



PLANNING COMMITTEE: 15 January 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/1132 **Erection of 1 no. 3 bed detached dwelling
and associated access at land adjacent to
Southfields Cottage, Billing Lane**

WARD: Talevera

APPLICANT: Mr. A Pearson
AGENT: Architectural Solutions

REFERRED BY: Cllr. Meredith
REASON: Highway impact

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 The principle of a residential development in an existing residential area is acceptable. Due to the siting, scale and design of the proposed dwelling it would not have a detrimental impact on the streetscene or on visual or residential amenity. The applicant has demonstrated the development would not harm highway safety. The proposed scheme therefore accords with Policies H6 and E20 of the Northampton Local Plan and the NPPF.

2. THE PROPOSAL

2.1 Erection of a detached 2-storey dwelling some 8.7m wide, 11.4m deep and constructed of facing stonework on the front elevation and a rendered finish on the others with a tiled roof. The proposed floor plans show W.C. lounge, study and kitchen / diner at ground floor and 3 bedrooms (1 with en-suite) and family bathroom.

2.2 The site, which forms part of the curtilage of Southfields Cottage, measures 0.038 hectare in area and would be served by a vehicular access to be shared with Southfields Cottage off Billing Lane. The other existing vehicular access is to be closed. The double garage

which currently serves Southfields Cottage is proposed to be subdivided with half retained for the existing house and the other for the new house.

3. SITE DESCRIPTION

- 3.1 The site lies to the north of Southfields Cottage and measures 29 metres deep and 15 metres deep and is presently the side garden of that property. The locality is predominantly residential characterised by detached dwelling but Southfields Cottage, which was originally two dwellings and converted into one in 1979, is totally unrelated to the relatively new housing development adjoining it.
- 3.2 The site is situated on a slight bend on the western side of Billing Road which is a 'C' classified road with a 40mph speed limit at this section. The plot is allocated within an existing residential area.

4. PLANNING HISTORY

- 4.1 89/0758 – erection of new dwelling – refused.
- 4.2 89/1320 – erection of new dwelling - refused and dismissed on appeal.
- 4.3 91/0741 – erection of new dwelling – refused.
- 4.4 N/2011/0043 – erection of new dwelling – refused for the reasons:

1) This proposal would result in a significant intensification in the use of the existing vehicular access points which have restricted visibility onto a local distributor road with the increase in traffic movements further endangering highway safety contrary to the guidelines contained within PPG13.

2) Due to the restricted nature of the plot and size and design of the dwelling, the proposal would result in a cramped form of development unrelated to the existing Southfields Cottage in particular and the appearance and character of the locality in general contrary to Policies H6 and E20 of the Northampton Local Plan.

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:**
National Planning Policy Framework (NPPF).

5.3 **Northampton Borough Local Plan**
E20 – New Development
H6 - Housing Development within Primarily Residential Areas

6. **CONSULTATIONS / REPRESENTATIONS**

6.1 **Highway Authority** – No objections.

6.2 **57 Barley Hill Road** – no objection to the erect a dwelling but concerns over potential impact on trees.

6.3 **Arboricultural Officer** - No objections with a condition requested to protect a nearby the Ash tree.

7. **APPRAISAL**

7.1 Previous applications for the erection of a dwelling on this site were refused on the grounds that it would be an overdevelopment of the site, the design of the property would be out of character and it would be detrimental to highway safety.

Highway Safety

7.2 The main issue regarding the development of the plot was the problem of access and egress to and from the site and the possible impact on highway safety. Since the applications were refused in 1989 and 1990, with one being dismissed on appeal, Billing Lane has had a speed limit of 40 mph introduced in this section in order to improve highway safety and reduce the likelihood of accidents. The applicant has now provided the necessary vision splay for the egress points from the site by first removing and then replanting some of the boundary hedge and also carrying out the required traffic survey. The number of access points to the site has also been reduced to one. The Highway Authority has confirmed that there has been no recorded injury collisions at this location within the last 5 years and considers the current proposal to be acceptable in terms of highway safety.

7.3 The existing double garage would be shared between Southfields Cottage and the proposed dwelling and hardstanding formed to provide the necessary parking provision for other houses.

Siting

7.4 The size of the plot is considered large enough to contain the proposed dwelling, which is of smaller proportions compared to the scheme refused in 2011, which was a 4 bed roomed house with integral garage. The proposed house would be similar in size to those in the adjoining residential development. Furthermore, there

would still be a rear garden of almost 10m in depth.

Design and Appearance

- 7.5 The appearance of the proposed dwelling has been significantly improved since the previous refusal in 2011. It is now proposed to use stonework on the front elevation compared to brick, which would be more in keeping with the adjoining Southfield Cottage. The design has also been radically altered with a gable frontage to harmonise with the cottage.
- 7.6 Although part of the intervening hedge with the adjoining property no.55 Barley Hill Road would be removed, the existing boundary fence would be retained to ensure there is no significant impact on the amenity of that property. There is a separation distance of at least 15m to the other properties to the rear of the site to preserve their amenity.

Trees

- 7.7 Concerns have been raised regarding the potential impact of the development on nearby trees. The Council's Arboricultural Officer has visited the site and is satisfied with the proposed scheme as long as a condition is attached to the permission to protect the Ash tree situated at the rear.

8. CONCLUSION

- 8.1 It is considered that the size, siting and appearance of the proposed dwelling is a significant improvement on the previous scheme and is now acceptable. Furthermore, the applicant has now demonstrated that there would not now be any significant impact on highway safety.

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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) Prior to the commencement of development 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) Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved by the Local Planning Authority

and implemented prior to the occupation of the dwelling 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.

(4) The Ash tree situated in the rear garden of the adjacent property shall be protected for the duration of the development by a stout fence to be erected and maintained on an alignment to be approved in writing by the local planning before any works commence. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit, nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

(5) 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 be approved in writing by the Local Planning Authority, and no further points of access shall be created thereafter.

Reason: To confine access to the permitted point(s) in order to ensure that the development does not prejudice the free flow of traffic or conditions of highway safety along the neighbouring highway in accordance with the aims of the NPPF.

(6) The proposed vehicular access to the site must be at least 4.5 metres wide for the first 5 metres of its length and paved with a hard bound surface at all times.

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

(7) No gate is to be erected at the entrance to the vehicular access at any time.

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

(8) The first floor side facing windows shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policies H6 and E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

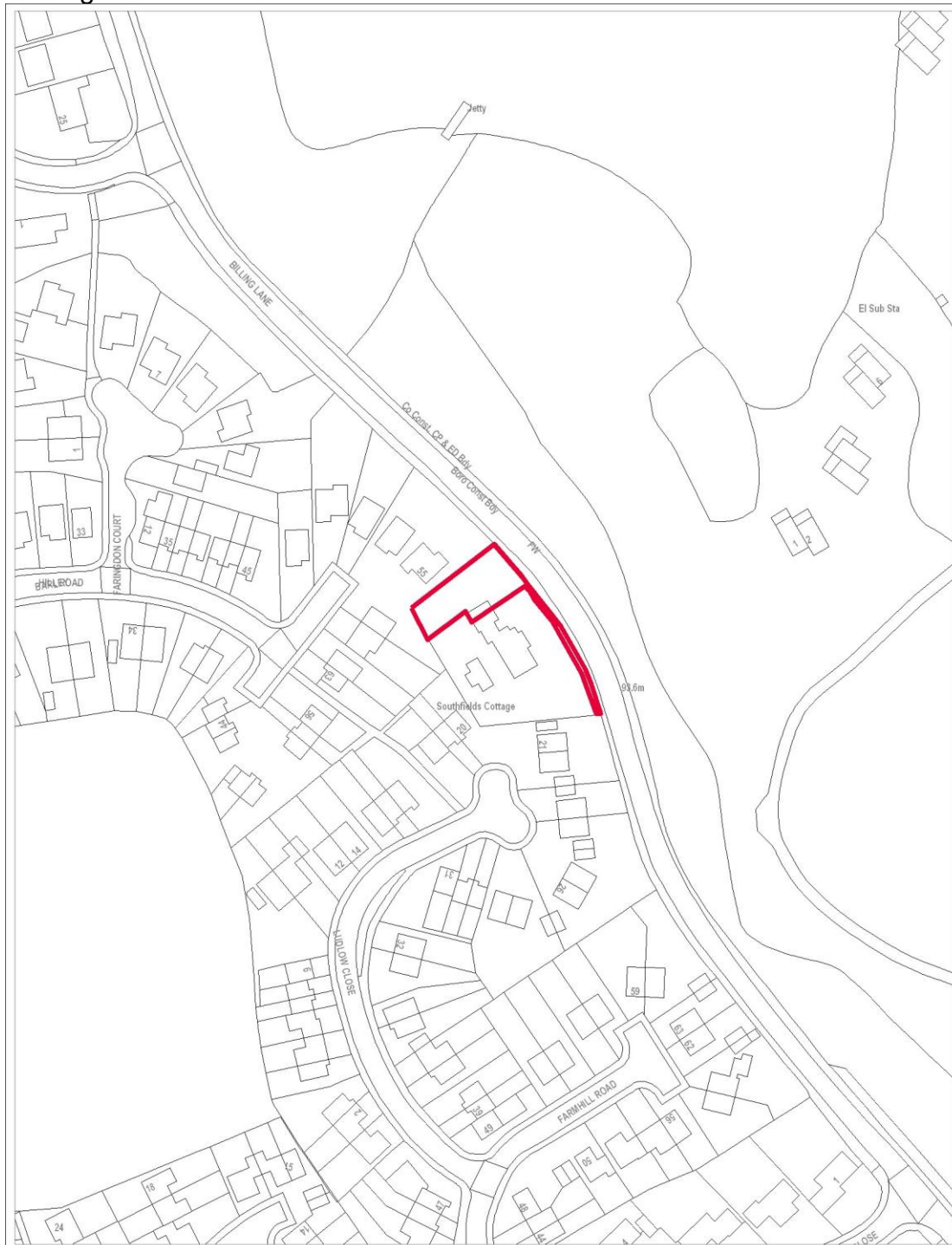
10.1 89/0758, 89/1320, 91/0741, N/2011/0043 and N/2012/1132.

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.



Drawn: **Becky Gittins**
 Date: **3rd January 2013**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Location Plan**

Title
Land adj to Southfields Cottage, Billing Lane

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655