

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/11/2014	Item No: 5.1
Report Originator	Alan Davies Development Officer	Application No: KET/2013/0646
Wards Affected	Slade	
Location	Bay Farm, Main Street, Orton	
Proposal	Full Application: House and barn conversions to create additional 4 no. dwellings with associated car parking (as amended)	
Applicant	Miss L Clements Berrys	

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. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to c 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 condition 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 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 condition a, and where remediation is necessary a remediation scheme must

be prepared in accordance with the requirements of condition 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 condition 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 Section 11 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a programme of archaeological work in accordance with a written scheme of investigation. The recommendations of the programme shall be implemented in full.

REASON: To ensure that the features of archaeological interest are properly examined and recorded in accordance with Section 12 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Prior to the commencement of development an updated Protected Species Report shall be submitted to the Local Planning Authority and approved in writing. All recommendations of this report shall be implemented in full and in accordance with the timescales identified within the report.

REASON: To ensure the proposal does not have a detrimental impact upon biodiversity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Prior to the commencement of development a scheme for the provision of the surface and waste water drainage shall be 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 scheme.

REASON: To prevent pollution of the water environment in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. No development shall commence on site until details of the types and colours of any new external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. Natural slate is required for the roofs. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. 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.

8. Prior to the conversion of the existing buildings hereby permitted a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste and water recycling and provision for water efficiency and recycling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out 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.

9. This consent does not permit the demolition of any part of any of the existing boundary walls on site except for that indicated on the approved drawing 544/05G received on 09/10/2014 unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the character and appearance of the Conservation Area in accordance with Section 12 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

10. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels has 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: To protect the privacy of the occupiers of adjoining properties in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

11. No development shall take place on site until full details at a scale of no less than 1:5 of joinery for all windows, doors, verge and eaves details, timber finishes and rainwater goods including the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Roof lights shall be fitted flush with the external roof plan and shall not project above the roof plane. New windows shall be recessed in the openings. 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 surrounding area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and Section 12 of the National Planning Policy Framework.

12. 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 building, structure or other alteration permitted by Classes A-E of Part 1 of Schedule 2 of the Order shall be made on the application site.

REASON: To ensure that the character and appearance of the farmyard is preserved in accordance with Section 12 of the National Planning Policy

Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

13. Prior to the commencement of development a scheme indicating the location of a bin collection point adjacent to the highway for Plots 5 and 6 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved and prior to the first occupation of the scheme hereby approved.

REASON: To prevent a detrimental impact upon highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2013/0646

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

3.0 Information

Relevant Planning History

KET/1977/0423 – Agricultural workers dwelling. Approved 25/11/1977.

Site Description

Officer's site inspection was carried out on 10/09/2014.

The application site lies in the village of Orton, a small group of dwellings and farmhouses to the southwest of the town of Rothwell. The application site comprises the farmhouse of Bay Farm and the associated farm structures and outbuildings. The structures are of various styles and ages although the existing dwelling dates from the 19th century, if not earlier. In total there are 16 buildings on the application site, which is bounded at the front (southeast) of the site by a historic red brick wall. The main dwelling is a two storey red brick dwelling and to the northeast there is a ruin of a former barn building. To the west of this is a substantial stone barn. To the rear of this are more modern corrugated metal sheds and agricultural structures. To the west of the main dwelling there is a single storey red brick barn with a corrugated metal roof. To the west of this is a small, modest, simple building which appears to have possibly once been a field barn.

Proposed Development

The development will provide for the following elements of accommodation:-

The original farmhouse will be converted into 2 dwellings (Plots 1 and 2).

Plot 1 – Conversion of the main frontage element of the farm house. This will provide a 4 bedroom dwelling. As part of this conversion a two storey side extension, a side conservatory and a single storey lean-to kitchen extension will be added to the existing dwelling. Detached garaging is proposed where the existing collapsed barn is situated. This will involve rebuilding and re-interpreting the former structure to provide garages and storage for Plots 1, 2 and 4. Within the front garden a vehicular access to this plot is proposed from the western access. The only other change proposed is a small section of metal sheet roofing being replaced with natural slates.

Plot 2 – The rear section of the farmhouse will be converted into a 2 bedroom dwelling. An existing small storage garage to the rear of the farm house will be demolished and replaced with a single storey brick-built lean-to. Other external changes to the building to create Plot 2 are limited to altering two openings on the ground floor south west

elevation; one existing window will be enlarged and one window will be changed to French doors. Two car parking spaces are proposed for this unit and these will be located in a car port to be built to the east of the dwelling.

Plot 3 – Following the submission of amended plans this has now been removed from the proposal as a new build dwelling was proposed. Instead a single storey 'L' shaped structure, which is a rebuild of the former barns and stables in this location that have almost completely collapsed, is proposed. It follows the footprint of former building which dated back to 1840's. It will provide 2 garage spaces for Plots 1, 2 and 4 along with some storage.

Plot 4 – Conversion of stone-built 2 storey rectangular barn to create a 4 bedroom dwelling. Various elements of brand new fenestration are proposed for this structure to create a dwellinghouse, most of which are in existing openings. 6 roof lights will also be added, along with 11 windows and 7 doors/French doors in total.

Plot 5 – Conversion and extension of an existing single storey field barn. The barn forms a c-shaped courtyard and its conversion will create a 3 bedroom single storey dwelling. Fenestration will largely be installed into existing openings resulting in 9 new doors/French doors, 4 new roof lights and 1 new window. Parking for this plot will be to the east immediately in front of the building.

Plot 6 – Conversion and extension of another field barn. The open-sided elevation of the field barn (northeast elevation) will be in-filled to create a 3 bedroom dwelling. A small single storey extension to the existing barn will provide for an L-shaped building. Parking for this plot will be to the east of the dwelling, again immediately in front of the dwelling.

Two vehicular accesses are proposed onto Main Street. The easternmost access serves plots 1, 2 and 4 and the westernmost access serves plots 5 and 6. Most of the existing boundary treatment of the site will be retained and to the northwest boundary of the site a 1.2 metre high post and rail fence will demarcate the transition from farmyard to open countryside.

Any Constraints Affecting the Site

Protected Species

LWT Prime Site

4.0 Consultation and Customer Impact

Orton Parish Meeting

Support the scheme. Comments provided – zinc roof is not an appropriate material. A pitched roof in traditional materials would be more in keeping. Expert advice is required on drainage as the village is not on mains drainage.

NCC Archaeology

Archaeological remains may survive in the farmyard and the potential for archaeological remains can be addressed by a programme of work which can be secured by condition.

Natural England

No objection. The scheme is unlikely to affect any statutory protected sites or landscapes. There are opportunities for biodiversity and landscape enhancements.

North Northants Badger Group

No comments to make.

Highway Authority

Objection. The private drive serving Plots 1, 5 and 6 will need to accommodate emergency vehicles in both its construction and width and provide an area where they can turn in line with Highways standing advice. Vehicular visibility will need to be 2 x 43 metres and pedestrian splay 2 x 2 metres. As the dwellings are accessed from private drives there will need to be bin collection points provided adjacent to the highway.

Environmental Health

No objections subject to conditions covering contamination and working hours for construction sites.

Neighbours

6 third party objections. Objection is on the grounds of:-

- Orton only has 19 homes. The amount of activity brought back to the site is not at a level commensurate to the village.
- Errors in information – only 58 residents in village and not 150.
- Orton does not have public transport links.
- Issues with surface water drainage. Flooding occurs in the village.
- Query where the run off from additional septic tanks would go.
- Land adjacent to the site continues to be farmed.
- Plots 3 and Plots 6 are new build and replace former small open fronted cart sheds/hovels.
- Limited vehicle visibility.
- Concerns over loss of boundary buildings and object to the rebuilding of the boundary walls to form part of the new structure to new dwellings.
- Increasing floor levels will raise rooflines.
- Conversion of agricultural development to dwellings is out of character.
- Concerns raised about removal of trees and hedgerows on boundary with Lilac Cottage.
- Loss of privacy to garden and house at Lilac Cottage.
- Increased traffic on Main Street Orton.

- Use of sheet roofing is not acceptable.
- Overdevelopment of the site.
- Inappropriate to have windows looking towards Sandy Hill Farm

1 third party representations received in Support are on the grounds of:-

- Redevelopment is the only suitable option as the buildings are no longer needed for farming.
- Site is deteriorating and the development would enhance the village.
- Increasing the residents of Orton will be good for the community.

5.0 Planning Policy

National Planning Policy Framework

Section 4 – Promoting sustainable transport

Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring good design

Section 11 – Conserving and enhancing the natural environment

Section 12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 - Strengthening the Network of Settlements

Policy 9 - Distribution & Location of Development

Policy 10 - Distribution of Housing

Policy 13 General Sustainable Development Principles

Policy 14 Energy Efficiency and Sustainable Construction

Policy 15 Sustainable Housing Provision

Local Plan

RA4. Rural area: Restraint and scattered villages

RA14. Reuse and conservation of rural buildings

SPGs

Sustainable Design SPD

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. Impact upon heritage
4. Residential amenity
5. Highway safety
6. Ecology
7. Drainage
8. Sustainability

1. Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine applications for planning permission in accordance with the Development Plan if regard is had to the plan, unless material planning considerations indicate otherwise. In this particular case Policies RA4 and RA14 of the 1995 Local Plan for Kettering Borough support this proposal as it involves the conversion of 3 existing barns and the subdivision of an existing dwelling to create a total of 5 new dwellings within a Scattered Village. Policy RA4 contains 6 requirements that must be satisfied, which include that the new dwellings must be created within existing buildings, would not harm the village environment, the materials, siting and design are appropriate to the setting, it does not involve the development of open space and it accords with all other relevant local plan policies.

Policy RA14 of the local plan meanwhile also supports the conversion of rural buildings into dwellings, again provided that certain constraints are met. These seven constraints are primarily design-focused and are therefore dealt with in greater detail below, but it is considered that this proposal accords with both of the relevant policies of the 1995 Local Plan for Kettering Borough.

At a strategic local planning level the North Northamptonshire Core Spatial Strategy includes Policies 1, 9, 10, 13, 14 and 15 which provide guidance as to the location of residential development within the Borough and policies to achieve the highest level of sustainability. It is considered that the proposal accords with all the policies within the CSS and where there is some conflict or lack of details conditions will be imposed to ensure the proposal fully complies with all aspects of the Development Plan.

Nationally the National Planning Policy Framework provides overarching policies to enable Local Planning Policies to determine such applications. Section 4 promotes sustainable transport, 6 and 7 encourage a high standard of design and the provision of various house types and Sections 11 and 12 seek the preservation of the natural and historic built environment. Whilst the site is not considered to be one that can easily be accessed by sustainable means of transport it is within 2 miles of Rothwell and as a result all necessary facilities are

within easy reach with a short car journey. The proposal is however considered to be highly sustainable however as it will reuse all of the existing buildings on site that are suitable for conversion and therefore enable these historic (non-designated heritage assets) to be used and enjoyed by future generations. As a result the proposal is also considered to accord with national planning policy. However, controls will be exercised by the removal of permitted development rights to safeguard the character of these non-designated heritage assets.

2. Design, character and appearance

It is proposed to create 5 dwellings in total. At present there is one farmhouse surrounded by 15 structures of different scale, design and condition. It is proposed to retain the existing farmhouse and 3 barn structures to create the 5 dwellings. A further collection of barns to the east of the farmhouse will be rebuilt to create a total of 6 garage spaces for Plots 1, 2 and 4. For the purposes of clarity there is no Plot 3 as this has been removed from the scheme as it would have constituted a complete new-build, which is contrary to both local and national planning policy, as it would effectively have been a completely new structure within what is, in planning policy terms, open countryside.

The existing structures on the site that are not considered suitable for conversion, or do not have any architectural or historic merit, as identified in the Structural Condition Survey Report, Design and Access Statement and Heritage Assessment all submitted with this application, will be demolished and removed from the site. Much of the existing boundary walls, such as the 1 metre high red brick wall at the front of the site, will be retained to ensure the character of the existing farmyard is not detrimentally altered.

A two storey side extension to the farmhouse, along with a conservatory and small lean-to are proposed in order to enable the subdivision of the farmhouse to create Plots 1 and 2. The corrugated roof shelters currently attached to the large two storey stone barn to the northwest of the farmhouse will be removed. Additional doors, windows and roof lights will be installed into all of the elevations of the barns to be converted into Plots 4, 5 and 6 and it is considered that because the majority of these new openings will be installed in existing openings they will not detrimentally affect the character or appearance of these agricultural structures. Conditions are however required to ensure that the materials for the fenestration, its proportions, the surrounds and recesses of new windows are in sympathy with the character and appearance of the development within the surrounding location.

As the majority of the substantial, permanent, high quality structures are to be retained on site (barns, farmhouse, boundary walls) the development will retain the character of a farmyard. This is considered not only to be a positive aspect of the proposal, but also necessary to ensure that the development complies with the Development Plan. As a result some of the private drives to access the dwellings will not fully

satisfy Local Highways Standing Advice. However, in order to address this some of the private drives, particularly the westernmost access, will have a width of 6 metres. In order to ensure that the development does not have the appearance of a set of historic buildings surrounded by a sea of tarmac a condition is suggested that requires the development to include a variety of surfacing materials more appropriate to a historic farmyard setting. This will ensure, along with the appropriate location and style of fenestration and modest extensions proposed, that the farmyard retains its character and thus overall the development has a positive impact upon the character and appearance of this part of the village of Orton.

3. Impact upon heritage

Bay House Farm is not a listed property and neither are any of the surrounding barns. The village of Orton is not a Conservation Area and therefore this proposal does not affect any designated heritage assets. However, the applicant has correctly designed this scheme to take into account that the farmhouse dates from the mid 19th century and therefore it and the surrounding barns have to be considered as non-designated heritage assets. Paragraph 135 of the National Planning Policy Framework states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. In this particular case the proposal seeks to retain those structures that are suitable for conversion and therefore the more substantial structures will be retained. This proposal is therefore considered to have a positive impact upon heritage as it will enable the retention of buildings that would otherwise fall into a state of disrepair. The overall level of physical alterations required to external appearance is considered to be relatively minor, given that this proposal seeks to create a total of 5 new dwellings and therefore the impact upon heritage from the proposal is considered to accord with Section 12 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Residential Amenity

The proposal is mainly introspective in that most of the fenestration on the proposed dwellings will face internally into the site, rather than facing onto the properties of existing neighbouring residents. That said objections to the proposal have been received based on the potential for overlooking and loss of amenity. The nearest affected residential dwelling is Lilac Cottage, to the northeast of the proposal. The collapsed barn that is in the northeast corner of the site will be rebuilt to provide garaging and storage. No fenestration is proposed for the elevation of this structure facing towards Lilac Cottage and it will be a single storey structure. As a result there will not be any overlooking of the neighbouring dwelling or overbearing impact from this development

upon the residents of Lilac Cottage whatsoever.

In terms of overlooking and loss of light for future residents of the proposal the design will ensure that those windows that could result in the loss of privacy to certain plots look out on to blank elevations. None of the proposed private gardens will be overlooked and as there is no large-scale extensions there will be no overdevelopment or overbearing impact as a result of new development. As such the proposal is considered to accord with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of residential amenity.

5. Highway Safety

Northamptonshire County Council Highways object to this proposal on the basis that the westernmost access does not have a Standing Advice compliant turning head and the easternmost access cannot satisfy the pedestrian visibility splays required due to the existing red brick boundary wall. However, NCC Highways does not object to the proposal on the basis that it will have a detrimental impact upon the local highway network and neither will it result in an unacceptably high level of additional traffic generated. The turning head in between Plots 5 and 6 is 6 metres wide and therefore whilst it does not appear as a typical highways-designed turning head it does provide sufficient space for large vehicles to manoeuvre on site and leave the property in a forward gear, which is the minimum safety requirement of the Local Highways Authority.

It is considered that the scheme largely satisfies the requirements of NCC Highways and the issues relating to the turning head and the pedestrian visibility splay cannot be resolved without having a detrimental impact upon the historic character of the development. Therefore in order to ensure that the development satisfies the Development Plan, in respect of retaining the historic character of the site, the distance of Plot 6 from the highway edge (47 metres) and the pedestrian visibility splay requirements will not be met. The development will accord with Policy 13 of the North Northamptonshire Core Spatial Strategy in respect of highway safety as it will not have a detrimental impact upon the local highway network as a result of additional vehicles or lack of vehicular visibility splay.

6. Ecology

The Local Wildlife Trust has commented on the proposal and has confirmed that whilst the submitted Protected Species Survey Report is not wholly acceptable, and dates from March 2013 and thus is now out-of-date, an exception can be made in this particular case. It is therefore proposed that a pre-commencement condition is attached to any permission requiring the submission of an updated Protected Species Survey. Provided this is complied with the proposal will satisfy the requirements of Section 11 of the National Planning Policy Framework and Policy 13 of the North Northamptonshire Core Spatial Strategy.

In order to enhance the biodiversity of the site 10 bird boxes, 5 house sparrow terraces, native hedgerow planting and solid boundaries to include wildlife tunnels at ground level are proposed. It is considered that provided these measures are implemented, along with the requirements of the condition discussed above, this proposal will have a positive impact upon the ecology of the local area.

7. Drainage

The village of Orton is not on mains sewerage and therefore a septic tank or similar sewerage solution will be required for this development. The 6 objections received to the scheme identify that one of the issues is the lack of drainage information provided. Therefore to ensure that the proposal accords with Sections 6, 7 and 11 of the National Planning Policy Framework, along with Policy 13 of the North Northamptonshire Core Spatial Strategy, a condition is proposed to require full details of drainage/sewerage for the development to be submitted prior to the commencement of development. This is not considered to be a consideration that goes to the heart of the principle of the proposal and therefore an acceptable drainage solution can be sought by the imposition of a condition.

8. Sustainability

A Sustainability and Energy Statement has been submitted in support of the application. This document sets out the general principles which will be followed and include ground source heat pumps, rainwater harvesting, reusing existing building fabric, using energy efficient lighting, storage for recyclable waste, use of porous surfaces, use of sustainable and locally sourced surfaces and waste management plan during construction. However no specific detail has been provided with the application. In order to ensure that the proposal accords with Policies 14 and 15 of the North Northamptonshire Core Spatial Strategy in respect of sustainability a condition is proposed that will require full details prior to commencement of development.

Conclusion

The proposal accords with national and local planning policy, it will enhance the character and appearance of the site and surrounding area, will not have a detrimental impact upon the amenity of neighbouring residents and neither will it have a detrimental impact upon the local highway network. The proposal is considered to be a positive scheme that will result in the re-use of non-designated heritage assets and therefore planning permission should be granted.

Background Papers

Title of Document:

Date:

Previous Reports/Minutes

Ref:

Date:

Contact Officer: Alan Davies, Development Officer on 01536 534316