



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 17<sup>th</sup> February 2015  
**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

**WARD:** Wootton & East Hunsbury

**APPLICANT:** Mr David Corley

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

**DEPARTURE:** NO

---

**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 REFUSAL** for the following reason:

The development would result in the loss of the open and spacious nature of the site which would be to the detriment of the character and appearance of the area and adversely affect the setting of the Wootton Conservation Area. This would be contrary to Policies H1 and BN5 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the aims and objectives 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 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.
- 2.3 The application was originally due to be reported to the 19<sup>th</sup> November meeting of the Planning Committee but was withdrawn due to an issue of the red line application boundary encroaching onto highway land. The red line boundary has subsequently been amended and a new site plan submitted which also clarifies the car parking provision for each new dwelling. In addition better quality elevation drawings of the proposed dwellings have also been submitted.

### **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, which are on lower ground to the application site.

### **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 adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

#### **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 West Northamptonshire Joint Core Strategy**

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 JCS has been adopted by the West Northamptonshire Joint Strategic Planning Committee. Following adoption the JCS forms part of the development plan and is consistent with Section 38(6) and therefore carries significant weight when considering planning applications.

Policy S10 Sustainable Development Principles sets out that development will achieve high standards of design and will protect, conserve and enhance the built and natural environment.

Policy H1 Housing Density and Mix and Type of Dwellings encourages housing development to make the most efficient use of land having regard to location and setting of the site; character of the surrounding area; living conditions for residents and residential amenity.

Policy BN5 The Historic Environment and Landscape outlines that heritage assets will be conserved and enhanced.

### **5.4 Northampton Local Plan 1997 (Saved Policies)**

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.

### **5.5 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

## **6. CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **NCC Highways** have no objection and made the following comments:

After reviewing the revised plan and the proposal carefully, the LHA is aware that numbers of concerns have been raised by the local residents on the proposal for the erection of two detached houses with vehicular crossovers. We have reviewed and taken into account the comments and the concerns as they rose.

Having reviewed this particular application with respect to:

- a) The proximity of the bend
- b) The Highway's and Pedestrian safety
- c) Past accident data
- d) Existing parked cars and
- e) The current traffic on that specific stretch of the road

the LHA is still of the opinion that the above two dwellings with crossovers are in line with our standing advice document for the planning authorities and the same will not have any detrimental impact on highway's and the pedestrian's safety. Moreover the LHA is also satisfied that the cars from the above two dwelling will have enough room within their site to carry out manoeuvre in order to come out in the forward gear.

With regards to the proximity of the bend at the junction with Berry Lane, High street and Quinton road is concerned, the LHA is quite confident that the above bend will not have any significant or the detrimental impact on these proposed dwellings as far as the visibility and the speed on the road are concerned. The required vehicular visibility splay for the above dwellings are 2m x 43m and both these dwellings are well within the required visibility splay.

For example, if the above vehicular crossovers were to fall within the opposite side of the road then it would have been a different scenario and in which case required visibility would have been hindered by the bend.

As far as the issue of parked cars is concerned, it is our understanding that they are parked there for relatively very short period of time and obviously most of the time during the school term time only. Therefore the above application is in line with the other applications within Northampton close to the school site.

With regards the accident data is concerned, the LHA have been informed by their Accident and Investigation officer that there has not been any accident recorded within the last 2 years from the date of this letter.

As far as the existing traffic on the Quinton Road is concerned, the LHA is satisfied that two or more cars from the above development especially during the morning and evening peaks will not have any detrimental impact on Highway's and pedestrian safety.

- 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** object to the application in principle due to the adverse impact on the setting of the Wootton Conservation Area. There seems to be no clear architectural style that has influenced the design of the buildings and the dormers which are positioned part on the roof and part on the front wall are not in keeping with the designs of any properties in the area and do not reflect the local identity of the area.
- 6.5 **Councillor J 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 M Hill** objects as an additional access on to Quinton Road at this point will be a potential traffic hazard.
- 6.7 **Wootton Parish Council** objects due to insufficient detail being given to the access; limited visibility will make access and exit difficult and exacerbation of existing parking and pedestrian safety problems.
- 6.8 **66 letters of objection** received from local residents. 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/impact on trees;
  - Impact on stone wall;
  - Poor quality of submitted plans;
  - Loss of garden area/green space;

- 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;
- Impact on ground conditions/stability.

## **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 and Appearance**

- 7.2 The application site and its immediate surroundings are characterised through the provision of large dwellings, set back from Quinton Road by a significant distance. Existing dwellings are also surrounded by proportionate levels of garden space. The exception to this is Clare Cottage, however, due to the historic significance of this building it forms a landmark feature in its own right and read as being part of the historic core of Wootton and not part of the suburban street scene that characterise the application site.
- 7.3 The proposed development by reason of the introduction of two large scale dwellings would erode this character through the removal of the landscaping contained within the site's garden. Furthermore, the siting of the proposed dwellings would further harm visual amenity by reason of the close proximity of the buildings to Quinton Road, which would further erode one of the defining characteristics of the locality.

- 7.4 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. It is considered that this change in the appearance of the site would be to the detriment of the appearance of the area and would, in particular, adversely affect the setting of the Wootton Conservation Area.
- 7.5 Concerns have been expressed by NBC Conservation regarding the design of the front elevations of the dwellings with half dormered windows at first floor level. However it is not considered that these are unacceptable bearing in mind the mix of housing design in the area.

### **Trees**

- 7.6 There are a number of trees within and adjacent to the site which needs 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 could be imposed during the construction period to provide protection to the trees.
- 7.7 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 as a reason to preclude the development.

### **Amenity**

- 7.8 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.
- 7.9 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 have been required to ensure that this window is changed to obscure glass.

### **Highways**

- 7.10 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 the development would not have an unacceptable impact on residential amenity or highway safety and would contribute to the Borough's five year housing supply. However it is also considered that the development would adversely impact on the character of the area and the setting of the Conservation Area through the loss of the open and spacious nature of the site and consequently, on balance, it is recommended to refuse planning permission.

## **9. BACKGROUND PAPERS**

- 9.1 N/2014/0772.

## **10. LEGAL IMPLICATIONS**

- 10.1 None.

## **11. SUMMARY AND LINKS TO CORPORATE PLAN**

- 11.1 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**

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright  
 Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655