



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 1 May 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0063 **Demolition of existing garage and erection of three dwellings and extension (As amended by revised plans received on 19 March 2012) at No. 2A – 4 Port Road**

WARD: New Duston

APPLICANT: Mr. D. Harvey
AGENT: Mr. T. Dobraszczyk

REFERRED BY: Called in by Cllr Golby
REASON: Application will have a detrimental effect on the area.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The siting, design and appearance of the dwellings situated in an existing residential area is acceptable and will not be detrimental to residential or visual amenity or highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Demolition of an existing single storey sales garage and the erection of three (4 bedroom) terraced dwellings with on-site parking provision. The proposal also includes the erection of first floor side extension to the existing building, which adjoins the building to the demolished. The extension would enlarge this existing building forming further residential (1 bedroom) unit that would be attached to the eastern end of the proposed terrace. Each unit would have private off-street

parking space.

- 2.2 The site is located in an existing residential area as identified in the Northampton Local Plan.

3. SITE DESCRIPTION

- 3.1 Existing single storey car sales garage with adjoining stone building situated on the eastern boundary of the site. The buildings fill almost the entire Port Road frontage and their combined footprint covers the majority of the site area. The site measures some 20m wide with a maximum depth of 22.5m. The stone building is presently used for an unauthorised commercial activity, which is the subject of enforcement investigation. A small part of the rear garden of No. 1 Quarry Road is also included within the application site.
- 3.2 There are dwellings situated to the west of the site and on the opposite side of Port Road. A post office with flat over is located to the east with a small local centre on the adjoining Quarry Road. Port Road is predominantly residential in character and provides access road to the villages at Harlestone and the new relief-road at Sandy Lane.

4. PLANNING HISTORY

- 4.1 N/2002/415 - Erection of 3 dwellings and a bungalow – 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 **Public Protection (NBC)** – No objections, conditions recommended.
- 6.2 **Duston Parish Council** - Suggest on-site car parking spaces or bay-parking bay is located on the opposite of the road. This development will have a detrimental effect on the locality.
- 6.3 **16 Port Road** – accept that the proposed development has been designed sympathetically and has no objection in principle, but expresses concern re its impact on the safety and convenience of parking in Port Road:
- One space for the houses in not enough
 - The road in front of the garage is currently used by residents when the garage is closed, this would be lost with the development
 - Customer parking associated with the Post Office already limits on-street parking and could lead to accidents
 - Unrestricted parking on the south side of Port Road leaves little room for vehicles to pass causing congestion
- 6.4 **2 Port Road (New Duston Post Office)** - concerns over the detrimental impact of the extension / it being too close to no.2 blocking light to a window.
- 6.5 **2b Port Road** - extension will have impact on privacy and light.
- 6.6 **8 Dorchester Court** – no objection to the plan itself, concerned that cars will park on the pavement opposite Dorchester Court and suggests bollards to prevent this.
- 6.7 **81 Duston Wildes** –objection:
- Demolition of the existing premises
 - Change of use
 - The plans are misleading as to the impact
 - Not in keeping with the locality
 - Major issues affecting on-street parking
 - Major issues affecting access to the post office
 - Issues relating to ground contamination due to past commercial uses
 - Demolition raises site management issues re airborne contaminants including asbestos
- 6.8 **34 Port Road** – while the application is acceptable in principle concern is expressed that it would exacerbate existing parking problems and suggests that a parking lay-by should be created to the south of Port Road.

7. APPRAISAL

Principle of development

- 7.1 The site is allocated within an existing residential area and, therefore a residential development is acceptable if it complies with the relevant policies of the Northampton Local Plan.
- 7.2 The site is large enough to contain 3 extra dwellings as it is 20 metres wide with a maximum depth of 22.5 metres. Each new dwelling would have a rear garden with a minimum depth of 6.5 metres.

Siting and design

- 7.3 Each new dwelling would be sited in line with the dwellings situated to the west of the site in Port Road and would have a minimum front garden depth of 5 metres, which would also provide a car parking space.
- 7.4 The new dwellings have been designed to compliment the existing properties on this side of Port Road in the vicinity of the site. Each would be faced in stone with small dormers in both the front and rear elevations. The scale, proportions and general design features positively reflect of those of the neighbouring houses.

Residential Amenity

- 7.5 The proposed development should have no significant impact on residential amenity with no undue overlooking of adjacent and nearby dwellings. The extension to the existing property will have a slight impact on the adjoining dwelling at no. 1 Quarry Road and flat above the post office at no. 2 Port Road. Officers have negotiated a reduction in the scale of this part of the development thereby lessen the impact on those properties.

Parking and Highway Safety

- 7.6 Local residents and Duston Parish Council have raised concerns regarding the parking of vehicles for the new dwellings. The existing commercial garage does not provide any on-site parking which results in customers to the premises parking on Port Road and other local roads especially during the day. As each of the new dwellings would have an on site parking space, it is considered that this would be an improvement on the existing situation with on-street parking in Port Road being capable of accommodating any additional requirement.

8. CONCLUSION

- 8.1 The removal of a commercial building to be replaced with a residential development will not only improve the appearance of the street scene but also improve the amenity of nearby residents.

- 8.2 The development has been designed to compliment the existing properties in the vicinity of the site and an on-site car parking spaces have been provided for each new dwelling.

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. A site investigation shall be carried out and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to the Local Planning Authority for approval.
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 NPPF.
3. All remedial works found to be required under Condition 2 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 NPPF.
4. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition 2 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition 3.
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 NPPF.
5. 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.

6. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building 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.

7. 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.

10. BACKGROUND PAPERS

- 10.1 N/2012/0063

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	11/04/12
Development Control Manager Agreed:	Gareth Jones	20/04/12



Date: SW
 Rev: 20th April 2012
 Scale: 1:1250
 Type: Planning
 File #: Site Location Plan

Title
4 Port Road

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