

PLANNING COMMITTEE: 19th February 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1778

LOCATION: Lock Up Garages, Fulleburn Court

DESCRIPTION: Demolition of 4no. garages and erection of 2 new build dwellings and parking

WARD: Brookside Ward

APPLICANT: Northampton Partnership Homes
AGENT: Baily Garner LLP

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 principle of residential development on the site for new dwellings is considered acceptable in a residential area and would contribute towards the Council's five year housing land supply. On balance, it is considered that the proposal would have an acceptable impact upon the character and appearance of the surrounding area, neighbouring amenity and highway safety. The development is therefore compliant with the requirements of the National Planning Policy Framework, Policies S1, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application seeks full planning permission for the demolition of 2 blocks of 4 garages, the erection of a pair of 3 bedroom semi-detached dwellings, and provision of 4 car parking spaces. The dwellings will be sited to the east of Fulleburn Court and will be sited 4m in front of the building line in relation to the dwellings to the north. The proposed dwellings are of utilitarian and functional design. The access and turning facilities will remain as existing off Fulleburn Court.

3 SITE DESCRIPTION

- 3.1 The application site includes 2 blocks of flat roofed, brick built garages each comprising 2 garages located to the east of Fulleburn Court immediately to the east of its junction with Penistone Road. To the east of the existing garages is an area of hardstanding which has been laid out for parking 6 cars. There are 5 trees on the site frontage and 3 in the south east corner of the site.

4 PLANNING HISTORY

- 4.1 None relevant.

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) and the 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:

Paragraphs 2 & 47 - Applications to be determined in accordance with the development plan.
Paragraphs 8, 10, 11 & 38 - Achieve and approve applications for sustainable development.
Paragraph 59 - To support the Government's aim of significantly boosting the supply of homes.
Paragraph 91 - Promoting health and safe communities.
Paragraph 103 - Manage growth to achieve sustainable transport.
Paragraph 117 - Promoting an effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
Paragraph 123 - Making optimal use of land by achieving appropriate densities.
Paragraph 124 - Creation of high quality buildings and places, good design being integral to achieving a sustainable development.
Paragraph 212 - The Framework is a material consideration which should be taken into account in dealing with applications.

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 S10 - Sustainable Development Principles.
Policy H1 - Housing
Policy BN9 - Planning for Pollution Control

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 - New Development (Design)

Supplementary Planning Documents

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

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Arboriculture Officer (NBC)** – Requests a method statement in relation to protecting retained trees.
- 6.2 **Public Protection (NBC)** – Recommends conditions in relation to contamination, electric vehicle charging points and low emission boilers.
- 6.3 **Highway Authority (NCC)** – No comments received.
- 6.4 **Northamptonshire Police** – No objections and has advised on security standards.

7 APPRAISAL

Principle of development

- 7.1 The application site is in a residential area within the urban area of Northampton and therefore development of the site for residential purposes is acceptable in principle under Policy S1 of the Joint Core Strategy.
- 7.2 The Council cannot however presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for housing would contribute towards the Council's housing supply with associated social and economic benefits, and this therefore weighs in favour of the proposal.

Layout and design

- 7.3 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place great importance on the quality of design of new developments, and are in conformity with the NPPF which advises that planning should always seek to secure high quality design.
- 7.4 The application site comprises a garage court set in a residential area. Therefore the proposal would not result in the loss of residential garden land, and would comprise the re-use of brownfield land which is encouraged under the NPPF.
- 7.5 Although the proposed dwellings would be set forward of the terrace to the north, it is not considered that the siting is unacceptable in the wider context of the area. The simple and utilitarian design proposed would be in keeping with existing buildings providing bricks to complement existing dwellings are used. The proposed development is therefore considered to be acceptable in terms of layout and design.

Residential amenity

- 7.6 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the Core Planning Principles in the NPPF all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.7 The proposed units will be set forward to the terrace to the north. However, with the separation distance, it is not considered that the proposal would impact on amenity in terms of overbearing

and limiting outlook. There are also good separation distances to the existing dwellings to the east and west, both over 20m, and it is considered that there is no significant impact on these properties.

Parking and highway safety

- 7.8 The applicant has confirmed that of Blackthorn's original 221 garages, 23 had been demolished for various reasons prior to NPH's garage redevelopment programme starting; 66 garages were occupied as of December 2018. All garage licensees living in Blackthorn can be relocated within the estate.
- 7.8 In the instance of this application, the existing site contains 4 lock up garages and has the provision for 6 hard standing spaces. The scheme proposes a total of 4 spaces to serve the new dwellings. Therefore there is a net loss of 2 parking spaces in the area, as garages are not counted as parking spaces in the Northamptonshire Car Parking Standards. No comment has been received from the Highway Authority in relation to this application.
- 7.9 On balance, it is considered that the provision of two dwellings would outweigh any negative impacts accruing from the loss of parking. It could also be argued that the close presence of Penistone Road would mitigate against some loss of parking by absorbing overspill.
- 7.10 The scheme is considered to be acceptable on grounds of amenity, parking and highway safety.
- 7.11 The submitted plans show sheds to serve each dwelling, these could serve as cycle stores and details of which will be secured by condition.

Trees

- 7.12 The proposed development will require the removal of trees to the front and rear of the site (T6-T10 to the front and T1 to the rear). T2 and T3 can be retained providing the concrete hard standing is removed sensitively, and their retention is desirable given the positive impact they provide on the street scene. A condition is recommended that the tree protection measures detailed in Sections 5 and 6 of the Tree Report are implemented.

Other Matters

- 7.13 In respect of the provision of electric vehicle charging points, Northamptonshire Partnership Homes has confirmed that these are not being considered as the scheme is subject to a limited budget. Whilst desirable, it is considered that the more immediate benefits of the scheme outweigh this concern.
- 7.14 The issue in relation to the provision of boilers is regulated by Building Regulations and no additional planning conditions is necessary in this instance.
- 7.15 Construction works would normally be undertaken during working hours and should not lead to undue noise and disturbance. The works should also not result in damage to existing properties or loss of utilities.

8 CONCLUSION

- 8.1 The site is in an existing housing area within the urban area of Northampton and the principle of residential development on the site is therefore acceptable under the development plan. However, the Council cannot presently demonstrate a five year housing land supply and it is therefore necessary to assess the proposal against the presumption in favour of sustainable development. In this instance, the proposal would comply with the development plan and would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits. Furthermore, subject to conditions, no harm has been identified that would significantly

and demonstrably outweigh the benefits. Therefore, it is recommended that planning permission is granted subject to conditions.

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: (P)01, (P)03, (P)04, (P)05, & (P)06.

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

3. Prior to the construction of the development hereby approved above ground floor slab level, 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 in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

4. Prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site together with any other means of enclosure to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the 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 and safe standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

5. Prior to the construction of the development hereby permitted, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

6. The construction of the development hereby permitted shall not take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works 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).

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. Pre-commencement condition to ensure details are agreed in a timely manner and to ensure a satisfactory standard of development.

7. 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 and where remediation is necessary a remediation scheme must be prepared 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.

8. Notwithstanding the submitted details, full details of the storage sheds 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: To ensure the provision of adequate facilities in accordance with Policy S0 of the West Northamptonshire Joint Core Strategy.

9. Full details of drainage relating to the proposed car parking area 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: To prevent drainage on to the highway in accordance with the aims of the National Planning Policy Framework.

10. The tree protection measures detailed in Section 5 (Paragraph 5.7) and Section 6 of the submitted Tree Survey and Arboricultural Impact Assessment Report by McIntyre Trees (Dated December 2018-Ver 1880.2_Fv1) shall be implemented during the course of construction period.

Reason: To ensure appropriate protection of retained trees and in the interests of amenity in accordance with the requirements of Policies BN3 and S10 of the West Northamptonshire Joint Core Strategy.

11. 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 shall be installed in the side elevations of the proposed development.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H1 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

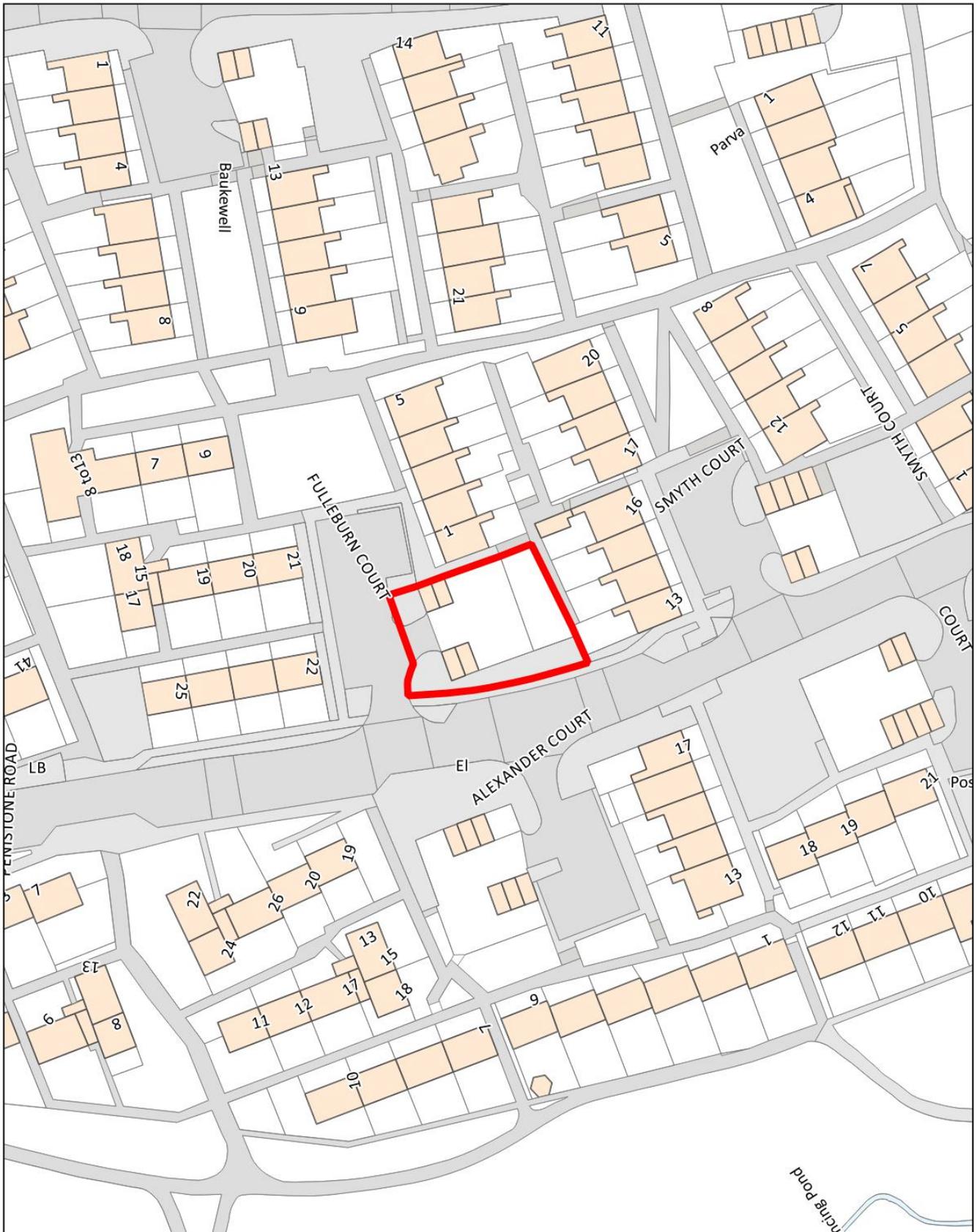
- 10.1 N/2018/1778.

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: **Lock up garages at Fulleburn Court**

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