



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 6 March 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/1120 Erection of detached dwelling at 56 Greenfield Road

WARD: Eastfield

APPLICANT: Mr M Decaro
AGENT: Mr P Toone

REFERRED BY: Cllr E Gowan
REASON: Development would be detrimental to the privacy of neighbours and result in parking problems

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

This residential development is acceptable as it is in an existing residential area and the siting, design and appearance of the dwelling will not be detrimental to visual and residential amenity or highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Erection of two storey 2-bedroom detached dwelling to be constructed of a brick and render finish. The site consists of part of the rear garden of No. 56 Greenfield Road measuring 18.5 metres wide and 10.5 metres deep. There would be no on-site parking provision for either the proposed or existing dwellings.

3. SITE DESCRIPTION

3.1 The site is situated in a residential area and contains predominantly semi-detached dwellings. The proposed dwelling would have a road

frontage to Elmhurst Avenue with dwellings situated on the opposite side of the road. There is a private vehicular access situated to the west of the site which serves properties in Greenfield Road. There is a garage situated on the site at present which will be removed.

3.2 The site is located in a primarily residential area in the Local Plan.

4. PLANNING HISTORY

4.1 N/2001/0986 Erection of two semi-detached dwellings – refused.
N/2007/1541 Erection of two semi-detached dwellings – refused.

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 – Transport
PPS23 - Planning and Pollution Control

5.3 Northampton Borough Local Plan

E20 – New Development
E19 – Implementing 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. CONSULTATIONS / REPRESENTATIONS

6.1 54 Greenfield Road - objection

- Detrimental to privacy and light
- Will be overbearing
- Will be sited in front of the building line
- Will result in a reduction in residents parking
- Out of character with the existing properties

6.2 49 Elmhurst Avenue – objection

- Development ignores the present building line
- Parking will be a worse problem
- Design of house in out of keeping

- 6.3 51 Elmhurst Avenue - objection
- Will be constructed in front of the building line
 - Parking problems already exist in the locality and this will exacerbate the problem
 - Could cause drainage and flooding problems
 - Will result in environmental problems during construction
 - Scale of development will not provide sufficient garden space.
 - Design does not blend in with the existing dwellings and will be out of character
- 6.4 44 Elmhurst Avenue - objection
- As the development is in front of the building line it would be out of character with the surrounding
 - Could cause greater damage to rear access road
 - There is already a problem with parking in the vicinity of the site especially at weekends
- 6.5 40 Greenfield Road - objection
- Development is situated in front of the building line
- 6.6 50 Greenfield Road – objection
- Rear access road is not available for this dwelling
 - Car parking is already at saturation point in the locality
- 6.7 45 Elmhurst Avenue – objection
- Does not enhance or blend in with the surrounds
 - Will reduce the sense of space
 - Parking is already a concern
 - Could be detrimental to the existing drainage
 - Will cause noise and disturbance during construction.
- 6.8 53 Elmhurst Avenue – objection
- Would result in overlooking of the properties opposite
 - Roads are already overcrowded
- 6.9 47 Elmhurst Avenue - objection.
- Development does not enhance the locality
 - It will be sited in front of the building line
 - The area is already pressure on parking
 - Impact on outlook from dwellings opposite
- 6.10 40 Greenfield Road - objection
- Will result in overlooking
 - Parking is already a problem in the area
- 6.11 49 Elmhurst Avenue – objection
- Development will have a negative impact on parking
- 6.12 **Environmental Health (NBC)** – No objection subject to a condition relating to the control of contaminated land.

7. APPRAISAL

7.1 The principle of a residential development in an existing residential area is acceptable as long as it is not an over-development of the site, the design and appearance of the building accords with the surrounding and there is no detrimental impact on residential amenity or highway safety. A dwelling of a similar design was recently constructed on part of the rear garden of No. 17 Elmhurst Avenue under planning permission N/2011/0032.

7.2 The two previous applications for two dwellings were refused, as they would have had a significant impact on the amenity of the occupiers of nearby properties and were out of keeping with the properties in the locality due to their design, scale and configuration.

Siting and design

7.3 The plot measures approximately 200 square metres in area and is of sufficient size to accommodate a dwelling. There is a separation distance of 17.5 metres with the rear elevation of the existing property at No.54 which will provide the necessary space for a garden for each dwelling and adequate separation distance.

7.4 Although the proposed dwelling is to be sited in front of the existing properties in Elmhurst Avenue, there is still a distance of almost 1.5 metres from the main frame of the building to the public highway. Whilst the design does not exactly replicate the existing dwellings in the vicinity of the site, the dwelling will contain a bay gable to the front and be constructed with brick and render to match some of the properties in Elmhurst Avenue and therefore respects the character and appearance of the locality.

Residential Amenity

7.5 The proposed dwelling has been sited at the rear of the garden of No.56 with a separation distance of 1 metre with the side boundary with the adjoining property No.54 Greenfield Road and over 7.5m to the property situated to the west (44 Elmhurst Avenue) which is located beyond the private access road. This location will ensure there is no significant impact on those properties especially as the first floor element is set back by 2.7 metres from the boundary with No.52 and the only windows facing both dwellings are obscure glazed. The scheme has already been revised with the removal of the rear addition containing a third bedroom. This negotiated amendment now prevents any overlooking of No.44 Elmhurst Avenue and reduces the bulk of the building.

7.6 The properties on the opposite side of Elmhurst Avenue will face the proposed dwelling but as there is a separation distance of approximately 15 metres between those dwellings and the application site, this is not considered to have a significant impact on the outlook

and amenity of the existing occupiers especially as it contains a road frontage.

- 7.7 For these reason it is considered that the development would not have a significant impact on the amenity of neighbouring occupiers in terms of privacy, loss of light and overbearing.

Parking and Highway Safety

- 7.8 Evidence has been submitted by some residents which shows that Elmhurst Avenue can be heavily parked at certain times of the day. Furthermore, the existing garage at No.54 is to be removed and no on-site parking provided for either No.54 or the new dwelling. However on-street parking can be available during both day and night time in the vicinity of the site and the proposed dwelling will be situated in a reasonably sustainable location within close proximity of bus routes, a supermarket and parkland. Therefore, this proposal should not have a significant impact on the availability of parking or be detrimental to highway safety.

Other matters

- 7.9 Neighbouring residents have also expressed concern about drainage and potential flooding. The site is not in a designated flood zone. The applicant proposes to connect to the existing drainage network; this would be overseen through the Building Control process. Concern has also been expressed over noise and disturbance during the construction process. Like all development of this type the proposal would inevitably result in some impact on neighbour amenity during the construction process, however, it is not considered that this proposal would have any particularly significant impact in this regard.

8. CONCLUSION

- 8.1 The application site is of sufficient size to accommodate a dwelling without being detrimental to residential amenity or highway safety. The design and appearance of the property will compliment the other dwellings within the vicinity of the site without resulting in any significant overlooking of nearby properties. The site is situated in a sustainable location close to many facilities.

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. 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 buildings 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.

4. 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.

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 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.

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 first floor side and rear 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 E20 of the Northampton Local Plan.

7. The windows in the first floor rear and side elevations 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 E20 of the Northampton Local Plan

10. BACKGROUND PAPERS

- 10.1 N/2011/1120
- N/2011/0032
- N/2007/1541
- N/2007/0986.

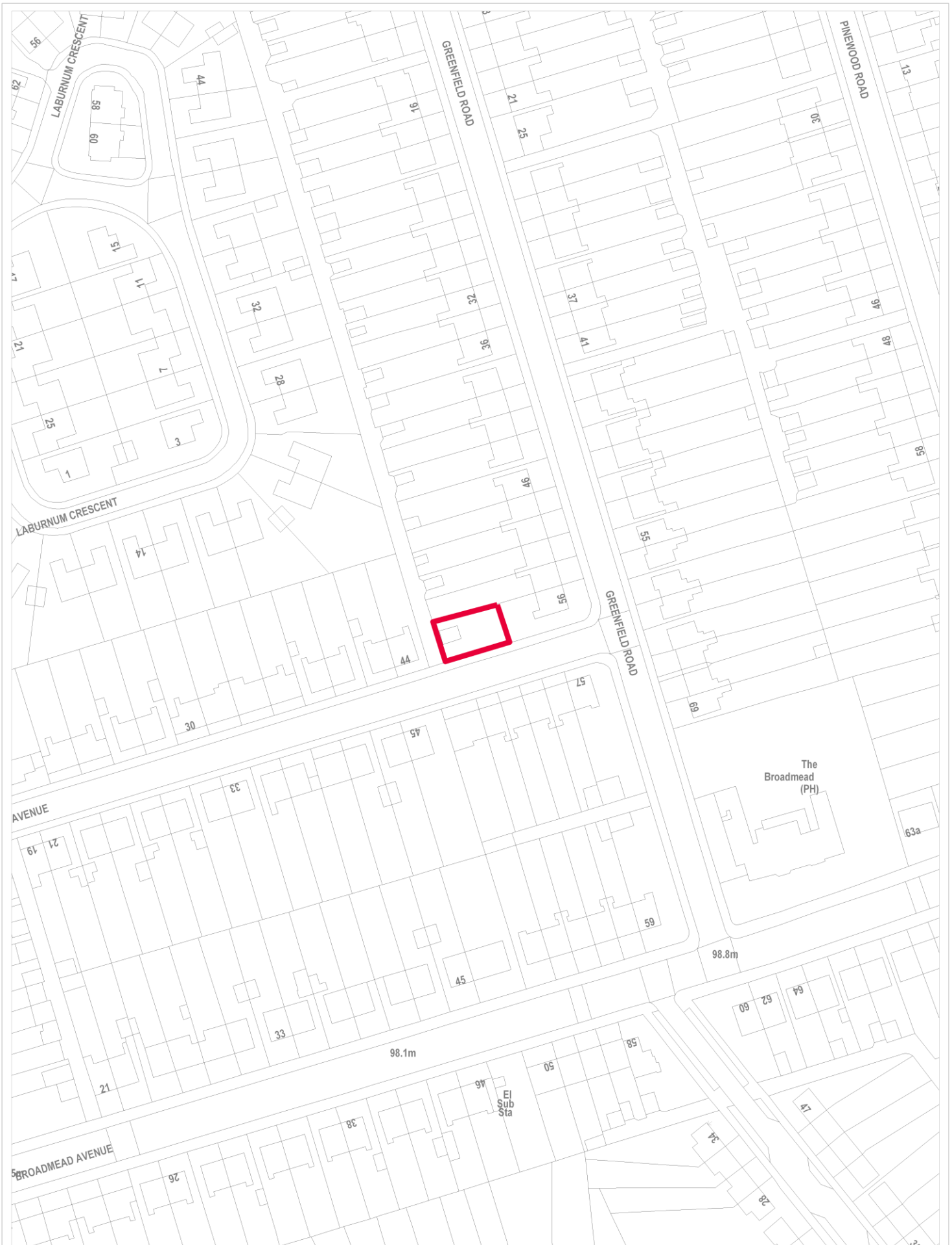
11. LEGAL IMPLICATIONS

- 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	13/02/12
Development Control Manager Agreed:	Gareth Jones	21/02/12



Name: Registration
 Date: 23rd February 2012
 Scale: 1:1250
 Dept: Planning
 Project: Location Plan

Title

56 Greenfield Road

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