application premises consists of an existing three bedroom mid-terraced house. It has two ground floor reception rooms (knocked through into one), a kitchen, utility room and a bathroom. At first floor there are three bedrooms. There is also a garage/store to the side of the property.

4. PLANNING HISTORY

- 4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 seeks to secure high quality design and good standard of amenity for existing and proposed occupiers.

Paragraph 49 requires that housing applications be considered with presumption in favour of sustainable development.

Paragraph 50 states that planning should deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive, and mixed communities; should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy H1 - Housing Density & Mix & Type of Dwellings - States that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for affordability and viability, the living conditions provided for future residents, the impact on the amenities of occupiers of neighbouring properties.

Policy H5 - Managing the existing housing stock - seeks to manage and safeguard existing housing stock, including through HIMOs where they would not adversely impact upon the character and amenity of residential areas.

Policy S10 - Sustainable Development Principles - requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – new development should adequately reflect the character of surroundings and ensure adequate standards of privacy, daylight and sunlight.

Policy H30 – requires HIMOs to be of sufficient size to accommodate the proposed use and not result in an over concentration to the detriment of the character and amenity of the area or result in a substantial demand for on street parking in areas judged to be experiencing difficulties.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole by not resulting in a concentration of similar uses; a material change or adverse impact on the character of the area; or more than 15% of HIMOs within a 50m radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk.
- Promote use of public transport, cycling and walking and secure provision of adequate parking.
- Ensure provision of adequate refuse and recycling storage.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Private Sector Housing** - The room sizes and facilities shown are sufficient for a five person HIMO.

6.2 **Local Highway Authority** – Parking beat survey is required. Upon applicant advising that the survey would not be provided, the LHA commented that being in a sustainable location does not equate to reduced car ownership. Object to the application.

- 6.3 **Councillor C Russell** – calls in the application; concerns regarding inadequate parking; three bedroom house may not have enough space for five residents and loss of a family home.
- 6.4 One representation received from a neighbouring occupier, making the following points in summary:
- Concerned about noise levels, as the accommodation is suitable for single people who have more active social lives.
 - Increased pressure on parking spaces. Although cycle storage is mentioned, most tenants will rely on a car to reach their place of work or study.
 - There is a problem with littering and excessive household waste of more than two bags per household.
 - It will be impossible to contact the landlord and the existing system of complaints about excessive noise is unsatisfactory.

7. APPRAISAL

Principle of the development

- 7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

- 7.2 Council records evidence that there is only one recorded HIMO within a 50m radius of the application site. The use of the application premises as a HIMO also would equate to a 5% concentration in the area. This would fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. It is considered that there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Size of property and facilities for future occupiers.

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of the NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 5 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. It has been confirmed by Private Sector Housing that the accommodation proposed would be acceptable for 5 residents. There is ample space within the rear garden for bin storage to be provided and a condition is recommended, requiring that this is in place prior to the occupation for the proposed use.

Flood risk

- 7.4 In respect of flood risk, the application site is outside of the areas of the town identified as being at risk from flooding.

Highways / Parking

- 7.5 The Interim Planning Policy Statement for HIMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.6 The application property is located in close proximity to the nearest bus stops on Kettering Road which are approximately 200m from the premises. The property is also within easy walking distance of the St Matthews Parade retail centre which provides a wide range of shops and other facilities. In this regard, the proposal is considered to be in accordance with the requirements of the IPPS in respect of parking considerations.
- 7.7 Within such sustainable locations, the IPPS recommends that storage space should be provided which is accessible to cycle users. This is indicated in this case as to be provided within the existing garage / store at the property, which is not of sufficient size to accommodate a modern car. A condition is recommended requiring that the proposed cycle storage must be made available prior to the commencement of the use.
- 7.8 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.9 The Northamptonshire Parking Standards state that Houses in Multiple Occupation shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 5 parking spaces, which is an increase of 3 compared to the existing use, as the parking requirement for a 3-bed dwelling is 2 spaces.
- 7.10 In this case, the LHA have asked for a Parking Beat Survey to be produced. The applicants have declined to produce this, stating that the site is in a sustainable location in which the IPPS as quoted above does not require the provision of parking. They refer also to previous appeal decisions in which Inspectors have allowed the appeals for this reason. In response to this, the Local Highway Authority have referred to another appeal which was dismissed, and also stated that the sustainability of the location would not mean that occupiers would not own cars.
- 7.11 In considering the comments from the LHA, regard must be had not only to the IPPS as quoted above but also the to the current use of the property as a three bedroom dwelling, which includes one very large bedroom which could potentially be subdivided, as proposed in the application, without the need for planning permission, to create a four bedroom house. This could potentially result in four or five car owning residents, if the property was occupied by a family of two parents and two or three children of driving age. Even if all five residents of the HIMO had cars, this would result in only up to one additional car. There is no evidence to demonstrate that all 5 residents of the proposed HIMO would own cars.
- 7.12 Furthermore, regard must be paid to previous appeal decisions over the past few months where Planning Inspectors have consistently taken the view that where a site is close to local amenities, and no parking is provided, considerable weight has been given to the sustainable location of the site, and the appeals concerned have been allowed. Indeed, some Inspectors have taken the view that proposed occupiers in recognising the lack of parking provision and proximity to amenities, may choose the location for this purpose and not wish to have cars.
- 7.13 In view of the recent appeal decisions, the Inspectors have given considerable weight to the sustainability of locations, while considering the impact on parking. As such, in view of the sustainable location of the application site, and number of occupants proposed, that there is sufficient room within the site to provide secure bicycle storage, and bearing in mind the

requirements of the IPPS, it is not considered that highway impacts would be so adverse as to recommend refusal on this basis.

8. CONCLUSION

- 8.1 The proposed change of use would comply with the requirements of the Interim Planning Policy Statement on HIMOs, and would not result in an over concentration of HIMOs within the locality and would provide suitable accommodation for the number of occupants proposed. In respect of parking and highway safety, it is considered that the proposal complies with the IPPS in relation to parking considerations and, in view of recent appeal decisions and the potential number of people that could occupy the property under the existing use, it would be difficult to uphold a refusal at appeal on this basis. The proposal 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 development hereby permitted shall be carried out in accordance with the following approved plans: 17/M332/2b.

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

3. Prior to the bringing into use of the building for the approved use, 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. The approved details shall be implemented prior to the development being first brought into use and thereafter retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

4. Prior to the bringing into use of the building for the approved use, provision shall be made for the secure and covered parking of bicycles. Full details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

5. The development hereby permitted shall be occupied by a maximum of five residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

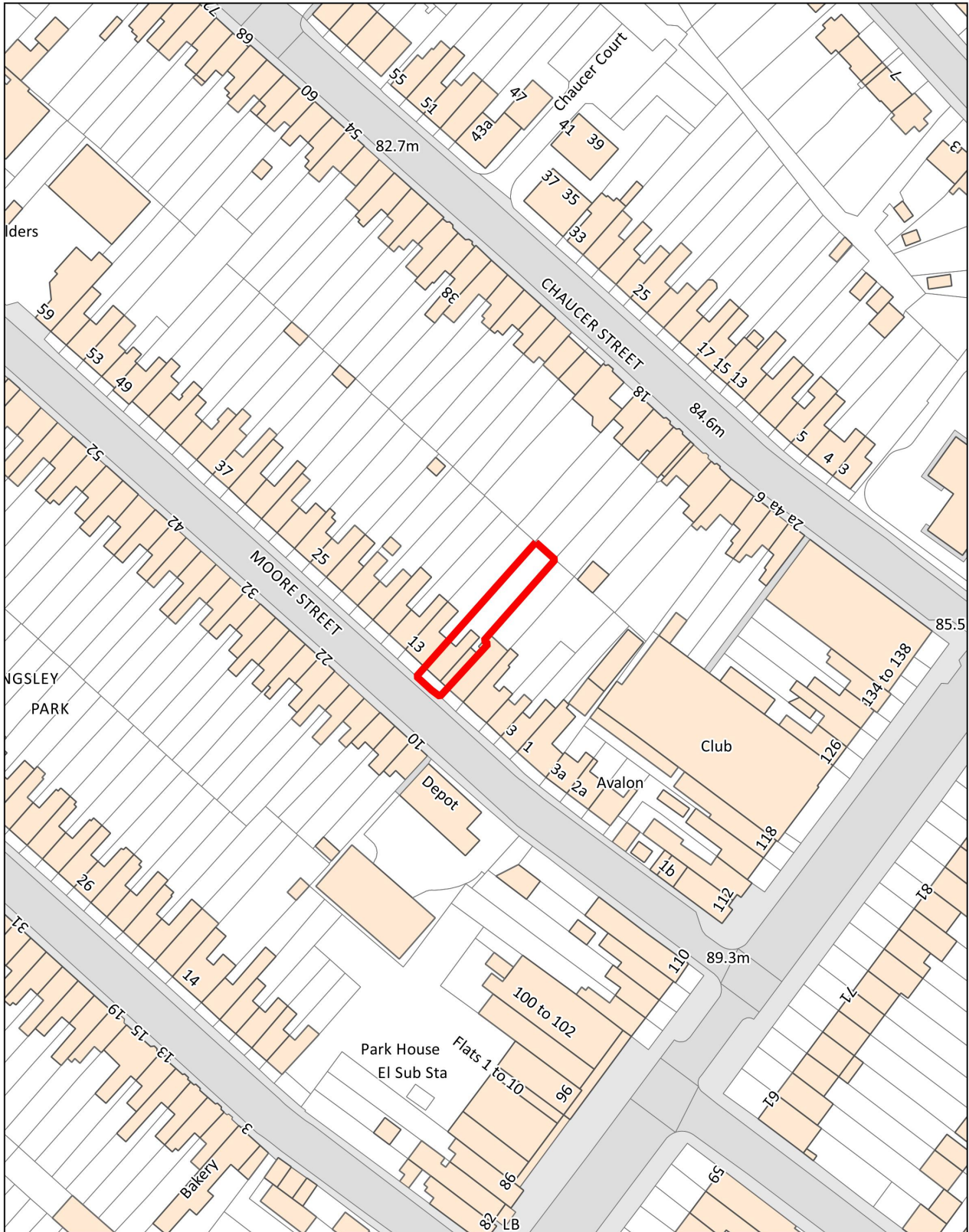
- 10.1 Application file N/2017/0994.

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 11 Moore Street</p>	<p>Date: 06-10-2017</p>
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PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1019

LOCATION: 16 Swallow Close

DESCRIPTION: First floor extension to convert bungalow into two storey dwelling and ground floor extension to side/rear, including raising roof over garage (amendment to planning permission N/2016/1136)

WARD: East Hunsbury Ward

APPLICANT: Mr R Panter
AGENT: Architectural Solutions

REFERRED BY: Councillor P Larratt
REASON: Out of Character

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development, due to its siting and design, would not have any unacceptable impact upon the character of the area and residential amenity of the adjoining neighbouring properties. The proposal would accord with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 and H1 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document and advice given within National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The current application is a resubmission of the originally approved application N/2016/1136. That application, which was approved by the Planning Committee in December 2016, proposed a first floor extension to the bungalow to become a two storey dwelling with ground floor extension to the side and rear. The current application includes all the previous proposed elements plus the increase in the height of the existing garage to provide an ensuite and an extension to the master bedroom.
- 2.2 The application has also been amended during the course of the application and the proposed rendering to the external finish has been omitted from the scheme.

3. SITE DESCRIPTION

- 3.1 The application site contains a 4-bed bungalow with an attached double garage to the side. The east elevation of the dwelling faces a woodland and the rear elevation of the site faces a green space with thick vegetation. The application property lies at the end of a cul-de-sac. The properties in the cul-de-sac are primarily bungalows, however the entrance to this cul-de-sac has two storey dwellings on each side of the street.
- 3.2 The rear boundary of the site is enclosed with 2 metres high shrubbery and the south-western boundary consist of 1.8 metres high close boarded fencing, the north-eastern (side boundary adjacent to No.15) is made up of a combination of shrubbery, brick wall and boarded fencing.
- 3.3 The neighbouring property No.15 has a window and two doors serving the garage and a kitchen, overlooking the application property.

4. PLANNING HISTORY

- 4.1 N/2016/1136 - First floor extension to bungalow to become a two-storey dwelling and ground floor extension to side/rear. **Approved**

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies,

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 – sets out core land-use planning principles, which seek to secure high quality design and a good standard of amenity for existing and proposed occupiers; encouraging the effective use of brownfield sites; managing patterns of growth to make fullest use of sustainable locations.

Paragraph 50 – To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

Paragraph 203 and 206 – Conditions - Paragraph 203 of the NPPF states “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.” Paragraph 206 states “Planning conditions should only be imposed where they are necessary; relevant to planning and; to the development to be permitted; enforceable; precise and; reasonable in all other respects.”

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10: Sustainable Development Principles - Seeks to achieve the highest standards of design and to protect, conserve and enhance heritage assets and their settings.

Policy H1: Housing Density and Mix and Type of dwellings – considers the location and setting of the site, the character of an area, living conditions for future residents and amenities of occupiers of neighbouring properties. The principles of Policy H1 require that development should make most efficient use of land.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20: requires new development to reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and be located in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy H18: allows for house extension provided design acceptably in keeping with character and appearance of the host dwelling; and effect upon adjoining properties.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Residential Extensions and Alterations Design Guide SPD

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **East Hunsbury Parish Council** - has raised concerns in regard to the following:

- The application increases the size of the existing property by more than 100m². The scale of the proposal is disproportionate in relation to the existing well laid out bungalows in this close.
- The increase in size would leave the property out of keeping in relation to the surrounding bungalows.
- Conditions should be applied to ensure a proper match of materials to maintain the appearance of the property.

6.2 **Councillor Phil Larratt** - has requested that the application is discussed at Planning Committee as the proposed development and rendering would be out of character.

6.3 11 Representations have been received from 5 addresses. The main concerns raised are summarised as follows:

- The proposed development would be out of keeping with the character of the local area.
- Proposed development would set precedent for other bungalows to be converted to houses.
- The rendering is not in keeping with the character of the area.

- Due to the age of the property, getting the matching material would be an issue and would result in out of character.
- The proposed works would require structural changes to the existing foundation
- The construction traffic would result in blocking the access of the cul-de-sac and the constructional noise would lead to the continued disturbance to the residents.
- Overlooking concerns from the proposed first floor windows.
- Poorly managed project and lacks any phasing and implementation plan.
- Removal of asbestos from the soffits board has not been disposed of properly.
- The proposed development demonstrates poorly designed house.
- Poor compliance record and cannot be ensured the conditions would be followed in the future.
- The project should be conditioned to finish the works in certain time frame.
- Overdevelopment of the site.

7. APPRAISAL

Design and Appearance

- 7.1 The proposed development for a first floor extension to the bungalow has already been approved under the original planning permission granted under N/2016/1136. The current application has an additional element of increasing the heights of the existing garage. It is considered that the principle of conversion of the bungalow into a dwelling has already been established and the current application seeks alterations to the garage as an additional element. The garages on the ground floor would be retained.
- 7.2 Due to the difference in the ground levels, the application site is lower than the neighbouring property at No.15 Swallow Close. The proposed alterations to the garage would increase the height by 1.3 metres, which would result in the building having the same roof height as compared with that at No.15.
- 7.3 It is considered that the proposed development is of an acceptable scale and would not result in an overdevelopment of the site. A condition is recommended to withdraw permitted development rights so that no further extensions to the property would be allowed without further planning permission, to ensure that the site is not overdeveloped.
- 7.4 The proposed development would retain the garages to the side. The proposed dwelling has utilised steep pitched roof, which minimises the overall massing of the proposed building. The proposed design reflects the features and characteristics that are present in other dwellings on Swallow Close and the surrounding area. A condition is recommended to withdraw the permitted development to insert dormers on the roof of the garage to ensure that there is minimal impact in the streetscene.
- 7.5 It is considered that due to the siting of this property at the corner end of the cul-de-sac, together with the retention of the existing double garage, the proposed development would merge into the setting of the other bungalows and would not be out of keeping with the character of the host dwelling and the streetscene.
- 7.6 Concerns have been raised about the non-availability of the matching building materials. A condition is recommended that would require the applicant to submit details of material to the Council prior to development commencing. This would ensure that the development would have a neutral impact on visual amenity.

Residential Amenity

- 7.7 The adjoining neighbouring property at No.15 Swallow Close has a window and two doors serving the garage and a kitchen window overlooking the application property. The window does not serve the habitable room. It is not considered that the proposed development would create undue overbearing and overshadowing impact.
- 7.8 The proposed east elevation facing No. 15 would have one roof light and a dormer serving a bathroom on the first floor. A condition is recommended that this dormer window should be obscurely glazed so there would be no direct overlooking to No. 15. A further condition restricting the insertion of side windows will retain privacy.
- 7.9 The proposed first floor window in the rear elevation includes a Juliet balcony. It is located at a distance of over 8 metres from the side boundary and any perceived overlooking would only affect the farthest point of the rear garden. This part of the rear garden has boundary treatment consisting of approximately 2 metres high shrubbery which would reduce the impact of overlooking. Although there would be perceived additional overlooking due to the location of this rear window on the first floor, the impact is not considered to be so significant to warrant refusal of the planning application.

Parking

- 7.10 The proposed development would turn a 4-bed bungalow into a 3-bed house. The parking spaces serving the property remain unchanged as there is no substantial alteration to the footprint of the property. The two on plot parking spaces would remain, plus the provision of the double garage. The proposed development would have a neutral impact on the highway safety.

Other Matters

Loss of bungalow

- 7.11 It is acknowledged that the proposed development would result in a loss of a bungalow from the housing stock. However, the resulting building would provide a good standard family dwelling and it is not considered that the loss of a bungalow is a reasonable ground to refuse planning permission.

Construction noise

- 7.12 Representations received raised concerns regarding construction noise. In view of the scale of development, construction noise would be of a limited nature and any excessive disturbance/noise would be subject to control under Environmental Health legislation.

Rendering

- 7.13 The original application was submitted with the proposal to render the entire property. However, during the course of the application the proposal has been amended to remove the rendering from the application. The application property is not located in a Conservation Area and therefore, painting/rendering can be carried out under the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015.

7.14 Structural details

Structural details are within the remits of Building Regulations and therefore cannot be accounted to determine the application.

7.15 Health and safety

Asbestos removal and the other health and safety matters are not within the remits of planning and cannot be accounted to determine the application.

8. CONCLUSION

- 8.1 It is considered that the proposed development is of appropriate scale and design to the host dwelling and surrounding area. There would not be undue detrimental impact on the residential amenity of the neighbouring properties. The proposal would be in accordance with saved policies in Northampton Local Plan and Residential Extensions and Alterations Design Guide a Supplementary Planning Document and advice given within National Planning Policy Framework. The proposal is considered acceptable and recommended for approval.

9. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 16/P201/1a and 16/P201/502b.

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

3. Prior to the commencement of development, details 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. This is a pre-commencement condition to ensure timely submission of details.

4. The proposed first floor bathroom window on the side elevation shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale and be top/side hung open of privacy or equivalent as may be agreed in writing by the Local Planning Authority 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 property in accordance with Policy E20 of the Northampton Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or dormers and other form of enlargement to the application property shall take place.

Reason: To prevent overdevelopment of the site and to safeguard residential amenity in accordance with Policy E20 of the Northampton Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the north-eastern elevation of the proposed extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

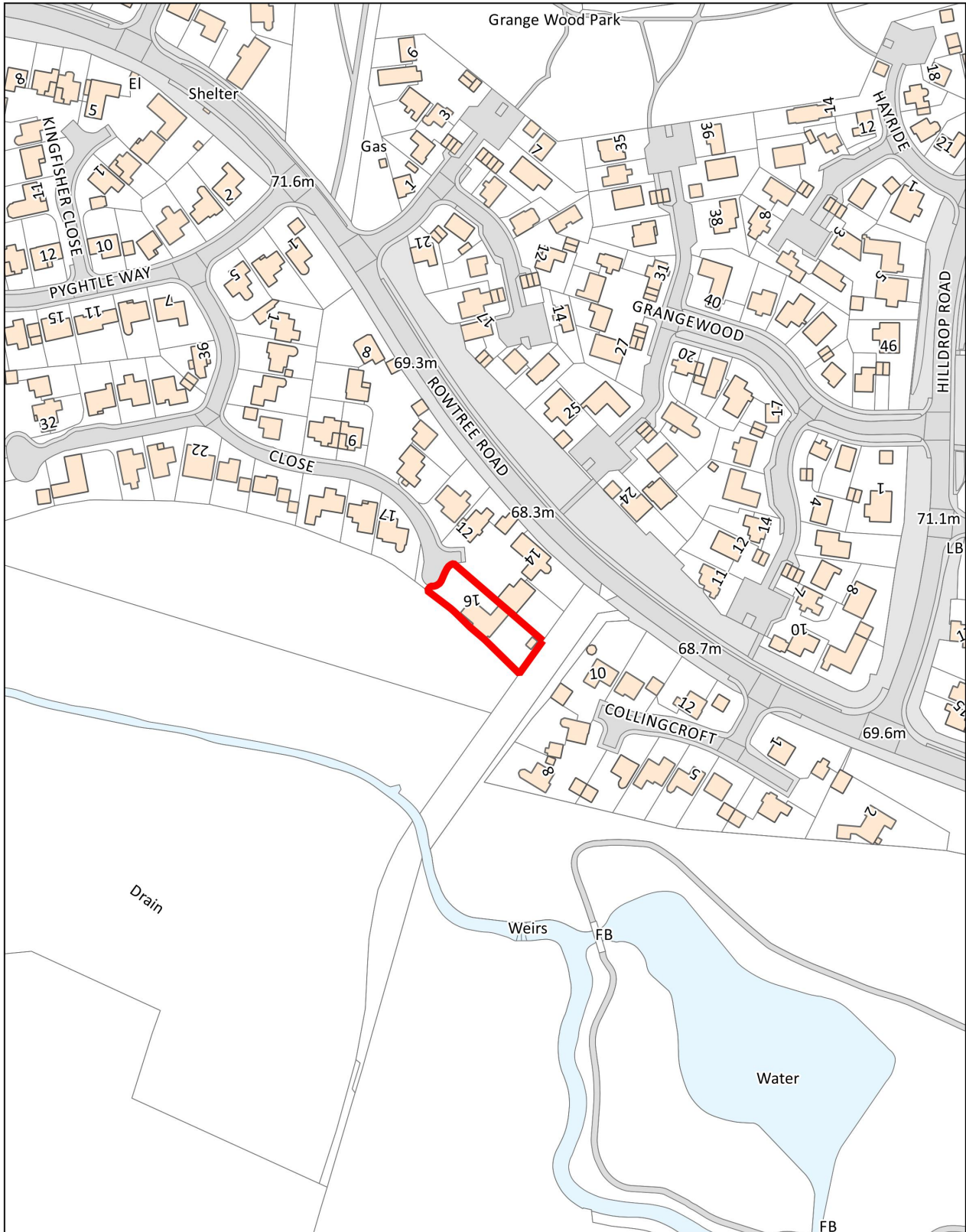
10.1 N/2017/1019


11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 16 Swallow Close</p>	<p>Date: 04-10-2017</p>
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PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1026

LOCATION: Land to front of 37 Mill Lane, Kingsthorpe

DESCRIPTION: Variation of Condition 2 of Planning Permission N/2015/0603 (Erection of a 2-bed bungalow, detached double garage and widening of existing shared access onto Mill Lane) to relocate the double garage to avoid the gas main

WARD: Kingsthorpe Ward

APPLICANT: Mrs Kathy Witts
AGENT: Mr Gary Witts

REFERRED BY: Councillor S Beardsworth
REASON: Garage will affect rights of access

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The siting, scale and design of the proposed garage are considered acceptable and would not have undue impact on the appearance and character of the conservation area, street scene, amenity of adjoining occupiers and highway safety to comply with Policies E20 and E26 of the Northampton Local Plan, BN5, H1 and S10 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 This is a Section 73 application to vary the approved plans condition on planning permission N/2015/0603 to relocate the previously approved double garage two metres further north to avoid a gas main crossing the site. The garage would also be re-orientated 90 degrees from its approved position which would allow easier entry and egress turning movements. The garage would have a pitched roof to a maximum height of 5 metres and same size as previously approved.

3. SITE DESCRIPTION

- 3.1 The site previously comprised the front garden of 37 Mill Lane, a detached property set back from the road, and the northern part of the site is in the Kingsthorpe Conservation Area. The site is bound by a stone wall to the front parallel to Mill Lane. The property is accessed from an existing shared driveway from Mill Lane which also serves two other existing properties as their principal access points. The adjacent property 33 Mill Lane has as its own private driveway off Mill Lane, although it has access rights to use the same private access as 37 Mill Lane.

4. PLANNING HISTORY

- 4.1 Planning permission was granted under N/2015/0603 for a detached dwelling to the front of 37 Mill Lane for the applicant's elderly mother. The approved dwelling has largely been completed with the exception of the detached garage which has not been commenced.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- Paragraph 17 refers to ensuring a good level of amenity and design for all development.
- Paragraph 32 relates to safe and suitable access for all
- Paragraphs 56 and 57 promote good design
- Paragraph 132 Impact on heritage assets

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10: Sustainable Development Principles – seeks to achieve the highest standards of design and to protect, conserve and enhance heritage assets and their settings.

Policy H1: Housing Density and Mix and Type of dwellings – considers the location and setting of the site, the character of an area, living conditions for future residents and amenities of occupiers of neighbouring properties. The principles of Policy H1 require that development should make most efficient use of land.

BN5- Impact on heritage assets including conservation areas.

5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20: New Development - requires new development to reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and be located in a manner which ensures adequate standards of privacy, daylight and sunlight

Policy E26- Development in conservation areas- should preserve or enhance the appearance and character of the area.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG (2003)

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 The following objections were received from 4 separate addresses:

- Impact on established right of way to 33 Mill Lane
- Loss of light
- The issue of the gas main should have been considered earlier
- Impact on flow of traffic on Mill Lane and highway safety
- Impact on natural beauty of the area
- Concern over construction traffic

6.2 **Councillor S Beardsworth** – calls in the application on impact on right of way to 33 Mill Lane.

6.3 **NCC Highways** - No objection.

6.4 **NBC Conservation** - No objection on conservation grounds, the repositioned garage will not have a harmful impact on the Kingsthorpe Conservation Area.

7. **APPRAISAL**

Main issues

7.1 The principal issues to consider are the effect on appearance and character of the Kingsthorpe Conservation Area, design, amenity of adjoining occupiers and highway safety.

Principle of development

7.2 The principle of residential development has been established through the grant of permission under N/2015/0603. The approved dwelling has largely been completed although the garage adjacent has not been commenced yet, pending the outcome of the current application.

Impact on appearance and character of conservation area and wider area

7.3 Although the garage location and orientation has changed, it is considered that the new position is acceptable given that the location is set well back from Mill Lane. The proposed height, design

and general appearance are considered acceptable. Only a very small part of the site lies within the boundary of the Conservation Area. The Council's Conservation Officer has no objection in terms of the impact on the appearance and character of the Kingsthorpe Conservation Area.

Impact on amenity of adjoining neighbours

- 7.4 Due to the separation with no. 33 Mill Lane, approximately 19 metres between the proposed garage and the closest point with this property, it is considered that the development would not have unacceptable impact on the living conditions of neighbours in terms of light, overbearing and outlook. The separation of 21 metres between the garage and closest point of the existing house (37 Mill Lane) would also ensure limited loss of amenity.

Parking and highway safety

- 7.5 The proposed garage would measure 5.5m long by 5.5m wide, which is the same size as approved under N/2015/0603. It would accommodate off-road parking generated by the new dwelling with additional space being provided on hard standing in front. There would be no change to the access off Mill Lane. The Local Highway Authority also raise no objections.

Other issues

- 7.6 The concern raised that the development would impact on the rights of access for 33 Mill Lane is a civil matter. That property currently has direct access off Mill Lane and the revised position of the garage would not impede on safe access to no.33.

8. CONCLUSION

- 8.1 The principle of residential development has already been established through grant of planning permission N/2015/0603. Given the scale, siting and general design, it is considered that the proposed garage would not have an undue detrimental impact on the appearance and character of the conservation area, amenity of adjacent properties and highway safety.

9. CONDITIONS

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: KW/No/P1/6.

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

- 2) Prior to the commencement of development of the garage hereby approved, details of the 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 in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to allow the LPA to assess acceptable materials before work begins.

- 3) Notwithstanding the submitted details, prior to the occupation of development, 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 first occupation of the development 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.

- 4) Notwithstanding the submitted details, no development shall be occupied 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, where present, the location and species of any 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 and S10 of the West Northamptonshire Joint Core Strategy.

- 5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

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

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or other forms of enlargement to the dwelling hereby permitted shall take place.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

- 7) Notwithstanding the submitted details, prior to the occupation of development, a scheme of noise protection measures in relation to highway noise shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason: In the interests of residential amenity to accord with Policy BN9 of the West Northamptonshire Joint Core Strategy and aims and objectives of the National Planning Policy Framework.

10. BACKGROUND PAPERS

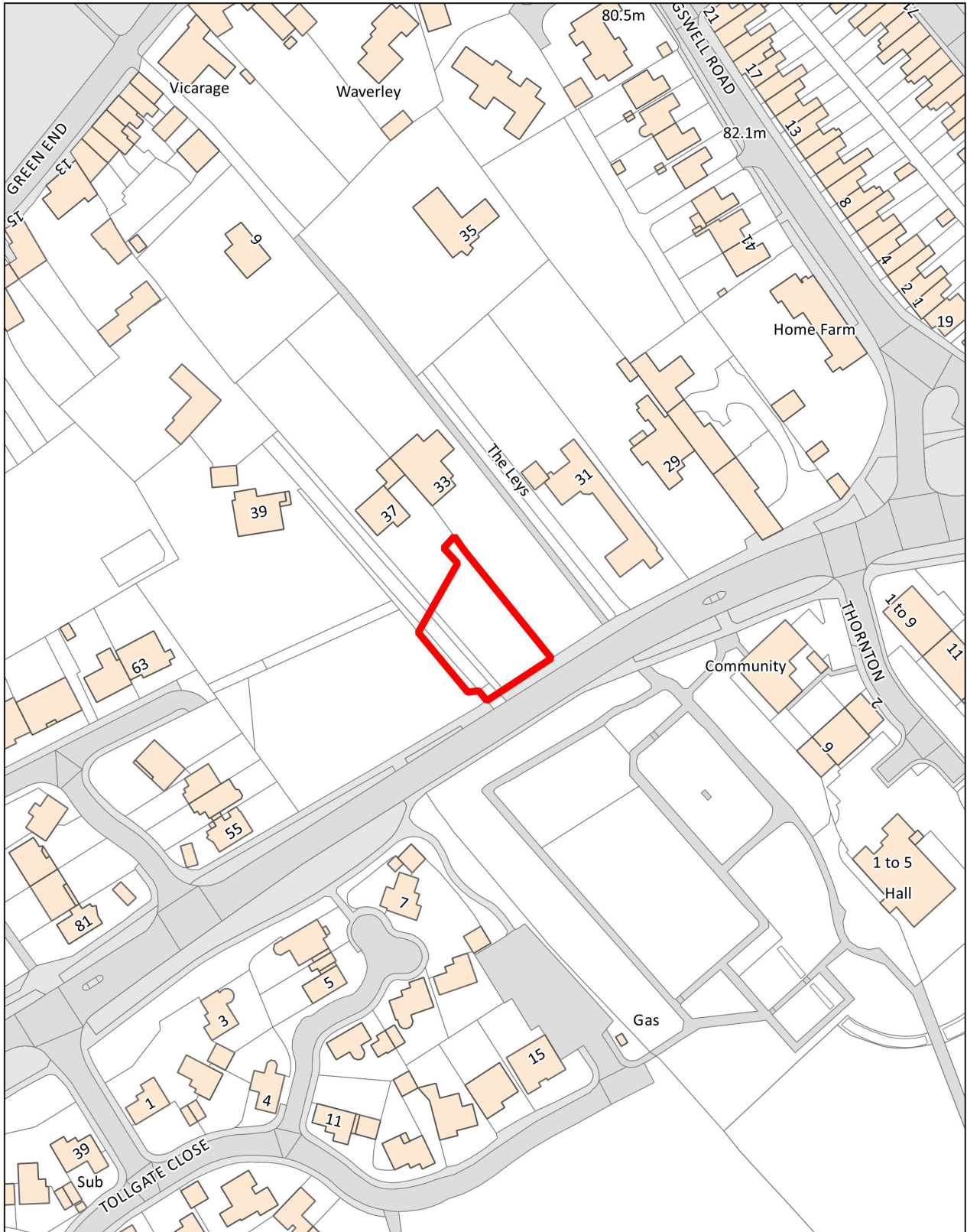
- 10.1 N/2017/1026 and N/2015/0603.


11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 37 Mill Lane</p>	<p>Date: 06-10-2017</p>
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PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1032

LOCATION: 121 Southampton Road

DESCRIPTION: Change of Use from Dwelling house (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (Retrospective)

WARD: Delapre & Briar Ward

APPLICANT: Mr David Hood
AGENT: Mr David Hood

REFERRED BY: Councillor V Culbard
REASON: Parking and refuse concerns

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development is considered acceptable in principle as it would not result in an overconcentration of similar uses within the vicinity of the site, would provide adequate facilities for future occupants and would not be at risk from flooding. Notwithstanding existing parking conditions in the local area, the site is in a sustainable location close to a Local Centre, bus services and amenities and would provide adequate facilities for cycle storage and refuse storage. The proposal thereby complies with Policies H1, H5 and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement (IPPS) and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 Retrospective permission is sought for a change of use from a dwellinghouse (Use Class C3) to a house in multiple occupation (HIMO) (Use Class C4) for 4 people. No external alterations are proposed to the property. Parking would be on-street.
- 2.2 The site lies within an Article 4 Direction area, which removes permitted development rights for change of use from a dwelling to a HIMO.

3. SITE DESCRIPTION

- 3.1 The application site comprises a two storey, mid-terraced, three-bedroom property on Southampton Road, located in a residential area with similar terraced properties on both sides of the street.
- 3.2 The property has a kitchen, lounge, dining room, a bathroom and utility room on the ground floor, three bedrooms on the first floor.
- 3.3 The site is in close proximity to St. Leonard's Road, which contains some retail units and access to bus routes.
- 3.4 The front part of the application site lies on the edge of Flood Zone 2.

4. PLANNING HISTORY

- 4.1 None.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies,

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- 5.3 Paragraph 17 - Core Principles seeks to secure high quality design and a good standard of amenity for existing and proposed occupiers.
- 5.4 Paragraph 49 - Housing applications should be considered with a presumption in favour of sustainable development.
- 5.5 Paragraph 50 - states that planning should deliver a wide choice of high quality homes; widen opportunities for home ownership and create sustainable, inclusive, and mixed communities; should plan for a mix of housing based on current and future demographic trends, market trends, and the needs of different groups in the community.

5.6 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

- 5.7 Policy H1 - Housing Density & Mix & Type of Dwellings - states that development should provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing

developments will be expected to make the most efficient use of land having regard to the location and setting of the site, the existing character and density of the local area, accessibility to services and facilities, proximity to public transport routes, the implications of density for affordability and viability, the living conditions provided for future residents, and the impact on the amenities of occupiers of neighbouring properties.

- 5.8 Policy H5 – Managing the existing housing stock - seeks to manage and safeguard existing housing stock, including through HIMOs, where they would not adversely impact upon the character and amenity of residential areas.
- 5.9 Policy S10 – Sustainable Development Principles - requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings

5.10 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

- 5.11 Policy E20 – new development should adequately reflect the character of surroundings and ensure adequate standards of privacy, daylight and sunlight.
- 5.12 Policy H30 – requires HIMOs to be of sufficient size to accommodate the proposed use and not result in an over concentration to the detriment of the character and amenity of the area or result in a substantial demand for on street parking in areas judged to be experiencing difficulties.

5.13 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.14 **Other Material Considerations**

Houses in Multiple Occupation (HIMO) Interim Planning Policy Statement (IPPS) (November 2014)

Proposals for HIMOs should:

- Result in a balanced and mixed community and protect the physical character of the street and neighbourhood as a whole, by not resulting in a concentration of similar uses, a material change or adverse impact on the character of the area, or more than 15% of HIMOs within a 50metre radius.
- Secure the provision of adequate facilities, amenities and minimise flood risk;
- Promote use of public transport, cycling and walking and secure provision of adequate parking;
- Ensure provision of adequate storage for refuse and materials for recycling.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Councillor V. Culbard** - raises objection on the basis that application property is on a very busy street where parking and rubbish disposal are already an issue. Calls in the application for consideration by the Planning Committee.
- 6.2 **Councillor G. Walker** – raised objection on the basis that there would be no parking and the proposed development would result in loss of a family home.
- 6.3 **Highway Authority (NCC)** - has objected to the proposed change of use. Highway Engineer has advised that on the basis of information submitted the application and that there is no residual parking capacity on-street. The cumulative impact from the high concentration of HIMO's properties is contributing towards inappropriate parking in other areas. In the interest of highway safety Northamptonshire Highways must object to the application for the conversion of a residential dwelling to a house in multiple occupancy for 4 residents, as it would further exacerbate the existing parking problems in the area.
- 6.4 **Private Sector Housing (NBC)** – has advised that the room sizes, amenities and facilities indicated on the submitted plans indicate that the proposed HIMO would meet the requirements for a four occupant HIMO. Particular attention needs to be given to the proposed ground floor front bedroom is an inner room, with access through the shared lounge, which is not permissible. The access to this room should be altered so as to communicate directly with the entrance hall.
- 6.5 **Environment Agency** - no objection.
- 6.6 **One neighbour objection** has been received. This objection is summarised as follows:
- Parking issues in the street and wider area.
 - This would result in high density of HIMOs in the area.

7. APPRAISAL

Principle of the development

- 7.1 The conversion of the existing dwelling to a HIMO is considered to be in line with national policy requirements to deliver a wide choice of homes to create sustainable and mixed communities. Policy H5 of the JCS allows for HIMOs where the proposal would not adversely impact on the character of the area and amenity of residential areas.

Area concentration

- 7.2 Council records evidence that there are 11 confirmed HIMOs on Southampton Road, Penrhyn Road and Euston Road within a 50m radius of the application site. The use of this property as a HIMO would equate to less than 13.09% concentration in the area. This would fall within the 15% maximum threshold recommended by the Council's adopted Interim Planning Policy Statement in relation to HIMOs. The number of HIMOs is calculated from a number of data sources, including previous planning permissions, licences granted under the Housing Act, other data held by the Council and survey work, including one carried out in September 2017. It is considered therefore that there would still be a reasonable mixture of house types within the vicinity in order to meet the differing needs of residents.

Size of property and facilities for future occupiers

- 7.3 Policy H30 of the Local Plan, although dated, is in line with the aims of NPPF in respect of the provision of adequate amenity for proposed occupiers and requires HIMOs to be of sufficient size to accommodate the proposed use. The property is considered to be of sufficient size, providing

room sizes in accordance with the Council's HIMO Facilities and Amenities Guidance and appropriate kitchen/dining, WC and wash facilities. A condition restricting the use of the property to a maximum of 4 people would ensure over-development does not occur. All bedrooms would be served by adequate outlook and light. Private Sector Housing has advised that they are satisfied with the accommodation in terms of size, although they could not support the fact that the ground floor bedroom will gain access from the existing lounge.

- 7.4 Notwithstanding the comments from Private Sector Housing, the fact that the bedroom has access via the lounge would not be a reason that could be used to refuse planning permission. This arrangement is not uncommon for some dwellinghouses and is considered acceptable in planning terms.
- 7.5 Limited details have been submitted for cycle storage, but there is adequate space to the rear of the property that can be used for the storage of bins and cycles, the details of which would be required by conditions.

Flood Risk

- 7.6 The application site lies on the edge of Flood Zone 2.
- 7.7 It is acknowledged that there would be one bedroom on the ground floor. A Flood Risk Assessment has been submitted with this planning application, which outlines the mitigation measures to reduce the impact on the future occupants of this HIMO. The Environment Agency has raised no objection.

Highways/Parking

- 7.8 The Interim Planning Policy Statement for HIMOs (IPPS) sets out clearly that where limited or no parking provision is proposed, the site must be either within 400m of a bus stop, or within walking distance of a district centre, local centre or neighbourhood parade. Only outside such locations is parking required to be provided.
- 7.9 The application property is located within easy walking distance to facilities along St. Leonards Road. It is considered that the application site is in a sustainable location within 160 metres of bus stops on St. Leonards Road and Towcester Road and within walking distance of local facilities on St. Leonards Road. In this regard, the proposal is considered to be in accordance with the requirements of the IPPS in respect of parking considerations.
- 7.10 Within such areas, the IPPS recommends that storage space should be provided which is accessible to cycle users. Space is available to the rear of the house, and a condition is recommended requiring details to be submitted for approval for secure cycle storage.
- 7.11 The proposal is, therefore, in compliance with this principle of the IPPS. However, a further consideration in respect of parking is the Northamptonshire Parking Standards. This document was adopted in September 2016, after the IPPS.
- 7.12 The Northamptonshire Parking Standards state that Houses in Multiple Occupation shall provide on plot parking at the ratio of one parking space per bedroom. The proposed development will produce a demand for 4 parking spaces, which is an increase of 2 compared to the existing use, as the parking requirement for a 3-bed dwelling is 2 spaces.
- 7.13 In this case, the Highway Authority object to the proposal because the potential impacts on highway safety are considered severe, and concern is raised regarding the potential negative impacts of an increase in parking demand on the amenity of neighbouring residents.

- 7.14 Notwithstanding the Highway Authority's objection, there is no evidence to support that all 4 residents would own cars. Given the number of occupants arising from the existing use and the sustainable location of the property, it is not considered that a refusal on highway grounds could be upheld at appeal.
- 7.15 Furthermore, regard must be paid to previous appeal decisions over the past few months where Planning Inspectors have consistently taken the view that where a site is close to local amenities and public transport, and no parking is provided, considerable weight has been given to the sustainable location of the site, and the appeals concerned have been allowed. Indeed, some Inspectors have taken the view that proposed occupiers in recognising the lack of parking provision and proximity to amenities, may choose the location for this purpose and not wish to have cars.
- 7.16 In view of the recent appeal decisions, the weight the Inspectors have given to the sustainability of locations, and having regard to the sustainable location of the application site, the number of occupants proposed, and that there is sufficient room within the site to provide secure bicycle storage, in accordance with the requirements of the IPPS, it is not considered that a refusal on highway grounds could be upheld.

Refuse storage

- 7.17 No details have been submitted for refuse storage or bin location. There is sufficient space to the rear of the property for bin storage, a condition is recommended to agree the details of refuse storage for the property to ensure it is of an appropriate size.

Amenity

- 7.18 The proposed use falls within Use Class C4, which in effect categorises this as a residential use. There is no evidence to demonstrate that the proposal would generate adverse amenity impacts such as noise or anti-social behaviour over and above those created by a more conventional C3 dwelling. Consequently, it is not considered that a refusal of planning permission, or the imposition of conditions in relation to amenity issues would be reasonable or sustainable at appeal.

8. CONCLUSION

- 8.1 The proposed development would not lead to an unacceptable concentration of HIMO's within the locality that would adversely affect upon the character of the local area, street scene, nor would the development have significant adverse impacts on neighbouring amenity or parking provision. The property is of sufficient size to accommodate the level of accommodation as proposed.
- 8.2 The proposed development would be in accordance with the requirements of Policies H1, H5, and S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H30 of the Northampton Local Plan, the Council's Houses in Multiple Occupation Interim Planning Policy Statement and the aims and objectives of the National Planning Policy Framework.

9. CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 00001/2017 Proposed Floor plan, Site Location Plan, Block plan.

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

2. The development hereby permitted shall be occupied by a maximum of four residents at any one time.

Reason: In the interests of amenity of the proposed occupiers and the surrounding area in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy

3. Full details of facilities for the refuse storage shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of the permission hereby granted. Development shall be carried out in accordance with the approved details and fully implemented within two months of the date of the permission hereby granted and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

4. 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 of the date of the permission hereby granted. Development shall be carried out in accordance with the approved details and fully implemented within two months of the date of the permission hereby granted and retained thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and H5 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

10. BACKGROUND PAPERS

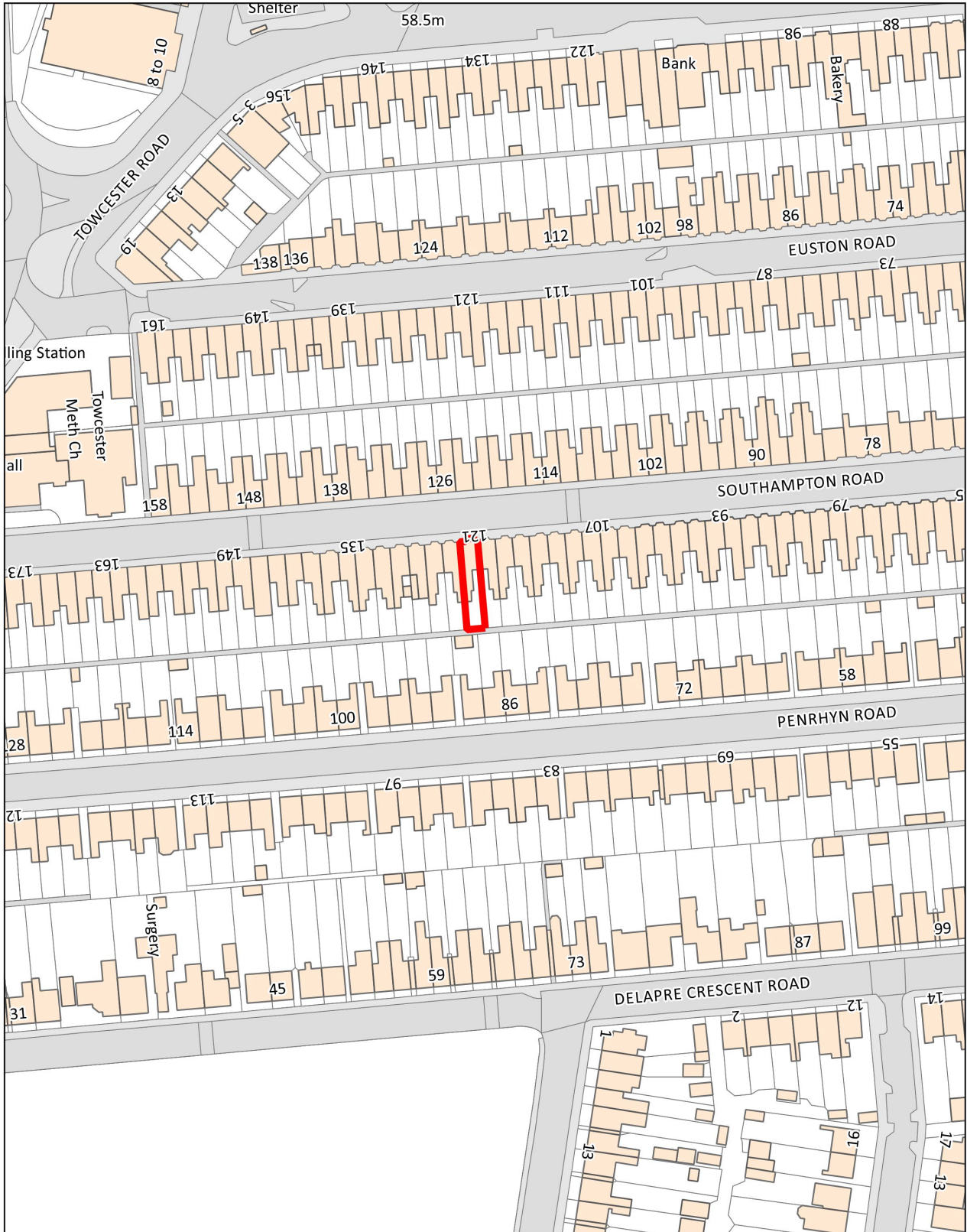
- 10.1 N/2017/1032.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL chargeable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **121 Southampton Road**

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Date: 04-10-2017

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1055

LOCATION: 29 - 31 Ash Lane

DESCRIPTION: Conversion and modification of outbuilding (permission N/2014/0769) into a dwelling and construction of detached double garage (part retrospective)

WARD: Nene Valley Ward

APPLICANT: Mr Adam Smith
AGENT: Russell Parkhill Architects Limited

REFERRED BY: Councillor J Nunn
REASON: Intensification of access

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development represents an acceptable land use and would have a neutral impact upon the character and appearance of the surrounding area, neighbour amenity and highway safety. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policies H1 and S10 of the West Northamptonshire Joint Core Strategy and Policies E20, H7 and H10 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The applicant seeks planning permission to convert a partially constructed garage/outbuilding to a residential dwelling, which would involve some extensions. The development also includes the provision of a double garage.

3. SITE DESCRIPTION

3.1 The application site consists of the rear garden of an existing bungalow sited in Ash Lane, Collingtree. This garden has already seen some infill development, as three bungalows have already been constructed, in addition to a part constructed garage/outbuilding. The surrounding area is predominantly residential in character.

4. PLANNING HISTORY

- 4.1 N/2010/0328 – Outline application for five dwellings with access – Withdrawn
- N/2010/0502 – Outline application for three dwellings with access – Approved
- N/2011/0437 – Erection of five dwellings – outline application – Refused
- N/2013/0208 – Closure of existing vehicular entrance and creation of new cross over from Ash Lane – Approved
- N/2014/0769 – Erection of 1.5 storey garage block with garden room and workshop with storage above and 1.8m high access gate – Approved

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

- 5.3 Paragraph 17 emphasises the importance of good design that has a neutral impact. Paragraph 49 states that applications for housing development should be assessed with reference to the overriding presumption in favour of sustainable development. This is in addition to Paragraph 50 which requires the delivery of a wide choice of homes.

5.4 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

- 5.5 Policy H1 – It is a requirement for new housing developments to make the most efficient use of the land with regards to the location and setting of the site and its environs; the accessibility of the site; proximity to public transport routes and the impacts upon future and existing residents.
- 5.6 Policy S10 – Sustainable Development Principles – This policy requires that new developments protect, conserves and enhances the built environment.

5.7 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

- 5.8 Policy E20 – New Development – This policy states that new proposals should be of an acceptable design and ensure a neutral impact upon neighbouring properties in terms of light, outlook and privacy.

- 5.9 Policy H6 – New Residential Development – Permission should be granted for new residential proposals, provided that they are of a suitable scale and density and would not have a detrimental impact upon the character of the surrounding area.
- 5.10 Policy H10 – Backland Development – Residential developments should not have a detrimental impact upon the character and appearance of the area and the amenities of surrounding properties, including any dwellings within the curtilage of the development.
- 5.11 **Supplementary Planning Documents**
Northamptonshire Parking Standards (September 2016)

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Environmental Health** – Request a condition requiring the submission of a noise mitigation strategy.
- 6.2 **Highway Authority** – Make observations regarding the minimum requirements for visibility splays and the width of access. It is also requested that at least the first 5m of the access be hard surfaced and that the driveway doesn't drain onto the public highway.
- 6.3 **Councillor J. Nunn** – Requesting that the application be determined by planning committee on the grounds that the development would result in an intensification of the access and that the driveway is in close proximity to other accesses.
- 6.4 One letter of objection commenting on a loss of privacy from the proposed development.

7. APPRAISAL

- 7.1 The Council cannot demonstrate the requisite five year housing land supply and the proposed development would result in the creation of an additional unit of residential accommodation, which would make a contribution (albeit on a small scale) to addressing the significant need for new housing. Furthermore, the creation of a residential development is compatible with the surrounding area and therefore represents an appropriate land use.
- 7.2 Given that a similarly sized building (in the form of a garage) already benefits from planning permission, it is considered that there would not be any significant adverse impact upon the character and appearance of the surrounding area on the grounds that the increase in footprint and built form of development would not be significantly larger. In addition and for similar reasons, the proposed development is unlikely to have any significant adverse impacts upon the amenities of surrounding residential properties in terms of matters such as light and outlook.
- 7.3 Notwithstanding this conclusion, it is noted that the way that the building is used would vary from the previously approved garage. However, the proposed dwelling would be a bungalow, with the bulk of windows being sited on the ground floor where views from windows would be obscured by existing boundary treatments. Given that that all of the rooms would be sited on the ground floor, it is also considered that the development would not have a significant adverse impact upon the privacy levels of neighbouring properties owing to the lack of views. In order to create certainty of these conclusions, conditions are recommended that would remove permitted development rights for future installation such as extensions or windows.
- 7.4 The original dwelling featured a significantly proportioned garden and, as a result, it is concluded that the proposal would not represent an over development of the site given that satisfactory

private amenity space would be retained for the occupiers of the existing dwelling and the occupiers of the proposed bungalow.

- 7.5 The position of the garage is such that there would be no significant adverse impact upon the amenities of surrounding properties. The garage and proposed driveway would also ensure that there would not be a significant impact upon the highway system given that appropriate car parking would be provided.
- 7.6 Whilst it is appreciated that some building works have taken place, in order to provide certainty that the proposed development does not significantly impinge upon visual amenity, a condition is recommended that would enable the Council to approve the proposed building materials.
- 7.7 The Highway Authority has commented upon the minimum width of the access road and sizes of visibility splays. The submitted plans show that these matters would be secured within the proposed development. In order to secure a good standard of development, conditions are recommended covering drainage and surface treatments.
- 7.8 Whilst it is appreciated that the development would result in more vehicles using the access road, it is considered that the nature of the increase would be relatively small. Furthermore, given that the driveway would be constructed with the appropriate width, visibility splays and surfacing, it is considered that this would not be detrimental to highway safety.
- 7.9 The application site is in close proximity to the M1, which is heavily trafficked. In line with the advice of the Council's Environmental Health section, a condition is recommended that would require the submission of a further noise assessment, which would also secure appropriate mitigation (such as glazing and ventilation system) to be installed in the building if required. This would enable compliance with the National Planning Policy Framework, in addition to Policy S10 of the Joint Core Strategy.

8. CONCLUSION

- 8.1 It is considered that the proposed development represents an appropriate land use and, subject to conditions, would have a neutral impact upon the character and appearance of the surrounding area, the highway system and neighbour amenity.

9. CONDITIONS

- 9.1 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: SMI 209 SUR 10; SMI 209 PA 10; SMI 209 PA 20; SMI 209 PA 30; SMI 209 PA 40; and SMI 209 PA 50.

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

3. Full details 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.

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 first occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the elevations of the proposed development.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, dormer windows or outbuildings shall be erected to the dwelling hereby permitted.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

7. The car parking, garage and driveway as shown on drawing SMI 209 PA 50 shall be fully implemented prior to the first occupation of the development and shall be retained thereafter.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

8. The driveway (of which a minimum of 5m from the highway boundary shall be bound with a hard surface) shall be constructed so as not to drain onto the public highway.

Reason: In the interests of highway safety in accordance with the requirements of the National Planning Policy Framework.

9. Notwithstanding the details submitted, a noise mitigation scheme (including, but not limited to, glazing and ventilation types) shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the dwelling hereby permitted and shall be retained thereafter.

Reason: In the interests of securing a satisfactory standard of development in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

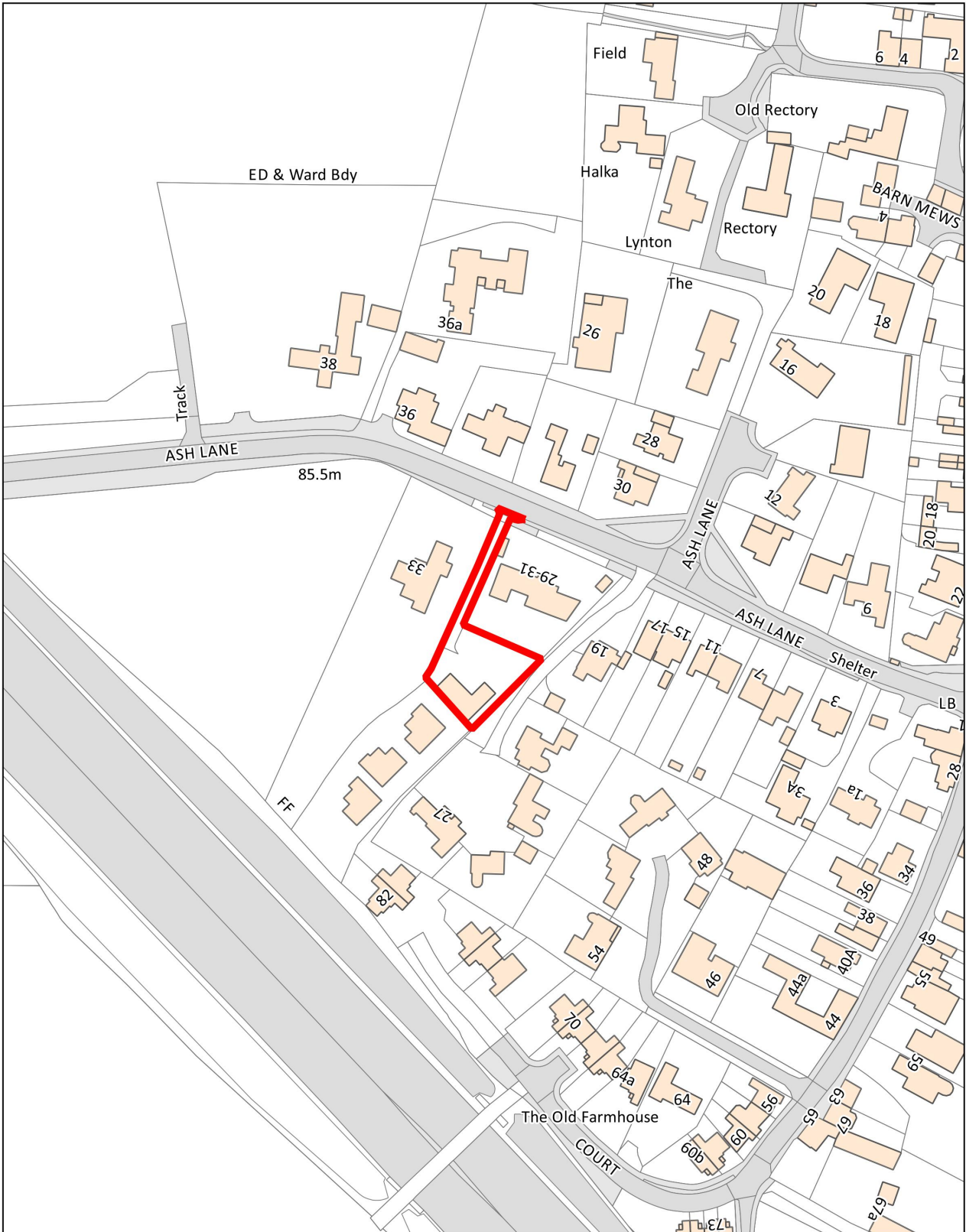
10.1 N/2010/0328, N/2010/0502, N/2011/0437, N/2013/0208 and N/2014/0769

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **29-31 Ash Lane**

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Date: 04-10-2017

Scale: 1:1.500

Drawn by: -----



PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1093

LOCATION: 5 Primrose Hill

DESCRIPTION: Removal of Condition 7 of Planning Permission N/2014/1387 (Demolition of existing garage and erection of six one bedroom apartments) to allow access to flats

WARD: Semilong Ward

APPLICANT: Mr A Green
AGENT: CC Town Planning Ltd

REFERRED BY: Head of Planning
REASON: The subject Condition 7 was imposed by the Planning Committee

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

It is considered that the proposed removal of the condition would not result in an over development of the site and would have a neutral impact upon the character and appearance of the site and the surrounding area. The proposal is therefore in conformity with the National Planning Policy Framework; Policies BN3, H1 and S10 of the West Northamptonshire Joint Core Strategy; and Policies E20, E26 and H6 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The applicant seeks agreement to remove Condition 7 from the 2015 planning permission, which reads:

Nowithstanding the submitted plans no access shall be formed between the development hereby permitted and 5 Primrose Hill.

Reason: To prevent over development of the site in the interests of the character of the area to comply with Policy E20 of the Northampton Local Plan.

2.2 Should this condition be removed from the planning permission, all other conditions would be retained in full. It is also not proposed to alter the form of the previously approved development in any way.

3. SITE DESCRIPTION

- 3.1 The application site consists of a vacant site between two existing residential properties. The surrounding area is predominantly residential in character and also features one of the main routes into the town centre and the allocated centre at Kingsthorpe. The site is located within the Barrack Road Conservation Area and the majority of surrounding buildings are of substantial proportions and a traditional appearance.

4. PLANNING HISTORY

- 4.1 N/2014/1387 – Demolition of existing garage and erection of six one bedroom apartments at land to the side of 5 Primrose Hill – Approved.
- 4.2 The above application was approved by the Planning Committee at the meeting held on the 24th March 2015. The scheme was for the erection of a new building that would comprise six flats. This building also included a link door to the existing building in order to provide access to one of the existing flats. In determining the application, Members resolved to impose a condition requiring that this link be removed (thereby removing all access to one of the flats). It is this condition that is the subject of this application.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.3 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

Paragraph 17 emphasises the importance of good design that has a neutral impact.

Paragraph 49 states that applications for housing development should be assessed with reference to the overriding presumption in favour of sustainable development. This is in addition to Paragraph 50 which requires the delivery of a wide choice of homes.

5.4 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

- 5.5 Policy BN3 – Requires that new development has a positive or neutral impact upon the historic environment.
- 5.6 Policy H1 – It is a requirement for new housing developments to make the most efficient use of the land with regards to the location and setting of the site and its environs; the accessibility of the site; proximity to public transport routes and the impacts upon future and existing residents.
- 5.7 Policy S10 – Sustainable Development Principles – This policy requires that new developments protect, conserves and enhances the built environment.

5.8 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

- 5.9 Policy E20 – New Development – This policy states that new proposals should be of an acceptable design and ensure a neutral impact upon neighbouring properties in terms of light, outlook and privacy.
- 5.10 Policy E26 – Development in Conservation Areas – This policy requires that new proposals within conservation areas should be maintain or enhance the character and appearance of the locality.
- 5.11 Policy H6 – New Residential Development – Permission should be granted for new residential proposals, provided that they are of a suitable scale and density and would not have a detrimental impact upon the character of the surrounding area.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Town Centre Conservation Area Advisory Committee** – Object on the grounds that the proposed development would adversely impact upon the Conservation Area and that the situation could be overcome through reconfiguring the existing building.
- 6.2 Two objections have been received. Comments can be summarised as:
- The joining of two buildings would be out of keeping with the character of the area.
 - The applicant chose to develop the existing property in its current form, thereby requiring the link to the proposed development
 - The permitted flats could be sold separately, thereby reducing the prospect of the building being converted to a family dwelling.
 - The issue could be overcome by reconfiguring the existing property.
 - The proposal fails to accord with local planning policies.

7. APPRAISAL

- 7.1 The imposition of planning conditions need to follow three key tests: the first is that conditions can only be imposed for planning reasons; the second being that the condition must fairly and reasonably relate to the proposed development; and the third being that conditions should be reasonable all other regards.
- 7.2 In the case of Condition 7, it is appreciated that its imposition did relate to planning grounds, insofar as it pertained to concerns regarding the impact on the character of the area, which is a material planning consideration.

- 7.3 Notwithstanding this, there are some concerns regarding the validity of the condition in other regards. Firstly, it should be recognised that the original planning application sought permission for the new flats, with a link door to one of the existing ground floor flats. This door was included as the existing flat in question is currently accessed from the side of the building. Therefore, should the condition remain imposed, it would result in the loss of all access to one of the existing flats. This is of questionable reasonableness. Furthermore, if a new access were to be provided to the affected existing flat, it would require significant works to be carried out to the building, which, depending on their scale and type, could stimulate the need for a further planning application. This is also of questionable reasonableness.
- 7.4 Weight should also be given to the fact that there is no planning policy that specifies the maximum number of flats that can be served off of a single point of access within a building.
- 7.5 Whilst it is appreciated that part of the reason for the condition was to maintain the character of the area, it is noted that the proposed development represents a new building that reflects the form of the existing building that also includes a number of architectural features, such as door and window detailing, noted elsewhere within the surrounding area, including the Barrack Road Conservation Area. Whilst it is appreciated that there would be a physical link between the proposed and existing structures, this would not be observable from any public area and therefore this would not have a significant detrimental impact on the character of the surrounding area.
- 7.6 For these reasons, it is considered that Condition 7 fails to meet the tests as set out above. In addition, it should be noted that the development would contribute to the delivery of new housing in Northampton and weight should be given to the fact that the Council cannot currently demonstrate the requisite five year housing land supply. Refusing this application could delay the delivery of additional housing within the town, which would not be desirable.
- 7.7 In order to secure a satisfactory standard of development and to ensure consistency of decision making, it is recommended that all other conditions included within the original planning permission be reinstated.

8. CONCLUSION

- 8.1 In conclusion, it is considered that the existing Condition 7 is unreasonable and as a consequence, it is recommended that it be removed from the planning permission.

9. CONDITIONS

- 9.1 (1) The development hereby permitted shall be begun before the 26th March 2018

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 17042-L01 Rev A; 17042-L02 Rev. C; and 17042-S01.

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

(3) Details and/or samples of all proposed external facing materials (including brick work, lintels and roof materials) shall be submitted to and approved in writing by the Local Planning Authority, before development commences. 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.

(4) Details of all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority, before development commences. 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.

(5) Details of the provision for the storage of refuse and materials for recycling shall be first submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation or bringing into use of the dwellings hereby permitted and retained thereafter.

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

(6) Full details of the secure storage of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of promoting more sustainable means of travel in accordance with the requirements of the National Planning Policy Framework

10. BACKGROUND PAPERS

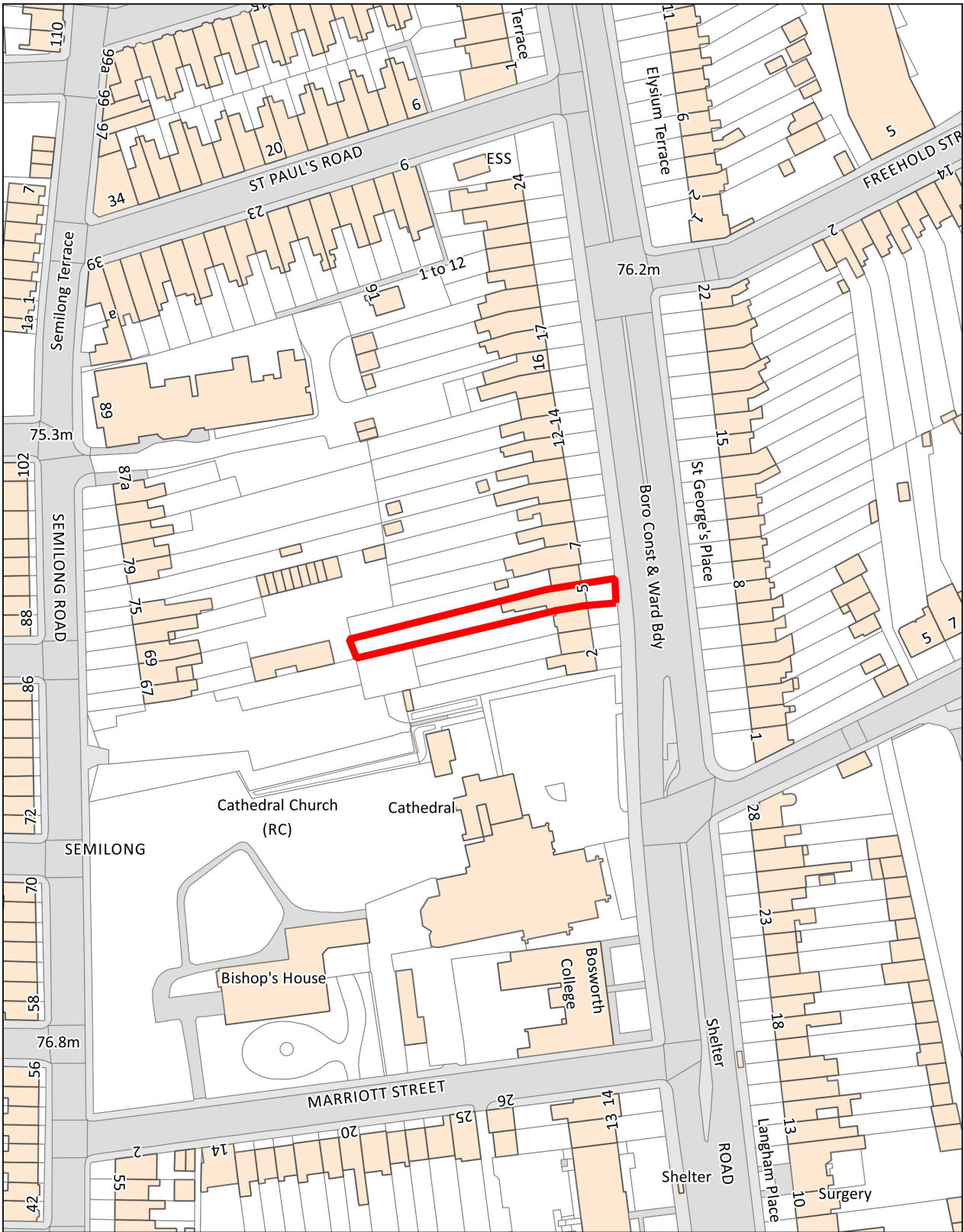
10.1 N/2014/1387 and N/2017/1093

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **5 Primrose Hill**

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Date: 04-10-2017

Scale: 1:1,250

Drawn by: -----



PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1125

LOCATION: Fernie Field Sports Ground , Fernie Field

DESCRIPTION: Proposed extensions and alterations to existing club house to provide kitchen and dining facilities and toilets
WARD: Boothville Ward

APPLICANT: Fernie Fields Sports and Social Club
AGENT: Architectural Solutions

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development would significantly improve the facilities for this established sports club and would not have any undue adverse impact in respect of visual amenity or on the amenities of adjoining and nearby residents. The proposal thereby complies with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The proposal entails the erection of single storey extensions to the front and rear of the existing club house building, these would be single storey and in a similar design to the existing buildings.
- 2.2 The proposed extensions include entrance lobby to the building, improved toilet facilities including those for people with disabilities, kitchen and dining areas as well as additional storage.

3. SITE DESCRIPTION

3.1 The site comprises the established ground of the Sileby Rangers Football Club, comprising the pitch and associated buildings and stands. The buildings forming the club house and Scout centre are single storey and are of a functional design.

4. PLANNING HISTORY

4.1 The planning history for the site includes the following:

86/0360: New club-house and changing facilities – Approved 17/09/1986

95/0311: Extension to car park at football – Approved 05/07/1995

N/2003/0415: Off site highway improvements, new access & erection of 8 floodlight columns – Approved 23/07/2003

N/2004/0603: Removal of condition 2 of planning permission N/2003/0415 to allow the construction of a revised access – Approved 11/06/2004

N/2008/1138: Spectator stand and terraces including associated toilets within the existing community centre, water storage tank for irrigation system, alterations to existing car parking together with new fencing & change to vehicular access arrangements – Approved 30/12/2008

N/2016/1579: Proposed tractor shed, store and pavilion – Approved 15/02/17

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Paragraph 17 relates to design and protecting amenity of other properties.

Paragraph 56 and 57 promote good design in new development.

Paragraph 70 delivery social, recreational and cultural facilities.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10 – Sustainable Development Principles – promotes high quality design in determination of planning applications.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – Design. This states that the design of any new building or extension should adequately reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **Local Highway Authority** – No comments to make

6.2 **Environmental Health** – No comments to make.

6.3 One representation received from a nearby resident, not raising objections but questioning the proposed opening hours.

7. **APPRAISAL**

7.1 The issues to consider are the impact of the proposed extensions in respect of visual amenity as well as any impact on nearby residential occupiers as a result of the intensification of the proposed use.

7.2 In terms of their visual appearance, the extensions would be of a similar appearance to the existing building and would, therefore, not be detrimental to visual amenity. The extensions would, in any event, not be particularly visible from any public viewpoints other than through the gates of the club which open onto Fernie Field.

7.3 In terms of the use, the proposed extension to the side of the building facing towards the road of Fernie Field, would provide space for relocated toilets and thereby allow for internal alterations to provide improved changing facilities. It is not considered that this element of the proposal would have any adverse impact on neighbouring occupiers located just outside the site in Fernie Field.

7.4 The larger extension, to the side of the building and facing towards the playing field would provide an enlarged kitchen, the original kitchen will be removed due to internal layout changes. In addition, further public floorspace of 100m² would be provided, to be used as a dining area. Whilst this would increase the maximum potential occupancy of the premises, it is not considered that this would, in itself, lead to a significant additional impact above that of the current use of the premises.

7.5 Whilst the proposed hours of use for the extension would allow for opening until 11:30pm on all days, the original permission for the building does not in fact specify any hours of use. The hours of operation are, however, controlled by the licence for the premises, which specify sales of alcohol until 11pm on Mondays to Saturdays and until 10.30 on Sundays and for the premises to operate as a private members club only. It is considered that this would give sufficient control and would prevent any undue impact on neighbouring occupiers.

7.6 Whilst the increase in floorspace could potentially also result in increased vehicle movements to the site, the site has 200 parking spaces which is considered adequate to facilitate any increased use of the site.

8. **CONCLUSION**

8.1 The proposed alterations and extensions would have no adverse impact on the street scene or on the amenities of adjoining occupiers and in line with Development Plan Policy.

9. CONDITIONS

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans: 17/S280/3a, 17/S280/4a.

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

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

10. BACKGROUND PAPERS

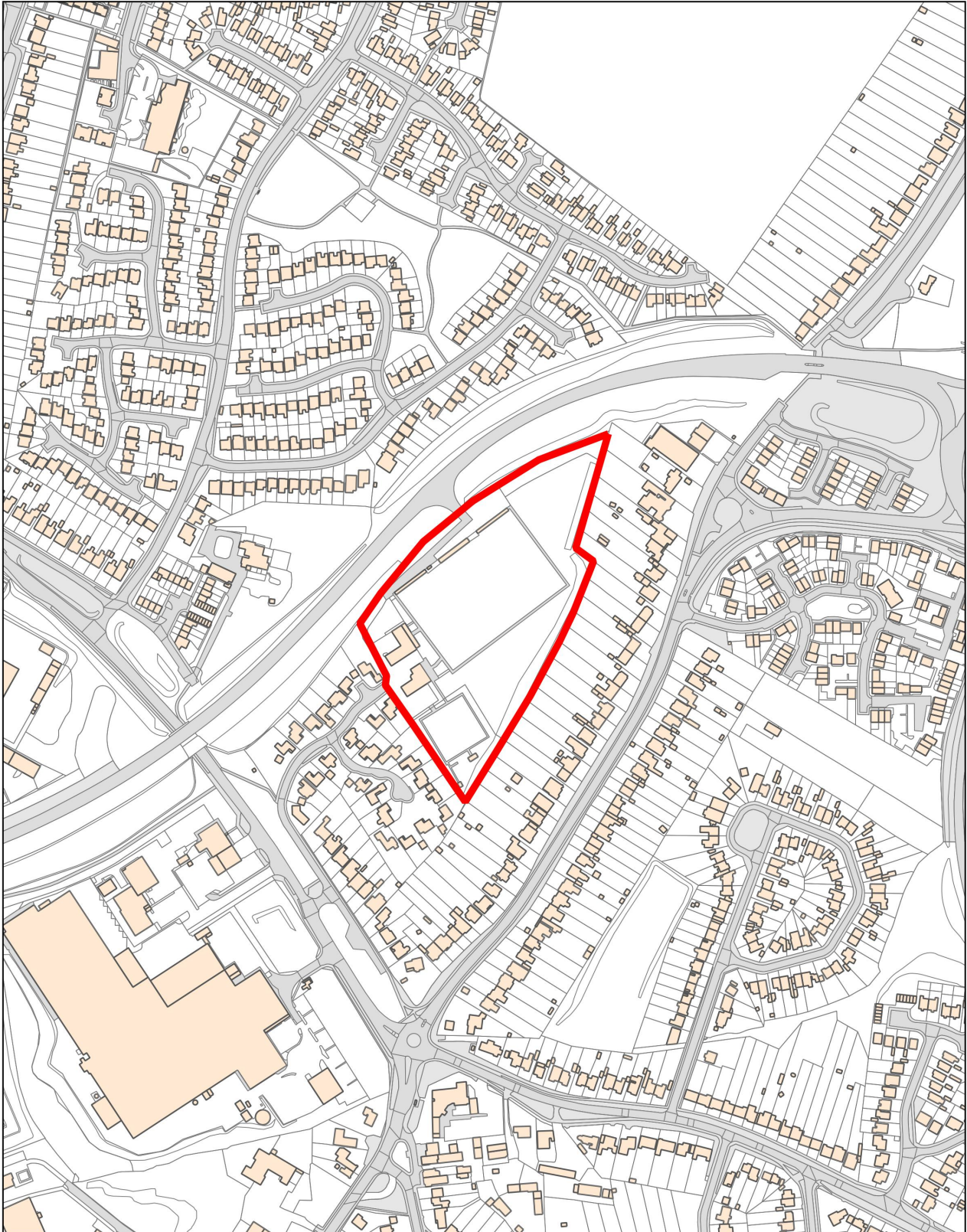
- 10.1 Application file N/2017/1125.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Fernie Field Sports Ground, Fernie Field**

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Date: 04-10-2017

Scale: 1:3,889

Drawn by: -----



PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1167

LOCATION: Doddridge House , Castle Street

DESCRIPTION: External works including provision of 29 new parking spaces, new bin stores and new outdoor gym equipment

WARD: Castle Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: Halsall Lloyd Partnership

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The layout, design and appearance of the proposed works would improve the parking, amenity and recreational facilities available for the occupiers of the adjacent properties and would assist in the regeneration of the area in accordance with Policies S10, N11 and BN3 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the aims and objectives of the National Planning Policy Framework and the Spring Borough Neighbourhood Plan.

2. THE PROPOSAL

2.1 The proposal is for various improvement works to the external amenity and parking areas associated with Doddridge House and St Peter's House. The proposals comprise of the re-organisation of the on-site parking provision, increasing the number of spaces by 15 to 29 in total, the provision of new steel framed timber secure bin stores and the provision of new outdoor gym equipment on an external grassed area.

2.2 The proposal would result in the loss of three trees on site surrounding the existing parking area.

3. SITE DESCRIPTION

3.1 The application site comprises of an existing parking area and areas of amenity land associated with and enclosed by Doddridge House and St Peters House, both 3-storey residential blocks of flats situated on the edge of the town centre and owned by the Council.

3.2 The surrounding area is residential and comprises predominantly of blocks of flats.

4. PLANNING HISTORY

4.1 No relevant history.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013) and the Spring Borough Neighbourhood Plan.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Section 6 – Delivering a wide choice of quality homes

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations.

Policy N11: Supporting Areas of Community Regeneration – supports the regeneration of Spring Boroughs and improvements to the quality of the public sector housing stock, improving the public realm and recreational facilities, and creating safe and sustainable environments.

Policy BN3: Woodland Enhancement – the benefits of development resulting in the loss of veteran trees should outweigh the loss.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1: Promoting Design Excellence – all new development must demonstrate a high standard of design and positively contribute to the character of an area.

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 Other Material Considerations

Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton.

The Plan seeks to support proposals which improve the quality of the environment, community facilities, infrastructure, security and connectivity.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 Local Highway Authority (LHA) – advise that the gates should be set back 5m from the highway boundary, parking spaces should be a minimum of 2.5m x 5m, with parking spaces adjacent to a physical boundary, an additional 250mm wider.

6.2 NBC Arboricultural Officer – the Arboricultural Brief is acceptable. Request an arboricultural method statement on how proposal will be implemented without causing harm to the retained trees, either above or below ground.

6.3 Crime Prevention Officer – raise no objections to the gym equipment or new parking provision. Request further details regarding the security of the bins stores and method of locking.

7. APPRAISAL

7.1 The main issues for consideration are the impact of the proposal on residential and visual amenity, existing trees and highway impacts.

7.2 The proposed development includes an improvement in the layout and number of parking spaces provided on site. Access to the car park would be secured by the provision of 1.4m high sliding gate with fob access to prevent unauthorised vehicles entering the site and set back from the highway. The gate is deemed permitted development and does not require planning consent. The alterations would not adversely impact on existing highway conditions and a condition is proposed to ensure parking spaces are of an appropriate size.

7.3 The three trees to be removed to allow for the extended parking area are not considered worthy of a Tree Preservation Order, and a condition is recommended to secure an arboricultural method statement to ensure there is no adverse impact to the trees to be retained on site during construction.

7.4 The four secure bin stores would be located on new areas of hardstanding located either side of the existing walls in the middle of the site surrounding the amenity areas, and would replace existing unsightly Eurobins. The design and appearance is considered acceptable and would improve the overall appearance of this part of the site. Discussions are ongoing regarding the security of the bin stores and any additional comments will be reported in the addendum to this agenda.

- 7.5 The outside gym equipment would comprise of various pieces of equipment designed for outdoor use on a new area of hardstanding located on an open area of amenity land to the north of the site, overlooked by the flats. The provision of such equipment is in line with the aims of the NPPF which encourages development that assists in facilitating social interaction and healthy, inclusive communities and would contribute positively to the amenity provision to the surrounding residents.

8. CONCLUSION

- 8.1 The proposed improvements would assist in the regeneration of the area and provision of recreational and amenity facilities for the surrounding residents in accordance with the relevant planning policies and the aims of the Spring Borough Neighbourhood Plan and are 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 development hereby permitted shall be carried out in accordance with the following approved plans: 052, 102_J, Q-17652-S3X5-C, MetroStor Bin Store Details, Various Gym Equipment Details received 4th September 2017.

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

3. Prior to the commencement of development an Arboricultural Method Statement shall be submitted to the Local Planning Authority for approval in writing which details the root protection areas of existing trees to be retained adjacent to the proposed parking area as shown on drawing no. 102_J and the method of construction of the parking area within the root protection areas, and measures for the protection of all retained trees on site during the course of construction in accordance with the recommendations of BS 5837:2012 Trees in relation to design, demolition and construction.

Reason: To ensure appropriate protection of trees on site and in the interests of amenity in accordance with Policy BN3 of the West Northamptonshire Joint Core Strategy. Required pre-commencement to ensure appropriate protection prior to development commencing on site.

4. Notwithstanding the submitted plans, parking spaces shall be a minimum of 2.5m x 5m, with parking spaces adjacent to a physical boundary such as a wall, fence or hedge 3.3m x 5m.

Reason: To ensure appropriate parking provision and in the interests of amenity in accordance with the aims of the National Planning Policy Framework.

5. Notwithstanding the submitted plans, the access gates to the car park as shown on drawing no. 102_J shall be set back 5m from the highway boundary.

Reason: In the interests of highway safety in accordance with the aims of the National Planning Policy Framework.

10. BACKGROUND PAPERS

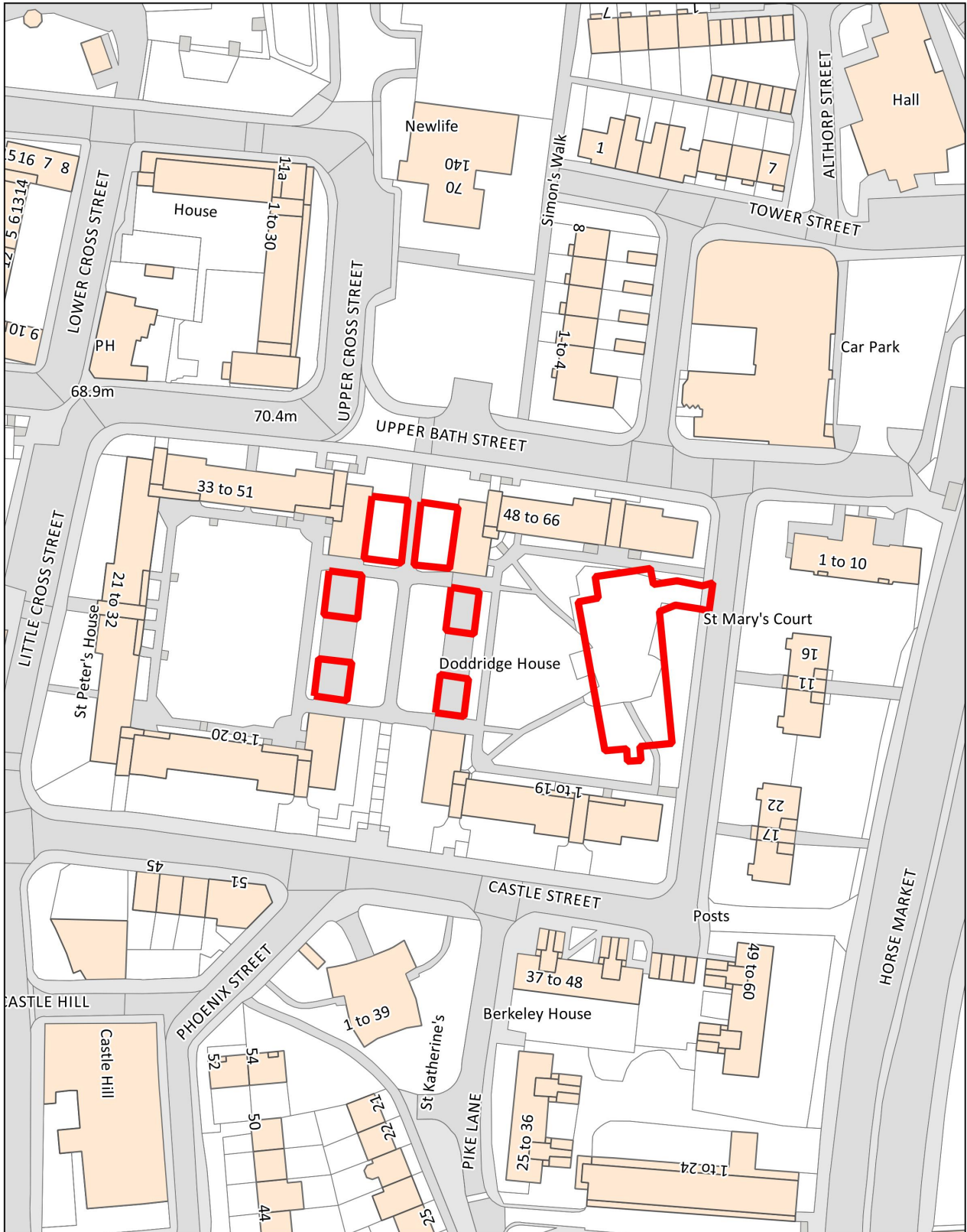
- 10.1 N/2017/1167.


11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: Doddrige House, Castle Street</p>	<p>Date: 06-10-2017</p>
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PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1168

LOCATION: Priory House, Lower Cross Street

DESCRIPTION: External works including creation of 6 new parking spaces and secure access; erection of bin stores, storage sheds and bike/buggy stores and areas of hardstanding

WARD: Castle Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: Halsall Lloyd Partnership

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The layout, design and appearance of the proposed works would improve the provision of parking and amenity facilities available for the occupiers of the adjacent properties and would assist in the regeneration of the area in accordance with Policies S10 and N11 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the aims and objectives of the National Planning Policy Framework and the Spring Borough Neighbourhood Plan.

2. THE PROPOSAL

2.1 The proposal is for various improvement works to the external amenity and parking areas associated with Priory House. The proposals comprise of the provision of a new parking area on an existing landscaped area to the front of the flats to provide 6 new parking spaces and secure access and the erection of bin stores, storage sheds and bike/buggy stores and areas of hardstanding.

3. SITE DESCRIPTION

3.1 The application site comprises of areas of amenity land and walkways forming part of the land associated with Priory House, Grafton House, Compton House and Crispin House, all 2-storey

residential blocks of flats surrounding an internal area of amenity space, situated on the edge of the town centre and owned by the Council.

- 3.2 The surrounding area is residential and comprises predominantly of blocks of flats. A vehicle repair workshop is located to the west of the site.

4. PLANNING HISTORY

- 4.1 No relevant planning history.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013) and the Spring Borough Neighbourhood Plan.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Section 6 – Delivering a wide choice of quality homes
Section 7 – Requiring good design

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations.

Policy N11: Supporting Areas of Community Regeneration – supports the regeneration of Spring Boroughs and improvements to the quality of the public sector housing stock, improving the public realm and recreational facilities, and creating safe and sustainable environments.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1: Promoting Design Excellence – all new development must demonstrate a high standard of design and positively contribute to the character of an area.

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

5.6 Other Material Considerations

Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton.

The Plan seeks to support proposals which improve the quality of the environment, community facilities, infrastructure, security and connectivity.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Local Highway Authority** – The parking spaces need to be increased in size to a minimum of 2.5m x 5m.

6.2 **Crime Prevention Officer** – no objections. Request further details of the bike and buggy store and type of security.

7. APPRAISAL

7.1 The main issues for consideration are the impact of the proposal on residential and visual amenity and highway impacts.

7.2 The proposed new parking area would be situated on an area of landscaping situated to the front of Priory House with access from Lower Cross Street. The proposal would improve the provision of parking for residents whilst still allowing for an element of on-street parking to be retained. The Highway Authority raises no objection subject to parking spaces being of appropriate size which would be required by condition and can be achieved on site.

7.3 The proposed bin stores would be located at various points around the site adjacent to internal walkways and would not be visually prominent within the surrounding area. The design and appearance are considered acceptable. Discussions are ongoing regarding the type and security of the bin stores and any additional comments will be reported in the addendum to this agenda.

8. CONCLUSION

8.1 The proposed improvements would assist in the regeneration of the area and the provision of parking and amenity facilities for the surrounding residents in accordance with the relevant planning policies and the aims of the Spring Borough Neighbourhood Plan and are 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 development hereby permitted shall be carried out in accordance with the following approved plans: 051, 101_F, MetroStor bin details received 4th September 2017.

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

3. Notwithstanding the submitted plans, parking spaces shall be a minimum of 2.5m x 5m, with parking spaces adjacent to a physical boundary such as a wall, fence or hedge 3.3m x 5m.

Reason: To ensure appropriate parking provision and in the interests of amenity in accordance with the aims of the National Planning Policy Framework.

10. BACKGROUND PAPERS

- 10.1 N/2017/1168.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1169

LOCATION: Blackfriars House, Upper Cross Street

DESCRIPTION: External works to create enlarged off street car park with 2 new parking spaces with secure access, erect new small storage sheds and bike/buggy store for residents on new hardstanding areas and re-alignment of boundary wall

WARD: Castle Ward

APPLICANT: Keepmoat Regeneration Engie
AGENT: Halsall Lloyd Partnership

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The layout, design and appearance of the proposed works would improve the provision of parking and amenity facilities available for the occupiers of the adjacent properties and would assist in the regeneration of the area in accordance with Policies S10, N11 and BN3 of the West Northamptonshire Joint Core Strategy, Policy 1 of the Northampton Central Area Action Plan and the aims and objectives of the National Planning Policy Framework and the Spring Borough Neighbourhood Plan.

2. THE PROPOSAL

2.1 The proposal is for various improvement works to the external area surrounding Blackfriars House comprising the expansion of the existing car park to provide two additional parking spaces, the erection of two secure timber and metal frame storage bike/buggy storage sheds and the re-alignment of boundary walls.

3. SITE DESCRIPTION

3.1 The application site comprises an area of existing hardstanding within the curtilage of Blackfriars House, a 3 and 4-storey residential block of flats owned by the Council located on the edge of the

town centre. The building is laid out in an L-shape overlooking areas of grassed amenity space, a drying area and car park accessed from Bath Street.

3.2 The surrounding area is residential and comprises predominantly of blocks of flats.

4. PLANNING HISTORY

4.1 There is no relevant planning history.

5. PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and the Northampton Central Area Action Plan (2013) and the Spring Borough Neighbourhood Plan.

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

Section 6 – Delivering a wide choice of quality homes

Section 7 – Requiring good design

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policies of particular relevance are:

Policy S10: Sustainable Development Principles – development will achieve the highest standards of sustainable design incorporating safety and security considerations.

Policy N11: Supporting Areas of Community Regeneration – supports the regeneration of Spring Boroughs and improvements to the quality of the public sector housing stock, improving the public realm and recreational facilities, and creating safe and sustainable environments.

Policy BN3: Woodland Enhancement – the benefits of development resulting in the loss of veteran trees should outweigh the loss.

5.4 Northampton Central Area Action Plan 2013

The Central Area Action Plan (CAAP) provides specific planning policy and guidance for the town centre and adjoining areas where significant regeneration and investment is proposed in the period up to 2026 and is in conformity with the objectives of the NPPF. Relevant policies include:

Policy 1: Promoting Design Excellence – all new development must demonstrate a high standard of design and positively contribute to the character of an area.

- 5.5 **Supplementary Planning Documents**
Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 **Other Material Considerations**

Spring Boroughs Neighbourhood Plan

The Spring Boroughs Neighbourhood Plan was made in April 2016, and now forms part of the development plan for Northampton.

The Plan seeks to support proposals which improve the quality of the environment, community facilities, infrastructure, security and connectivity.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Local Highway Authority** – if the 2 new parking spaces are to be enclosed by anything physical, such as a wall or hedgerow, then they need to be widened to 2.75m each.
- 6.2 **NBC Arboricultural Officer** – the well-established hawthorn in the courtyard, proposed for removal, has a disproportionately high amenity value considering its quality because of its context, being the only tree visible in the locality. Its removal would have a significant detrimental impact.
- 6.3 **Crime Prevention Officer** – this is a very challenging environment and anything used should be secure. Require further details of the bike store and storage sheds and details of locking mechanisms. No issues with the other measures proposed on site.

7. APPRAISAL

- 7.1 The main issues for consideration are the impact of the proposal on residential and visual amenity, existing trees and highway impacts.
- 7.2 The extension of the existing parking area to provide the additional two parking spaces would result in the loss of a prominent tree within the centre of the site. Whilst the tree, by virtue of it being the only tree visible in the immediate locality, is considered to have some amenity value, when balanced with the need to provide additional parking provision, albeit only two additional spaces, it is not considered the tree is of such merit to warrant protection by a Tree Preservation Order, and therefore, on balance its removal is considered acceptable.
- 7.3 The location and principle of the proposed storage sheds and bike/ buggy stores is considered acceptable and would provide additional facilities for the residents. Discussions are ongoing regarding the exact type and security of the storage facilities, the details of which will be reported to Committee in the addendum to this agenda.
- 7.4 The proposal includes the re-alignment of an existing staggered wall to the west of the site to increase the existing drying area for residents. The boundary wall would be of the same height as the existing wall and a materials condition would ensure that materials are sympathetic to the existing boundary treatments.

8. CONCLUSION

- 8.1 The development proposals would enhance the provision of parking and storage facilities and general amenity for the residents of Blackfriars House and the proposal is considered to be in

accordance with the relevant planning policies and the aims of the Spring Borough Neighbourhood Plan 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 development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan – 053, Proposed Site Layout – 103_F.

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

3. The new boundary walls shall be constructed with materials of the same type, texture and colour as the existing boundary walls.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy 1 of the Northampton Central Area Action Plan.

10. BACKGROUND PAPERS

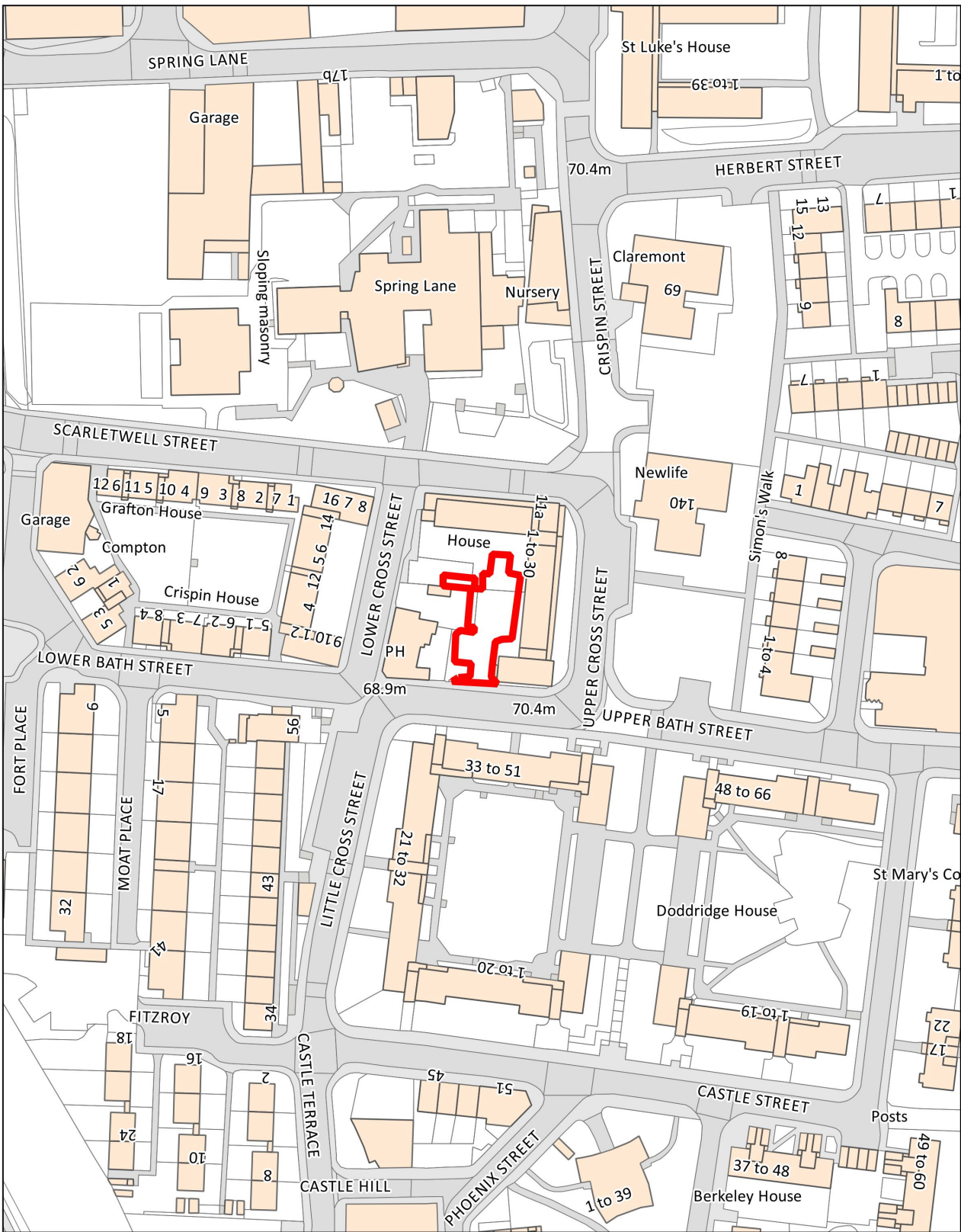
- 10.1 N/2017/1169.

11. LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable.

12. SUMMARY AND LINKS TO CORPORATE PLAN

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Title: **Blackfriars House. Upper Cross Street**

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Date: 04-10-2017

Scale: 1:1,250

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