

## PLANNING COMMITTEE

Tuesday 16<sup>th</sup> March 2021 at 6.00pm  
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*Working with and on behalf of local people*



# A G E N D A

1. Apologies
2. Declarations of Interest
  - (a) Personal
  - (b) Prejudicial
3. Minutes of the meetings held on 2<sup>nd</sup> February 2021 to be approved as a correct record and signed by the Chair
4. Any items of business the Chair considers to be urgent
5. Planning Application Reports

**BOROUGH OF KETTERING**

**PLANNING COMMITTEE**

**Meeting held: 2nd February 2021**

**Present:** Councillor Mark Rowley (Chair)  
Councillors Linda Adams, Scott Edwards, Clark Mitchell,  
Mark Rowley, Lesley Thurland, Greg Titcombe, Ian Jelley  
and Cliff Moreton.

**20.PC.87 APOLOGIES**

Apologies were received from Cllr Howes, with Cllr Jelley attending as substitute.

**20.PC.88 DECLARATIONS OF INTEREST**

Declarations of interest were declared by Cllr Titcombe (5.2) due to a personal relationship with neighbours, Cllr Jelley (5.2) as a member of Rothwell Town Council, Cllr Adams (5.2) working in Adult Social care and Cllr Moreton (5.3 & 5.4) as ward councillor for Mawsley.

**20.PC.89 MINUTES**

**RESOLVED** that the minutes of the meetings of the Planning Committee held on 1st December 2020 be approved as a correct record.

**20.PC.90 ANY ITEMS OF BUSINESS THE CHAIR CONSIDERS TO BE URGENT**

None.

**20.PC.91 PLANNING APPLICATION REPORTS**

The Committee considered the following applications for planning permission, which were set out in the Head of Development Control's Reports and supplemented verbally and in writing at the meeting. Two Speakers attended the meeting and spoke on applications in accordance with the Right to Speak Policy, one written statement was also submitted.

The reports included details of applications and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions:-.

**20.PC.91.1 KET/2020/0655**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Erection of single storey rear extension to replace existing. Erection of store to rear, alterations to rear first floor dormers and replace tile cladding to front first floor dormers.</p> <p>Application No: KET/2020/0655</p> <p><u>Speaker:</u></p> <p>A written statement was read to the committee disputing that there would be any loss of privacy. The statement also comments that the works would be to the rear of the property. The statement also raises comments that assurances will be given to make sure no works vehicles will be placed on neighbouring land.</p>	<p>Members received a report which sought planning permission for the erection of a single story rear extension, replacing the existing. Also the erection of a store to the rear, alterations to the rear first floor dormers and the replacement of tile cladding to the front first floor dormers</p> <p>The Committee heard no update from the Planning Officer.</p> <p>Cllr Edwards raised praise that the applicant is working with neighbours to air their concerns.</p> <p>Cllr Thurland raised a question surrounding the type of windows proposed. The planning officer advised that the applicant needs to adhere to the plans approved, and that the windows could not be changed without needing an additional application.</p> <p>Cllr O'Hara raised questions whether the footings would be substantial enough to add an additional storey onto the top. The planning officer advised that she was unaware of the footings, but any further development would require a further application.</p> <p>After debate it was proposed by Cllr Edwards and seconded by Cllr Jelley that the application be approved as per the officer's recommendation</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</p>

**Conditions:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as submitted.
4. The roofs of the single storey rear extension and store hereby approved shall not at any time be used as a balcony or roof terrace.
5. The windows / doors at first floor level on the Northwest elevation shall have Juliette balconies installed and permanently fixed as shown on the approved plans, and thereafter shall be permanently retained in that form.
6. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

*Voting: For - Unanimous*

**20.PC.91.2 KET/2020/0715**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.2 Full Application: Change of use from C3 (dwellinghouse) to C2 (residential institution) to create a 4 no. bedroom young adult care home with conversion of garage to habitable accommodation</p> <p>Application No: KET/2020/0715</p> <p><u>Speaker:</u></p> <p>The committee heard from Cllr Sumpter on behalf of Rithwell Town council, who acknowledged that works had already commenced and the company have already advertised for positions at the proposed development. Cllr Sumpter also advised that the existing street scene has an existing right of access to a single individual who gives residents their permission to use the access, and was unsure as to whether this permission had been sought by the new development. Cllr Sumpter also raised concerns surrounding the parking plan, which overlaps an area covered by another property's deeds, potentially blocking their right of access. Furthermore, Cllr Sumpter raised concerns regarding the amount of accidents on the existing roads in the area.</p> <p>Cllr Cedwein Brown addressed the committee as the ward councillor. The Committee heard that Cllr Brown had concerns regarding the access routes in the proposed development for pedestrians, and that the increased vehicular movements may detrimentally impact these. Cllr Brown also raised concerns that advertisement and works had already been undertaken before proposals had been approved.</p>	<p>Members received a report which sought the change of use of the building from a dwellinghouse to a residential institution, creating 4x bedrooms with young adult care. Also, the conversion of the existing garage into habitable accommodation.</p> <p>The Committee heard that the applicant had provided updates regarding the staff working arrangements, that there would be no more than 8 members of staff on site at any one time.</p> <p>Cllr Edwards raised concerns surrounding safety of pedestrians and vehicles as the proposed development is on the corner of a tight road. The committee also heard that deliveries would add to the potential vehicular movement set out in the proposal. Cllr Edwards also raised that the proposal for 4x bedrooms may potentially be incorrect as an additional bedroom is being created with the conversion of the garage.</p> <p>Cllr Thurland raised concerns surrounding the living accommodation for the carers. This includes where a staff space will be, where medication will be kept among other issues. Cllr Thurland also raised concerns surrounding the amount of people in the property at any one time and the existing facilities for this, along with the amount of potential vehicular movements.</p> <p>Cllr O'Hara raised equality concerns surrounding the bathroom provisions and the internal space related to the amount of people within the property at any one time. Concerns were also raised surrounding the small amount of time that management are on the property, and that this may contravene certain sections of the Equality Act.</p> <p>Cllr Jelley echoed concerns from the speakers on the item, and added that the Northants Highways would not raise</p>

	<p>concerns as they do not own the road, adding his concerns relating to volume of traffic potentially to be created and responsibility of road repairs.</p> <p>Cllr Mitchell raised concerns surrounding the septic tank capacity, and that the current proposals are not sufficient for the proposed development.</p> <p>Cllr Moreton raised concerns regarding the lack of staff at night for the needs of the potential residents.</p> <p>Cllr Adams commented that if the proposal is to refuse, then presumptions would not be a good enough reason.</p> <p>Following debate, it was proposed by Cllr Thurland and seconded by Cllr Edwards that the application be refused contrary to officer's recommendation due to the potentially detrimental impact of the noise on neighbours, the lack of proposed amenities to residents and the adverse impact on highway safety.</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reasons:-</p>
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### **Reasons for refusal**

1. In the view of the Local Planning Authority, there has been insufficient information provided to assess the internal proportions and facilities available for residents and carers including whether there are adequate toilet facilities, private areas and office/staff accommodation. Thereby the proposal appears to be in conflict with Policy 8 and Policy 30b of the North Northants Joint Core Strategy.
2. The proposal, by virtue of the amount of vehicular movements particularly during staff hand over times would result in an unacceptable level of noise and disturbance to the adjacent neighbouring occupiers resulting in an unneighbourly form of development contrary to Policy 8 of the North Northants Joint Core Strategy.
3. The proposal, by virtue of the amount of traffic generated by comings and goings of staff, visitors and others would go above and beyond the level of vehicular movements should the dwelling remain as a single family unit. Due to the proximity of the designated footpath (Shotwell Mill Lane) and the blind bend at the junction of Rushton Road, the proposal may result in highway

hazard to other road users including pedestrians. Therefore, the proposal is contrary to Policy 8 of the North Northants Joint Core Strategy.

*Voting on the amendment to refuse: For – 6  
Against – 1  
Abstained - 1*



**20.PC.91.3 KET/2020/0805**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.3 Full Application: Two storey front extension</p> <p>Application No: KET/2020/0805</p> <p><u>Speaker:</u></p> <p>Cllr Hilary bull spoke to the committee raising concerns surrounding heritage and the materials used throughout the conservation area. Further comments were raised surrounding how in keeping with the surrounding area the proposed development will be.</p>	<p>Members received a report which sought planning permission for the erection of a two storey front extension.</p> <p>The Committee heard no update from the Planning Officer.</p> <p>Cllr Thurland raised a question surrounding whether neighbours had objected or provided their support, and whether the existing wall had to be demolished. The planning officer advised that the current wall will be demolished under the new development, and that no objections had been received.</p> <p>Cllr Moreton raised concerns that the loss of the cosmetic similarities to the surrounding area would be unacceptable under the current proposals.</p> <p>Cllr Jelley concurred with Cllr Moreton's comments.</p> <p>Following debate, it was proposed by Cllr Edwards and seconded by Cllr Moreton that the application be refused contrary to officer's recommendation due to the demolition of the existing wall not being in keeping with the local area, the potential loss of heritage and the contradiction of the Neighbourhood Plan.</p> <p>It was agreed that the application be <b>REFUSED</b> for the following reason:-</p>

The loss of the wall will unacceptably harm the conservation area and heritage assets of the village and will be contrary to Development Plan policy including the Broughton Neighbourhood Plan.

*Voting on amendment to refuse: For – 6  
Against – 1  
Abstained - 1*

**20.PC.91.4 KET/2020/0858**

<u>Proposed Development</u>	<u>Decision</u>
<p>*5.1 Full Application: Full Application: Single storey front extension, conversion of part of garage to habitable accommodation with associated works, loft conversion with dormer window and rooflights to front elevation</p> <p>Application No: KET/2020/0858</p> <p><u>Speaker:</u></p>	<p>Members received a report which sought planning permission for the erection of a single storey extension to the front of the property. Also the conversion of the existing garage into habitable accommodation including associated works, along with a loft conversion with dormer window and rooflights to the front elevation.</p> <p>The Committee heard that consultation responses from neighbours were to be taken as comments, rather than objections</p> <p>There were no comments from Councillors, therefore it was proposed by Cllr Jelley and seconded by Cllr Moreton that the application be approved as per the Planning Officer's recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> for the following reasons:-</p>

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details listed below.
3. The materials to be used in the construction of the external surfaces and for the windows and doors, fascia, soffit and barge boards, of the development hereby permitted, shall match, in type, colour and texture, those on the existing building, and shall thereafter be retained in that form.

*Voting: For - Unanimous*

**Meeting finished at 19:51**

Tuesday, 16 March, 2021

No. 5 Planning Application Reports

5.1	<b>KET/2020/0238</b>	SBE	Hanwood Park (Parcel R25), Cranford Road (Land off), Kettering Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 117 dwellings Expiry date: <b>19-March-2021</b>	1
5.2	<b>KET/2020/0262</b>	CGR	Action House, Reception, 35-41 Montagu Street, Kettering Full Planning Permission: Partial demolition of existing buildings and erection of 24 no. one and two bedroom apartments with parking and extended retail floor space to ground floor Expiry date: <b>31-March-2021</b>	16
5.3	<b>NK/2021/0016</b>	MHI	29 Newland Street, Braybrooke Full Planning Permission: Single storey rear and first floor side extensions and demolition of store room. Installation of 8 no. rooflights to existing and proposed roofs Expiry date: <b>16-March-2021</b>	31
5.4	<b>NK/2021/0064</b>	RJA	The Old Bakehouse, 13 Warkton Full Planning Permission: Two storey rear extension and insertion of rooflight to rear in study Expiry date: <b>31-March-2021</b>	36

Application Reference Numbers and Expiry Dates in bold type are within the permitted time frame

The Planning Officer's initials are in the third column. For further details please refer to the end of the individual reports.

The membership for this Full Planning Committee is as follows:-

Councillors:- M Rowley (Chair), S Edwards (Deputy), J O'Hara, L Adams, C Mitchell, C Moreton, L Thurland, G Titcombe

Substitutes:- Councillors D Howes, I Jelley, A Lee, J West

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**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 16/03/2021</b>	<b>Item No: 5.1</b>
<b>Report Originator</b>	<b>Sean Bennett Senior Development Officer</b>	<b>Application No: KET/2020/0238</b>
<b>Wards Affected</b>	<b>Ise Lodge</b>	
<b>Location</b>	<b>Hanwood Park (Parcel R25), Cranford Road (Land off), Kettering</b>	
<b>Proposal</b>	<b>Approval of Reserved Matters (EIA): All details in respect of KET/2015/0967 for 117 dwellings</b>	
<b>Applicant</b>	<b>Mr A Hardy, Orbit Homes (2020) Ltd</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 not be carried out other than in accordance with the approved plans and details listed below.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

2. The development shall be carried out in accordance with the following surface water drainage information:

1) Drawing M43241 JNP XX XX DR D 2012 entitled Flood Routing Plan Sheet 1 of 2 dated 6th August 2020 prepared by JNP

2) Drawing M43241 JNP XX XX DR D 2013 entitled Flood Routing Plan Sheet 2 of 2 dated 29th January 2021 prepared by JNP

3) MicroDrainage File Kettering R25 dated 28th January 2021 prepared by JNP and shall remain in place thereafter.

REASON: In the interest of the water environment in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

3. Notwithstanding the approved Noise Assessment (ref: 25540-04-NA-01 Rev E) prior to commencement of development above slab level a further Noise Assessment shall be submitted to and approved in writing by the Local Planning Authority. The revised Noise Assessment shall explore the provision of alternative noise mitigation measures to the 4m high acoustic fence and the further reduction of outside noise to be experienced at the most noise sensitive plots. The development shall be carried out in accordance with the approved details which shall be in place prior to first occupation of the dwellings that the measures relate to and shall remain in place thereafter.

REASON: In the interest of future occupiers' residential amenity and visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the approved drawings details of a bin collection point serving 89-92, revised arrangements (including omissions) of 'raised tables' and the location of 10% Electric Vehicle Parking spaces together with the arrangements for associated retrofitting infrastructure shall be submitted to and approved in writing by the local planning authority prior to commencement above slab level. The development shall be carried out in accordance with the approved details and shall remain thereafter.

REASON: In the interest of highway safety and sustainable transport and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. No works shall take place above slab level until full details of all windows, doors (including their surrounds), verge detailing, porches, rainwater goods and chimneys have been submitted to and approved in writing by the Local Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: In the interests of visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. The external stone/brick walls associated with the dwellinghouses, garages and boundary walls hereby approved shall not be laid, coursed or pointed other than in accordance with sample panels which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. In addition, a plan showing the proposed distribution of the Stone Dwellings shall also be provided to and approved in writing by the local planning authority. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of visual amenity and in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to construction above slab level and notwithstanding the approved details an Ecological Statement shall be provided detailing the provision of 'hedgehog routes' under or through boundary treatment and also how the existing/ retained trees will be managed with respect to their value to Bats and approved in writing by the local planning authority. The proposal shall be carried out in accordance with the approved details.

REASON: In the interests of biodiversity enhancement and in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

## Officers Report for KET/2020/0238

This application is reported for Committee decision because a ward member has asked for it to be considered

### 3.0 Information

#### **Relevant Planning History**

KET/2015/0967 (Variation and removal of conditions from permission no. KET/2013/0695 (relating to various aspects including code for sustainable homes, lifetime homes, district centre and highways) of the Hanwood Park development incorporating up to 5,500 dwellings, schools, district and local centres, healthcare, employment, formal and informal open space including playing facilities, roads and associated infrastructure) - APPROVED - 22/11/2018.

#### Adjacent land:

Land to the north (Persimmon) KET/2013/0232 – Parcel R23 and R26 – Reserved Matters - All details in respect of KET/2013/0695 for 342 dwellings and related development – APPROVED – 22/11/2018 – Development underway

Land to the north (Rear of 30-50) Cranford Road – Outline - Residential development with associated infrastructure and open space. Access created by demolition of 44 Cranford Road with all other matters reserved – APPROVED – 20/08/2017

Land to the west (Avant Homes) KET/2019/0817 – Parcel R24 – Reserved Matters - All details in respect of KET/2015/0967 for 71 dwellings – APPROVED – 23/09/2020

#### **Site Visit**

Officer's site inspection was carried out on 15/02/2021

#### **Site Description**

Hanwood Park (Kettering East) is an area of 328.5 hectares to the east of Kettering and Barton Seagrave adjacent to existing development on the town's eastern edge, bounded by the A14 trunk road to the south and open countryside to the north and east.

This application relates to Parcel R25 and is situated toward the southern extent of the wider Hanwood Park development.

The 3.5ha linear tapered site lies to the south of established Cranford Road properties and to the south of parcel R26 which was granted Reserved Matters permission under KET/2013/0232 and is currently under construction. The site's southern boundary is enclosed by the A14 carriageway and its planted edge and the undeveloped E3 (Employment) Parcel. The site shall be accessed from the internal development road from Cranford Road to the north through parcel R26 and from the new highway interchange to the south-west to the north of Junction 10 of

the A14. Public footpath UA28 passes through the centre of the site which runs north-to-south.

### **Proposed Development**

The application seeks reserved matters approval for 117 Affordable Houses consisting of 1-4 beds including 71 Shared Ownership and 46 Affordable – Rent.

### **Pre-application**

Pre-application advice was provided and gave commentary on the general form and design of the layout together with access arrangements and elevational treatment.

### **Any Constraints Affecting the Site**

EIA development

Planning conditions and approved documents under the outline permission KET/2015/0967

## **4.0 Consultation and Customer Impact**

There have been several amendments which have been made during the application and re-consultation has taken place. The latest comments are below:

**KBC – Environmental Protection Officer:** Provide the following comments:

*In relation to Noise: 'I am glad to see that mechanical ventilation is now proposed for some plots, along with a higher acoustic fence. Unfortunately, the modelling still shows that the noise levels will be very high in the gardens of the properties closest to the A14. However, the national guidance precludes this as a sole reason for recommending refusal, if the development is 'desirable'. I would suggest that this is a judgement that is outside my remit.*

*I would therefore recommend that careful consideration is given as to whether this development is 'desirable', and I would also want to stress that I would not recommend approval of this development without the currently agreed noise mitigation measures in the latest noise assessment report.'*

Other matters to be addressed relate to contamination and air quality.

**KBC – Housing Strategy:** Say:

- *We would offer our full support of this wholly affordable site, the tenure and housing mix proposed offers something that is greatly needed within the borough*
- *At present, there are 931 applicants on our waiting list for affordable rent housing which confirms there is a real requirement for more affordable homes in the area*
- *Out of that number, 461 families are in need of a home with 3 or more bedrooms. Of the 46 affordable rented homes in the plans, 40% of those will meet this need*
- *We had asked to see some bungalows/housing suitable for the elderly, unfortunately they weren't able to provide these, however we have negotiated additional 4 bed homes to meet an alternate need. Although we*



*recognise suitable housing for elderly is needed in the area, these increased house sizes have fulfilled an equally important need. We will look to ensure future projects can offer the bungalows needed*

- *All homes are built to M4(2) and meet NDSS which adheres to our requirements*
- *We are also very happy with the option of 8, 1 bed maisonettes provided. 1-bedroom properties are rare and have a large demand, and to have these added in a suitable way – ie not as flats is a great positive for us*

*Overall, we believe this site is essential to meeting the needs of the people within the Kettering borough and strongly support the application.'*

**NCC – Local Highway Authority (LHA):** Say that they 'cannot accept the application' with the following summarised comments:

- There is one shared drive that serves more than 5 dwellings (6) in association with plots 13-18 which is (1) above NCC Highway Development Strategy Policy (DM15)
- No bin collection point detailed for plots 89-92
- The drive serving plots 30-32 would need to be designed as a shared private drive
- Query as to what the 'Access to the rear' is for to the eastern edge of the development
- Raised tables are not permitted other than at junctions and require a block paved carriageway
- Slight widening may be required on the primary road in places to accommodate the passing of a large car and a refuse vehicle
- All private drives must not exceed a gradient of 1 in 15, have a positive means of drainage preventing the flow of private water on to the highway and have no utility covers blocking private drives
- Vehicular splays at accesses should be retained with no obstacles within the splays exceeding 0.6m in height
- Highway trees will be subject to technical approval but appear to be acceptable and are not permitted within visibility splays
- The LPA should satisfy themselves as to the number of parking spaces. 30 Visitor spaces are required and there are 9 shown within shared private drives.
- 10% Electric Vehicle parking spaces should be provided, and the infrastructure put in place to retrofit the remaining spaces
- Cycle parking should be supplied at one space per bedroom
- The applicant should maintain access for public footpath UA28. A series of notes provided for the developer's information.

**NCC – Lead Local Flood Authority (LLFA):** Say that the 'surface water drainage has been addressed'

**NCC – Ecology:** Provide the following summarised comments:

- Closed board fencing should include ‘hedgehog holes’ to increase habitat connectivity
- The soft landscape management plan provided should clearly include details of how trees will be managed and maintained given their importance for bats
- The supporting Ecology strategy provides the appropriate precautions to limit impact to species

**NCC – Archaeology:** State ‘no comments’

**Environment Agency:** no comments received

**Anglian Water:** Say ‘No comments’ with respect to wastewater services and surface water disposal

**Highways England:** State ‘no comment’

**Historic England:** State that they ‘do not wish to offer any comments’

**Natural England:** State ‘no comments’

**Northamptonshire Fire and Rescue Services:** Say that ‘the development is built taking our planning guidance into account, making allowance for Fire service access, road capacity and distance from hydrants.’

**Northamptonshire Police:** Say that ‘in relation to crime prevention that this application is approved.’

## **5.0 Planning Policy**

**National Planning Policy Framework (NPPF):**

2. Achieving sustainable development
5. Delivering a sufficient supply of homes
8. Promoting health and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-design places
15. Conserving and enhancing the natural environment

### **Development Plan Policies**

**North Northamptonshire Joint Core Strategy (JCS):**

- Policy 4 Biodiversity and Geodiversity
- Policy 7 Community Services and Facilities
- Policy 8 North Northamptonshire Place Shaping Principles
- Policy 9 Sustainable Buildings
- Policy 10 Provision of Infrastructure
- Policy 30 Housing Mix and Tenure

## **6.0 Financial/Resource Implications**

Section 106 in place. It covers this parcel and the wider Hanwood Park site.

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site-Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

## **8.0 Planning Considerations**

The key issues for consideration in this application are: -

1. Compliance with Outline Permission
2. Impact on character and appearance
3. Impact on neighbour's residential amenity
4. Impact on future occupier's residential amenity
5. Impact on highway safety
6. Impact on biodiversity and landscape management
7. Sustainable buildings
8. Housing mix
9. Other matters

### 1. Compliance with Outline Permission

The relevant outline permission covering the Hanwood Park development site is KET/2015/0967. The outline permission allows for the delivery of dwelling houses on parcel R25 as it is defined as being a residential parcel within the approved documents.

The approved land use schedule for the site (approved as part of the outline planning permission) says that the parcel should be delivering 117 dwellings (33 dwellings per hectare). The application seeks detailed consent for 117 dwellings and therefore is entirely consistent with the approved land use budget for the parcel.

The outline permission requires compliance with various technical documents including the wider surface water strategy. The application is required to be accompanied by a parcel specific Noise Assessment – which it is. There is also a requirement for compliance with more design-based elements of the approved documents such as the design code which are subject to more consideration in relation to the submitted details and are less technically prescriptive.

The principle of residential development on this parcel has been established through the outline permission and through the provision of the above-mentioned documents.

## 2. Impact on character and appearance

The Design Code approved as part of the 2013 outline approval for the site and carried across as an approved document associated with the 2015 outline approval set the general design parameters for the overall Hanwood Park development and establishes character areas for the parcels. As such any reserved matters should align with the design code and be accompanied by a ‘Compliance Statement’ to demonstrate that the Reserved Matter has come forward in a way that is consistent with the approved Design Code. The application is supported by such a Statement.

The Design Code for the Hanwood Park development identifies the immediate Parcel R25 as being within the Barton Character area. As such the primary objectives for this character area along with the site-wide residential design elements within the design code are both of importance. The primary objectives for the Barton Character area are listed:

- The primary and secondary streets will establish a regular geometry that is synonymous with the garden suburb style.
- This style will be further reinforced through a richly planted public realm with street trees in formal and informal arrangements.
- Homes will be predominantly detached and semi-detached and will establish a rhythm along each street through consistency in elevation design, roof design and fenestration.

To discuss the application in the context of the above points; whilst the pattern of development proposed is well ordered and is generally geometric, due to the site’s linear nature it would be difficult to achieve a ‘grid-iron’ arrangement as on other parcels. Nevertheless, due to the site’s low-dense nature (33 homes per hectare) it has a pleasant open character which is indicative of a ‘garden suburb’ character. The proposal provides a hierarchical street pattern with a main spine road travelling through the centre of the site with a series of short tertiary cul-de-sacs or shared driveways off either side with a Public Open Space acting as a centrepiece for the

development around the established Public Right of Way. The proposal therefore provides the suburb style of street pattern sought in the Design Code.

The 'Landscape Proposal' Plans provided, demonstrate compliance of the scheme with point 2 above and shows a good-sized informal public open space toward its centre where footpaths to the south and north can be accessed. In addition, the proposal shows various small areas of formal and informal planting, throughout the development particularly at corners, which creates a pleasant green character.

The planting of trees is also achievable within the mews areas, between parking spaces and to the front of houses. The site along its northern and southern boundary will also benefit from the existing planting outside and within its boundaries.

Point 3 above; seeks the predominance of detached and semi-detached dwellings. Whilst there are a small number of short terraces (consisting of rows of no more than three dwellings) and two small apartment blocks, this is necessary to achieve the density required in the land use budget and also to provide a housing mix. In any event the proposal mostly comprises semi-detached and detached dwellings required in the Design Code.

There is a distinct consistency in elevation and roof design and fenestration across the site with a simple traditional approach to the general form of the dwellings but with interesting and characterful twists including vertically elongated windows and features with contrasting window surround detailing. Given that the site is not influenced by established surrounding residential vernacular this approach is acceptable and has taken the opportunity to provide a distinctive approach and its own character identity to give the development a sense of place. This character has been enhanced through the provision of amendments secured during the application process. The design approach would not clash significantly with the design associated with Parcel R26 to the north and together would be read as two distinct character areas built by two different developers. The proposal therefore complies with point 3 of the informing design code for the area and thereby is in accordance with the Design Code as a whole.

The design approach discussed, together with the use of cranked house-types at corners and quality materials including the use of natural ironstone stone on key viewpoints and fronting the open space would make this a high-quality parcel. Conditions shall be applied requiring approval of stone and brick sample panel to ensure that the stone/brickwork are suitable and also a condition requiring approval of architectural detailing that amongst other things will seek the provision of chimneys being finished in brick rather than provision of a whole GRP chimney system.

Whilst there are elements of frontage parking within the layout these have been integrated to avoid opposing areas of frontage parking either side of the street. Moreover, in the mews areas frontage parking has been provided sufficiently forward of the dwellings to enable provision of a green defensible strip between the front of the house and the parking with planting between spaces. As such and considering the density requirements for this parcel this parking arrangement (in

terms of visual amenity) is acceptable and resists a dominance of frontage parking in the proposal when considered as a whole.

The layout and other provisions have had regard to 'secured by design' advice with parking and the public open space being overlooked and secure garden boundaries. The Police have approved the layout.

The development therefore comes forward in a planned way that has responded to the provisions of the approved design code and results in a high-quality layout and design that creates streetscape interest and has taken opportunities available to provide green streets fitting of its suburban location. The proposal therefore is acceptable in this regard.

### 3. Impact on neighbour's residential amenity

Due to the location of the site, the existing properties which could be affected by the proposal are those located along its northern edge fronting Cranford Road and those proposed closest to the site boundary on the adjacent R26 parcel and those associated with the Outline permission (KET/2016/0048) on land to the rear of the Cranford Road dwellings.

Due to the resulting separation distances, with the closest proposed dwelling being at least 120m from the rear elevation of the existing Cranford Road dwellings the proposal would have no harmful impacts toward the residential amenity at those properties. This proposal is more advanced than the residential development associated with land to rear gardens of the Cranford Road properties (only outline approved), however there is no reason to believe that this proposal would cause harm to future occupiers of that development, although it would be for the considerations associated with the Reserved Matter Application on that site to consider the impacts from this more advanced housing proposal. The layout, which also shows the approved layout to the adjacent R26 parcel of Persimmon development to the north ensures appropriate relationships to avoid harm to future occupiers' residential amenity on that parcel.

Impacts associated with construction shall be dealt with through the provision of a Construction Management Plan required as part of the Outline planning permission (Condition 40) before each parcel comes forward. This requirement will ensure that there shall be no significant issues toward neighbours' amenity because of the proposal's construction.

The proposal therefore is considered to safeguard neighbour's residential amenity and is acceptable in this respect.

### 4. Impact on future occupier's residential amenity

The main issues for consideration regarding the residential amenities of future occupiers relate to their internal and garden sizes, their relationships, and any noise impacts. The Design Code sets out the requirements for a 10.5m garden depth for 3 beds and above. The reason for this is (1) to ensure a dwelling is afforded a good amount of amenity space and (2) to provide good separation between dwellings.

The requirements for internal space standards are to accord with National Space Standards and, in accordance with the outline permission, to be constructed to the M2(4) accessibility standards.

In terms of garden depths and relationships, eight units (Plots 52, 53, 98, 99 & 94-97) consist of 1 bed units and therefore the specific requirement does not apply to these plots. Nevertheless the 1 bed units have bin and secure cycle storage (sheds), a car park space, and a generous rear garden in most respects. The 2-4 bed units generally comply with the 10.5m garden depths required with any under provision minor.

The relationships of dwellings within the proposal are such that they provide each new dwelling with good levels of residential amenity (avoiding harmful impacts to privacy, light, and outlook) and thereby secure acceptable living conditions for future occupiers of the scheme. Matters relating to air quality and contamination are dealt with by conditions attached to the outline permission.

Due to the site's proximity to the A14 as a source of noise and also adjacent land being allocated for employment use (Parcel E3) and as highlighted by the Council's Environmental Protection Officer the site is in a 'high risk' location in relation to exposure to noise. To deal with this matter, and as required for every residential Hanwood Park parcel, the application should be accompanied by a Noise Assessment. The application is accompanied by such an Assessment, which details the mitigation measures that will be used to ensure that future occupiers are not exposed to high levels of noise. To achieve British Standard recommended internal and external noise level criteria the Assessment recommends the provision of a mitigation strategy to include installation of a 4m high acoustic fence (or equivalent structure) on the boundary with the A14 and a selection mechanical means of ventilation is proposed for some noise sensitive plots along the sites southern edge. The Assessment concludes that with these measures in place the proposal will be acceptable in terms of noise impacts.

The Council's Environmental Protection Noise specialist generally agrees with the findings of the Noise Assessment and is satisfied that internal noise levels are acceptable. The noise levels that would be experienced within garden areas of some dwellings to the southern edge are up to 5dB higher than the 55dB advised upper limit, however the national noise guidance (ProPG: Planning & Noise document produced by the Institute of Acoustics, ANC acoustic consultants and the Chartered Institute of Environmental Health) says this does not preclude development and this should not be used as a sole reason for refusal, if the development is 'desirable' and that that is a judgement for the Planning Authority to make when determining the merits of the proposal. It is considered that as the proposal is associated with an Outline permission for an established residential parcel of development and that the site provides an identified need for affordable housing (see Housing Strategy comments in section 4.0) then the proposal meets the test of 'desirability'. As such this overcomes the outside noise levels issue especially given the small noise level above usual requirements.

It is envisaged however, that whilst the Noise Assessment is acceptable and is approved as a document, together with its mitigation measures that there is a

solution whereby the outside noise levels can be reduced by the required 5dB and that there is a solution that can avoid a high (4m) acoustic fence, for visual aesthetic reasons. As such imposition of a notwithstanding condition is recommended seeking the submission and approval of a further Noise Assessment that looks to explore these issues, with the current approved Noise Assessment having a 'fall-back' function. This approach has been agreed with the developer.

Consequently, and subject to the imposition of the mentioned safeguarding condition, the proposal would therefore provide safe, pleasant, and good living conditions for future occupiers and is acceptable on this matter.

#### 5. Impact on highway safety

There is one point of access to the site to serve the proposed 117 dwellings and therefore no through traffic. At regular intervals there are a series of shared driveways and short highway stubs that emanate off either side of the spine road which culminates in a turning head to the far eastern extent of the site. The road network is simple, easy to navigate and provides good visibility, including at the access.

The site is also dissected by a north-to-south Public Right of Way. This route has been well integrated into the proposal with an openness either side and runs alongside the proposed public open space, which is a notably attractive feature of the scheme.

Early versions of the layout resulted in some concerns being raised by the Local Highway Authority (LHA). However, through dialogue and amendments the scheme now addresses and overcomes many of the matters. Nevertheless, whilst the LHA do not object or otherwise say that the layout is unsafe they retain residual matters of 'comment', which are detailed under section 4.0 of this report.

The key matter the LHA highlight is that there is one circumstance (plot 13-18) that their standard requirement for only five dwellings to be served off a private drive is exceeded by one. As that shared driveway is served by an adoptable highway stub, off the main spine road with suitable parking arrangements in place there is no reason to believe that by exceeding the standard by one dwelling (only) that this would compromise highway safety and whilst the highway access stub could be lengthened to exclude two plots parking from the shared driveway this is averred to be an overengineered solution to align with a minor infraction and therefore not proportionate.

Certain other matters including the avoidance of raised highway tables, provision of a bin collection point associated with plots 89-92 (for which there is space) and the location of the 10% Electric Vehicle spaces and details of related infrastructure shall be required by condition.

The issue relating to the purpose of the 'Access to rear land' (to the far eastern corner of the site) has been clarified by the Applicant and is intended to give occasional maintenance access to the strip of grassland/trees to the east behind the existing Cranford Road dwellings and it is opined by the Officer that in time it



may function as a natural informal pedestrian route and therefore retention of this lightly-engineered route has future as well as maintenance benefits.

Most other matters such as how the thresholds between the highway and the shared drives will be arranged at plots 30-32, minor (cm's) widening of the road in specific places that 'may' exist, gradients, highway drainage arrangements, species, and location of highway trees are *de minimus* and can be simply addressed through highway adoption processes or under building regulations. In addition, the vehicular splay arrangements accord with LHA requirements with visibility at dwellings accesses provided by a low dwarf wall and dropped railings either side and are not considered to have adverse highway safety implications especially with no through traffic and low vehicle speeds expected. The responsibility of the Applicant to maintain the public right of way shall be impressed upon them through a series of notes attached to the decision notice. The remaining LHA comments in relation to the overall level of parking and specifically visitor parking arrangements and cycle storage are discussed below.

The proposal will provide a total of 233 allocated parking spaces (including 4 garage spaces) and 27 (25% per dwelling) visitor spaces giving an overall total of 260 parking spaces to serve 117 dwellings. Whilst some (9) visitor parking spaces may be in shared driveways they remain available for that use. The parking spaces consist of a reasonable split between tandem and side by side bays and some layby spaces. The eight 1-bed flats have one space for each unit (plus proximate visitor spaces). Cycle storage for the units (including the flats) will be provided by individual households in their rear garden sheds or garages in the same way that any household deals with the storage of cycles. These provisions are sufficient to deal with the parking needs associated with the development.

The (4) garages are designed to the required dimensions provided in the LHA standards to ensure they are fit for purpose and the proposal has had regard to suitable Fire and Rescue provisions.

Consequently, subject to the imposition of the condition mentioned and with no Local Highway Authority objection the proposal provides enough parking provision, safe connected accesses and road arrangements and thus would not prejudice highway safety. The proposal is acceptable in this regard.

#### 6. Impact on biodiversity and landscape management

Matters relating to biodiversity and associated mitigation measures have been dealt with through various stratagems and management plans approved and conditioned under the outline permission.

The residual matters highlighted by the County Ecologist include their requirement for 'hedgehog holes' in or under the proposed fencing shall be addressed through a condition requiring such a provision. The County Ecologist also highlights the identified (in the Outline approved Ecological Management Plan) importance that the existing and retained site trees have for bats and therefore require this to be explicitly detailed in the provided Ecology Strategy. As such and whilst the Ecology Strategy is held to be acceptable in all other regards a condition shall be imposed requiring the approval of details specifically relating to how the existing trees will be

maintained to have regard to bats. As such the matters raised by the County Ecologist have been suitably addressed.

In addition, and with respect to landscape management the application has been supported by a 'Soft landscape Management and Maintenance Plan' and a 'Soft Landscape Specification' documents to be read alongside the comprehensive 'Landscape Proposal' Plans. The Management and Maintenance Plan details the proposed appointment, by the developer, of a 'Landscape Contractor' who upon practical completion of the development shall hand responsibility of maintenance to the landowner or to the appointed Management Company. The Developer will ensure that any landscape contractor shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company and/or adopted body becomes responsible during the Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

The landowners will comprise occupiers and, in this case, Orbit Homes and Northamptonshire Highways. Those administering the affordable houses, and in the case of non-private land, the responsibility of maintaining those areas will fall on a maintenance company through the provisions of a Community Trust that set reasonable fees to occupiers of the development. This is the approach that has and will be adopted throughout the Hanwood Park development and has been held acceptable to ensure the provision of an effective landscape management regime. There would be no reason to take a different approach for this application.

#### 7. Sustainable buildings

To deal with this matter the application was accompanied by a 'Sustainability Report'. And details that as approved by the outline consent (condition 17), there is a requirement for a maximum water use of no more than 110 litres per person per day in accordance with the optional standard 36(2)(b) of the Building Regulations 2010 (as amended) and in terms of energy performance there will be 9.12% betterment over building regulations. The applicant has set out in their submission that a fabric first approach will be adopted with a focus on fabric performance and reducing the energy requirements of the homes. The use of Photovoltaics was not considered to be a viable option.

In addition, all the dwellings will have access to secure cycle storage, have 10% provision of Electric Vehicle Spaces, shall connect to the wider site's Sustainable Urban Drainage system and are designed to minimise the risk of overheating by considering UK climate projections.

Consequently, this proposal together with the delivery of the other parcels, mainly through its 'fabric-first' approach are deliverable at the point of construction and in a way that ensures that the constructed dwellings achieve higher (9.12%) than Buildings Regulation energy performance specifications, which shall enure for the lifetime of the development. The dwellings built therefore as part of this development and other parcels achieve better energy performance than most dwellings built elsewhere in the Borough and improve significantly on established dwellings energy performance ratings. This holistic approach across the entire Hanwood Park development will result in massive energy performance gains than otherwise may

be achieved through a standard house build without the energy performance requirements secured in the Outline permission.

As such the proposal is consistent with the provisions of the Outline permission in this regard and represents a good value return when consider energy performance and water usage efficiency. This is the accepted approach that has been adopted throughout consideration of the various other Reserved Matters at Hanwood Park and as such there would be no reason to take a different view here and therefore the proposal is acceptable in this regard.

#### 8. Housing mix

This application seeks reserved matters approval for 117 affordable units and therefore is entirely consistent with the Outline permission which seeks at least 20% affordable house provision. Whilst there are no market homes proposed these are provided on adjacent parcels and therefore the wider development will provide a suitable mix of tenure.

This proposal by itself would make a very significant contribution towards meeting the Council's affordable homes requirements. The houses provide a good mix of different sized-house types including affordable rental (46) and shared ownership (71) which have the agreement of the Council's Housing Strategy Department. Moreover, and overall, the proposal provides a mix of 1, 2, 3 and 4 bed dwellings (with differing sizes).

The proposal therefore delivers a good mix of house types and tenure and is acceptable in this respect.

#### 9. Other matters

The information provided in support of the application and in the Outline, application demonstrates that acceptable foul and surface water infrastructure will be in place with no issues coming from Anglian Water, Environment Agency or the Lead Local Flood Authority on those matters. The surface water strategy provided shall be approved by condition.

Matters relating to archaeology are being dealt with via the written scheme of investigation that was approved under the Outline consent and takes a Hanwood Park wide approach. No impacts on heritage assets.

There is no statutory consultee or third-party objections to the proposal.

#### Conclusion

Consequently, the proposal accords with the outline consent and is consistent with local planning policy and the National Planning Policy Framework. There are no material considerations that would justify coming to a different conclusion. As such, the application is acceptable and recommended for approval subject to imposition of the conditions laid-out.

#### **Background Papers**

Title of Document:

Date:

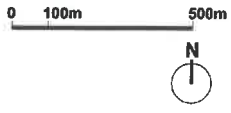
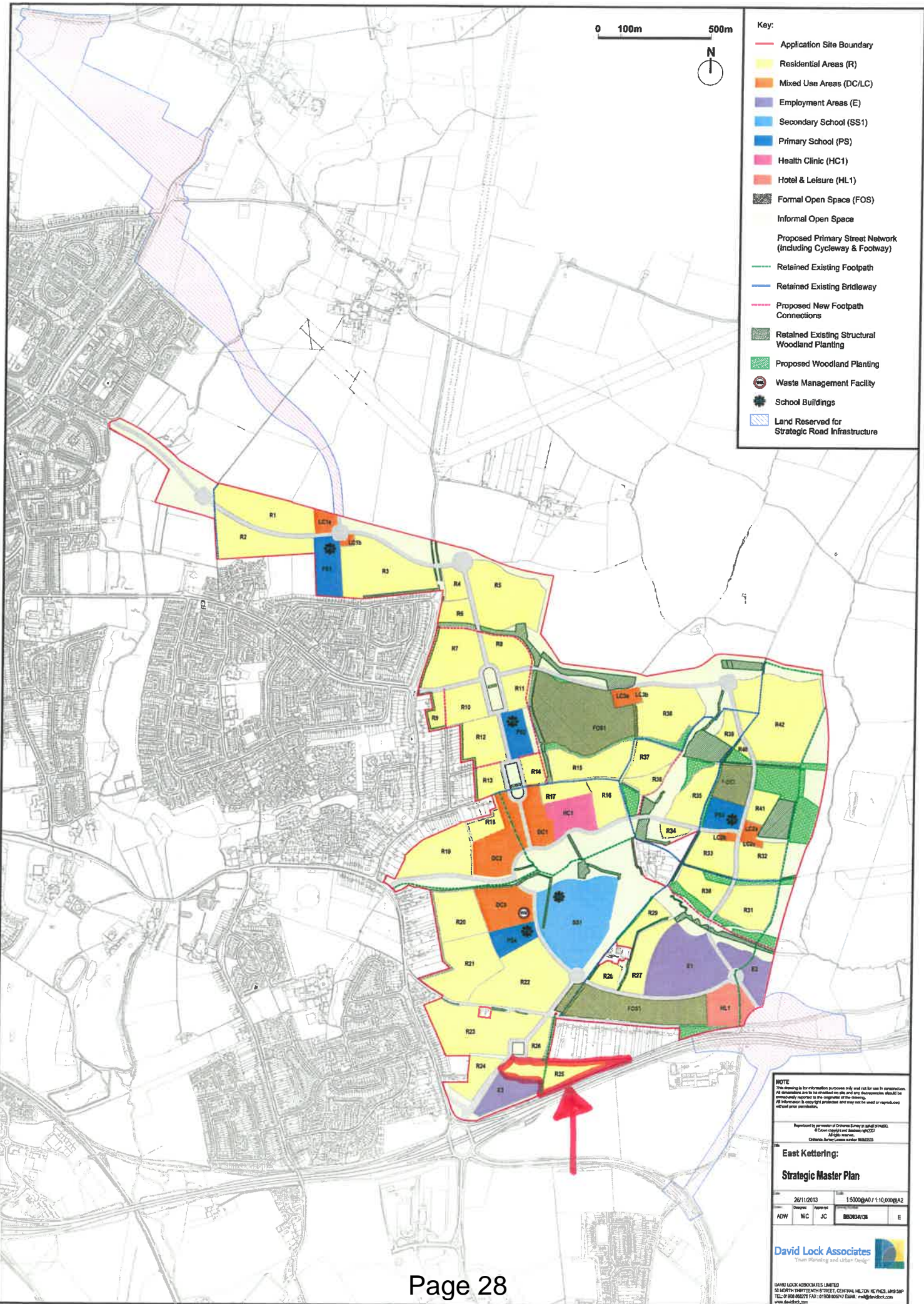
Contact Officer:

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

Ref:

Date:

Sean Bennett, Senior Development Officer on 01536 534316



- Key:**
- Application Site Boundary
  - Residential Areas (R)
  - Mixed Use Areas (DC/LC)
  - Employment Areas (E)
  - Secondary School (SS1)
  - Primary School (PS)
  - Health Clinic (HC1)
  - Hotel & Leisure (HL1)
  - Formal Open Space (FOS)
  - Informal Open Space
  - Proposed Primary Street Network (Including Cycleway & Footway)
  - Retained Existing Footpath
  - Retained Existing Bridleway
  - Proposed New Footpath Connectors
  - Retained Existing Structural Woodland Planting
  - Proposed Woodland Planting
  - Waste Management Facility
  - School Buildings
  - Land Reserved for Strategic Road Infrastructure

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**Eaet Kettering:**  
**Strategic Master Plan**

26/11/2013	1:5000@A0/1:10,000@A2			
ADW	WC	JC	BROOKS/CB	E

**David Lock Associates**  
 Town Planning and Urban Design

DAVID LOCK ASSOCIATES LIMITED  
 81 NORTH BRITANNIA STREET, CENTRAL MILTON KEYNES, MK9 5BP  
 TEL: 01908 882725 FAX: 01908 825174 EMAIL: mail@dlad.co.uk  
 www.dlad.co.uk





Title: Parcel 25

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100017647

**Kettering**  
Borough Council

Date: 08:03:21

Scale: 1:5000

Drawn by: Drawn by:



ISC  
Page 30

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Project:  
**Parcel R25**  
**East Kettering**

Client:  
**Orbit Homes**

Drawing:  
**Location Plan**



Drawing No:  
**RDC1135\_101**

Revision:  
-  
Date:  
**02/20**

Drawn By:  
**MA**  
Checked By:  
-  
Cell Ref:

Rev. No.	Date	Amendment	Initials







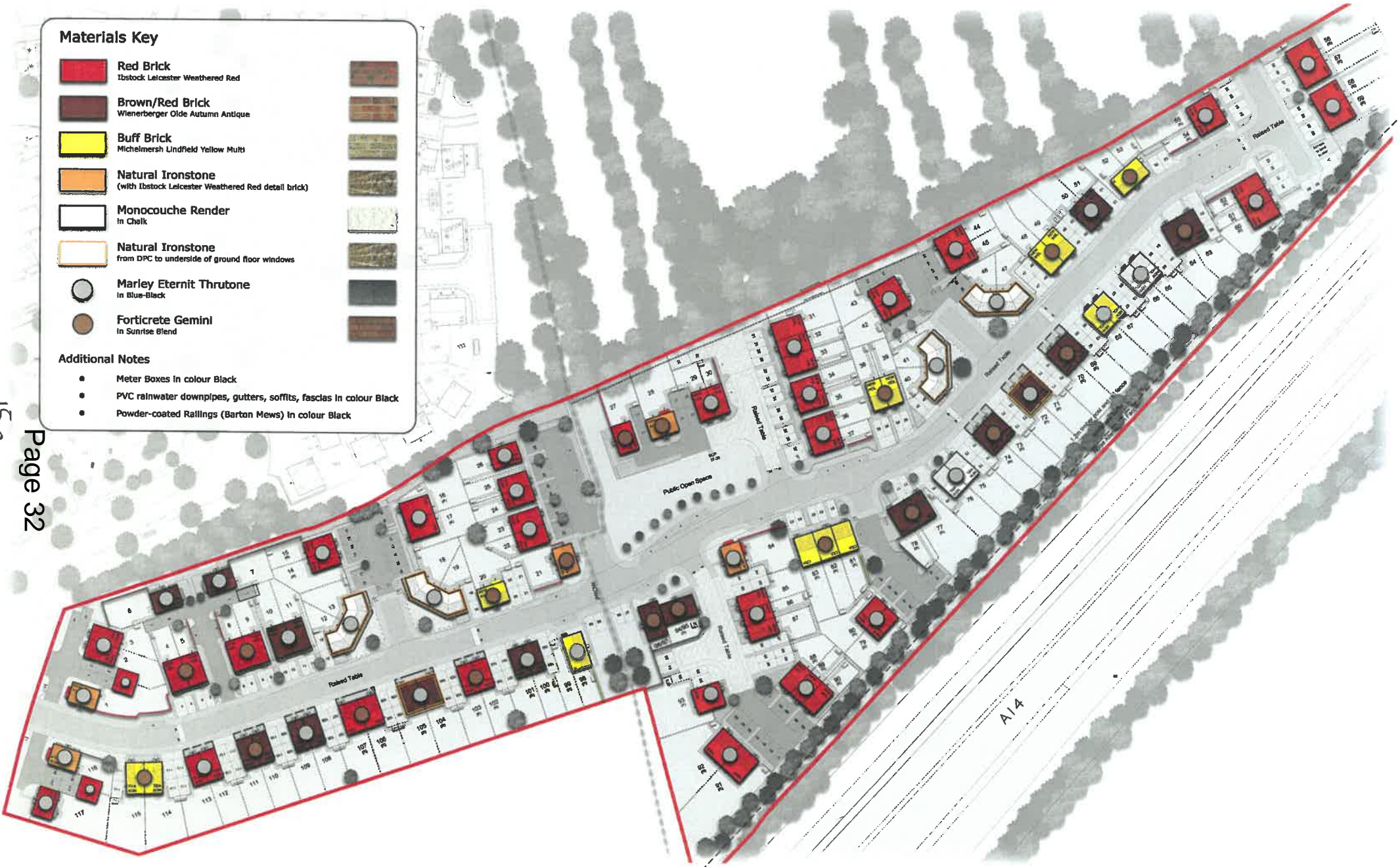
**Materials Key**

	<b>Red Brick</b> Ibstock Leicester Weathered Red	
	<b>Brown/Red Brick</b> Wienerberger Olde Autumn Antique	
	<b>Buff Brick</b> Michelmersh Lindfield Yellow Multi	
	<b>Natural Ironstone</b> (with Ibstock Leicester Weathered Red detail brick)	
	<b>Monocouche Render</b> in Chalk	
	<b>Natural Ironstone</b> from DPC to underside of ground floor windows	
	<b>Marley Eternit Thrutone</b> in Blue-Black	
	<b>Forticrete Gemini</b> in Sunrise Blend	

**Additional Notes**

- Meter Boxes in colour Black
- PVC rainwater downpipes, gutters, soffits, fascias in colour Black
- Powder-coated Railings (Barton Mews) in colour Black

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Project:  
**Parcel R25  
East Kettering**

Client:  
**Orbit Homes**

Drawing:  
**Materials Layout**  
  
Scale:  
**1:500 @A1**

Drawing No:  
**RDC1135\_106**  
  
Revision:  
**B**  
Date:  
**12/20**

Drawn By:  
**MA**  
  
Checked By:  
**SC**  
Call Ref:  
**01533 620000 ext 200**

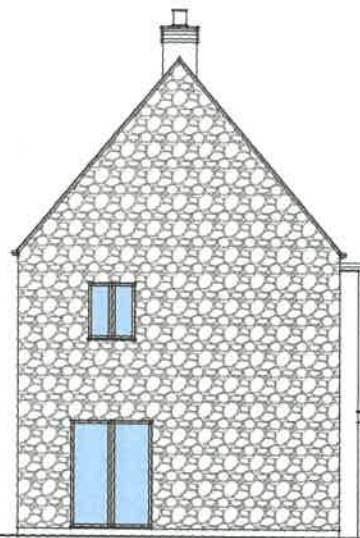
Rev. No.	Date	Amendment	Initials
A	08.12.2019	Updated to layout changes	ms
B	04.02.2021	Updated to layout changes	ms



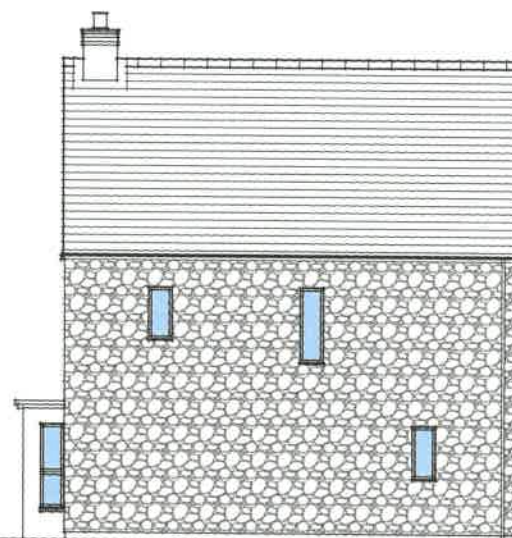
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Front Elevation



Side Elevation

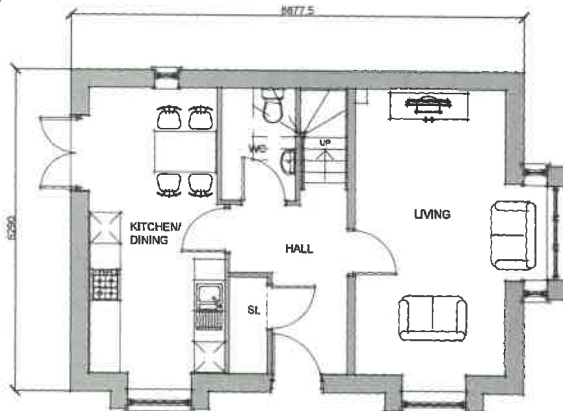


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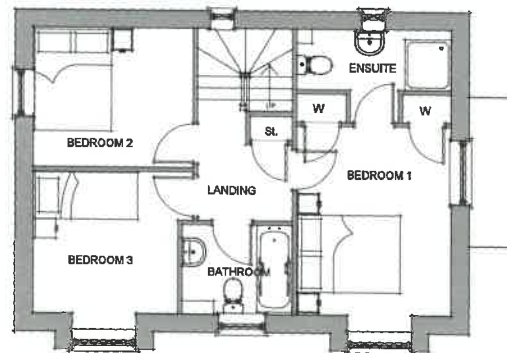


Side Elevation

15f Page 33



Ground Floor



First Floor

**FLOOR AREA**  
93sqm/1001sqft



Client:  
Orbit Homes

Project:  
R25 Kettering  
Northamptonshire

Drawing:  
New Ashley  
Plots: 1, 116

Drawing No:  
RDC1135-120B- New Ashley  
Revised:  
A  
Date:  
March 2020

Scale:  
1:100@A3



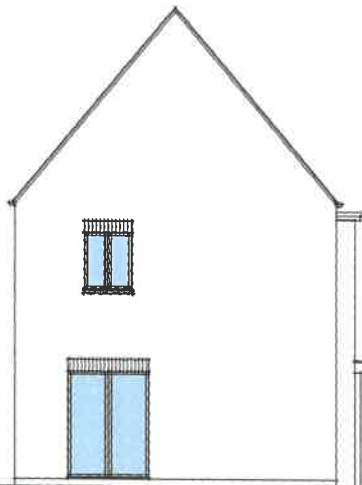
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MA  
Checked By:  
-  
Cred Ref:

Rev. No.	Date	Amendment	Initial
A	15.11.20	Changed to stone	
B	04.02.21	Chimney added	

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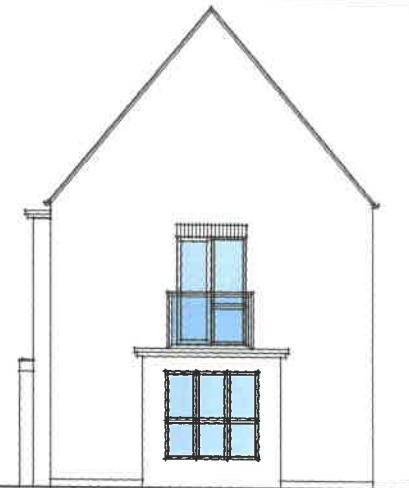
Front Elevation



Side Elevation

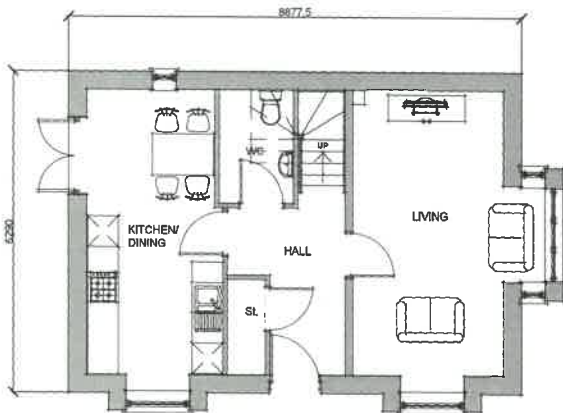


Rear Elevation

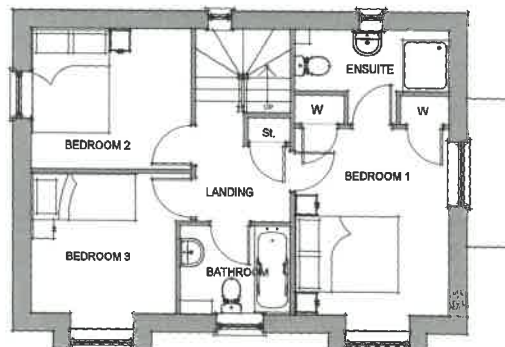


Side Elevation

159  
Page 34



Ground Floor



First Floor

**FLOOR AREA**  
93sqm/1001sqft



Client:  
Orbit Homes

Project:  
R25 Kettering  
Northamptonshire

Drawing:  
New Ashley  
Plots: 6,7

Drawing No:  
RDC1135-121 - New Ashley  
Revision:  
-  
Date:  
March 2020

Scale:  
1:100@A3



Drawn By:  
MA  
Checked By:  
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Rev. No.	Date	Amendment	Initial

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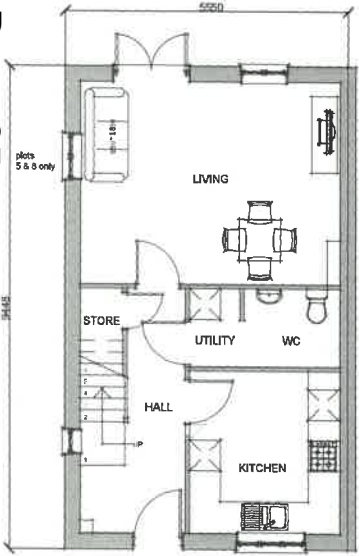
Front Elevation

Side Elevation

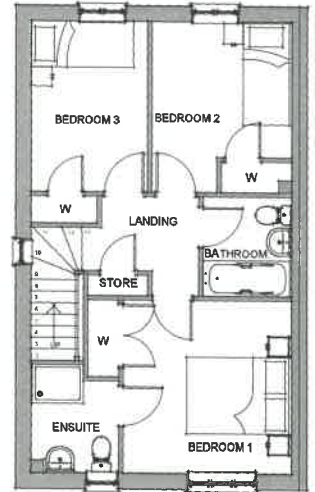
Rear Elevation

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Page 35




Ground Floor

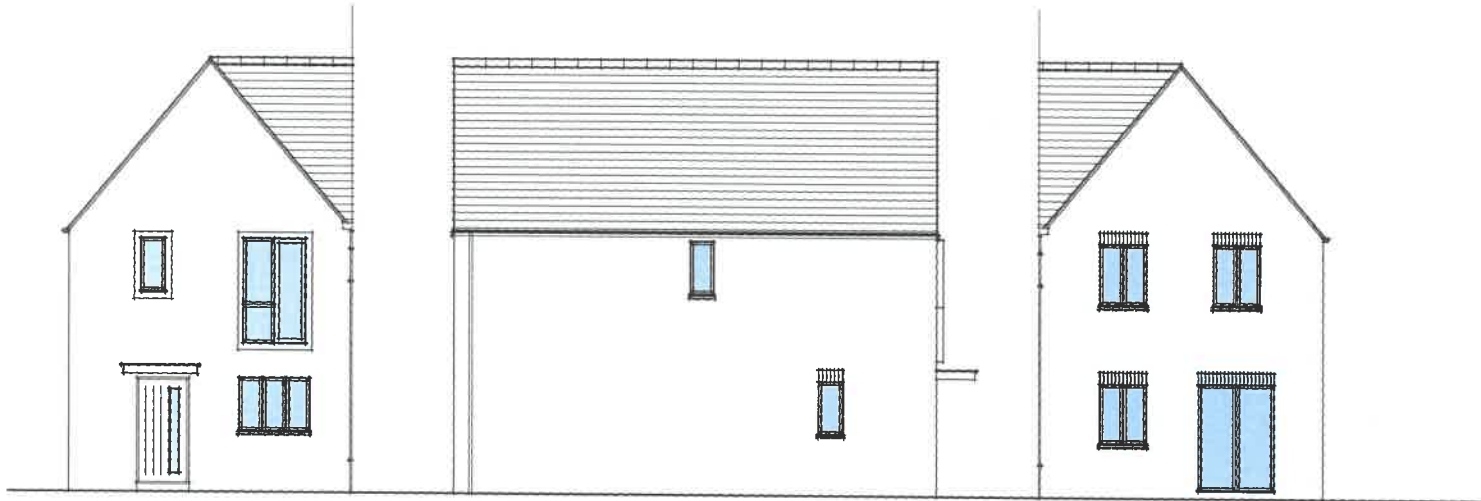


First Floor

**FLOOR AREA**  
88.8sqm/956sqft

 <p>development consultants Tel: 01604 500040 Web: www.rdc.co.uk</p>	<p>Client: <b>Orbit Homes</b></p>	<p>Project: <b>R25 Kettering Northamptonshire</b></p>	<p>Drawing: <b>New Welney</b> Plots: 4,5,8,9,10,11,22,23 31-33, 48,49, 63, 64</p>	<p>Drawing No: <b>RDC1135-130A - New Welney</b> Revised: - Date: <b>March 2020</b></p>	<p>Scale: <b>1:100@A3</b> 0 1 2 2 4 metres</p>	<p>Drawn By: <b>MA</b> Checked By: <b>SC</b> Ctd Ref: 1</p>	<table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Amendment</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>12/1/20</td> <td>Fenestration amended</td> <td></td> </tr> <tr> <td>B</td> <td>15/2/20</td> <td>Fenestration amended</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rev. No.	Date	Amendment	Initials	A	12/1/20	Fenestration amended		B	15/2/20	Fenestration amended									
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B	15/2/20	Fenestration amended																									
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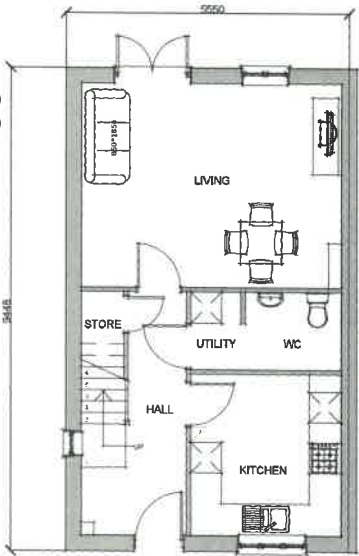


Front Elevation

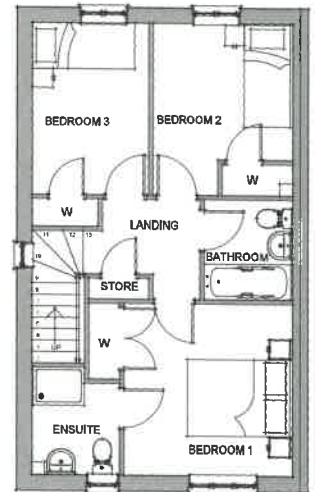
Side Elevation

Rear Elevation

Page 36



Ground Floor



First Floor

**FLOOR AREA**  
88.8sqm/956sqft



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Ground Floor

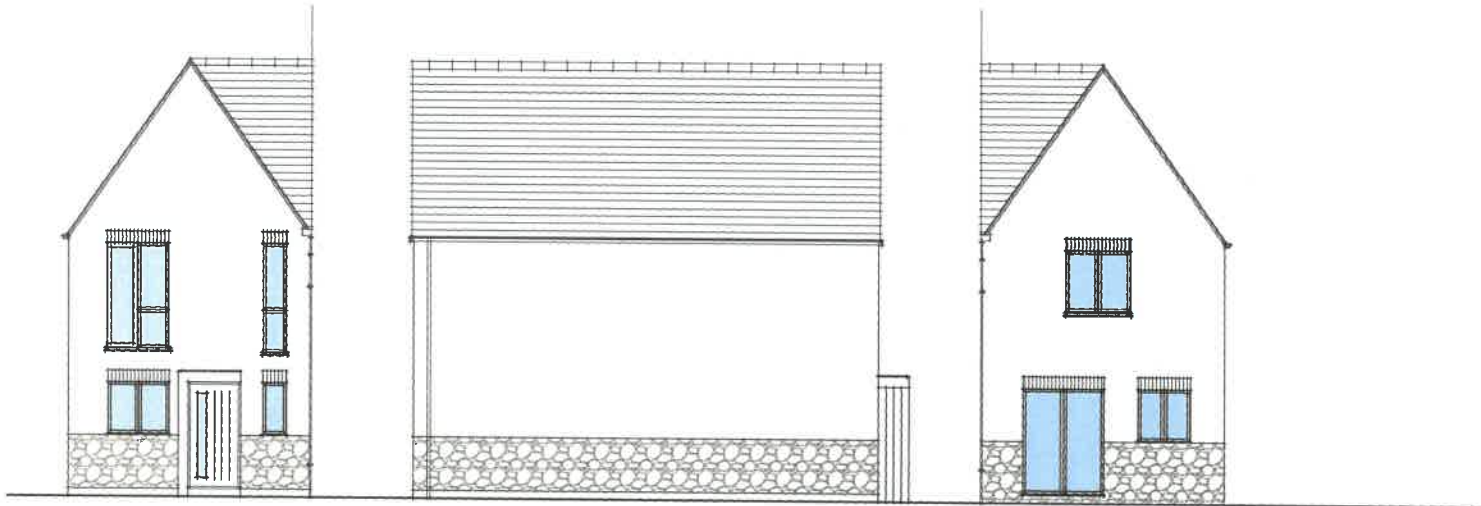


First Floor

**FLOOR AREA**  
92.2sqm/992sqft

 <p>RDC development consultants Tel: 01504 500040 Web: www.rdc.co.uk</p>	<p>Client: <b>Orbit Homes</b></p>	<p>Project: <b>R25 Kettering Northamptonshire</b></p>	<p>Drawing: <b>New Cranley</b> Plots: 77,78,81-83,106,107</p>	<p>Drawing No: <b>RDC1135-142B - New Cranley</b></p> <p>Revised: <b>B</b></p> <p>Date: <b>March 2020</b></p>	<p>Scale: <b>1:100@A3</b></p> 	<p>Drawn By: <b>MA</b></p> <p>Checked By: <b>SC</b></p> <p>Cad Ref:</p>	<table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Amendment</th> <th>Initials</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>01/07/20</td> <td>Issue revised</td> <td>MA</td> </tr> <tr> <td>B</td> <td>17/11/20</td> <td>Fenestration amended</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rev. No.	Date	Amendment	Initials	A	01/07/20	Issue revised	MA	B	17/11/20	Fenestration amended									
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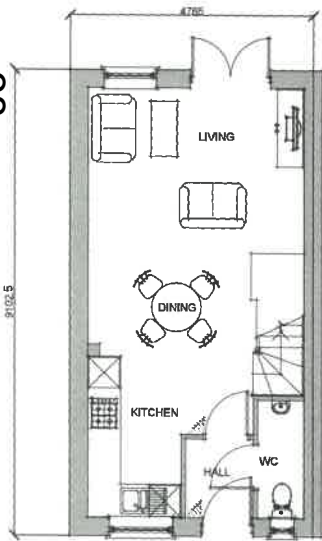


Front Elevation

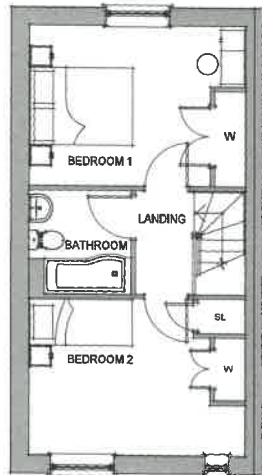
Side Elevation

Rear Elevation

Page 38  
SK





Ground Floor



First Floor

**FLOOR AREA**  
71.1sqm/765sqft

 <p>RDC Architectural Services Tel: 01604 500040 Web: www.rdc.co.uk</p>	<p>Client: <b>Orbit Homes</b></p>	<p>Project: <b>R25 Kettering Northamptonshire</b></p>	<p>Drawing: <b>New Holly</b> Plots: 71, 72</p>	<p>Drawing No: <b>RDC1135-145A - New Holly</b> Revision: <b>A</b> Date: <b>March 2020</b></p>	<p>Scale: <b>1:100@A3</b></p> 	<p>Drawn By: <b>MA</b> Checked By: <b>SC</b> Cadd Ref: <b>1:100@A3</b></p>	<table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Amendment</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>17/11/20</td> <td>Revised removed internal stone walls</td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev. No.	Date	Amendment	Total	1	17/11/20	Revised removed internal stone walls													
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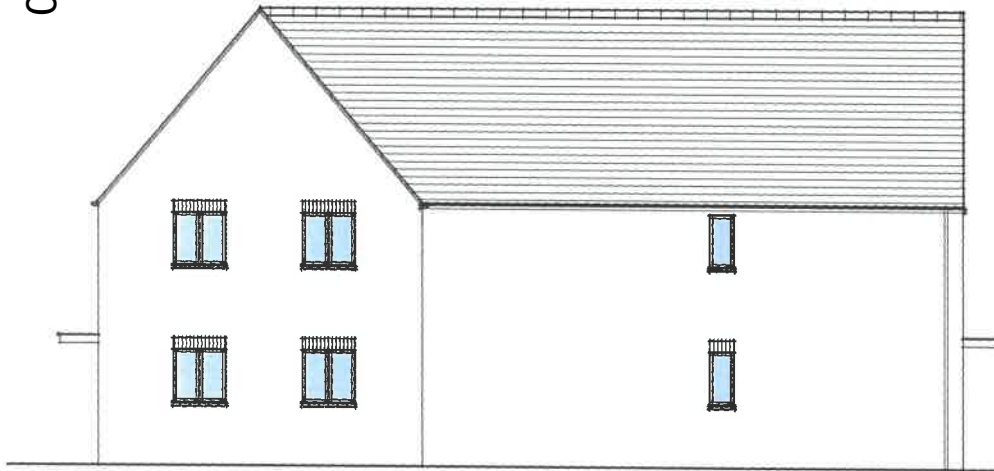
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Front Elevation



Side Elevation





Rear Elevation



Side Elevation

**FLOOR AREA**  
53sqm/570sqft

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ISM

 <p>RDC development consultants Tel: 01604 500040   Web: www.rdc.co.uk</p>	<p>Client: Orbit Homes</p>	<p>Project: R25 Kettering Northamptonshire</p>	<p>Drawing: Housetype K Elevations Plots: 94 - 97</p>	<p>Drawing No: RDC1135-160 - Housetype K Revision: - Date: March 2020</p>	<p>Scale: 1:100@A3</p> 	<p>Drawn By: MA Checked By: SC Ctd Ref: -</p>	<table border="1"> <thead> <tr> <th>Rev. No.</th> <th>Date</th> <th>Amendment</th> <th>Initial</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Rev. No.	Date	Amendment	Initial																
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Site Frontage Plots 3-1,116 &117



Plot 85 and POS Area looking East



Plots 45-46 looking East



Plots 45-46 looking West

Rev. No.	Date	Amendment	Initials

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**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 16/03/2021</b>	<b>Item No: 5.2</b>
<b>Report Originator</b>	<b>Carol Grant Senior Development Officer</b>	<b>Application No: KET/2020/0262</b>
<b>Wards Affected</b>	<b>All Saints</b>	
<b>Location</b>	<b>Action House, Reception, 35-41 Montagu Street, Kettering</b>	
<b>Proposal</b>	<b>Full Planning Permission: Partial demolition of existing buildings and erection of 24 no. one and two bedroom apartments with parking and extended retail floor space to ground floor</b>	
<b>Applicant</b>	<b>Mr S Ziane, Action House Services Ltd</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 a S.106 OBLIGATION being entered into, and to the following conditions:-

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

Site plan drg A-100

Demolition Plans - ground floor, drg no A -103

Demolition Plans - first floor, drg no A -104

Proposed Elevations north and east, drg A-109A

Proposed Elevations south and west, drg no A-110A

Proposed Ground floor plan, drg no A-106A

Proposed First Floor plan, drg no A-107A

Proposed Second Floor plan, drg no A-107A

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No construction or demolition works shall take place outside of the following hours. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Prior to the demolition of the buildings hereby approved a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction period and the approved measures shall be retained for the duration of the construction. The plan should also indicate an area within the site where the storage of construction materials and plant including an office and facilities for construction workers shall be temporarily provided which shall be maintained throughout the course of the development.

REASON: The details are required prior to commencement of development because the CMP needs to be in place and in force throughout the construction period and in the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

5. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and therefore maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

REASON: Details are required prior to the commencement of development because any noise measures required are likely to be an integral part of the design and in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Prior to the commencement of development hereby permitted, a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure shall be submitted to and approved in writing by the local planning authority. The fire hydrants, sprinkler system and associated infrastructure shall be installed and fully functional prior to first occupation and shall thereafter be provided in accordance with the approved scheme and timetable.

REASON: To ensure adequate water infrastructure provision is made on site for local fire and rescue service to tackle any property fire in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy and is required prior to commencement as approval is fundamental to provision of an acceptable scheme.

NOTE: The developer will be expected to meet the full costs of supplying and installing the fire hydrant, sprinkler system and associated infrastructure.

7. Before any above ground works commence full details of the surface water drainage scheme for the site, based on the approved Drainage Strategy will 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 completed. The scheme shall include

i) Details (i.e. designs, diameters, invert and cover levels, gradients, dimensions and so on) of all elements of the proposed drainage system, to include pipes, inspection chambers, outfalls/inlets and attenuation structures and soakaways (if required).

ii) Details of the drainage system are to be accompanied by full and appropriately cross-referenced supporting calculations which demonstrate no surcharging for the 1 in 1 year storm, no flooding for the 1 in 30 year storm and any flooding for the 1 in 100 year plus climate change storm event is within areas safe to flood.

iii) Cross sections of control chambers and manufacturers hydraulic curves for the control device.

REASON: To reduce the risk of flooding both on and off site in accordance with the NPPF and Policy 5 of the Core Strategy for North Northamptonshire by ensuring the satisfactory means of

surface water attenuation and discharge from the site.

8. Notwithstanding the materials as proposed on drawing no's A-109A and A-110A received by the Local Planning Authority on 12 November 2020, no development above slab level shall be undertaken until samples of the materials for the external walls and roof have been submitted and approved by the Local Planning Authority and those works shall then be carried out in accordance with those approved details.

REASON: In the interest of visual and residential amenity and in accordance with Policy 2 and 8 of the North Northamptonshire Joint Core Strategy.

9. Prior to the first occupation or use of the development hereby approved, refuse storage and collection facilities and arrangements (including the collection of bins from the storage area within the site by the refuse collector) together with the cycle storage facilities shall be made available for use by residents of the development as shown on the approved plans drawing no A-106A and A-109A both received by the Local Planning authority on 12 November 2020. These facilities shall always be retained thereafter.

REASON: In the interest of public health, highway safety and safeguarding residential amenity and in the interest of sustainable transport in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

11. The retail premises hereby permitted shall not be open to the public or deliveries made to it before 7am or after 6pm Monday to Saturday, or before 8am hours or after 6pm on Sundays and bank holidays.

REASON: In the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. All of the habitable rooms shall be constructed to achieve a maximum water use of no more than 105 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition);

REASON: In the interests of water efficiency in a designated area of water stress in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

13. The development hereby permitted shall not be occupied, or the use commence, whichever is the sooner until the redundant accesses from Eden Street have been permanently closed and the dropped kerbs have been reinstated in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

14. The parking area as laid out on drawing no A-106A received by the Local Planning authority on 12 November 2020 and hereby approved shall be provided prior to the first occupation of the building hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

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.

## **Officers Report for KET/2020/0262**

This application is reported for Committee decision because the application requires an agreement under Section 106. There are also objections to the proposed scheme.

### **3.0 Information**

#### **Relevant Planning History**

PRE/2018/0063 – pre-application enquiry for the conversion of the building to 26 flats - the response considered that the change of use to residential/retail maybe acceptable.

#### **Site Visit**

Officer's site inspection was carried out on 17 November 2020.

#### **Site Description**

The site relates to a plot which lies on the west junction of Montagu St, Eskdale St and Eden Street and is completely covered with buildings. These comprise a two-storey flat roof commercial building fronting Montagu Street and wrapping round into Eskdail Street. The front part of the building comprises two retail units - the smaller one is currently vacant, the larger one is used as a supermarket. To the first floor are offices (also vacant). To the rear is a warehouse building part of which has a saw tooth roof, the elevation to Eden Street is a flat roof single storey building with 3 full height loading doors. Its last use was as a retail furniture warehouse. The building is now also vacant.

The conservation area wraps around the west and north side of the site. The south side of Montagu Street is also within the Conservation Area.

#### **Proposed Development**

The application seeks permission for the partial demolition of the existing buildings to the front and the full demolition of the warehouse unit to the rear, and the erection of a three-storey building to provide ground floor retail space fronting Montagu Street and 24 one and two bedroom flats (18 x 2 beds and 6 x 1 beds). The replacement building would be three floors with covered parking accessed via Eden Street. Some of the flats would have balconies. All of the units meet the minimum internal space standards.

#### **Any Constraints Affecting the Site**

Adjacent to the Kettering Town Centre Conservation Area

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

**Anglian Water** - no objections subject to conditions

**KBC- Environmental Health** - no objections subject to conditions

**KBC – Housing Strategy** - No objection subject to an obligation for off-site affordable housing provision for one affordable unit to be provided in a Section 106 Agreement

**KBC Community Infrastructure** - offsite contributions should focus on Mill Road park and be based on enhancing the community infrastructure within that park; facilities for children and young people. No objections subject to provision being made for community infrastructure within the Section 106 Agreement.

**NCC Highway Authority** - revised plans have covered the majority of original concerns, therefore no objection subject to conditions

**Northamptonshire Police** –make the following comments;

- The building has several deep overhang/enclosed porch areas around the building (deep recessed doorways and the entrance to the parking area). In a town centre location these can become hubs of anti-social behaviour (ASB); sleeping, Urinating, defecating, smoking, alcohol & drug misuse, criminal damage and loitering (not an exhaustive list). It is preferable for buildings in the town centre to be a regular shape with overhangs being minimal depths and open sided.
- All ground floor external openings, doorsets/windows, should have a minimum certified security rating LPS 1175:SR2 or equivalent.
- All ground floor glazing including safety glazing should have at least one pane of laminated safety glass to a minimum security standard of BS EN356:2000 Class P2A.
- Bin Store and Cycle store doors should have minimum certification of PAS 24 2016 security rating.
- The applicant should consider CCTV in the car parking area.
- All doors (individual apartment doors) and windows in domestic dwelling should meet the requirements of Approved Document Q of Building Regulations.

**NCC Fire and Rescue Service** – require 1 x fire hydrant, the cost of which should be borne by the applicant

**Kettering Civic Society** - object on the following grounds:

- 1.overshadowing the small homes in Eden Street
- 2.brick wall of the proposed building overlooking Eden Street
- 3.loss of privacy for the residents in Eden Street
- 4.noise, disturbance for the residents in Eden Street
- 5.Lack of parking in the area of Eden Street.
- 6.height of proposed buildings facing Eden Street,
- 7.the proposed appearance has an effect on surrounding properties where there are listed buildings
8. High density of flats/dwellings for the space.

**LLFA** - require a drainage strategy for foul and surface water

**Neighbours** - there have been no third party representations



## **5.0 Planning Policy**

### **National Planning Policy Framework**

Para 14 – Presumption in Favour of Sustainable Development

Para 17 – Core Planning Principles

Policy 1 – Building a strong, competitive economy

Policy 2 – Ensuring the vitality of town centres

Policy 4 – Promoting sustainable transport

Policy 6 – Delivering a wide choice of high quality housing

Policy 7 – Requiring Good Design

Policy 12 – Conserving and enhancing the historic environment

### **Development Plan Policies**

#### **North Northamptonshire Joint Core Strategy (JCS)**

Policy 1 – Presumption in favour of Sustainable Development

Policy 2 – Historic Environment

Policy 4 – Biodiversity and Geodiversity

Policy 6 – Development on Brownfield Land and Land affected by contamination

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 11 – The Network of Urban and Rural Areas.

Policy 12 - Town Centres and Town Centre Uses

Policy 22 – Delivering Economic Prosperity

Policy 23 – Distribution of New Jobs

Policy 28 – Housing Requirements

Policy 29 – Distribution of new homes

Policy 30 – Housing Mix and Tenure

#### **Kettering Town Centre Area Action Plan (KTCAAP)**

Policy 1: Regeneration Priorities

Policy 2: Urban Quarters, Urban Codes and Development Principles

Policy 3: Primary Shopping Area (Primary and Secondary Frontages) and the Evening Economy

Policy 6: Residential

Policy 12: Heritage Conservation and Archaeology

Policy 15: The Shopping Quarter

#### **Emerging Policies (Local Development Framework)**

#### **Site Specific Part 2 Local Plan**

This Local Plan has been through its Main Modifications with the Examination in Public to the Main Modifications held in October 2020. Adoption is anticipated to be in early 2021.

The relevant emerging policies are:

HOU1 – Windfall and Infill Development: Principles of delivery

TCE1: Town Centre Boundaries

TCE4: Residential development within the Town Centres

NEH1: Local flood risk management policy

## **SPGs**

Supplementary Planning Guidance: North Northamptonshire Sustainable Design SPD

### **6.0 Financial/Resource Implications**

As the proposal relates to the provision of a 'major' development as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015 the application would be expected to provide community infrastructure contributions that off-sets its impacts. Such contributions would ordinarily be secured in a Section 106 Agreement and would likely include contributions toward; libraries and education as required by Northamptonshire County Council. KBC also require a contribution for community infrastructure.

The request for any planning obligations (infrastructure contributions) must be considered alongside the requirement contained within regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL). The CIL Regulations confirm that where developer contributions are requested, they need to be necessary to make the development acceptable in planning terms, directly related and fairly and reasonably related in scale and kind to the development proposed.

Furthermore 30% affordable housing would usually be required on the scheme. The applicant has calculated that through the application of Vacant Building Credit this would reduce the amount of on-site affordable housing required to 1 (one) unit. This case was strengthened via a Financial Viability Appraisal (FVA) the conclusion that although the remainder of the contributions would be possible, there could only be 1 affordable unit provided. The FVA has been independently assessed by a third party instructed by the Local Planning Authority. The LPA have been advised by the independent assessors that the proposed scheme would be able to support 1 affordable unit. However it has been advised by the Councils Housing Development Manager that it would be acceptable to provide a commuted sum in lieu of the one unit as Registered Providers (RPs) are usually not interested on taking on units where they would not be the freeholder of the building. As the number of units is low a commuted sum is much more useful and can be channelled into providing better, more needed forms of affordable housing. It has been agreed that a commuted sum of £57,400 is acceptable.

The Section 106 for £190,616 has been drafted to ensure that the scheme is acceptable in planning terms. The contributions agreed are directly related and fairly and reasonably relate in scale and kind to the development proposed and therefore CIL regulations compliant.

The total requirement for contributions for Education, Library Services, Public Open Space has been assessed as follows:

#### **Education**

Early Years - £67,032

Primary - £29,052

Secondary - £21,060

### **Library contribution**

Based on the calculation as follows:

<b>Size of Dwelling</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
<b>Cost per unit</b>	£109	£176	£239	£270

£3,822

### **Public Open Space**

Contributions for community infrastructure within Mill Road park

£12,250

### **Commuted Sum in lieu of 1 x affordable unit**

£57,400

**TOTAL: £190,616**

The request for the S106 has been assessed against Test 28 of the CIL regulations and found to be appropriate.

A DRAFT Agreement has been sent to the applicant's legal team for approval and if the committee is minded to approve the application subject to the signing of the s106 agreement, once this has been agreed, signed and engrossed the planning permission can be issued.

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaptation to, climate change.

## 8.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Impact on character and appearance
3. Impact on residential amenity
4. Highways and Parking
5. Affordable Housing and Vacant Building Credit
6. Flood risk and Drainage

### 1. Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. As detailed above, the Development Plan consists of the North Northamptonshire Joint Core Strategy (JCS) and the Saved Policies of the Local Plan.

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. In this case the relevant part of paragraph 11 is c) which states that for decision taking this means “approving development proposals that accord with an up-to-date development plan without delay.” Paragraph 11 d) is not engaged because the Council can meet the requirements set out in footnote 7 (of paragraph d) i.e. the Council can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer) and can meet the requirements of the housing delivery test.

The site is located within the Town’s boundary as defined by policy 35 and 58 of the Local Plan regarding housing and employment development respectively. As such the basic tenet of the proposal is consistent with Policies 11, 23 and 29 of the JCS which seek to guide residential and commercial development to the areas Growth Town in the interest of a sustainable pattern of growth and protection of the rural area.

The Kettering Town Centre Area Action Plan (KTCAAP) also supports A1 uses at ground floor within the Primary Shopping Area of Montagu Street with residential above and mixed-use proposals in the interests of Town Centre vitality and vibrancy.

This approach for mixed-use schemes within Town Centres is encouraged by chapter 7 of the NPPF.

Moreover, the provisions of the JCS (Policy 6) and the NPPF at paragraph 118 encourage the re-use of brownfield and underutilised land and buildings such as this.

As such the proposal is acceptable in principle unless material considerations indicate otherwise.

## 2. Impact on character and appearance

Policy 8 (d) of the JCS consistent with Chapter 12 of the NPPF seeks development to respond to a site's wider context and local character.

As the site is located within a conservation area the proposal falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

Policy 2 of the JCS and Policy 12 of the KTCAAP, consistent with Chapter 16 of the NPPF seeks development to protect, preserve and where appropriate enhance a heritage asset and/or its setting.

The application was accompanied by a brief, but acceptably proportionate Heritage assessment within the provided 'Design and Access Statement' which discusses the proposal in the context of heritage assets.

The existing buildings are of poor quality and are not sympathetic in design, materials or appearance to the surrounding area. The loss of the buildings themselves would not cause harm to the conservation area. However, notwithstanding this, consideration must be given to what degree of harm, if any, the proposed building would have on it.

The proposed new building would be three storey with a gabled design frontage. The conservation area appraisal makes reference to the character of the surrounding residential terraces describing them as 'always putting individuality second to the overall unity and cohesion of the complete terrace design'. This is clearly seen on the north side of Eden Street with a particularly good example of three storey town houses with gabled frontages.

In terms of scale and massing the proposed building will integrate well within its surroundings and will enhance the setting of this particular part of the conservation area. Ridge and eaves heights remain similar to surrounding buildings with the mixed palette of proposed materials including red brick and clay roof tiles which would allow the building to blend seamlessly into the surrounding street scenes. Materials would be secured by condition to ensure the building would have a high quality finish.

The southern elevation facing Montagu St would include the retail element at ground floor. The shop front would be of a modern appearance with grey powder coated aluminium full height glazing. The shopfront would be an improvement to that existing providing a focal point when travelling eastwards on Montagu Street. The residential flats above have recessed balconies which allows residents a private amenity space with Juliet style balconies to the first and second floors on the east and north elevations. Although balconies are not a common feature within the area it is considered as a design feature, along with the gable projections to add interest to the building enhancing its appearance within this important focal point on the edge of the conservation area.

The proposal is considered to enhance the setting of the conservation area with a modern take on a traditional style of building which replicates the important characteristics of the more traditional buildings that surround it in terms of scale and detailing.

In this regard the proposal is considered to accord with Policies 2 and 8 of the North Northants Joint Core Strategy, Policies 3 and 12 of the KTCAAP Sections 12 and 16 of the NPPF and the statutory duty under Section 72 of the Planning Act.

### 3. Impact on residential amenity

Policy 8 (e) of the JCS consistent with paragraph 127 (f) of the NPPF seeks development to provide good quality of life for existing and future users of land and buildings. This matter shall be addressed in two sub-sections; (1) impact on neighbouring occupiers; and (2) impact on future occupiers.

#### **Impact on neighbouring occupiers**

The main residential street that would be affected by the proposal would be Eden street, the majority of the dwellings on this street are 3 storey. The existing building fronting Eden Street is a single storey flat roof structure adjacent to a row of Victorian 2 storey dwellings. Between the existing building and the dwellings is an access driveway leading to an area of hardstanding and workshops. The nearest dwelling on the west side of the building is approximately 6 metres to the west with no windows within its flank wall. Although the proposed building would be higher than the existing row of dwellings this is not an unusual occurrence within this street with other 2 storey modern dwellings adjacent to the three storey dwellings on the north side of the road.

The nearest dwelling to the west ( 24 Eden St) has no windows on its facing flank wall and the space distance between the flats on the west side (including the use of balconies serving these flats) and this dwelling is approximately 18 metres which is acceptable. These will look across to the service yard ( to the south and west of the development) rather than into the rear rooms of the dwellings on the south side of Eden Street. There are no windows on the rear of the north or the south elevations of the proposed building.

The windows proposed to the north elevation of the development will look across to the residential properties 11-15 Eden Street but with a distance of approximately 15 metres between windows this is also considered acceptable as these windows will overlook the street rather than private amenity spaces such as rear gardens where privacy is more likely to be compromised.

Windows facing east onto Eskdaill Street do not face into residential properties and windows on the south side face a mixture of commercial and residential uses at first floor level.

The proposal would also involve provision of a retail use, this type of use is common in the area with no reason to believe that the activities associated with that or the proposed domestic use would cause nuisance to neighbours. As the area where the larger retail unit is to remain alterations to the opening hours of this unit cannot be

made. However the smaller unit can have restrictions on hours of opening and deliveries and as a safeguard such a condition can be imposed.

In regard to impact on amenity the proposal is not considered to compromise existing residential amenity by way of overlooking, loss of privacy or overshadowing and would accord with Policy 8 of the NNJCS.

### **Future Occupiers**

The internal accommodation proposed is consistent with National Space Standards and would provide light and airy internal living conditions which is a requirement of Policy 30 (b) of the JCS consistent with paragraph 127 (f) of the NPPF.

The majority of the flats provide balconies which allows for a degree of private amenity space not usually found within town centre apartments. The applicant has agreed to a contribution of £12,500 for improvements to Mill Road park which is the closest open space to the site to offset the impacts of the proposal and is likely to be used by occupiers with no access to private amenity space.

Any impacts arising from noise between units and their internal wall will be dealt with through building regulations at the time of build.

### **Crime and fire risk**

Policy 8 requires all new development to pay regard to designing out anti-social behaviour and crime and reduce the fear of crime through the creation of safe environments and provide appropriate safety measures

Comments on squaring off the building by removing the overhang on the south-eastern corner have been noted. However, this is the entrance to the supermarket and is part of the building which is to remain.

Advice has been received as to the locks for windows and doors which have been noted and are to be added as an informative. It is considered that secure vehicle and cycle parking is appropriate and would prevent vehicle crime to the future resident's cars and cycles. The refuse area is also a locked environment which would prevent the potential to be used as a sleeping place or dumping ground.

The requirements of a sprinkler system and/or a fire hydrant, as recommended by the County Fire and Rescue, through their Development Management Department shall be subject to a condition.

Overall, the proposal, subject to the imposition of the safeguarding conditions discussed above would provide a good standard of amenity for future occupiers and would not have any detrimental impact on existing residential amenity or have the potential to increase crime related incidents within the local area. In this regard the proposal is considered to accord with Policies 8 and 30 of the NNJCS.

### **4. Highways and Parking**

Policy 8 (b) in the NNJCS is consistent with Section 9 of the NPPF which seeks to ensure a satisfactory means of access and provision for parking and resists development that would prejudice highway safety and at paragraphs 105-106 seeks

to steer away from the setting of broad parking standards unless there is clear and compelling justification to do so. This is to acknowledge differences in site locations and varied nature of development and accessibility to public transport options. In effect the NPPF advocates a site-specific approach for a development's parking requirement when assessing the impact of development on highway safety.

The site is within a highly sustainable area on level ground within 200m of Newland Street bus stop hub and 1km easy walk to the Railway Station. It is ideally placed for occupiers to take advantage of sustainable transport options. In addition, the site is conveniently located close to Town Centre shops, facilities and services including restaurants, pubs, libraries, and churches and many places of work conducive to limiting travel by the private car.

There are 21 parking spaces provided within the site accessed via Eden Street through a shuttered access. The agent, on behalf of the applicant, has confirmed that each parking space will be allocated to a specific flat with 3 flats having no allocated parking provision. A covered area of approximately 43 square metres is available for secure cycle parking with Sheffield parking stands available for 25 cycles.

Although there is insufficient parking for all units within the site, on the Eden Street frontage there are 3 loading bays with dropped kerbs. The application requires only one vehicular access and NCC Highways request a condition to be imposed which requires the applicants to reinstate the dropped kerbs where the remaining vehicular accesses are redundant. This has the potential to provide additional parking spaces on the roadside which would alleviate any potential on-street parking increase.

With reference to visitor parking to the residential units and parking for the potential customers of the retail units, the site is adjacent to a 46-space private car park which is open 24/7. Whilst this adjacent car park facility is chargeable at all times there are Council owned car parks (at School Lane) close by that are free in the evenings and early morning and thereby available for use for customers and visitors as well as on-street parking which is only controlled on Montagu Street.

NCC Highways state that residential parking and commercial deliveries cannot be made within the same shared space. At present, deliveries for the supermarket are made on -street as there is no on-site facility. It is considered that the current arrangement would continue.

A refuse storage facility is provided within the site with access from Eden Street. The refuse will be collected via a private agency.

In this regard, the proposal is considered to accord with Policy 8 of the NNJCS and Section 9 of the NPPF.

##### 5. Affordable Housing and Vacant Building Credit

The proposal would benefit from the provision of the 'Vacant Building Credit' allowance discussed at paragraph 63 of the NPPF. This Framework provision is designed to support the re-use of vacant buildings with any affordable house



provisions reduced by a proportionate amount equivalent to the existing gross floorspace of the building.

Having used the Vacant Building Credit available this would equate to a provision of one affordable unit being required rather than seven. This provision will be provided in the form of a commuted sum of £57,400 within the Section 106 Agreement.

The proposal also provides a mix of smaller house types (one and two bed) and therefore contributes toward meeting the NNJCS requirements (Policy 30a) for securing the delivering of smaller units.

#### 6. Flood Risk and Drainage

Policy 5 of the NNJCS states that development should contribute towards reducing the risk of flooding and to the protection and improvement of the quality of the water environment through a series of criteria. The approach is generally to avoid development in high risk flood areas, design the development to minimise risk against flooding and mitigate against any flood risk by incorporating suitable measures.

Chapter 14 of the NPPF sets out a similar approach to avoiding flood risk and applies a sequential risk-based approach to the location of development which is dependent on the location of the development and the vulnerability of the occupiers of a development to flooding.

The site is shown on the EAs fluvial flood mapping to lie within flood zone 1 which is land at the lowest potential risk of flooding. No Flood Risk Assessment has been submitted as the site is less than 1 ha in size and is within flood zone 1.

Although a Drainage Strategy has been submitted with the application which demonstrates that all surface water drainage could be adequately discharged, Northampton County Council (as Local Lead Flood Authority) advise additional conditions to ensure that the proposal does not lead to localised flooding elsewhere.

#### Conclusion

The proposal for the part demolition of the buildings within the site and the construction for 24 flats, 2 retail units and on-site covered parking and other associated facilities is acceptable in principle. The proposal would make a positive contribution to the setting of the conservation area at this point and would be consistent with the scale and design of the surrounding built form. The proposal provides residential development which is in accordance with both local and national policies and guidelines including Policies 2, 5, 8, 29 and 30 of the NNJCS, Policies 3 and 12 of the KTCAAP Sections 12, 9 and 16 of the NPPF and the statutory duty under Section 72 of the Planning Act and subject to a satisfactory Section 106 Agreement being signed the recommendation is to approve.

#### **Background Papers**

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Date:

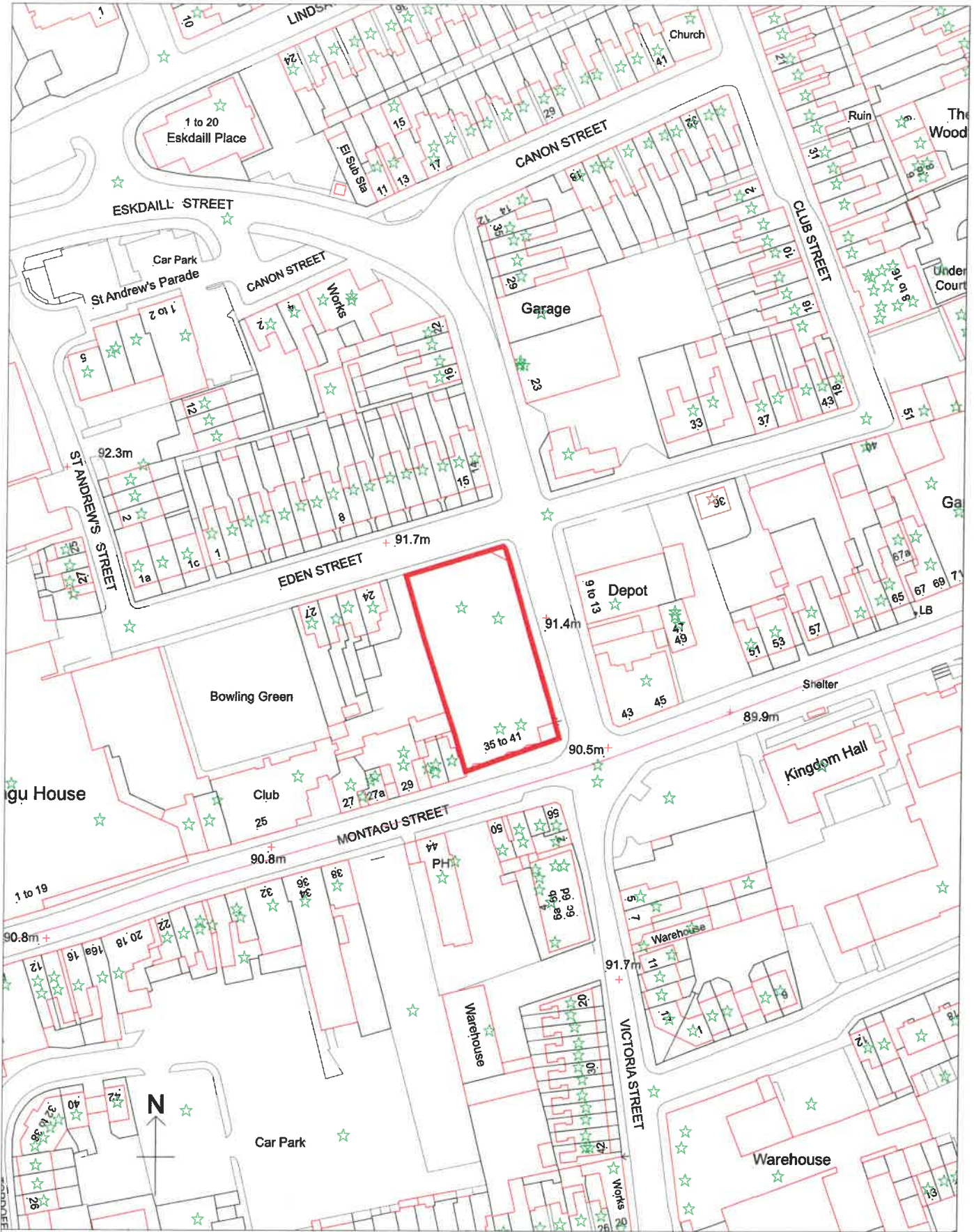
Contact Officer:

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

Ref:

Date:

Carol Grant, Senior Development Officer on 01536 534316



Title: Action House

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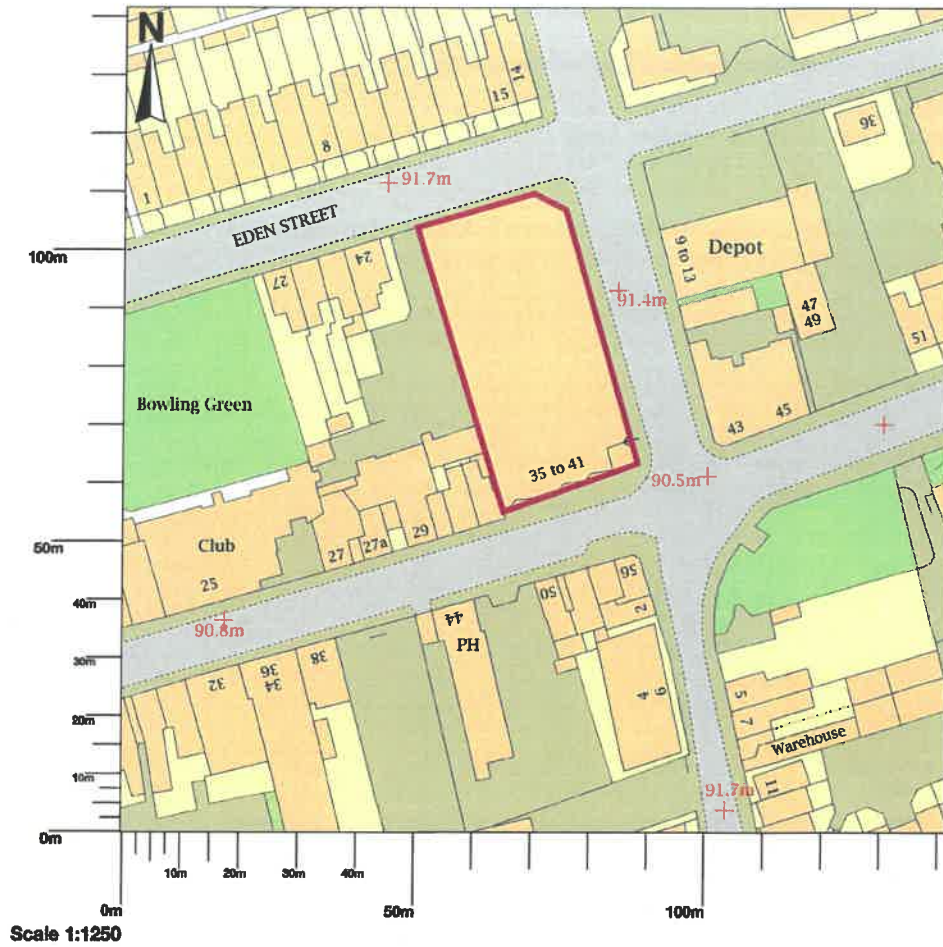
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Drawn by: Drawn by:

**Kettering**  
Borough Council

# Action House



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SERVICES

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35-41 Montagu St.,  
Kettering, UK

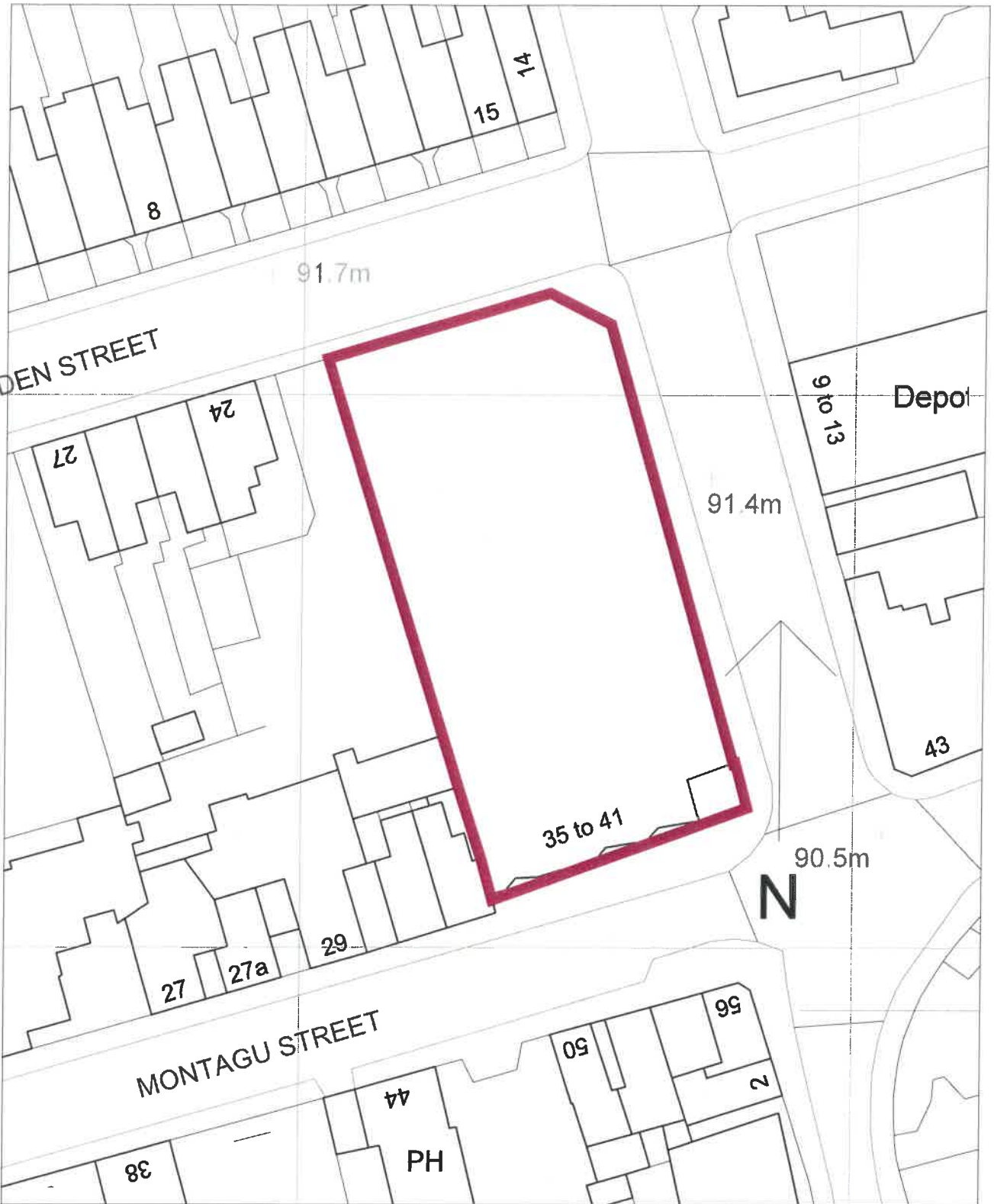
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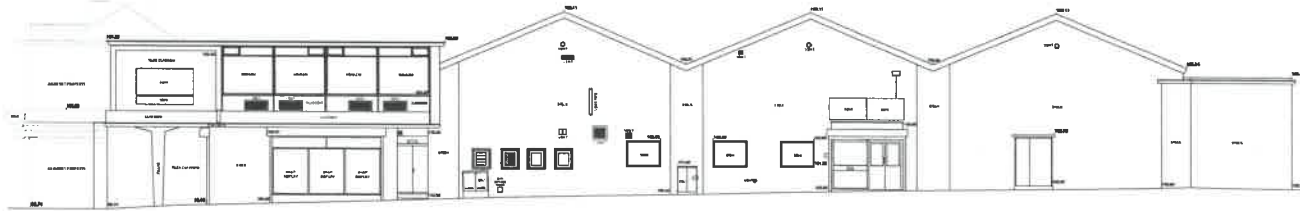
April 2020



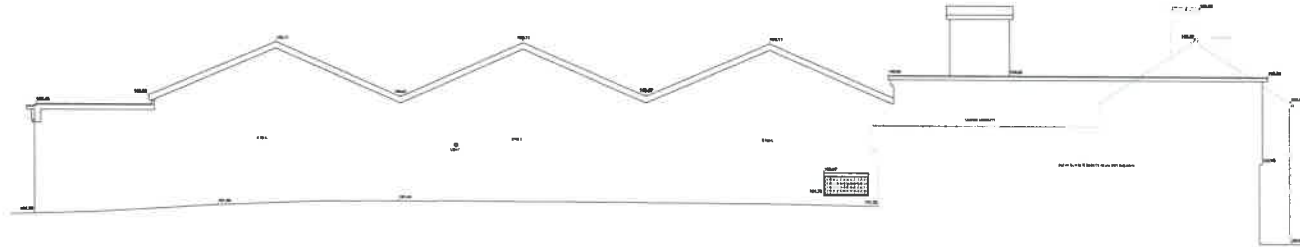


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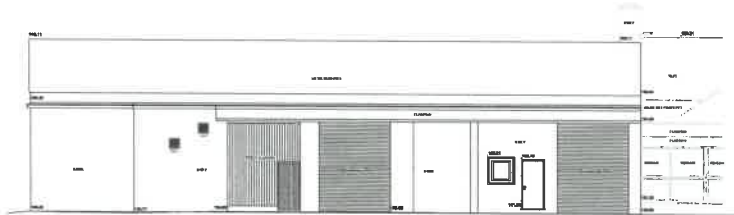
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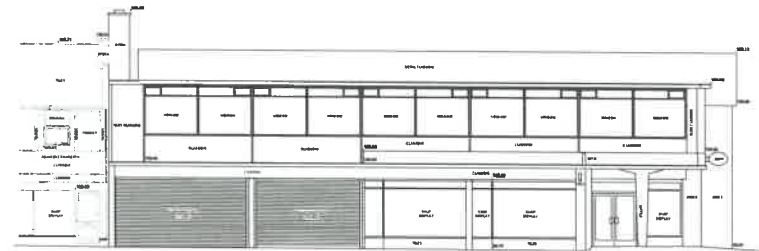
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WEST ELEVATION (REAR SIDE)



NORTH ELEVATION - EDEN STREET



SOUTH ELEVATION - MONTAGUE STREET

30a  
Page 61

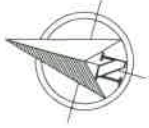
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Kettering, UK

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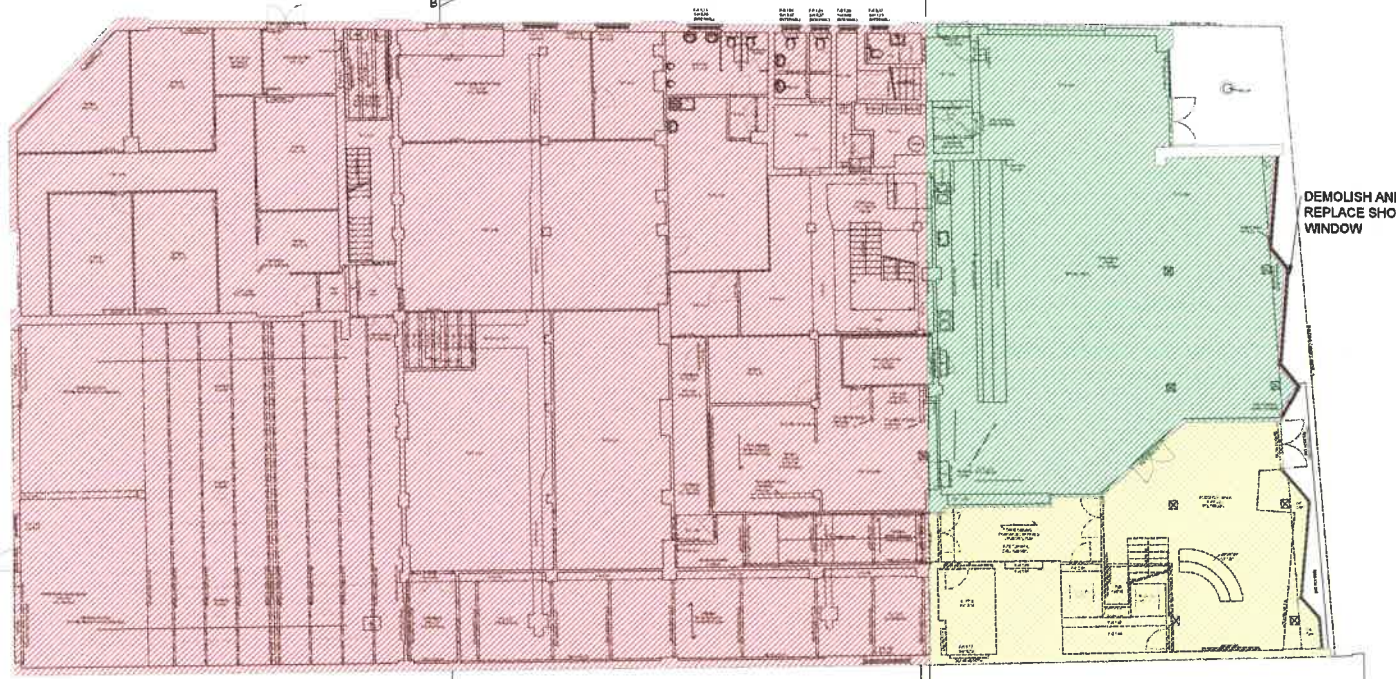
March 2020



ESKDAILL STREET

EDEN STREET

MONTAGU STREET






DEMOLISH AND REPLACE SHOP WINDOW



### GROUND FLOOR PLAN

#### LEGEND:

-  Demolish complete warehouse building, from the footings to the roof
-  Keep existing retail space, demolish stairs, demolish and replace window shops, add area to the existing retail shop for the new storage
-  Demolish every interior wall, stairs, except structure walls, columns and floor slab, demolish and replace window shops

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30e

1 HATCH COLOUR

Client:  
ACTION HOUSE SERVICES

Address:  
35-41 Montagu St.,  
Kettering, UK

Drawing Name:  
DEMOLITION PLANS -  
GROUND FLOOR

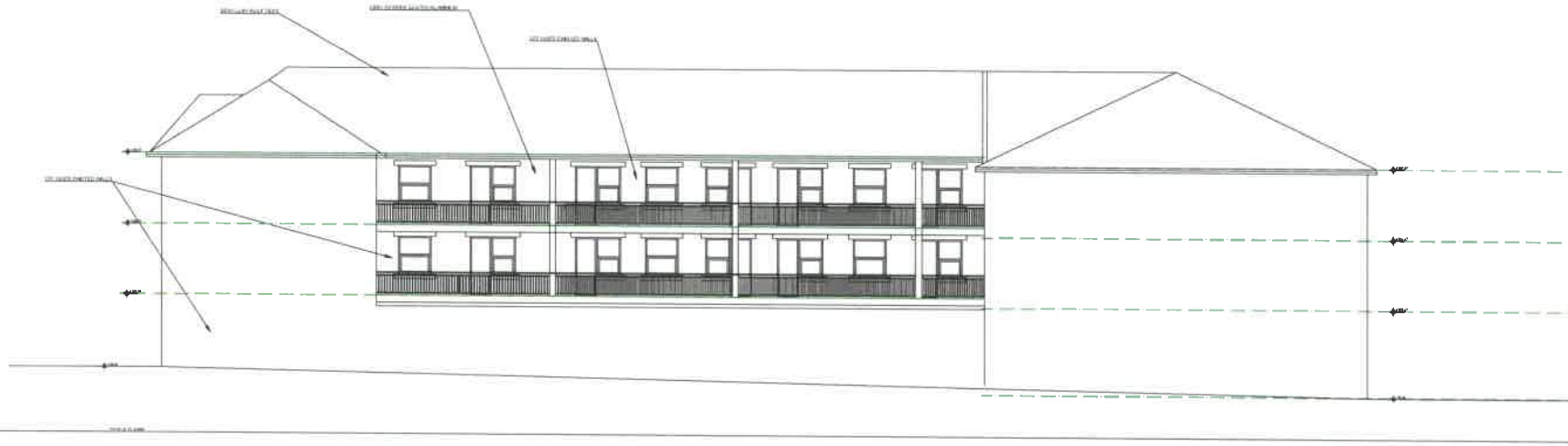
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A-103 A

October 2020



30f



WEST ELEVATION (REAR SIDE)



SOUTH ELEVATION - MONTAGU STREET



Client:  
ACTION HOUSE  
SERVICES

Address:  
35-41 Montagu St.,  
Kettering, UK

Drawing Name:  
PROPOSED  
ELEVATIONS

Scale:  
1:100 @ A1

A-110 A

October 2020



EAST ELEVATION (SIDE) - ESKDALL STREET



NORTH ELEVATION - EDEN STREET



1 WINDOW MISSING

Client:  
ACTION HOUSE  
SERVICES

Address:  
35-41 Montagu St.,  
Kettering, UK

Drawing Name:  
PROPOSED  
ELEVATIONS

Scale:  
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A-109 A

October 2020





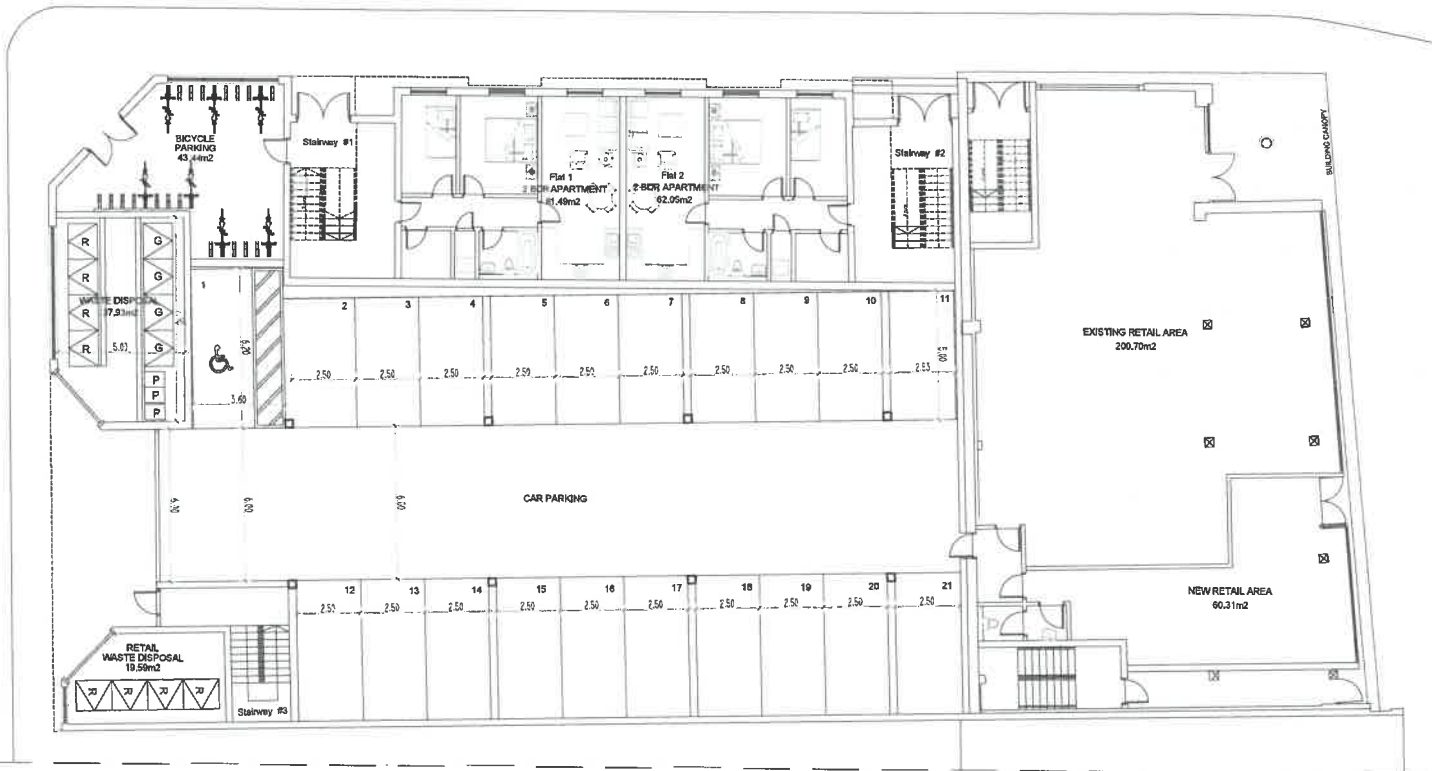
**GROUND FLOOR UNITS**

Flat 1: 61.49m<sup>2</sup> 2B/3P

Flat 2: 62.05m<sup>2</sup> 2B/3P

Total: 123.54m<sup>2</sup>

ESKDAILL STREET



30h  
Page 65

1 WINDOWS MISSING

Client:  
ACTION HOUSE  
SERVICES

Address:  
35-41 Montagu St.,  
Kettering, UK

Drawing Name:  
GROUND FLOOR  
PROPOSED

Scale:  
1:100 @ A1

A-106 A

October 2020

**FIRST FLOOR UNITS**

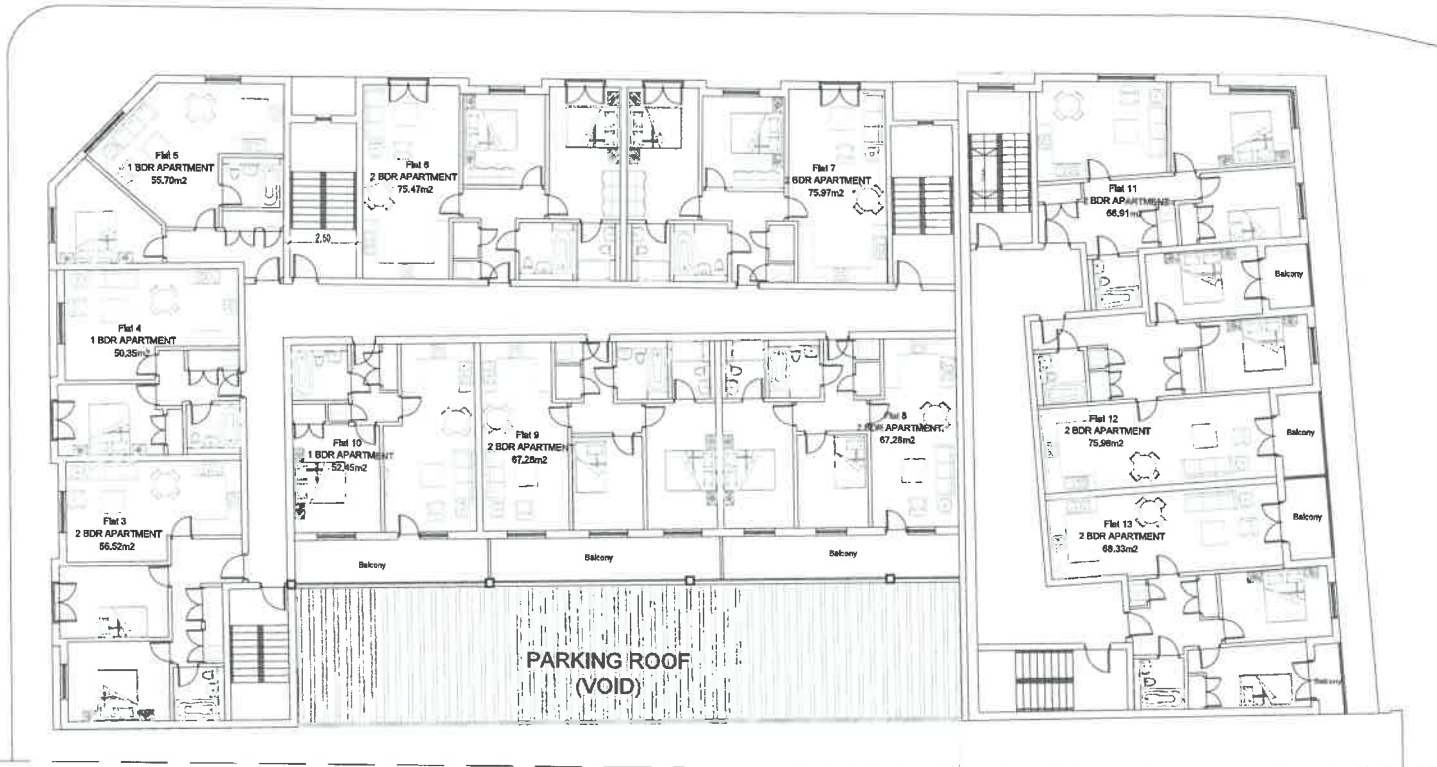
- Flat 3: 66.52m<sup>2</sup> 2B/3P
- Flat 4: 50.35m<sup>2</sup> 1B/2P
- Flat 5: 55.70m<sup>2</sup> 1B/2P
- Flat 6: 75.47m<sup>2</sup> 2B/4P
- Flat 7: 75.97m<sup>2</sup> 2B/4P
- Flat 8: 67.28m<sup>2</sup> 2B/3P
- Flat 9: 67.28m<sup>2</sup> 2B/3P
- Flat 10: 52.45m<sup>2</sup> 1B/2P
- Flat 11: 66.91m<sup>2</sup> 2B/3P
- Flat 12: 75.98m<sup>2</sup> 2B/4P
- Flat 13: 68.33m<sup>2</sup> 2B/3P

**Total area: 722.24m<sup>2</sup>**

**ESKDAILL STREET**



**EDEN STREET**



**MONTAGU STREET**



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Page 66

1	STAIRWELL WINDOWS
---	-------------------

Client:  
**ACTION HOUSE SERVICES**

Address:  
35-41 Montagu St.,  
Kettering, UK

Drawing Name:  
**FIRST FLOOR PROPOSED**

Scale:  
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**A-107 A**

October 2020

**SECOND FLOOR UNITS**

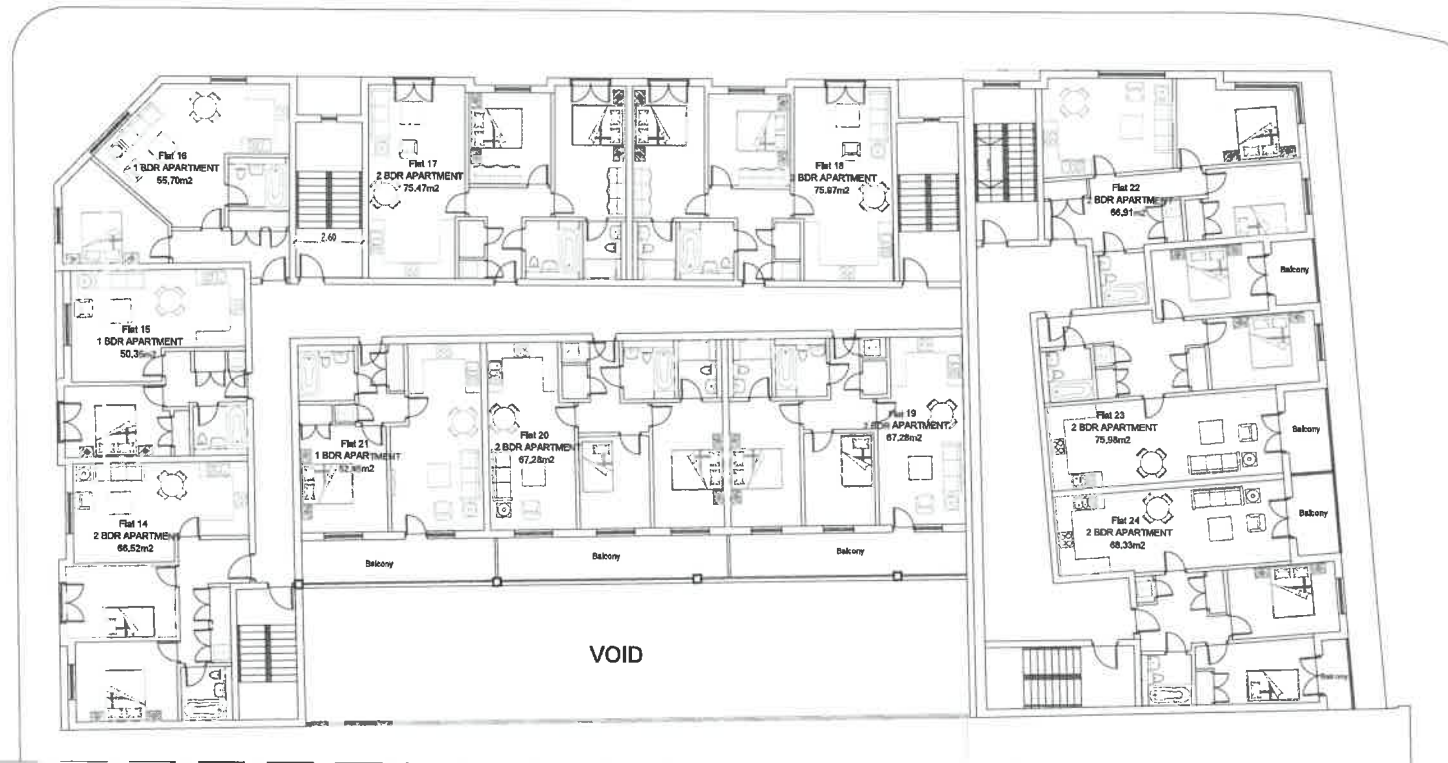
- Flat 14: 66.52m<sup>2</sup> 2B/3P
- Flat 15: 50.35m<sup>2</sup> 1B/2P
- Flat 16: 55.70m<sup>2</sup> 1B/2P
- Flat 17: 75.47m<sup>2</sup> 2B/4P
- Flat 18: 75.97m<sup>2</sup> 2B/4P
- Flat 19: 67.28m<sup>2</sup> 2B/3P
- Flat 20: 67.28m<sup>2</sup> 2B/3P
- Flat 21: 52.45m<sup>2</sup> 1B/2P
- Flat 22: 66.91m<sup>2</sup> 2B/3P
- Flat 23: 75.98m<sup>2</sup> 2B/4P
- Flat 24: 68.33m<sup>2</sup> 2B/3P

Total area: 722.24m<sup>2</sup>

ESKDAILL STREET

EDEN STREET

MONTAGU STREET



1	DRAWING NAME STAIRWELL WINDOWS
---	-----------------------------------

Client:  
ACTION HOUSE  
SERVICES

Address:  
35-41 Montagu St.,  
Kettering, UK

Drawing Name:  
SECOND FLOOR  
PROPOSED

Scale:  
1:100 @ A1

A-108 A

October 2020



3210



**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 16/03/2021</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Michelle Hill Development Officer</b>	<b>Application No: NK/2021/0016</b>
<b>Wards Affected</b>	<b>Welland</b>	
<b>Location</b>	<b>29 Newland Street, Braybrooke</b>	
<b>Proposal</b>	<b>Full Planning Permission: Single storey rear and first floor side extensions and demolition of store room. Installation of 8 no. rooflights to existing and proposed roofs</b>	
<b>Applicant</b>	<b>Mrs L Glazebrook</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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture, those on the existing building and the adjacent building at No.31 Newland Street.

REASON: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

## **Officer's Report for NK/2021/0016**

This application is reported for Committee decision because the applicant or agent is a Council member or is a friend or relative of a Council member.

### **3.0 Information**

#### **Relevant Planning History**

KET/2013/0774 – 1 new dwelling – Approved.

#### **Site Visit**

Officer's site inspection was carried out on 25<sup>th</sup> February 2021, with rear garden assessed by Google imagery and submitted plans.

#### **Site Description**

The application site is a semi-detached dwelling located to the south of Newland Street which is located to the northwest of the Braybrook conservation area and the edge of the village. The dwelling adjoins No.31 to the east. There is no formal boundary to the frontage; to the west the site is screened by mature landscaping and to the rear the site is bound by the brook. The property has previously been extended by way of a two-storey extension to the rear and a single storey utility extension to the west.

#### **Proposed Development**

The application seeks permission to extend the property by way of a first-floor extension above the existing utility; to demolish existing outbuildings to the west of the two storey extension to enable the construction of a single storey infill extension; and to install several rooflights in the front and rear of the main dwelling.

#### **Any Constraints Affecting the Site**

PD removed  
Flood Plain  
HVI open spaces  
Braybrooke Conservation Area

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

**Parish/Town Council** – No objection.

**NCC Archaeology** – No comments received to date.

**Environment Agency** -

**Neighbours** – No comments received to date.

### **5.0 Planning Policy**

#### **Saved Policies in the Local Plan for Kettering Borough**

RA3. Rural Area: Restricted Infill Villages

## **National Planning Policy Framework**

Policy 12. Achieving well-designed places

Policy 16. Conserving and enhancing the historic environment

## **Development Plan Policies**

### **North Northamptonshire Joint Core Strategy**

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

## **6.0 Financial/Resource Implications**

None

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site-Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

## **8.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of development
2. Design and impact on the character of the area
3. Residential amenity
4. Highways and parking
5. Flood risk

## 1. Principle of the development

Policy 8 of the JCS is supportive of householder development provided the proposals do not result in adverse impact on character and appearance, residential amenity and the highway network. The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

## 2 Design and impact on the appearance and character of the conservation area

Policy 8 of the adopted JCS (July 2016) seeks a high standard of design which respects and enhances the character and visual appearance of the surrounding area. Policy 12 of the National Planning Policy Framework (2019) also recognises that good design is a key aspect of sustainable development and supports development which establishes a strong sense of place and response to the local character, reflecting the identity of local surroundings and materials.

Policy 2 of the JCS ensures that the historic environment is protected, preserved and where appropriate, enhanced. Policy 16 of the National Planning Policy Framework (2019) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset the greater the weight should be. Any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification. Proposals that preserve those elements of the setting of conservation areas that make a positive contribution to the asset or which better reveal its significance should be treated favourably.

The rear extension would be proportionate in size and of conventional design and located on the rear of the property, out of view of any public areas, it would therefore not have any impact upon the visual amenities of the area.

The side extension would result in the roof of the utility being raised to form a first floor. The extension would remain set back from the front elevation of the main dwelling and would be set down in height from the main ridge, retaining the subservience. There would be a roof light in the front roof slope however, this would be small and given the set-back would not be overly prominent within the street scene and would not impact negatively on the rural character. The extension would be almost imperceptible from the street scene given the surrounding mature landscaping, would have no adverse impact upon the appearance and character of the conservation area and would therefore preserve its setting.

The dining room extension is to be clad in black weather boarding with clay tiles. This matches previously demolished out buildings and similar to the bin/wood store at No.31. The new roof of the side extension would be reclaimed tiles and the re-roofing of the main bedroom (which does not require planning permission) would be reclaimed tiles to tie in with the rest of the property.

The proposal is not considered to be detrimental to the visual amenities of the street scene, the character or appearance of the conservation area or the host property and is considered to be in accordance with Policies 2 and 8 of the JCS.



### 3 Residential amenity

Policy 12 (Paragraph 127) of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 (e) of the JCS 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, overbearing or overlooking.

Given the siting of the extensions to the west of the property, they would be screened by the two-storey extension and would therefore have no impact upon the amenities of No.31. Given that there would be no windows in the west facing elevation, there is no likelihood of loss of privacy through overlooking to No.17. Given the separation distances from any properties, the development would have no adverse impact upon residential amenity. Accordingly, the proposal is considered to be in accord with JCS Policy 8 (e).

### 4. Highways and parking

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

There would be no increase in the number of bedrooms at the property therefore no requirement for additional off-street parking and no impact upon the highway is anticipated. As such the proposal is considered to be in accordance with 8(b) of the JCS.

### 5. Flood Risk

Policy 5 of the JCS deals with flood risk management and states that development should reduce the risk of flooding and contribute to the protection and improvement of the quality of the water environment.

The property is located within flood zone 3. Permitted development rights were removed from the site when the new property (No.31) was permitted in 2013, so that any extensions or outbuildings could be monitored in relation to their impact upon the flood plain storage, despite 'minor extensions' (under 250sqm in area) being development which does not require a flood risk assessment. The Environment Agency have been consulted....awaiting their response.

As such it complies with policy 5 of the JCS.

### Conclusion

The proposal is considered to satisfy national and local planning policy. As such it is my recommendation that planning permission should be granted subject to the recommended conditions.

#### **Background Papers**

Title of Document:

Date:

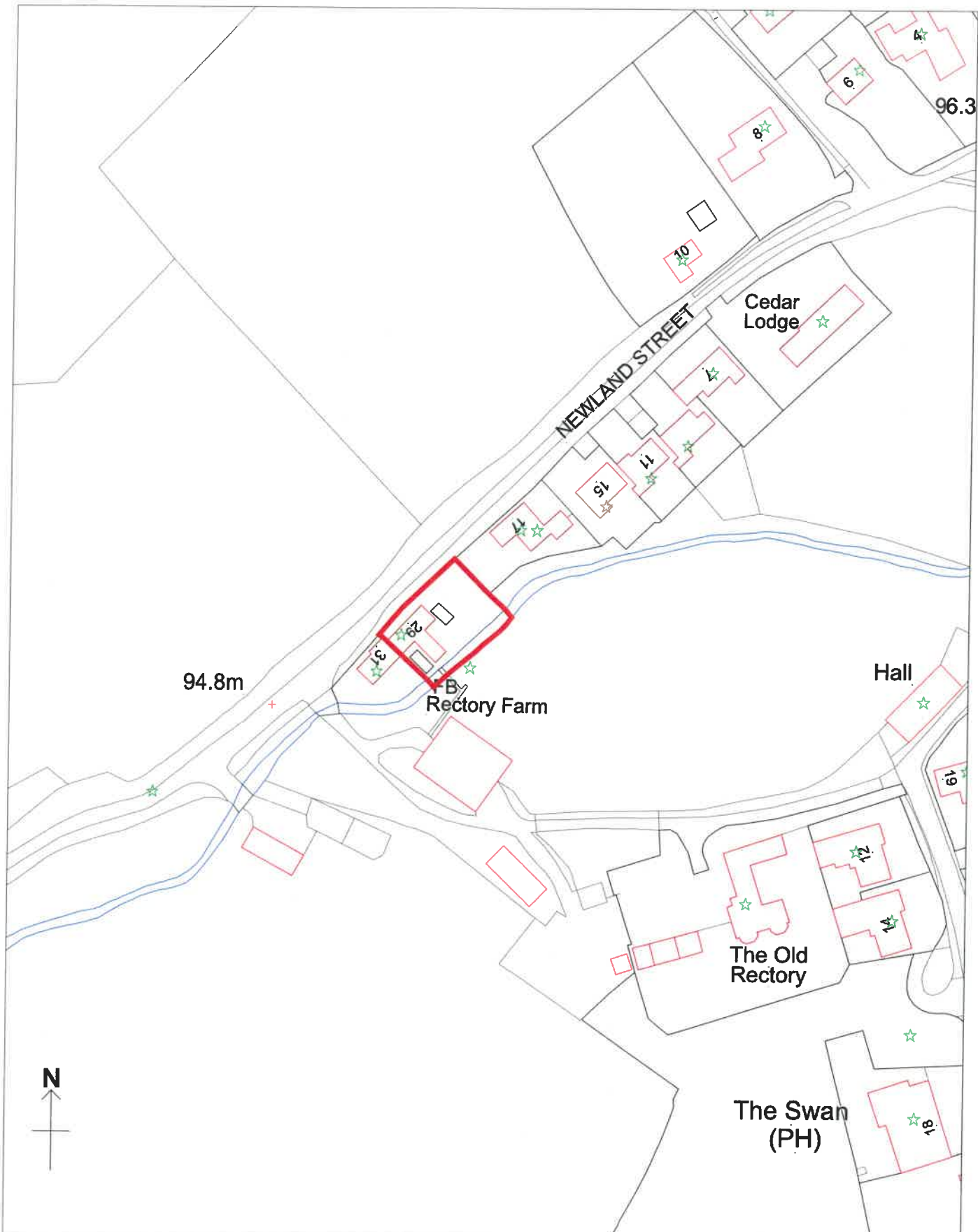
Contact Officer:

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

Ref:

Date:

Michelle Hill, Development Officer on 01536 534316



Title: 29 Newland Street

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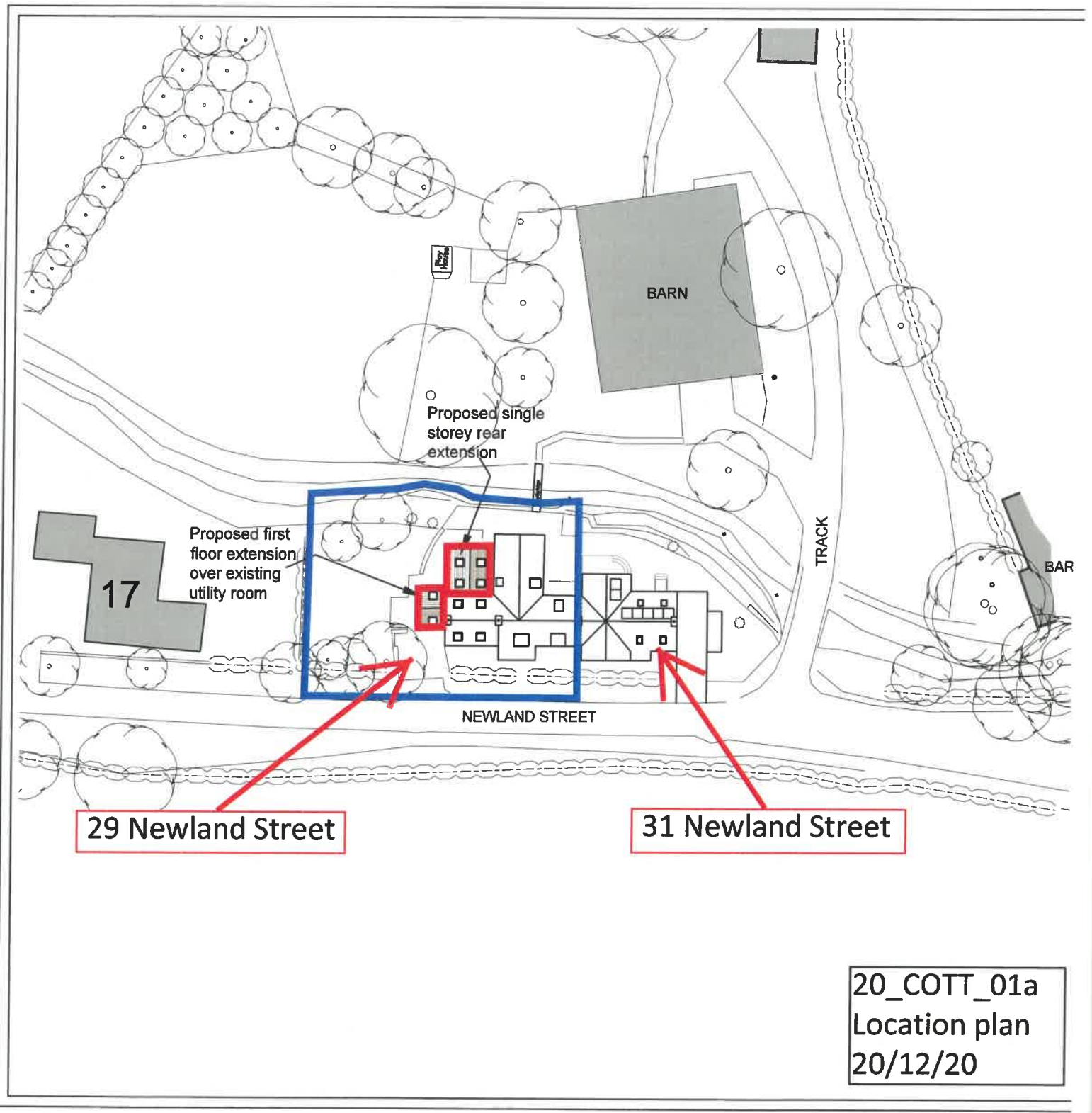
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**Kettering**  
Borough Council



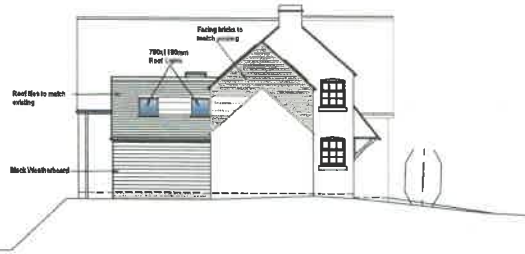




# South East



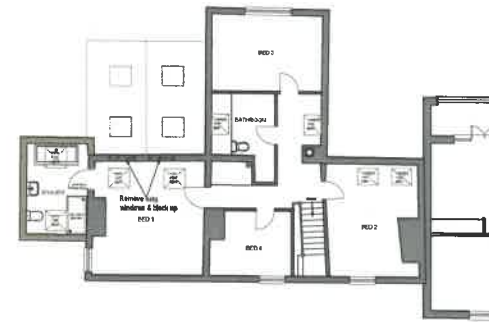
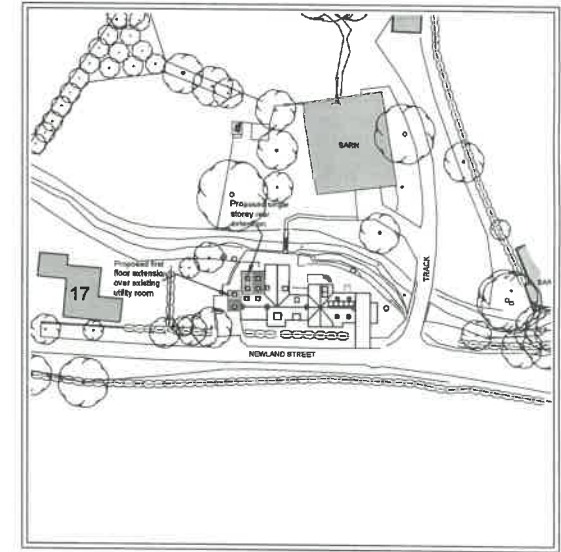
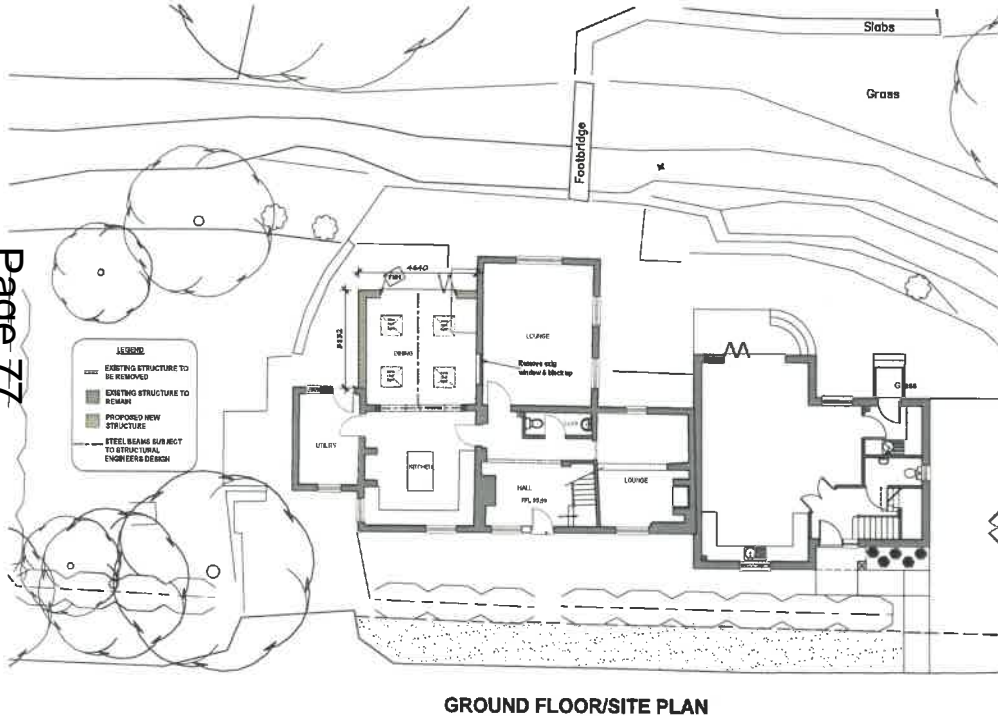
# North East



# North West



Page 77  
35d



Amended plan to remove Velux Windows facing south in Bed 1 above Kitchen as requested.  
2nd March 2021

## FLOOR PLANS/ELEVATIONS & BLOCK PLAN AS PROPOSED

CLIENT:  
MR & MRS GLAZEBROOK

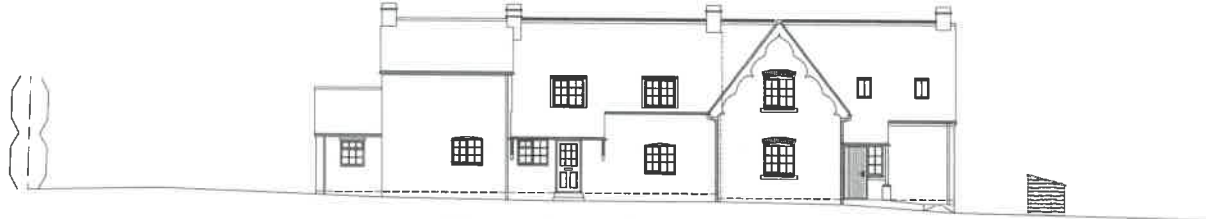
JOB DESCRIPTION:  
SINGLE STOREY REAR AND FIRST FLOOR SIDE EXTENSIONS AND DEMOTION OF STORE ROOM. INSTALLATION OF 10 NO. ROOFLIGHTS TO EXISTING AND PROPOSED ROOFS AT 29 NEWLAND STREET, BRAYBROOKE

SCALE 1:100 @ A1 DATE 14.08.20

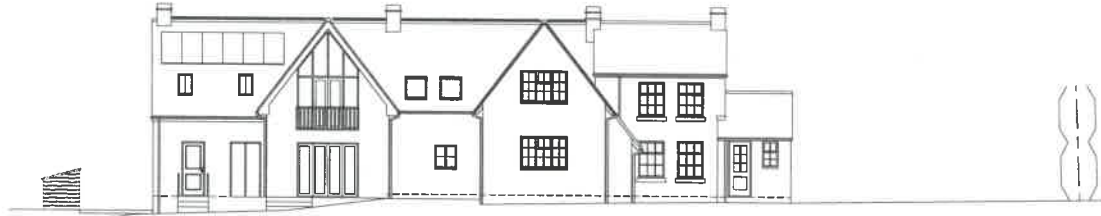
DRAWN BY D.G. DRAWING No: 20/CC/T/03

ALL DIMENSIONS TO BE CHECKED CAREFULLY BEFORE CONSTRUCTION. ANY DISCREPANCIES TO BE DISCUSSED AND RESOLVED WITH ARCHITECT BEFORE PROCEEDING.  
THIS DRAWING IS THE PROPERTY OF THE CLIENT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.





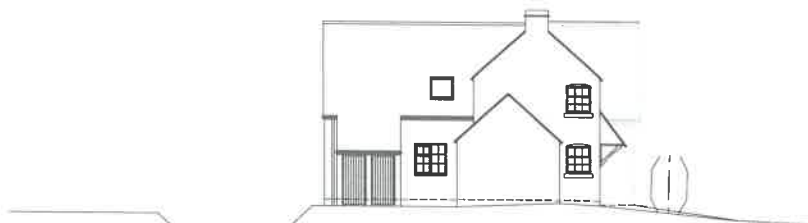
FRONT ELEVATION (NORTH WEST)



REAR ELEVATION (SOUTH EAST)



SIDE ELEVATION (SOUTH WEST)



SIDE ELEVATION (NORTH EAST)

Page 78  
35e



**ELEVATIONS  
AS EXISTING**

<b>CLIENT:</b> MR & MRS GLAZEBROOK	
<b>JOB DESCRIPTION:</b> PROPOSED FIRST FLOOR EXTENSION OVER EXISTING UTILITY ROOM & REAR GROUND FLOOR EXTENSION AT COTTENBURY, NEWLAND STREET, BRAYBROOKE	
<b>SCALE</b> 1:100 @ A1   <b>DATE</b> 14.08.2020	
<b>DRAWN BY</b> D.G.	<b>DRAWING No:</b> 20/CO TT/02
<small>ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION. ANY DISCREPANCIES TO BE DISCUSSED AND CLARIFIED WITH ARCHITECT OR CONTRACTOR PRIOR TO PROCEEDING.</small>	
<small>THIS DRAWING IS THE PROPERTY OF THE CLIENT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.</small>	



**BOROUGH OF KETTERING**

<b>Committee</b>	<b>Full Planning Committee - 16/03/2021</b>	<b>Item No: 5.4</b>
<b>Report Originator</b>	<b>Ruth James Assistant Development Officer</b>	<b>Application No: NK/2021/0064</b>
<b>Wards Affected</b>	<b>Queen Eleanor and Buccleuch</b>	
<b>Location</b>	<b>The Old Bakehouse, 13 Warkton</b>	
<b>Proposal</b>	<b>Full Planning Permission: Two storey rear extension and insertion of rooflight to rear in study</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs Issitt</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. The development hereby permitted shall not be carried out other than in accordance with the amended approved plan ISS-362-PA-200B received on 1st March 2021

REASON: In the interest of securing an appropriate form of development in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

3. All external walls of the extension hereby approved, shall be constructed in natural stone to match with the existing dwelling and shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. The roof of the extension hereby approved shall be constructed in natural slate to match the existing main roof on the host dwelling house.

REASON: For the avoidance of doubt and to ensure that the proposals respect the surrounding historic environment in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.



5. The windows and doors hereby approved shall be constructed in timber and finished to match in type, design and colour the windows on the main dwelling house.

REASON: For the avoidance of doubt and to ensure that the proposals respect the surrounding historic environment in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

## **Officers Report for NK/2021/0064**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2020/0693 – Two storey rear extension insertion of additional doors and windows. Withdrawn 13/01/2021

#### **Site Visit**

Officer's site inspection was carried out on 23/10/2020 in support of the previous submission. A second site visit was not undertaken due to the Covid-19 pandemic.

#### **Site Description**

The application site is located to the south of Warkton Village, within the settlement boundary and the Warkton Conservation Area. To the northeast of the site is St Edmunds Church a grade I listed building and 58 metres away, to the north is no. 12 Warkton, a grade II listed residential property and to the south, over 40 metres away is no.19 Warkton also a grade II listed dwelling.

The application site is comprised of The Old Bakehouse, no.13 Warkton, a two-storey dwelling built from coursed limestone, rubble with ashlar dressings and a slate roof. The property has a simplistic rectangle form with single storey extensions at either end. The southern end has a gabled dual-pitched roof with red tiles and the northern end is a lean-to extension with mono-pitched roof currently used as a dining room. The windows and doors are wood painted white.

To the rear the property benefits from a large garden with views across the open countryside. The boundary treatments are comprised of open post and wired fencing to the north and west with a stone built wall separating no. 13 with the neighbouring property to the south, no.15 Warkton.

#### **Proposed Development**

The application seeks consent for a two storey rear extension and the insertion of a roof light.

This application is a resubmission of a revised scheme of KET/2020/0693. This revised scheme proposes a significant reduction to the size of the previous submission. The extension would have a width of 4.6 metres and a depth of 4.4 metres. It would be set down from the main roof by 1.2 metres. Alterations to some doors and windows are also included, although these along with the roof light, do not require planning permission and are achievable utilising the permitted development rights for the property.

In the originally submitted scheme the south side elevation of the extension contained a set of bi-fold doors to the ground floor. Following design concerns raised by the local planning authority, these doors were changed to a set of patio doors and

an additional window was inserted to the first floor. The amended scheme was consulted on for 10 days.

### **Any Constraints Affecting the Site**

Setting of Listed Buildings

Within the Nene Valley Nature Improvement Area (NIA) Boundary

Warkton Conservation Area

## **4.0 Consultation and Customer Impact**

### **Warkton Parish Council**

Initial consultation – objection:

- The extension is overlooked by the Grade I listed Church vista
- The extension is overlooked by the gardens of no's 14 and 15 Warkton
- Conservation Village
- Internal works have begun.

These reasons were not clear and did not state the material impact of the proposed scheme or the harm that it was perceived to be causing and so the case officer contacted the Parish Council to provide an opportunity for them to clarify their objection reasons and received the following reply from the Clerk:

- “The comments were that it is more in keeping but the original objectors still held their opinions, that it overlooked the church vista and overlooked the gardens of 14 and 15.”

10-day re-consultation – at the time of writing the report no further comments had been submitted. Any additional responses if received will be provided as part of a committee update.

**Neighbours** Notifications were sent out to neighbouring occupiers and a site notice was erected.

Initial consultation – no comments were received from neighbours.

10 day reconsultation – at the time of writing the report no further comments had been submitted. Any additional responses if received will be provided as part of a committee update.

## **5.0 Planning Policy**

### **Legislation**

The Planning (Listed Buildings and Conservation Areas) Act 1990

### **National Planning Policy Framework**

Policy 12. Achieving well-designed places

Policy 16. Conserving and enhancing the historic environment

## **Development Plan Policies**

### **North Northamptonshire Joint Core Strategy**

Policy 2. Historic Environment

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

### **Saved Policies in the Local Plan for Kettering Borough**

Saved Policy RA4. Rural Area: Restraint and Scattered Villages

## **Emerging Policy**

### **Site Specific Part 2 Local Plan**

Policy RS2. Category B villages

Policy RS5. General Development Principles in the Rural Area

Policy WAR1. Warkton Development Principles

## **6.0 Financial/Resource Implications**

None

## **7.0 Climate Change Implications**

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. The National Planning Policy Framework emphasises that responding to climate change is central to the economic, social and environmental dimensions of sustainable development. National planning policy and guidance is clear that effective spatial planning is an important part of a successful response to climate change as it can influence the emission of greenhouse gases. In doing so, local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. The adopted Development Plan for Kettering Borough is consistent with and supports these national policy aims and objectives.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprising the North Northamptonshire Joint Core Strategy, Local Plan and Kettering Town Centre Action Plan makes clear the importance of climate change and seeks to create more sustainable places that are naturally resilient to future climate change. This will be further amplified by the emerging Site Specific Part 2 Local Plan once adopted which is being prepared within this context. Policies contained within the Part 2 Local Plan will help contribute towards a reduction in greenhouse gas emissions and will secure that the development and use of land contributes to the mitigation of, and adaption to, climate change.

## 8.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Design and impact upon the conservation area & setting of nearby listed buildings
3. Residential amenity
4. Nene Valley Nature Improvement Area

### 1. Principle of development

The application seeks the erection of a two-storey rear extension.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires Local Planning Authorities have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. In addition, Section 16(2) of the Act, requires Local Planning Authorities to have special regard to the desirability of preserving Listed Buildings and their settings.

Policy 16 of the National Planning Policy Framework supports development which makes a positive contribution to the Conservation Area and its setting (paragraph 200)

Policy 2, of the North Northamptonshire Joint Core Strategy looks to protect and preserve the historic environment and heritage assets and their settings. Proposals should demonstrate an understanding and appreciation of development upon the setting of heritage assets and complement their surrounding historic environment through the form, scale, design and materials used.

Policy 11 of the North Northamptonshire Joint Core Strategy supports small scale infill development within villages where this would not materially harm the character of the settlement or residential amenity.

Policy 8 of the North Northamptonshire Joint Core Strategy seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area. Paragraphs 124, 127 and 130 of the National Planning Policy Framework also recognise that good design is a key aspect of sustainable development and supports development which is sympathetic to the local character and history, including the surrounding built environment.

Saved Policy RA3 of the Local Plan for Kettering Borough defines Warkton as a restricted infill village and supports new development provided it is within the defined village limits, is appropriate in terms of its size, form, character and setting of the village, and does not involve the development of open land which is significant to the form and character of the village.

The Site Specific Part 2 Local Plan designates Warkton as a Category B Village and as such, development will be in accordance with Policy RS2. This policy requires development to show consideration and be sympathetic to the existing size, form, character and setting in the village. Policy WAR1 sets out the Warkton Development Principles, which seek to protect and enhance the Conservation Area and its setting. The Site-Specific Part 2 Local Plan has been submitted to the Secretary of State, however, at this stage this policy can only be given limited weight.

Subject to detailed consideration being given to the impact of the proposals, having an acceptable impact on the character and appearance of the Warkton Conservation Area, the setting of listed buildings and residential amenity, and ensuring it complies with National & Local Policies detailed above, the principle of development is considered acceptable.

## 2. Design and impact upon the conservation area & setting of nearby listed buildings

The National Planning Policy Framework (NPPF) emphasises the importance of high quality design (Policy 12). Policy 16 of the NPPF 'Conserving and enhancing the historic environment' also requires local planning authorities (LPA) to take account of 'the desirability of new development making a positive contribution to local character and distinctiveness' (para 192) and to avoid or minimise any conflict between the proposal and the conservation of a heritage asset.

Policy 2(b) of the North Northamptonshire Joint Core Strategy (JCS) requires new development should complement their surrounding historic environment through the form, scale, design and materials. Policy 8(d) of the JCS requires new development to respond to the site's immediate and wider context and local character.

The proposed extension would be located to the rear of the building, positioned towards the northern end of the rear elevation. The roof would be gabled and would be subordinate to the main roof of the host dwelling. The extension would contain a set of patio doors and an upper window in the rear west elevation and small windows to the ground and first floor in the side north elevation. The south side elevation of the extension would contain a set of patio doors to the ground floor and a small window to the first floor.

The rear door and windows serving the existing kitchen, hall, pantry and utility rooms would be removed and a set of rear patio doors would be inserted to serve a new snug room. The kitchen would be relocated and would connect with the new dining room on the ground floor of the extension. The utility room would be relocated into the single storey extension to the northern end of the dwelling, and an additional door opening in the western rear elevation of the host dwelling, would provide direct access to the rear garden. The ground floor projection at the southern end, would be brought into use as a study and a roof light would be inserted to the rear roof plane and an existing blocked window brought back into use.

Materials would match with the existing and these can be secured by condition. All of the windows and doors would match with the windows in the host dwelling and written details submitted in the application form specify that the windows would be painted timber.

No.13 Warkton occupies a generous sized plot. Although not a listed building the property does provide significant value to the conservation area and its setting. As the name suggests the property was once the bakehouse for the village and ancient mapping shows that the property dates back to the 1800's. The property derives its special character from its simple rural vernacular appearance and its continued preservation and retention is sought and valued. Notwithstanding this, as a residential dwelling, policy supports extensions to properties, providing it is appropriate in terms of its size, form, character and setting of the village.

The extension of this revised scheme is significantly smaller than the previous proposal under KET/2020/0693. Its subordinate design would maintain the hierarchy of development, and the size of the proposed extension is considered to be appropriate in this context. The patio doors would be to the ground floor, and their rear location means that they are set away from the public realm and would not be highly visible. The windows to the first floor of the extension are small and replicate the size and design of the existing windows, helping to ensure that there are no harmful impacts relating to design.

Warkton Parish Council have stated their concerns that internal works have started however, the reconfiguration of rooms, alterations to the existing windows, creation of additional openings and insertion of a roof light, are all achievable utilising permitted development rights for the property under Schedule 2, Part 1 and Class A, of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. As such it is the impact of the extension that requires consideration.

Warkton Parish Council has objected to the extension, stating that the gardens of no's 14 and 15 Warkton would be overlooked and also the vista of the grade 1 listed church would be overlooked. The potential residential amenity impacts towards these neighbouring properties is discussed at section 3 of this report. The following consideration has been given to potential impacts upon nearby listed buildings and the conservation area.

To the northeast of the site 50 metres away is St Edmunds Church a grade I listed building and 58 metres away to the north is no. 12 Warkton, a grade II listed residential property. To the south of no.13, 51 metres away is no.19 Warkton a grade II listed dwelling. The built form within Warkton is arranged simply around the streets at low density, generally on large plots with lots of space between buildings. The extension would be to the rear and as such would not impact upon the vista of the church. Neither would it erode the space around the listed church or listed dwellings, and it is not considered to change the way any of these buildings are perceived. By virtue of the positioning of the extension to the rear, its subordinate design, the generous separation distances between no.13, and the location of these heritage assets, the proposals are not considered to adversely impact on the settings of St Edmunds Church and no's 12 and 19 Warkton.

The use of matching materials and wooden framed windows and doors along with the amendments to the scheme (reduction to the size, scale and removal of the modern bi-fold doors), have all contributed to provide an extension that is considered to be appropriate in terms of its size, form, character and setting of the



Warkton Conservation Area and as such, where the extension would be visible from within the public realm (25 metres away to the south), the design is not considered to cause harm to the setting of the village.

Therefore, subject to conditions, it is considered that any potential impact on the conservation area and the setting of the listed buildings, has been considered and the design does not adversely impact, the surrounding historic environment in which the application site is located. The proposal would not cause harm to the character or appearance of the conservation area or harm the setting of nearby listed buildings. It is therefore in accordance with the objectives of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 16 of the National Planning Policy Framework and Policies 2 and 8(d) of the North Northamptonshire Joint Core Strategy.

### 3. Residential amenity

In addition to seeking development to respect the character of an area, Policy 8(e) of the North Northamptonshire Joint Core Strategy seeks to ensure that development prevents harm to the residential amenities of neighbouring properties, such as by reason of overbearing, loss of light or overlooking.

No. 13 is typical of many of the dwellings within Warkton, it sits fronting the adjacent road and occupies a large generous sized plot with lots of space between neighbouring buildings. Consideration has been given regarding residential amenity impacts towards no's 14 and 15 Warkton, a pair of semi-detached properties, which sit to the southwest, of no.13 and are the closest neighbouring properties being approximately 25 metres away from the proposed extension at no.13. Whilst the gardens for these neighbouring properties are to the front, they have a side by side relationship with the garden of the application site. This juxtaposition keeps existing and mutual overlooking impacts between gardens to an acceptable level and this will remain unchanged. Potential increases to overlooking from the extension are not considered to be significant, given the separation distance, orientation of the site and its location to the northern end of the host dwelling, away from these neighbouring properties.

The only other close proximity neighbour is no.13a, however this property is located across the road to the front and would not be impacted by the extension to the rear.

For these reasons the proposals are not considered to negatively impact upon the amenities of any residential occupiers in the vicinity of the application site and would be in compliance with Policy 8(e) of the North Northamptonshire Joint Core Strategy.

### 4. Nene Valley Nature Improvement Area

The application site is within the NIA boundary however, the application site is in an established rural village and the proposed scheme is small and on an already developed site. It is considered the small scale of the development proposed will not have any adverse impact on existing wildlife or the improvement of the Nene Valley.

## **Conclusion**

Subject to conditions relating to materials and approved plans, it is considered that the proposal complies with policies within the Development Plan and is recommended for approval.

### **Background Papers**

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Date: 03/03/2021

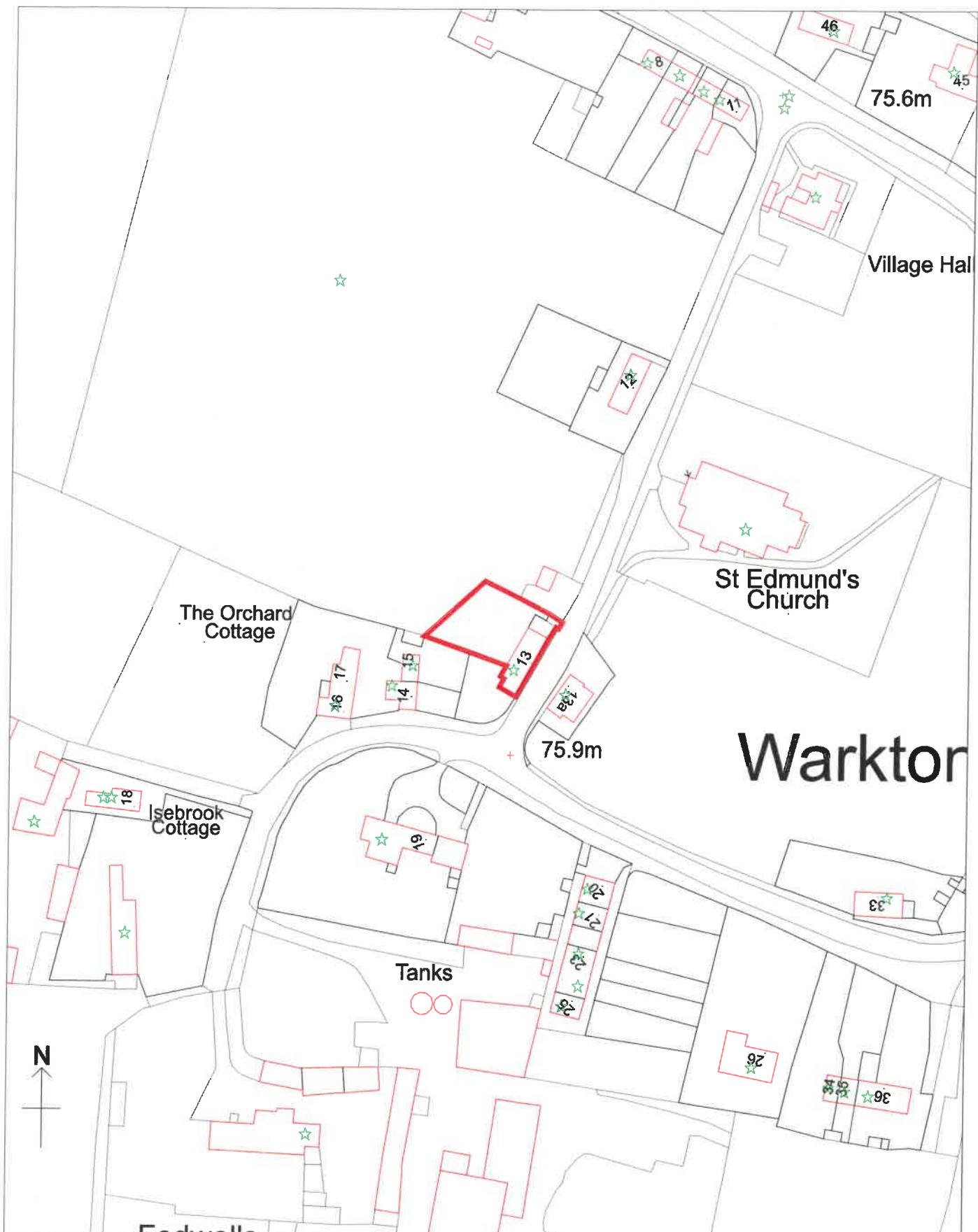
Contact Officer:

Ruth James, Assistant Development Officer on 01536 534316

### **Previous Reports/Minutes**

Ref:

Date:



Title: The Old Bakehouse

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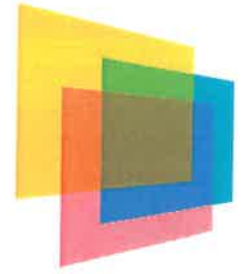
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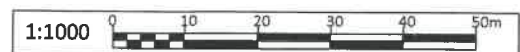
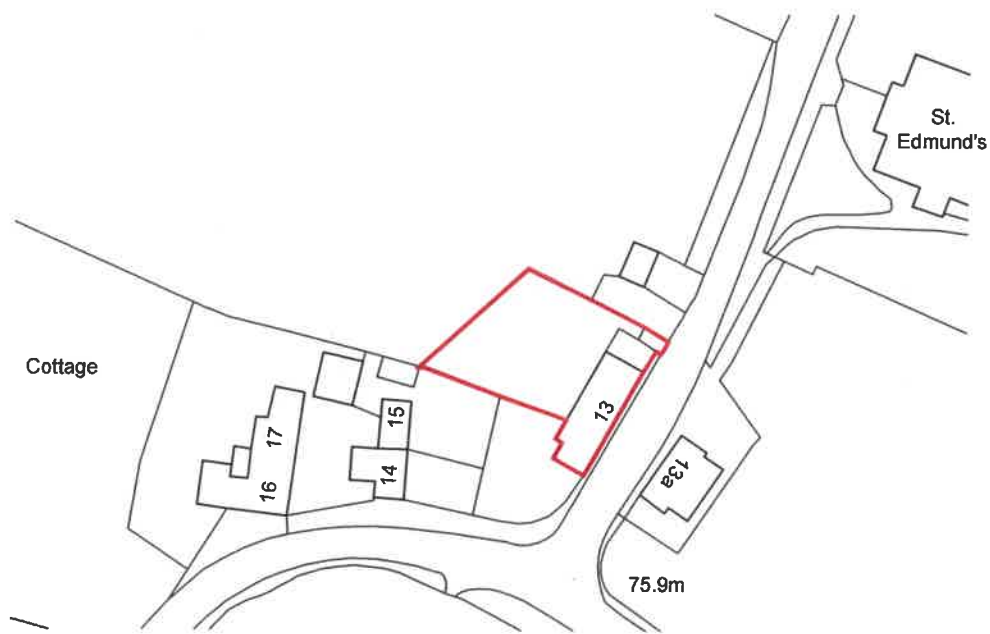
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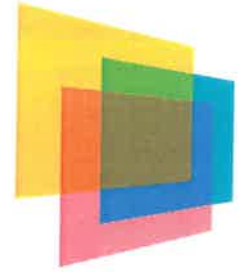
**Kettering**  
Borough Council



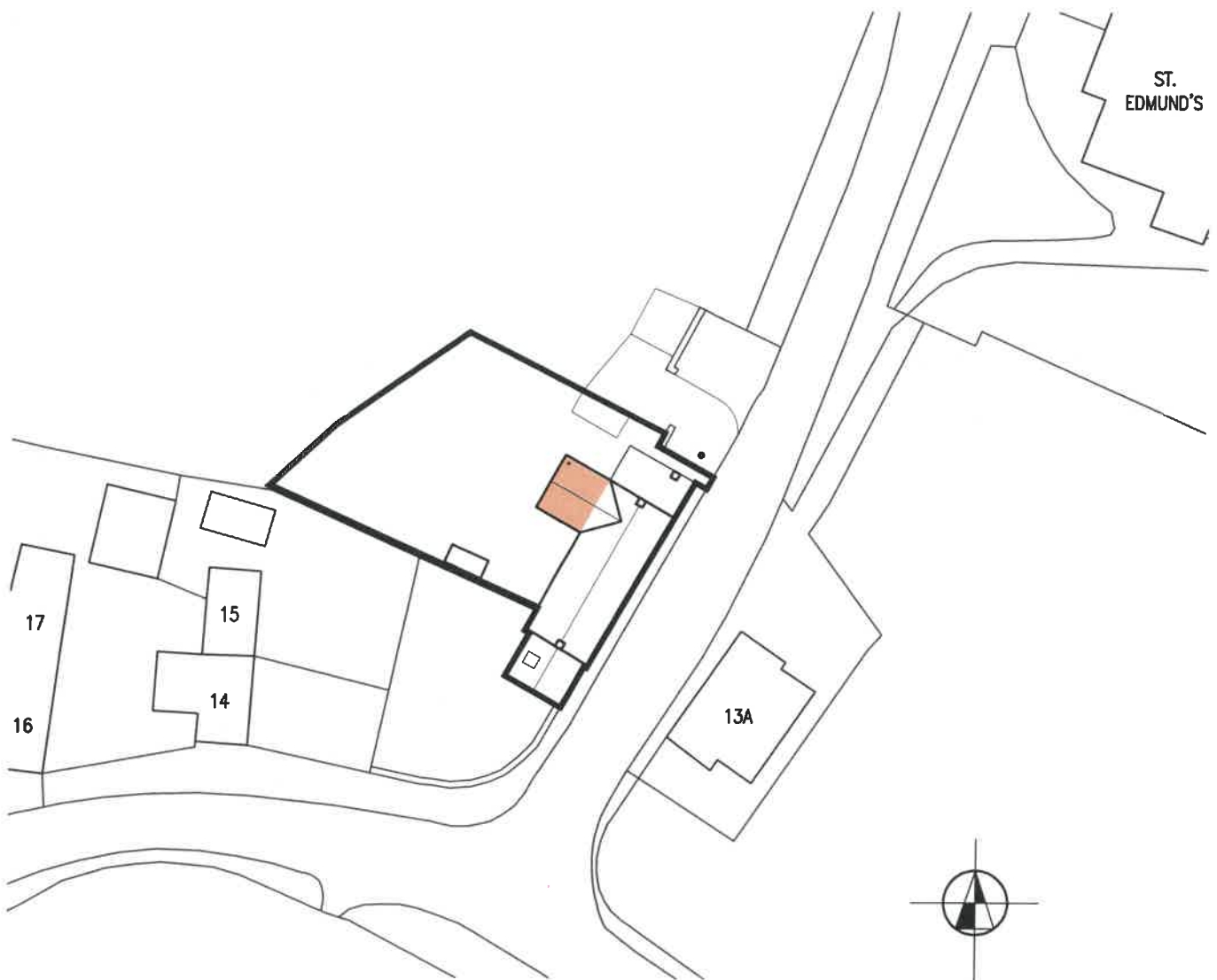
**MSQUARE**  
architects ltd



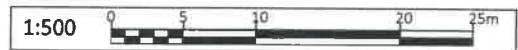
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		DRAWN	SF	CHECKED	OTM			
TITLE	SITE LOCATION PLAN	All discrepancies must be reported to the Architect © MSQUARE ARCHITECTS LTD					<b>MSQUARE</b> architects ltd 1 M STUDIO, TALBOT YARD, MARKET HARBOROUGH LEICESTERSHIRE, LE16 7NP - TEL. 01858 410915 <a href="http://www.msquarearchitects.com">www.msquarearchitects.com</a>	



**MSQUARE**  
architects ltd

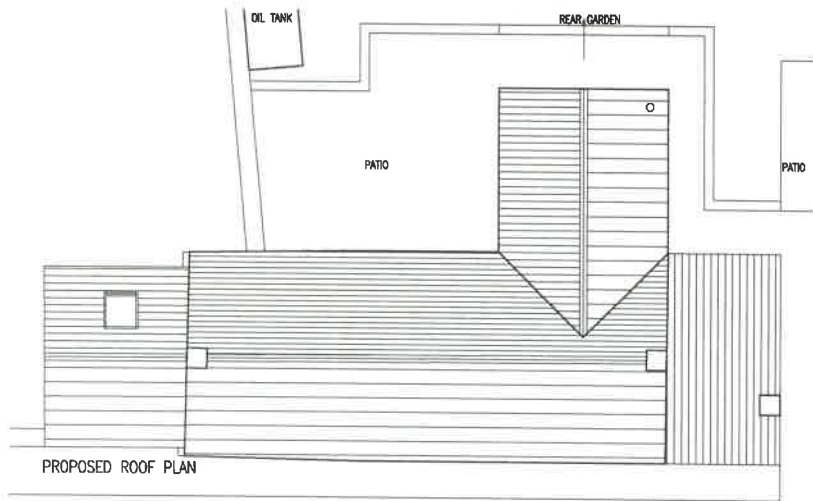


— SITE BOUNDARY  
 ■ AREA OF PROPOSED REAR EXTENSION



B	13.01.21	AMENDED SCHEME
A	05.10.20	REMOVAL OF ROOF LIGHT

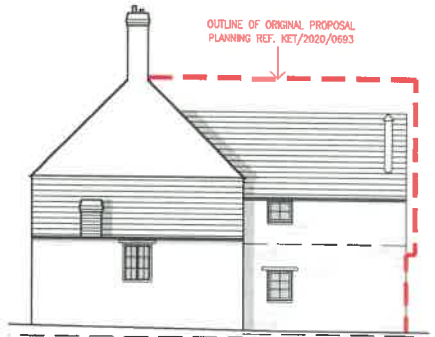
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<p align="center">All discrepancies must be reported to the Architect © MSQUARE ARCHITECTS LTD</p>							



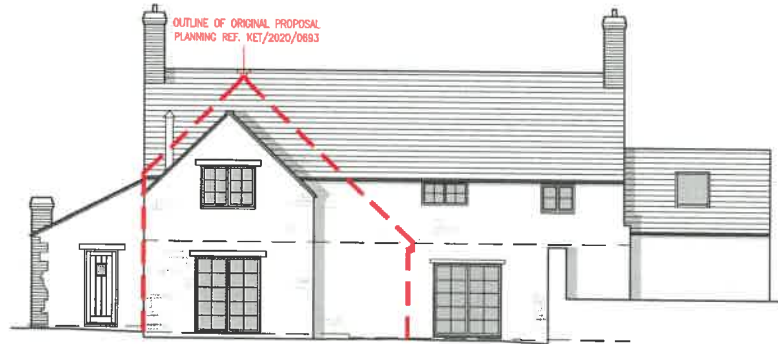
PROPOSED ROOF PLAN



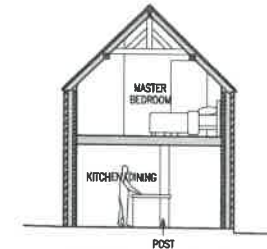
PROPOSED FRONT ELEVATION (UNCHANGED)



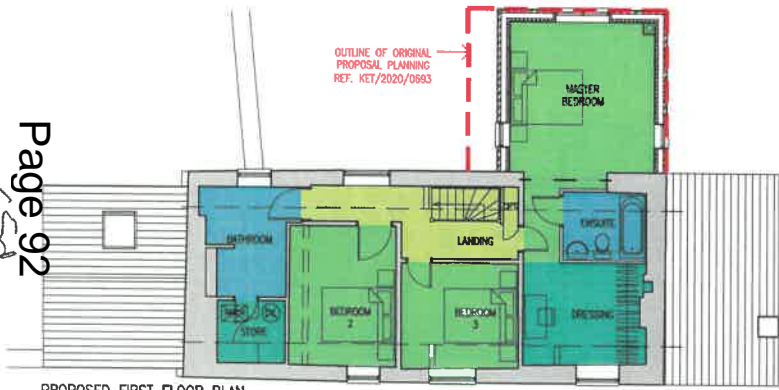
PROPOSED SIDE ELEVATION



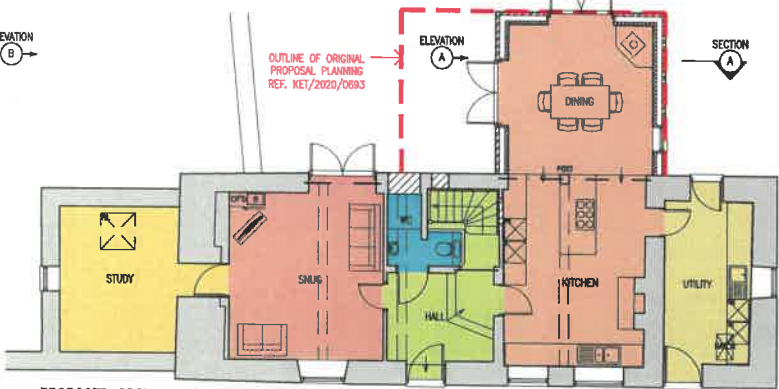
PROPOSED REAR ELEVATION



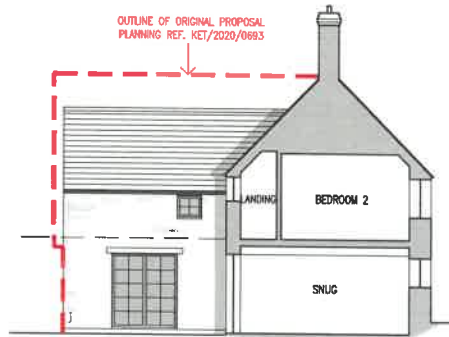
POST  
PROPOSED SECTION A-A



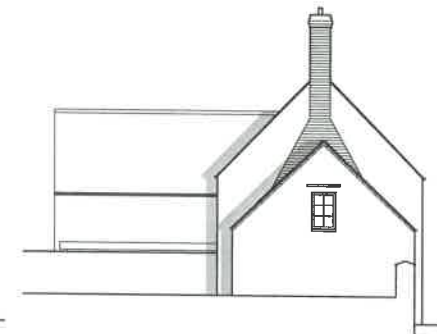
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEVATION A  
& PART SECTION



PROPOSED SIDE ELEVATION B

**PROPOSED MATERIAL SCHEDULE**

	NEW STONEMWORK, TYPE TO MATCH EXISTING
	NATURAL SLATE ROOF TILES TO MATCH EXISTING
	TIMBER FRAMED WINDOWS & DOORS, NATURAL FINISH

1:100

B	01.03.21	DESIGN AMENDMENTS
A	20.01.21	DESIGN AMENDMENTS
↑ REVISIONS		



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CLIENT	MR & MRS ISSITT		
PROJECT	THE OLD BAKEHOUSE, 13, WARKTON KETTERING, NORTHAMPTONSHIRE NN16 9XH		
TITLE	PROPOSED FLOOR PLANS & ELEVATIONS		
DWG No.	ISS	362	PA 200
DATE	JAN'21	SCALE	1:100
DRAWN	SF	CHECKED	OTM

All discrepancies must be reported to the Architect

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