

PLANNING COMMITTEE:	5th September 2017
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2017/0791
LOCATION:	Land rear of 20 Thirlestane Road
DESCRIPTION:	New two storey one bedroom house on land previously occupied by a garage
WARD:	Delapre & Briar Ward
APPLICANT:	Mr Ion Harea
AGENT:	Robert Alexander Interior Design & Architecture
REFERRED BY:	Councillor V Culbard
REASON:	Parking concern
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 is considered acceptable in principle being within an established residential area and would contribute to the Council's 5 Year Housing Land Supply. Due to its scale, design and siting, the proposal would not have any undue detrimental impact on the appearance and character of the wider area, neighbour amenity and highway safety to comply with Policy E20 of the Northampton Local Plan, Policies S10 and H1 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 Planning permission is sought for a new two storey dwelling to replace the previous single storey detached double garage which has been demolished recently. The proposed building, which will be constructed in red brick, would have a front facing gable roof similar to that on the adjacent 67a Delapre Street. There will be a kitchen, lounge, WC on the ground floor with a bedroom and shower above. The proposed building would be 6 metres high. The property would have a small garden to the side and an area adjacent for refuse storage. Parking is on-street along Delapre Street.

3. SITE DESCRIPTION

3.1 The application site consists of a former double detached garage in a residential street. The street consists primarily terraced houses and is not in a conservation area. The adjacent building at 67a Delapre Street has been converted to residential use and is of similar height/scale to the building subject of this application. The site is not in a flood zone.

4. PLANNING HISTORY

4.1 Planning permission was granted under N/2016/1436 for conversion of existing double garage with increase in roof height to form a one bedroom residential unit. The current proposal is an amended scheme with changes to internal layout, building height will be 20cm higher than before and the footprint being 40cm larger.

5. PLANNING POLICY

5.1 Statutory Duty

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), 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 sections are of particular relevance to this application:

Paragraph 17: always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 35: create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Paragraph 47: requires Authorities to have a five year housing land supply.

Paragraph 49: advises that housing applications should be considered with a presumption in favour of sustainable development.

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

5.3 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. Policies of particular relevance are:

Policy S10 - Sustainable Development Principles - development will achieve the highest standards of sustainable design, incorporating safety and security considerations and a strong sense of place.

Policy H1 - Housing Density and mix and type of dwellings - new housing will provide for a mix of house types, sizes and tenures to cater for different accommodation needs. Housing

developments will be expected to make the most efficient use of land having regard to the location of the site, existing character and density of the local area, accessibility to services and facilities, implications of density for affordability and viability; living conditions for future residents, and the impact on the amenities of occupiers of neighbouring properties.

5.4 **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 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG (2003)

5.6 **Other Material Considerations**

None.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 Objection received from one neighbour and general comments from another:

- Loss of daylight and sunlight
- Overlooking
- Overbearing and sense of enclosure
- Concern on height of building
- Increase in disturbance from use of door proposed in south elevation
- Concern over location of bin store
- Not in keeping with area
- Parking concerns
- Query accuracy of plans

6.2 **Councillor V Culbard** - called in due to objection on parking.

7. **APPRAISAL**

Main issues

7.1 The main issues to consider are the impact on appearance and character of the area, residential amenity of future occupiers, effect on neighbouring properties and impact on highway safety/parking.

Planning Policy

7.2 In assessing this planning application, Policy E20 of the Northampton Local Plan is directly relevant which requires good design. This is also reflected in Policy S10 of the JCS. Policy H1 of the JCS relates to design of residential developments and also seeks to encourage acceptable

amenity for future occupiers. The NPPF also requires high quality design and consideration to neighbouring amenity/ amenity of future occupants.

Principle of development

- 7.3 The site is located within a primarily residential area as identified in the Northampton Local Plan. Within such an area the principle of residential development is generally considered acceptable, subject to matters of detail being acceptable. The development of a dwelling would contribute, albeit in a small way, towards the Borough's five year housing supply.

Design and impact on appearance and character of the area

- 7.4 Although the proposed dwelling would be 6 metres high and be significantly taller than the previous garage, the site is not considered overly prominent in the street scene, being approximately 20 metres from the junction with Delapre Street and Thirlestane Road. As it would be of similar scale, footprint and height as compared to the adjacent building at 67A Delapre Street, it is considered that the appearance and design is considered acceptable, subject to an external material planning condition. The proposed gable roof would also be comparable to that on the neighbouring building and would not form a visually dominant form of development and accords with Policy E20 of the Local Plan and S10 of the JCS.

Amenity of future occupiers

- 7.5 All habitable rooms would have adequate light and outlook, room sizes are considered acceptable. The proposal also indicates an area adjacent for refuse storage which can be secured by planning condition. There would also be a small private garden space for future occupiers. This complies with Policy H1 (f) of the JCS and Policy E20 of the Northampton Local Plan.

Impact on living conditions of adjoining occupiers

- 7.6 There is front to front separation of approximately 11 metres with the principal elevations of the properties opposite the site on Delapre Street. It is considered that there would not be unacceptable overlooking and overbearing as a result of the proposed development.
- 7.7 Although the adjacent property at 67A Delapre Street has its main side wall in close proximity to the proposed development, it is not considered that there would be any significant loss of residential amenity as that property has no side windows facing the site in its south facing wall, although there are two existing roof windows half way up the roof plane.
- 7.8 In terms of the impact on Nos. 18 and 20 Thirlestane Road, while the proposed building would be higher than the previous garage, given the separation from the rear windows to No. 18, the impact is deemed acceptable. As the development would be sited on the north of these neighbours, overshadowing would be considered to be reasonably limited. The proposed roof would slope away from these properties and this further reduces the impact. The new side door facing the rear of Nos. 18 and 20 would unlikely to result in significant additional impact that would justify refusal of planning permission, given that an opening of similar position was also approved on the previous application.

Parking and Highways

- 7.9 While there would not be any off-road parking provided, it is considered that there is sufficient room on-street to cater for a one bedroom unit without impacting on highway safety. A one bedroom unit requires one off-road parking space when assessed against NCC Parking standards. A recent Parking Beat Survey revealed that there is spare capacity for parking in the

area. The site is also reasonably sustainable being a short walk from Towcester Road which is a bus route.

- 7.10 The applicant has provided further justification and maintains that the site is within walking distance to a large number of local amenities. The site is also close to shops and services in nearby St Leonards Road and the St James Retail Park. It should also be remembered that a similar application was approved in 2016 without any off-road parking. Paragraph 32 of the NPPF also states that applications should only be refused on transport grounds where the impact is severe which is not the case in this instance.

8. CONCLUSION

- 8.1 The principle of a new dwelling in this position has already been established by the previous planning permission. The proposed development is considered acceptable without having any undue impact on the appearance and character of the area, residential amenity and highway safety. In addition, the proposed would contribute to the Council's 5 Year Housing Supply.

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: 20/ TR 100 Rev G, 20/ TR/ 001 B, 20/TR 200.

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

- 3) The development hereby approved shall be constructed from Forterra Sherwood Red Mix brick and Cembrlt Moorland roof tiles as agreed by email with the agent on 16 June 2017.

Reason: In the interests of visual amenity to comply with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

- 4) The refuse store indicated on the approved drawing number 20/TR/001B shall be provided prior to the first occupation of the development hereby approved and thereafter maintained throughout the life time of development.

Reason: In the interests of residential amenity to comply with Policy E20 of the Northampton Local Plan and H1 of the West Northamptonshire Joint Core Strategy.

- 5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions shall be erected to the dwelling hereby permitted.

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

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows (including dormers) shall be installed in the roof slopes or walls of the proposed development.

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

- 7) The area immediately to the south of the approved residential unit indicated on the approved plans shall not be used for off-road parking at any time and shall only be used as private amenity space/garden and be retained in that form throughout the lifetime of the development.

Reason: In the interests of residential amenity and the space is substandard to provide adequate parking to comply with Policy H1 of the West Northamptonshire Joint Core Strategy and National Planning Policy Framework.

- 8) The ground floor WC window shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority 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 E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

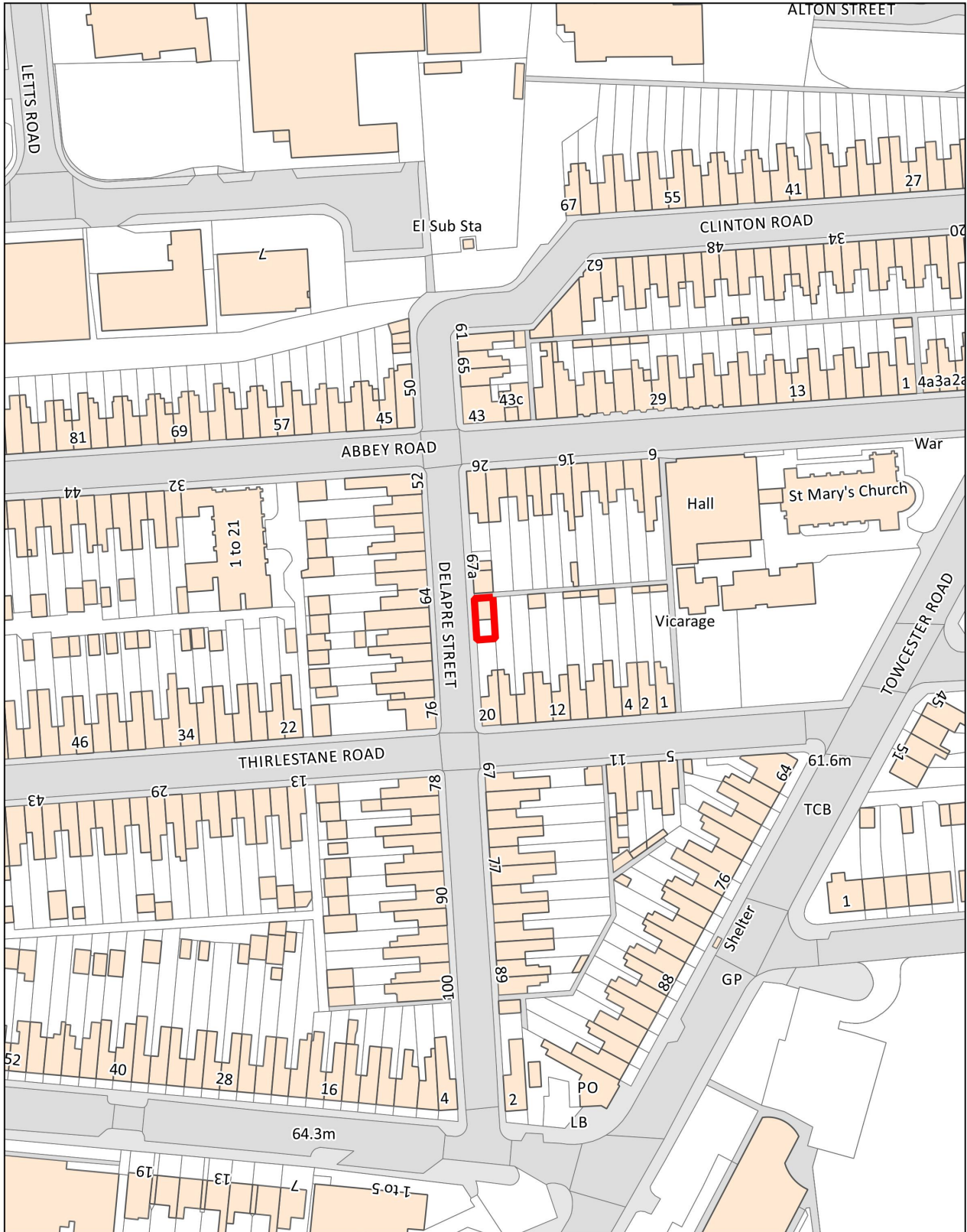
- 10.1 N/2017/0791 and N/2016/1436

11. LEGAL IMPLICATIONS

- 11.1 The development is CIL liable as it relates to the provision of a new dwelling.

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.



Title: **Land rear of 20 Thirlestane Road**

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Date: 24-08-2017

Scale: 1:1,250

Drawn by: -----