



PLANNING COMMITTEE: 13th March 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1610

LOCATION: 41A Eastfield Road and 2 Northfield Road

DESCRIPTION: Demolition of 2no existing semi-detached houses and construction of 5no new build 2 bed 4 person social houses with parking

WARD: New Duston Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner

REFERRED BY: Head of Planning
REASON: Council owned land

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 provide an acceptable living environment for future residents and would have no undue detrimental impact on the amenities of neighbouring and nearby occupiers. The development would be in keeping with the character and appearance of the area. The level of parking proposed would be acceptable and would not lead to a detrimental impact on highway safety and amenity. The proposed development would therefore comply with Policies S1, S3, S10, H1 and H2 of the West Northamptonshire Joint Core Strategy, Policies H17, H32, E20 of the Northampton Local Plan, Policies OP1, H1, H3, H4 and BE1 of the Duston Neighbourhood Plan and the National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The proposal is for the demolition of two existing semi-detached dwellings and the construction of five new dwellings, two of which would be semi-detached and three being terraced. The houses would have two bedrooms and would be finished in traditional materials of brick and tile.
- 2.2 On-site parking spaces will be provided to serve the development with 2 spaces for each dwelling.

3. SITE DESCRIPTION

3.1 The application site previously contained a pair of semi-detached dwellings, which were on the corner of Northfield Road and Eastfield Road North. These were constructed in pre-cast concrete. The surrounding area is residential in character with brick the dominant material.

3.2 The dwellings have since been demolished and the site is now clear for redevelopment.

4. PLANNING HISTORY

4.1 N/2017/1412 - Prior Notification for the Demolition of 2no semi-detached dwellings (41A Eastfield Road and 2 Northfield Road) – Approved 22/11/2017.

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 and emerging Neighbourhood Development Plans where relevant.

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 sets out core planning principles that include seeking to secure high quality design and a good standard of amenity for existing and future occupiers; encouraging the effective use of land by using brownfield sites; managing patterns of growth to make fullest use of sustainable transport methods and in sustainable locations.

Paragraph 47 requires Local Planning Authorities to meet objectively assessed housing needs for their area and to identify and update a supply of deliverable sites to provide 5-years' worth of housing against these requirements.

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

Paragraph 56 good design is a key aspect of sustainable development and should contribute to making places better for people.

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 S1 – The Distribution of Development

Policy S3 – Scale and Distribution of Housing Development

Policy S10 – Sustainable Development Principles

Policy H1 – Housing Density and Mix and Type of Dwellings

Policy H2 – Affordable Housing

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 policies are material to this application:

Policy H17 – Housing for people with disabilities
Policy H32 – Affordable housing
Policy E20 – New development (Design)

5.6 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.7 **Other Material Considerations**

Duston Neighbourhood Plan

At Full Council on 14th December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan for Northampton. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (see [section 38\(6\) of the Planning and Compulsory Purchase Act 2004](#)).

The following policies are relevant to the determination of this proposal -

OP1 – Sustainable Development Principles
H1 – Development On Previously Developed Land
H3 – Meeting The Needs Of All Sectors Of The Population
H4 – Smaller Infill Sites – General Criteria
BE1 – Local Character Areas

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Local Highway Authority** – No comments to make.

6.2 **County Ecologist** – Satisfied with the ecology report and that there are no ecological issues to address, concerned that the proposed site plan would require trees to be removed.

6.3 **Environmental Health** – No objections, subject to conditions regarding contaminated land. The applicant should be given advisory notes regarding contaminated land and demolition and construction times.

6.4 **Arboricultural Officer** – The existing trees are sufficiently far removed from the proposed development not to impose a constraint upon the construction, and so no comment to make.

6.5 Letters of objection received from two nearby residential occupiers, making the following points in summary:

- 5 houses is far too many
- Will invade privacy and block sunlight
- Site access would be an issue
- Not clear if light will be affected for neighbouring windows

- Alleyway could be an issue with unauthorised access – must be gated
- No problem with the trees on the boundary being taken down. They do not bear fruit and only make a mess when the leaves fall
- Potentially there could be 20 people all of which have access to a car, parking is not sufficient

7. APPRAISAL

Principle of Residential Use

- 7.1 The NPPF has a presumption in favour of sustainable residential development and encourages the use of brownfield sites, where there is an identified need for additional housing. The application site is allocated as being within a Primarily Residential Area in the Local Plan and is previously developed land.
- 7.2 It is considered, therefore, that the principle of residential use would be acceptable and would provide much needed housing supply for the Borough.

Impact on the street scene and the character and appearance of the area

- 7.3 The proposed dwellings are of a conventional design. It is considered that these are in keeping with the character of the area in terms of their appearance and scale. The proposal would increase the density on the plot, which would make it more consistent with the general character of the area, given that the site at present represents an unusually large gap in the streetscene of Northfield Road.
- 7.4 The two properties on the corner would project forward of the site of the previous dwellings. The character of this area is described in the Duston neighbourhood plan as one of a regular building lines, with spacious corner plots. The building line in this area does in fact vary and in light of this, it is considered that this would not be out of character with the area.

Impact on the amenities of adjoining and nearby occupiers

- 7.5 In terms of the impact on adjoining occupiers, the recent infill development at 41B Eastfield Road has no side facing windows and whilst there is a side facing door at the other neighbour at 4 Northfield Road, both of these neighbouring properties would be separated from the proposed new dwellings by over 8m. This means also that the gardens of these neighbours would not be overshadowed. The proposed bedroom windows would be a minimum of 10m from the boundary with neighbouring gardens, meaning there would be no undue overlooking. However, a planning condition is recommended to remove permitted development rights for future extensions to enable the Local Planning Authority to assess any future extensions.

Design of the development and living conditions of future occupiers

- 7.6 The dwellings as proposed are considered to be of an appropriate design and would provide a good level of amenity for the future occupiers. Garden areas would vary in size and shape but all would provide an appropriate level of outdoor space. Due to the orientation of the dwellings, an appropriate outlook and level of daylight would be available from the rear of all the proposed houses.

Parking and Highway Issues

- 7.7 The proposed plans indicate a total of ten available parking spaces, giving two spaces per dwelling. It is considered that this would provide an appropriate level of parking for future

residents and it can be noted that the comments received from the Local Highway Authority indicate no objections to the proposal.

Trees and Landscaping / Ecology

- 7.8 An ecological survey was submitted with the application, which concluded that the proposal would have only a minor impact on ecology.
- 7.9 Whilst concerns were raised by the Ecological Officer due to the loss of trees on the site, these trees have already been removed as part of the demolition process as previously approved, the removal of the trees not in itself requiring permission.

Amenities of future residents

- 7.10 It is considered that the development as proposed would provide a good standard of accommodation for the future residents in terms of their internal layout, whilst the garden areas, although small, would provide an appropriate level of amenity space for future residents. There would be no overlooking between the properties due to the arrangement of windows.

8. CONCLUSION

- 8.1 The proposed development would have no adverse impact on the street scene or on the amenities of adjoining residential occupiers and would provide a good standard of accommodation for future residents of the development. The development would contribute to the Borough's housing land 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: 30036 (P) 03 A, 30036 (P) 05 A (Street Scene), 30036 (P) 05 A (Floor Plans), 30036 (P) 06, 30036 (P) 07, 30036 (P) 08, 30036 (P) 09.

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

(3) Details 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) 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 first 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.

(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 or outbuildings shall be erected to the dwellings hereby permitted.

Reason: To prevent overdevelopment of the site and to safeguard the amenities of future residents, in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

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

(6) No development shall take place until a desktop study, including a site walkover, in respect of possible contaminants within the site is completed and the need for a site investigation is determined. The scope and methodology of the desk top study and the site investigation report shall be submitted to the Local Planning Authority for approval. Any site investigation found to be required shall be carried out and the results shall be used to produce a method statement for any remedial works (and a phasing programme), which shall be submitted to the Local Planning Authority for approval. All remedial works found to be required 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). In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of this condition and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of this condition, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

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 Policy BN9 of the West Northamptonshire Joint Core Strategy.

10. BACKGROUND PAPERS

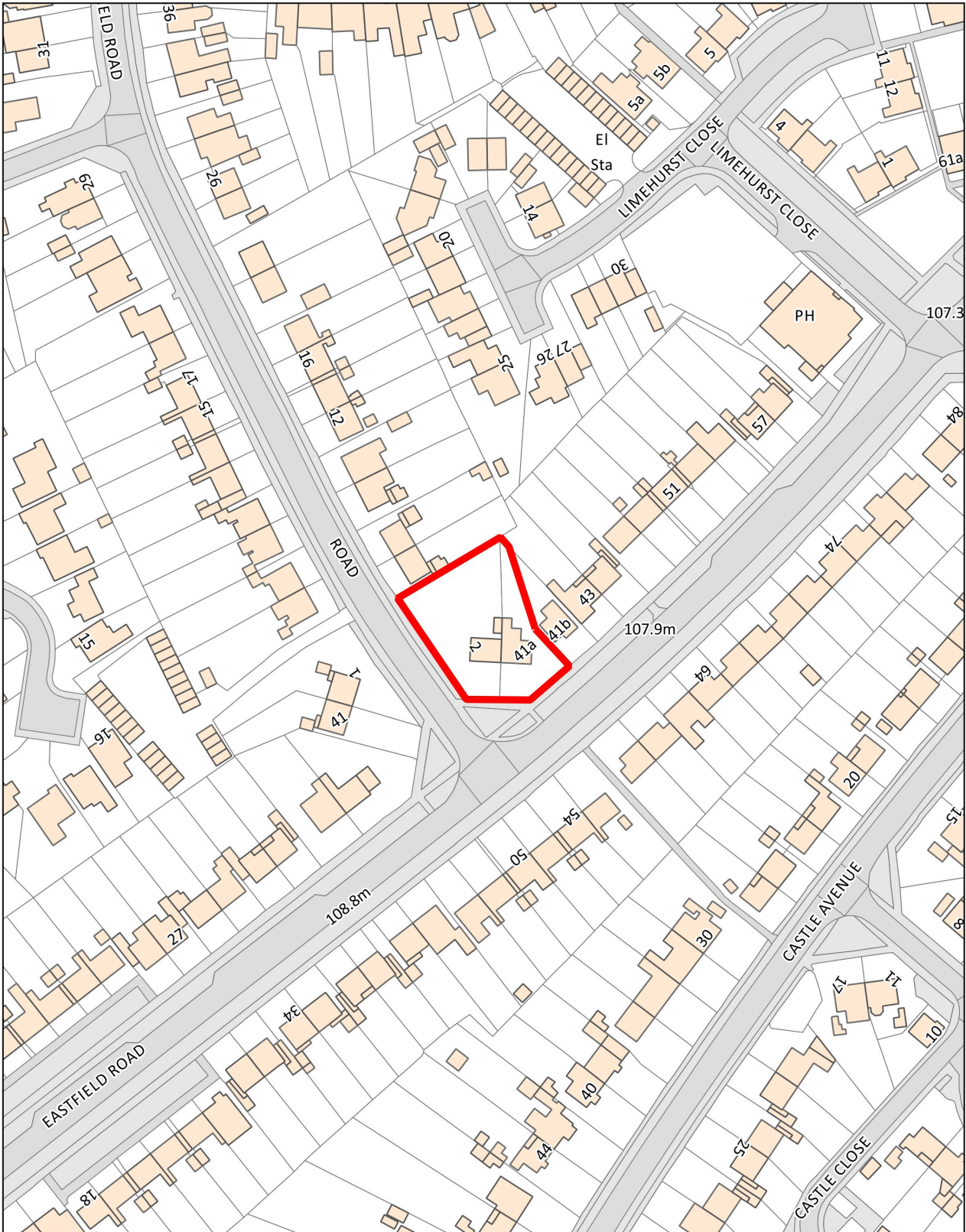
10.1 Application file N/2017/1610.

11. LEGAL IMPLICATIONS

11.1 The development is CIL liable.

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: **41A Eastfield Rd & Northfield Rd**

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Date: 01-03-2018

Scale: 1:1,250

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