



PLANNING COMMITTEE: 11th February 2014

DIRECTORATE: Regeneration, Enterprise and Planning

HEAD OF PLANNING: Susan Bridge

REPORT TITLE: Update on matters pertaining to Outline Planning Application N/2013/1243 for the development of 3 new houses including parking and new access road at land to the rear of 7A Millway

1. RECOMMENDATION

1.1 That the **Reason for Refusal** be amended to read:

The proposed development would constitute an overdevelopment of the site and would be detrimental to the character and appearance of the Duston Conservation Area in non-compliance with Policies H7 (B) and E26 (A) of the Northampton Local Plan.

2. BACKGROUND

2.1 The outline planning application N/2013/1243 for the erection of 3 houses including parking and a new access road at land to the rear of 7A Millway was considered by the Planning Committee on 14th January 2014. It was resolved by Members that the application be refused on the grounds that the proposed development would constitute an overdevelopment of the site and would be detrimental to the character and appearance of the Duston Conservation Area in non-compliance with Policies H6 (A) and E26 (A) of the Northampton Local Plan.

Policy H6 (A) states:

“Within the primarily residential areas identified on the proposals map, planning permission for residential development will be granted except where:

- A) The development would be at a scale and density which would be detrimental to the character of the surrounding area or would result in an over intensive development of the site”.

Policy E26 (A) states:

“Planning permission for development, or express consent for advertisements, in conservation areas will be granted so long as the development:

- A) Preserves or enhances the character and appearance of those areas”.

3. UPDATE

- 3.1 Following the Committee’s resolution, Officers recommend that Policy H7 (B) should replace Policy H6 (A) in the reason for refusal as the site is allocated as a school site rather than a designated primarily residential area in the Northampton Local Plan.

Policy H7 (B) states:

“Outside the primarily residential areas identified on the proposals map, planning permission for residential development will only be granted where:

- (B) The development would not be at a scale and density which would be detrimental to the character of the surrounding area or would result in an over intensive development of the site”.

- 3.2 The purpose of this report is to seek confirmation from the Planning Committee that the reason for refusal should read:

‘The proposed development would constitute an overdevelopment of the site and would be detrimental to the character and appearance of the Duston Conservation Area in non-compliance with Policies H7 (B) and E26 (A) of the Northampton Local Plan’.

4. BACKGROUND PAPERS

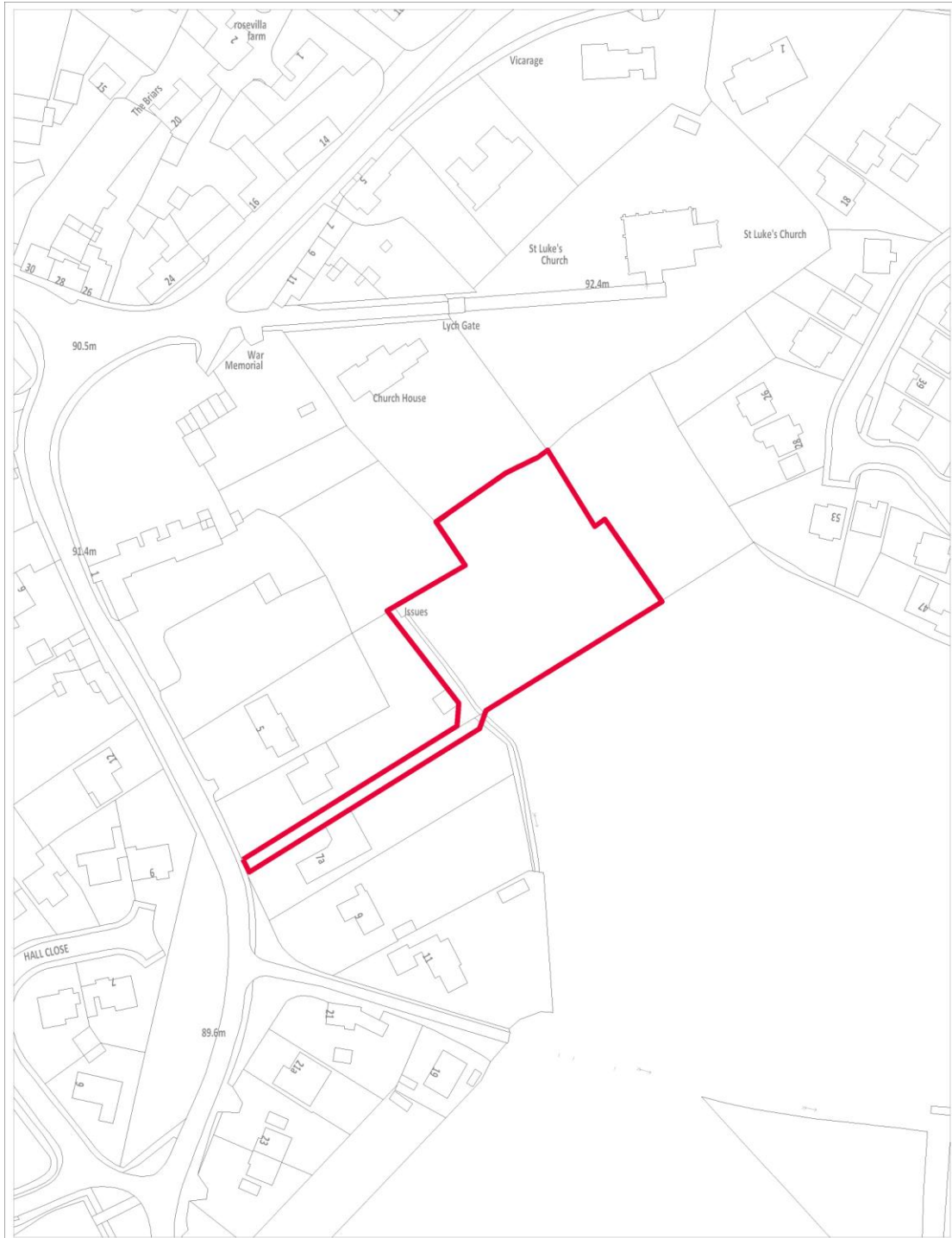
- 4.1 N/2013/1243 & Planning Agenda dated 14th January 2014.

5. LEGAL IMPLICATIONS

- 5.1 None

6. SUMMARY AND LINKS TO CORPORATE PLAN

- 6.1 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: **31st January 2014**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Committee**

Title

Land to rear of 7A Millway

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