



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

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

N/2012/0055 **Erection of four detached dwellings (As amended by revised plans received on 27 March 2012)**
Land adjacent to 61 Church Way

WARD: Park

APPLICANT: Mr. D. Corley
AGENT: N/A

REFERRED BY: Called in by Cllr Duncan
REASON: Proposal would result in an overdevelopment of the site and a reduction of residential amenity.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and the following reason:

The site is within an area designated as primarily residential. The proposed dwellings would be in keeping with the character and appearance of the locality in terms of massing, size, scale and design and would have a satisfactory relationship with the existing dwellings and would have an adequate vehicular access. The development therefore accords with Policies E20 and H6 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Erection of four detached dwellings with vehicular access off Church Way serving all four dwellings. Two dwellings are to be sited to the front of the site with the remaining two in a line behind these. The two

houses (Plots A and B) situated to the front of the site are both two storey scale (although one would have a third floor in the roof space), would both have 5 bedrooms and are of a similar design. Behind these it proposed to erect a further 5 bedroom two storey house (Plot C). A less high dormer bungalow (4 bed, two storey) type dwelling (Plot D) is situated in the paddock to the rear of the site.

3. SITE DESCRIPTION

- 3.1 The locality incorporates a mixture of house types ranging from dwellings based loosely on the Arts and Crafts style to modern bungalows and includes a number of substantial dwellings. At present the site is an undeveloped parcel of land of 0.27 hectare in area with mature trees on the front boundary and a mix of fences and walls on the side and rear boundaries. There are some small wooden outbuildings situated to the rear of the site which will be removed.

4. PLANNING HISTORY

- 4.1 N/2004/0626 - outline permission for the erection of 2 dwellings, approved.
- 4.2 N/2007/0772 - reserved matters permission for 2 dwellings, approved.
- 4.3 N/2007/0504 - permission for the erection of 2 dwellings, approved.
- 4.4 N/2010/0774 - re-submission of N/2007/0504 for the erection of 2 dwellings, approved.

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

H6 - Other housing development: within primarily residential area

E40 Crime and Vandalism

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Highway Authority (NCC)** – Made comments on the initial scheme. Following revisions no objections.
- 6.2 **Arboricultural Officer (NBC)** – No objections subject to use of appropriate foundation design.
- 6.3 **4 Churchway Court** – objection in conjunction with other developments in the locality, there will be a significant increase in the level of traffic. Previous permission for a house and bungalow was more suitable. Foundations of Plot 4 could have impact on old stone wall with risk of damage. Development would appear overbearing (any property to the rear of the site should be single storey).
- 6.4 **80 Church Way** - objection - Would result in an over-development of the site. The tandem form the development (i.e. two dwellings located behind to the of frontage) would be cramped and out of character with the area. Important trees could be prejudiced. The cramped form of development would have an overbearing impact on existing properties to the south. Would have an impact on road safety due to increased vehicle movements, the site access's proximity to a bend and additional parking in Church Way. "Garden grabbing" should be resisted and the relatively open nature of the site retained.
- 6.5 **20 Favell Way** - impact on road safety due to proximity to the bend in Church Way.
- 6.6 **79 Church Way** - objection – development is not compatible with the locality. Will have detrimental impact on the adjoining bungalow. Will be detrimental to road safety.
- 6.7 **61 Church Way** – objection – The development would be overbearing and represent over development (a single storey dwelling at plot C and possibly B would be better). New vehicular access to the site would be dangerous. Proposed dwelling is an overdevelopment of the plot. Objection on the revised plan – Plot C should be single storey only due to the impact on their property.
- 6.8 **57 Church Way** – The development would be over-dense and out of keeping with the area. Will have significant detrimental impact on outlook and privacy. Detrimental to road safety particularly as there is a pavement only on one side to Church Way and meaning that pedestrians and wheelchair users must cross the road at this point. Refer to near by development on the grounds of no.53 and suggest that if there is to be development on the application site that this should be limited to three dwellings.
- 6.9 **78 Church Way** – The applicant has done much to make the scheme

acceptable to the adjacent owners. The outstanding concern I have is over the risk of accidents at the entrance due to its location on a hill close to a bend. Suggests that the verge and hedge are turned in to a mini lay-by on each side of the entrance.

7. APPRAISAL

Principle of Development

- 7.1 The principle of development has already been established on the greater part of the site by the granting of the previous permissions for two dwellings. The additional parcel of land situated to the east of the above (i.e. to the rear of the side furthest from Church Way) is also contained within an existing residential area and therefore, can be reasonably developed for residential use. The land is considered large enough to contain four dwellings providing a relatively low density of some 16-17 dwellings per hectare.

Siting, Design and Appearance

- 7.2 The dwellings have footprints and designs to compliment the other properties within the vicinity of the site. The two dwellings situated to the front of the site (Plots A and B) are similar in design and size to a larger property behind those (Plot C) and a dormer dwelling situated in the paddock to the rear of the site (Plot D). The nearby area is currently characterised by similar large detached houses that have been developed in the former rear gardens of houses that front on to Church Way. Overall it is considered that the design and layout of the scheme is in keeping with the character of the area,

Residential Amenity

- 7.3 Following negotiation by officers, Plots A, B and C have been reduced in height and mass to limit their impact on the respective nearby properties of 57 and 61 Church Way. Plot A has been redesigned with a hipped roof and reduced in height by 1 metre. The eaves of Plot B closest to No. 57 has been reduced by 0.6 metre and the overall height of the dwelling reduced by 2 metres. Plot C has been significantly redesigned with the wall on the southern boundary being reduced in length by 1.8 metres and the height of the garage reduced by 2.2 metres and the dwelling by 1.1 metres. The southern elevation of Plot C has a significant reduction in mass compared to the bungalow approved under the previous consent. As there is now adequate separation distance between the proposed dwellings and the existing properties there will not be any significant impact on the outlook and amenity of neighbouring residents. The new vehicular access is situated to the north of the site which provides a further separation between the proposed houses and the existing dwellings to the north.

Highway Safety

- 7.4 The proposed vehicular access at the junction with Church Way, which would served all four proposed dwellings, has been improved as shown on the revised plan to ensure that highway safety is not prejudiced. Each property has adequate on-site parking provision. The existing road network has sufficient capacity to cope with the increase in traffic movements created by this development. In light of the revised details the Highway Authority has raised no objections to the application.

Trees

- 7.5 Following considerable dialogue and the submission of revised drawings and additional information, the Council's Arboricultural Officer is now satisfied that the important trees situated to the front and adjacent to the site in Church Way will be protected with the necessary tree protection measures.

8. CONCLUSION

- 8.1 The greater part of the site already has the benefit of a planning permission for two dwellings and the increased area of land is considered sufficient to accommodate the number and type of dwellings proposed. Two of the properties have been reduced in size to ensure the amenity of the adjoining properties is protected.
- 8.2 The site has good vehicular access and each dwelling would have on-site parking provision. The important trees within the site have been retained with conditions recommended to provide protection during construction.

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. Prior to the commencement of any development on site, the proposed access shown on the revised plan submitted on 27 March 2012 shall be constructed and completed in accordance with the approved details and thereafter used by all construction traffic and the existing accesses

shall be closed to all traffic.

Reason - In the interests of highway safety in accordance with the NPPF.

(4) Prior to the commencement of any development on site, full details of the means of closing the existing access and reinstatement of the highway shall be submitted to and approved in writing by the Local Planning Authority and completed prior to the first occupation of either dwelling.

Reason: In the interests of highway safety in accordance with NPPF.

(5) All existing trees and hedges within the site shall be retained and shall not be pruned or cut back without the prior written consent of the Local Planning Authority first being obtained.

Reason: To protect the existing trees within the site in accordance with Policy E20 of the Northampton Local Plan.

(6) Prior to the commencement of development or any machinery being brought onto the site, fencing shall be erected around all retained trees to a specification and on an alignment to be submitted to and approved in writing by the Local Planning Authority and thereafter retained until the completion of the development and the removal of all machinery and construction vehicles from the site.

Reason: To protect the existing trees within the site in accordance with Policy E20 of the Northampton Local Plan.

(7) Within the fenced areas no alteration shall be made to the existing ground levels, no excavations shall be made, no vehicles shall be driven or plant sited, no materials shall be stored and no bonfires shall be lit.

Reason: To protect the existing trees within the site in accordance with Policy E20 of the Northampton Local Plan.

(8) The existing wall located on the northern boundary of the site shall be retained at the current height unless otherwise agreed in writing by the Local Planning Authority.

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

(9) Prior to the commencement of development and notwithstanding the details contained within this application further details shall be submitted to and approved in writing by the Local Planning Authority in respect of screening the southern, eastern and northern boundaries of the site which shall be implemented prior to the first occupation of either dwelling.

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

(10) Full details of the proposed surface treatment for all parking areas, footpaths and private drives including their gradients shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on the site. Development shall be carried out in accordance with these approved details

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2012/0055, N/2010/0774, N/2007/504, N/2004/0626 & N/2007/0772.

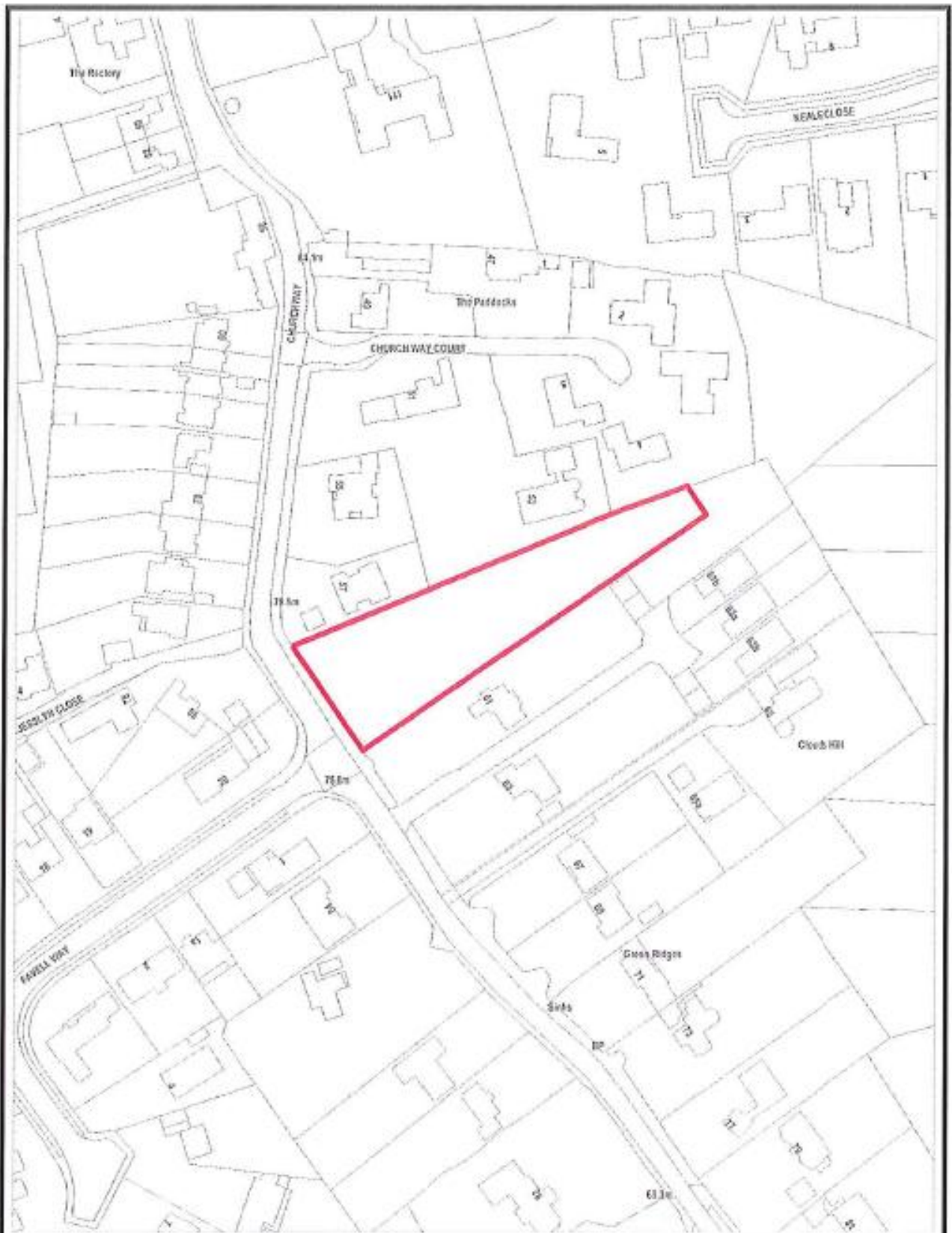
11. LEGAL IMPLICATIONS

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



Ref: SW
 Rev: 20th April 2012
 Scale: 1:1250
 For: Planning
 Project: Site Location Plan

Title
Land adj to 61 Church Way

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