

BOROUGH OF KETTERING

Committee	Full Planning Committee - 09/02/2016	Item No: 5.4
Report Originator	Rebecca Collins Development Team Leader	Application No: KET/2015/0999
Wards Affected	Desborough Loatland	
Location	19 Bridge Road (land adj), Desborough	
Proposal	Full Application: 1 no. dwelling	
Applicant	Mr M Dearing	

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 REFUSED for the following reason(s):-

1. The narrow width of the site, together with its proximity to the adjacent building, would result in a contrived and cramped form of development which would appear incongruous with the surrounding area which is characterised by two storey semi-detached dwellings within spacious plots of regular and generous separation. As such, the proposal is contrary to policy 13 of the Core Spatial Strategy for North Northamptonshire, the Council's Sustainable Design SPD, emerging policy 8 of the JCS and the aims and objectives of sustainable development contained within the NPPF and NPPG.

Officers Report for KET/2015/0999

This application is reported for Committee decision because the applicant is a Council member.

3.0 Information

Relevant Planning History

KET/2013/0754 - 2 storey detached dwelling with off road parking to the front (Approved 16/01/2013). This has not been implemented.

Site Description

Officer's site inspection was carried out on 19/01/2016.

The site comprises a strip of garden land to the side of number 19 Bridge Road. The front of the plot is bounded by a hedge, part of which has been removed to provide vehicular access, although there is no dropped curb. The rear garden is surrounded by a 1.8m close boarded fences to each side. A railway line, separated by a dense tree screen stands to the rear.

The existing dwelling, number 19 Bridge Road, has a bathroom window on the side elevation facing the proposal and on the adjacent dwelling there is 1 small first floor window facing the application site.

Bridge Road is characterised by pairs of two storey semi-detached dwellings, constructed of dark brick or rendered with hipped roofs and often with bay windows or long vertical windows breaking up large expanses of brick. These dwellings represent a presiding pattern of development which carries along the lengths of Bridge Road and are set around a cul-de-sac and parking area to the north-west. Also, this pattern of development is prevalent along streets approaching the application site including Ash Grove and Hilltop Avenue.

Land levels are relatively consistent both within and immediately surrounding the site.

Proposed Development

The application seeks planning permission for a 2 storey detached dwelling with off road parking to the front.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

Desborough Town Council

No objection.

Environmental Health

No objection subject to conditions with regards to contamination and noise attenuation.

5.0 Planning Policy

National Planning Policy Framework (2012)

Core Principles

Policy 6 Delivering a wide choice of quality homes

Policy 7 Requiring good design

National Planning Policy Guidance notes

Development Plan Policies

North Northamptonshire Core Spatial Strategy (2009)

Policy 7 Delivering Housing

Policy 9 Distribution and Location of Development

Policy 10 Distribution of Housing

Policy 13 General Sustainable Development Principles

Policy 14 Energy Efficiency and Sustainable Construction

Local Plan (1995)

Policy 35 Housing: Within Towns

Supplementary Planning Documents

Sustainable Design

Emerging Policy

Joint Core Strategy (June 2015)

Policy 1 Presumption in favour of sustainable development

Policy 8 Place shaping principles

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. Neighbouring Amenity;
4. Parking and Highway Matters;
5. Environmental Issues.

1. Principle of Development

The NPPF sets out a presumption in favour of sustainable development and the core principles of the NPPF require the planning system to meet the housing needs of the country, improve the places in which people live, and focus development in locations which are sustainable. In addition Policy 6 of the NPPF states that housing

application should be considered in the context of the presumption in favour of sustainable development and a wide choice of quality homes and inclusive and mixed communities should be delivered.

As outlined above planning permission was granted for a single dwelling of the same design, in this location in 2013. This permission has expired and although a material planning consideration in the determination of this application, this current application must be considered against current planning policy and material planning considerations. Since the granting of this earlier consent the East Midlands Regional Plan has been revoked. Also, further guidance on design has been issued through the National Planning Policy Guidance notes (NPPG) and the emerging Joint Core Strategy (JCS) has undergone Public Examination. Policies referenced from the JCS can therefore be given substantial weight, due to the advanced stage of the plan's preparation.

The application site lies within an existing residential area within Desborough and therefore the principle of the proposed development accords with national, regional and local planning policies. However, the planning policies, emerging policies and NPPG require detailed consideration. Therefore, although the principle of a dwelling in a built up area has previously been approved, it is considered that the proposed scheme fails the other tests of character and design, as set out below, and as such is recommended for refusal.

2. Design, Character and Appearance

Policy 7 of the NPPF states that '*good design is indivisible from good planning*' and '*planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions*'. Policy 13(h) of the CSS requires new development to be of a high standard of design, architecture and landscaping and to respect and enhance the character of its surroundings. This therefore represents an important consideration, particularly given the further emphasis contained within the development plan and as set out above.

The NPPG provides further guidance with regards to good design and states:

'Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.'

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations .

..

Development proposals should reflect the requirement for good design set out in national and local policy. Local planning authorities will assess the design quality of planning proposals against their Local Plan policies, national policies and other material considerations.

Local planning authorities are required to take design into consideration and should

refuse permission for development of poor design.

Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development. . .

The successful integration of all forms of new development with their surrounding context is an important design objective, irrespective of whether a site lies on the urban fringe or at the heart of a town centre'.

The emerging Joint Core Strategy (JCS) has undergone Public Examination and therefore its policies can be given substantial weight. Policy 8 of the JCS requires new development to create a distinctive local character by '*responding to the sites immediate and wider context and local character . . . responding to local topography and the overall form, character and landscape setting*'.

Bridge Road is characterised by wide fronted pairs of similar designed semi-detached properties presenting a strong sense of rhythm in their spacing continuing along the lengths of Bridge Road and on the approach roads to the site. Corner plots are notably more open and spacious in their character offering relief from the surrounding built form of the area, presenting clear views between buildings to the spaces beyond. The introduction of a building within these spaces would erode the regular pattern of development, remove the open aspect currently apparent and lead to a cramped and confined form of development, which is contrary to the prevailing character of the existing street pattern and would detract from the visual amenity of the area.

The proposed dwelling would be constructed up to the eastern boundary of the application site and therefore would appear joined to the single storey addition of the neighbouring dwelling to the east which is also built up to the shared boundary. The narrow width of the site, irrespective of the wider frontage along the southern boundary, coupled with its proximity to the adjacent building would also result in a contrived form of development. In addition, the proposed detached building would not be in-keeping with the appearance of the surrounding buildings which due to their form as semi-detached properties have a strong horizontal emphasis. The development also makes no effort to include architectural detailing found in the vicinity of the site such as bay windows, chimneys or the mix of window sizes with vertical and horizontal emphasis.

It is considered for the reasons set out above that the proposed design and scale is wholly inappropriate within its context, and fails to respect the presiding character of the area, not in accordance with Policy 7 of the NPPF or the design guidance contained within the NPPG, policy 13 of the CSS or emerging policy 8 of the JCS. The development would not respect or enhance its setting and would not constitute good quality design contrary to national, regional and local planning policies.

3. Neighbouring Amenity

Policy 13(l) of the CSS states that new development should not have an unacceptable impact upon neighbours as a result of loss of light or overlooking.

The proposed dwelling would sit between the neighbouring properties and therefore

the building would not have an overbearing impact upon the neighbouring dwellings. The existing dwelling has a bathroom window on the side elevation facing the proposal and on the adjacent dwelling there is 1 small first floor window which does not appear to be a primary window to a habitable room. No windows are proposed on side elevations of the proposed dwelling and it is considered that the windows on the front and rear elevations would not result in an unacceptable level of overlooking.

Therefore, it is considered that the proposal would not have an unacceptable impact upon neighbours and would accord with policy 13(l) of the CSS.

4. Parking and Highway Matters

Properties surrounding the cul-de-sac are served by a central communal parking area and do not have dedicated on-site parking although some of the surrounding properties make use of their front garden for parking, whether there is a dropped curb or not. The proposed development proposes a similar approach with space for 2 cars on the front garden. Although there is insufficient space to turn within the site due to the residential nature of the street it is considered that provided pedestrian visibility splays can be accommodated the proposal would not harm highway safety in accordance with policy 13 (d and n).

5. Environmental Issues

A railway line runs to the north east of the site and would be likely to generate a significant amount of noise and vibration. The Council's Environmental Health team is satisfied that appropriate mitigation measures could be incorporated within the design of the building however noise levels would need to be identified and appropriate mitigation measures proposed as part of any reserved matters submission. This could be made subject of a condition if planning permission were to be granted.

Due to the underlying geology present across the county which commonly presents high levels of naturally occurring arsenic, and the sensitive end use being proposed, a condition would need to be attached to any permission requiring a contamination investigation followed by any necessary remediation.

Conclusion

The narrow width of the site, together with its proximity to the adjacent building, would result in a contrived and cramped form of development which would appear incongruous with the surrounding area which is characterised by two storey semi-detached dwellings within spacious plots of regular and generous separation. As such, the proposal is contrary to policy 13 of the Core Spatial Strategy for North Northamptonshire, the Council's Sustainable Design SPD, emerging policy 8 of the JCS and the aims and objectives of sustainable development contained within the NPPF and NPPG.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Rebecca Collins, Development Team Leader on 01536 534316

