



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

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

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

WARD: Kingsley

APPLICANT: Mr A Elderton
AGENT: A C Design

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

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

2. THE PROPOSAL

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

3. SITE DESCRIPTION

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

4. PLANNING HISTORY

- 4.1 None.

5. PLANNING POLICY

5.1 Development Plan

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

5.2 National Policies:

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

5.3 Northampton Borough Local Plan

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

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Public Protection (NBC Environmental Health)** - No objections with conditions relating to the control of contaminated land and noise emissions from the adjoining electrical sub-station.

- 6.2 **Central Networks** - No objections.

- 6.3 **12 Wallace Road** - has concerns over possible flooding and drainage issues which could arise.

- 6.4 **27 Fairfield Road** – objects the new boundary fence of 1.8 metres would have an adverse impact on his property. Also could result in an increase in the risk of flooding, have an advise impact on the existing

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

7. APPRAISAL

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

8. CONCLUSION

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

9. CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

Reason: To safeguard the privacy of adjoining properties in accordance with Policies H6 and E20 of the Northampton Local Plan.

(7) The windows in the south-western side elevation shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policies H6 and E20 of the Northampton Local Plan.

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

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

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

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

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

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

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

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

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

10. BACKGROUND PAPERS

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

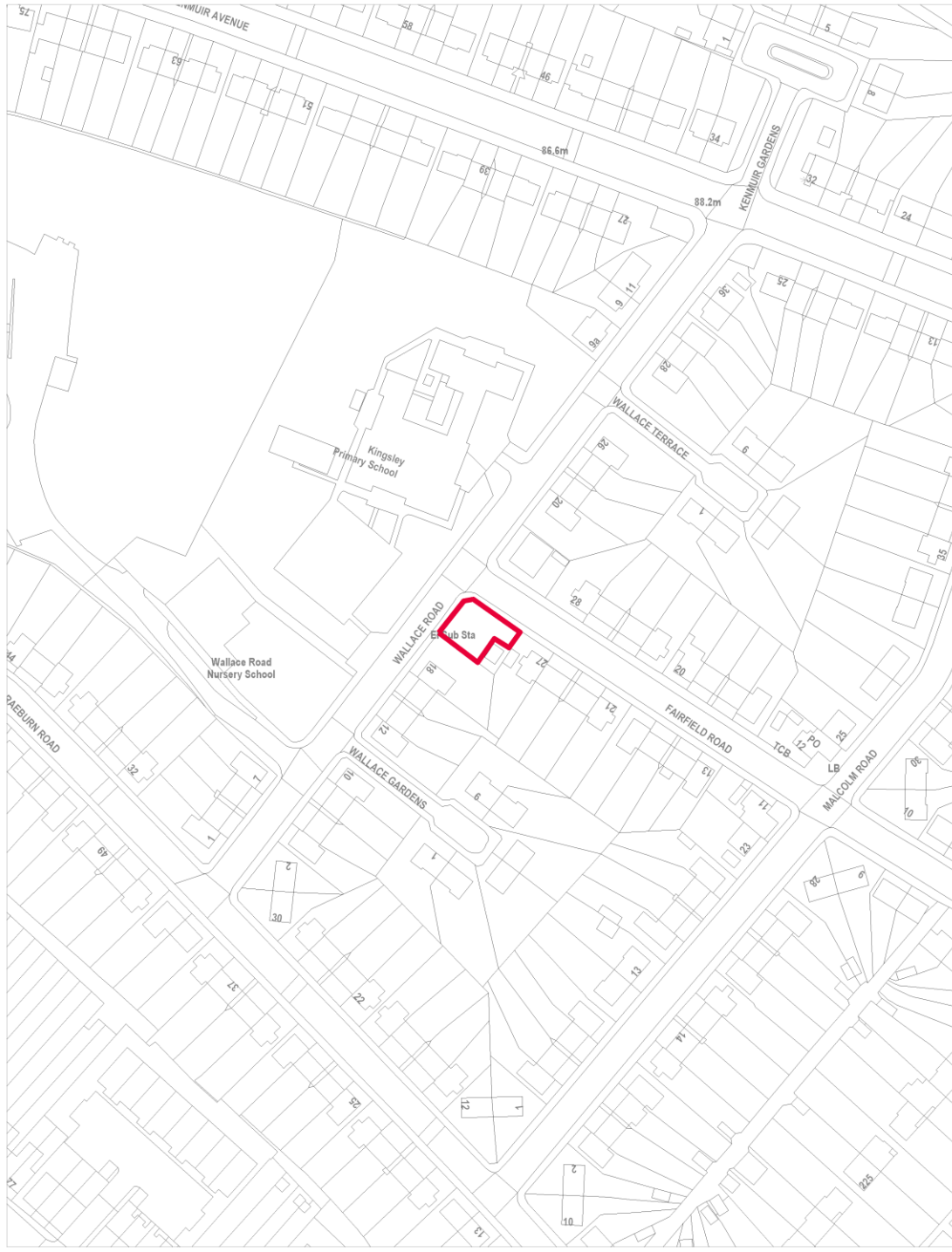
11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

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

Position:	Name/Signature:	Date:
Author:	Geoff Wyatt	11 May 2011
Development Control Manager Agreed:	Gareth Jones	15 May 2011



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

Title

LAND ADJACENT TO 18 WALLACE ROAD

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655