

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 15/01/2013</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Fjola Stevens Development Officer</b>	<b>Application No: KET/2012/0754</b>
<b>Wards Affected</b>	<b>Desborough Loatland</b>	
<b>Location</b>	<b>19 Bridge Road (land adj), Desborough</b>	
<b>Proposal</b>	<b>Full Application: 1 no. dwelling</b>	
<b>Applicant</b>	<b>Mr M Dearing</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 REFUSED for the following reason(s):-

1. The narrow width of the site, together with its proximity to the adjacent building, would result in a contrived and cramped form of development which would appear incongruous with the surrounding area which is characterised by two storey semi-detached dwellings within spacious plots of regular and generous separation. As such, the proposal is contrary to policy 13 of the Core Spatial Strategy for North Northamptonshire, the Council's Sustainable Design SPD, and the aims and objectives of sustainable development contained within the NPPF.

Notes (if any) :-

- NONE

### **Justification for Granting Planning Permission**

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

None

#### **Site Description**

Officer's site inspection was carried out on 13<sup>th</sup> December 2012.

The site comprises a strip of garden land to the side of number 19 Bridge Road. The front of the plot is bounded by a hedge part of which has been removed to provide vehicular access, although there is no dropped curb. The rear garden is surrounded by a 1.8m close boarded fences to each side. A railway line, separated by a dense tree screen stands to the rear.

Bridge Road is characterised by two storey semi-detached dwellings set around a cul-de-sac and parking area.

Land levels are relatively consistent both within and immediately surrounding the site.

#### **Proposed Development**

The application seeks planning permission for a 2 storey detached dwelling with off road parking to the front.

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

None

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

#### **Parish/Town Council**

No objection.

#### **Environmental Health**

No objection. Conditions to address contaminated land and acoustic insulation due to the location of the site close to the rail line are recommended.

#### **Neighbours**

1 Third party letter of objection

- there should be no more loss of garden
- it will ruin the sense of place
- although it appears there is ample space and parking there is not
- any car access will cut into a peaceful close
- scheme is without merit

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Core Principles

S. 6 Delivering a wide choice of quality homes

S. 7 Requiring good design

### **Development Plan Policies**

#### **East Midlands Regional Plan**

P.1 Regional core objectives

P. 2 Promoting Better Design

P. 3 Distribution of development

P. 11 Development in the southern sub-area

#### **North Northamptonshire Core Spatial Strategy**

P. 7 Delivering Housing

P. 9 Distribution and Location of Development

P. 10 Distribution of Housing

P. 13 General Sustainable Development Principles

P. 14 Energy Efficiency and Sustainable Construction

#### **Local Plan**

P. 35 Housing: Within Towns

### **Supplementary Planning Documents**

Sustainable Design

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

1. Principle of Development;
2. Design, Character and Appearance;
3. Neighbouring Amenity;
4. Parking and Highway Matters;
5. Environmental Issues.

### **1. Principle of Development**

The NPPF sets out a presumption in favour of sustainable development and the core principles of the NPPF require the planning system to meet the housing needs of the country, improve the places in which people live, and focus development in locations which are sustainable. In addition S. 6 of the NPPF states that housing application should be considered in the context of the presumption in favour of sustainable development and a wide choice of quality homes and inclusive and mixed communities should be delivered.

Policies 1, 3 and 11 of the EMRP and policies 1 and 9 all require new development to be focussed within the built up areas in order to strengthen existing settlements and policies 13 and 15 set out the importance of sustainable development and sustainable housing provision.

The application site lies within an existing residential area within Desborough and therefore the principle of the proposed development accords with national, regional and local planning policies. However, the planning policies also require detailed consideration to the design of the development and the impact upon neighbours and the wider area. Therefore although the principle of a dwelling in a built up area accords with policy the proposed scheme fails the other tests, as set out below, and as such is recommended for refusal.

## 2. Design, Character and Appearance

S. 7 of the NPPF states that “good design is indivisible from good planning” and “planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”. Furthermore Policy 2 of the EMRP encourages high quality design and policy 13(h) of the CSS requires new development to be of a high standard of design, architecture and landscaping and to respect and enhance the character of its surroundings. This therefore represents an important consideration, particularly given the further emphasis contained within the development plan and as set out above.

Bridge Road is characterised by wide fronted semi-detached properties presenting a strong sense of rhythm in their spacing. Corner plots are notably more open and spacious in their character offering relief from the surrounding built form of the area and clear views between buildings to the open countryside beyond. This is particularly apparent in the vicinity of the site where dwellings surround the cul-de-sac. The introduction of a building within these spaces would erode the regular pattern of development, remove the open aspect currently apparent and lead to a cramped and confined form of development that would detract from the character and visual amenity of the area.

The proposed dwelling would be constructed up to the eastern boundary of the application site and therefore would appear joined to the single storey addition of the neighbouring dwelling to the east which is also built up to the shared boundary. The narrow width of the site, irrespective of the wider frontage along the southern boundary, coupled with its proximity to the adjacent building would also result in a contrived form of development. In addition, the proposed detached building would not be in-keeping with the appearance of the surrounding buildings which due to their form as semi-detached properties have a strong horizontal emphasis. The development also makes no effort to include architectural detailing found in the vicinity of the site such as bay windows, chimneys or the mix of window sizes with vertical and horizontal emphasis.

It is considered for the reasons set out above that the proposed design and scale is wholly inappropriate within its context, and therefore the development would not respect or enhance its setting and would not constitute good quality design contrary to national, regional and local planning policies.

### 3. Neighbouring Amenity

Policy 13(l) of the CSS states that new development should not have an unacceptable impact upon neighbours as a result of loss of light or overlooking.

The proposed dwelling would sit between the neighbouring properties and therefore the building would not have an overbearing impact upon the neighbouring dwellings. The existing dwelling has a bathroom window on the side elevation facing the proposal and on the adjacent dwelling there is 1 small first floor window which does not appear to be a primary window to a habitable room. No windows are proposed on side elevations of the proposed dwelling and it is considered that the windows on the front and rear elevations would not result in an unacceptable level of overlooking.

Therefore it is considered that the proposal would not have an unacceptable impact upon neighbours and would accord with policy 13(l) of the CSS.

### 4. Parking and Highway Matters

Properties surrounding the cul-de-sac are served by a central communal parking area and do not have dedicated on-site parking although some of the surrounding properties make use of their front garden for parking, whether there is a dropped curb or not. The proposed development proposes a similar approach with space for 2 cars on the front garden. Although there is insufficient space to turn within the site due to the residential nature of the street it is considered that provided pedestrian visibility splays can be accommodated the proposal would not harm highway safety.

### 5. Environmental Issues

A railway line runs to the north east of the site and would be likely to generate a significant amount of noise and vibration. The Council's Environmental Health team is satisfied that appropriate mitigation measures could be incorporated within the design of the building however noise levels would need to be identified and appropriate mitigation measures proposed as part of any reserved matters submission. This could be made subject of a condition if planning permission were to be granted.

Due to the underlying geology present across the county which commonly presents high levels of naturally occurring arsenic, and the sensitive end use being proposed, a condition would need to be attached to any permission requiring a contamination investigation followed by any necessary remediation.

### Conclusion

The proposed development would detract from the established character of the

area representing an anomaly within the street scene; as such the proposal is contrary to the development plan and should be refused planning permission.

**Background Papers**

Title of Document:

Date:

Contact Officer:

Fjola Stevens, Development Officer on 01536 534316

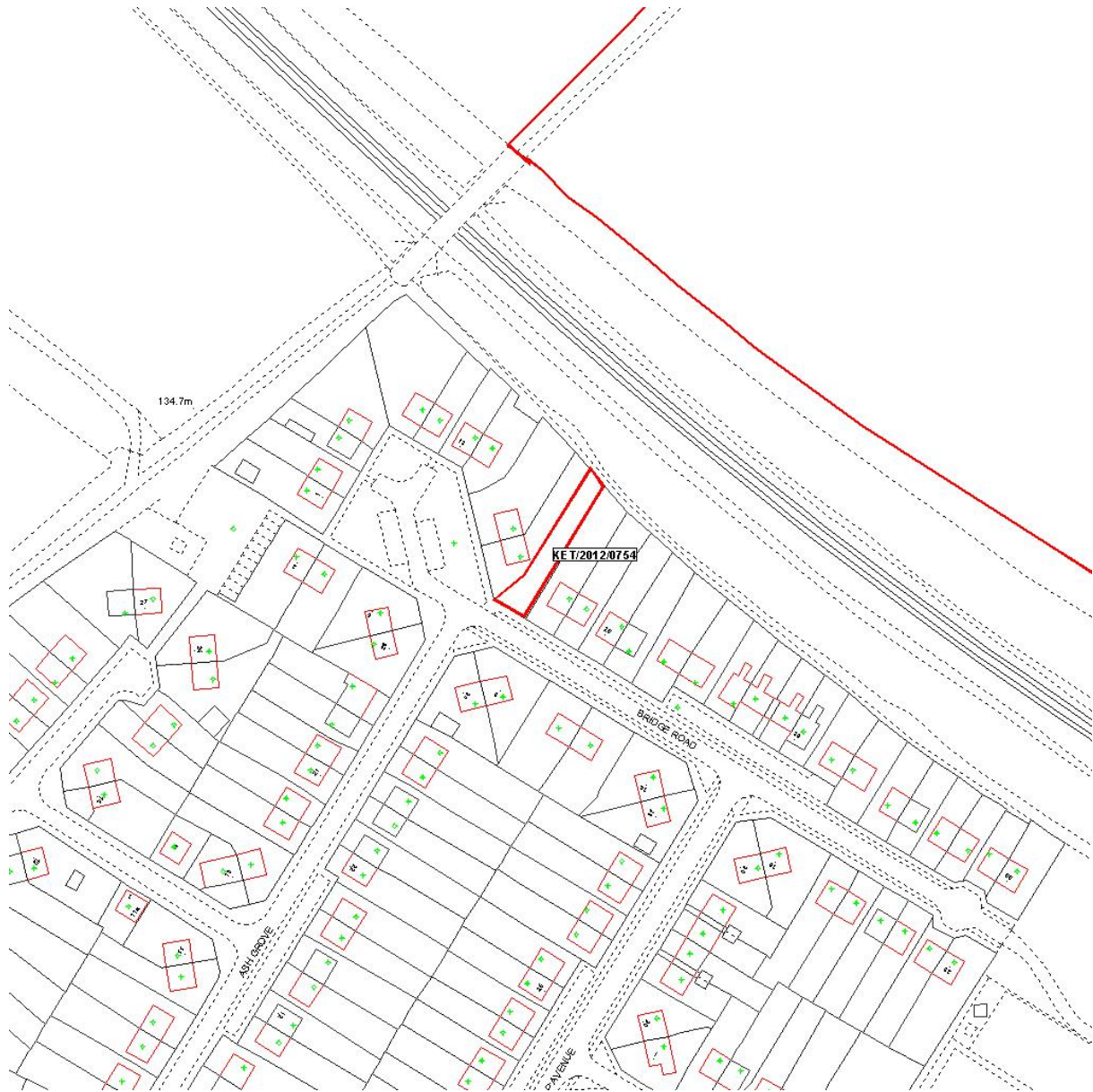
**Previous Reports/Minutes**

Ref:

Date:

# SITE LOCATION PLAN

19 Bridge Road (land adj), Desborough  
Application No.: KET/2012/0754



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