



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

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

**WARD:**                                      **Nene Valley**

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

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

**DEPARTURE:**                                      **No**

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 Approval** for the following reason:

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

**2. THE PROPOSAL**

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

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

### **3. SITE DESCRIPTION**

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

### **4. PLANNING HISTORY**

4.1 None relevant to the determination of the current application.

### **5. PLANNING POLICY**

#### **5.1 Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

#### **5.2 National Policies:**

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPS5 - Planning for the Historic Environment

PPS13 – Transport

PPS23 - Planning and Pollution Control

#### **5.3 Northampton Borough Local Plan**

E20 – New Development

H6 & H10– Residential Development

#### **5.4 Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003.

### **6. CONSULTATIONS / REPRESENTATIONS**

#### **6.1 Hardingstone Parish Council – objection:**

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

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

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

## 7. APPRAISAL

### *Policy Context / Principle*

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

### *Siting and design*

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

### *Residential Amenity*

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

### *Parking and Highway Safety*

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

## 8. CONCLUSION

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

## 9. CONDITIONS

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

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

2. Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

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

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

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

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

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

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

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

Reason: To prevent overdevelopment of the site in accordance with

Policy E20 of the Northampton Local Plan.

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

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

8. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice contained in PPS23 Planning and Pollution Control.

**10. LEGAL IMPLICATIONS:**

10.1 None

**11. BACKGROUND PAPERS**

11.1 N/2010/0839.

**12. SUMMARY AND LINKS TO CORPORATE PLAN**

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

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



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

Title  
**14 - 18 The Warren**

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