



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

**PLANNING COMMITTEE:** 24<sup>th</sup> March 2015  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**N/2014/1387:** Demolition of existing garage and erection of six one bedroom apartments at land to the side of 5 Primrose Hill

**WARD:** Semilong

**APPLICANT:** Mr. A. Green  
**AGENT:** Dr. D. Post; Architectural Ideas

**REFERRED BY:** Cllr. B. Glyname  
**REASON:** The development represents an overly intensive use of the site; is not in keeping with the Conservation Area; and will cause parking problems

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The proposed development represents an acceptable use of the land; would have a neutral impact upon neighbour and visual amenity, including the Barrack Road Conservation Area and highway safety. The proposal is therefore in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policies E20, E26 and H6 of the Northampton Local Plan.

1.2 As the consultation period has not expired at the time this report is prepared, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

**2. THE PROPOSAL**

2.1 The applicant seeks planning permission to erect a single, infill building that would accommodate six 1 bedroom flats. This building would be attached to the existing buildings at 5 and 7 Primrose Hill.

### **3. SITE DESCRIPTION**

- 3.1 The application site consists of a vacant site between two existing residential properties. The surrounding area is predominantly residential in character and also features one of the main routes into the town centre and the allocated centre at Kingsthorpe. The site is located within the Barrack Road Conservation Area and the majority of surrounding buildings are of substantial proportions and a traditional appearance.

### **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. 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**

- 5.2.1 The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application.

- 5.2.2 Paragraph 17 emphasises the importance of good design that has a neutral impact. Paragraph 49 states that applications for housing development should be assessed with reference to the overriding presumption in favour of sustainable development. This is in addition to Paragraph 50 which requires the delivery of a wide choice of homes.

#### **5.3 West Northamptonshire Joint Core Strategy (2014)**

- 5.3.1 The West Northamptonshire Joint Core Strategy (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. Policies of particular relevance are:

Policy H1 – It is a requirement for new housing developments to make the most efficient use of the land with regards to the location and setting of the site and its environs; the accessibility of the site; proximity to public transport routes and the impacts upon future and existing residents.

Policy S10 – Sustainable Development Principles – This policy requires that new developments protect, conserves and enhances the built environment.

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

- 5.4.1 Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – New Development – This policy states that new proposals should be of an acceptable design and ensure a neutral impact upon neighbouring properties in terms of light, outlook and privacy.

Policy E26 – Development in Conservation Areas – This policy requires that new proposals within conservation areas should be maintain or enhance the character and appearance of the locality.

Policy H6 – New Residential Development – Permission should be granted for new residential proposals, provided that they are of a suitable scale and density and would not have a detrimental impact upon the character of the surrounding area.

#### 5.6 **Supplementary Planning Documents**

Northamptonshire County Parking Standards SPG 2003

### 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Highway Authority (NCC)** – Raise concerns regarding the lack of off street car parking.
- 6.2 **Conservation (NBC)** – The principle of the development is acceptable. Recommend that details are secured regarding to bricks, windows and roof materials.
- 6.3 **Cllr. B. Glynane** - It is considered that the development represents an overly intensive use of the site; is not in keeping with the Conservation Area; and will cause parking problems. Called in application to be determined by the Planning Committee.
- 6.4 **County Councillor S. Uldall** – Registering objections to the proposal.
- 6.5 **Barrack Road Conservation Area Advisory Committee** – object as the design is out of keeping with the Conservation Area and the lack of car parking.
- 6.6 Letters of objection have been received from the **Semilong Forum** and the occupiers of **8, 9 and 10 Primrose Hill** and **10, 12, and 14 St Georges Place**. Comments can be summarised as:
- The use of the property on short term leases would not enhance the area.
  - The site should be developed as a single dwelling and the current scheme is of an unacceptable density.
  - The design could be enhanced and the scheme does not preserve or enhance the Conservation Area.
  - The development would add to parking problems in the area.
  - The proposal would lead to a loss of privacy and overlooking.

- 6.7 The applicant has recently provided additional information which provides clarification relating to the design of the rear dormer window. The consultation period relating to this additional information has yet to conclude. Any further responses will be reported to the Committee by means of the addendum, which will be circulated prior to the meeting commencing.

## **7. APPRAISAL**

### **Principle**

- 7.1 By reason of the prevailing use within the surrounding area, it is considered that the principle of developing residential accommodation within this site is acceptable. It is appreciated that the scope of the development is of a relatively large nature (i.e. six flats); however, given that the prevailing vernacular is for larger buildings this approach is considered acceptable. As the proposed development would consist of six independent flats and owing to wide variety of residential accommodation within the wider area (including flats, houses in multiple occupation and single dwelling houses) it is considered that the development would have a neutral impact upon the area's character.
- 7.2 In addition to this factor, it is a requirement that Local Planning Authorities demonstrate that there is a five year housing land supply. This is currently not the case in Northampton. As a consequence of this, it is considered that the development would make a contribution (albeit of a small scale) towards addressing the current and future needs for housing within the Borough.

### **Design and Layout**

- 7.3 In design terms, the proposed building reflects the prevailing character of the surrounding area and includes features comparable with more traditional properties within the vicinity, such as details above the front door and window detailing. The applicant has revised the scheme during the application process to delete velux windows from the front elevation. It is possible for conditions to be imposed to require the submission of details relating to bricks, front door, window design and roof materials. For these reasons it is considered that the development would have a neutral impact upon the character and appearance of the Conservation Area.
- 7.4 It is noted that some comments have been received from the Council's Conservation section regarding the position of the rear outrigger; as this does not comply with the prevailing grain within the surrounding area. Whilst this point is noted, it is considered that as the outrigger would not be visible from the surrounding area, the overall impact upon the streetscene would be minimal. Moreover, it is considered that if the position of the outrigger were to be amended it would cause a detrimental impact upon the occupiers of the neighbouring properties. The outcome of this is that the front door of the building is situated on the right hand side of the building, whereas many of the surrounding properties feature a door on the left. As there is some variety within the vicinity, it is considered that this arrangement is acceptable.
- 7.5 The proposal has also been designed in such a manner so that all residents would have a satisfactory level of light, outlook and privacy. On account of the separation distances and the fact the proposal maintains the existing building

line; it is considered that the proposal would have a neutral impact on neighbour amenity.

## **Highways**

- 7.6 Whilst some concerns have been raised regarding the potential impacts upon the highway system and car parking, it is considered that as the site is sustainably located in close proximity to the town centre and an allocated local centre and on a route with a reasonably high level of public transport routes, it is considered that refusal of the application on this basis would be unreasonable.
- 7.7 Notwithstanding this assessment, it is considered that the provision of some cycle storage within the curtilage of the development would further encourage future residents of the development to travel by more sustainable means of transport.

## **8. CONCLUSION**

- 8.1 It is considered that the proposed development represents an acceptable use of the site and that a satisfactory design has been proposed, which harmonises with its surroundings. As there would be no undue detrimental impact upon the amenities of the occupiers of the surrounding properties, it is considered that the development is acceptable.
- 8.2 As the consultation period will not expire until the 26<sup>th</sup> of March, it is recommended that delegated authority be given to the Director of Regeneration, Enterprise and Planning to resolve any additional issues raised in comments received not dealt with in the report.

## **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: 17042-L2 Rev. A; 17042-L02 Rev. A; and 17042-S01.

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 (including brick work, lintels and roof materials) shall be submitted to and approved in writing by the Local Planning Authority, before development commences. 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) Details of all proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority, before development commences. 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.

(5) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to the occupation or bringing into use of the dwellings hereby permitted and retained thereafter.

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

(6) Prior to the commencement of development, full details of the secure storage of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: In the interests of promoting more sustainable means of travel in accordance with the requirements of the National Planning Policy Framework.

## **10. BACKGROUND PAPERS**

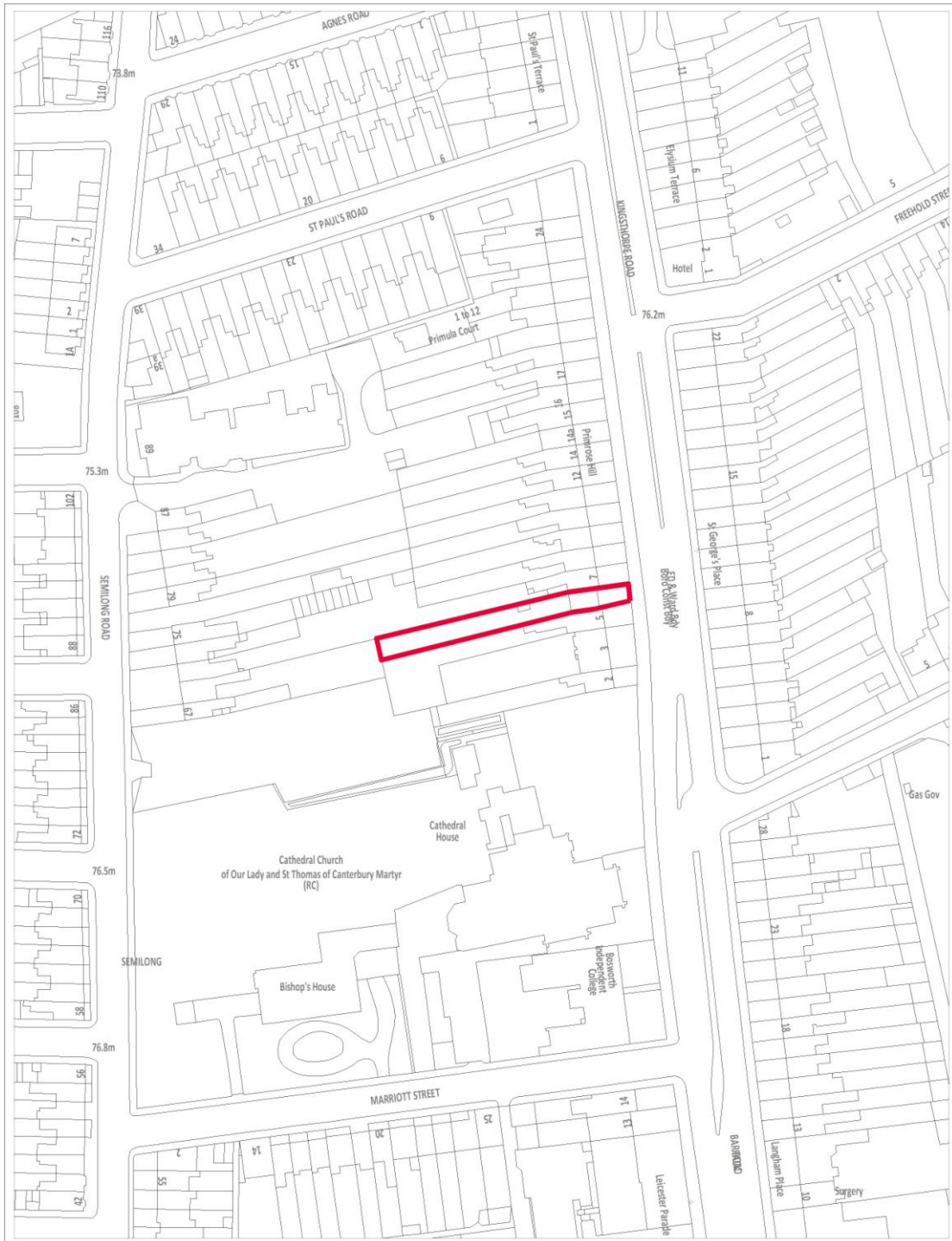
10.1 N/2014/1387.

## **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: **Site Location Plan**  
 Date: **24th February 2015**  
 Scale: **1:1250**  
 Dept: **Planning**  
 Project: **Planning Committee**

Title

## Garage to side of 5 Primrose Hill

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