

3. SITE DESCRIPTION

- 3.1 Existing side garden of No. 23 Greenview Drive which has a triangular shape with a maximum width of 30 metres along the public highway and a maximum depth of 24 metres. The site is 0.0574 hectare in area.
- 3.2 The area is predominantly residential and characterised by semi-detached dwellings. The Kingsthorpe Golf Course is situated to the rear (east / north).

4. PLANNING HISTORY

- 4.1 N/2011/0586 – Erection of two dwellings - application withdrawn.

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:

The National Planning Policy Framework

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 **22 Greenview Drive** – objection – existing drainage system would not be able to cope with extra development would result in parking problems.
- 6.2 **20 Greenview Drive** – objection:
- Would result in extra traffic with the resulting highway safety implications.
 - Loss of privacy
 - Would be detrimental to the character of the locality
 - Could lead to an increase in the risk of flooding and subsidence
 - Would result in garden grabbing

- 6.3 **16 Greenview Drive** – objection:
- Would result in parking and highway safety problems
 - Could result in drainage problems
 - Would result in overlooking
 - Would be a case of garden grabbing
 - Would result in an increase in noise and disturbance
- 6.4 **27 Greenview Drive** – objection:
- Could result in anti-social behaviour
 - There are drainage issues in the vicinity of the site.
 - Would result in parking problems
 - Garden land will be lost.
- 6.5 **28 Greenview Drive** – objection – would result in parking and highway safety problems.
- 6.6 **18 Greenview Drive** – objection – risk to flooding
- Would result in a development in a garden
 - Would create parking problems
 - Loss of privacy
 - Possible increase in flooding
- 6.7 **14 Greenview Drive** – objection – Cause parking and highway safety problems.
- 6.8 **65 Greenview Drive** – objects:
- The houses would be out of keeping with the area
 - Concern re land drainage / flooding
- 6.9 **20 Greenview Drive** - objection – would be garden grabbing
- Flood risk issues
 - Overlooking problems
 - Highway safety issues
 - Increase in noise and disturbance
 - Insufficient size for the dwellings
 - Could result in an increase in anti-social behaviour
- 6.10 **72 Greenview Drive** – objection – would be detrimental to highway safety due the possibility of traffic congestion.
- 6.11 **35 Greenview Drive** – objects:
- The site has flooded in the past
 - Parking would be problematic given the proximity of the near by shops and doctors and houses opposite would have difficulty getting on to their drives
 - Concern the houses might be occupied by students

- 6.12 **49 Greenview Drive** – objection – would be out of character could result in parking problems and concerns over the underground culvert.
- 6.13 **10 Crocket Close** – objection – would compound parking problems in the vicinity of the site and possibly cause flooding problems.
- 6.14 **7 Crocket Close** – objection – the site is not large enough for two dwellings, concerns over flooding and will add to traffic congestion.
- 6.15 **26 Greenview Drive** - objection – would result in more parking problems, would be out of character with the locality, increase in flood risk and a possible more intense use.
- 6.16 **8 Thistleholme Close** – objection – concerns over possible flooding parking and road congestion problems already a number of multi-tenanted properties in the locality.
- 6.17 **25 Greenview Drive** – objection – out of character with the local area will create parking problems possible flooding issues.
- 6.18 **33 Greenview Drive** concerns over parking and flooding.
- 6.19 **16 Bush Hill, NME Services of 63 Lea Road, 27 Albany Road and 43 Beaconfields** - support the application.
- 6.20 **Petition of 12 persons (residents of Greenview Drive) against the proposed development.**
- 6.21 **Cllr Mennell** – identifies concerns raised with her by local residents:
- The development conflict with water services that run under the site, building over these would represent a risk
 - The format of the development would be out of keeping with the character of the existing streetscene
 - Material has been deposited on the site to increase the ground level affecting drainage
 - Concerns re impact on the highway including for pedestrians during construction (eg blocking access / circulation)
 - Concerns re massing / overdevelopment
 - Concern that the house may be used houses in multiple occupation thus affecting the quality of the area
 - Loss of privacy
 - Concern re a telegraph pole
 - There would be a significant risk of flooding
- 6.22 **County Cllr Richard Church** – objection – over-development of the site, out of keeping with the locality and this development may result in subsidence.
- 6.23 **Anglian Water** - No objection with a condition ensuring the works relating to the surface water strategy are carried out.

- 6.24 **Environment Agency** – No comments as the application is outside their scope.
- 6.25 **Highway Authority** – no objections raised, make detailed comment re the propose access driveways.

7. APPRAISAL

- 7.1 The site is located in an existing residential area as shown on the Local Plan and therefore, the principle of a residential development is acceptable.

Siting and appearance

- 7.2 The application site is irregular in shape and measures 0.057 hectare in area. There is a maximum depth of 24.5m with the boundary of the existing dwelling at No.23 and a road frontage width of 20m. The proposed dwellings would each be 6 metres wide and with No.21 (i.e. the right-hand half of the proposed pair of semis) being 8 metres deep and No.19 (the left-hand half) 6m deep. No.21 would have a rear garden 13m long and No.19 9m long.
- 7.3 Although the area of each plot is smaller than the existing dwellings in the vicinity of the site, the site is still considered large enough to accommodate two dwellings while providing adequate private garden space for houses of this scale.
- 7.4 The properties have been designed with gable roofs to compliment the other properties in the vicinity. The footprint of one of the dwellings has been reduced in the revised plans in order to provide adequate garden and space around the building.

Residential Amenity

- 7.5 Some residents have stated concerns over the future use of the dwellings as HIMO's. The existing dwelling at No. 23 appears to have been let to students in the past which has created issues for some of the neighbours. This proposal is for two Class C3 dwellings and any form of intensive HIMO use will require a further planning permission by reason of an Article 4 Direction that is in place in this part of the Borough.
- 7.6 The dwellings have been sited and designed to ensure that there is no significant impact on the outlook, privacy and general amenity of nearby residents.

Highway and parking issues

- 7.7 This scheme has provided on-site parking for both the new dwellings and the existing property at No. 23. This is considered sufficient for a

new residential development and within the County Council's parking standards. Residents have concerns regarding both the increase in traffic movements having an impact on highway safety. However, the local road network is considered good enough to accommodate the increase in traffic movements without compromising road safety.

Flooding and drainage issues

- 7.8 Some residents have also raised concerns over the possible impact of this development on the drainage system of the locality and resulting flooding problems. Neither the Environment Agency nor Anglian Water have raised any concerns or objections regarding these issues.

8. CONCLUSION

- 8.1 This proposal has resulted in a significant number of representations with the local residents having concerns over a residential development, particularly of this intensity, on this land. However the site is considered large enough to accommodate two dwellings without having a detrimental impact on the amenity of the residents or highway safety.

- 8.2 One of the dwellings has been reduced in size to reduce the footprint of the development and, therefore, less of an impact on its massing, scale and appearance. Each of the dwellings has on-site parking provision to reduce the likelihood of parking on the public highway. Neither Anglian Water nor the Environment Agency have any concerns regarding the future drainage of the proposed development.

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 92 of the Town and Country Planning Act 1990.

2. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries, including the security measures to be incorporated, 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.

3. 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.

4. 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.

5. No new dwellings shall be occupied until the works shown within the surface water strategy have been carried out and approved in writing by the Council.

Reason To prevent environmental and amenity issues arising in accordance with the aims and objectives of the NPPF.

6. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

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

7. Unless otherwise approved in writing by the local planning authority the vehicular access drives hereby permitted shall be surfaced with hardbound material for the first 5m from the highway and shall incorporate 2.4x2.4m visibility splays adjacent to the highway.

Reason; In the interests of highway safety and the free-flow of traffic in accordance with the NPPF.

10. BACKGROUND PAPERS

10.1 N/2012/0100 & N/2011/0586

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.

