

PLANNING COMMITTEE: 2nd July 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0369

LOCATION: 18 Eastfield Road, Duston

DESCRIPTION: Creation of new parking area outside of property, including dropped kerb, removal of part of grassed area and repositioning of footpath

WARD: New Duston Ward

APPLICANT: Mr Gordon Knight
AGENT: W Lee Carpentry Ltd

REFERRED BY: Head of Planning
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 REFUSAL for the following reason:

The proposed development would create a cumulatively detrimental impact upon the character and appearance of the street scene by introducing a development that would harmfully erode the uniform character of this part of Eastfield Road. This is considered contrary to the aims and objectives of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, E20 of the Northampton Local Plan and H5 of the Duston Neighbourhood Plan.

2 THE PROPOSAL

2.1 Permission is sought for the creation of a new parking area to the front of the property, with dropped kerb, removal of part of grassed area and re-positioning of footpath.

3 SITE DESCRIPTION

3.1 The site consists of an end terrace dwelling along a residential street in Duston of mainly brick built dwellings. The site is located on a wide, tree-lined 'avenue', characterised by substantial grassed verges and parking lay-bys creating a clear character to the area. There are matching terraced houses on each side of this section of Eastfield Road, which are set back from the road and

generally have no on-site parking provision. There is a substantial grassed strip in front of these terraced houses with a surrounding footpath.

4 PLANNING HISTORY

4.1 A similar planning application N/2008/1029 was refused for the following reason in 2008.

The development as proposed would have a detrimental impact upon the character and visual appearance of this part of the street scene in particular and the residential amenity of the immediate neighbouring properties contrary to the objectives of Policies E1 and E20 of the Northampton Borough Local Plan.

4.2 This application also involved provision of off road car parking for two cars, similar to the current scheme on land in front of the applicant's property accessed from Eastfield Road.

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.

6 National Policies

6.1 **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 127 Design and residential amenity
- Paragraph 108 Safe access for all

6.2 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:

6.3 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:

E20 Design of new development

6.4 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Residential Extensions and Alterations Design Guide SPD (December 2011)
Northamptonshire Local Highways Standing Advice (2016)

6.5 Other Material Considerations

Duston Neighbourhood Plan - Policy H5 Residential extensions and conversions

7 CONSULTATIONS/ REPRESENTATIONS

7.1 **Northamptonshire Highways** note the land is NBC owned. Comments are summarised as follows:

- Access width needs to be minimum width of 3 metres
- Vision splays to be 2 metres by 2 metres
- Drainage measures required
- Boundary treatment to be provided separating the driveway and adjacent foot way
- Access to be hard bound surface

7.2 **Duston Parish Council** no comment or objections.

8 APPRAISAL

Main issues

8.1 The main issues to consider are the impact on the appearance and character of the area, effect on neighbouring amenity and highway safety.

Planning Policy

8.2 The proposal should be assessed against Paragraph 127 of the National Planning Policy Framework which advocates high quality design and this is also reflected in S10 of the Joint Core Strategy, E20 of the Northampton Local Plan and H5 of the Duston Neighbourhood Plan. The Council's Supplementary Planning Guide on Residential Extensions also provides guidance on domestic alterations in respect of driveways and hard standings. The Northamptonshire Local Highways Standing Advice also provides advice on access standards for domestic properties.

Impact on appearance and character of street scene and wider area

8.3 The application site forms an end of terraced dwelling along a uniform row of similar properties with grassed area to the front, forming a positive contribution to the street scene and an established character of this part of Eastfield Road.

8.3 The proposal seeks to remove part of the raised grass verge to the front of the property and create off road parking for two vehicles. This would create an incongruous and discordant feature within what is a very distinctive streetscape, which has a clear uniformity in its character with a linear grassed area in front. As such it is considered that the proposal would be detrimental to the visual amenity and appearance of the immediate street scene, contrary to the objectives of Policy E20 of the Local Plan and S10 of the Joint Core Strategy and the NPPF.

8.4 It is acknowledged that a similar proposal was given planning permission for number 11A Eastfield Road (opposite side of the road) in 2018 under N/2018/1313, although the works have not been implemented. However, if this application were to be approved, the cumulatively impact of the developments would create substantive harm to the character of the area and it is considered that the current application could not be supported.

8.5 In addition, the applicant had permission refused 11 years ago in 2008 for creating a parking area to the front. It is considered that the circumstances have not changed, notwithstanding the approval at 11A.

Impact on neighbouring amenity

8.6 In term of neighbouring amenity, the proposal is unlikely to result in a significant loss of residential amenity to adjoining occupiers by way of loss of light, outlook, overbearing and general privacy. Given the front separation, there would be limited impact on the properties opposite.

Highway safety

- 8.7 The Local Highway Authority have commented on access in terms of vision, access width, drainage and materials of construction. The proposal complies with their comments. In terms of materials, the applicant proposes block paving or tarmac.

9 CONCLUSION

- 9.1 The proposed development would have a detrimental impact upon the character and visual appearance of this part of the street and is recommended for refusal.

10 BACKGROUND PAPERS

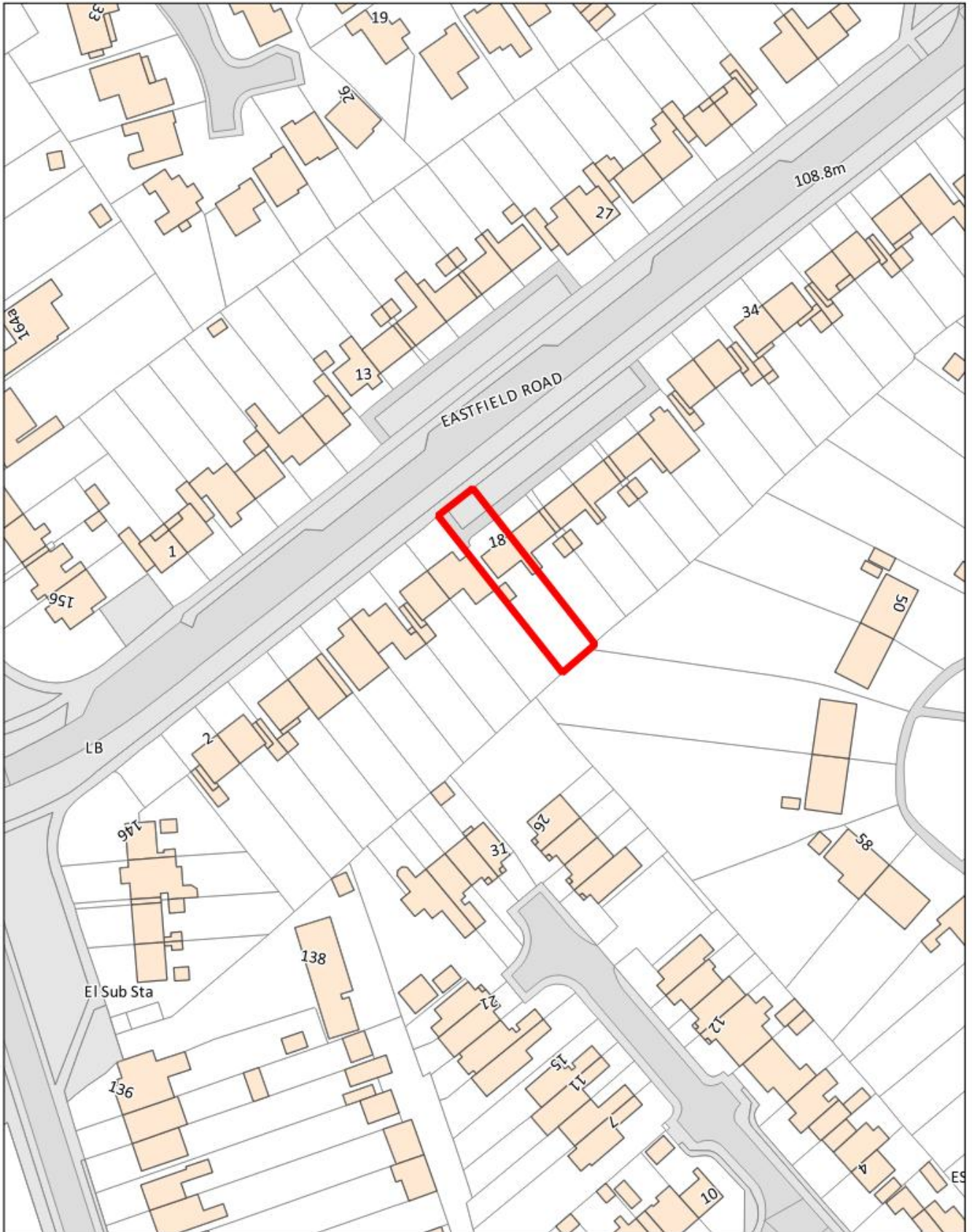
- 10.1 N/2019/0369.

11 LEGAL IMPLICATIONS

- 11.1 The development is not 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: **18 Eastfield Road**

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Date: 20-06-2019

Scale: 1:1,000

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