

BOROUGH OF KETTERING

Committee	Full Planning Committee - 02/06/2015	Item No: 5.2
Report Originator	Rebecca Collins Development Team Leader	Application No: KET/2015/0081
Wards Affected	All Saints	
Location	81 Stamford Road, Kettering	
Proposal	Full Application: Erection of 4 no. dwellings and conversion of factory into 5 no. apartments	
Applicant	Mr G Millard MGM Property Limited,	

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 commence on site until details of the types and colours of all external facing and roofing materials to be used in the construction of the four dwellings to the rear of the application site, 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.

3. No development shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied.

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

4. Due to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire at which the levels of some naturally occurring contaminants frequently exceed the levels at which the risk to human health would be considered acceptable for residential land use; it is expected that there may be unacceptable risks to future occupiers of the site without the following investigation being carried out.

Development on land affected by contamination:

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to d 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, 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 policy 11 of the NPPF and 13 of the CSS.

5. This consent does not permit the demolition and rebuilding of any part of the building except that indicated on the approved plan/drawing number 14-14-12 received 25/02/2015 and 14-14-11 received on 02/02/2015. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

REASON: To protect the architectural/historic interest of the building in accordance with policy 12 of the NPPF and policy 13(h) of the North Northamptonshire Core Spatial Strategy.

6. All works of repair, rebuilding, restoration and replacement to the existing factory building to the front of the site are to exactly match the original features including using materials to match exactly the existing, unless otherwise approved in writing by the Local Planning Authority.

REASON: To protect the architectural and historical interest of the building in accordance with policy 12 of the NPPF and Policy 13(h) of the North Northamptonshire Core Spatial Strategy.

7. No development shall commence on the demolition of the western side elevation of the existing factory until a scheme to secure the safety and stability of that part of the building which is to be retained has been submitted to and approved in writing by the Local Planning Authority. The scheme shall, where appropriate, include measures to strengthen any wall or vertical surface; to support any floor, roof or horizontal surface; to provide protection for the building against the weather during the progress of the works; and a schedule for the re-use of materials in the repair of the remaining building. Thereafter the works shall not be carried out other than in accordance with the approved details.

REASON: To protect the character of the area in accordance with Policy 13(o) of the North Northamptonshire Core Spatial Strategy and policies 7 and 12 of the NPPF.

8. No demolition of the western side elevation shall commence on site until the contract for carrying out the works of redevelopment of the site has been made. The redevelopment shall be commenced within 3 months of the commencement of the demolition.

REASON: To protect the character of the area in accordance with Policy 13(o) of the North Northamptonshire Core Spatial Strategy and policies 7 and 12 of the NPPF.

9. No development shall take place on the conversion of the factory building to the front of the application site until full details of all windows, doors and rainwater goods have been submitted to and approved in writing by the Local Planning Authority. The window details shall include glazing bar details at 1:5. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of preserving the architectural/historic interest of this historic building in accordance with policy 12 of the NPPF and Policy 13 of the North Northamptonshire Core Spatial Strategy.

10. Prior to first occupation of any of the units hereby approved a scheme for boundary treatment shall be 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(l) of the North Northamptonshire Core Spatial Strategy.

11. All materials obtained from demolition shall be permanently removed from the site prior to the occupation of any of the dwellings hereby approved.

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

12. The parking spaces hereby approved as shown on plan reference 14-14-11 received on 02/02/2015 shall be provided prior to the first occupation of the dwelling which they are to serve and shall be permanently retained and kept available for the parking of vehicles thereafter.

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

13. Notwithstanding the provisions of Article 3 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 openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the western side elevation of plot number 6 or the eastern side elevation of plot 9.

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

14. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing numbers 14-14-11 received on 02/02/2015 and 14-14-12 received on 22/02/2015.

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

15. No development shall commence on site until details of measures to be taken to prevent spoil or mud being deposited on the public highway from vehicles leaving the site during the construction works have been submitted to and approved in writing by the Local Planning Authority. Such measures shall be fully implemented before the development commences and shall be retained for the duration of the construction period.

REASON: In the interests of highway safety in accordance with policy 13 (d) and (n) of the North Northamptonshire Core Spatial Strategy.

16. No vehicles making deliveries to or from the site shall enter or leave the site, and no plant or machinery shall be operated, except between the hours of 0800 and 1800 hours Mondays to Fridays and between 0900 and 1600 hours on Saturdays. There shall be no deliveries, or operation of plant or machinery, on Sundays or recognised public holidays.

REASON: To minimise noise disturbance to neighbouring residents in the interests of amenity in accordance with policy 13(l) of the North Northamptonshire Core Spatial Strategy.

17. No development shall commence on site until details of a scheme for the storage of cycles and refuse for the apartments hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The apartments hereby permitted shall not be occupied until the approved scheme has been fully implemented and shall be retained as approved thereafter.

REASON: In the interests of general amenity and help assist a modal shift in accordance with policy 13 (l) and (e) of the North Northamptonshire Core Spatial Strategy.

18. The dwellings hereby permitted shall be constructed in accordance with the details as outlined in the submitted 'Sustainability Appraisal and Energy Statement' received on 02/02/2015.

REASON: To ensure that the development meets the highest available standards of resource and energy efficiency in accordance with Policy 14 of the CSS.

19. No other development shall commence until visibility splays of 2 metres by 2 metres have been provided at the junction of the access road with the public highway, and these splays shall thereafter be permanently kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

REASON: In the interests of highway safety in accordance with policy 13 (d) and (n) of the North Northamptonshire Core Spatial Strategy.

20. No development shall take place on site until a plan has been submitted and approved in writing by the Local Planning Authority showing an adequate access width of 4.8 metres and service strips of 0.9 metres and details of a positive means of drainage to ensure surface water does not run off on to the public highway. The approved details shall be fully implemented before the any of the dwellings hereby approved are occupied.

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

21. Full details of the proposed infilling of windows in the eastern side elevation including materials and schedule/method of works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the architectural/historic interest of the building in accordance with Policy 13 of the CSS.

22. Prior to the occupation of any of the apartments within the existing building hereby permitted, full details of all the balcony screening to be erected shall be submitted to and approved and in writing by the Local Planning Authority. The balcony screening shall be erected in accordance with the approved details and shall thereafter be retained in that form.

REASON: To protect the amenity of neighbouring properties in accordance with Policy 13(l) of the North Northamptonshire Core Spatial Strategy.

23. Prior to the commencement of development, a scheme detailing the security measures/standards and lighting scheme to be incorporated within the development with reference to 'Secured By Design' shall have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with these approved details.

REASON: To reduce the potential for crime in accordance with policy 13 of the Core Spatial Strategy for North Northamptonshire.

Officers Report for KET/2015/0081

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

3.0 Information

Relevant Planning History

Application site

KET/2014/0334 – Erection of 9 dwellings (Refused)

Neighbouring Site

KET/2004/0063 - 16 new three storey terraced houses with integrated garages (Approved).

Site Description

Officer's site inspection was carried out on 1st April 2015.

The irregular shaped site is located to the north of Stamford Road and comprises of a two storey Victorian industrial building fronting the highway, with single storey light industrial units to the rear. The site is surrounded by traditional terraced properties to the north and east. To the north west there are 3 no. 3 storey terraced properties, with integral garages which utilise a private drive off Stamford Road which is to form the access point for the proposed site.

Stamford Road consists of a mixture of uses including residential, industrial, retail and leisure uses and to the west and east facing the highway are a range of primarily single storey industrial buildings. The site is located in a mixed character area where residential properties are punctuated by commercial and industrial buildings. There are examples of high quality Victorian buildings interspersed within the wider street scene and reflective of the local character, including the former factory at no.115 Stamford Road and the former Buccleuch hotel at no. 56 Stamford Road.

The existing two storey red-brick industrial building with slate roof fronting the public highway includes large windows in a mixture of wood and UPVC and a range of brick and stone detailing. The red brick, quality fenestration and date stone from 1897 combine to form an attractive frontage, which is prominent in the street scene. This building forms part of a cluster of attractive Victorian buildings which are typical to the local history of this area, comprising of two and three storey Victorian terrace properties inter-dispersed around large, previously boot and shoe factory buildings, which represent the over-riding character of this part of the town.

This area has more recently been punctuated with more modern infill development but the historic relationships between industry and residential still exist with the redbrick Victorian buildings remaining the most prominent features in the street scene.

The closest property to the rear application site, number 1, has a 2 metre brick wall surrounding the rear garden and an existing single storey rear extension. Other new properties constructed under planning permission KET/2004/0063 to the rear of the application site, have windows facing the application site are visible from within the site. Single storey outbuildings mark the rear boundary of the application site and existing single storey buildings associated with the commercial use of the site mark the eastern boundary.

Proposed Development

The proposal is for the construction of four new dwellings and the conversion of the existing factory in to five apartments including a rear and roof extension to the existing factory and the removal of the western end bay of the factory to create an appropriate vehicular access to the site.

Any Constraints Affecting the Site

A Road

4.0 Consultation and Customer Impact

Highway Authority

No objection subject to conditions.

Environmental Health

No objection subject to conditions with regards to a Construction Method Statement, a working hours condition, a contaminated land assessment, a refuse condition and a noise mitigation condition.

Environmental Care

Provision for bin storage is not clear from the submitted plans.

Northamptonshire Police

Due to the location of these properties crime prevention measures need to be robust. The applicant has not mentioned security or crime prevention measures within the application. Therefore, it is suggested that a security measures condition is added to any subsequent permission and doors, windows, ground floor glazing and fencing meets the necessary standards and a lighting scheme is adopted.

Neighbours

One letter of objection to the proposal has been received from Number 40 Cornwall Road, to the north of the application site. This property objects to the proposal on the grounds that the proposed houses are three storey resulting in loss of privacy and overshadowing of rear gardens. Also, the noise from construction will have a detrimental impact on the amenity of surrounding residential properties.

Number 111 Saxon Villa, Stamford Road to the east of the application site has written in to say that their main issue was with a house previously proposed which has been removed from the plans. However, they would like to see more parking within the application site.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core planning principles

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Policy 12. Conserving and enhancing the historic environment

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the Network of Settlements

Policy 9 - Distribution and Location of Development

Policy 10 – Distribution of Housing

Policy 13 - General Sustainable Development Principles

Policy 14 - Energy Efficiency and Sustainable Construction

Policy 15 - Sustainable Housing Provision

Local Plan

Policy 35 Housing within towns

Supplementary Planning Guidance

North Northamptonshire Sustainable Design SPD

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, Character and Appearance;
3. Neighbouring Amenity;
4. Parking and Highway Matters;
5. Sustainable construction and design;
6. Contamination
7. Crime Prevention

1. Principle of Development

Policy 6 of the National Planning Policy Framework (NPPF) encourages Local Planning Authorities to take a positive approach to proposals for residential development, which should be considered in the context of the presumption in favour of sustainable development.

The application site is located within the town boundary of Kettering, as defined by Policy 35 of the Local Plan, in an established mixed commercial/residential area. Policies 1 and 9 of the North Northamptonshire Core Spatial Strategy (CSS) direct development to existing urban areas and indicate that Kettering is a 'Growth Town'. Policy 10 of the CSS establishes that Kettering will provide a focal point for residential development and sets targets for delivering housing. Paragraph 111 of the National Planning Policy Framework and Policy 9 of the Core Spatial Strategy direct development within towns towards brownfield sites that have previously been developed.

The proposal is for the erection of nine dwellings and apartments on a brownfield site, within the settlement boundary of an identified growth town, where there is a presumption in favour of development subject to it being sustainable development. As such, the principle of development in this area is established, subject to the further detailed planning considerations as set out below.

2. Design, Character and Appearance

Policy 13(h) of the CSS requires new development to raise standards – to be of a high standard of design and architecture; to respect and enhance the character of its surroundings; and to create a strong sense of place by strengthening distinctive historic qualities and townscape through its design. Policy 7 of the NPPF sets out the importance of good design and underlines how good design is indivisible from good planning and sustainable development. Paragraph 64 makes provision for Local Planning Authorities to refuse development of poor design which fails to improve the character and quality of an area.

Paragraphs 135 and 136 of Policy 12 of the NPPF relate to non-designated heritage assets. Paragraph 135 states ‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

The existing industrial building at no. 81 Stamford Street is of a high standard of design comprising Kettering red brick with a slate roof and many original features, including date stone from 1897. This building itself is an attractive building within the street scene. The surrounding area has been punctuated by more modern development but this building in combination with the former factory at no. 115 Stamford Road, and the other surrounding Victorian buildings including residential terrace properties still represent the locally significant historic character of this area and dominate the street scene.

With respect to the buildings relationship to surrounding development and the wider street scene, the building is an impressive example of the prevailing late Victorian character and, at the time of construction was located at the town’s edge. The great variety and diversity of development dating from this period within the surrounding area gives context to the prevailing late Victorian character. This is evident to the east of the site where Victorian terraced properties become more prominent and provide historical and architectural cues to the linkages that existed between boot and shoe factories and terraced properties.

Fenestration on the buildings is of a high standard with many vertically emphasised wooden windows at ground floor which comprise of diagonal wooden glazing bars adding to the visual interest and aesthetic quality of the host building. To the first floor a number of replacement UPVC windows have been installed but these do not significantly detract from the industrial building, which is of local historical and architectural significance, with the carefully proportioned and decorative exterior making a very positive contribution to the

street scene.

The proposal includes the removal of part of the building to create a vehicular access suitable to develop the proposed properties to the rear of the site. This proposal involves the removing the end bay of the existing building and rebuilding this end of the building. This proposal may result in the unbalancing of the front elevation which at first floor level has 3 bay windows set either side of the central door/gable feature. However, at ground floor level there are only two bay windows and two small casement windows one side of the door and 3 bays on the other. There is already evidence on site to show that the western end wall of this building was previously demolished and rebuilt to move this wall in for access purposes. The applicants have tried in discussion with the case officer to redesign the scheme so as not to involve the demolition of part of the building. However, due to the requirement for highways standards to have an adoptable access for this number of dwellings, this solution is considered the most appropriate. The resultant development would meet the necessary highways standards and the character and appearance of the building can be largely retained.

The applicant has stated that some works of repair are required to the frontage of the building, also one of the ground floor original windows has been replaced (as well as all the first floor windows). Through the removal of the end bay, this will provide materials for works of repair to the stone on the front elevation and this window could be re-used so at ground floor level all windows match. On this basis the proposal is considered acceptable.

A later iteration of the plans showed a bin storage area located on car parking spaces 12 and 13 (although a better solution may be to utilise spaces 10 and 11). This is considered an acceptable solution to accommodate bin storage which is only required for the flats. Appropriate cycle storage is also required for the flats. The two ground floor flats have access to their own outdoor amenity space where they could store bins and cycles. Subject to a condition requiring further details of any enclosure to be submitted and approved by the Local Planning Authority, it is considered adequate bin and cycle storage provision can be achieved within the application site.

The proposal is therefore considered in accordance with policy 7 of the NPPF and policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Neighbouring Amenity

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 13(I) of the CSS is clear that development must not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or

overlooking.

On the previously refused planning application reference KET/2014/0334 an additional dwelling was proposed adjacent to the boundary with number 111 Saxon Villa, Stamford Road. This property raised concerns with regards to potential impacts in terms of overlooking and overshadowing. This plot has since been removed from the scheme and the relationship between plot 9 and number 111 is significantly improved in terms of amenity.

Number 40 Cornwall Road has objected to the proposal in terms of overlooking and overshadowing. There is approximately 17.5 metres from the proposed properties to the rear elevation of number 40 Cornwall Road. Properties numbers 30-36 are over 21 metres from the rear of the proposed properties. This is considered a sufficient distance to prevent overlooking of rear windows to properties to the rear of the application site.

The proposed properties have rear gardens of approximately 5 metres in depth and plots 6, 7 and 8's rear gardens are approximately 6 metres in width. Plot 9's garden is significantly larger. Although, these gardens are considered small, given the depth of the rear garden of properties off Cornwall Road and the sites location and that it is a brownfield site, as well as the requirement for the existing factory to remain, which makes a positive contribution to the character of the area, then in this instance the rear gardens for these three plots are considered acceptable. Again given the length of rear gardens of properties to the rear of the application site, off Cornwall Road, then overshadowing from the proposal is unlikely to have a significant impact on the amenity of these properties.

Concerns over noise generation have also been raised during the construction period. The construction period is considered to be a temporary period and a working hours condition can be applied to any subsequent consent to protect the amenity of neighbouring properties. Environmental Health have suggested the applicants submit a Construction Method Statement, however, given the size of the site and that the working hours and prevention of debris on to the highway can be controlled by separate conditions then it is considered unreasonable to ask for a Construction Method Statement on a site of this size. If the existing factory was to commence operation (as an open industrial permission) then this would make considerable more noise than the residential properties proposed. Given that the construction period would be temporary then the proposal is unlikely to have a significant impact on neighbouring properties in terms of noise.

There is approximately 19 metres from the proposed apartments to existing properties to the rear. The proposal is to remove the existing dual pitched extensions from the existing factory and replace them with a lean to extension

following the pitch of the existing factory roof. At each level balconies will provide some additional amenity space for each unit. Although, there is likely to be some level of overlooking to rear gardens of properties to the rear, property number 1 has an existing single storey rear extension blocking views to their garden and the immediate garden to numbers 2 and 3. Given the distance of the balconies to rear gardens and potential to control balcony screening through condition then in this instance the proposal is considered acceptable and in accordance with Policies 13(l) of the CSS, and paragraph 17 of the NPPF.

4. Parking and Highway Matters

Policy 13(d) and (n) of the North Northamptonshire CSS requires that developments have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards and do not have an adverse impact on the highway network.

Several iterations of the plans have been discussed with the applicant to try to ensure the retention of the building. Unfortunately, the retention of the whole building would result in an objection from the highways authority on the grounds that the proposed dwellings would be using a substandard access. Despite the applicant submitting TRICs data to demonstrate the current use of the site would generate more vehicle movements than the proposed number of dwellings, if this access was retained as existing then the proposal would result in more than 5 dwellings being served off a private drive, contrary to adopted highways standards. On this basis the end bay of the building closest to the access is to be removed and the access widened to an adoptable standard resulting in only five dwellings fronting on to a private road layout. The Highways Authority are satisfied with this arrangement and raise no objections subject to conditions. On this basis the proposal is considered acceptable in highways access and safety terms and recommended for approval in accordance with Policy 13(d) and (n) of the CSS.

The proposal includes space to park 11 vehicles clear of the public highway, this number of spaces is considered acceptable for 9 units given the location of site, close to the town centre and other available public transport.

5. Sustainable construction & design

Policy 14(b) of the North Northamptonshire Core Spatial Strategy states that development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency and be in accordance with the requirements of the North Northamptonshire Sustainable

Design SPD.

The applicant has submitted a Sustainability Appraisal and Energy Statement which provides details as to how techniques of sustainable construction and energy efficiency would be incorporated within the development. Subject to a condition which secures accordance with these documents, it is considered that Policy 14(b) of the North Northamptonshire Core Spatial Strategy has been met.

6. Contamination

Due to the underlying geology present throughout Northamptonshire, a full ground investigation will be required to prevent unacceptable risks to future occupants of the site. Subject to this, the proposal is considered acceptable in terms of risk of contaminants and in accordance with policy 11 of the NPPF.

7. Crime Prevention

Northamptonshire Police have suggested security measures to ensure crime prevention is robust. A condition will be added to any subsequent permission requiring further security details to be submitted and approved.

Conclusion

The applicant seeks to largely retain and convert an important locally significant historic building. Further development to the rear of this building would, as well as this conversion, not have an unacceptable impact on the character of the area or the amenity of neighbouring properties. An appropriate highways access can be achieved through the removal of the end bay of the existing building, which will not significantly detract from the overall quality of the building or the character of this area. Subject to conditions the proposal is recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Rebecca Collins, Development Team Leader on 01536
534316

Previous Reports/Minutes

Ref:

Date: