

PLANNING COMMITTEE: 30th July 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0358

LOCATION: Garage 1 Lock Up Garages, Hinton Close

DESCRIPTION: Demolition of 17no domestic lock up garages and construction of 2no new build units

WARD: Sunnyside 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 residential development is considered acceptable in an established residential area and would contribute towards the Council's five year housing land supply. The siting, scale and design are considered acceptable and would be in keeping with the character and appearance of the surrounding area, without harmful impact on neighbouring amenity, trees, crime prevention and parking/highway safety. The development is therefore in compliant with the aims and objectives of the National Planning Policy Framework, Policies S1, S3, S10, H1, BN3 and BN9 of the West Northamptonshire Joint Core Strategy, and Saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 Permission is sought for demolition of 17 garages and erection of two one-bedroom semi-detached bungalows. There would be a private garden to the rear measuring 8 metres deep and associated off-street parking for 2 cars. The property would have a hipped roof and measures 4.8 metres in height.

3 SITE DESCRIPTION

- 3.1 The site consists of a block of domestic garages located within a primarily residential area. Access is currently taken off Hinton Close. The site is surrounded by residential properties on all sides. The site is not near any conservation areas or listed buildings and is in a low risk flood zone (flood zone 1).

4 PLANNING HISTORY

- 4.1 No recent planning applications.

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:

Paragraphs 7-12 - Presumption in favour of sustainable development.

Paragraph 60 - Housing needed for different groups in the community.

Paragraph 127 - Create places with a high standard of amenity for existing and future users.

Section 8 - Promoting healthy and safe communities.

Section 9 - Promoting sustainable transport.

Section 12 - Achieving well-designed places.

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:

Policy S1 - The Distribution of Development

Policy S3 - 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

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:

Policy E20 New development (design)

6.4 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 7.1 **Northamptonshire Highways** - no further comments to make.
- 7.2 **NBC Public Protection** - no objections subject to condition for contaminated land, consideration of air quality and construction noise.
- 7.3 **Northamptonshire Police** - no objections.
- 7.4 **NBC Building Control** – (advise verbally) no objection to access for refuse and emergency vehicles.
- 7.5 **NBC Tree Officer** No trees to be removed, no comments to make
- 7.6 Two neighbour objections on following grounds:
- Loss of garage and parking
 - Impact on access
 - Noise and disruption
 - Security concerns
- 7.7 One other neighbour representation raising no issue to the development.

8 APPRAISAL

Main issues

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

Principle of residential development

- 8.2 The application site is located in a designated residential area and would comply with Policy S1 of the Joint Core Strategy, which details that development should be concentrated primarily in and adjoining the principal area of Northampton.
- 8.3 In addition, the site comprises land that has been previously developed and thus the redevelopment of such brownfield land is encouraged under the NPPF. However, the Council cannot presently demonstrate a five year housing land supply. Therefore, in accordance with the presumption in favour of sustainable development in Paragraph 11 of the NPPF, development should be permitted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development of the site for two dwellings would contribute, albeit on a small scale, towards the Council's housing supply with associated social and economic benefits and this therefore weighs in favour of the proposal.

Design and impact on the appearance and character of the area

- 8.4 Saved Policy E20 of the Northampton Local Plan and Policy H1 of the Joint Core Strategy place 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. The proposed design and general appearance are in keeping with the area. Even though many of the surrounding properties are two storey dwellings, it is considered that the proposed bungalows would have an acceptable

visual impact and are to be located in a position that is not prominent on the street scene. Any approval would also be subject to a materials condition to ensure that appropriate external appearance could be achieved.

Impact on amenity of neighbouring occupiers

- 8.5 The site is surrounded by residential properties on all sides. Given separation in excess of 20 metres to the properties at the rear on Chalcombe Avenue, it is considered that there would be limited impact in terms of overlooking, loss of light and outlook. There would also be a separation of 16 metres between the side wall of the first plot and rear elevation of properties on Harborough Road, resulting in acceptable neighbour impact. In terms of the effect on the properties opposite to the front, given the distance of 8 metres to the side boundary, again this is an acceptable separation.

Amenity of future occupiers

- 8.6 Saved Policy E20 of the Northampton Local Plan and H1 of the Joint Core Strategy all seek to secure a sufficient standard of residential amenity for future occupiers. All habitable rooms would be served by adequate light and outlook and private amenity spaces of 8 metres long, providing an acceptable level of residential amenity.

Parking and Highways

- 8.7 The application site currently benefits from 17 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 11 out of the 17 garages are currently occupied. Apart from 2 occupants whom would not be offered replacement garages as they do not live in the area, the other 9 occupants would be offered replacement garages in nearby Churchill Avenue and Helmdon Road. Northamptonshire County Council Parking Standards seek 1 on plot parking space for 1 bedroom properties. The proposal provides two one bedroom properties. The Highway Authority have been consulted on this application. As there would be spare capacity to accommodate residents parking in the locality in addition to the proposed dwellings, no objection to the scheme has been raised by them. It is considered that the proposal would not have an unacceptable impact upon the highway network.

Security and Crime Prevention

- 8.8 Northamptonshire Police Crime Advisor raises no objection. Boundary treatment can be agreed by condition on any grant of planning permission. Most of the proposed car parking spaces would also benefit from direct surveillance. Security of windows can be addressed under Building Regulations.

Contamination and Environmental Health issues

- 8.9 The Council's Environmental Health Officers recommend that a standard land contamination condition be secured on any grant of planning approval. This accords with Policy BN9 of the Joint Core Strategy. Construction hours can be controlled under other legislation. There is no policy justification for insisting on gas fired boilers or electric charging points for a development of this size.

Landscaping and Trees

- 8.10 There are no trees proposed to be removed within the site. However, there is a need to prune some existing trees overhanging the garage blocks but there is no need for a tree protection condition. This accords with Policies S10 and BN3 of the Joint Core Strategy and the aims of the National Planning Policy Framework.

9 CONCLUSION

- 9.1 To conclude, the site is in an existing residential area within the built up area of Northampton and the principle of development is therefore acceptable and would contribute to the 5 year land supply. In this instance, the proposal would comply with the development plan and national policy and subject to conditions, no harm has been identified that would significantly outweigh benefits. The proposal is considered acceptable.

10 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: P01, P02, P03A, P04, P05 and P06A.

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

- 3) Notwithstanding the submitted plans, details of all proposed external facing materials including fenestration 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: 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 and S10 of the West Northamptonshire Joint Core Strategy.

- 4) The bin storage areas shall be implemented in accordance with the details on the approved plans prior to first occupation of development and retained in that form throughout the lifetime of development.

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

- 5) The parking spaces shown on the submitted plan shall be constructed prior to the first 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 aims of the National Planning Policy Framework.

- 6) Full details of the method of the treatment of the external boundaries of the site shall be first submitted to and approved in writing by the Local Planning Authority, the approved details shall be implemented prior to the first 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 H1 of the West Northamptonshire Joint Core Strategy.

- 7) 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 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.

- 8) 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 additional windows including dormers and roof windows shall be installed to the dwellings hereby permitted.

Reason: In the interests of privacy in accordance with Policy E20 of the Northampton Local Plan.

9) 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 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..

11 BACKGROUND PAPERS

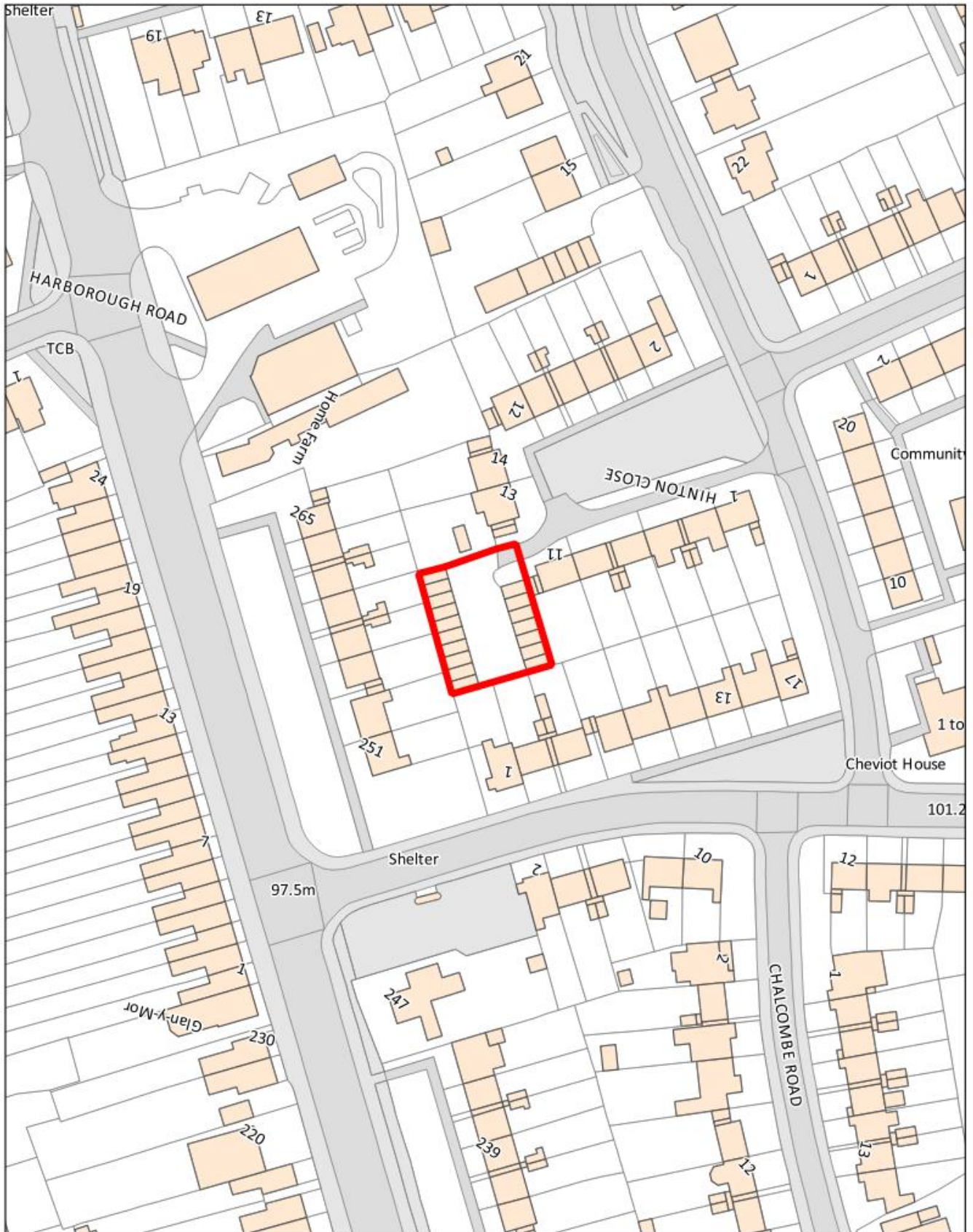
11.1 N/2019/0358.

12 LEGAL IMPLICATIONS

12.1 The development is CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

13.1 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 Hinton Close**

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Date: 16-07-2019

Scale: 1:1,000

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