

Planning Committee Report

Committee Date: 5th December 2022

Application Number: WNN/2022/0913

Location: Hillside Ranch, 1A Harbrough Road North, Northampton, NN2 8LS

Development: Reserved Matters Application (Appearance, Scale and Landscaping) pursuant to Outline Planning Permission N/2019/1247 (Outline Planning Application for the demolition of existing dwellings at 1A and 3 Harbrough Road North and erection of 14no. dwellings) for detailed house types and landscaping for the development of 14no units

Applicant: Barfield Homes

Agent: APC Planning

Case Officer: Samantha Taylor

Ward: Kingsthorpe North Unitary Ward

Referred by: Assistant Director of Place and Economy

Reason for Referral: Major application

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT RESERVED MATTERS APPROVAL SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

Proposal

The application seeks reserved matters approval in relation to the original outline application N/2019/1247 for the construction of 14no dwellings and associated works. Reserved matters approval is sought in regard to appearance, scale and landscaping. Other matters such as the principle of development, access and layout have previously been approved or details secured via planning condition.

Consultations

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

- Environment Agency, Anglian Water, Highways England, Archaeology, Ecology, Kingsthorpe Parish Council and Northamptonshire Highways;

5 letters of objection have 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
- Character of the Area
- Landscaping
- Impact on Amenity

The report looks into the key planning issues in detail, and Officers conclude that the proposal is 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 is located on the western side of Harborough Road North, served by a small access road which links Harborough Road North and Birch Barn Way. The site is positioned behind properties fronting Birch Barn Way, Harborough Road North and Jenner Crescent and to the west is bordered by Spring Park with access to this running along the northern site boundary. The surrounding character is predominantly residential, with two storey detached and semi-detached dwellings.

2 CONSTRAINTS

- 2.1 There are no relevant site constraints to the consideration of proposal.

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The application seeks reserved matters approval in relation to the original outline application N/2019/1247 for the construction of 14 no dwellings and associated works. Reserved matters approval is sought in regard to appearance, scale and landscaping. Other matters such as the principle of development, access and layout have previously been approved. The details to be secured via the imposed planning conditions are also relevant.

4 RELEVANT PLANNING HISTORY

- 4.1 The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
N/2019/1247	Outline Planning Application for the demolition of existing dwellings 1A and 2	Approved – Outline Planning

	Harborough Road North and the erection of 14no. dwellings. All matters reserved apart from access and layout	Permission
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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.

Development Plan

- 5.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted Local Plan (Part 1 – saved policies) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LLP1)

- 5.3 The relevant policies of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) are:
- H1 – Housing Density & Mix & Type of Dwellings
 - S1 – The Distribution of Development
 - S3 – Scale and Distribution of Housing Development
 - S10 – Sustainable Development Principles
 - BN2 – Biodiversity
 - BN9 – Planning for Pollution Control

Northampton Local Plan (1997) (Saved Policies) (NLP1)

- 5.4 The relevant policies of the Northampton Local Plan (1997) (Saved Policies) are:
- E20 – Design of New Development

Material Considerations

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

The National Planning Policy Framework (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 11 – Making effective use of land
Section 12 – Design

- **Northampton Local Plan Part 2 (2011-2029) (Emerging)**

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained within the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- Policy 1 – Presumption in favour of sustainable development – *Significant Weight*.
 - Policy 2 – Placemaking and Design – *Moderate Weight*.
 - Policy 4 – Amenity and Layout – *Moderate Weight*.
 - Policy 9 – Regeneration opportunities in the central area.
 - Policy 13 – Residential and other residential led allocations – *Significant Weight*.
 - Policy 14 – Type and Mix of Housing – *Moderate Weight*.
 - Policy 31 – Protection and enhancements of designated and non-designated heritage assets.
 - Policy 35 – Parking Standards – *Significant Weight*.
- **Residential Extensions and Alterations Design Guide SPD**
 - **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	Position	Comment
Environment Agency	No Comments	No comments on the application
Anglian Water	No Comments	No comments as drainage is not part of this application
Highways England	No Objection	No comments on the application
Archaeology	No Comments	No comments on the application
Ecology	No Objection	Plans appear fine, but would like to see the bird and bat box details that were submitted as a discharge of condition included on the reserved matters decision should approval be granted

Kingsthorpe Parish Council	Comments	Ask that the road access, additional traffic measures are required and boundary/fencing are considered as part of this application
Highways	No Objection	The submitted documents would not result in any material change from the permitted outline application. Additional cycle parking details needed.

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 5 number of objections/letters of support raising the following comments:

- Objection to the principle of housing on the site;
- Site is overly cramped;
- Loss of privacy to neighbours;
- Loss of ecology;
- Loss of trees;
- Dust/noise during demolition/construction;
- Highway safety concerns regarding the volume of traffic and access to the site;
- Request for the reinstatement of a boundary with no. 3 Harborough Road;
- Concerns regarding the position of the boundary line with Jenner Close and the position of the hedge;

8 APPRAISAL

Principle of Development

- 8.1 The principle of the providing residential development on the site has been established through the earlier grant of outline permission (N/2019/1247) for 14no. residential dwellings. The approved details included the matters of access and layout. As such, the access arrangements into and within site as well as the positioning of dwellings, gardens, parking and general areas of landscaping have been approved.
- 8.2 These matters therefore, cannot be considered as part of this reserved matters application. The submitted details for appearance, scale and landscaping are matters which can be considered, as set out in the following assessment

Impact on the Character of the Area

- 8.3 The proposed development includes 2, 3 and 4 bedroom detached properties. Each dwelling, is similar in appearance to the others on the site. Each property comprises brick work at ground level, before render at first floor. Fenestration details include brick headers to the windows. There is 1no. 2 bedroom bungalow proposed, which proposes a lower level brick, to the base on the window before render above. Other than this property, each dwelling would be 2 storeys in height.
- 8.4 The proposed dwellings are relatively traditional simple in design, taking reference to their appearance from properties which are found locally within the area, such as those along Birch Barn Way, which use similar external materials and proportions. Properties within the area tend to be 2 storeys in height, with some bungalows

throughout the streetscene. The proposed dwellings would be in-keeping with the character and appearance of the local area.

- 8.5 A materials schedule has been provided in support of the application. This provides details of the specific buff brick, terracotta roof tiles, silicone white tender and uPVC door and windows finishes.
- 8.6 It is acknowledged that concerns have been raised by the public in regards to the layout of the site, being overly cramped and not in-keeping with the character of the area. The layout of the proposed development was considered acceptable and outline stage. In considering the layout of the development, in conjunction with the appearance and scale of the development, the proposal is considered not to appear overly cramped and would be in-keeping with the surrounding area.
- 8.7 The proposed appearance and scale of the dwellings, is considered to accord with the local character and is therefore considered acceptable.

Landscaping

- 8.8 The proposal includes details of the landscaping in the rear gardens, which shows that buff paving slabs around the property, to provide areas of hardstanding. The driveways serving each property will be constructed from a mixture of brindle and charcoal block paving to mark the parking spaces and pathways leading to the front door. Gardens walls consist largely of close boarded fencing with some areas of brick wall to Plot 13. The unadopted road into the site will be finished with tarmac.
- 8.9 The submitted site plan shows that the boundary treatments with properties along Harborough Road will remain as existing or where necessary, close boarded fencing will be used to provide boundary treatment.s
- 8.10 The proposal shows that the existing hedgerows which are located around the wider site boundary will be retained and enhanced with native species. The submitted details show that a flowering lawn mix will be used on grassed areas within the development, such as front and rear gardens to each dwelling.
- 8.11 The submitted materials schedule provides details of the facing bricks for the garden wall, saxon buff paving slabs. A condition securing the landscaping details of the native hedgerow species is considered reasonable and necessary.
- 8.12 It is acknowledged that the proposal does include the loss of some trees and that neighbouring properties have raised concerns regarding their loss. At the time of being consulted on the outline application, concerns were not raised regarding the loss of trees by then Tree Officer and Ecology Officer. A condition on the earlier outline consent requires all works to be carried out with the details of the Arboricultural Report and Addendum Tree Survey report to ensure that retained trees are protected during construction and retained thereafter. This condition remains live and enforceable through the outline planning permission.
- 8.13 The site plan adequately shows the differing hard and soft landscaping treatments across the site as well as the retention and enhancement of hedgerows around the site boundary.

Impact on Amenity

- 8.14 At outline application stage, the layout approved was considered able to deliver a development that would have an acceptable impact upon the amenity of neighbouring properties. The separation distances between each of the proposed properties and any adjacent properties, are in excess of the required standards of 13m where there is a side to rear relationship and 21m where there is a rear to rear relationship.
- 8.15 In addition, windows within the development have been carefully considered such that each habitable room is served by at least 1 window, with outlooks over the front or rear garden spacing serving that property. Where a window is proposed in a side elevation this serves non-habitable space such as a bathroom, utility or hallway.
- 8.16 The proposed development would not result in unacceptable harm to the amenity of future or existing occupiers, within or adjacent to the site. As such, the proposal would accord with policy S10 of the West Northamptonshire Joint Core Strategy.

Other Matters

Loss of Ecology

- 8.17 It is noted that public representatives have raised concerns regarding the impact of developing the site on ecology and biodiversity, Consideration of providing residential development on the site and the impacts this would have on ecology were considered acceptable under the approved outline planning application. The Council's ecologist advised that bird and bat boxes and hedgehog routes that were proposed as part of the outline submission were acceptable. Additional details of the specific bird/bat boxes and hedgehog routes were secured under condition 22 of the outline consent. Therefore, subject to the approval of details in respect of Condition 22, no further details relating to ecological matters are required.
- 8.18 The comments of the ecologist are noted in regards to the bird/bat box details. As set out above, Condition 22 requires the submission of these details and therefore, it is not necessary to include an additional condition or approve these details through the reserved matters application.

Highway Safety

- 8.19 Objections have been received in regards to the impact of the proposed development on highway safety, due to the volume of traffic using the site, the site access and potential for other road users to use the site as a cut through. The matters of highway safety, including access and site layout were considered acceptable through the outline consent granted. As confirmed by the Highways Officer, the reserved matters details do not seek to vary the approved details. As such, there is no material change to the outline consent and therefore, the impact of the proposal on highway safety is considered acceptable.
- 8.20 The request for additional cycle parking details made by the Highways Officer is noted. However, Condition 10 of outline consent requires the approval of full details of cycle storage. As this condition secures full details, an additional condition through the reserved matters application is not required.

Construction Management

- 8.21 Within the objections made, concerns are raised regarding the potential for dust and noise pollution during the construction of the development. Condition 11 of the outline consent requires the submission of a Construction Environment Management Plan to ensure that unacceptable pollution is not experienced during construction. This condition sufficiently secures details to be approved in relation to construction management and no further details are required through this reserved matters application.

Concerns Site Ownership

- 8.22 The applicant has been contacted regarding the concerns relating to the site ownership boundary with properties along Jenner Court. The applicant has confirmed that the site plan provided is correct. A new close boarded fence will be provided, with the trimmed and maintained hedgerow remaining within the applicant's ownership.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is CIL liable.
- 9.2 No other financial contributions were required under the outline planning permission N/2019/1247. No further s106 contributions are required in response to this application.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 The details provided in respect of scale, appearance and landscaping are considered acceptable and would accord with policy S10 of the West Northamptonshire Joint Core Strategy and saved policy E20 of the Northampton Local Plan.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 The reserved matters application is recommended for approval subject to the Following condition:

Landscaping

1. Prior to the occupation of the development, details of the native species hedgerow plantings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, where present, the location and species of any proposed hedgerow enhancement on the land.

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.



**West
Northamptonshire
Council**

Title: **1A Harborough Road North**

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Date: 17-11-2022

Scale: 1:1,250 @A4

Drawn: M Johnson