



PLANNING COMMITTEE: 19 July 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0372: Footpath across land to rear at 36 Whiston Road, Northampton.

WARD: St David's

APPLICANT: Hillson Projects LTD
AGENT: Boughton Beatty LTD

REFERRED BY: Head of Planning
REASON: Council Owned Land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL for the following reason:

The proposal would have no adverse impact on the street scene or on the amenities of adjoining occupiers.

2. THE PROPOSAL

2.1 Footpath across grassed area linking the rear garden of no.36 to the footway in Grosvenor Gardens to the rear.

3. SITE DESCRIPTION

3.1 Grassed area to the rear of terraced house.

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:

PPS1 – Delivering Sustainable Development
PPG13 - Transport

5.3 Northampton Borough Local Plan

E20 – New Development

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Highway Authority** - NCC would in this case not have any observations on the proposal.

6.2 No representations received from neighbouring occupiers.

7. APPRAISAL

7.1 The main issues to consider are the impacts on the street scene and on adjoining occupiers.

7.2 The proposed path is 1m wide with a total length of some 6m and would run across a small area of grass verge. Given its limited scale and siting it is not considered that this would lead to any significant visual impact.

7.3 In terms of the impact on adjoining occupiers, whilst the path would pass close to the front window of the property at 1 Grosvenor Gardens it would not pass directly in front of this window. Therefore, it is not considered that any impact in terms of overlooking or disturbance would result, particularly given that the path would serve only one household.

7.4 The path would lead to a gate within the existing fence however this in itself does not require planning permission as it represents permitted development.

8. CONCLUSION

8.1 It is considered that the proposal would have no adverse impact on the street scene or on the amenities of adjoining occupiers..

9. CONDITIONS

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

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

10. BACKGROUND PAPERS

10.1 N/2011/0372.

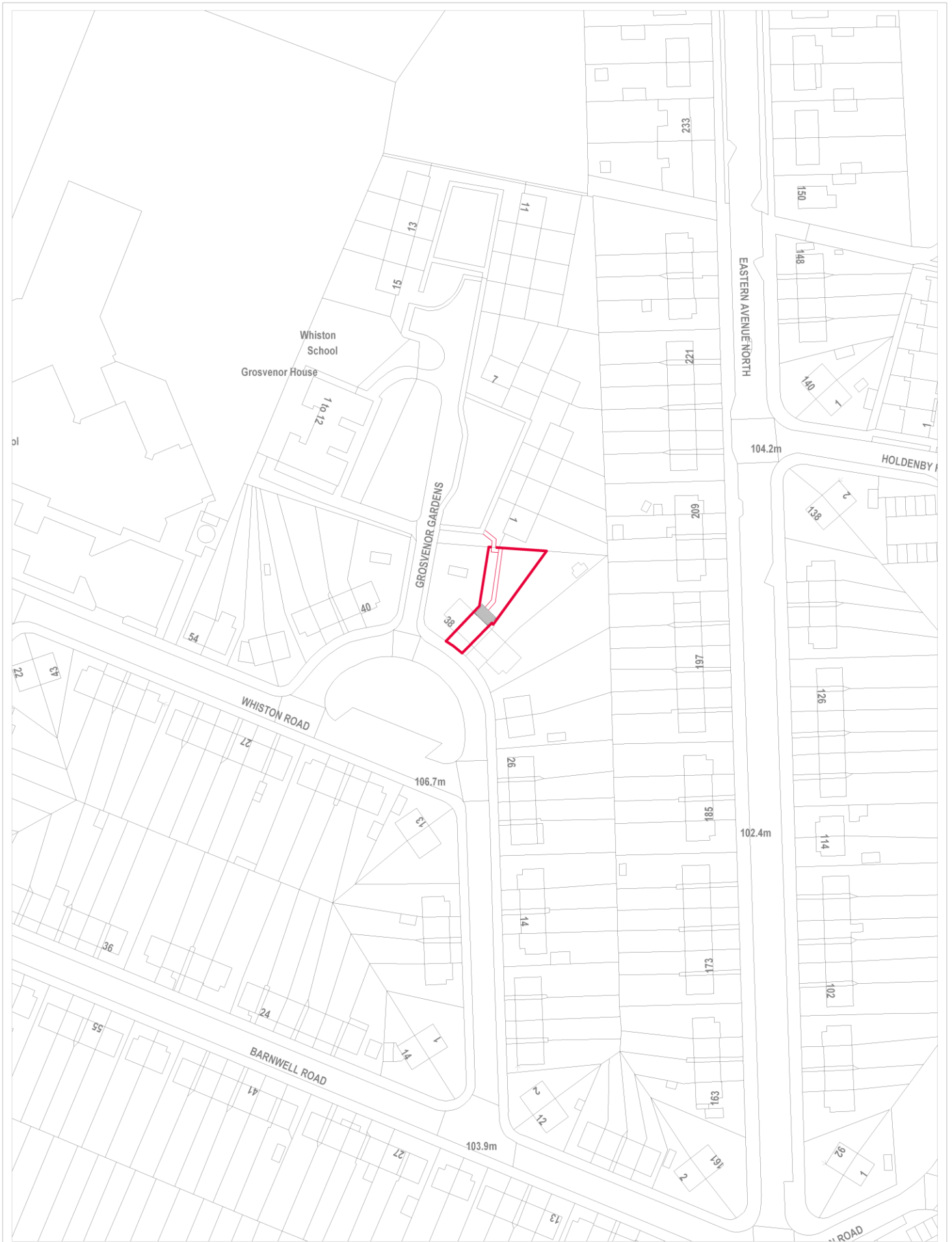
11. LEGAL IMPLICATIONS

11.1 None.

12. SUMMARY AND LINKS TO CORPORATE PLAN

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

Position:	Name/Signature:	Date:
Author:	A Holden	08/07/11
Development Control Manager Agreed:	G Jones	08/07/11



Name: **Planning**
 Date: 8th July 2011
 Scale: 1:1250
 Dept: **Planning**
 Project: **Committee Site Location Plan**

Title

Footpath across land to rear of 36 Whiston Road

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