



PLANNING COMMITTEE: 19th November 2014
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2014/0772: Erection of two detached houses with vehicular crossovers, land adjacent to 8 Quinton Road, Wootton, Northampton.

WARD: Wootton & East Hunsbury

APPLICANT: Mr David Corley

REFERRED BY: Councillor Nunn
REASON: Adverse impact on road safety.

DEPARTURE: NO

APPLICATION FOR DETERMINATION BY:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The development would have no undue adverse impact on the character and appearance of the area, on the setting of the Wootton Conservation Area or the adjacent listed building, residential amenity or highway safety and would contribute to the Borough's five year housing supply and would therefore comply with Policies H6 and E20 of the Northampton Local Plan and the requirements of the National Planning Policy Framework

2. THE PROPOSAL

2.1 The application seeks planning permission for the erection of two detached dwellings either side of an existing detached dwelling, in effect creating a row of three properties. All three dwellings would have their own vehicular accesses to Quinton Road.

- 2.2 The two proposed dwellings would be located slightly forwards of the front elevation of the existing dwelling and would be approximately one metre higher.

3 SITE DESCRIPTION

- 3.1 The site is a rather irregular shape and currently forms the garden to 8 Quinton Road, a 1960/70's detached dwelling with attached outbuildings.
- 3.2 To the west of the site is a Grade II listed building, Clare Cottage, which is also within the Wootton Conservation Area. Trees in the garden of this are adjacent to the boundary with the application site and indeed overhang this. To the south of the site are residential properties.

4. PLANNING HISTORY

- 4.1 N/2014/0442 Erection of three detached dwellings withdrawn. June 2014.

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 Development Plan for the purposes of this application comprises the Northampton Local Plan 1997 saved policies, and whilst not yet adopted, weight can be attributed to the Submitted West Northamptonshire Joint Core Strategy (as subsequently modified).

5.2 National Policies - National Planning Policy Framework (NPPF)

Paragraph 49 states that policies for the supply of housing should not be considered up-to-date if a five-year supply of deliverable housing sites cannot be demonstrated by the local planning authority.

Paragraph 50 of the NPPF requires a range of housing types to be provided.

Paragraph 57 requires development to be of a good quality design.

Paragraph 129 requires the significance of any heritage asset affected by development to be identified and assessed.

5.3 Northampton Borough Local Plan 1997 (Saved Policies)

Policy H6 of the Local Plan states that within Primarily Residential Areas residential development should be in keeping with the character and appearance of the area, and not result in the loss of trees of amenity value.

Policy E20 allows for new development where the character of its surroundings would be respected and adequate standards of privacy, daylight and sunlight being ensured.

5.4 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

Wootton Conservation Area Re-appraisal and Management Plan 2010

5.6 Other Material Considerations - Submitted West Northamptonshire Joint Core Strategy

Weight can be given to the West Northamptonshire Joint Core Strategy (JCS), this would be significant where a policy has received few representations and unresolved objections are not considered likely to have a significant bearing on the strategy of the Plan. The JCS provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF.

The Inspector's report on the examination into the JCS was published on 7th October 2014. The Inspector concluded that the main modifications made to the report (which were subject to public consultation and submitted in January 2014) satisfy the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meet the criteria for soundness in the NPPF.

Policy BN5 of the JCS states that the setting of heritage assets will be conserved.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 NCC Highways do not object.

- 6.2 **NBC Environmental Health** recommend a condition concerning contaminated land.
- 6.3 **NBC Arboricultural Officer** has “no arboricultural reasons why this application should be refused”.
- 6.4 **NBC Heritage and Built Environment** have commented “the scale and density on the site is now more appropriate, but I have concerns over the design details including the dormer windows”.
- 6.5 **Councillor Nunn** objects as the development will “add to the risks of road traffic incidents” due to the speed of traffic and the proximity of the site to a bend.
- 6.6 **Councillor Hill** objects as “an additional access on to Quinton Road at this point...will be a potential traffic hazard”.
- 6.7 **30 Objections** received. These comments can be summarised as follows:
- Detrimental impact on vehicular and pedestrian safety;
 - Lack of car parking facilities resulting in on-street car parking;
 - Existing character is large plots;
 - Overdevelopment;
 - Loss of trees;
 - Impact on stone wall;
 - Poor quality of submitted plans;
 - Loss of garden area;
 - Impact on amenity due to overshadowing/loss of light/privacy;
 - Out of character with surrounding area;
 - Poor quality design:
 - Impact on wildlife;
 - Should concentrate on reusing empty homes rather than inappropriate new development;

- Impact on amenities and infrastructure;
- Construction traffic;
- Impact on adjacent Conservation Area and listed building.

7. APPRAISAL

Principle

- 7.1 The site is located within a primarily residential area as identified in the Local Plan. Within such an area the principle of residential development is considered broadly acceptable subject to matters of detail being acceptable. The development of two dwellings would contribute towards the Borough's five year housing supply

Design/Appearance

- 7.2 It is considered that the site is currently viewed as being somewhat isolated in urban design terms as it does not form part of an established pattern of development. The listed property to the northwest, Clare Cottage, has a distinctly different character and provides a clear break in the streetscene. To the south east of the site is a bungalow set back and screened from the road and does not, in visual terms, relate to the application site.
- 7.3 The appearance and character of the site would be altered by the proposed development and would lose its current appearance of being a spacious plot. However, due to its visual relationship with the surrounding area it is not considered that the development of a further two dwellings within the site would adversely impact on the character and appearance of the wider area.
- 7.4 The new dwellings would be sited further forward than the existing dwelling, and would have different ridge heights to this. It is considered that the alignment of the dwellings would disguise the different ridge heights as well as avoiding a rigid row of dwellings and would assist in a more satisfactory appearance being achieved.
- 7.5 The design of the front elevations of the dwellings with half dormered windows at first floor level is considered acceptable.

Conservation/Trees

- 7.6 It is not considered, for the reasons outlined above, that the development would adversely impact on either the setting of the adjacent listed building or the setting of the Wootton Conservation Area.
- 7.7 There are a number of trees within and adjacent to the site which need to be considered. Two trees in the garden of the neighbouring property, Clare Cottage, overhang the application site and are classed as being within the conservation area. One of the proposed dwellings would be within the root protection zone of one of these trees. It is considered that a condition requiring details of foundation design would adequately address this issue. The other tree would be unaffected by the development, although this would cause some shadowing to the rear of the new house. Measures would need to be imposed during the construction period to provide protection to the trees.
- 7.8 A number of trees/hedges within the site would be removed to facilitate the development, including a mature Scot's Pine on the site frontage. It is not considered that these trees are of a sufficiently high quality to warrant a Tree Preservation Order or, therefore to preclude the development.
- 7.9 Should planning permission be granted a condition to require replacement planting and landscaping would be imposed.

Amenity

- 7.10 The development would introduce different relationships between the site and neighbouring properties, in particular those located to the rear, with the potential for overlooking. This could be exacerbated by the difference in land levels. However with the position of the windows on the rear elevations of the proposed dwellings, the limited parts of the gardens of the adjacent properties which would be within 10 metres of these windows and the existing planting combined with the potential to secure additional planting to the boundaries, it is considered, albeit finely judged, that these relationships are acceptable.
- 7.11 There is also the issue of the relationships between the existing dwelling within the site and the development to be considered. At present the dwelling has first floor side windows which would face towards the two proposed dwellings. In the case of the dwelling to the north this window would face towards the gable wall of the dwelling. More significantly the window on the southern gable would directly overlook the rear garden of the other proposed dwelling. A condition would be required to ensure that this window is changed to obscure glass.

Highways

- 7.12 With regard to the issue of road safety, a matter which several of the letters of objection raise, the Highway Authority has raised no objections to the application subject to the imposition of conditions.

8. CONCLUSION

- 8.1 It is considered that overall, the development would have no undue adverse impact on the character and appearance of the area, on the setting of the Wootton Conservation Area or the adjacent listed building, residential amenity or highway safety and would contribute to the Borough's five year housing supply. The development would therefore comply with the relevant national and local policies and consequently it is recommended to grant planning permission.

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: Revised site plan (received 10/10/14); 6 Quinton Road (received 6 November 2014) & 10 Quinton Road.

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 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 or outbuildings 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.

5. 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) window (s) shall be installed in the proposed development without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy 20 of the Northampton Local Plan.

6. No development shall take place before a scheme for the treatment of the windows on the south eastern elevation of the existing dwelling, No.8 Quinton Road, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the first occupation of the new dwelling, indicated as No.10 Quinton Road on the approved plans.

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

7. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan.

8. Full details of the method of the treatment of the external boundaries of the site together with individual plot boundaries shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include indications of all existing trees and hedgerows on the land and details of any to be retained.

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. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

11. Before development commences a scheme for the foundations of the dwelling referred to as No. 6 Quinton Road where it would encroach into the root protection area of tree T10, as identified within the RGS report of September 2014, 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 scheme.

Reason: In order to ensure adequate protection of existing trees in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

12. Before development commences details of tree protection fencing, including positioning, to safeguard those trees to be retained within and adjacent to the application site shall be submitted to and agreed in writing by the Local planning Authority. The agreed scheme shall be implemented before construction work begins, shall be retained for the duration of construction work and shall be removed thereafter.

Reason: In order to ensure adequate protection of existing trees in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

13. A pedestrian visibility splay of 2.4m x 2.4m will need to be secured and achieved at all times at all the crossovers.

Reason: In the interests of road safety to accord with the requirements of the National Planning Policy Framework.

14. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the requirements of the National Planning Policy Framework.

10. BACKGROUND PAPERS

10.1 N/2014/0772.

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: 16th September 2014
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
Land Adjacent 8 Quinton Road

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