



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 29th May 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0268: Erection of 2 no. 2 bed detached bungalows
at Rear of 85 Wheatfield Road

WARD: Headlands

APPLICANT: Acorn Homes
AGENT: Architectural Solutions

REFERRED BY: Scheme of Delegation
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

1.1 The statutory consultation period expires on 1 June 2012 and as such the Council cannot formally determine the application on the day of the Planning Committee meeting. Therefore the recommendation below is made subject to the Council not receiving any further objections to the planning application which raise new material planning considerations (i.e. that is not before the Planning Committee when it considers the application).

1.2 **APPROVAL IN PRINCIPLE** subject to conditions and the matters set out in paragraph 1.1 above for the following reason:

The proposed development would have no adverse impact on the streetscene or on the amenities of existing neighbouring residents and would provide a satisfactory standard of development. The proposal would thereby comply with policies E20 and H6 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Erection of a pair of two bed semi-detached bungalows with off-street

parking and front and rear gardens.

3. SITE DESCRIPTION

- 3.1 Area of garden land to the rear of two established dwellings, fronting onto a highway.

4. PLANNING HISTORY

- 4.1 None.

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 NPPF.

5.3 Northampton Borough Local Plan

E20 – New Development

E19 – Implementing Development

H6 - Housing Development within Primarily Residential Areas

H10 - Backland Development

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** - A Section 184 licence is required to construct vehicular crossover over an existing highway verge or footway to form a private drive. The parking area should be paved with the hardbound surface material. We have a concern over the parking at the above site. Ideally the development will require 4 parking spaces. Only two have been proposed. There is scope to accommodate one more parking space at the eastern side of the access. This is outside plot 2.

- 6.2 Letters received from neighbouring occupiers at **59 Beech Avenue** and **87 Wheatfield Road** in **support** of the application.

- 6.3 At the time of writing this report the last day for representations from neighbouring occupiers had yet to expire, and will only expire after the Committee date. Representations received before the Committee

meeting will be reported via the Addendum report.

7. APPRAISAL

- 7.1 The main issues to consider in this case are the impact on the street scene and on the amenities of adjoining occupiers.
- 7.2 The proposal is for a pair of semi-detached bungalows of limited size, which would reflect the scale of similar bungalows opposite, but would be designed in a more traditional style.
- 7.3 It is considered that, due to the similar proportions to the buildings opposite and the modest scale of the development, no adverse impact on the street scene would result.
- 7.4 The bungalows would be 16m from the rear of properties on Wheatfield Road, with windows in the side elevation screened by the boundary fence, and 30m from the rear of those on Beech Avenue. The separation across Broadway East would be 25m. Therefore it is considered that would be no adverse impact on adjoining occupiers.
- 7.5 Two off-street parking spaces are proposed, one for each of the two bedroom dwellings. Comments from the Highway Authority state that four spaces would be preferable, however it is not considered that these can be insisted upon, given the availability of on-street parking in the general area and given the size of the units proposed.

8. CONCLUSION

- 8.1 It is considered that the proposed development would have no adverse impact on the streetscene or on the amenities of existing neighbouring residents and would provide a satisfactory standard of 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 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, before development commences. 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) 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/2012/0268.

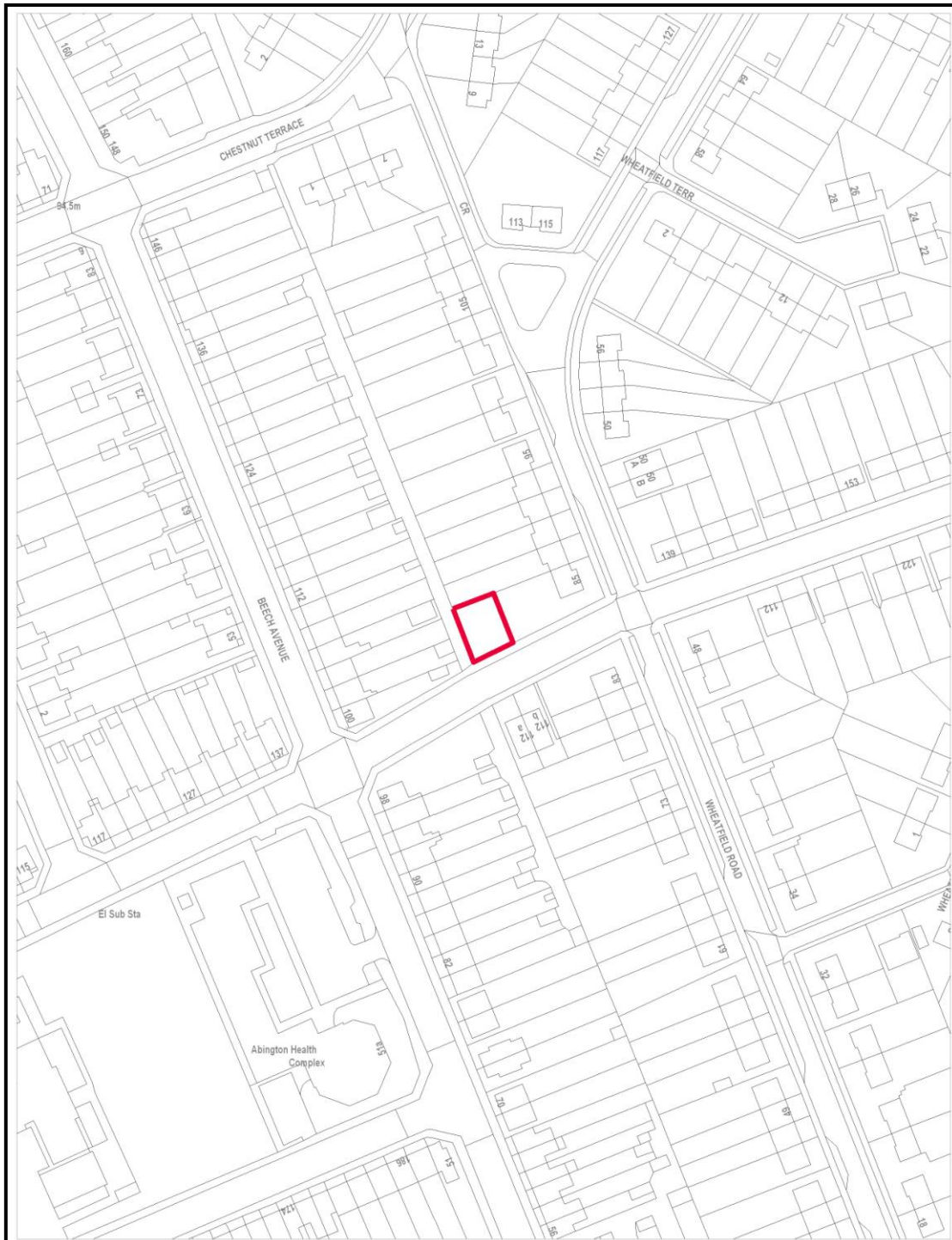
11. LEGAL IMPLICATIONS

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:	A Holden	14/05/12
Development Control Manager Agreed:	Gareth Jones	16/05/12



Name: SW
 Date: 17th May 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
Rear Of 85 Wheatfield Road

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