

**NORTHAMPTON BOROUGH COUNCIL  
PLANNING COMMITTEE  
28 APRIL 2004**

**DECISION LIST**

Application No: **N/2003/1294**  
Location: **Land east of Lowood House, The Avenue, Cliftonville**  
Proposal: **New block of 5no. apartments (As amended by revised plans received on 26 April 2004)**

**REFUSAL** for the following Reason:

By reason of its siting, bulk and relationship with existing residential properties, the proposed development would represent an over-intensive form of development, out of character with the surrounding area and detrimental to the amenities of the locality resulting in overlooking of adjoining residential properties, excessive massing and loss of outlook from those properties. The proposals are, therefore, contrary to Policies E20, H7, H12, H15 and H20 of the Northampton Local Plan.

Application No: **N/2003/1608**  
Location: **3 Adelaide Terrace, Barrack Road**  
Proposal: **Change of use from residential to warden controlled student accommodation and Internal and external alterations (retrospective)**

**REFUSAL** for the following reason:

The proposed use would add to the number of non-single households in Barrack Road, to the detriment of the character of the area, and the amenities of local residents contrary to Policies H28 and H31 of the Northampton Local Plan.

Application No: **N/2003/1624**  
Location: **12 Duke Street (former HMS Northampton)**  
Proposal: **Demolition of existing building and erection of 18 flats**

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

The siting, size and design of the proposed development is considered acceptable with adequate forms of residential accommodation in accordance with Policies H7, H20, B14 and E20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five 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 by the Council prior to the commencement of construction work on site.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(3)** The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Council.

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(4)** Full details of the proposed surface treatment of the access and parking areas shall be submitted to and approved by the Council prior to the commencement of construction work on site.

**Reason:** To secure a satisfactory standard of development.

**(5)** Development shall not begin until a scheme of investigation and assessment to identify the extent of contamination and the measures to make the land fit for the proposed use has been submitted to and approved in writing by the Council and implemented.

**Reason:** In the interests of health and safety and the quality of the environment generally.

**(6)** Two weeks prior notice shall be given of the exact date on which it is proposed that construction of the development hereby permitted is to begin. During the construction period representatives of Northamptonshire County Council (PO Box 163, County Hall, Northampton, NN1 1AX – Tel: 01604 237247) shall be allowed access to the site in order to inspect the building and record all findings of archaeological interest, provided that this shall not interfere unreasonably with the progress of the development.

**Reason:** In the interests of archaeological research.

**(7)** When the new access hereby permitted is brought into use, the existing access shall be permanently closed (and the highway reinstated) in a manner to approved in writing by the Council, and no further points of access shall be created thereafter.

**Reason:** To confine access to the permitted point in order to ensure that the development does not prejudice the free flow of traffic or conditions of highway safety along the neighbouring highway.

**(8)** The 2no. mobility units shall be provided in accordance with the Council's mobility housing standards and implemented concurrently with the development.

**Reason:** To ensure that adequate provision is made for people with disabilities.

**(9)** The proposed parking spaces, cycle store and bin store as shown on the submitted plan shall be provided prior to the first occupation of the flats hereby approved and thereafter retained at all times.

**Reason:** To ensure that adequate parking and other facilities are provided.

**(10)** No alteration or demolition shall take place until the developer (or their successors in title) has secured the implementation of a programme of buildings recording according to a written scheme of investigation submitted by the developer, in response to a recording brief issued by Services Northamptonshire Historic Environment Team (01604 237093), prior to the work commencing on site.

**Reason:** To ensure that a record exists of the factory in the interests of archaeological research.

Application No: **N/2004/79**  
Location: **The Workhouse P.H., 58-60 Wellingborough Road**  
Proposal: **Removal of condition No. 2 (No music to be played outside the hours of 09:00 – 23:30) of permission N/2003/0387**

**REFUSAL** for the following reason:

The playing of amplified or other music in the public house outside the hours of 09.00 - 23.00, by reason of the site's proximity to residential properties, would give rise to noise and disturbance at anti-social hours of the night to the detriment of residential amenity contrary to Policies H20 and R5 of the Northampton Local Plan.

Application No: **N/2004/99**  
Location: **144 Boughton Green Road**  
Proposal: **Erection of single storey side and front extensions**

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

The siting, size and design of the extension and its impact on residential amenity are considered acceptable and in accordance with Policy H18 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** The external walls and roof of the extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extensions harmonise with the existing building.

**(3)** Further details regarding the fencing to be erected on the boundaries of the site with No. 142 & 146 Boughton Green Road shall be submitted to and be approved by the Council prior to the commencement of the construction of the extensions and erected prior to the extensions being brought into use and thereafter maintained.

**Reason:** In the interests of amenity.

**(4)** There shall be a maximum number of ten residents living at the property at any one time.

**Reason:** In the interests of the amenity of adjoining occupiers

Application No: **N/2004/205**  
Location: **134 Adnitt Road**  
Proposal: **Change of use of part of ground floor shop to Chiropody Clinic**

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

The proposed use is appropriate within a shopping centre and is not likely to result in loss of amenities by undue noise and disturbance in accordance with Policy R9 and H20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town & Country Planning Act 1990.

**(2)** The use of the premises as a chiropody clinic shall be limited to the area shown on the submitted floor plans.

**Reason:** For the avoidance of doubt and to ensure that a retail element is retained.

Application No: **N/2004/208**  
Location: **102 Hood Street (rear of 195 and 197 Kettering Road)**  
Proposal: **Conversion of garage to flat with erection of single storey extension and pitched roof**

**APPROVAL** for the following reason:

The conversion and extension of the existing garage will provide for a satisfactory standard of development of accommodation and whilst outside an existing residential area this is unlikely to prejudice the amenities of future occupiers in accordance with Policy H7 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five 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 by the Council prior to the commencement of construction work on site.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(3)** The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the Council.

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(4)** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstanding, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Council.

**Reason:** To prevent overdevelopment of the site.

Application No: **N/2004/231**  
Location: **110 Wellingborough Road**  
Proposal: **Single storey rear extension to accommodate freezer units (retrospective)**

**REFUSAL** for the following reason:

The rear extension, by reason of its design and the external materials used, is out of keeping with the existing building and the nearby properties detrimental to the appearance and character of the locality contrary to Policy E20 of the Northampton Local Plan.

Application No: **N/2004/232**  
Location: **26 Penfold Drive, Great Billing**  
Proposal: **Erection of three houses, garages and associated works**

**REFUSAL** for the following reasons:

**(1)** The siting and size of the dwellings and the layout of the development would result in the loss of many mature trees and a protected woodland, to the detriment of the visual and residential amenities of the area, contrary to Policies E11, E12, H6 and H19 of the Northampton Local Plan.

**(2)** The size, scale and design of the dwellings would not be in-keeping with the character and appearance of the streetscene, to the detriment of the visual amenities of the area, contrary to Policies E20, H6 and H15 of the Northampton Local Plan.

**(3)** The proposal over provides on-site parking and would discourage the use of alternative means of transport, contrary to the aims and objectives of PPG13: Transport and contrary to Policy T10 of the Northamptonshire County Structure Plan and Policies H6, H12 and T17 of the Northampton Local Plan and the Council's Supplementary Planning Guidance: Parking.

**(4)** The siting of the dwellings and the alignment of the driveway would be harmful to the amenity of adjacent occupiers, through the loss of outlook and general disturbance, contrary to Policies H15, H19 and T10 of the Northampton Local Plan.

Application No: **N/2004/238**  
Location: **Land adjoining 12 Watering Lane, Collingtree**  
Proposal: **Change of use from agricultural land to garden land**

**REFUSAL** for the following reason:

The development would extend the built up area of the village into the adjoining Greenspace, detrimental to the character and setting on the village and the function of the Greenspace contrary to Policy E6 of the Northampton Local Plan.

Application No: **N/2004/263**  
Location: **3 Adelaide Terrace, Barrack Road**  
Proposal: **Change of use from residential to warden controlled student accommodation and Internal and external alterations (retrospective)**

**REFUSAL** for the following reason:

The alterations, in particular the partitioning of rooms on the ground floor, result in damage and loss of original features and are detrimental to the character of the Listed Building. The alterations are therefore contrary to policies E23 and E24 of the Northampton Local Plan and PPG15: Planning and the Historic Environment.

Application No: **N/2004/267**  
Location: **5 Neale Close**  
Proposal: **Replace existing flat roof with pitched roof and front dormer windows**

**REFUSAL** for the following reasons:

**(1)** The proposed roof, by reason of its excessive height, would appear bulky and out of proportion with the original bungalow to the detriment of its appearance contrary to Policy H18 of the Northampton Local Plan and Supplementary Planning Guidance 'Residential Extensions Design Guide'.

**(2)** The proposed roof, by reason of its height, form and pitch together with the front dormer windows, would be out of keeping with the surrounding townscape. The bungalow's prominent siting and elevated position would result in the roof dominating Neale Close harming its character and appearance contrary to Policy H18 of the Northampton Local Plan and Supplementary Planning Guidance 'Residential Extensions Design Guide'.

Application No: **N/2004/274**  
Location: **23 Weedon Road**  
Proposal: **Conversion of dwellinghouse to 4 flats and erection of rear staircase**

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

The proposed conversion would provide an adequate form of residential accommodation and not be detrimental to the amenities of the occupiers of nearby residential properties and in accordance with Policies H21, H22, H23 and H25 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** The accommodation shall be used solely in accordance with the approved drawings, unless otherwise agreed in writing by the council.

**Reason:** To ensure that a satisfactory standard and layout of accommodation is provided in the interests of the amenity of occupants and nearby residents.

**(3)** Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the development being first brought into use and retained thereafter.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

**(4)** Full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved by the Council prior to the commencement of development hereby permitted, provided prior to the development being first brought into use and retained thereafter.

**Reason:** To ensure the provision of adequate facilities.

**(5)** The external walls and roof of the staircase extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

Application No:       **N/2004/283**  
Location:               **105 St Michaels Road**  
Proposal       :       **Change of use of ground floor to stage/dance school**

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

The proposal would extend an existing facility, providing disabled access and would not result in undue detriment to the amenities of adjacent and nearby residents in accordance with Policy H20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** A scheme shall be submitted to and approved by the Council which specifies the sources of noise on the site whether from fixed plant or equipment or noise generated within the building and the provisions to be made for its control and the approved scheme shall be implemented prior to the commencement of the use hereby permitted and thereafter maintained.

**Reason:** To protect the amenities of nearby occupants from noise and vibration.

**(3)** Access shall be provided to the development hereby approved and facilities provided for people with disabilities in accordance with the details shown on the approved plan, implemented concurrently with the development, completed prior to the commencement of the use hereby permitted and be retained thereafter.

**Reason:** To ensure satisfactory access for people with disabilities to the development.

**(4)** Details of the provision for the storage of refuse shall be submitted to and approved by the Council, implemented prior to the commencement of the use hereby permitted and thereafter maintained.

**Reason:** In the interests of amenity and to secure a satisfactory standard of development.

Application No: **N/2004/299**

Location: **8-18 Abington Street**

Proposal: **Conversion of first and second floors into 13 No. apartments**

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

The proposals represent a re-use of the upper floors of a commercial premises in a sustainable location and are in accordance with Policy H26 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** All alterations shall be made good using materials to match the existing building.

**Reason:** In the interests of visual amenity and to ensure that the development will harmonise with its surroundings.

**(3)** The secure and covered parking of bicycles shall be provided prior to the development being first brought into use and thereafter maintained.

**Reason:** To ensure the provision of adequate facilities.

**(4)** Unless otherwise agreed in writing by the Council, a total of 2 of the flats hereby permitted shall be constructed to the Council's Mobility Standards in accordance with details to be first submitted to and approved in writing by the Council and shall be maintained as such thereafter.

**Reason:** To ensure the provision of adequate and appropriate facilities

**(5)** Full details of a sound insulation and ventilation scheme to protect the development from external noise shall be submitted to and approved by the Council and the approved details shall be implemented prior to the occupation of the dwellings hereby permitted and retained thereafter.

**Reason:** In the interests of residential amenity and to secure a satisfactory standard of development.

**(6)** The use shall not commence until sound insulation to the floor/ceiling/walls between it and the residential accommodation above or adjacent has been provided in accordance with details approved in writing by the Council.

**Reason:** In the interests of residential amenity.



**(7)** Notwithstanding the details submitted with the application, further details of the means of controlling entry to and within the site shall be submitted to and approved in writing by the Council prior to commencement of development. The approved details shall be implemented concurrently with the development and maintained thereafter.

**Reason:** In the interests of personal safety and security.

**(8)** Before any of the second floor flats are first occupied details of the means of enclosure to the second floor balcony areas of the Dychurch Lane Frontage shall be submitted to and approved in writing by the Council and shall be erected and thereafter permanently retained as such.

**Reason:** In the interests of residential amenity.

Application No:       **N/2004/305**  
Location:               **63 Rushmere Road**  
Proposal         :       **Change of Use from Residential House to Day Care Facility  
(retrospective)**

**REFUSAL** for the following reasons:

**(1)** The change of use to a day care centre represents the introduction of an overly intensive use in a primarily residential area to the detriment of the character of the area and the amenities of existing residents through general disturbance and noise contrary to Policy H19 of the Northampton Local Plan.

**(2)** The change of use has resulted in the increase of traffic in the vicinity of the site which is likely to lead to conditions prejudicial to the free flow of traffic and general highway safety, contrary to Policies H19 and T9 of the Northampton Local Plan.

Application No:       **N/2004/372**  
Location:               **Northampton College, Booth Lane**  
Proposal         :       **Library Extension**

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

The siting, size and design of the extension and its impact on visual amenity are considered acceptable and in accordance with Policy E20 of the Northampton Local Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2)** The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

Application No: **N/2004/404**  
Location: **Ecton Brook Middle School, Ecton Brook Road**  
Proposal : **New community centre with parking and access area**

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

The proposed development will provide a community facility without harm to interests of acknowledged importance in accordance with the Development Plan particularly Policy T3 of the Northamptonshire Structure Plan.

**(1)** The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Reason:** To comply with Section 91 of the Town and Country Planning Act 1990.

**(2) The** external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

**Reason:** In the interests of visual amenity to ensure that the extension harmonises with the existing building.

**(3)** Notwithstanding the details submitted, further details of the proposed new palisade fencing shall be submitted to and approved by the Council prior to the commencement of construction work on site.

**Reason:** In the interests of visual amenity and to secure a satisfactory standard of development.

**(4)** No development shall take place until details in respect of the additional footpath link along Ecton Brook Road, to provide access to the site, have been submitted to and approved by the Council and the approved details shall be implemented prior to the first use of the development unless otherwise agreed in writing by the Council.

**Reason:** In the interests of highway and pedestrian safety and to secure a satisfactory standard of development.

**(5)** The premises shall not open between 23.00 hours and 08.00 hours

**Reason:** In the interests of residential amenity.