



PLANNING COMMITTEE: 13 December 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/02011/889/FUL **Erection of 4 two – bedroomed dwellinghouses and car parking at land rear of 32 – 38 Northwood Road**

WARD: **Headlands**

APPLICANT: **Life Space Developments Ltd**

REFERRED BY: **Head of Planning**
REASON: **Site owned by Borough Council**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION :

1. RECOMMENDATION

1.1 Approval subject to conditions and for the following reason;

The proposed development would respect the character and appearance of the locality and would not significantly adversely impact upon the amenities of surrounding residential and would not be prejudicial to highway safety. For these reasons, the proposal would accord with the thrust of saved Policy H6 of the Northampton Local Plan and PPS1, PPS3 and PP13.

2. THE PROPOSAL

2.1 Applicant proposes to erect a terraced block of 4 two bedroomed dwelling houses onto a site previously occupied by lock up garages.

2.2 Each dwelling would have the following layout;

- Ground Floor – hall; lounge/dining room, kitchen, wc.
- First floor – 2 double bedrooms and bathroom.

- 2.3 In terms of design and appearance, the proposed dwellings would be constructed from traditional materials involving brick walls and pitched tiled roofs. Porches would be added to the entrances of each front door and decorative brick detailing would also be provided.
- 2.4 Each dwelling unit would have a maximum width of 4.4 m, a depth of 9.8 m and a height 7.7 m. The development would be served by 6 parking spaces, laid out to the front of the properties. Vehicular and pedestrian access would be achieved from the current access off Northwood Road. Each property would have a rear garden, which would vary in length between 7.5 m to 12.5 m.
- 2.5 A Design and Access Statement has been submitted with the application.

3. SITE DESCRIPTION

- 3.1 The site is located to the rear of 32 – 38 (evens) Northwood Rd and originally formed a parking area for local residents. The site is within a predominantly residential Area and surrounded by the rear gardens of dwellings fronting Northwood Rd, Fullingdale Rd and Danefield Gardens.
- 3.2 The site is rectangular in shape with a long drive off Northwood Rd and is currently secured by metal gates. The site is now substantially overgrown.

4. PLANNING HISTORY

- 4.1 Site originally contained lock garages, which have subsequently been demolished.

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

PPG13 - Transportation

5.3 Northampton Borough Local Plan

E19 – Implementing Development

E20 – New Development

H6 - Housing Development within Primarily Residential Areas

5.4 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATION**

6.1 **Northamptonshire Police** has no formal objection to the application but suggest if the scheme is implemented, measures to further reduce the likelihood of crime occurring which include provision of metal gates over the access and the use of mortice locks.

6.2 **Highway Authority** – raise no objection subject to an adequate road width and visibility spays being provided.

7. **REPRESENTATIONS**

7.1 Nearby residential occupiers were notified. Three letters of representation have been received from the occupiers of, **53, 55 and 57 Fullingdale Road**. These residents are primarily concerned that they would still have access to the existing access road to gain access to the rear of their dwellings and if appropriate utilise garages.

7.2 A separate letter from the occupiers of **51 Fullingham Road** raises no objections subject to no liability issues arising from possible future damage arising from branches falling from a tree in their garden to the site and adequate security measures being provided. Damage arising from trees/branches would be a civil matter.

7.3 A letter of objection has also been received from the occupiers of **7 Danewood Gardens**. They raise the following concerns that:

- The existing alleyway will be reused as a rat run, leading to anti social behaviour;
- A first floor side-facing window would overlook their property and garden; and
- Noise and disturbance would occur from the construction work.

8. **APPRAISAL**

8.1 The key issues in connection with this application relate to the impact of the proposed development on the character and appearance of the locality and the amenities of surrounding residential occupiers.

Impact on Character, Design and Appearance

8.2 PPS1 and PPS3 seek to ensure that developers provide attractive, usable, durable and adaptable places to live based on achieving and promoting sustainable goals. The local plan policies seek to ensure

that new development respects the character of its surroundings and protect residential amenity.

- 8.3 The application site is currently vacant having been previously occupied as a parking facility containing lock up garages. The principle of residential development on the site is acceptable given the site's location in an existing residential area.
- 8.4 The proposed development is entirely two storey and this height reflects the 2 storey nature of surrounding residential properties. The proposed dwellings are in a terrace block which is also in keeping with its surroundings. The design of the houses includes porches, stone window heads and cills and brick detailing, which includes soldier courses, this emulates the vernacular of surrounding properties.
- 8.5 The height, design, layout and appearance of the proposed dwellings are satisfactory and in keeping with the locality. Adequate parking provision has been provided. It is concluded that the general layout and elevational treatment of the houses proposed would respect the content of its surroundings. The use of enhanced boundary treatment/landscaping and tree planting presents an opportunity to protect and enhance the site.
- 8.6 The police have noted a need for a gate to be provided to prevent unauthorised access to the development. However in this instance this option is not considered to be a good design solution. Gated communities would go against the ethos of created integrated communities and is not necessary. Planting would be required as part of a comprehensive landscaping scheme both at the front and rear of the proposed dwellings. Details of all fencing and boundary treatment would be secured by condition.

Impact On Residential Amenities

- 8.7 Objections have received from the occupiers of 7 Danefield Gardens concerned primarily with loss of privacy through overlooking, the lack of overall security by excluding a pedestrian access from the application site and noise nuisance arising from construction work.
- 8.8 In response to these concerns the applicant has submitted revised plans. The revised layout plan now incorporates a disused passage way sited at the side of Numbers 7 & 8 Danefield Gardens into part of the private amenity area of the one of the proposed individual dwellings. The elevational drawings have also been amended such that first floor side facing bathroom intended to be sited in each of the gable walls of the proposed block have been replaced with high level obscurely glazed windows. These windows would both serve bathrooms. This would address concerns in relation to loss of privacy through overlooking. With regard to disturbance from construction

noise, the applicant has been made aware of this matter and proposes to carry out work sensitively between during normal working hours.

- 8.9 It is noted that the site is surrounded by residential properties with long rear gardens backing onto the boundary of the site. Properties fronting Northwood have rear garden lengths of 22 m and properties along Fullingdale Rd have garden lengths exceeding of 34 m. The private and gardens of the proposed development vary in size from 7.8 to 12.5 metres long and are considered commensurate with the house types being provided. Plot 1 would be sited facing towards the rear the garden area of 8 Danefield Gardens at a right angle to the rear elevation of no 8. Plot 1 would achieve a rear garden length of only 7.8m due to the irregular boundary line with no.8, which juts somewhat into the application site. Although this arrangement is not idea it is considered that sufficient garden space would be secured for future occupants of Plot 1 and the relationship would not result in any undue harm to the occupants of no .8. It is also noteworthy that the occupiers of 8 Danefield Gardens have been consulted and raised no objections. Furthermore, neighbour amenity would benefit in terms of the successful regeneration of an under utilised site which is prone to tipping and potential antisocial behaviour would be secured by the proposed development. The applicant has agreed to provide an enhanced boundary treatment and planting to help mitigate this situation further. A condition to secure this is recommended. For these reasons the layout is considered satisfactory.
- 8.10 With regard to the access concerns raised by residents of Fullingdale Road, the applicant has contacted residents and provided safeguarding assurances.
- 8.11 For the reasons set out above, the proposed development would accord with the thrust of saved Policies E19, E20, H6 and E20 of the Local Plan.

9. CONCLUSION

- 9.1 Overall, as an exercise of judgement, taking the development plan policies as a whole, and having given careful consideration to the application and supporting information, the consultation responses and other material considerations referred to above, it is reasonable to conclude that the proposed development is acceptable on and should be permitted subject to conditions.

11. 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) Within three months of the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external finish of the proposed development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented 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 saved Policies E19, E20, H6 of the Northampton Local Plan and PPS1 and PPS3.

(3) Within three months of the commencement of the development hereby approved, following consultation with local residents whose rear gardens abut the development site, details of hard and/or soft landscape works including boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours, means of enclosure, hard surfacing materials, minor artefacts and structures, proposed and existing functional services above and below ground, fully annotated planting plans to a scale of 1:50 showing, where used, locations of individually planted trees, areas of shrubs, hedges, bulbs, and areas of grass. Within ornamental planting areas, plans should be sufficiently detailed to show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme. All hard and/or soft landscape works shall be implemented in accordance with the approved details. The works shall be implemented in the first planting and seeding seasons following the occupation of the first dwellinghouse or the completion of the development, whichever is the sooner, or in accordance with the programme agreed with the Local Planning Authority and thereafter maintained. Any trees or shrubs which, within a period of five years from the completion of the development, die, are removed or become seriously diseased or damaged, shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with saved Policies E19, E20 and H6 of the Northampton Local Plan and PPS1 and PPS3.

(4) Within three months of the commencement of the development hereby approved, following consultation with local residents an enhanced landscaping and boundary treatment along the rear boundary of plots 1 and 2 with the rear garden boundary of 8 Danesfield Road shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with saved Policies E19, E20 and H6 of the Northampton Local Plan and PPS1 and PPS3.

(5) Within three months of the commencement of the development hereby approved, details of raised block pavements to be provided at the junction of the access road and Northwood Rd shall be submitted to and approved in writing

by the Local Planning Authority and these works shall than be carried out as approved.

Reason: In the interests of highway safety in accordance with Policy E20 of the Northampton Local Plan

(6) The parking spaces shown on the submitted layout plan shall be constructed and completed prior to the first occupation of the dwellings hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with PPG13.

(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and/or re-enacting that order with or without modification), no fences, hedges, gates, walls or any other means of enclosure shall be erected without the prior written consent of the Local Planning Authority, other than those expressly authorized by this permission.

Reason: In order to define the permission and to safeguard the visual amenities of the occupiers of dwellings in the vicinity in accordance with Policy E20 of the Northampton Local Plan.

(8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order amending, revoking and/or re-enacting that order, with or without modification), no enlargement, improvement or other alteration of a dwellinghouse or its roof shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In order to maintain an adequate area for amenity space at the rear of the dwellings define the permission and to safeguard the visual amenities of the occupiers of dwellings in the vicinity in accordance with Policy E20 of the Northampton Local Plan.

(9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking and/or re-enacting that Order, with or without modification, no structures, satellite antenna, apparatus or plant of any sort (including structures or plant in connection with any use for telecommunication systems) are to be installed on any roof or within the curtilage of the premises without the prior written approval of the Local Planning Authority.

Reason: In order to define the permission and to safeguard the visual amenities of the occupiers of dwellings in the vicinity in accordance with saved Policies E19, E20 and H6 of the Northampton Local Plan and PPS1 and PPS3of the Northampton Local Plan.

(10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and/or re-enacting that order with or without modification), no windows/dormer windows shall be constructed other than those expressly authorised by this permission.

Reason: In order to define the permission and to safeguard the visual amenities of the occupiers of dwellings in the vicinity in accordance with saved Policies E19, E20 and H6 of the Northampton Local Plan and PPS1 and PPS3 of the Northampton Local Plan.

(11) No development shall take place until details of measures to be taken to prevent spoil/mud from vehicles leaving the site during the construction works being deposited on the public highway have been submitted to and approved by the Local Planning Authority in writing. The development shall be implemented in accordance with the approved details and the measures shall be retained for the duration of the construction period.

Reason: In the interests of visual amenity and highway safety in accordance with Policy E20 of the Northampton Local Plan.

Informatives from Northamptonshire County Council's Transportation Team

- 1) A vehicle access should seek to achieve have a minimum width of 4.5m for the first 10m from the Highway Boundary.
- 2) The vehicular access area should be paved with a hard bound surface material for the first 5mts from the highway boundary.
- 3) A vehicular visibility splay of 2.5m x 45m should be sought on Northwood Road.
- 4) A Pedestrian visibility splays of 2.4m x 2.4m should be sought at both sides of the access at all the time.

11. BACKGROUND PAPERS

11.1 N/2011/0889.

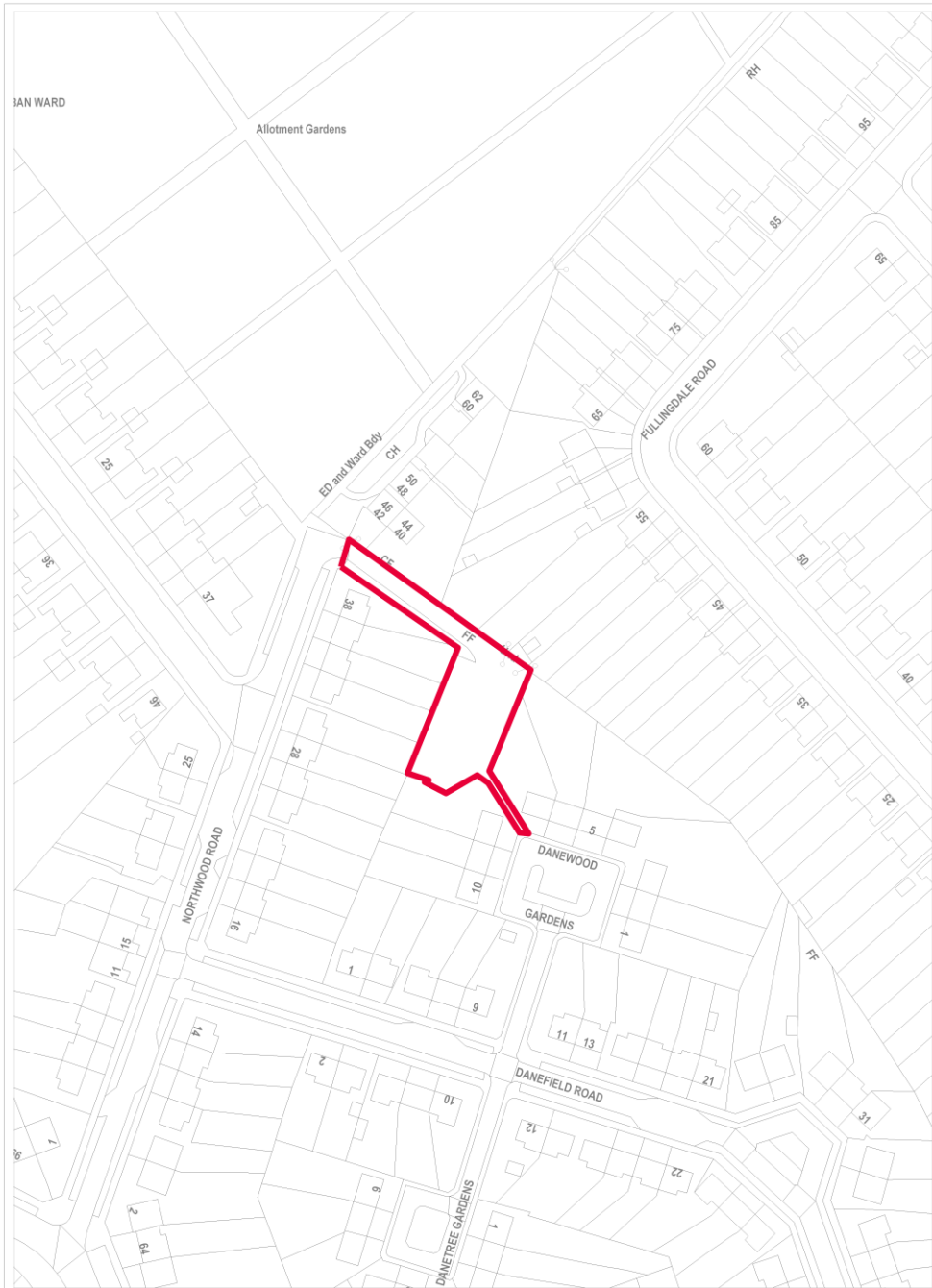
12. LEGAL IMPLICATIONS

13.1 None Identified.

14. SUMMARY AND LINKS TO CORPORATE PLAN

14.1 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:	Reddy Nallamilli	24/11/ 2011
Development Control Manager Agreed:	Gareth Jones	01/12/2011



Name: Charis Holder
 Date: 1st December 2011
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
Land behind 32 - 38 Northwood Road

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