



PLANNING COMMITTEE: 14th January 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/1082: **Erection of 2no. residential apartments and installation of 2m high entrance gates on land adjacent to 1 Adams Avenue**

WARD: Abington

APPLICANT: Mr J Socha
AGENT: Architectural Solutions

REFERRED BY: Councillor Danielle Stone
REASON: Over-development

DEPARTURE: NO

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

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

Residential development in a primarily residential area is acceptable in principle where it would not be detrimental to the character of the surrounding area or would result in over-intensive development of the site. The development by virtue of its scale, form and design would be in keeping with the character of the area and would not cause adverse impact on residential and highway safety and as such accords with the guidance contained in the National Planning Policy Framework and Policies E20 and H6 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The application seeks planning permission to erect two residential apartments. One of these would be a one bed unit at ground floor level with the other being a two bed unit at first and second floor level. No car parking would be provided to serve either of the apartments,

however cycle parking and a bin store would be provided in an existing garage/store building to the rear.

- 2.2 The application also proposes the erection of two metre high gates at the entrance to a vehicular parking area which would be retained to the rear of the development.

3. SITE DESCRIPTION

- 3.1 The site forms a section of a car parking area serving an adjacent commercial unit and abuts a row of terraced commercial properties which fronts onto Wellingborough Road. The site is adjoined by a row of terrace houses to the north. Evidence on site and information submitted as part of the application indicates that there was formerly a building on the site.

4. PLANNING HISTORY

- 4.1 No history relevant to this application.

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 Northampton Local Plan 1997.

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Local Plan

E20 - New Development

H6 - Housing Development within Primarily Residential Areas

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning Out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS/ REPRESENTATIONS

Representations received are summarised as follows:

- 6.1 **Councillor Danielle Stone** - over development of the site.

- 6.2 **NBC Community Wellbeing** - the access should be level and the stairs designed as ambulant disabled.
- 6.3 The nearby occupiers were consulted on the application but no representation received.

7. APPRAISAL

Policy Context

- 7.1 The site is located within a primarily residential area as defined in the Northampton Local Plan. Policy H6 allows for the principle of residential development in such a location where it would not result in over intensive development of the site or be detrimental to the character of the area. Policy E20 contains similar advice.
- 7.2 The NPPF encourages Local Planning Authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (paragraph 50). Paragraphs 56 and 57 of the NPPF also encourage good design.
- 7.3 The NPPF also requires Local Planning Authorities to have a demonstrable five year housing supply and, if permitted, this development would make a contribution towards the achievement of this.

Principle of Development

- 7.4 The proposal would provide two residential units within a residential area. The principle of development is therefore considered to be acceptable and in light of the above policies.

Impact on the Character and Appearance of the Area

- 7.5 The development would create a further two storey building at the end of a row of terraced properties. The design, scale and form of the proposal would reflect that of the existing terrace, subject to appropriate materials to be used, the development would be in keeping with the street scene.
- 7.6 At present the site comprises car parking and open hard surfacing with views through to garages and store buildings at the back of the site. The development would result in the screening of these which is also considered to be of benefit to the appearance of the area.
- 7.7 It is not considered that the erection of two apartment units would represent an over-development of this site or constitute excessive development in the context of the wider area.
- 7.8 No amenity space is proposed to serve the apartments, however, this is not considered to be unacceptable given the nature of the proposed

units. Adequate bin and cycle storage will be provided at the rear of the site.

- 7.9 The proposed 2m high entrance gates would provide security to the site and the rear of the existing commercial properties on Wellingborough Road and is considered acceptable in terms of visual amenity.

Impact on amenity of neighbours

- 7.10 The proposed building will be attached to no.3 Adams Avenue. There is a small rear projection approximately 1.67m on the ground floor and there is no window proposed to the north elevation. It is not considered that the proposal would cause undue impact on this property in terms of overlooking and overshadowing.
- 7.11 There are three windows proposed on the south side elevation, however, two of these would be high level windows. It is not considered that there would be any unacceptable overlooking or overshadowing on the adjacent commercial properties.

Car Parking

- 7.12 No car parking is proposed to serve either apartment, the development would result in some loss of car parking to serve adjacent commercial units. However it is considered that the site is located in close proximity to public transport links, cycle facilities are to be provided and that consequently to refuse the application on the issue of parking would be unreasonable.
- 7.13 At present the occupiers of 205 Wellingborough Road have both pedestrian and vehicular rights of access through the car parking area. These would not be affected by the development.

8. CONCLUSION

- 8.1 The proposed development is acceptable and would be in-keeping with the locality and would not result in any undue impact on residential and general amenity and highway safety in accordance with Development Plan Policy and the NPPF.

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 permitted shall be carried out in accordance with the following approved plans: 13/S224/1 & 13/S224/7C.

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

3. 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.

4. The bin store and cycle parking facility indicated on the approved plans shall be provided before the first occupation of the development hereby permitted and retained 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.

10. BACKGROUND PAPERS

- 10.1 N/2013/1082.

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.



Name: Planning
 Date: 19th December 2013
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title

Land adjacent to 1 Adams Avenue

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