



**PLANNING COMMITTEE:** 2<sup>nd</sup> September 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2014/0676:** Erection of a 3-bed detached dwelling at land adjacent to 93 Station Road

**WARD:** Billing

**APPLICANT:** Mr. C Nunn  
**AGENT:** Mr. D Collins

**REFERRED BY:** Head of Planning  
**REASON:** Called in by Cllr Palethorpe on the grounds of the proposed works being considered inappropriate infill development

**DEPARTURE:** NO

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## **APPLICATION FOR DETERMINATION:**

### **1. RECOMMENDATION**

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

The impact of the proposed development upon the character and appearance of the surrounding area, residential amenity and highway safety is considered to be acceptable and in accordance with the guidance contained within the National Planning Policy Framework, Policies E20 and H6 of the Northampton Local Plan and Policies SA and H1 of the Submitted West Northamptonshire Joint Core Strategy.

### **2. THE PROPOSAL**

2.1 The proposals are for the erection of a detached, two-storey, three-bedroom property on land that currently makes up part of the curtilage of No.93 Station Road. The existing vehicular access that serves No. 93 is proposed to be widened to provide a joint access for No.93 and the new property.

### **3. SITE DESCRIPTION**

- 3.1 The application site currently makes up approximately half of the curtilage of No. 93 Station Road. There is a gravelled area to the front and grassed garden area to the rear. The rear garden measures approximately 25m in length. The built extent of No.93, situated to the immediate north of the application site is a two-storey, semi-detached property. To the south of the site are located two two-storey properties (No. 95 and No. 97) set on the same front building line. There is an approximate 9m gap in existence between the opposing side elevations of No. 93 and No. 95; this is where the new dwelling would be sited.

### **4. PLANNING HISTORY**

- 4.1 There is no recent or relevant planning history at the site.

### **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 the saved policies of the Northampton Local Plan and, whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

#### **5.2 National Policies**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and provides guidance for how those policies are expected to be applied. The presumption in favour of sustainable development (Paragraph 14) identifies the development plan as the starting point for decision making and enables development proposals that accord with an up-to-date Local Plan to be approved without delay. Paragraph 7 clarifies the three dimensions to sustainable development. Paragraph 17 requires that new developments be of a good standard of design and secure a satisfactory standard of amenity.

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

Policy E20 – requires that planning permission be granted for new development where its design adequately reflects the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials.

Policy H6 – requires that planning permission be granted for residential development where it would be of a scale and density that befits the character of the surrounding area.

#### 5.4 Other Material Considerations

Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

The NPPF enables weight to be given to emerging plans, subject to certain criteria (para. 216). The emerging West Northamptonshire Joint Core Strategy (WNJCS) was initially examined in 2013 with further hearings held in spring 2014 to consider proposed modifications; the findings of the Inspector are awaited. This proposal shall be considered in the context of emerging policies of the WNJCS.

Policy SA – ‘Presumption in favour of Sustainable Development’ requires local planning authorities to take a positive approach to determining development proposals.

Policy H1 – ‘Housing Density and Mix and Type of Dwellings’ requires housing developments to make the most effective use of land having regard to such considerations as the existing character and density of the local area, the accessibility to services and facilities, proximity to public transport routes and the impact on the amenities of occupiers of neighbouring properties.

### 6. CONSULTATIONS/ REPRESENTATIONS

6.1 The application was advertised by site notice. In addition, consultation of local neighbours and consultees has been undertaken. Representations are summarised as follows:

6.2 **Local Highway Authority:** The shared access arrangement is acceptable in principle. A licence will be required for the installation of the vehicle crossover, which shall have a minimum width of 4.5m and be surfaced in hard-bound material. Visibility splays of 2.4m x 2.4m should be secured to either side of the access.

6.3 Objections have been received from **91, 95 Station Road** and **12 Gervase Square** and can be summarised as follows:

- The new dwelling would be in close proximity to the built extent of 95 Station Road.
- The development would make the living room and 1<sup>st</sup> floor en-suite of 95 Station Road very dark.
- The newly proposed side-facing window may directly face the existing en-suite window of 95 Station Road.

- Vehicular access in and out of the property's driveway is already hazardous – potentially doubling the number of vehicles using this access point would exacerbate an already difficult situation.
- The size of the plot is not big enough to allow access for emergency services.

6.4 **Councillor David Palethorpe** – called in application to be considered by the Planning Committee on the grounds of inappropriate infilling to the area.

## 7. APPRAISAL

### Design & Visual Appearance

7.1 The area immediately surrounding the application site is typified by a variety of built form. No. 93 itself is a semi-detached property with a pebble-dashed render finish; there are also other semi-detached properties as you move north along Station Road. To the south, Nos. 95 and 97 are modern detached red-brick properties. On the opposing side of Station Road to the west there are a number of red-brick terraced properties.

7.2 It is considered that a red-brick property of two stories in height would sit comfortably in this location, it would be designed to reflect the style of adjacent detached housing to the south. It would be afforded a concrete-tiled, dual-pitched roof with gable-ends to either side. The ground floor extent would sit slightly forward of the first floor front building line and would be afforded a small mono-pitched roof (similar to Nos. 95 and 97).

7.3 A Street Scene drawing has been provided by the applicant to demonstrate how the development would correspond with neighbouring built form and would not constitute an overdevelopment of the site. The eaves and ridge height of the new dwelling would tie in with the corresponding heights of adjacent properties whilst its footprint position would provide consistent separation distances between properties in this area of Station Road; a rhythm to the built form would be promoted. The proposed design is acceptable, subject to a planning condition requiring full material details.

### Residential Amenity

7.4 It is considered that the proposed development would appropriately safeguard surrounding residential amenity. An objection to the application has been received from the occupier of No. 95 Station Road to the immediate south of the site on the grounds that the development would block light to the facing side windows of the property.

- 7.5 In this instance it should be noted that both facing windows are of a small size – the window at ground floor serves as a secondary opening to the property’s living room whilst the window at first floor is obscure-glazed and serves an en-suite area. The orientation of No. 95 Station Road should also be noted – the side elevation facing the application site is north-facing and is therefore already served by limited sunlight. The construction of a two-storey dwelling (whilst maintaining an approximate 2.5m separation distance to the built extent of No. 95) would not be overbearing nor overshadowing and would not unduly impact upon the levels of sunlight serving the side-facing windows of No. 95; residential amenity would be safeguarded. To protect against potential overlooking, a condition should be applied to any consent to ensure that the newly proposed south-facing en-suite window is obscure glazed.
- 7.6 It is also considered that the amenity of occupiers at No. 93 would also be appropriately safeguarded. The south-facing window openings of No. 93 are also small in size and serve secondary functions. Furthermore, it should also be noted that No. 93 would continue to be served by a generously sized rear garden of 25m in length. To protect against potential overlooking, a condition should be applied to any consent to ensure that the newly proposed north-facing window to the proposed dwelling’s stairway is obscure-glazed.

### **Highways**

- 7.7 A shared vehicular access would be provided to serve both the new property and the existing No.93. The Local Highway Authority (LHA) has confirmed that the proposed arrangement is acceptable in principle. A licence would be required from the LHA for the new vehicular crossover.
- 7.8 A planning condition should be applied to any consent to secure that the vehicular cross-over is constructed to a minimum width of 4.5m in a hard bound material. The relevant proposed plan indicates a width of approximately 5m – it is not considered that further pedestrian visibility splays need to be provided to either side of this access given that a grass verge of some 4m in width (and no pavement) separates the vehicular access point from the highway.
- 7.9 A plan has been provided to demonstrate that both the existing dwelling and proposed dwelling would be afforded adequate front driveway areas to each accommodate up to two parked vehicles. It is considered that this level of provision is appropriate. It is acknowledged that the space constraints of the site may necessitate reversing manoeuvres across the vehicular access point. This situation is not considered to raise undue concerns in a highway safety context, particularly given the unclassified status and quiet nature of the relevant section of Station Road.

## **8. CONCLUSION**

8.1 The impact of the proposed development upon the character and appearance of the surrounding area, residential amenity and highway safety is considered to be acceptable and in accordance with the guidance contained within the National Planning Policy Framework, Policies E20 and H6 of the Northampton Local Plan and Policies SA and H1 of the Submitted West Northamptonshire Joint Core Strategy.

## **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: Location Plan (14.23.10A); Access Revisions & Street Scene (14.23.12); Proposed Elevations & Floor Plans (14.23.11)

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) Notwithstanding the approved details, both the first floor level north-facing window serving the property's stairway and the first floor level south-facing window serving the property's bathroom (as depicted on Drawing No. 14.23.11) shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy H6 of the Northampton Local Plan.

(5) Notwithstanding the approved details, the vehicle cross-over shall be constructed to a minimum width of 4.5m and be surfaced in a hard bound material.

Reason: In the interests of promoting highway safety in accordance with the guidance contained within the National Planning Policy Framework.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions shall be

erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

(7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

**Informative for the applicant:**

A licence from the Local Highway Authority shall be required for the installation of the vehicle cross-over.

**10. BACKGROUND PAPERS**

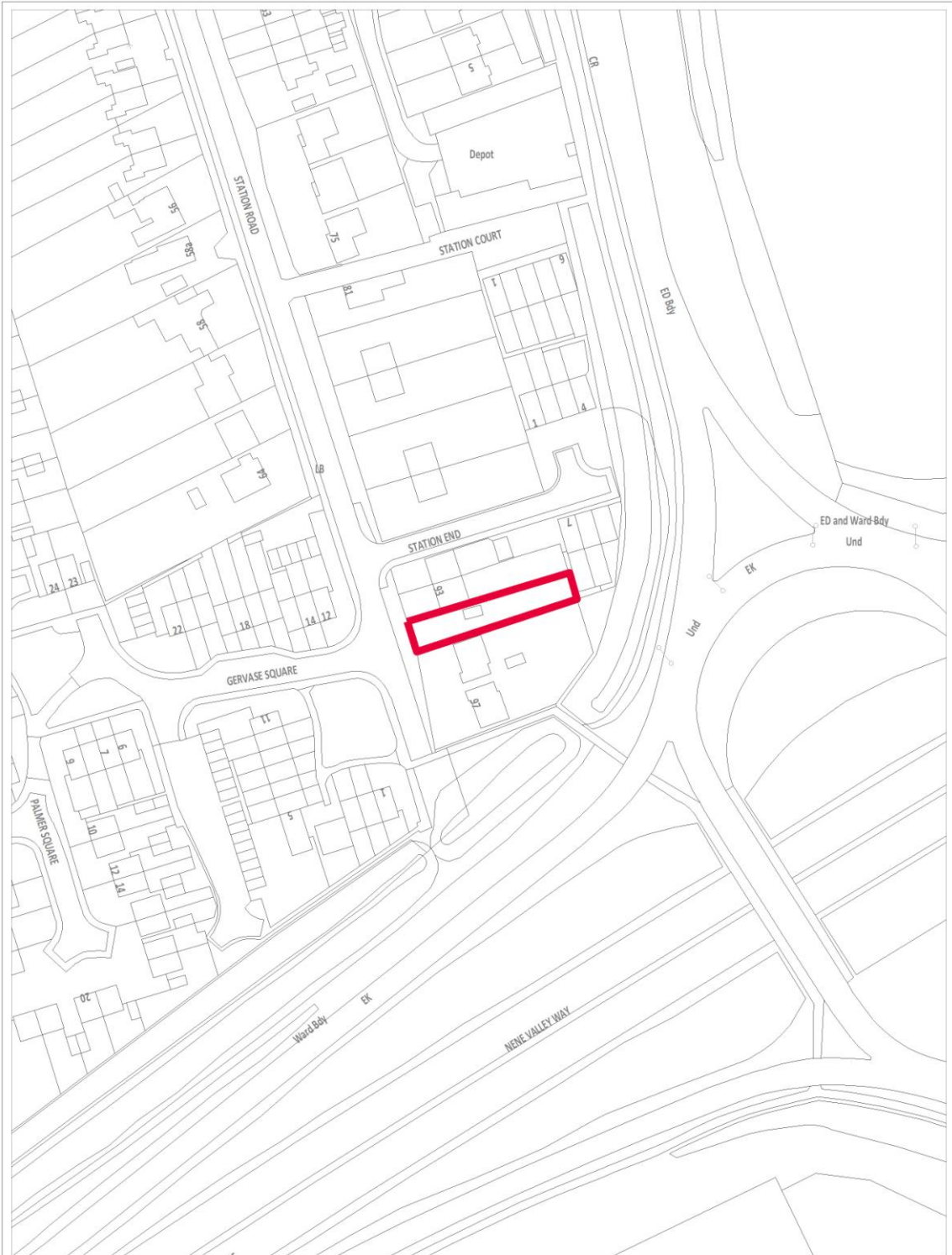
10.1 N/2014/0676

**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: **Location Plan**  
 Date: **20th August 2014**  
 Scale: **1:1250**  
 Dept: **Planning**  
 Project: **Committee**

Title

## Land Adjacent to 93 Station Road

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