



PLANNING COMMITTEE: 17th JULY 2014
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: Change of use of amenity land to garden area and erection of 1.8M high boundary fence and gate, John Ambidge Pensioners Hall, Arlbury Road, Northampton.

WARD: Brookside

APPLICANT: Blackthorn Good Neighbours
AGENT:

REFERRED BY: Head of Planning
REASON: Council Owned Land

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The development would have no undue adverse impact on the character and appearance of the area or on residential amenity or road safety and therefore accords with Policy E20 of the Northampton Local Plan and advice contained in the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The application seeks planning permission to enclose an area of grassed, informal amenity space with a 1.8 metre high fence and to use this as garden in association with the existing adjacent pensioners' hall.

2.2 A pedestrian access gate would be provided from Arlbury Road.

3. SITE DESCRIPTION

- 3.1 The application site is located at the corner of Arlbury Road and Blackthorn Road. At present it is an open area of grass, forming an informal amenity space. To the west of the site is the pensioners' hall, while to the north are dwellings.

4. PLANNING HISTORY

- 4.1 No planning history.

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) encourages development which is of a high quality and sustainable.

5.3 Northampton Borough Local Plan

E20 – New Development. This policy encourages development which adequately reflects the character of its surroundings.

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 NBC Environmental Health have no objections to the application.
- 6.2 Northamptonshire County Council Highways have no objections
- 6.3 The Local Ward Member has no objections.

7. APPRAISAL

- 7.1 The application would result in the enclosure of an area of grassed open space. It is not considered that this space is of a high quality in terms of either contributing to the visual amenity of the area or providing a useable space.
- 7.2 Blackthorn Road is characterised by a wide roadway edged with grass verges. A grass verge would be maintained to the side of the proposed fence and as such it is considered that the prevailing character would be preserved.

- 7.3 At present the boundary to the side of the bungalow to the north of the site is formed by a fence and this would effectively be continued to form the boundary of the new garden area. The use of a fence to enclose the development is therefore considered to be acceptable.
- 7.4 The use of the land as a garden in association with the pensioners' hall is also considered to be acceptable as it is unlikely to generate any undue noise or disturbance to the detriment of residential amenity.
- 7.5 The Highway Authority have no objections from a road safety perspective.

8. CONCLUSION

- 8.1 It is considered that the development would have no undue unacceptable impacts and that planning permission should therefore be granted.

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: Proposed Floor Plan, Proposed Floor Plan (Inc. Side Gate), Proposed Elevation & Proposed Elevation (Side Gate Entrance).

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

3. Before development commences details of the colour and finish of the fence hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed 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.

10. BACKGROUND PAPERS

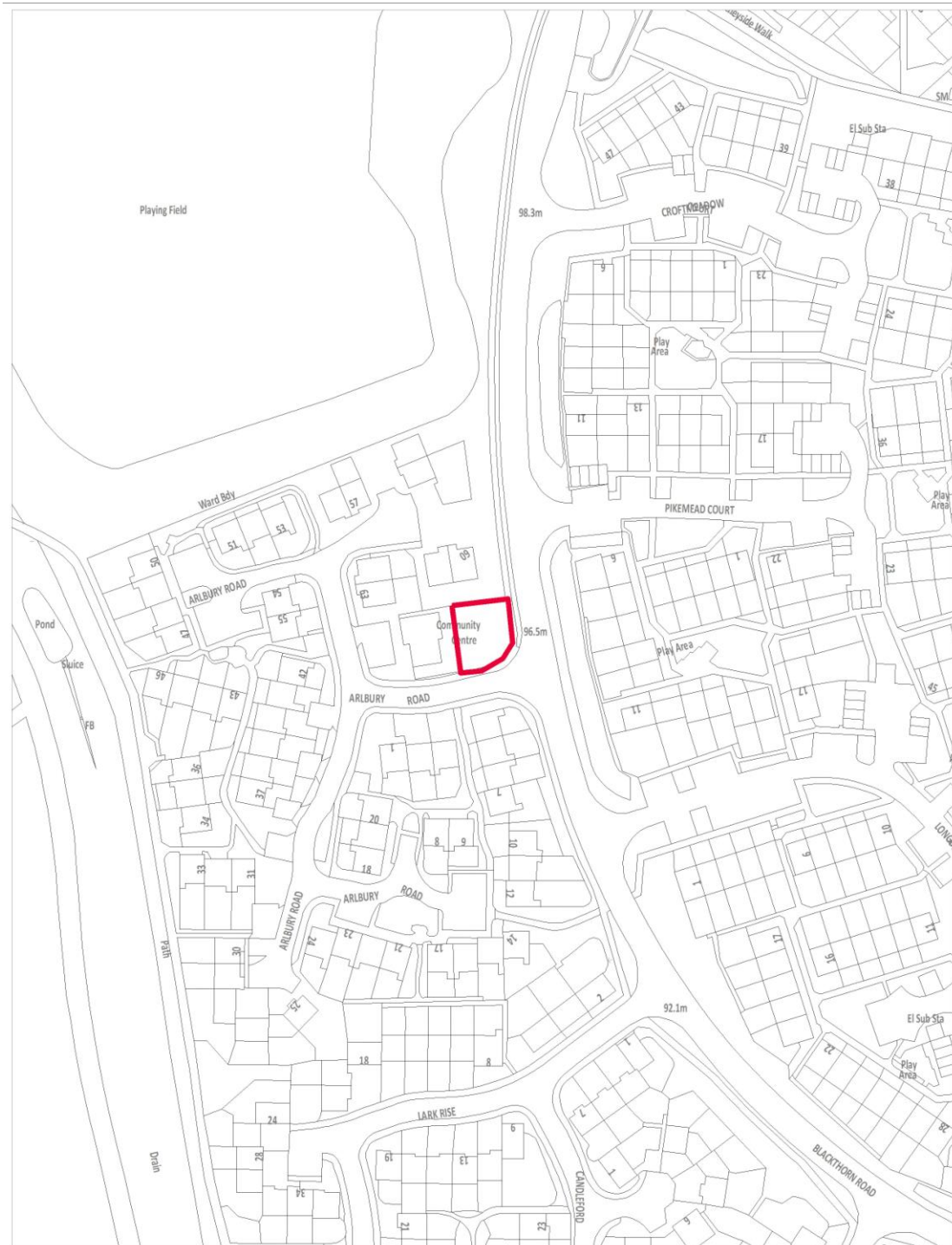
- 10.1 N/2014/0392.

11. LEGAL IMPLICATIONS

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: SW
Date: 9th July 2014
Scale: 1:1250
Dept: Planning
Project: Site Location Plan (Committee Report)

Title John Ambidge Pensioners Hall, Arlbury Road

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