

BOROUGH OF KETTERING

Committee	Full Planning Committee - 21/12/2010	Item No: 5.4
Report Originator	Alan Davies Assistant Development Officer	Application No: KET/2010/0668
Wards Affected	Burton Latimer	
Location	76 Alexandra Street (land to rear), Burton Latimer	
Proposal	Full Application: 2 no. semi-detached houses	
Applicant	Mr I Walker	

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. Prior to the commencement of any new dwelling on site the existing workshop shall be demolished.

REASON: To ensure the site is developed to a satisfactory standard in accordance with PPS5: Planning for the Historic Environment and policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Unless otherwise approved in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions parts A - D of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until part D has been complied with in relation to that contamination.

A. Site Characterisation

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

persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11 (or any model procedures revoking and replacing those model procedures with or without modification'.

B. Submission of Remediation Scheme

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

C. Implementation of Approved Remediation Scheme

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

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with part C.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with PPS23.

4. The developer shall inform the Local Planning Authority should any evidence of archaeology be uncovered at site and shall for a period of 14 days before work continues allow for reasonable access to the site to Northamptonshire County Council's archaeology department for the purpose of recording the finds by making measured drawings, taking photographs or archaeological excavations.

REASON: To ensure the recording of any items of archaeological interest in accordance with PPS5: Planning for the Historic Environment and Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the character and appearance of the development and of the Conservation Area in accordance with PPS5: Planning for the Historic Environment and Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. The development hereby permitted shall not be occupied until vehicle parking area has been constructed, surfaced and marked out in accordance with the approved details, and that area shall thereafter be reserved for the parking, loading and unloading of vehicles.

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

7. Vehicular access to and from site shall be made from the Alexandra Street entrance as shown on submitted plan 'Drawing 4' received on 06.10.2010 and at no other location or access point. The access shall be permanently maintained for the purposes of vehicular movement.

REASON: To ensure a satisfactory means of access to the highway in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

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

REASON: In the interests of the amenities and privacy of the neighbouring properties in the in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

9. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in any first floor elevation or roof plane of the building.
REASON: To protect the amenity and privacy of the occupiers of adjoining properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

10. The two small, narrow windows at first floor level on the east elevation shall be non-opening and glazed with obscured glass in accordance with a sample panel which shall have been submitted to and approved in writing by the Local Planning Authority and thereafter shall be permanently retained in that form.

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

11. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details.

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

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

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

Notes (if any) :-

- Due to the underlying geology present throughout Northamptonshire, the levels of naturally occurring arsenic, vanadium and chromium found throughout the borough frequently exceed the levels at which the risk from arsenic, vanadium and chromium to human health would be considered acceptable for residential land use (with and without plant uptake); it is expected that there may be unacceptable risks to future occupiers of the site therefore the required investigations must take these elements into consideration. Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide. This document is downloadable at http://www.kettering.gov.uk/downloads/developers_guide_may_04.pdf

If you wish to discuss the requirements of the investigations further please contact Mrs Alex Gratrix, Team Leader (Environmental Protection) on (01536) 534348; or email at contaminatedland@kettering.gov.uk

This planning permission is subject to "pre-commencement" conditions which require details/drawings to be submitted to and approved in writing by the Local Planning Authority before ANY development may lawfully commence. Any development

commenced in breach of these "pre-commencement" conditions will be unauthorised, a breach of planning control, and liable to immediate Enforcement and Stop Notice action.

Any excavation works necessary in connection with the approved plans shall be by hand dig method only within the Root Protection Area of the canopy of adjacent Leylandii trees on the southern boundary.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Planning Policy Statements 1, 3, 5, Guidance Note 13 and Policies 1,7, 9, 10 and 13 of the North Northamptonshire Core Spatial Strategy and also Policy 35 of the Local Plan for Kettering Borough. The issues relating to the distance between neighbouring properties are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

Officers Report

3.0 Information

Relevant Planning History

KET/2008/0048 – Outline Planning Permission: Demolition of workshop and erection of bungalow. Single consideration: Access – Approved 20.03.2008.

KE/1979/0246 – Change of Use to store – Refused 30.03.1979.

KE/1979/0751 - Change of Use to store – Refused 18.06.1979.

BLU/71/107 – Change of Use for Car Sales – Refused 07.02.1972.

Site Description

Officer's site inspection was carried out on 26/10/2010.

The application site is situated to the southwest of Burton Latimer town centre. It is within the 'Industrial Core' area of the Conservation Area and is accessed from Finedon Street, a narrow residential through route which comprises predominantly traditional two storey terraced dwellings. The site is situated to the rear of residential properties along the west side of Alexandra Street. It is currently occupied by a large red brick workshop/garage outbuilding which measures approximately 12 metres (length) x 6 metres (width) x 4 metres (height). Hardstanding in front of the workshop can provide parking for 5/6 cars, but the site currently appears to be derelict. Boundary treatment of the site is a mixture of 2 metre high modern walls and fences of various materials and appearances. Access to the widest part of the site from Alexandra Street is between numbers 76 and 82 Alexandra Street and is 4.85 metres wide. The site is level and the surrounding gardens and properties are not at higher or lower levels than the application site.

Proposed Development

The proposal is to demolish the existing workshop/garage outbuilding and replace it with two semi-detached two bedroom dwellings. The proposed floor plan of the two properties is approximately 11.5 metres x 9.5 metres. The height to the ridge will be 8 metres. The external walls will be faced with red bricks and the roof will be covered by interlocking concrete tiles. Dogtooth eaves detailing is proposed for the front (east) and rear (west) elevations. A small single storey element on the front (east) elevation is also proposed to provide a kitchen for the dwelling on the right side. The garden to the rear will be accessed by a tunnel between the two properties. The north and south elevations will be blank to prevent overlooking of neighbouring properties. Two parking spaces to the front of the property will be provided and access to these spaces will be from the existing access which is to be retained.

Any Constraints Affecting the Site

Conservation Area

4.0 Consultation and Customer Impact

Parish/Town Council

Awaiting response.

Highway Authority

I have no highway objection to this proposal.

Northants County Council: Archaeology

The application site is located near the centre of Burton Latimer on the western side of Alexandra Road. It lies on the western edge of the historic settlement, and on the projected line of the Roman road from Water Newton to Dungee Corner. There is therefore the potential for remains of archaeological interest to survive on the application site, albeit truncated by later activity.

PPS5, HE8.1 stresses the importance of pre application discussions in order to assess the significance of potential heritage assets. Normally, the assessment would take the form of a field evaluation prior to determination; however, in light of the background nature of the evidence and the probability of truncation, under the circumstances an archaeological condition is recommended.

The proposed development will have a detrimental impact upon any archaeological deposits present. This does not however represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected.

In order to secure these please attach a condition for an archaeological programme of works as per paragraph HE12.3 of PPS5 Planning for the Historic Environment to any permission granted in respect of this application.

Environmental Health

Thank you for consulting me on this application. I have reviewed the information provided by the applicant to determine the likely impact on future occupiers of the site and surrounding premises.

I have no objection to the application subject to a condition being applied relating to the previous potentially contaminative use of the site and the underlying geology present throughout Northamptonshire.

Neighbours

10 objections against the proposal have been received which raise the following points:

- Overshadowing, overlooking and loss of light for the rear of 135 Churchill Way.
- Light to the rear of 70 Alexandra Street will be blocked.
- Light to the rear of 74 Alexandra Street will be blocked.
- This proposal will exacerbate existing parking problems.
- The existing permission for the bungalow is sufficient.
- Overdevelopment of the site.
- There are no south facing roofs to allow for the installation of photovoltaic

panels, therefore adversely affecting the development's ability to generate energy from renewable sources.

- The development may affect the roots of the Leylandii trees on the boundary with 100 Finedon Street.
- The proposal is contrary to the Burton Latimer Conservation Area and policies contained within the document.
- There is support for the existing approved bungalow, but the current two storey proposal is considered to be overbearing.

5.0 Planning Policy

National Policies

PPS1. Delivering Sustainable Development

PPS3: Housing

PPS5. Planning for the Historic Environment

PPG13. Transport

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1. Strengthening the Network of Settlements

Policy 7. Delivering Housing

Policy 9. Distribution & Location of Development

Policy 10. Distribution of Housing

Policy 13. General Sustainable Development Principles

Local Plan

35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

- 1 Principle of development
- 2 Residential amenity
- 3 Design, character and appearance
- 4 Impact upon the Conservation Area
- 5 Access
- 6 Archaeology
- 7 Sustainability
- 8 Trees

1. Principle of development

The principle of residential development upon this site is firmly established by extant planning permission KET/2008/0048, which provides outline permission for the erection of a dwelling on this site. The outline approval considered access only, with

all other matters reserved. A condition on this outstanding permission requires the development to be single storey only, although there is nothing to prevent the insertion of dormer windows or rooflights in the final design and the indicative plan suggested a dormer bungalow of similar proportions to this proposal would be constructed. This is an important material consideration when determining this application.

National and local planning policies provide for the re-use of brownfield land to provide housing within existing town boundaries. The principle of providing an additional residential property on previously used land is considered to be an acceptable proposal in accordance with national policies PPS1 and PPS3. Both national policies promote the re-use of brownfield land as a sustainable means of development. National policy PPS5: Planning for the Historic Environment provides for new development within Conservation Areas so long as the character and appearance of the area is preserved or enhanced. PPG13 encourages development within sustainable locations close to existing centres and easily accessible public transport, whilst discouraging the over-provision of residential parking spaces. This proposal satisfies national planning policies.

Policies 1, 7, 9 and 10 of the North Northamptonshire Core Spatial Strategy all encourage appropriate levels of development on brownfield land within the existing town boundaries of Kettering and the A6 towns of Burton Latimer, Rothwell and Desborough. This site lies within one of the smaller towns, as defined by the North Northamptonshire Core Spatial Strategy, and therefore the principle of development at this location is supported by local planning policy. Policy 13, which relates to the impact upon the amenity of neighbouring residents, aims to ensure that new development does not have a detrimental impact in terms of loss of light, overlooking, overbearing or an increase in pollutants. It is considered that this proposal satisfies such requirements.

This proposal also complies with Policy 35 of the Local Plan for the Kettering Borough as the proposed development is contained within the confines of the Burton Latimer town boundary and therefore it does not involve the development of a greenfield site within the open countryside. All of these aspects are dealt with in further detail in the subsequent four sections.

2. Residential amenity

10 objections from neighbouring residents have been received and all relate to the potential for loss of light to rear gardens or overlooking. Drawing number 4, which shows the indicative layout of the proposed dwellings, demonstrates that they are set an appropriate distance from the properties which back onto the site in Churchill Way, Finedon Street and Alexandra Street. The following table shows how far from each of the properties the proposal will sit. There will be no loss of light to any habitable rooms of any of the neighbouring properties as a result of this proposal and although the gardens of 74 and 76 Alexandra Street will lose some sunlight, less than half of the garden will be affected and the area affected will change throughout the day. The properties to the south of the proposal will not experience a loss of light at all:

Address	Distance from proposal
74 Alexandra Street	18m
76 Alexandra Street	18m
82 Alexandra Street	23m
100 Finedon Street	14m
135 Churchill Way	26m
137 Churchill Way	26m
139 Churchill Way	21m

The table above demonstrates that this development would be closest to 74 and 76 Alexandra Street. This proposal has to be considered against the existing tight-knit Victorian development which was not constrained by such considerations. Distances between habitable rooms on the existing properties are much less. For example the distance between habitable rooms across Alexandra Street is only 13 metres, which is far less than the 18m clearance distance proposed by this development. The proposed amount of rear private amenity space will be approximately 50 square metres, which although small, is considered to be adequate for a small two bedroom property.

100 Finedon Street will be the closest property to this proposal at a distance of 14m between the existing and proposed dwellings. The north (rear) elevation of 100 Finedon Street faces onto the blank side (south) elevation of the proposed dwellings. Therefore there will be no overlooking or loss of privacy for the occupants of 100 Finedon Street as a result of this proposal. Objections relating to amenity have also been raised in respect of loss of light to the rear of 70 Alexandra Street and for loss of light and overlooking to the rear 135 and 137 Churchill Way. Due to the blank northern elevation of the proposal it will not overlook any of the gardens of the properties to the north and this includes 70 Alexandra Street. Although some of the gardens to the north will experience some loss of light as the sun progresses from east to west during the day, 70 Alexandra Street will not experience any more loss of light than 72-76 Alexandra Street. The loss of light will not be experienced in one particular area of the garden and given that the gardens are long and narrow a significant area of gardens affected will not be overshadowed. The problem is less acute for 135 and 137 Churchill Way, as they will experience a slight loss of light to their gardens in the morning only. The clearance distance between the proposal and these properties is 26 metres and so no loss of privacy will result.

In order to mitigate the impact this structure will have upon neighbouring residents, and in particular the potential for these dwellings to overlook the neighbouring properties, the north and south elevations will be blank and a condition will be attached to prevent the insertion of windows in these elevations in future. Also, a condition will be attached that requires the two small, narrow first floor windows to be obscure glazed, thereby reducing overlooking of the rear gardens of 74 and 76 Alexandra Street and 92 Finedon Street. The proposal will not lead to an increase in noise, light or other pollutant for the occupiers of neighbouring properties.

This proposal has to be considered against KET/2008/0048, an outline permission in which access was the single consideration. This extant permission potentially allowed for a single storey dormer bungalow with the same sized footprint as this proposal, which would have had a marginally lower impact than the current

proposal. The extant outline permission for this bungalow, although only indicated as part of an illustrative plan, was only marginally smaller than the current proposal with the ridge height permitted at 7 metres. The current proposal is only 1 metre higher than the indicative plan submitted with the existing outline permission. This is considered to be an acceptable increase in height, given that the surrounding Victorian terraced properties are also 8 metres high. The difference between the approved first floor window heights of KET/2008/0048 and the proposed window heights of KET/2010/0668 are 4.5 metres and 5 metres respectively. Therefore the amount of overlooking experienced as a result of this proposal will only be marginally greater than the level which could result were the extant outline permission of KET/2008/0048 been constructed based on the illustrative plans submitted. Based on the reasons given above this proposal is considered to be in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

To the south of the proposal on land referred to as 94-96 Finedon Street planning permission was granted in 2008 (KET/2008/0774) for 12 apartments. Were these to be built they would face onto the blank southern elevation of this proposal. The clearance distance between this potential building and the proposal would be 15 metres at the closest point. Again, given that the occupants of the proposal would be unable to look onto this possible development and that this proposal is to the north, therefore not leading to any loss of light, it is considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy in terms of its impact upon residential amenity.

3. Design, character and appearance

National planning policy PPS1 encourages development which is appropriate within its context. Surrounding development is predominantly two storey Victorian terraced dwellings and this proposal seeks to maintain the existing character of the area by replicating many of the details and proportions found on the properties in Alexandra Street. This proposal would make a welcome addition to the street scene if it were to be built on Alexandra Street following the existing building line. However, due to the constraints of the site the proposed dwellings will be situated some 35 metres back from Alexandra Street. They will therefore not result in an incongruent feature within the defined terrace row of properties, but neither will they look out of place within this locality, as traditional detailing found within this area, such as dogtooth eaves detailing, has been replicated on the proposal. The proposed design of the properties is therefore considered to be in accordance with PPS1 and Policy 13 of the North Northamptonshire Core Spatial Strategy, as they will not detrimentally impact the appearance of the surrounding area.

4. Impact upon the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that development within Conservation Areas should preserve or enhance the character or appearance of the area. This proposal achieves this by incorporating the proportions and architectural features, such as the dogtooth eaves detailing, of the surrounding properties within the Conservation Area. The appearance of these two properties will therefore enhance the character and of the Conservation Area, particularly because the proposal is far more suited to this location than the current garage/workshop, which has no architectural or historic qualities justifying its retention. The proposal is therefore considered to be in

accordance with PPS5: Planning for the Historic Environment and Policy 13 of the North Northamptonshire Core Spatial Strategy, as it improves upon the existing appearance of the area.

5. Access

The property will be accessed from Alexandra Street by utilising an existing driveway. Northamptonshire County Council does not object to this proposal on highway grounds due to the access satisfying the minimum width requirements for driveway access. Visibility splays cannot be provided to a level which would satisfy said requirements, but this must be considered against the current situation. At present this driveway can be used to access an area for the parking and storage of approximately 5/6 vehicles, although on the day of the site visit there was no evidence of this. The proposed development provides two car parking spaces on site which is considered to be appropriate for a development so close to Burton Latimer town centre and easily accessible to existing public transport. The site incorporates turning facilities in order that vehicles accessing site can leave in a forward direction.

It is accepted that this access point has been used for many years for the parking and storage of up to 5/6 cars and therefore accommodates regular traffic movements. In this instance it is considered that the proposed development will not result in an increased amount of traffic accessing the site when compared to the existing situation. As a result the access is considered to be acceptable in highway safety terms and therefore in accordance with PPG13: Transport.

6. Archaeology

One of the main reasons for the 2009 extended Burton Latimer Conservation Area was the role that Burton Latimer once had as a historic turnpike. Northamptonshire County Council's archaeological advisor has stated that the application site may be of potential archaeological significance as the application site is located close to the centre of Burton Latimer, on the western edge of the historic settlement and on the projected line of the Roman road from Water Newton to Dungee Corner. Therefore potential exists for there to be archaeological remains on the application site. Although the potential for such remains to be found is considered to be low careful extraction and recording should be carried out should anything of significance be found. Therefore an archaeological recording condition will be attached to this permission, should it be granted.

7. Sustainability

Policy 14 of the North Northamptonshire Core Spatial Strategy requires that 'development should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions'. With developments of this scale this translates to incorporating sustainable methods of construction and energy efficiency and provide for waste and water recycling. The sustainability statement submitted with the application does not adequately demonstrate how these objectives will be met and therefore in order to achieve these targets a condition will be attached which requires the developer to submit further details demonstrating how these targets will be satisfied prior to development.

8. Trees

An objection has been raised to this proposal on the basis that the foundations may affect the root system of a group of Leylandii trees to the south of the site and outside of the red line. These trees are not considered to be of any merit in terms of the contribution they make to the character and appearance of the Conservation Area, but they currently provide privacy for 92 and 100 Finedon Street. Therefore in order to protect these trees the area around their roots the applicant has been advised to hand-dig around the roots and install a root protection barrier to prevent unnecessary damage to these trees.

Comments on other points raised by proposal

Concerns have been raised in relation to land ownership disputes and particularly in reference to the land required to access the proposed development. However, these issues are not material planning considerations and it is advised that these concerns are private matters to be resolved between the parties involved.

An objection was received which relates to the lack of potential to provide solar photovoltaic panels as part of this development. However, Policy 14 of the North Northamptonshire Core Spatial Strategy, which relates to energy efficiency and sustainable development, does not require such measures to be provided on small-scale schemes. Therefore this is not a justifiable reason to refuse this application.

Conclusion

The principle of development is acceptable and complies with national and local planning objectives. It is not considered that this proposal will adversely impact upon the amenities of neighbouring residents any more so than the extant outline planning permission for this site would (KET/2008/0048). It is, in my opinion, a well-designed proposal that makes an effective use of brownfield land, will improve the appearance of the existing space and will enhance the character of the Conservation Area. Considering the existing situation of this plot and subject to the conditions attached, this scheme is considered to be a satisfactory proposal. Highway safety will not be detrimentally impacted by this development and there are no other material planning considerations which constitute a justifiable reason for refusal. The proposal is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Davies, Assistant Development Officer on 01536 534316

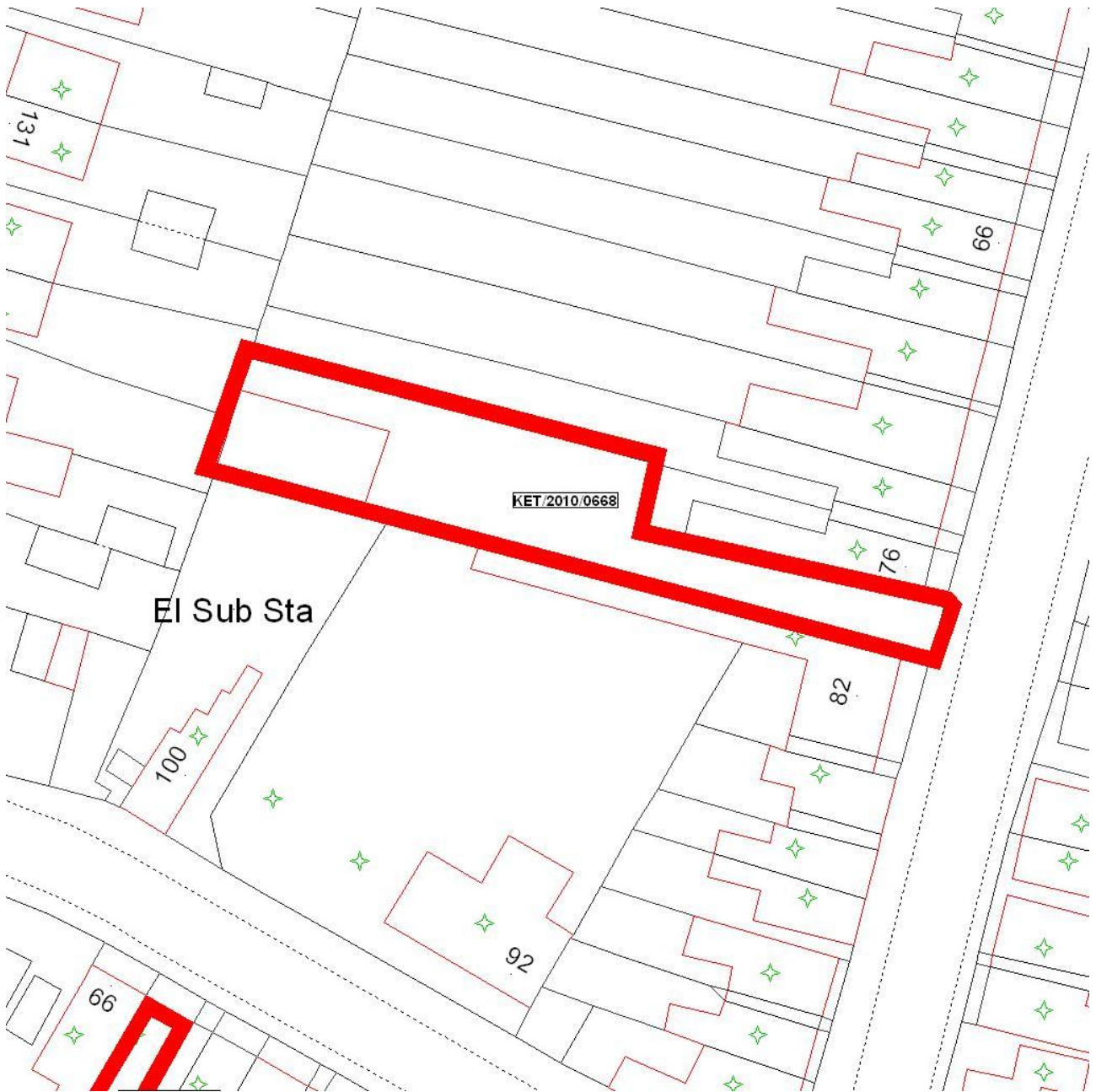
Previous Reports/Minutes

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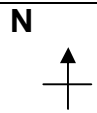
Date:

SITE LOCATION PLAN

76 Alexandra Street (land to rear), Burton Latimer
Application No.: KET/2010/0668



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