

PLANNING COMMITTEE: 22nd October 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1048

LOCATION: Land rear of 33 Southwood Hill

DESCRIPTION: Demolition of 8no domestic garages and construction of 2no new dwellings (resubmission of planning permission N/2018/1549) (part retrospective)

WARD: Delapre & Briar Ward

APPLICANT: Northampton Partnership Homes
AGENT: Miss Bonnie Carswell

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 new dwellings are considered acceptable in a residential area and would contribute towards the Council's five year housing land supply. The development has an acceptable impact upon the character and appearance of the surrounding area, neighbouring amenity and highway safety. The proposed development complies with the requirements of the National Planning Policy Framework, policies S1, S3, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and saved policies E20 and H6 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Planning permission N/2018/1549 was granted by the Planning Committee on 19th March 2019 for the demolition of a garage block and the erection of a semi-detached pair of 1-bed bungalows. Four dedicated car parking spaces are proposed to serve the bungalows, with 12 other communal parking spaces along the northern boundary.

2.2 Development on site has commenced. Due to the difference in site levels, it is necessary to amend the approved scheme to allow one of the dwellings to be built on a higher ground level. The current application is a re-submission to reflect the above situation. The rest of the proposal remains substantively the same as the previous approval.

3 SITE DESCRIPTION

- 3.1 The application site originally consisted of a garage block and open area to the front. The application site is bordered with existing rear gardens of the residential properties around the site, separated by timber fencing and brick walls.
- 3.2 The local area is predominantly residential and has a mix of 1 and 2 storey properties and a 3 storey apartment block.

4 PLANNING HISTORY

- 4.1 **N/2018/1549** – Demolition of 8no domestic garages and construction of 2no new dwellings. **Approved by Planning Committee on 19th March 2019.**
- 4.2 **N/2019/0841** – Non Material Amendment to Planning Permission N/2018/1549 (Demolition of 8no domestic garages and construction of 2no new dwellings) to install step to ridge between the two proposed dwellings and retaining wall to front of property. **Withdrawn.**

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:

Section 2 - Achieving sustainable development
Section 5 - Delivering a sufficient supply of homes
Section 12 - Achieving well-designed places.
Section 15 - Conserving and enhancing the natural environment

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 - The Scale and Distribution of Housing 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 policies are material to this application:

Policy H6 - Residential development in primarily residential area
Policy E20 - New development

5.5 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 Highway Authority (NCC) – No objection and recommended condition for implementing the visibility splays.

6.2 Crime Prevention Design Officer – No objection.

7 APPRAISAL

7.1 The main issues for consideration are the changes submitted under the current application in relation to the already approved scheme.

Principle of residential development

7.2 As planning permission was previously granted on site for two dwellings, the principle of development has already been established. The development would contribute towards the Council's housing supply with associated social and economic benefits.

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 is in conformity with the NPPF which advises that planning should always seek to secure high quality design.

7.4 The design of the bungalows is identical to the already approved scheme; however appearance of the bungalows is different in that one of the bungalows would be 0.5m higher than the other. It is considered that the development would reflect the scale and massing of neighbouring residential properties and would be an appropriate development in the streetscene.

7.5 The proposed rear gardens associated with these bungalows are relatively small, therefore, it is recommended that a condition to remove permitted development rights for future extensions to avoid overdevelopment of the site.

7.6 It is considered that the design and appearance of the new bungalows is in keeping with the character of the local area and would comply with the guidance outlined in NPPF, Policy H1 of JCS and saved policy E20 of the Northampton Local Plan.

Residential amenity

7.7 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.

- 7.8 The bungalows would retain the same separation distance as the originally approved scheme. Whilst one of the bungalows is to be built at a higher ground level, owing to the separation between these bungalows and the neighbouring properties to the south by over 20m, it is not considered to have any additional impact than what was already approved under original scheme.
- 7.9 It is considered that the development would not result in any undue impact on the residential amenity of the neighbouring properties.

Amenity of future occupiers

- 7.10 All habitable rooms would be served by adequate light and outlook and private amenity spaces, providing an acceptable level of residential amenity.

Parking and highway safety

- 7.11 The proposal includes 4 parking spaces to serve the bungalows and 12 communal car parking spaces for the local residents. The development would also benefit from a generous manoeuvring area to serve the parking area.
- 7.12 It is considered that the revised scheme is acceptable and would not cause undue impact on the highway safety.

Other matters

- 7.13 The Police Crime Prevention Officer has not raised any concerns about the proposed changes submitted under the current scheme.

8 CONCLUSION

- 8.1 The current application is a re-submission of already approved scheme. The principle of development has already been established. It is considered that the development would have an acceptable impact upon the character and appearance of the surrounding area, neighbouring amenity and highway safety. The development would contribute towards the 5-year housing supply.
- 8.2 The proposal would comply with the requirements of the National Planning Policy Framework, Policies S1, S3, S10, H1, and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20 and H6 of the Northampton Local Plan and Policies H1 and H2 of the Growing Together Neighbourhood Plan.
- 8.3 Therefore, it is recommended that planning permission is granted subject to conditions below.

9 CONDITIONS

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: (P) 03 RevB, (P) 06 RevB, (P) 04, (P) 05 RevB, (P) 02, (P) 01, SCH-001 and SCH-003.

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

- 2) The external materials shall be installed in accordance with the details as described on the Drawing number SCH001 and approved details as listed below:
- a. Bricks: Type EX3 (IBSTOCK Sandalwood)
 - b. Roof tiles: Type R1 (Artificial slate Roof tiles)
 - c. Rainwater goods: Type RW2 (Marley Plumbing in white)

- d. Windows: Type W1 (uPVC in white frame)
- e. Doors: Type D1 (uPVC door in white frame)

Reason: In the interests of visual amenity and to ensure that the development would harmonise with its surroundings in accordance with Policy E20 of the Northampton Local plan.

- 3) 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.

- 4) The external boundaries of the site shall be constructed in accordance with the approved plan prior to the occupation of the dwellings 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 and the National Planning Policy Framework.

- 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 in accordance with Policy E20 of the Northampton Local Plan.

- 6) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policies H1 and S10 of the West Northamptonshire Joint Core Strategy.

- 7) Full details of drainage relating to the proposed car park areas 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.

- 8) The parking spaces and manoeuvring area as shown on approved plans shall be constructed prior to the occupation of the buildings hereby approved and retained thereafter.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with the requirements of the National Planning Policy Framework.

10 BACKGROUND PAPERS

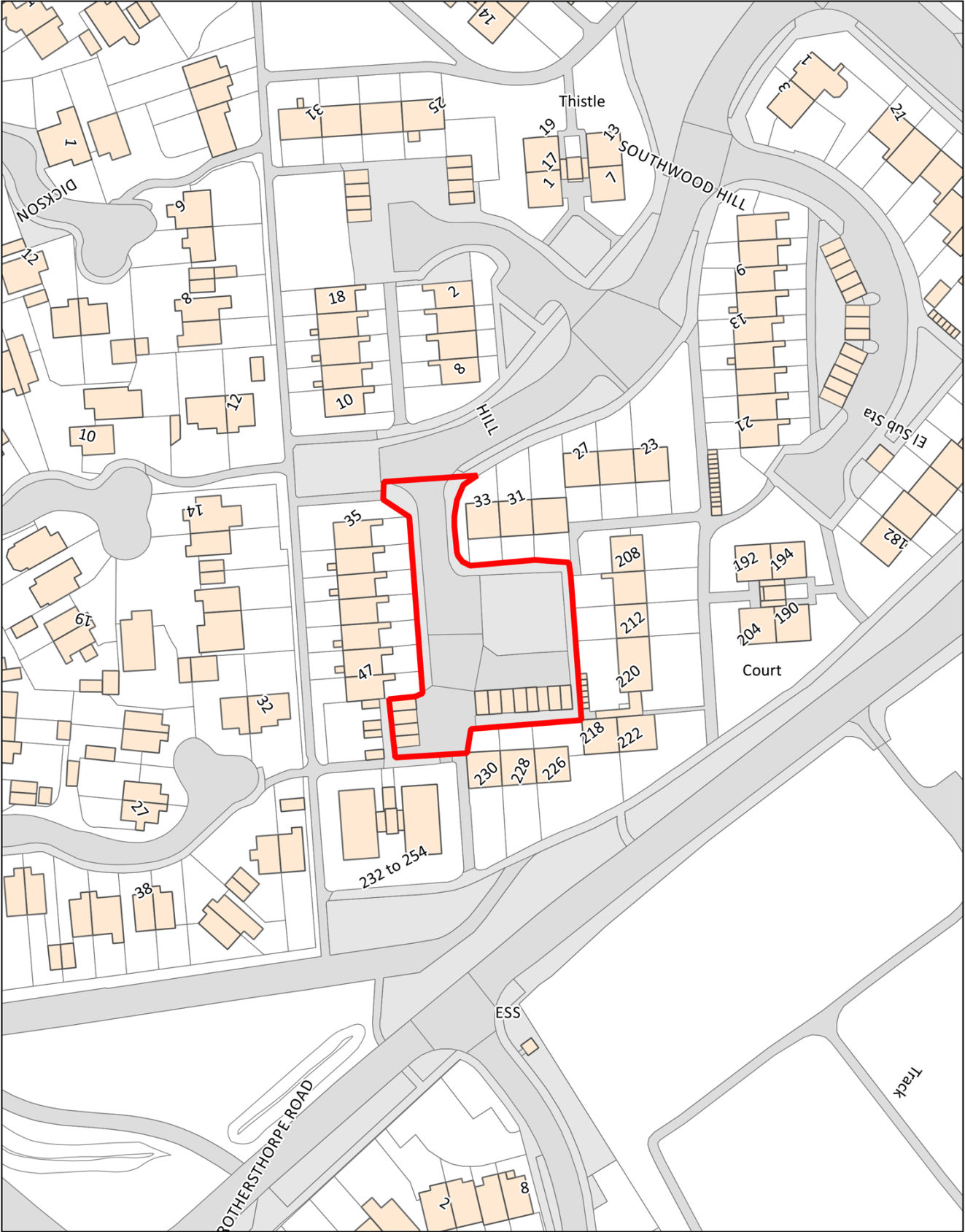
10.1 N/2018/1549 and N/2019/1048.

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 Frameworks and Strategies.



Title: **Land to rear of 33 Southwood Hill**

© Crown copyright and database rights 2019 Ordnance Survey licence no. 100019655

Date: 10-10-2019

Scale: 1:1,000

Drawn by: -----