

**PLANNING COMMITTEE:** 30<sup>th</sup> July 2019  
**DEPARTMENT:** Planning Service  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2019/0323

**LOCATION:** Lock Up Garages, Blakesley Close

**DESCRIPTION:** Demolition of 16no domestic lockup garages and erection of 4 flats and provision of parking area

**WARD:** Sunnyside Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Baily Garner LLP

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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## **APPLICATION FOR DETERMINATION:**

### **1 RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would have no undue detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the street scene and wider area, and would represent an appropriate use for the site and contribute towards the Borough's housing land supply. The proposed development would therefore comply with Policies S1, S3, S10 and H1 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

### **2 THE PROPOSAL**

2.1 The application site includes two parcels of land off Blakesley Close. Part of the proposal is for the demolition of two existing blocks comprising 16 garages to the south and the creation of a parking area with 14 new spaces. The other part of the proposal includes the construction of a 2 storey block containing 4 one-bedroom flats.

### **3 SITE DESCRIPTION**

- 3.1 The site consists of two blocks of garages and a separate car park. The neighbouring dwellings to the site comprise two storey houses on one side and to the rear and flats to the other side of two storeys. These are of broadly traditional design.

#### **4 PLANNING HISTORY**

- 4.1 None.

#### **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:

Section 2 – Achieving sustainable development  
Section 5 – Delivering a sufficient supply of homes  
Section 12 – Achieving well-designed places.

##### **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 - Scale and Distribution of Housing Development  
Policy S10 - Sustainable Development Principles  
Policy H1 - Housing  
Policy BN3 - Tree Protection

##### **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

##### **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 **Environmental Health** – Conditions required to deal with unexpected contamination, working hours of the site and for electric vehicle charging points and low emission boilers.
- 6.2 **Police Crime Prevention Design Adviser** – No objection, security measures should be incorporated.
- 6.3 **Arboricultural Officer** – No comment to make.
- 6.4 **Local Highway Authority** – A minimum clearance of 1m from the highway is required, cycle store must not be served from the footpath (these suggestions have been incorporated into the revised plans).
- 6.5 Representation received from the occupier of one nearby property making the following points in summary:
- In desperate need of a garage to store a motorcycle and bicycle.
  - Could the design be altered to include a few small garages.

## **7 APPRAISAL**

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

- 7.4 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 this is in conformity with the NPPF which advises that planning should always seek to secure high quality design.
- 7.5 The application site comprises a garage court and a car park in a residential area. The demolition of these garages and redevelopment of the site including the parking area 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.
- 7.6 The proposal is for the construction of four one bedroom flats on the site of the car park and the provision of a parking area following the demolition of the garages on the part of the site occupied by the garages.

- 7.7 The proposed dwellings would be of a broadly similar design to others in the area and it is considered that this would not, therefore, result in any adverse impact on the street scene or the character and appearance of the area.

### **Residential amenity**

- 7.8 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.
- 7.9 In terms of the residential amenities of neighbours, the proposed dwellings would be situated between a semi-detached house at 8 Blakesley Close and two storey flats at 10 to 16 Blakesley Close. The proposed dwellings would be sited between these neighbours and due to being located at the side of each, it would have no adverse impact as both neighbouring properties having no side facing windows.
- 7.10 To the rear are semi-detached houses at 44 and 46 Hinton Road. The main rear elevation of the proposed flats would be 21m from this neighbour, preventing overlooking. In addition, screening would be provided by the retained trees which would minimise the impact on these neighbours. Following revisions to the plans, there is now sufficient space around these trees to allow their retention.
- 7.11 In terms of the amenities for future occupiers of the new dwellings, the internal layout provides a good level of amenity and all rooms would be served by windows with adequate levels of daylight and outlook.
- 7.12 The proposed rear communal garden area would be 78 square metres in area, including areas used for bin and cycle stores. It is considered that this would provide an appropriate level of amenity space.

### **Parking and highway safety**

- 7.13 The application site currently comprises 16 single garages. However, garages are not generally counted as parking spaces under the County Parking Standards as they are often too small to be used for day to day parking. NPH has confirmed that only 3 out of the 16 garages are currently occupied and that the occupants of these would be relocated to other garages which in two of the three cases are closer to their homes.
- 7.14 The proposed development would benefit from 14 car parking spaces, which would serve these dwellings as well as existing residents of and visitors to the area. This would replace the open parking which would be lost. There would be a slight net loss of parking spaces to be provided in the locality. However, it is considered that this would be outweighed by the benefit of providing much needed additional living accommodation. It can be noted also that there has been no objection from the Local Highway Authority in respect of parking.

### **Other Matters**

- 7.15 Reference is made in the comments from Environmental Health to a requirement for electric vehicle charging points and low emission boilers. As parking would not be adjacent to the flats, it would not be possible in practical terms to provide vehicle charging points and there is no planning policy to require such items. In respect of working hours, as also requested by Environmental Health to be conditioned, it is not considered that this would be proportionate given the small scale of development.

## **8 CONCLUSION**

- 8.1 The proposed development is acceptable in principle and would provide a good standard of accommodation for future occupants whilst having no adverse impact on the amenities of adjoining occupiers. The proposal is therefore in line with the NPPF and the Development Plan Policy.

## **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: 30637 (P) 03 B, 30637 (P) 04, 30637 (P) 05, 30637 (P) 06 B.

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

- 3) Details of all proposed external facing materials shall be first 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 and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local plan.

- 4) In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the development and neighbouring land are minimised 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 buildings 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) All planting, seeding or turfing comprised in the approved details of landscaping as shown on the approved plans 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 Policy E20 of the Northampton local Plan and the National Planning Policy Framework.

- 7) The proposed parking spaces shall be provided prior to the first occupation of the flats hereby permitted and retained thereafter for the parking of motor vehicles.

Reason: To ensure that adequate parking is provided in accordance with the National Planning Policy Framework.

## **10 BACKGROUND PAPERS**

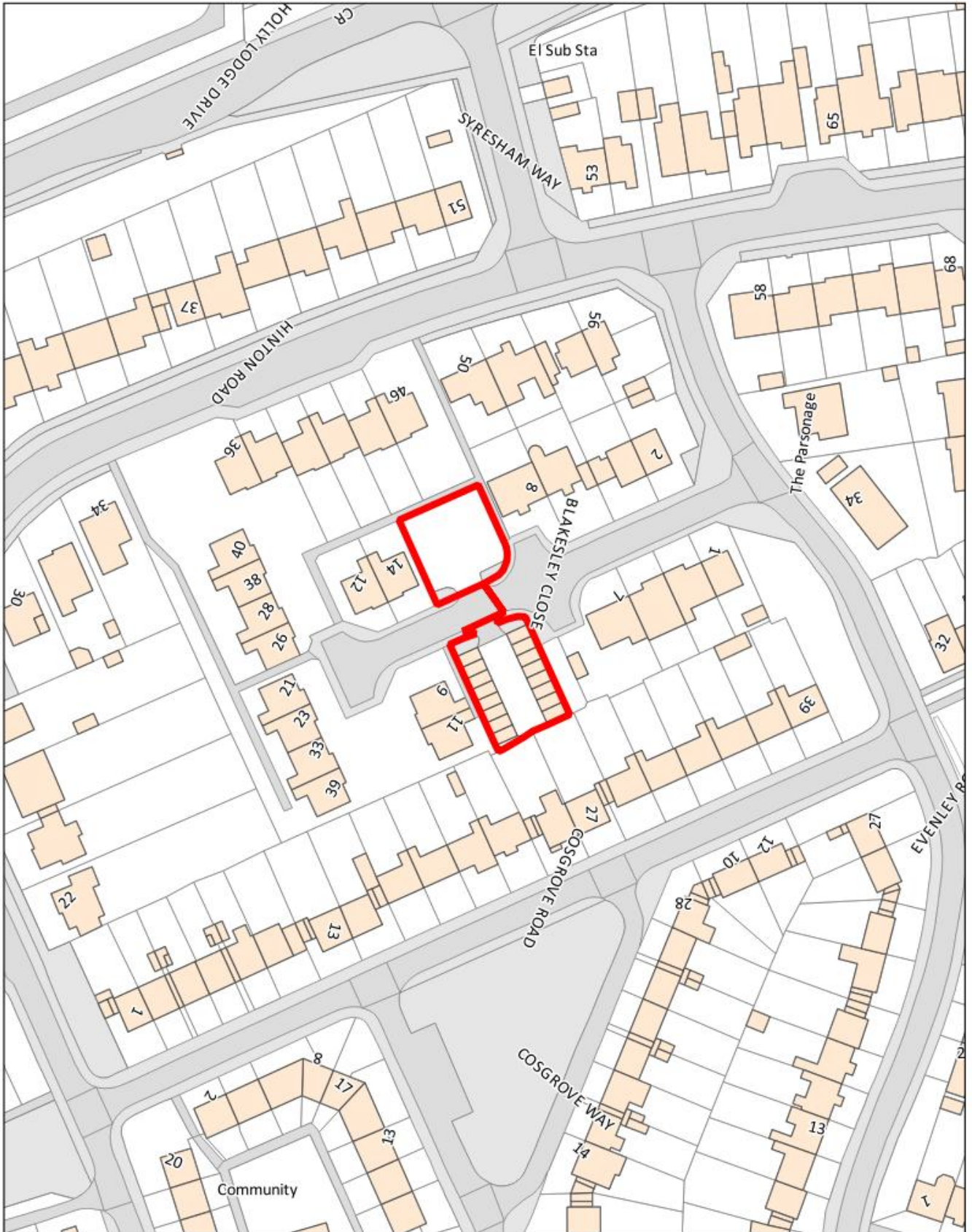
10.1 Application file N/2019/0323.

## **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: **Garages at Blakesley Close**

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Date: 17-05-2019

Scale: 1:1,000

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