

PLANNING COMMITTEE: 7th May 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1474

LOCATION: Lock Up Garages, Grange Road

DESCRIPTION: Demolition of existing garages and construction of 3no new dwellings with associated parking

WARD: Eastfield 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 new dwellings is considered acceptable in a residential area and the proposal would contribute towards the Council's five year housing land supply. The proposal would have 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 policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The application seeks full planning permission for the demolition of a garage block and the erection of row of three 2 storey, 1-bed terraced houses. Four dedicated parking places would be provided to serve the new dwellings.

3 SITE DESCRIPTION

3.1 The application site consists of a garage block which borders onto existing rear gardens of properties fronting Honister Green, separated by timber fencing and brick walls.

3.2 The local area is predominantly residential and consists of primarily two storey dwellings with reasonably long rear gardens. The area is not in a Conservation Area and is in a low risk flood zone 1. There are two trees at the entrance to the application 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), 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 Design, Density and Mix
Policy BN3 - Trees
Policy BN9 - Planning and 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)

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 **Public Protection (NBC)** – No objections subject to a condition requiring action in the event of unexpected contamination being found.
- 6.2 **Highway Authority (NCC)** – Concerns were initially raised for impact on the existing refuse collection system. Additional information was submitted during the course of the application, which was found to be acceptable.
- 6.3 **Northamptonshire Police** – No objection in principle, advice has been given in relation to the compliance to the secure by design.
- 6.4 **3 neighbour objections** received on following grounds:
 - Impact on Parking
 - No spaces for home owners to park during the construction process
 - Access for refuse/ general access issues
 - Security concerns and boundary treatment issues
 - Concern over loss of garage
 - Conflict with nearby commercial uses/ traffic
 - Noise and pollution
 - Impact from construction traffic
 - Impact on quality of life of residents

7 APPRAISAL

- 7.1 The main issues for consideration are the principle of new residential development, impact on the character of the surrounding area, impact on adjacent occupiers and proposed residential amenity, security and highway conditions.

Principle of residential development

- 7.2 The NPPF supports well-designed sustainable housing development that provides a good standard of amenity for existing and proposed occupiers. The JCS seeks to ensure development is located primarily in the principal urban area within easy access of facilities and encourages the use of previously developed land having regard to achieving high quality design in keeping with the character of the surrounding area.
- 7.3 Saved Policy H6 of the Northampton Local Plan allows for residential development in such residential locations providing that the development is in keeping with the character of the area and does not result in an over-intensive development of the site.
- 7.4 The principle of the development of the site for residential use would be acceptable as the land is situated within a residential area. The development of the site for residential use would also contribute to the Council's 5-year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Section 2 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Subject to acceptable design, consideration of parking provision and impact on amenity, the principle of residential development is considered to be in accordance with the above policy requirements.

Layout and design

- 7.5 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.
- 7.6 The application site comprises a garage block in a residential area. The demolition of these garages and redevelopment of the site would not result in the loss of residential garden land. The proposed new dwellings would reflect the scale and massing of neighbouring residential properties and would be appropriate development in the streetscene.
- 7.7 Any permission would be subject to a materials condition to ensure that appropriate external appearance could be achieved. Due to the degree of site coverage, it is not considered that over-development would occur.
- 7.8 It is considered that the proposed design and appearance of the new dwellings would be 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

- 7.9 Saved Policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the section 12 of the NPPF, all seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 7.10 The application site is surrounded by residential properties on all sides. The proposed new dwellings would sit at approximately 20m separation distances from nearby properties. It is considered that the relationships and separation are acceptable and would not have adverse impact on the residential amenity of the neighbouring properties, in terms of overlooking, loss of outlook, light and overbearing. Therefore, the proposal would comply with the saved policy E20 of the Northampton Local Plan, Policy H1 of the Joint Core Strategy and the advice contained in the NPPF.
- 7.11 In terms of the amenities for future occupiers of the new dwellings, all habitable rooms would be served by windows and adequate level of daylight and outlook. In addition, a landscape strip is proposed to the frontage and on the sides of plot nos.1 and 3 to provide a green buffer. The submitted plans also detail provision for bins and bicycles to be stored in the rear garden. As such, subject to conditions, it is considered that the proposal would afford an acceptable standard of amenity for future occupiers of the dwellings.

Parking and highway safety

- 7.12 The proposal includes 4 parking spaces to serve the new dwellings. The Parking Standards seek 1 parking space per 1-bed dwelling for the proposed development. Therefore, the scheme would exceed the Parking Standards, with one visitor space also provided to serve the dwellings.
- 7.13 The development would also benefit from a generous manoeuvring area to the parking area. A condition has been recommended to layout the parking area prior to the first occupation of the new dwellings.
- 7.14 The Highway Authority originally did have some concerns about the impact of the proposal on the existing and the proposed refuse collection system. Additional information was submitted for the tracking of refuse vehicles and was found to be acceptable.
- 7.15 Concerns have been raised by the local residents in relation to parking issues in the area. The applicant has advised that three different parking areas have been provided in the wider area as demonstrated on drawing number (P)03 Rev G.

- 7.16 It is considered that the proposed development is acceptable and would not cause undue impact on highway safety.

Trees

- 7.17 The supporting Tree Survey and Arboricultural Report describes that there are two trees at the entrance to the site. These trees would not be affected by the proposed works and there would be no ground works closer to the root protection area of these trees. Therefore, it is not considered that the proposed works would have any adverse impact on the existing trees.

Land Contamination

- 7.18 The Council's Environmental Health Officers recommend that a standard land contamination condition be secured which would be agreed by condition. This accords with Policies S10 and BN9 of the Joint Core Strategy.

Other considerations

- 7.19 Crime Prevention Officer has not raised any concerns about the proposed development.
- 7.20 Concerns were raised by local residents about impacts of the construction process on the living conditions of neighbouring properties. While this is noted, it is worth remembering that this will be for a temporary period only. While there may be some concerns over the loss of the existing garages, these are in a poor state of repair and the proposal would improve the appearance of the area and regenerate previously developed land. Alternative parking spaces would be provided by NPH.

8 CONCLUSION

- 8.1 To conclude, the application site is in an existing residential area within the built up area of Northampton and the principle of development is therefore acceptable, contributing to the 5 Year Land Supply. 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. Subject to conditions, no harm has been identified that would significantly and demonstrably outweigh the benefits.
- 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 Policy E20 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 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) 02, (P) 03 Rev G, (P) 04 Rev A, (P) 05 Rev A, SCH-001, (P) 06 Rev B.

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

3. The external materials for the dwellings hereby approved shall be implemented in accordance with the details on the Drawing no. SCH-001 and approved details as listed below:

- a. Bricks: Type EX2 (IBSTOCK Trafford Multi-rustic warm tone)
- b. Roof tiles: Type R2 (Artificial clay appearance)
- 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.

4. 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.

5. 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.

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 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.

7. 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.

8. The parking spaces and manoeuvring area together 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.

9. The bin storage areas shall be implemented in accordance with the details on the approved plans prior to first occupation of development and retained thereafter.

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

10 BACKGROUND PAPERS

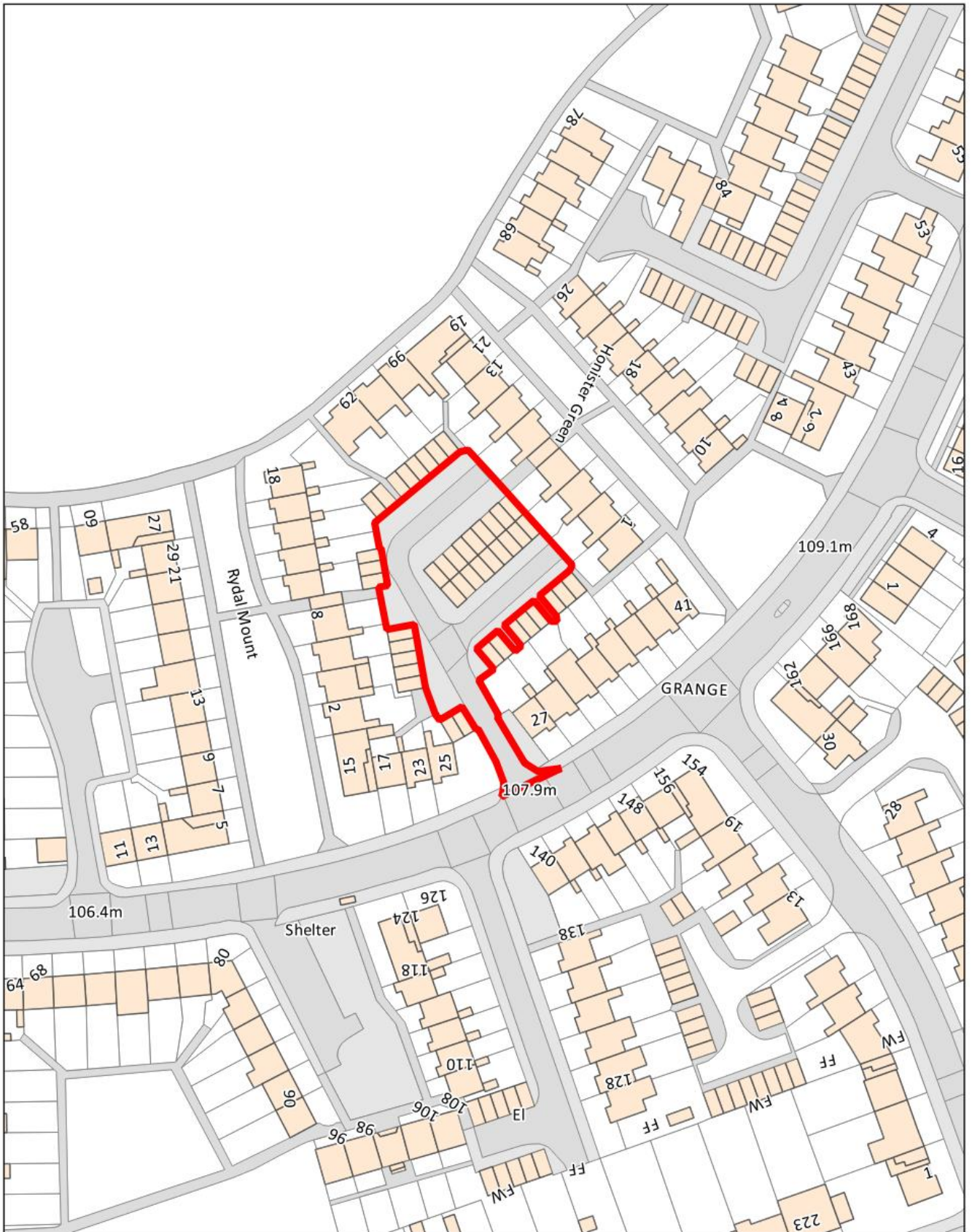
10.1 N/2018/1474.

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, Grange Road**

© Crown copyright and database rights 2018 Ordnance Survey licence no. 10019655

Date: 24-04-2019

Scale: 1:1,000

Drawn by: