

PLANNING COMMITTEE: 22nd October 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1209

LOCATION: Blackthorn Community Centre, Longmead Court

DESCRIPTION: Variation of Condition 2 of Planning Permission N/2018/0466 (Single storey extension to Community Centre) to increase the size of the extension

WARD: Talavera Ward

APPLICANT: Blackthorn Good Neighbours
AGENT: Mr Phil Bates

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 siting and design of the proposed development are considered acceptable and would not have any undue detrimental impact on the appearance and character of the host building, wider area, amenity of neighbouring properties and highway safety/parking and complies with aims and objectives of the National Planning Policy Framework, Policies S10 and BN9 of the West Northamptonshire Joint Core Strategy, E20 of the Northampton Local Plan, Policies DES1 and C01 of the Growing Together Neighbourhood Plan.

2 THE PROPOSAL

2.1 This is an application submitted under S73 of the Town and Country Planning Act to vary the approved plans condition on planning permission N/2018/0466. The previous planning permission N/2018/0466, which was approved by the Planning Committee on 8th May 2018, for the erection of a single storey side extension to the existing community centre to provide a youth function room. The current application proposes to increase the footprint of the extension by 0.8m and the height by 0.5m. The design of the extension remains substantially the same.

3 SITE DESCRIPTION

- 3.1 The application site consists of a community centre located within an established residential area in Blackthorn. There are also a number of commercial uses in the vicinity of the site including a hot food takeaway, post office, convenience store and nursery.
- 3.2 The existing centre is mainly used from Mondays to Fridays, between 8am to 6pm. Other local groups and parties also use the centre in the evenings at the weekends.
- 3.3 The rear of the site is enclosed by a 1.8m high palisade security fence. There is a car park to the east of the site adjacent to the shops. The existing area to the rear of the site is used as a play area for the crèche.

4 PLANNING HISTORY

- 4.1 N/2018/0466 Permission granted for single storey extension to community centre on 8 May 2018.

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

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 section is of particular relevance to this application:

- Paragraph 127 Design and residential amenity

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:

S10 Sustainable Development Principles:
BN9 Planning for 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:

E20 New development (design)

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG 2004

5.6 Other Material Considerations

Growing Together Neighbourhood Plan

- 5.7 The Growing Together Neighbourhood Plan was made in April 2017, and now forms part of the development plan for Northampton. The following policies are relevant to the determination of this proposal:

DES1 High quality design
C01 Provision of community facilities

6 CONSULTATIONS/ REPRESENTATIONS

- 6.1 **NBC Environmental Health** - No objection to make subject to recommended noise control scheme and condition hours of use.

7 APPRAISAL

Design and appearance

- 7.1 In relation to the existing building, the proposed extension is considered to be of reasonably modest size providing an additional 94 square metres floor space, 12 square metres larger than the approved scheme. It would be visible from the public footpath to the rear, nearby residential properties to the southwest on Longmead Court and play park at the back. However, the proposed design and size of the extension is considered to be in keeping with the host building and would provide additional floor space for youth functions. In order to ensure a satisfactory external appearance, a matching materials condition is recommended. The revised proposal is only 0.8m larger than the previously approved scheme with limited additional impact.

Impact on amenity of neighbouring properties

- 7.2 The closest residential property at no. 32 Longmead Court is located to the southwest, some 12.5 metres away from the proposed extension. Due to the height, scale and separation involved, it is not considered that there would be any unacceptable impact on that property. There are also residential properties to the northwest which are over 40 metres away from the proposed development. As no external plant has been proposed, it is not necessary to control external noise by condition. As opening hours are currently unrestricted for the existing community centre, it would not be reasonable to control hours of operation for the proposed extension. The impact is not significantly greater than the previous scheme given the scale of the additional projection and height.

Parking and Highways

- 7.3 There is an existing car park serving the nearby hot food takeaway, shops, pharmacy and nursery. There are also parking spaces to the west of the centre beside the front service entrance. It is considered that the proposed extension, due to its size, would not generate unacceptable traffic in the local area.

Security

- 7.4 The proposed extension would be constructed in bricks with concrete tile roof. There are three proposed windows in the south elevation which can be afforded natural surveillance from the existing residential properties and the local play area. It is not considered that there will be any security concerns.

Community Benefits

- 7.5 If permitted, the extension would provide a much needed facility to serve the local community.

8 CONCLUSION

- 8.1 The proposal would assist in securing the future of a valuable community facility serving local needs without undue impact on nearby residential properties. The additional impact compared to the previous planning permission is considered limited.

9 CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of 9 May 2021.

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: 18/022/022B.

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

- 3) The external walls and roof of the approved extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

10 BACKGROUND PAPERS

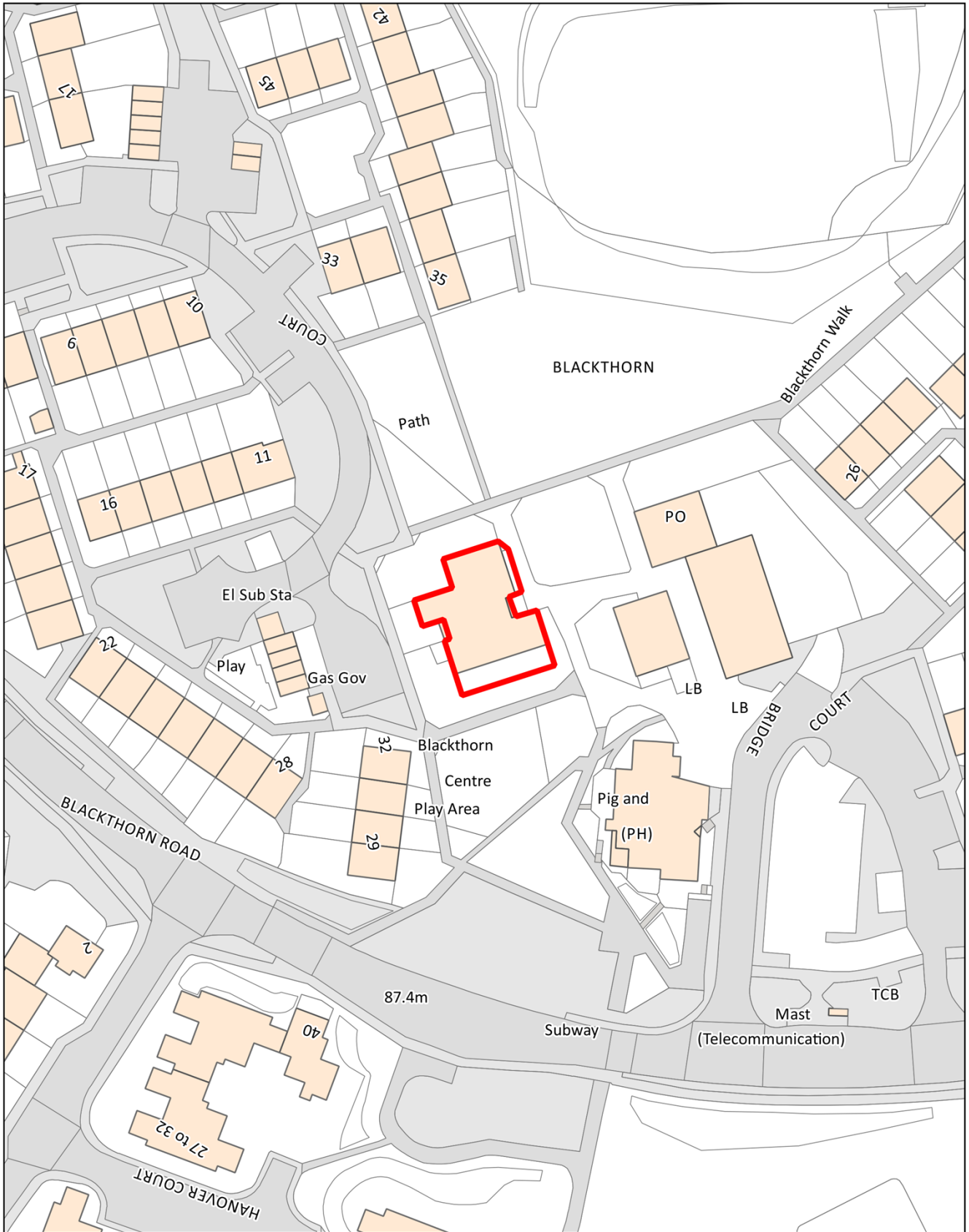
- 10.1 N/2019/1209.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **Blackthorn CC, Longmead Court**

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