

PLANNING COMMITTEE: 4 September 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0690: Application for a non-material amendment to Planning Permission N/2011/1070 for the erection of 17 dwellings, to reposition parking at Plot 13, changes to access at Plots 15 and 16, changes to the site entrance road, layout changes to three bedroom/five person and two bedroom/four person dwellings, revised window sizes, changes to finished floor levels and relocation of photo-voltaic panels. Robinson House, Burrows Court, Northampton

WARD: Brookside

APPLICANT: Mr P. Wootton; Orbit Homes (2020) Ltd
AGENT: Mr. P. Bowling; Lovell Partnerships Ltd

REFERRED BY: Head of Planning
REASON: Affects NBC owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL for the following reason:

The proposed amendments would not materially affect the previously approved scheme or its environs and therefore the proposal is acceptable.

2. THE PROPOSAL

2.1 The applicant has applied for a non-material amendment to a previously approved scheme to make alterations the access arrangements / parking, making slight variations to the route of the access road into the development, minor changes to external

appearance of some dwellings and alterations to the internal layout of some units.

2.2 In more detail the proposed changes are:

- An increase in the level of the dwelling on Plot 6 by 30cm relative to the dwelling on Plot 5; variations in the levels of the dwellings on Plots 9-12 by between 20cm and 50cm; the increase in the level of Plot 13 relative the dwelling on Plot 13 by 50cm; and the increase in the level of the dwelling on Plot 17 by 20cm relative to the dwelling on Plot 16;
- A variation of the floor plans of the dwellings concerned so that the kitchen is located to the front of the dwelling and the living room to the rear. This necessitates a change in window size to meet the needs of the revised types of rooms;
- Alterations to the position of solar panels on the permitted dwellings (quantity would not change);
- Relocating the two car parking spaces serving Plot 13 from the side of the plot to the rear. As a consequence of this, the two spaces serving Plot 16 need to move northwards by approximately 1.2m. The access path to the rear gardens of Plots 15 and 16 would therefore run in between the two rows of car parking spaces; and
- The kink in the access road adjacent to the Plot 14 is to be removed.

3. LEGISLATIVE BACKGROUND

3.1 In 2009, the Government revised the contents of the Town and Country Planning Act by inserting Section 96a. This enables Local Planning Authorities to approve minor changes to previously approved developments providing that such changes do not materially affect the overall scheme. The purpose of this amendment is to allow for developers to gain approval for minor changes to approved schemes without necessitating a new full application for planning permission. Applications of this type are normally determined under delegated powers. This application must be determined by the Planning Committee as it affects land that is owned by the Council. The nature of these types of application is such that the previously approved conditions and Section 106 Agreement remain in force.

4. SITE DESCRIPTION

4.1 The application site previously contained Robinson House, a large building featuring 66 bedsits for single person occupation. This building is in the advanced stages of demolition; demolition was granted prior notification consent by the Council in July 2011. The surrounding area is residential in character, with the majority of dwellings being two and three storey houses. The site contains a number of mature trees and is adjacent to Lumbertubs Way to the west, which serves as one of the main orbital routes around

Northampton. The site is also adjacent to the Grade II Listed Billing Arbours House to the north.

5. PLANNING HISTORY

- 5.1 N/2011/0570 – Application for Prior Notification of proposed demolition – Approved
- N/2011/1070 – Erection of 17 dwellings – Approved

6. PLANNING POLICY

6.1 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.

6.2 National Policies:

National Planning Policy Framework and specifically the following paragraphs:

- 17 – Core planning principles
- 50 – Housing requirements
- 56 – Design

6.3 Northampton Borough Local Plan

- E11 – Trees and Hedgerows
- E19 – Implementing Development
- E20 – New Development
- E40 – Planning and Crime

6.4 Supplementary Planning Guidance

- Parking
- Planning Out Crime

7. APPRAISAL

- 7.1 Given that the application type is a non-material amendment, the overall principle of the greater development has been deemed acceptable and as a result of this, it cannot be reconsidered. Instead, the matter for consideration
- 7.2 In terms of the reconfiguration of the dwellings, it is considered that the proposed changes to the ground floor do not impact upon the amenities of the surrounding properties or the residents of the previously permitted development. Whilst it is accepted that this revision to the floor plan of the dwellings necessitates amendments to the fenestration to the front elevation of the buildings; however, as the windows would be made slightly smaller and not impact upon the character of the design

- 7.3 The changes to the heights of the building emanate as a result of a need to be make amendments to the development by reason of the prevailing site levels. However, by reason of the scale of changes (between 0.2 and 0.5m), it is considered that there would be no overall change to the impacts of the approved development.
- 7.4 The revisions to the car parking serving Plot 13 would see the spaces being moved from the side of the plot to adjacent to the rear boundary. The spaces would maintain a reasonable level of surveillance (particularly due to the level of activity associated with the dwelling situated on Plot 15). Furthermore, the level of garden space associated within this dwelling would not be significantly altered. This revision requires a slight amendment to the positioning of the parking serving Plot 16, which would not materially affect the acceptability of the development.
- 7.5 The proposed revisions would also result in a small 'kink' within the access road being removed. This would create a straighter road into the development, although the broad alignment would be unchanged from the previous application.

8. CONCLUSION

- 8.1 It is considered that the proposed revisions would not materially affect the impacts of the previous scheme and therefore the proposed amendment is considered acceptable.

9. BACKGROUND PAPERS

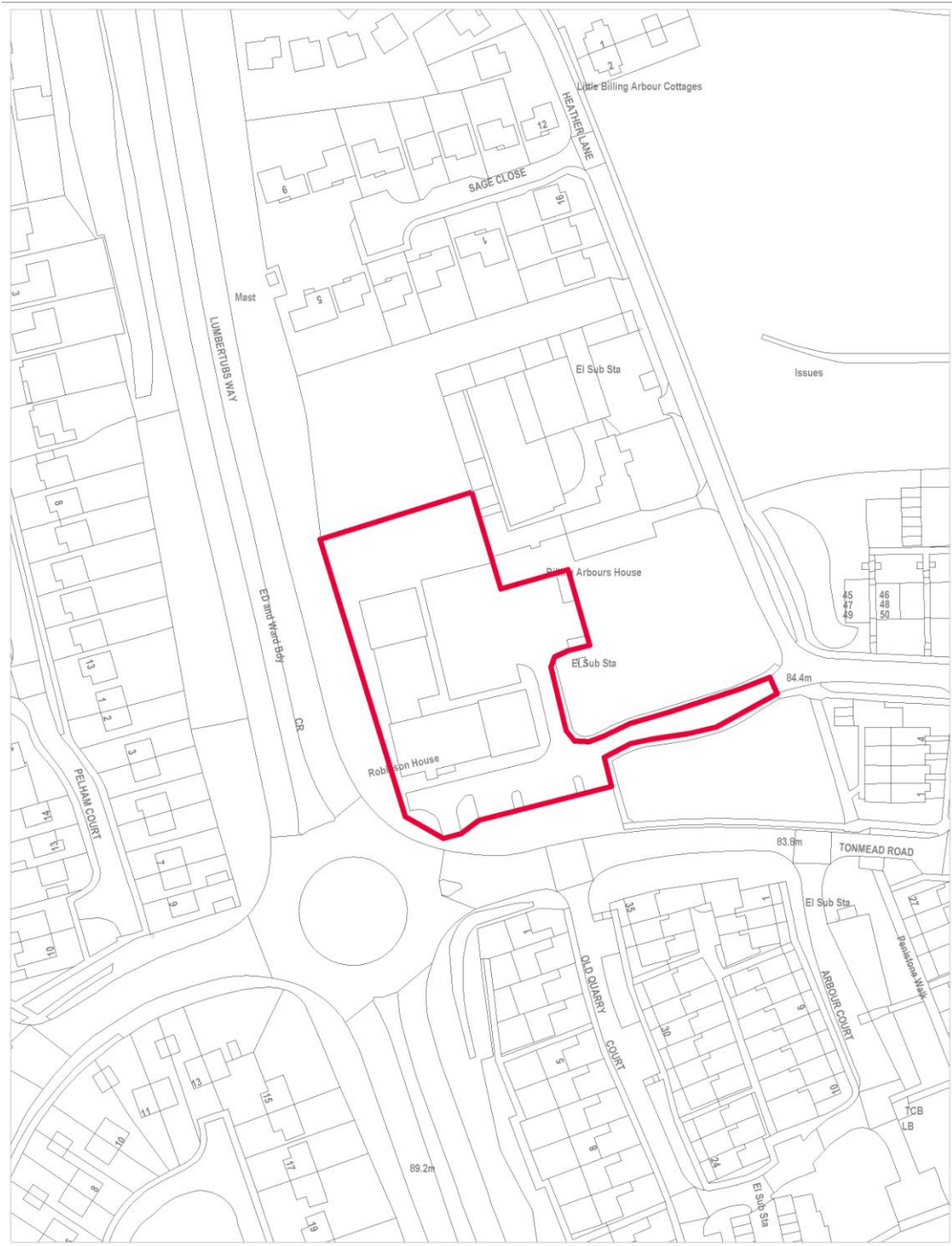
- 9.1 N/2011/1070 and N/2012/0690.

10. LEGAL IMPLICATIONS

- 10.1 None.

11. SUMMARY AND LINKS TO CORPORATE PLAN

- 11.1 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.



Name: BG
 Date: 23rd August 2012
 Scale: 1:1250
 Dept: Planning
 Project: Location Plan

Title
Robison House, off Burrows House

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