

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 07/04/2015</b>	<b>Item No: 5.3</b>
<b>Report Originator</b>	<b>Richard Marlow Senior Development Officer</b>	<b>Application No: KET/2014/0791</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>The Bungalow, Higham Road, Burton Latimer</b>	
<b>Proposal</b>	<b>Approval of Reserved Matters: All matters in relation to KET/2011/0596 (Re-development to provide 7 no. detached dwellings)</b>	
<b>Applicant</b>	<b>Inpower Investments Ltd</b>	

### **1. PURPOSE OF REPORT**

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### **2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. 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.

2. No development shall commence on site until details of the types and colours of 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 development is first occupied.

REASON: In the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Prior to occupation of the development hereby permitted, the site internal layout and access road shall be laid out in accordance with plan HR/06B received 16 March 2015 by the Local Planning Authority.

REASON: In the interest of highway safety and in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. Prior to first occupation of the development hereby permitted, vehicular visibility splays of 2.0m from the carriageway edge shall be provided on site. The splays shall thereafter be permanently retained and kept free of all obstacles to visibility over 0.9 metres in height above carriageway level.

REASON: In the interest of highway safety and in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which arise during the demolition and construction;
- ii. Measures to control the emission of dust and dirt during demolition and construction;
- iii. Control of noise emanating from the site during the demolition and construction period;
- iv. Hours of construction work and deliveries for the development
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure within the site;
- vi. Designation, layout and design of construction access and egress points;
- vii. Details of measures to prevent mud and other such material migrating onto the highway from construction or demolition vehicles;
- viii. The erection and maintenance of security hoardings;
- ix. A scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

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

## **Officers Report for KET/2014/0791**

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

### **3.0 Information**

#### **Relevant Planning History**

KET/2011/0596 Re-development to provide 7no. detached dwellings – APPROVED 23/11/2011.

KET/2010/0662 – Re-development to provide 7no. detached dwellings – WITHDRAWN 24/12/2010.

#### **Site Description**

The site comprises a bungalow set within a large plot and incorporates an additional strip of overgrown and unkempt land surrounded by a low level close boarded fence. The existing property is set back within the plot behind a hedgerow boundary with direct vehicular access onto Higham Road. Residential properties adjoin the north west, north east and south east site boundary and a medical centre opposes.

#### **Proposed Development**

The application seeks approval for those matters reserved for consideration from permission KET/2011/0596 for 7 dwellings.

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

None

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

#### **Burton Latimer Town Council**

No objection.

#### **Highway Authority**

No objection to the proposal and have recommended notes and conditions, should consent be given.

#### **Neighbours**

One third party objection from a property to the north of the site on the following grounds:

- Loss of privacy to our property through the removal of an ash tree on site identified as no. 5 within the tree report.

The house at plot 3 would overlook our property and we suggest that the location of the garage of this house is changed to reduce overlooking impact

## **5.0 Planning Policy**

### **National Planning Policy Framework**

Paragraph 14 – The Presumption in Favour of Sustainable Development

Paragraph 17 – Core Planning Principles

Policy 4 – Promoting Sustainable Transport

Policy 6 – Delivering a Wide Choice of High Quality Homes

Policy 7 – Requiring Good Design

Policy 11 – Conserving and Enhancing the Natural Environment

### **Development Plan Policies**

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

Policy 1 – Strengthening the Network of Settlements

Policy 9 – Distribution and Location of Development

Policy 10 – Distribution of Housing

Policy 13 – General Sustainable Development Principles

Policy 14 – Energy Efficiency and Sustainable Development

#### **Local Plan**

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 of Development
2. Design and Character
3. Amenity
4. Parking and Highway Safety.

### **1. Principle of development**

The principle of residential development was established through the approval of outline planning permission KET/2011/0596.

## 2. Design and Character

Policy 6 of the NPPF requires local planning authorities to deliver a wide choice of quality homes. Policy 7 requires development to be of good design which is visually attractive, adds to the overall quality of the area and responds to local character while not preventing or discouraging appropriate innovation. Policy 13 (h) of the CSS requires development to be of a high standard of design and to respect and enhance the character of its surroundings.

The proposal involves the erection of 7 no. two storey detached dwellings and associated vehicle access to the north of Higham Road. The large detached properties are uncluttered in their appearance and incorporate header and cill detailing to the proposed fenestration. The properties fronting Higham Road have also been set back from the highway respecting the established building line along the street and maintaining the open appearance to this part of street. The scheme achieves adequate spacing between plots and subject to conditions, which secure appropriate materials, the proposal will be in keeping with surrounding built form. All properties benefit from private gardens with rear access to enable appropriate bin storage within each plot. The submitted plans indicate that a combination of closeboarded and low post rail fencing would be utilised and supplemented by soft landscaping at the entrance to the site and around the turning head.

In conclusion it is considered that the appearance, scale and mass of the proposed development respects the scale, style and character of the surrounding area and will be compatible within the wider street scene. The proposal, therefore, conforms to Policy 7 of the National Planning Policy Framework and Policy 13 (h) of the North Northamptonshire Core Spatial Strategy.

## 3. Amenity

Policy 13 (l) of the CSS states that development should not have an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposed development is located to the south and west of the existing dwellings recently completed at Latimer Gardens. Properties to the east of the site at Donnington Road and Croft Close feature rear gardens of approximately 8 metres in depth. The design of this scheme reflects this relationship with neighbouring properties to the east, with obscured windows and side doors opposing the existing properties. Only plot 7 presents any east facing habitable room at first floor, but these are set back from the boundary with sufficient separation distance, of 20 metres, to protect the amenity of neighbours to the

east on Croft Close.

To the north of the site plot 4 faces the flank elevation of the no. 3 Thruxton Close with features no side facing habitable rooms to the first floor and due to its siting will ensure that there is no overlooking to neighbouring properties. An objection has been received from the neighbour to the north of the site at no. 4 Thruxton Close whose rear garden opposes plot 3 on the grounds of overlooking and the removal of a tree that will cause privacy issue. Plot 3 has an 11m depth rear garden ensuring a separation distance of 22 metres between this plot and no. 4 Thruxton Close, sufficient to maintain residential amenity. A tree report was submitted in support of the outline application and concluded that the ash tree in question should be removed due to the trees health and size in relation to the proposed development. The findings of the tree report were accepted at the time of the outline approval and no trees were sought to be retained on site through conditions attached to the permission.

To the west of the site the siting and orientation of the proposed dwellings ensures that there will be no unacceptable overlooking to the neighbouring property two storey detached property to the west. The relationship between properties is also acceptable and no overbearing or light issues result from the proposal. It is recommended that a construction management condition is attached to ensure that the construction of the development does not result in unacceptable amenity impacts for neighbouring properties. The proposal therefore accords with Policy 13 (l) of the CSS.

#### 4. Parking and Highway Safety

Policy 13(d) and (n) of the North Northamptonshire CSS requires that developments have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards and do not have an adverse impact on the highway network.

The proposed road would be set centrally within the site and is surfaced with blockpaving, visually producing a shared service approach that will help to limit vehicle speeds and maintain highway safety. The positioning of the drive accords with that approved at outline and the Highway Authority has no objection to the proposal. Each plot benefits from an off road parking spaces together with double garages, and this level of provision is appropriate given the size and nature of the dwellings proposed. Subject to a condition which ensures that the access and road are completed as approved prior to first occupation, and permanently retained in that form thereafter, the proposal complies with Policy 13 (d) and (n) of the CSS.

## **Conclusion**

The proposed development is in accordance with the relevant policies of the Development Plan and there are no material considerations which indicate planning permission should not be granted. The principle of development is established, there would be no unacceptable detrimental impact on neighbouring residential amenity and the design is appropriate. The application is recommended for approval, subject to conditions.

### **Background Papers**

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536  
534316

### **Previous Reports/Minutes**

Ref:

Date: