

Planning Committee Report

Application Number: WNN/2023/0014

Location: 242 Hazeldene Road, Northampton, NN2 7NP

Development: New dwelling on land adjacent No 242 Hazeldene Road, to include modifications to existing vehicular access to rear providing off road parking for both new and existing dwellings

Applicant: Mr N Lawlor

Agent: Mr Patrick Dooley

Case Officer: Andrew Holden

Ward: St. George Unitary Ward

Reason for Referral: Call in by Councillor Winston Strachan – Out of character with the area, concern over parking and vehicular access.

Committee Date: 8th June 2023

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to conditions as deemed necessary;

Proposal

The development proposed is the erection of a two storey dwelling, with rooms also in the roofspace, on a site comprising the side garden of an existing two storey, semi-detached dwelling.

Consultations

The following consultees have raised **objections** to the application:

- Cllr Winston Strachan

The following consultees have raised **no objections** to the application:

- Highways
- Police Crime Prevention Adviser
- Environmental Health

One letter of objection has been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of development
- Impact on the character and appearance of the area
- Living conditions for future occupiers
- Impact on the amenities of adjoining occupiers
- Highway and parking considerations

The report looks into the key planning issues in detail, and Officers conclude that the proposal acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1 APPLICATION SITE AND LOCALITY

- 1.1 The application site Comprises the side garden area of the two storey host dwelling. The surrounding area is residential in nature, with a variety of house types and styles.

2 CONSTRAINTS

- 2.1 None relevant

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The development proposed is the erection of a two storey dwelling, with rooms also in the roofspace.

4 RELEVANT PLANNING HISTORY

- 4.1 There is no planning history directly relevant to the proposal.

5 RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

National Policies

5.2 The NPPF sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following sections are of particular relevance to this application:

- Paragraphs 7-12 - Presumption in favour of sustainable development
- Section 6 – Building a strong and competitive economy
- Section 8 - Promoting healthy and safe communities
- Section 9 - Promoting sustainable transport
- Section 12 – Design

5.3 Development Plan

- West Northamptonshire Joint Core Strategy (Local Plan Part 1)

Policy S10 – Sustainable Development Principles

Policy H1 – Housing

Policy BN9 – Planning for Pollution Control

- Northampton Local Plan Part 2 (2023)

Policy SD1: Presumption in favour of sustainable development

Policy Q1: Placemaking and design

Policy Q2: Amenity and layout

Policy Q3: Carbon reduction, community energy networks, sustainable design and construction, and water use

Policy Q4: Health and wellbeing

Policy MO2: Highway network and safety

Policy MO4: Parking standards

5.4 Material Considerations

- National Planning Policy Framework (NPPF)
- Northampton Parking Standards Supplementary Planning Document
- Northamptonshire Parking Standards

6 RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Comment
Cllr Winston Strachan	<i>Comment on original Plans:</i> I wish to call in the above reference application to the Planning Committee but only if it was recommended for approval. A number of residents in the area believe what is proposed

	as it stands will not be keeping in character and appearance of properties in the immediate area also, they express great concern about the parking and proposed vehicular access at the corner with Hollingside Drive; one of which is the disruption to the free flow of traffic. <i>No comments received on revised plans</i>
Local Highway Authority	<i>Revised Plans:</i> No objection to the proposal. Even though there is no pedestrian visibility splay in one direction, it is an improvement on the existing.

7 RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

7.1 There have been five letters of objection raising the following comments:

- Dwelling would be out of keeping with the area in design – materials, height, use of rooflights.
- Lack of space for bins and bikes
- Close boarded fencing would be out of keeping
- Would add to existing parking problems
- Dropped kerb to Hazeldene Road would give rise to highway safety concerns
NB this has been removed from the revised plans.
- Revised plans – Great concern that at least four cars will be accessing the driveways on Hollingside Drive
- Revised plans – parking for both new and existing dwellings would not be possible.

8 APPRAISAL

Principle of Development

8.1 Planning policy has a presumption in favour of sustainable residential development in accordance with the development plan unless material considerations indicate otherwise. The site lies within an established residential area. The provision of one dwelling would also contribute towards the Council's 5-year housing supply. Subject to the considerations below the principle of residential development in this location is considered acceptable.

Impact on the character and appearance of the area

- 8.2 The site comprises the side garden area of an existing two storey dwelling, with the wider area comprising a variety of house types and styles. On the opposite side of Hollingside drive, to the side of the site, an infill dwelling was approved in 2012, comprising the extension and subdivision of that dwelling.
- 8.3 The proposed dwelling would be in a complimentary style to the host dwelling, being also slightly set down at ridge and eaves level and set back from the front elevation, reducing the bulk within the street scene.
- 8.4 The dwelling would be only marginally set back from the boundary of the site with Hollingside Drive, and forward of the line of buildings on that side road. However, this

position would be similar to that of the dwelling on the opposite side of Hollingside Drivee, 240A Hazelden Road, which was approved as an infill development in 2012.

- 8.5 It is considered, therefore, that the dwelling and garage as proposed would not be out of keeping with the street scene or wider area, subject to conditions requiring full details of materials.

Living conditions for future occupiers

- 8.6 The proposal is for a three bedroom dwelling over three storeys, including the roofspace. The Nationally Described Space Standards (NDSS) set out that such dwellings should have a floorspace of 90 square metres, for occupancy by four persons. The overall floorspace is proposed at 97 square metres and therefore the proposal complies in this respect
- 8.7 Minimum widths and areas for single and double bedrooms are also specified in the NDSS. Two of the bedrooms comply with the standard for single bedrooms, with the third complying as a double. The proposal overall therefore complies with the NDSS and would provide an acceptable standard of accommodation.
- 8.8 In addition, all rooms would have a good outlook and the dwelling also be provided with an appropriate rear garden area.

Impact on the amenities of adjoining occupiers

- 8.9 The proposed dwelling would be adjacent to the host dwelling at 242 Hazeldene Road. The two storey element of the proposed dwelling would be adjacent to the side wall, thereby having no impact. The single storey element to the rear would project beyond the rear of this neighbour. The projection from the rear would be 3m, which is the same depth as could ordinarily be built as an extension under permitted development rights. On this basis, it is considered that the impact on this neighbour would be acceptable. However, as the dwelling as approved could subsequently be further extended, it is necessary for permitted development rights to be removed by condition.
- 8.10 To the rear, a separation of 17.9m would be provided between the rear of the two storey element of the proposed dwelling and the side wall of the neighbour at 1 Hollingside Drive. This separation would ensure no adverse impact on this neighbour in respect of overlooking or visual dominance.
- 8.11 The separation to neighbouring properties on the opposite side of Hazeldene Road would be over 28m and hence no adverse impact would result in this regard.

Highway and Parking Considerations

- 8.12 The adopted parking standard requires two parking spaces for a 3 bedroom dwelling, together with a visitor space. This therefore results in a requirement for four spaces plus two visitor spaces, for the existing and proposed three bedroom dwellings. A total of four spaces are proposed. Whilst this would not allow for visitor parking, it is considered that there is sufficient capacity on street for this provision.
- 8.13 No objection has been made by the Local Highway Authority, who have confirmed that this would in fact be an improvement, as one pedestrian visibility splay would be

provided, whilst there are none at present. A condition is recommended to secure provision and permanent retention of this splay.

9 FINANCIAL CONSIDERATIONS

9.1 CIL is payable.

10 PLANNING BALANCE AND CONCLUSION

10.1 The proposed development would have no adverse impact on the street scene, the amenities of neighbouring occupiers or in respect of highway safety. The dwelling would provide an acceptable standard of accommodation for future occupiers and would contribute in a small part to the five year housing land supply.

11 RECOMMENDATION / CONDITIONS AND REASONS

11.1 Grant permission subject to conditions as set out below with delegated authority to the Assistant Director – Planning and Development to approve any amendments to those conditions as deemed necessary.

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans: ASM-22-L14-001b Proposed site plan, ASM-22-L14-003b - Proposed floor plans, ASM-22-L14-008b- Proposed front/rear elevations, ASM-22-L14-009b - Proposed side elevation/section, ASM-22-L14-010a - Location/block plans.

Materials

3. Prior to the construction of the development hereby approved above ground floor slab level, full details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy Q1 of the Northampton Local Plan Part 2.

Landscaping

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of hard and soft landscaping for the site. The scheme shall include, where present, the location and species of any existing trees and hedgerows on the land and details of any to be retained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and Policy Q1 of the Northampton Local Plan Part 2 . This is a pre-commencement condition to ensure timely submission of details.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and which shall be maintained for a period of five years; such maintenance to include the replacement in the current or nearest planting season whichever is the sooner or shrubs that may die are removed or become seriously damaged or diseased with others of similar size and species.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy Q1 of the Northampton Local Plan Part 2.

Boundary Treatment

6. Prior to the construction of the development hereby approved above ground floor slab level, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the buildings hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy Q1 of the Northampton Local Plan Part 2.

Removal of Permitted Development Rights

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or outbuildings shall be erected to the dwelling (s) hereby permitted.

Reason: To prevent overdevelopment of the site and to protect the amenities of adjoining occupiers, in accordance with Policy Q1 of the Northampton Local Plan Part 2.

Provision and Retention of Visibility Splay

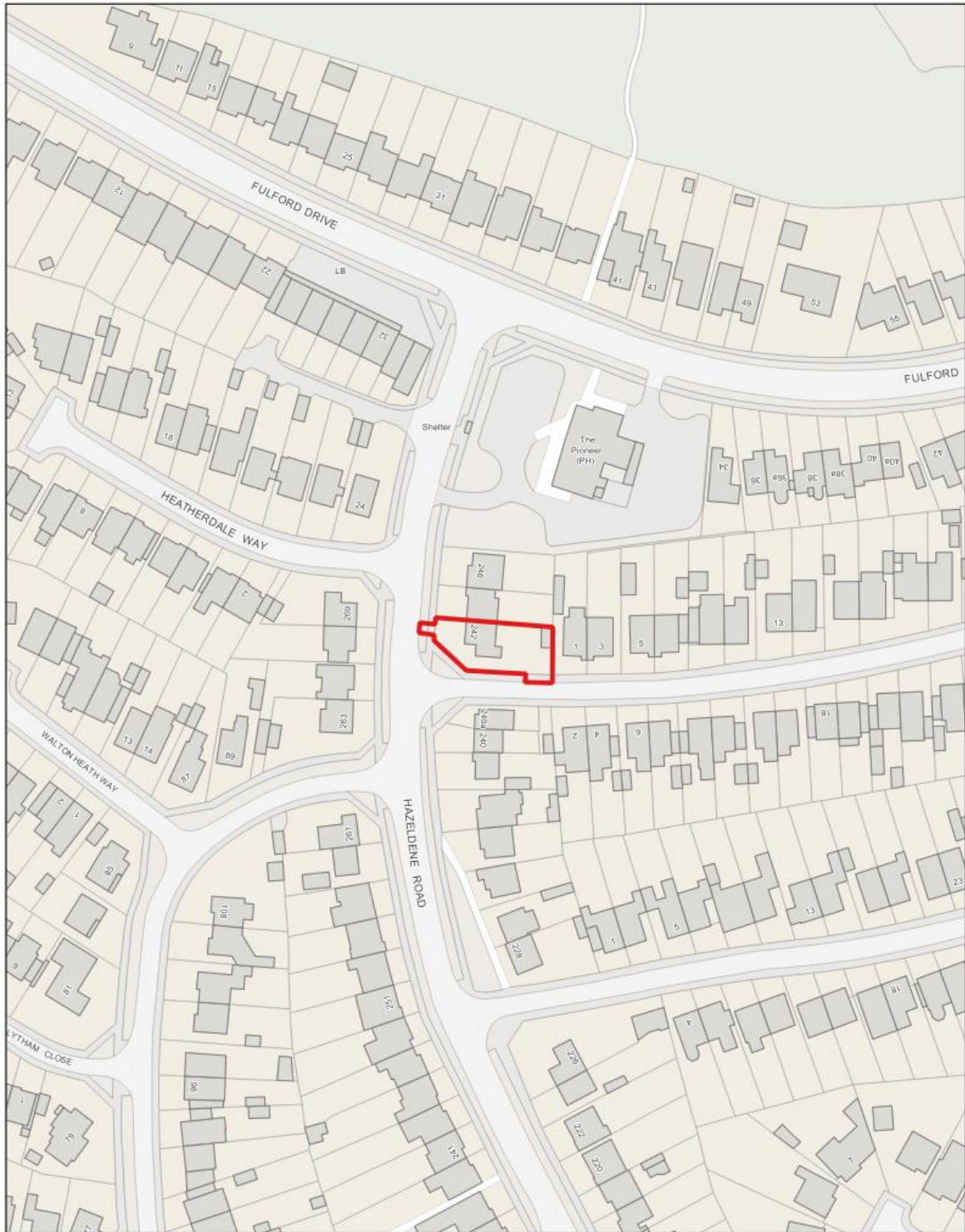
8. Prior to first use or occupation of the development hereby permitted, the pedestrian visibility splay to the south of the proposed access as indicated on drawing ASM-23-L14-001b and measuring 2.0m x 2.0m shall be provided on the south side of the vehicular access. The splay shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.6m in height above access / footway level.

Reason: In the interests of highway and pedestrian safety, in accordance with Policy MO2 of the Northampton Local Plan Part 2.

Electric Vehicle Charging Points

9. Full details of electric vehicle charging points (1 per dwelling) for the residential units hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The approved charging points shall be provided on site in accordance with the approved details prior to first occupation of the development hereby approved.

Reason: To ensure the provision of adequate facilities in accordance with Policy MO4 of the Northampton Local Plan Part 2



**West
Northamptonshire
Council**

Title: **242 Hazeldene Road, Northampton**

Date: 25-05-2023

Scale: 1:1,250 @A4

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Drawn: M Johnson