



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 3 September 2013  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2013/0526:** Residential development for 6 dwellings at the former garage site off Greenfield Avenue (as amended by revised plan received on 15 August 2013)

**WARD:** Eastfield

**APPLICANT:** Orbit Homes  
**AGENT:** Baily Garner

**REFERRED BY:** Head of Planning  
**REASON:** Site owned by the Borough Council

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 **APPROVAL** subject to conditions and the following reason:

The principle of a residential development in an existing residential area is acceptable and results in an enhanced use of a vacant and overgrown site without being detrimental to visual or residential amenity or highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan.

**2. THE PROPOSAL**

2.1 Erection of 6 affordable dwellings in a vacant parcel of land previously used for garage parking with vehicular access off Greenfield Avenue. It is proposed to erect two semi-detached and one detached dwellings with frontage onto Greenfield Avenue and three further properties within the site which back onto dwellings in St. Albans Road to the west.

2.2 Each dwelling would have its own parking spaces and there would also be an area for parking for local residents vehicles. There is a small

area of green space situated to the east of the site for the use of the occupiers of the proposed dwellings.

- 2.3 The dwellings will be constructed of brick and render with tiled roofs.
- 2.4 It was agreed at the Cabinet of 8 July 2008 in consultation with the relevant Portfolio Holder to authorise the negotiation for the terms of disposal of the site.
- 2.5 The initial proposal was for 10 affordable units but after consultation with the Planning Section and local residents this was reduced to 6 units. It was agreed to dispose of the land at the Cabinet of 12 September 2012 for a residential development with the Council retaining nomination rights to the completed affordable dwellings.

### **3. SITE DESCRIPTION**

- 3.1 The land measures 0.24 hectare. It is owned by the Borough Council and was previously used for garaging for local residents vehicles. It has been vacant for a number of years and is now in an overgrown state. The site has a width of 40 metres at the road frontage with Greenfield Avenue and almost 70 metres at the rear of the site. The surrounding area is predominantly residential and characterised by terraced dwellings.

### **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 saved policies of the Northampton Local Plan.

#### **5.2 National Policies**

National Planning Policy Framework (NPPF)

#### **5.3 Northampton Local Plan**

E20 - New Development  
E40 - Crime and vandalism  
H6 - Housing Development

### **6. CONSULTATIONS/ REPRESENTATION**

- 6.1 **Highway Authority** - No objections and gave detailed comments on highway layout.

- 6.2 **Public Protection** - No objections with a condition relating to the control of contaminated land.
- 6.3 **Eastfield Residents Association** - strongly opposed to this proposal due to an increase in parking problems and the rights of access to the residents surrounding the site must be preserved.
- 6.4 **16 Drydale Avenue** – objection as it would affect their view and invade privacy.
- 6.5 **18 Drydale Avenue (2 letters)** - objection as it will intrude on their privacy, view and rights of access to the rear of their property.
- 6.6 **20 Drydale Avenue** - the development will result in the loss of parking, and loss of view.
- 6.7 **17 Eskdale Avenue** - concerns over possible parking issues, the loss of wildlife and the development will not be in keeping with the locality.
- 6.8 **28 Greenside (2 letters)** – this will exacerbate the existing parking and congestion problems.
- 6.9 **54 Greenfield Avenue** - have concerns over security and parking.

## **7. APPRAISAL**

- 7.1 This parcel of land is currently owned by the Borough Council and due to its underused and overgrown state it has been decided that a more beneficial use should be found for it. The principle of a residential development of affordable dwellings in an existing residential area is acceptable as long as it is not an overdevelopment of the site and does not have a detrimental impact on the occupiers of nearby properties or highway safety.
- 7.2 This scheme is relatively low in density in order to protect the amenity of the adjoining dwellings, provide parking for the future occupiers of these properties with some excess capacity for local residents and create an element of green space for amenity purposes. Therefore, only 6 dwellings are to be erected which will result in significant space around and between the dwellings.
- 7.3 The dwellings are relatively small in size and have a traditional two storey design with gable roofs and a brick and render finish which will harmonise with other properties in the locality. There is sufficient separation distance between the dwellings and the properties adjacent to the site to protect the amenity of the existing residents.
- 7.4 Access to the proposed houses to the rear of the development site would be off Greenfield Avenue by way of a private road. Local residents have raised concerns about the loss of the land as garage parking and the impact of the development placing further pressure on the limited on-street parking currently available in the surrounding

streets. In practice the land has not been used for parking for several years. Each new property would have two on-site parking spaces and a further 8 spaces would be provided for visitors, which is considered sufficient provision for a development of this scale. For these reasons therefore and bearing in mind that the Highway Authority has raised no objection, the proposal is acceptable in terms of highway safety and parking.

7.5 A small area of green-space will be provided on the eastern end of the site for amenity purposes for both existing and future residents.

7.6 Adjoining residents also have concerns regarding the protection of their rights of access to their properties from this development site either by vehicle or on foot. The proposed layout incorporates access to neighbouring properties and the applicant has indicated that this arrangement would preserve all these rights of access.

## **8. CONCLUSION**

8.1 The proposed development is considered acceptable as it would bring back into use a vacant and under-site and provide new affordable dwellings without being detrimental to the amenity of existing residents or 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.

2. The development hereby approved shall be implemented fully in accordance with the following approved plans: 23893-01; 23893-03E; 23893-04B; 23893-05B; 23893-06; 23893-7 and 23893-09.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings 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. Details and/or samples of all proposed external facing materials including windows and doors 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.

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

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

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

8. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and

the quality of the environment in accordance with the advice contained in the NPPF.

9. Prior to the commencement of development a scheme shall be submitted to and approved in writing by the local planning authority for the management and maintenance of the area of green space proposed. The development shall proceed in accordance with the approved scheme only and the scheme shall continue to be implemented thereafter.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

## **11. BACKGROUND PAPERS**

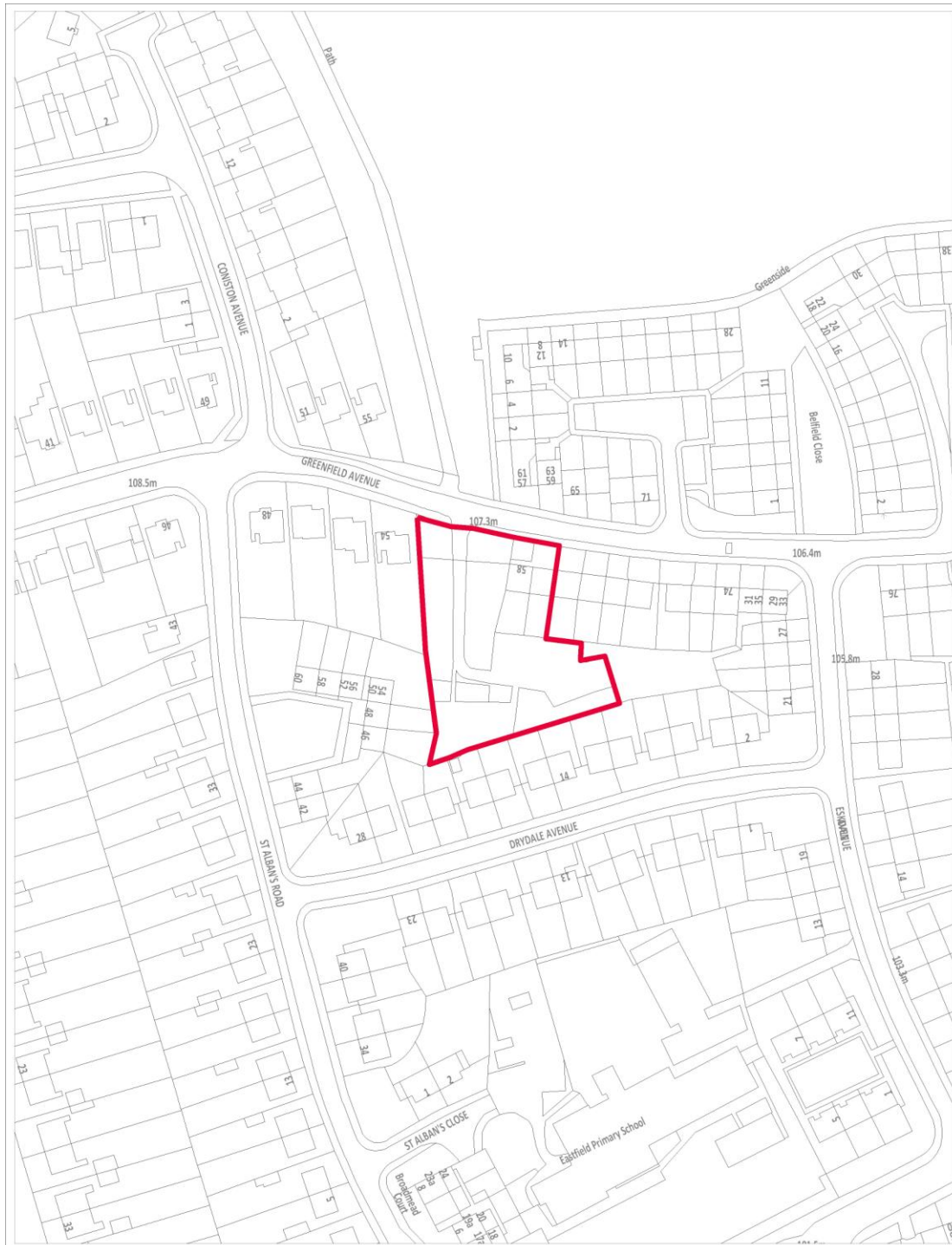
- 11.1 N/2013/526

## **12. LEGAL IMPLICATIONS**

- 12.1 None.

## **13. SUMMARY AND LINKS TO CORPORATE PLAN**

- 13.1 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: Planning  
 Date: 16th August 2013  
 Scale: 1:1250  
 Dept: Planning  
 Project: Committee

Title

## Development Land Greenfield Avenue

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