

BOROUGH OF KETTERING

Committee	Full Planning Committee - 07/04/2015	Item No: 5.9
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2015/0147
Wards Affected	Desborough Loatland	
Location	75-77 Harrington Road (land to rear of), Desborough	
Proposal	Outline Application: 1no. detached one storey dwelling and 1no. detached one and a half storey dwelling with new access from Whitehill Road	
Applicant	(Executors Of Mrs E Guilford) Mr & Mrs R Stonebridge	

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. Approval of the details of the access, appearance, landscaping, layout and scale (hereinafter called ""the reserved matters"") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: In order to secure a satisfactory development.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

4. The development hereby permitted shall not be carried out other than in general conformity with the approved plans referenced as follows: KET/2015/0147/1; KET/2015/0147/3a.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, 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 the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. In accordance with the approved details, Plot 1 shall be single-storey and constructed to a maximum ridge height of 5m whilst Plot 2 shall be a dormer bungalow (1 1/2 storey) and constructed to a maximum ridge height of 7m.

REASON: To ensure compliance with the terms of the application and to ensure that the development respects the character of its surroundings in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the commencement of development a written scheme of investigation to secure the implementation of a programme of archaeological work shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with the policy guidance contained within the National Planning Policy Framework.

8. No development shall take place on site until a scheme for boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

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 North Northamptonshire Core Spatial Strategy.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and retained. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. 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.

10. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling 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.

11. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to C have been complied with. If unexpected contamination is found after development has begun, development must 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 condition D has been complied with in relation to that contamination.

A Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 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 condition c.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

12. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the south or west elevations or roof planes of Plot 2 (as depicted upon the approved Sketch Layout (KET/2015/0147/3a)).

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0147

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

None.

Site Description

Officer's site inspection was carried out on 27/02/2015.

The application site is 0.13 Ha in area and is situated to the rear (north-west) of No. 75 and No.77 Harrington Road and currently constitutes part of the rear garden areas that serve these two properties. Both No. 75 and 77 constitute detached, 2no.-storey properties that front Harrington Road to the south-east. The site is connected to Whitehall Road at its south-western end where a hedgerow boundary treatment is in existence. The site is also bounded by the grounds of Loatlands Primary School along its north-eastern boundary and by the grounds of residential properties along its north-western boundary. The topography of the site slopes gently from north down to south. Much of the site has been cleared of vegetation, although there are still some tree specimens in existence across the site.

Proposed Development

It is proposed that 2no. detached properties be erected upon the site. The application is in outline form with all matters reserved. Indicative layout details have been provided, whereby access is proposed to be drawn from Whitehill Road at the south-western boundary of the site (where a short stretch of hedgerow would be removed). A shared access would lead to a bungalow property sited centrally within the application site (to the rear of No.77 Harrington Road) and a dormer-bungalow property sited to the north-east of the site (to the rear of No.75 Harrington Road).

The application as originally submitted was for 2no. two-storey properties. The proposals have been amended during the planning application process in the interests of promoting an appropriate form of development upon the site.

Any Constraints Affecting the Site

None.

4.0 Consultation and Customer Impact

Desborough Town Council: No objection subject to neighbours not being

disadvantaged and vehicle access being appropriate.

KBC Environmental Health: No objection subject to planning conditions being applied to ensure that the site is properly investigated to assess potential contamination and to control working hours on the construction site.

Highway Authority: The access to the properties is to be off Whitehills Road. No objection subject to the access being designed to achieve appropriate width and visibility splays and to provide a means of drainage to ensure that surface water does not discharge on to the highway and no gates or barriers being erected within 5.5m of the highway boundary.

NCC Archaeology: There is the potential for remains of archaeological interest to survive on the site; the proposed development will have a detrimental impact upon any archaeological deposits present. This does not represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. An archaeological programme of works should be secured via condition.

Neighbours: Notification letters were sent out to close proximity occupiers; 2no. responses were received, from No.2 and No.4 Whitehill Road, and are summarised below. Following the receipt of revised plans, a further 10-day re-consultation of neighbours commenced on 25th March 2015. This consultation period is due to expire on 4th April 2015. Any further responses received shall be reported to Members via the Committee Update.

- The proposal will further impact upon an already dangerous road safety situation, i.e. close to a busy road junction with regular school traffic.
- Several mature trees have been felled at the property leading to a negative environmental impact and the loss of a landscaped buffer to the north-west boundary of the site.
- The newly proposed access road would be sited along the south-eastern boundary of No.2 Whitehill Road leading to loss of privacy, pollution, noise and light pollution from traffic as well as reduced site security.
- The proposed Plot 1 would be sited 9m away from No.2 Whitehill Road with the garage block and window openings directly facing – this would result in overlooking and a loss of privacy.

5.0 Planning Policy

National Planning Policy Framework

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1: Strengthening the Network of Settlements

Policy 9: Distribution & Location of Development

Policy 10: Distribution of Housing

Policy 13: General Sustainable Development Principles

Policy 14: Energy Efficiency and Sustainable Construction

Local Plan

Policy 35: Housing within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Design & Visual Impact
3. Residential Amenity
4. Access
5. Landscaping

1. Principle of Development

The principle of residential development within the curtilage of existing residential premises located within an existing residential area of Desborough is considered to be acceptable and in compliance with Policy 1 of the Core Spatial Strategy, which seeks to direct new development inside of existing settlement boundaries.

The rear garden areas of No.75 & 77 Harrington Road are expansive in size – the application site therefore lends itself to redevelopment. An illustrative site layout has been provided by the applicant that outlines the intended composition of development upon the site, this shall be the subject of the detailed considerations outlined within the following sections of this report.

2. Design & Visual Impact

The application is in outline form with all matters reserved; therefore the detailed appearance, scale and layout of the scheme would be secured at subsequent reserved matters stage should outline planning permission be granted. However, the applicant has provided a layout drawing to illustrate indicative building positions; this drawing is also annotated to indicate proposed storey heights.

The submitted Planning Statement explains that Plot 1 (located to the rear of No.77 Harrington Road) would be a single-storey dwelling with a maximum ridge height of 5m. It would cover a maximum footprint area of 12.5m x 6m with a further rear wing covering 5m x 4m. It has been drawn so as to be orientated to face the proposed new access on Whitehill Road. A standalone single garage is shown to the southern side of the dwelling with a maximum 4m ridge height.

It is also explained within the Planning Statement that Plot 2 (located to the rear of No.75 Harrington Road) is proposed to be a 1 ½ storey dwelling with a maximum ridge height of 7m. It would cover an indicative footprint area of 10m x 6.5m with a further rear wing covering 5m x 5m. A standalone double garage is shown to the southern side of the dwelling with a maximum 4m ridge height. Furthermore, it is stated that it is envisaged that the dwellings would be constructed with red brick elevations under clay-tiled roofs.

It is considered that the proposed indicative layout and the composition of built form upon the site are acceptable in this instance. Revisions have been made to the scheme during the progression of the application; these alterations were made partly in the interests of guarding against overdeveloping the site. Officers felt that the development of 2no. two-storey properties would lead to an unduly visually prominent form of development, particularly when compared to the line of dormer-bungalow properties that front the neighbouring section of Whitehill Road to the west of the site.

The application site represents something of an anomaly when compared to the composition of neighbouring residential plots. It constitutes a currently underutilised swathe of land that is sandwiched between a variety of residential plots (that face a variety of different orientations) as well as the grounds of a primary school. In this context it is not felt that the proposed 'backland' form of development that is proposed (where built form would be setback from the highway frontage) would be harmful or out-of-character.

As explained, the development would be low-rise and would not be visually domineering. The application site is considered large enough to accommodate 2no. standalone dwellings whilst incorporating adequate separation distances (to be discussed further in the following Residential Amenity section of this report) so as to respect the urban grain of the area and to avoid an overdevelopment of the site. Surrounding properties exhibit a range of modern architectural styles and external facing materials, including red brick, painted render and timber cladding. In this context it is felt that adequate information has been provided at this outline stage to demonstrate that the scheme would

respect the character of its surroundings in compliance with Policy 13(h) of the Core Spatial Strategy.

3. Residential Amenity

As already explained, the precise appearance, scale and layout of the scheme would be secured at detailed planning stage. It is however necessary at this stage to set the parameters of built form that would be developable without having an adverse impact upon the amenities of existing neighbouring occupiers and the future occupiers of the development site itself.

The impact of the development in an amenity context has been softened by way of the amendments that have been made to the scheme during the planning process. Plot 1 has been reduced from 2-stories in height to a bungalow property, which significantly negates the opportunity for overbearing or overshadowing development to ensue whilst also removing potentially sensitive first-floor level overlooking opportunities. The front elevation of Plot 1 would be set to face the Whitehill Road entrance, whilst the rear elevation would face towards the rear (north-east) of the site; therefore the main outlook opportunities would not directly face existing neighbouring properties.

A gap of 6m would be maintained to the north-western boundary of the site (abutting No. 2 Whitehill Road) whilst an approximate 10m gap would be maintained between the built footprints of Plot 1 and No. 2 Whitehill Road. No. 2 Whitehill Road has an active east-facing side elevation and is also afforded an outdoor patio area adjacent to the site boundary. It is considered that the 6m gap that would be afforded to the site boundary and the proposed setback position from Whitehill Road of the bungalow within the site would mean that the outlook from No.2 would not be unduly impacted upon by the proposals. The bungalow would be neither unduly overbearing nor overshadowing in the context of a maximum 5m ridge height. It is felt that the single-storey stature and maximum 5m ridge height of Plot 1 should be set by planning condition in the interests of safeguarding amenity. Furthermore, full details of boundary treatment should also be secured via condition. The site plan that has been submitted indicates 1.8m close boarded fencing to the north-western boundary of the application site, which would assist in maintaining privacy and amenity for residential occupiers.

In terms of the relationship between Plot 1 and 2, an approximate separation distance of 9m would be maintained between the two dwellings whilst the illustrative plan that has been submitted details no windows at first floor level in the south-facing elevation of Plot 2 (which faces Plot 1). In terms of the relationship with No.20 Langdale to the west of the site, an approximate 12m separation distance would be maintained between the side-facing side

elevation of Plot 2 and the east-facing rear elevation of No.20 Langdale (in addition to an intervening boundary treatment). An overbearing or overshadowing relationship would be avoided. The 1 ½ storey built form and maximum 7m ridge height of Plot 2 should be secured via condition, again in the interests of safeguarding surrounding residential amenity. Furthermore, in the interests of prudence, it is felt that permitted development rights should be removed for the insertion of window openings within the south-facing and west-facing elevations and roof slopes of Plot 2.

The amenities of existing occupiers within 75 & 77 Harrington Road would also be appropriately safeguarded by virtue of the indicative layout that has been provided. An 11m separation distance would be provided between the north-west facing rear elevation of No. 77 Harrington Road and the south-east facing gable end of Plot 1. Plot 1, which would be a bungalow, would not be overbearing nor overshadowing in this context. Overlooking would also not be a concern given the lack of any first floor level outlook being provided. Plot 2 is set to the rear of the site and does not raise any amenity issues in respect to Harrington Road properties.

It has been raised via the consultation process that the newly proposed access raises amenity concerns on the grounds of loss of privacy, pollution, noise and light pollution. It is not however considered that the new private access that would serve 2no. properties raises undue concerns in this context. Although the newly proposed access would run close to the north-western boundary of the site, it would generate a low volume of traffic and would be bound by a newly proposed boundary treatment to the north-western side of the site. The amenities of adjoining residential occupiers would be appropriately safeguarded.

The scheme is considered to safeguard residential amenity in compliance with Policy 13 (l) of the Core Spatial Strategy, subject to the imposition of suitably worded planning condition to secure maximum storey and ridge heights.

4. Access & Parking

The application is in outline form with all matters reserved; therefore detailed access arrangements would be secured at subsequent reserved matters stage should outline planning permission be granted. However, indicative access arrangements have been shown on a layout plan that has been submitted. This would be positioned to Whitehill Road and would provide a shared access of 4.5m in width, which would be positioned approximately 15-20m from the junction of Whitehill Road and Harrington Road. Within the site, around 15m from the Whitehill Road boundary, the shared access would cross a ditch that would be culverted to provide vehicular access to the rear (north-east) of the

site.

An objection from a local neighbour has been received in respect to the position of the proposed access because of its proximity to the junction of Harrington Road and Whitehill Road, which has been described as very busy and sometimes dangerous at peak periods (such as when the nearby school opens and closes). The Local Highway Authority has however been consulted upon the application and raised no objection in principle to the indicative access arrangements that have been submitted; i.e. an approximate 15-20m separation distance between the proposed access position and the Harrington Road junction is considered not to prejudice highway safety. This is subject to the access being constructed to an appropriate detailed specification, for example in terms of width, visibility splays and means of drainage. These detailed design matters would be assessed at reserved matters stage. This outline application is considered to be compliant with Policy 13 (d & n) of the Core Spatial Strategy.

Furthermore, it would appear that an appropriate supply of off-street car parking opportunities would be provided. Both newly proposed properties would be served by garaging and driveway car parking opportunities in the interests of maintaining Whitehill Road free of on-street car parking in the interests of highway safety. Final details of car parking would be secured at reserved matters stage.

5. Landscaping

The application is in outline form with all matters reserved; therefore detailed landscaping arrangements would be secured at subsequent reserved matters stage should outline planning permission be granted. This would include full details of how and where existing landscaping would be retained and incorporated as part of the development. It is stated within the Design and Access Statement that the dwellings shall be located so as to ensure that the mature trees on site can be retained.

Concerns have been raised through the consultation exercise that a number of mature trees have already been removed at the site; i.e. prior to the submission of this planning application. There is evidence viewable on-site of such tree removals. The application should however be considered on the basis of the current on-site situation. The clearance works that have undertaken did not require planning consent and do not constitute a material planning consideration in this instance.

Conclusion

The proposed development would respect the character of the site's surroundings, would safeguard residential amenity and would not prejudice highway safety in compliance with Policies 1, 9, 10, 13 and 14 of the North Northamptonshire Core Spatial Strategy and the policy guidance contained within the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: