



PLANNING COMMITTEE: 5 April 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0111 **Erection of end of terrace dwelling 18 Wallace Road**

WARD: Kingsley

APPLICANT: Mr. A Elderton
AGENT: A C Design

REFERRED BY: Head of Planning
REASON: Part of the application site owned by the Borough Council

DEPARTURE: No

APPLICATION FOR DETERMINATION BY:

1. RECOMMENDATION

1.1 APPROVAL for the following reason:

The principle of using existing predominantly residential land for a new residential use is acceptable. The siting and design of the dwelling will compliment the existing terrace of houses and the wider 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 PPS3 and PPG13.

2. THE PROPOSAL

2.1 The erection of a two storey three bedroom end of terrace dwelling attached to No. 18 Wallace Road on a plot measuring 22 metres deep and 8 metres wide. The house would be constructed of brick and render to match the existing properties in the vicinity of the site. No on-site parking provision is proposed.

3. SITE DESCRIPTION

3.1 The site contains the existing side portion of the garden of No. 18 Wallace Road plus a narrow strip of land adjoining to the northeast, which is owned by

the Borough Council. The locality is predominantly residential with a school sited on the opposite side of Wallace Road. The applicant has also submitted a planning application for the erection of two flats on the grassed area adjoining the northeast boundary of the site at the corner of Wallace Road and Fairfield Road. This application is presently undetermined (ref N/2011/0110).

4. PLANNING HISTORY

- 4.1 None relevant to the application site.
- 4.2 Refer to paragraphs 3.1 and 7.2 re the proposed development of the adjoining site (ref N/2011/0110).

5. PLANNING POLICY

5.1 Development Plan

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

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS3 – Housing
PPS13 – Transport

5.3 Northampton Borough Local Plan

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

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003.

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **12 Wallace Road** has concerns over the possible effect of this development on the existing sewerage system.

7. APPRAISAL

- 7.1 As the plot measures some 175 square metres, it is considered large enough to contain a dwelling of a similar size and proportions to other houses in the vicinity of the site. It has been designed with a hipped roof to match the existing dwelling at No, 18 Wallace Road and the other three properties that form this terrace. The proposed also takes several detailed design cues from the adjoining terrace including eaves, fenestration, doors, finishing materials, cills and lintels. For these reasons it is considered that the proposed house would complement the existing character and appearance of the locality.
- 7.2 A planning application submitted by the same applicant as the current proposal has been made for the development of two flats on land adjoining the site to the north east which has yet to be determined. Although there are

a number of points of detail which have yet to be resolved re the adjoining scheme such that it is not yet ready to be determined, given the relationship of the two proposed schemes there is no reason to delay the determination of the current application.

- 7.3 The siting of the proposed house is in line with the existing terrace and there are no proposed side facing windows such that it would not fetter the potential development of the site to the northeast. The scheme also respects existing nearby dwellings such that it would not lead to any significant impact on neighbour amenity in terms of light, outlook and privacy.
- 7.4 The proposed dwelling would have an appropriately sized rear garden measuring 8-12 metres in length due to the angled rear boundary, while the host dwelling, no. 18, would retain an adequate rear garden (12-15m long). On-site parking is proposed, however, there is considered to be sufficient on-street parking available within the vicinity of the site especially during the evening and night.

8. CONCLUSION

- 8.1 This application is recommended for approval as the plot is a sufficient size to accommodate a new dwelling and the siting and design of the building will compliment the street scene and not be detrimental to the amenity of the adjoining residential properties.

9. CONDITIONS

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

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

2. 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.

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

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

4. 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.

5. No development shall take place until a desktop 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. BACKGROUND PAPERS

- 10.1 N/2011/0111 and N/2011/0110.

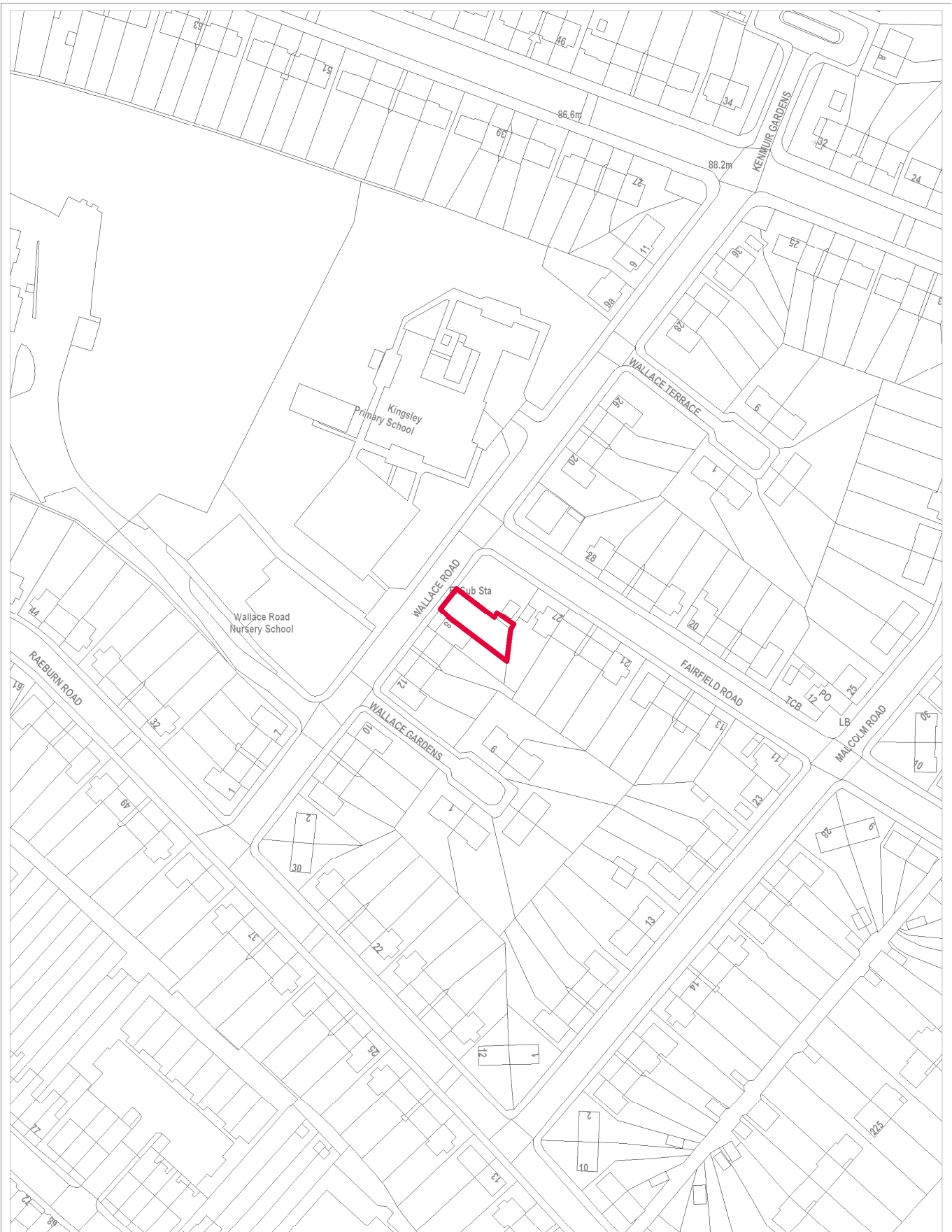
11. LEGAL IMPLICATIONS

None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

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

Position:	Name/Signature:	Date:
Author:	Geoff Wyatt	21/03/2011
Development Control Manager Agreed:	Gareth Jones	22/03/2011



Name: JC
 Date: 24th March 2011
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title

18 Wallace Road

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