

BOROUGH OF KETTERING

Committee	Full Planning Committee - 20/01/2015	Item No: 5.3
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2014/0506
Wards Affected	Desborough Loatland	
Location	W T Craggs & Co Ltd, 62 Gold Street, Desborough	
Proposal	Full Application: Redevelopment of site to provide residential development comprising 6 no. dwellings to include 5 terrace and 1 detached	
Applicant	Mr & Mrs T Judkins	

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. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details referenced as follows: 00 B; 04 C; 05 C; 5029-10 A; 06 A; 07 A; 08; 12869cv-01; 12869cv-02; 13/156; 5029R002A DS; Noise Assessment 4199; Technical Note 4199; July 2014; KET2014/0506/3; STK2385B-P01; 5029R001A TS.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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 visual amenities of the area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall take place until there has been submitted to and

approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

5. 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.

6. 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 neighbouring occupiers and in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the first occupation of the development, all of the approved highway improvement works depicted upon approved plan 'Highway Adoption Works 5029-10 A' shall be implemented in full.

REASON: To ensure satisfactory access arrangements are in place in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. Prior to the first occupation of Plot 6 full details of the proposed glazing and ventilation system for habitable rooms situated on the front facade (north) shall be submitted to and approved in writing by the Local Planning Authority so as to ensure that the internal noise criteria outlined in BS8233:2014 are met with windows closed. The approved measures shall be installed prior to the first occupation of Plot 6 and retained at all times thereafter.

REASON: To ensure compliance with the approved Noise Assessment (4199) and to ensure compliance with Policy 13(l) of the North Northamptonshire Core Spatial Strategy.

9. The first floor windows on the south elevation of Plot 1, the north elevation of Plot 5 and the west elevation of Plot 6 shall be glazed with obscured glass and thereafter shall be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking.

10. Prior to the commencement of development a programme of

archaeological work in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved scheme.

REASON: To ensure that features of archaeological interest are properly examined and recorded, in accordance with NPPF Paragraph 141.

11. Development shall not commence until a drainage strategy including on and off-site works 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 strategy, and the building shall not be occupied or the use commence, whichever is the sooner, until the approved strategy has been fully implemented.

REASON: To ensure a satisfactory development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

12. No development shall take place on site until a scheme for the protection of existing trees on and immediately adjacent to the site 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 ensure the continuity of amenity afforded by existing trees in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

13. Unless otherwise agreed 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 A to D 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 part 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.

14. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction/demolition period unless otherwise first agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and residential amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

15. In accordance with the approved Ecological Appraisal (KET2014/0506/3) a scheme for the provision of bird boxes to be affixed to suitable retained trees and buildings within the site shall be submitted to and approved in writing by the Local Planning Authority, the approved scheme shall be implemented in full prior to the first occupation of the development and retained at all times thereafter.

REASON: To enhance nesting opportunities for birds in the local area in compliance with Policy 13 (o) of the North Northamptonshire Core Spatial Strategy.

16. Development shall be implemented (and retained at all times thereafter) in full accordance with the list of sustainability measures outlined within the Sustainable Design and Energy Statement (July 2014) hereby approved.

REASON: To ensure a sustainable and energy efficient development in compliance with Policy 14 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0506

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

3.0 Information

Relevant Planning History

KET/2003/0483 Storage building for builders vehicles and materials
(Approved subject to conditions)

KET/1988/1136 Permission to park public sector vehicles in the builders yard (Approved subject to conditions)

Site Description

Officer's site inspection was carried out on 12th September 2014
The site covers approximately 0.16 hectares of land currently occupied by a disused builder's yard, involving brick and lean-to storage buildings, a two storey builder's office building, open storage and parking. The site currently has one pedestrian access off Gold Street and one vehicular/pedestrian access onto a different part of Gold Street via Liners Yard (an unadopted highway that serves a cluster of sheltered housing sited near to the corner of Rothwell Road/Gold Street). The builder's yard is vacant, but access to this commercial site is via Liners Yard through entrance gates leading to an area of concreted hardstanding. The boundary is marked by sections of breeze block walling, brick walling and timber fencing in varying states of repair.

Proposed Development

The application seeks full planning permission for the redevelopment of the site to provide new residential development comprising 6 dwellings to include 5 terraced houses and 1 detached house. The main terraced block of 5 houses is proposed to be sited centrally within the site; these units would be afforded east-facing frontages and would take vehicular and pedestrian access from Gold Street (to the eastern side of the site). The detached unit is proposed to be sited at the northern end of the site and to front Gold Street; this would also be afforded a standalone single garage to be sited to the immediate north of the main terraced block that is proposed.

Any Constraints Affecting the Site

C Road (Gold Street to northern boundary of the site)

4.0 Consultation and Customer Impact

KBC Environmental Health

It has been satisfactorily demonstrated that the adjacent commercial premise does not operate during night time hours. The internal noise levels for Plot 6 are a concern however – significant mitigation will be required to meet the standards required (either non-openable windows

or a mechanical ventilation will be required to ensure appropriate standards are met); it is a matter for planning consideration as to whether such a solution can be considered to be acceptable if the development is deemed necessary or desirable. The final detail of any ventilation system to be installed can be secured via condition, provided that it is able to achieve the noise reduction required by the noise report. External noise levels for Plot 6 are also a concern and push the upper limit of what can be accepted if the development is deemed necessary or desirable in planning terms.

The application is accompanied by a desk top study that outlines the history of the site and the likely presence and risks from contaminants. More work is required to demonstrate that there is minimal risk to public health and a contaminated land condition is therefore recommended.

The application site is situated in an existing primarily residential area and demolition and construction is likely to impact upon residents if not controlled in an appropriate manner. A Construction Management Plan should therefore be secured via condition.

Town Council

The Desborough Town Council have stated that they have no objection subject to the following comments:-

The Town Council consider that although seemingly a sensible use of this redundant site, there are a number of issues which need further clarification, these being

- the access road to the site from the main Gold Street is at best only just adequate now with cars parked on one side of the access road frequently. This development will exacerbate the problem as there appears to be 8 open car park spaces plus an individual garage for the detached house. Although this is in keeping with average of 3 spaces for each 2 dwellings it does nothing to address the need for parking for visitors. The Liners Yard development already has minimum car parking for so many properties. Why is there a disabled parking space?
- Adaption of existing un-adopted highway adjacent to this site must include like for like conditions for the private residents at numbers 10, 12, 14 and Tithe Barn properties especially their dropped kerbs which should be renewed in the new kerbing. Presume the footpaths will be resurfaced also?
- Where will contractors' vehicles park during construction phase? BT vans will need access to their exchange and residents of 10, 12, 14, and Tithe Barn must be allowed access to their parking places
- Clearly there is no provision to have individual refuse collections bins as the rear access to new houses 2, 3 and 4 on the plan appear to be blocked by fences.

The Town Council has real concern with access being opposite to busy Marlow House (which is located on the other side of Gold Street opposite the existing entrance to Liners Yard).

Highway Authority

The proposal falls within the scope of their Standing Advice and therefore aspects such as the width, gradient, materials and drainage associated with the access are considered appropriate. In addition, the improvements to the paved areas in Liners Yard should be completed prior to the occupation of the development (but not too early so as to be vulnerable to damage during demolition / construction works) – this should be secured via condition in the event of an approval.

NCC Archaeology

In order to secure adequate provision for the investigation and recording of any remains that are affected, she recommends the imposition a condition for an archaeological programme of works as per NPPF paragraph 141 to any permission granted in respect of the application.

North Northants Badger Group

No comments to make.

Neighbours

Two letters of objection have been received from neighbours (12, 14 Gold Street) raising the following summarised points of objection:-

Detrimental effect on existing residential amenity through loss of privacy and increased noise.

- Water pressure in the area is low; additional dwellings would reduce this further.
- The proposals would lead to an increase in traffic, that would endanger elderly residents and cause further congestion and parking along Gold Street. The 8 parking spaces that are proposed may not be enough.

Although generally in support of the scheme, further matters have been raised by a neighbouring business: Dunkelman & Son Limited, 66 Gold Street :-

- The boundary walls to be retained and boundary fences to be erected should not fall beneath 6 feet in height in the interests of providing security and privacy to the application site.
- Existing trees situated to the boundary of the site should be protected and retained.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles

Policy 2 – Promoting sustainable transport

- Policy 6 – Delivering a wide choice of high quality homes
- Policy 7 – Requiring good design
- Policy 8 – Promoting healthy communities
- Policy 11 – Conserving and enhancing the natural environment
- Policy 12 – Conserving and enhancing the historic environment

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
- Policy 14: Energy efficiency and sustainable construction
- Policy 15: Sustainable housing provision

Local Plan (Saved Policies)

- Policy 35: Housing within towns

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
2. Design & Visual Appearance
3. Sustainable Construction
4. Highways
5. Residential Amenity
6. Flood Risk & Drainage
7. Contamination
8. Biodiversity & Green Infrastructure
9. Heritage Assets (Archaeology)

1. Principle

The site is located within the town boundary of Desborough as defined on the proposals map of the Local Plan for Kettering Borough. Local Plan Policy 35 states that planning permission will normally be granted for residential development within the towns, defined by the town inset boundaries, where the proposal is compatible with other policies and proposals in the plan. The site is not allocated or protected from development by any saved Local Plan policies.

The North Northamptonshire Core Spatial Strategy (CSS) sets out the overall development strategy for North Northamptonshire and was adopted in June 2008.

Desborough is a smaller town as defined by CSS Policy 1. Policy 1 focuses development in the Growth towns with the smaller towns providing a secondary focal point for development. The emphasis should be on regeneration of town centres, through environmental improvements and mixed use developments, to deliver economic prosperity and support the self sufficiency of the network of centres.

CSS Policy 9 requires development to be distributed to strengthen the network of centres as set out in Policy 1. This policy gives priority to the reuse of suitable previously developed land and buildings within the urban area, followed by other suitable land in the urban area. Policy 9 also gives priority to locations that are accessible by a choice of means of travel. This proposal is for the use of previously developed land and buildings within the urban area and is located close to the town centre in an accessible location. The proposal is therefore in accordance with Policy 9.

CSS Policy 10 states that new development will be focused at the growth towns with modest growth at the smaller towns. This proposal is small in scale and is therefore appropriate in this location. The proposal is in accordance with locational policies in the Development Plan and is therefore acceptable in principle.

2. Design & Visual Appearance

Section 7 of the NPPF sets out the importance of good design. CSS Policy 13 (h) states that development should be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the environmental character of the area. The proposal includes a terrace of 5 dwellings accessed from the cul-de-sac (plots 1-5) and a single dwelling fronting onto Gold Street (plot 6).

The location and form of plots 1-5 is considered appropriate in the context of the site and provides a continuation of the terrace located to the south of the site. The design of plots 1-5 takes cues from surrounding development and is considered appropriate. The frontage of the terrace would be articulated by canopied entrance points, small porch features and soldier coursing to the top and bottom of window openings. The predominant external facing material would be red brick. Concrete roof tiles and UPVC window openings would also be used. It is considered that, subject to full details being secured via condition, the proposed material palette would ensure that the terrace respects the character of its surroundings.

It is proposed that a separate 2-storey detached unit (Plot 6) be constructed at the northern end of the site so as to front Gold Street.

This would replace an existing 2-storey building (connected to the builder's yard use of the site) which is to be demolished as part of the works and would be constructed from the same palette of materials that are proposed to the terraced block. The proposed dwelling would provide frontage development to Gold Street and would offer a visual / design improvement when compared to the building that it would replace. The proposed front elevation would be residential in character with a front entrance door at ground floor and window openings to both floors. These openings would be complemented by reconstituted stone heads and cills and would be of sash design in the interests of replicating the Victorian character of the neighbouring No.64 Gold Street. Further ornate detailing would be provided through the use of corbelled eaves and feature brick banding below first floor level.

The eastern side elevation of Plot 6 would be visible from Gold Street. This would not form a blank elevation given the proposed use of brick banding and the imposition of a single first-floor window opening. It would again represent an aesthetic improvement when compared to the commercial building that is currently in place.

Plot 6, although providing frontage development, would be setback approximately 1m behind the highway boundary. A 900mm high stone wall would be sited on this boundary. It is accepted that built form, to comply with modern highway standards, is required to be setback from the highway. It is still considered that this new property would acceptably assimilate with its surroundings, particularly in the context of flatted development being sited to the immediate east of the site and being setback some 2-3m from the highway.

In addition the proposed single garage (which would serve Plot 6 and be located adjacent to the northern end of the proposed terraced block) would also be acceptable in visual terms and would be adjudged to blend acceptably with the rest of the development; i.e. it would be constructed from the same palette of external facing materials and would be discreetly located. Overall it is felt that the scheme would be acceptable in visual terms and would comply with Policy 13(h) of the Core Spatial Strategy.

3. Sustainable Construction

Section 10 of the NPPF recognises the importance of reducing energy use and moving to the use of low carbon energy. CSS policy 14 sets out energy efficiency and sustainable construction requirements. As this proposal is for less than 10 dwellings it should demonstrate that; the development incorporates techniques of sustainable construction and energy efficiency, there is provision for waste reduction/ recycling and there is provision for water efficiency and water recycling. The Sustainable Design SPD (Adopted February 2009) provides further guidance on sustainable construction and design.

A Sustainable Design and Energy Statement has been submitted as part of the application. It is confirmed that the building fabric shall be designed to accord with the criteria set out in the current Building Regulations. Renewable energy technology in the form of photovoltaic panels shall be fitted to the rear/side roof slopes of properties in the interests of generating electricity and heat. Dual flush WCs and flow reducing / aerated taps are proposed throughout the scheme in the interests of water efficiency. Internal and external provision for the storage of waste and recyclables shall be provided; including an external bin stand area to the site's Gold Street entrance (it is also considered that this area would be acceptably located in visual and accessibility terms). A planning condition should be imposed to ensure compliance with the Sustainable Design and Energy Statement.

It is considered that compliance with Policy 14 of the Core Spatial Strategy and with the Council's Sustainable Design SPD has been adequately demonstrated.

4. Highways

Section 4 of the NPPF promotes the use of sustainable modes of transport and the location of facilities in locations which reduce the need to travel. This site is located close to the town centre and close to public transport routes. The site is therefore considered to be a sustainable location.

Vehicular access to all plots is from a presently unadopted cul-de-sac east of the proposed development. Pedestrian access to plots 1-5 would be via the cul-de-sac, whilst pedestrian access to Plot 6 would be via either Gold Street (to the north) or the cul-de-sac. A Transport Statement (TS) has been prepared to accompany the planning application. It is confirmed within the TS that minor improvement work is required to the existing vehicular site access to enable the adoption of the private highway by the Local Highway Authority. The required upgrade works are minor by virtue of the general 5.5m width of Gold Street and the extant footway network in place. Selected footway and edging works would be required.

Within the TS it is concluded that the site is well served and accessible via a variety of sustainable forms of transport. It has also been calculated that the proposed redevelopment of the site would produce significantly less vehicle movements at peak hours compared to the vehicle trips currently associated with the use of the site as a builder's yard. An appropriate level of car parking is proposed, with 8no. spaces serving the proposed block of 5no. terraced houses and a garage and single driveway space serving the proposed detached unit.

The Local Highway Authority has been consulted upon the application and has stated that the proposed improvements and upgrade works to paved areas in the proposed newly adopted area should be the subject

of an appropriately worded planning condition to ensure that they are completed prior to the occupation of the development (but not too soon in the process as to result in damage to new paving by demolition and construction activities). Otherwise the proposal is considered in accordance with Policy 13 (n) of the North Northamptonshire Core Spatial Strategy.

5. Residential Amenity

The NPPF, paragraph 17, states that planning should always seek a good standard of amenity for all existing and future occupiers of land and buildings. CSS Policy 13 (l) states that development should not result in an unacceptable impact on the amenity of neighbouring properties, or the wider area, by reasons of noise, vibration, smell, light or other pollution, loss of light or overlooking.

It is considered that the impact of the proposed built form in the context of potential loss of light or overlooking would be acceptable. This is taking into account the position and extent of existing built form on site, which would be removed from the site as part of the proposed works.

The proposed dwelling to the north of the site (Plot 6) would replace existing 2no. storey built form and would not be unduly overshadowing or overbearing in the context of neighbouring residential properties (most notably No.64 Gold Street to the immediate west of the site). The western side elevation (facing No.64) would be afforded a single small first floor window opening to serve an en-suite. This would be obscure-glazed; therefore the amenity of No. 64 Gold Street would be protected. The eastern side-facing elevation (facing the block of flats 34-60 Gold Street) would also be afforded a small window opening to serve the first floor landing area. This would not raise amenity concerns in the context of the setback position of the block of flats and the existing situation on site whereby a large, 1st floor, side-facing opening serves the commercial property which is to be replaced.

The proposed block of terraced housing would also be sensitively positioned within the site so as protect the amenity of the area. The terrace would be set in line with the existing terrace of properties located to the immediate south of the site. At the southern end of the site the footprint of the terrace would be set on the existing footprint of a single-storey commercial building (to be demolished). No.14 Gold Street is the property situated adjacent to the boundary. It is proposed that the new terrace be afforded south-facing side windows – these would be obscure-glazed at first-floor level whilst ground-floor openings would not raise overlooking / amenity concerns. Full details of boundary treatment (including to the southern boundary of the site) would be secured via condition.

To the rear (western side) of the site there is located an industrial site. A factory building, with window openings at first floor level, faces across the site. Private rear garden areas would be provided to the west

boundary of the site; a separation distance of approximately 20m would be achieved between the facing elevation of the factory and the rear elevation of the proposed terraced block. The occupier of the factory has responded as part of the consultation process and requested that the boundary treatment is maintained / erected to a minimum height of 6 feet (1.82m) in the interests of safeguarding the privacy and amenity of future occupiers. This is considered to be a reasonable request; final boundary treatment details would be secured via condition.

To the northern side of the site it is also considered that the terraced block would have an acceptable relationship with No.64 Gold Street. A separation distance of at least 18m would be achieved between the rear of No.64 and the facing side elevation of the new block. There would also be a retained walled boundary treatment positioned in between, in addition to a single garage that would be constructed. New side-facing openings at first floor level would be obscure-glazed.

The application is accompanied by a Noise Assessment document. Survey and monitoring work has been undertaken at the site in the interests of ascertaining the level of potential noise sources in the immediate vicinity of the application site. These sources have been identified as road traffic and the activity at the adjacent commercial site. It has been identified that the noise climate at the site is dominated by road traffic movements on Gold Street.

From the survey work and with regard paid to the suggested limits for residential accommodation (British Standard 8233:1999), the level of sound insulation required for the proposed dwellings has been considered. In terms of internal noise levels, it has been demonstrated that no specialist design considerations are required to meet acceptable standards for Plots 1-5 (to the rear of the site). For Plot 6 however it has been calculated that thermal double glazing would need to be applied to the front façade (and windows kept closed) to achieve the relevant noise standard.

The applicants in their submitted Technical Note (dated 11th November 2014) have stated that it would be their desire to install opening windows. This would offer the future occupants of Plot 6 the choice as to whether they have their windows closed or open, in knowledge that the noise levels within the dwelling will increase accordingly. It is therefore proposed by the applicant that opening windows be accompanied by alternative means of ventilation to allow the property to be ventilated whilst windows remain closed. The specification of any ventilation system would need to be such that it would not compromise the overall performance of the building envelope. The applicant has provided examples of ventilation systems that could be installed – either a whole house ventilation system or acoustic air bricks to habitable rooms facing Gold Street. KBC Environmental Health has confirmed that either proposed system would suffice, provided that it can be demonstrated that the system achieves the noise reduction set out in

the noise report. A planning condition has been imposed accordingly.

In terms of expected external noise levels, the closest rear garden area to Gold Street would serve Plot 6. The applicant has calculated that, due to the screening that would be provided by the built extent of Plot 6, the estimated noise level within this area would be beneath the upper limit of the relevant British Standard (i.e. 55dB). KBC Environmental Health has stated that they are content with the approach taken to calculating noise levels, but note that the predicted level is close to the upper limit of what can be considered acceptable.

Also within the applicant's Technical Note and in response to comments made by the Council's Environmental Health Section, the applicant has provided written confirmation (from the existing occupants) that the adjacent commercial site does not operate during night-time hours. Environmental Health have confirmed acceptance that commercial activities would not be expected to generate noise issues during night time hours.

On the basis of the above assessments, it is considered that the scheme would offer acceptable living environments for its future occupants – residential amenity would be safeguarded via the provision of thermal double glazing and alternative means of ventilation to the Gold Street-facing front façade of Plot 6. The full specifications of which shall be secured via planning condition. The scheme is considered to be compliant with Policy 13(l) of the Core Spatial Strategy.

6. Flood Risk & Drainage

The NPPF, section 10, requires development to be directed to areas at the lowest risk of flooding. This site is located in flood zone 1 and is therefore at low risk of flooding. Policy 13 (q) of the CSS states that development should not increase the risk of flooding on site or elsewhere, and where possible incorporate Sustainable Drainage Systems (SuDS) and lead to a reduction in flood risk.

A Drainage Strategy has been submitted in support of the application, within which it is noted that the redevelopment shall provide an approximate 252 sq.m reduction in hardened surface area. There are also no watercourses within or adjacent to the site. It is noted within the Drainage Strategy that it is anticipated that surface water shall be discharged to soakaways within the site or via existing surface water drainage methods. Final details should be secured via condition.

7. Contamination

KBC Environmental Health has confirmed that the likely contamination of the site is not such that refusal of the application be recommended. Work is required (to be secured via condition) to demonstrate that there is minimal risk to public health. Site characterisation work, the submission and implementation of a remediation scheme and the

reporting of any unexpected contamination are to be secured via condition.

8. Biodiversity & Green Infrastructure

Section 11 of the NPPF requires the planning system to minimise impacts on biodiversity and provide net gains in biodiversity where possible. CSS policy 13 (o) states that development should conserve and enhance biodiversity. The proposal involves the demolition of existing buildings which may provide habitats for birds, bats or other protected species; hence an Ecological Appraisal was submitted to accompany the planning application.

The Appraisal highlights that no evidence of roosting bats were found during site inspections and that bats do not present any constraints to development and the demolition of existing buildings. No evidence of nesting birds was discovered on site. The redevelopment offers the opportunity to enhance the biodiversity and green infrastructure of the local area through good landscape design. A detailed hard and soft landscaping scheme should be secured via condition, as should the provision of bird boxes affixed to retained trees within the site. It should also be noted that, with the exception of a single semi-mature specimen (cherry tree) that would be removed to allow for highway upgrades at the access point, all existing trees within the site (all sited to the boundaries of the site) would be retained as part of the application. Full details of the tree protection measures to be installed during construction works would be secured via condition.

9. Heritage Assets (Archaeology)

A submitted desk-based assessment confirms that the site is located within the historic core of Desborough and that there is the potential for the site to contain archaeological remains. The County Archaeologist has confirmed that in order to secure adequate provision for the investigation and recording of any remains that are affected, a condition should be applied to any approval to secure an archaeological programme of works as per NPPF paragraph 141.

Conclusion

The proposed development would promote the development of a sustainably located town centre site and would acceptably respect the character of its surroundings, safeguard surrounding residential amenity and be acceptable in highway safety terms in compliance with Policies 1, 7, 9, 10, 13, 14 and 15 of the North Northamptonshire Core Spatial Strategy and the guidance contained within the National Planning Policy Framework.

**Background
Papers**

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: