



PLANNING COMMITTEE: 11th February 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0021: Change of use from wasteland into residential garden, land adjacent to 5a Limehurst Close

WARD: New Duston

APPLICANT: Mr M. Sharland

REFERRED BY: Head of Planning
REASON: Development affects Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development will not adversely affect the character of the street scene or residential amenity and is considered to be acceptable in accordance with the National Planning Policy Framework and Policies E20 and E40 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The application seeks permission to change the use of a strip of wasteland that runs parallel to the side of a garage court. It is proposed that the use of this land be changed so that it can form part of the garden of the adjacent property at 5a Limehurst Close. The applicant proposes that the space be paved.

3. SITE DESCRIPTION

3.1 The application site is currently a strip of land that runs to the rear (east) of a garage court. The dimensions of the strip of land are 24.45m

by 1.32. This separates the garages from the boundary of 5a Limehurst Close and is partly overgrown and not in a tidy state. The surrounding area is characterised by other residential accommodation.

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.

5.2 National Policies

National Planning Policy Framework (NPPF)

5.3 Northampton Local Plan

E20 – New Development

E40 – Crime and anti-social behaviour

6. CONSULTATIONS/REPRESENTATIONS

6.1 18 Whitefield Road – The proposal represent an improvement as the land has been untidy and misused for some time.

6.2 At the time of preparing this report, the consultation period had yet to conclude. Therefore any further responses will be reported to the Committee by means of an addendum, which will be circulated prior to the meeting commencing.

7. APPRAISAL

7.1 The land in question does not currently serve any particular purpose and is not in a tidy state, the change of its use to garden space would lead to an improvement of the character and appearance of the site and its surrounding. Furthermore, the inclusion of the land as part of residential garden for no. 5a Limehurst Close would eliminate any risk of the site becoming the target for anti-social behaviour. The proposal is therefore in accordance with the requirements of Local Plan Policy E40.

7.2 The strip of land is already enclosed by fencing to the north and south, which is consistent with the boundary treatments used at 5a Limehurst Close. It is considered that the change of use would not cause any detrimental impact upon visual amenity in accordance with Policy E20

of the Local Plan. The inclusion of the site into private garden would not affect neighbour amenity as it would represent a complimentary land use.

8. CONCLUSION

- 8.1 Due to the small scale and position, the proposed change of use is considered acceptable and would not impinge upon neighbour and would potentially improve the visual amenity of the area.

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 plan: proposed site plan.

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

10. BACKGROUND PAPERS

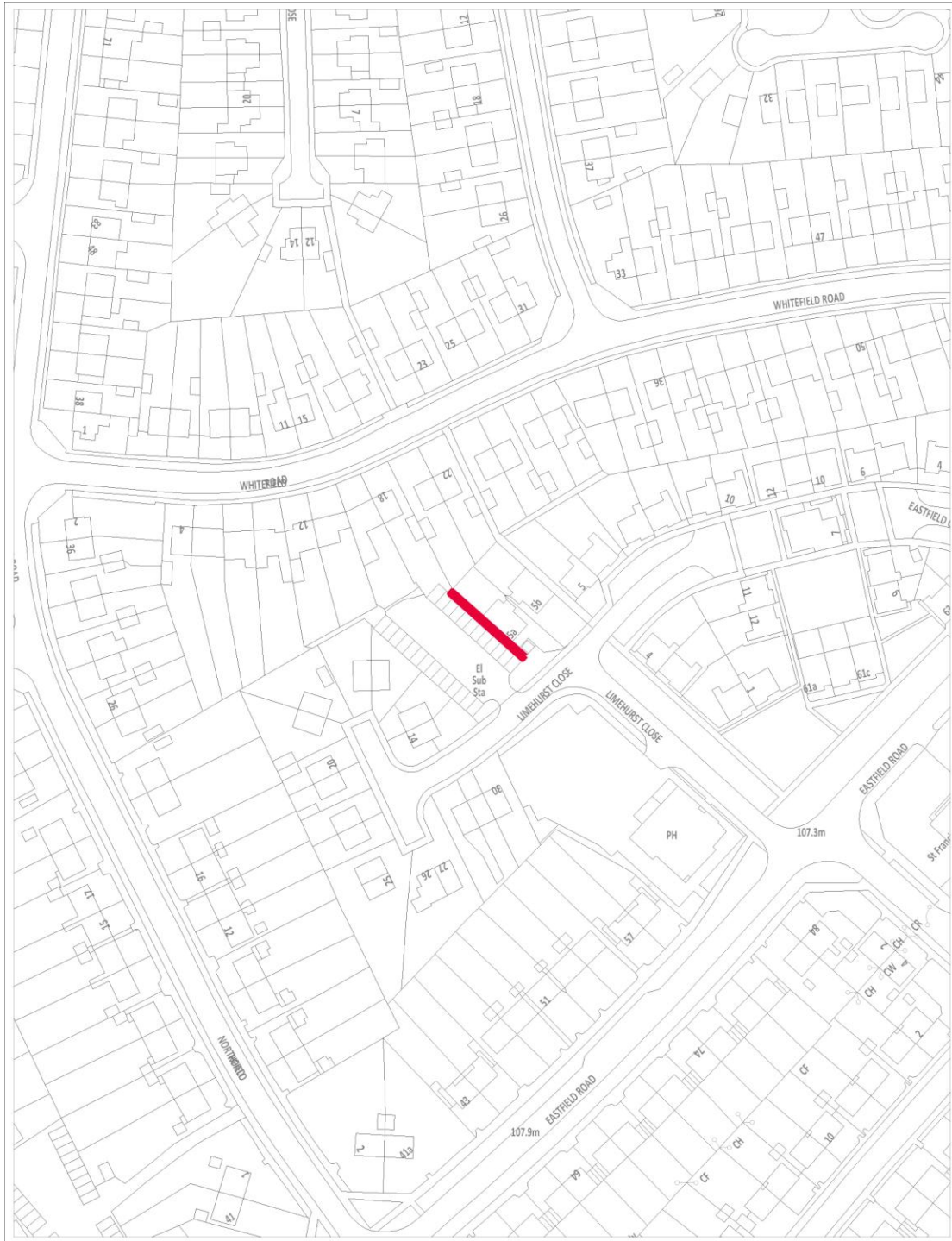
- 10.1 N/2014/0021

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

Title

Land adjacent to 5A Limehurst Square

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