

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 04/09/2014</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Richard Marlow Development Officer</b>	<b>Application No: KET/2014/0424</b>
<b>Wards Affected</b>	<b>Slade</b>	
<b>Location</b>	<b>Cransley Hill (Land off), Broughton</b>	
<b>Proposal</b>	<b>Full Application: Substitution of house types on plots 17 and 53</b>	
<b>Applicant</b>	<b>Redrow Homes South Midlands</b>	

### 1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### 2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. No development shall take place on site until the following details have been submitted to and approved in writing by the Local Planning Authority:

- a. width, alignment, gradient, site lines and type of construction for the roads, footways and access into the site,
- b. horizontal cross sections and longitudinal sections showing the existing and proposed levels,
- c. method of disposal of surface water, and
- d. details of the programme for the making up of roads and footways

The approved details shall be fully implemented before the dwellings are occupied.

REASON: To ensure that the roads are constructed to a satisfactory standard in accordance with policy 13(n) of the North Northamptonshire Core Spatial Strategy.

3. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details:

Site Layout 2722-101 Rev A received 8th August 2014.

House Type Highgate Plans - Corner 2722-104 Rev A received 8th August 2014.

Highgate Elevations - Corner - Render 2722-110 Rev A received 8th August 2014.

Highgate Elevations - Corner - Brick 2722-109 received 8th August 2014.

Double Garage - Plans and Elevations 2722-111 Rev A received 8th August 2014.

Refuse Strategy Plan 2722-103 Rev A received 8th August 2014.

Materials Plan Walls 2722-105 Rev A received 8th August 2014.  
Materials Plan Roofs 2722-106 Rev A received 8th August 2014.  
REASON: To clarify the permission for the avoidance of doubt.

4. Prior to the occupation of a dwelling the provision of mains foul water drainage shall be completed in accordance with the following drawings:

13-0344/INF/110 P3  
13-0344/INF/111 P3  
13-0344/INF/112 P3  
13-0344/INF/120 P3  
13-0344/INF/121 P3  
13-0344/INF/122 P2  
13-0344/INF/130 P1 Details Sheet 1  
13-0344/INF/130 P1 Details Sheet 2  
13-0344/INF/131 P1  
13-0344/INF/137 P1  
13-0344/INF/163 P1

REASON: In the interests of the proper drainage of the site and minimising the risk of pollution in accordance with Policy 10 of the NPPF and Policy 13 (q) of the CSS for North Northamptonshire.

5. Prior to the commencement of development a scheme for the provision, implementation and maintenance of the surface water drainage for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, shall be submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of surface water drainage in accordance with policy 10 of the National Planning Policy Framework and policy 13(q) of the North Northamptonshire Core Spatial Strategy.

6. No development shall take place on site until details of the surfacing materials for the private drives, parking spaces and domestic drives have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details and the approved surfacing materials shall be maintained as approved in perpetuity.

REASON: In the interests of visual amenity in accordance with policy 13(h) of the North Northamptonshire Core Spatial Strategy.

7. Prior to the commencement of development a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling, provision for water efficiency and recycling and demonstrate that at least 10% of the demand for energy will be met on site and renewable and/or from a decentralised renewable or low-carbon energy supply, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

8. Those dwellings completed up to 31 December 2015 shall meet CSH code level 4 as a minimum and those completed 1 January 2016 onwards shall meet CSH code level 6 as a minimum (or the equivalent standard which replaces CSH and is to be the assessment in force when the residential units concerned are registered for assessment purposes).

REASON: In the interests of sustainable development and energy efficiency in accordance with Policies 7 and 10 of the NPPF and Policy 14 (a) (i) of the CSS for North Northamptonshire.

9. Within six months of the completion a residential unit a copy of the Post Construction Final Certificate shall be provided to the Local Planning Authority to prove that the unit(s) have been constructed in accordance with the required CSH levels identified in condition 8 (or the equivalent standard which replaces CSH and is to be the assessment in force when the residential units concerned are registered for assessment purposes).

REASON: In the interests of sustainable development and energy efficiency in accordance with Policies 7 and 10 of the NPPF and Policy 14 (a) ((i) and (ii) of the CSS for North Northamptonshire.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted, the layout, contouring and surfacing of all open space areas. The works approved shall be carried out in the first planting and seeding seasons following the first occupation of a dwelling or the completion of the development whichever is the sooner. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

11. Prior to the commencement of development details of existing and final ground and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: To preserve the character of the area and to protect the privacy of the occupiers of adjoining properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

12. Prior to the commencement of the development, a scheme for the provision of fire hydrants shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied other than in accordance with the approved scheme.

REASON: In the interest of fire safety in accordance with policy 6 of the North Northamptonshire Core Spatial Strategy.

13. Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme

of remediation shall not commence until parts A - D of this condition have been complied with. If unexpected contamination is found after development has begun, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part D has been complied with in relation to that contamination.

A. Site Characterisation:

The development shall be carried out in accordance with WSP Environment and Energy Preliminary Risk Assessment ref 33979 dated October 2012.

B. Submission of Remediation Scheme:

The development shall be carried out in accordance with Remediation Method Statement ref: 3397/003 dated May 2014 by Alice Waylett of WSP.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

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 in accordance with the requirements of part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part B, 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 in accordance with the Part C of this condition.

E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed in advance, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'(or any model

procedures revoking and replacing those model procedures with or without modification.

REASON (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with paragraphs 109 and 120-121 of the National Planning Policy Framework and policy 13(l) of the CSS for North Northamptonshire.

14. The development shall be carried out in accordance with Construction Environmental Management Plan (CEMP) - Construction Method Statement - Rev A dated 10/06/2014 including Compound Plan 2553-22-02 Rev A and Traffic Management Plan 2553-22-02-TMP Rev A. The Construction Method Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and residential amenity in accordance with Policy 13 ((n) and (l)) of the North Northamptonshire CSS.

15. No construction work shall take place onsite outside the hours of 0730 to 1800 Monday to Friday and 0800 and 1300 on Saturday and no time whatsoever on Sundays or Public Bank Holidays, unless otherwise agreed with the Local Planning Authority. This includes deliveries to the site or work undertaken by contractors or sub-contractors.

REASON: In the interests of residential amenity in accordance with Policy 13 (l) of the CSS for North Northamptonshire.

16. There shall be no external illumination on the site other than in accordance with details which shall first have been submitted and approved in writing by the Local Planning Authority.

REASON: In the interests of the amenity of occupants of neighbouring properties and to conserve biodiversity in accordance with policy 13 ((l) and (o)) of the CSS for North Northamptonshire.

17. No dwellings hereby permitted shall be occupied unless and until the designated car parking spaces, including garages and car barns, have been completed and provided in accordance with the Parking Strategy Plan 2722-104 Rev A received 8th August 2014 and are available for use. The car parking spaces shall thereafter be permanently retained and kept available for the parking of vehicles.

REASON: To ensure adequate on-site parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with policy 13 (n) of the CSS for North Northamptonshire.

18. Prior to commencement of the development hereby permitted full details of the off site highways works and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and timetable.

REASON: In the interests of highway safety in accordance with policy 13(n) of the CSS for North Northamptonshire.

19. Prior to the occupation of a dwelling the boundary treatment for the dwelling shall be completed in accordance with the Boundary Treatment Plan 2722-102 Rev A.  
REASON: In the interests of the amenities and privacy of the neighbouring property in the interests of amenity in accordance with policy 13 of the CSS for North Northamptonshire.

## **Officers Report for KET/2014/0424**

### **3.0 Information**

#### **Relevant Planning History**

KET/2013/0773 Approval of Reserved Matters: Access, appearance, landscaping, layout and scale in respect of KET/2012/0709. Approved 13 February 2014.

KET/2012/0709 Outline planning permission for up to 65 dwellings Approved 10/06/13 (with all matters reserved)

#### **Site Description**

Officer's site inspection was carried out on 14 July 2014. The application site is a field which has detailed planning permission for 60 dwellings through application KET/2013/0773. The site lies at the north west corner of Broughton, bounded by Cox's Lane to the south, Cransley Hill to the west and the A43 to the north. The boundary with the A43 is marked by a hedgerow and a ditch on the road side, and the boundaries to the east are marked by a mixture of post and rail fencing and hedgerow. There are hedgerows adjacent to Cox's Lane and Cransley Hill and there are several mature trees within the site.

The site slopes down gently from south to north from Cox's Lane towards the A43. There are two existing access points to the site, a field gate from Cransley Hill and a field gate from the A43. There is a public footpath crossing the site south-east to north-west, which runs from Crane Close to the A43.

#### **Proposed Development**

This application seeks permission for a substitution of house type from the Harrogate, a two storey detached dwelling to the Highgate a 2.5 storey detached dwelling.

The application as originally submitted sought to substitute the house type on three plots, nos 17, 53 and 58. During the course of the application the scheme has been amended and only two plots nos 17 and 53 are proposed to be changed.

#### **Any Constraints Affecting The Site**

C Road

Public Right of Way

### **4.0 Consultation and Customer Impact**

#### **Broughton Parish Council**

Objection:

- The development will form a new gateway into Broughton and will present the prominent view of the village from the A43.
- The inclusion of 2.5 storey properties will set an unwelcome

precedent and is not consistent with surrounding street scene.

- One of the conditions of the outline application (KET/2013/0773) was for dwellings to be a maximum 2 storeys to comply with policy 13 parts H,I and ) of the North Northamptonshire Core Spatial Strategy. It is suggested that this application would be in breach of this aspect of the policy by introducing a more urban tone to a previously rural outlook.
- Increasing the number of 5-bedroom properties on this development is inappropriate. By replacing the originally planned 4-bedroom properties with the proposed 5-bedroom properties the development is moving even further upmarket and out of the reach of the majority of those wishing to purchase a home. The Broughton Housing Needs Survey 2013 found a definite lack of choice and availability for the lower end of the market is an issue for those smaller households and those wanting to buy a home for the first time.

A further objection has been received from Broughton Parish Council following the reconsultation. This raises no new issues that have not already been covered above.

#### **Highway Authority**

No objection

#### **Environmental Health**

No objection.

#### **Neighbours**

5 letters of objection have been received. Objections include:

- It was agreed in the past that no buildings over 2 storey in height so as to fit in with the sky line of surrounding properties.
- Broughton will never cope with traffic problems which this development will bring.
- Overshadowing, overlooking or loss of privacy.
- Noise, disturbance and loss of amenities

The 2.5 storey homes will be an eye-sore when it was agreed that only 2 storey buildings would be built in order to fit in with surrounding properties in Broughton.

### **5.0 Planning Policy**

#### **National Planning Policy Framework**

Core principles

Policy 4 Promoting sustainable transport

Policy 6 Delivering a wide choice of high quality homes

Policy 7 Requiring good design

Policy 8 Promoting healthy communities

Policy 11 Conserving and enhancing the natural environment

#### **Development Plan Policies**



## **North Northamptonshire Core Spatial Strategy**

Policy. 5 Green infrastructure

Policy. 13 General sustainable development principles

Policy. 14 Energy efficiency and sustainable construction

Policy. 15 Sustainable housing provision

### **SPDs**

Sustainable Design SPD

Open Space SPD

## **6.0 Financial/Resource Implications**

Section 106

The application if approved would create a new stand alone planning permission. A Deed of Variation is being drafted that will tie this permission to the obligations agreed under the outline planning permission (KET2012/0709).

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of development
2. Design
3. Residential amenity
4. Access, movement and layout
5. Parking
6. Landscaping
7. Other planning considerations

### 1. Principle of development

The principle of residential development was established through the approval of outline planning permission KET/2012/0709 and the approval of reserved matters through application (KET/2013/0773).

### 2. Design

The NPPF in Policy 6 requires local planning authorities to deliver a wide choice of quality homes and Policy 7 states that good design is a key aspect of sustainable development and it should contribute positively to making places better for people. All areas of a development should be of a high quality including the buildings, public and private spaces. Policy 7 also sets out the objectives for good quality design as being; good functionality for the lifetime of the development; creation of a strong sense of place; optimisation of the use of the site; development that responds to local character; creation of a safe and accessible environment and visually attractive places with appropriate landscaping. Policy 13(h) of the CSS also requires new development to incorporate high quality design, landscaping and architecture and development that respects and enhances the character of the surrounding area.

The proposed scheme would substitute the house type on plot nos 17 and 53 from the approved 2 storey 4 bedroom detached Harrogate house type to the 2.5 storey 5 bedroom Highgate property. The half-hipped 2.5 storey dwelling proposed has a 9.3m ridge in comparison to the 8m of the approved Harrogate house type on these plots. The submitted street scenes show that whilst the ridge will be higher than those previously approved the house type proposed sits comfortably within the street scene ensuring a good degree of variation and interest. The replacement house type has been designed to a high standard with a good range of architectural detailing proposed consistent with the surrounding approved dwellings. There will be a mix of brick and painted finishes on the dwellings across the site ensuring continuity with the wider site and a cohesive design.

Condition 6 of the outline application (KET/2012/0709) states that the dwellings permitted shall be a maximum of two storeys in height to ensure that the development respects the character of the location in accordance with policy 13 parts H, I and O of the North Northamptonshire Core Spatial Strategy. Concerns about the visual dominance of the alterations to plot 58, which sits to the west of the site and would be highly visible from the junction of Cransley Hill and Cox's Lane, have resulted in this element being removed from the application. The remaining plots are located within the mass of housing proposed and as such will have only limited visual impact when viewed from the established settlement, or the surrounding landscape. Plot 53 is set to the north of the site but due to the topography of the site its ridge height will be in keeping with neighbouring properties when viewed from the north. Plot 17 is set centrally within the site and due to the topography which falls from south to north, away from Broughton, its height will be in no way dominant when viewed at distance or across roof tops.

The plans submitted provide details of the proposed boundary treatments including a combination of 1.8m high brick walls and 1.8m high close boarded fencing, in line with approved boundary treatments across the wider site.

The proposed house type would due to the siting of the proposal result in an appearance and design which provides interesting street scenes, which respects the wider development and the location of the development site on the edge of a village.

The architectural detailing ensures that the development would provide a high quality design in accordance with Policy 13(h) of the CSS and Policy 7 of the NPPF.

The two plots will also meet the same energy and sustainable construction requirements as the wider scheme. Conditions are required to secure this.

### 3. Residential amenity

Policy 13(l) of the CSS states that new development should not have an unacceptable impact upon the amenities of neighbours or the wider area as a result of overlooking, noise, light or other pollution.

The design, orientation and layout of the proposal ensures that the amenities of

future occupiers would be protected. The 1.8m boundary treatments will protect residential amenity and garden sizes proposed are good with depths of at least 10m. The distance between the backs of the proposed dwellings is 21m or greater for all properties.

The two plots are set away from existing development fronting Cox's Lane and therefore no impact on the amenities on neighbouring residents would result from these two dwellings. Due to the position of the proposed dwellings, the good garden sizes proposed and the design of the buildings there would be sufficient distances between existing and proposed dwellings to ensure that the proposal would not harm the amenities of neighbours and that the future residents of the proposed dwellings would have an acceptable level of amenity. The proposal therefore accords with policy 13(l) of the CSS.

#### 4. Access, movement and layout

Policy 13(n) of the CSS states that new development should not have an unacceptable impact upon the highway network or prejudice highway safety.

The primary access to the site is from Cox's Lane. The access has been located to make use of an existing gap in the hedgerow along Cox's Lane. The access point to the wider site has been previously approved under the outline permission and reserved matters. The Highways Authority has confirmed that the proposed access and the layout of the current application accords with the details previously approved for the wider Cransley Hill site and is therefore acceptable.

The proposed block layout of the site would be unaltered through this proposal with the central spine road running from the access on the western side of the site towards the east, with 2 narrower streets dissecting it at the midpoint running between the dwellings that front Cox's Lane and the public open space along the northern edge of the wider site.

The two plots subject of this application front the main streets proposed. Plot 17 sits centrally within the site at the crossroads facing west whilst plot 53 sits to the north of the site facing east and in close proximity to the open space. It is considered that the proposed access and layout arrangements provide good permeability and legibility within the site and maximise integration with Broughton. The access arrangements and the layout also ensure that the proposal would not prejudice highway safety and the two proposed dwellings benefit from access paths to their rear gardens where bins will be located. The proposal therefore accords with policy 13(n).

#### 5. Parking

Four off road spaces are proposed for these 2 plots in addition to a double garage. The plans submitted demonstrate that the garages have been designed to accommodate vehicles with the double garages being approximately 5.6m in width.

It is considered that the level of parking proposed is reasonable for the development and would not constitute an overprovision which would be

contrary to the aim to encourage the use of sustainable modes of transport.

#### 6. Landscaping

A condition is recommended requiring the submission of a hard and soft landscaping scheme. This scheme will integrate this development with the wider site.

#### 7. Other Planning Considerations

The proposal is considered to be acceptable in terms of all other material planning considerations including noise, flood risk and drainage and contaminated land. Conditions are recommended where necessary. All matters were also considered as part of the outline and reserved matters for the wider scheme and were found to be acceptable and in accordance with Development Plan policies and the National Planning Policy Framework.

#### Conclusion

The proposed development complies with both national and local planning policy and there are no material planning matters that indicate against the scheme; as such, planning permission should be granted.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Richard Marlow, Development Officer on 01536 534316

#### **Previous Reports/Minutes**

Ref:

Date: