



PLANNING COMMITTEE: 29th September 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0952: Formation of hard standing and erection of side/front boundary wall (part retrospective) at 24 Little Gull Close

WARD: Talavera

APPLICANT: Mr S Rice
AGENT: N/A

REFERRED BY: Cllr D. Meredith
REASON: Out of keeping with the surrounding area

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development would not be detrimental to the character or appearance of the host property, the streetscene or the surrounding area, nor would it be detrimental to the residential amenity of neighbouring properties. The proposed development would not be detrimental to highway safety. The proposal is considered to be acceptable and in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Part retrospective planning permission is sought for the formation of hard standing and erection of side/front boundary wall. The application is part retrospective as work has commenced on the boundary wall. The development would provide two off street parking spaces.

3. SITE DESCRIPTION

3.1 The application site constitutes a semi-detached dwellinghouse, on the corner of Little Gull Close and Barley Hill Road. To the north and west of the site is

existing highway, to the east is no. 23 Little Gull Close and to the south is rear of no. 22 Little Gull Close.

4. PLANNING HISTORY

4.1 There has been no recent, relevant 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 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

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 section is of particular relevance to this application:

5.3 Paragraph 56: Good design is a key aspect of sustainable development and is indivisible from good planning.

5.4 West Northamptonshire Joint Core Strategy (2014)

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. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles – requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

5.5 Northampton Local Plan 1997 (Saved Policies)

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 policy is material to this application:

Policy E20 – New Development – The policy seeks to secure development which has an acceptable design, layout and achieves acceptable standards of amenity.

5.6 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004
Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Councillor D Meredith** - The development is out of keeping with the surrounding area.
- 6.2 The development has been advertised by way of neighbour letters, no representations have been received.

6. APPRAISAL

Visual amenity

- 6.1 The proposed development would be in keeping with the character and appearance of the host property and the surrounding area. The proposed boundary wall and hardstanding have been well designed and would be constructed from materials appropriate to the site and the surrounding area. The boundary wall is considered to be of a modest scale, with a height of 600mm, with brick piers at a height of 750mm. It is considered that the development would not be detrimental to the visual amenity of the host property, the streetscene or the surrounding area. The development is considered to be in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Residential amenity

- 6.2 The development would not create any significant loss of amenity to neighbouring properties. It is considered that the development would in fact have a positive impact on neighbour amenity as it would provide additional off street parking, thus reducing parking pressures within the nearby street.
- 6.3 The proposal is considered to be in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

Highways safety

- 6.4 During the site visit it was noted that a number of vehicles park on the street within close proximity of the application site. It is considered that the provision of two off-street parking spaces would have a positive impact on highway safety.
- 6.5 A vehicle crossover to access the site has been constructed in accordance with the Local Highway Authority's standard and specifications.
- 6.6 The proposal is considered to be in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

7. CONCLUSION

- 7.1 It is considered that the development would be acceptable in terms of visual and residential amenity and would have a positive impact on highway safety by increasing off-street parking in the local area.

9. CONDITIONS

- (1) The development hereby permitted shall be carried out in accordance with the following approved plan: 15/R119/1.

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

10. BACKGROUND PAPERS

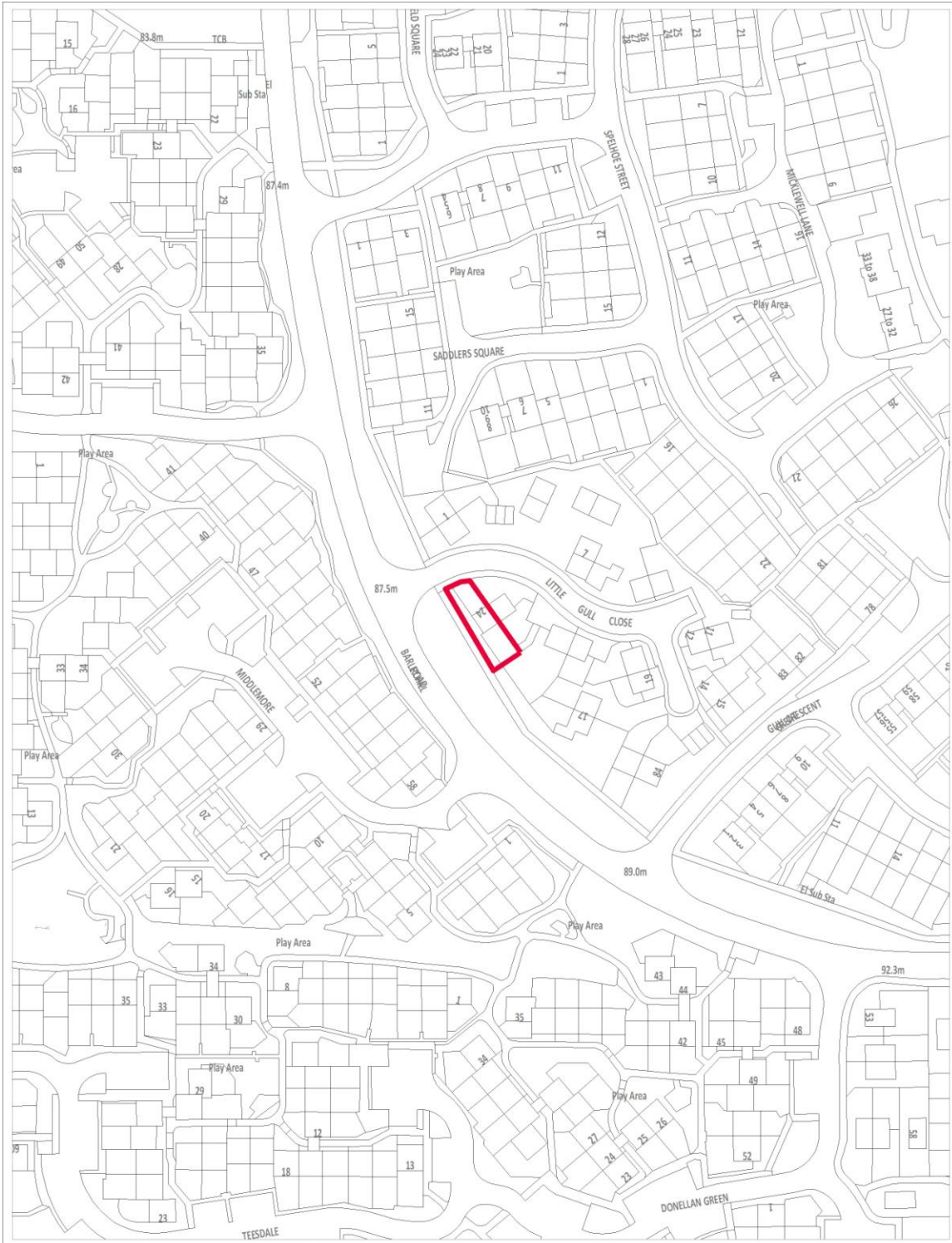
- 10.1 N/2015/0952.

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: 18th September 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
24 Little Gull Close

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