

Addendum to Agenda Items Tuesday 4th June 2019

9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS

Item 9a

N/2019/0435

**Construction of new brick built bin store and pathway for kerbside collection
Chester House, Gallfield Court**

No updates.

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/0837

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
82 Stanhope Road**

1 representation has been received and object to the proposal. The issues raised in this objection has already been addressed in officer's recommendation report.

Item 10b

N/2019/0052

**Single storey rear extension to House in Multiple Occupation
144 London Road**

NCC Highway – considered the submitted Parking Beat Survey and raise no objections as there is sufficient residual on street parking capacity in the vicinity.

Item 10c

N/2019/0383

**Remove slope to ground level and build retaining wall around edge, turf and limestone slab area
84 Maidencastle**

No updates.

Item 10d

N/2019/0425

**Variation of Condition 2 of Planning Permission N/2018/0743 (Two storey side and rear extensions) to reflect true position of existing ground floor window in relation to first floor dormers and addition of 3no new rooflights (2no to front and 1no to rear elevation)
Retrospective
18 Tanfield Lane**

Three additional representations received making the following points:

- Now happy with the latest application, which takes into account wish for obscure windows.
- Concerned that the room in the roofspace may become a bedroom.
- Location plan incorrectly shows private drive as in applicant's ownership.
- Not sure what is proposed so will have to object.
- Concerned about debris on site.

In response to the points raised, it can be clarified that the room in the roofspace is not indicated as being a bedroom, however as this would be an internal change only this cannot be reasonably controlled. Although the private drive is marked in blue, it is not considered that this hinders the interpretation of where the application site is located.

Item 10e

N/2019/0470

Variation of Conditions 2 and 8 of Planning Permission N/2019/0127 (Change of Use from House in Multiple Occupation for 4 occupants (Use Class C4) to House in Multiple Occupation for 5 occupants (Use Class C4) with single storey rear extension) to switch lounge with bedroom and provide en-suite facility to Bedroom 5

6 Holly Road

No updates.

11. NORTHAMPTON PARTNERSHIP HOMES APPLICATIONS

Item 11a

N/2018/1348

Demolition of 7no domestic garages and construction of one new-build sheltered housing bungalow

Lock Up Garages Rear of 56 To 64 Gloucester Avenue

No updates.

Item 11b

N/2018/1770

Demolition of 6no. garages and erection of 1 new build dwelling and parking

Garages 19 to 24, Pikemead Court

Councillor Janice Duffy – object on the grounds of parking, increase in noise and litter.

One additional representation received making the following point:

- The proposed re-development will have a significant impact on parking in an area where there is existing problems.

Item 11c

N/2019/0138

Demolition of 13no domestic garages and erection of 1no new build bungalow and parking

Lock up garages adjacent to 55 Newton Road

No updates.

Item 11d

N/2019/0141

Demolition of 5no domestic garages and erection of 1no new build bungalow and 5no car parking

Lock up garages, Shadowfax Drive

No updates.

Item 11e**N/2019/0324****Demolition of 16no domestic lock up garages and erection of 3no dwellings and provision of parking area****Garage 1 Lock Up Garages, Pendle Road**

One additional representation received making the following points:

- Already overcrowded
- Would not benefit the area
- Road already dangerous with number of vehicles using it.

In response, it is considered that the points raised are adequately covered in the Committee report.

Item 11f**N/2019/0337****Erection of 2 new dwellings****Lock Up Garages, Croftmeadow Court**

NCC Highways: Following a review of the amended plans, no further comments to make regarding this application.

Item 11g**N/2019/0387****Demolition of 18no domestic lock up garages and construction of 2no new build units****Lock up garages, Cardigan Close**

Additional Representation: One additional letter has been received from the same neighbouring property. This letter outlines support for the bungalows, advising that they are more in keeping with the other properties.

NCC Highways: Visibility splays are required by the new access point and the parking space should not be adjacent the footpath unless suitable boundary treatment is specified.

Officer Response:

The proposed new access point to the east of the site serving the front of the proposed dwelling is bordered by verge to each side.

With regards to the parking space being adjacent the footpath, the plans have been amended to include a low wall adjacent the driveway by the footpath.

However, in order to ensure the retention of suitable visibility splays, an additional condition is proposed as detailed below.

In addition, it necessary for the proposed plan list condition to be revised to include the amended plans as detailed below.

Additional Condition:

10. Prior to first occupation of the dwellings hereby approved, a vehicle to pedestrian visibility splay of 2mx2m shall be provided at each access point. The splays shall thereafter be maintained free of obstruction above 0.6 m in height.

Reason: In the interest of highway safety and in accordance with the National Planning Policy Framework.

Amended Condition:

2. The development hereby permitted shall be carried out in accordance with the following approved plans: (P)01, (P)02, (P)03 Rev D, (P)04, (P)05, (P)06 Rev C.

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