

BOROUGH OF KETTERING

Committee	Full Planning Committee - 16/08/2016	Item No: 5.3
Report Originator	Richard Marlow Senior Development Officer	Application No: KET/2016/0345
Wards Affected	Barton	
Location	Polwell Lane (land to West of), Barton Seagrave	
Proposal	s.73 Application: Variation of Condition 1 Listed Plans in relation to update of house types and re-distribution of affordable housing, Condition 2 Landscaping and Condition 4 Materials of KET/2013/0329	
Applicant	Miss O York Redrow South Midlands	

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 not be carried out other than in accordance with the following plans:-

Site Location plan NMA 300B 09/05/16

Site Layout SL-3-01D 09/05/16

Materials Layout ML3-01E 09/05/16

Landscape Proposals Overview L14E 07/06/16

Landscape Proposals - Sheet 3 of 5 L10D 07/06/16

Landscape Proposals - Sheet 4 of 5 L11E 27/06/16

Landscape Proposals - Sheet 5 of 5 L12D 07/06/16

House Type York - Floor plans YOR-3-01C 09/05/16

House Type York - Elevations YOR-3-02D 07/06/16

House Type Welwyn - Floor plans WEL-3-01C 09/05/16

House Type Welwyn - Elevations WEL-3-02C 09/05/16

House Type Tweed - Floor plans TWE-3-01C 09/05/16

House Type Tweed - Elevations TWE-3-02C 09/05/16

House Type Shrewsbury - Floor plans SHR-3-01D 09/05/16

House Type Shrewsbury - Elevations SHR-3-02B 09/05/16

House Type Oxford - Floor plans OXF-3-01C 09/05/16

House Type Oxford - Elevations Sheet 1 OXF-3-02C 09/05/16

House Type Oxford - Elevations Sheet 2 OXF-3-03C 09/05/16

House Type Letchworth - Floor plans LET-3-01C 09/05/16

House Type Letchworth - Elevations Sheet 1 LET-3-02C 09/05/16

House Type Letchworth - Elevations Sheet 2 LET-3-03C 09/05/16
House Type Tavy - Floor plans TAV-3-01E 09/05/16
House Type Tavy - Elevations TAV-3-02E 09/05/16
House Type Broadway - Floor plans BRO-3-01D 09/05/16
House Type Broadway - Elevations BRO-3-02D 09/05/16
House Type Evesham - Floor plans and Elevations Sheet 1 EVE-3-01C 09/05/16
House Type Evesham - Floor plans and Elevations Sheet 2 EVE-3-02D 09/05/16
House Type Dart - Floor plans DAR-3-02B 09/05/16
House Type Dart - Elevations DAR-3-03B 09/05/16
House Type Stratford - Elevations sheet 1 STR-3-02B 10/06/16
House Type Stratford - floor plans STR-3-01D 10/06/16
House Type Cambridge - floor plan CAM-3-01C 10/06/16
House Type Cambridge - elevations CAM-3-02D 07/06/16
House Type Kenilworth - floor plans KEN-5-01 07/06/16
House Type Kenilworth 5 - elevations KEN-5-02 07/06/16
House Type Kenilworth 5 - elevations KEN-5-03 07/06/16

REASON: To clarify the terms of this consent and in the interest of securing an appropriate form of development in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

2. The approved landscaping as shown on plan reference L14 E received on 7 June 2016 shall be carried out in the first planting and seeding seasons following the occupation of any dwelling within Phase three (as shown on Site Layout - Phase 3 Plan reference SL-3-01 D received on 9 May 2016). 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: In the interests of the securing a high quality design, an attractive and interesting public realm and amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

3. The facing materials to be used in the construction of the dwellings hereby approved shall be as shown on plan reference ML3-01 E received on 9 May 2016. The development shall not be carried out other than in accordance with the approved details.

REASON: In the interests of securing a high quality design in accordance with the approved Design Code for the site and policy 8 of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) there shall be no removal of any window or door inserted within an elevation which faces the highway, footpath or parking area permitted by Class A of Part 1 of Schedule 2 of the Order.

REASON: To secure active frontages and natural surveillance of public areas in accordance with the approved Design Code for the site and in the interests of securing a safe development and high quality design in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the east or west elevations or roof plane of plots 238 and 241, the northern elevation of plot 222, or the western elevation of plot 251.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no side or front extensions, buildings or structures forward of the approved garages (as shown on the amended Site Layout - Phase 3 Plan reference SL-3-01 D received on 9 May 2016) permitted by Class A or Class E of Part 1 of Schedule 2 of the Order shall be constructed on plots 222 - 251 (inclusive), 268 - 269 and 279 - 282 (inclusive).

REASON: To secure the character of The Primary Street in accordance with the approved Design Code for the site and in the interests of securing a high quality design in accordance with Policy 3 and policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2016/0345

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

3.0 Information

Relevant Planning History

KET/2008/0785 – Outline Planning Permission: Erection of up to 450 market and affordable dwellings together with associated landscaping, green space, highway works and potential mixed use development – Approved.

KET/2011/0390 – Approval of Reserved Matters for primary infrastructure – Approved.

KET/2011/0534 – Approval of Reserved Matters for open space infrastructure – Approved.

KET/2013/0329 – Approval of Reserved Matters: All details in respect of KET/2008/0785 (Phase 3) for 165 dwellings and related development – Approved.

Site Description

Officer's site inspection was carried out on 05/017/2016.

The site, which lies to the west of Polwell Lane, has planning permission (both outline and detailed reserved matters approvals) for residential development of up to 450 dwellings and is currently being built out. The development comprises phased development of residential, open spaces, play areas and community centre. The development is delivering a variety of property types and high quality designs. 30% affordable housing will also be delivered. The 2008 outline planning permission secured on and off-site infrastructure via both planning conditions and a Section 106 agreement. The approval of a variation of condition application in 2014 (KET/2014/0120) resulted in the granting of a new outline permission and as a result a deed of variation was required to link that new permission with the obligations of the original legal agreement.

Phase Three is the central element of the site which spans the already approved linear open space which runs through the centre of the site. The site runs behind the backs of properties off Polwell Lane, leaving an empty piece of land for the proposed community centre. Other new properties will be located behind dwellings off Sherwood Drive and Arden Close, with vehicular and pedestrian access to Phase Three through Phase's one and four, and a pedestrian footpath as existing which runs in between properties 46 and 48 Polwell Lane into the application site.

Proposed Development

The applicant is proposing a variation to a number of conditions on the reserved matters approval for this phase of development (KET/2013/0329).

Redrow are proposing a variation of condition 1 to alter the list of approved plans. The proposal seeks to amend some of the house types on site and redistribute the affordable housing to comply with cluster sizes. This would involve 36 plots namely plots 222 – 251, plots 268-269 and 279 – 282. A variation of conditions 2 and 4 would amend the landscaping scheme and approved materials to accord with the house type and affordable housing changes proposed.

Any Constraints Affecting the Site

C Road

Public Right of Way

4.0 Consultation and Customer Impact

Barton Seagrave Parish Council

No objection

Northamptonshire Police

No objection

Neighbours

One objection from neighbouring resident to the south at no. 66 Polwell Lane that the properties bordering their own site have been turned so that the nearest ones now sit side on to my garden allowing full view to all areas and look directly into my home at the rear. The new location will block considerable light to the garden. The new layout would adversely affect light, privacy, and views.

5.0 Planning Policy

National Planning Policy Framework

Policy 4. Promoting sustainable transport

Policy 6. Delivering a wide choice of high quality homes

Policy 7. Requiring good design

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 2. Historic Environment

Policy 3. Landscape Character

Policy 8. North Northamptonshire Place Shaping Principles

Policy 11. The Network of Urban and Rural Areas

Policy 15. Well-connected towns, villages and neighbourhoods

Policy 29. Distribution of new homes

Local Plan

35. Housing: Within Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of development
2. Scale, Design, Appearance and Layout
3. Parking and Highway Safety
4. Residential Amenity
5. Affordable Housing Provision
6. Landscaping

1. Principle of development

The principle of residential development was established through approval of the outline planning application KET/2008/0785 and the approval of reserved matters through application KET/2013/0329.

A design code for this site was approved in April 2011. This identifies key design principles, which will help to guide reserved matters and secure a high quality design.

The 2008 outline planning permission secured on and off-site infrastructure via both planning conditions and a Section 106 agreement. The approval of a variation of condition application in 2014 (KET/2014/0120) resulted in the granting of a new outline permission and as a result a deed of variation was required to link that new permission with the obligations of the original legal agreement.

2. Scale, Design, Appearance and Layout

A total of 36 plots are proposed to be changed through this application, split across 5 groupings within the wider phase 3 site as summarised below:

Plots 268 and 269 to the west will change from 2 no. 3 bedroomed properties to 2 no. 4 bedroomed properties while maintaining their approved orientation and level of parking provision. The additional bedroom is achieved through a change in house type to a 2.5 storey dwelling.

Plots 244 – 248 are designed as a row of five terraced properties with the hipped roof previously approved revised to the pitch roof with gable ends.

Plots 249 – 251 remain a 3no. 4 bedroomed 2 storey detached properties served from a shared private drive overlooking the linear open space.

Plots 279 – 282 are 2 pairs of semi-detached properties located to the south of the site. The middle two plots no. 280 and 281 have been amended so that all four properties are the same Broadway house type ensuring visual consistence to this element. No change in height.

The key changes proposed are to the south east corner of the site between plots 222 – 242. Whilst the number of units proposed is unchanged the revised proposal provides a greater mix of house types, including detached, semi-detached and terraced properties than previously approved. The layout of the development is largely unaltered with the exception of the five properties in the south eastern most corner, plots 228 -231. These dwellings have been turned through 90 degrees with the south west facing front elevations drawn contrasting with the north west facing front elevations previously approved. Visually the reorientation of dwellings in this corner establishes a strong and consistent building line to this part of the street scene, on approaches from the north.

Across the development and Phase Three there will be a variety of building types with flats, semi-detached properties, terraced properties and some detached properties, positioned depending on the character area they are a part of, as outlined in the approved design code. Dwellings within Phase Three range from 1 and 2-bed flats to 2 to 4-bed properties, which represents a good housing mix to meet local need and provide choice. Phase Three largely lies within 'the core' character area as outlined in the approved Design Code.

The adopted Design Code says that 'the Core', which is the central part of the site and lies behind properties off Polwell Lane (excluding an area set aside for the proposed community centre) and behind properties off Sherwood Drive and Arden Close, is to take reference from the town centre and other suburban influences. As such it is typified by a variety of building typologies and materials. The proposed mix of property types will respond to the rectilinear block structure that is part of the design of this character area. Properties in the Core will be a mix of 2-3 storey with only two storey properties at the boundaries of the site. .

In accordance with the Design Code, the design primarily consists of a grid of roads intersected by the long linear open space running through the centre of the development with properties fronting onto the highway in a linear fashion with a variety of set backs.

Proposed facing and roofing materials have been submitted as shown on amended drawing reference 19252 ML3-01 Rev E received 9th May 2016. The materials proposed are consistent with the rest of the site with two types of facing brick and roof tile proposed along with render.

It is considered that the external appearance of the dwellings will respect their surroundings and reflect the character of the wider area, as is the aspirations of the design code. The scale of dwellings is considered to be in accordance with the building heights parameters set out for 'the Core' character area.

Conditions were applied to the original reserved matters approval in the interests of securing a high quality design and preserving the character that the Design Code and this application is seeking to achieve. The conditions put in place restrictions with regard to boundary treatments and extensions which

will be carried over to this application. These will be limited to key areas, namely adjacent to the linear open space where boundary treatment and extensions could negatively impact upon the rhythm within the street scene and legibility of the development.

The resultant design is of a high standard and will respect its context and create a strong sense of place and a community where people will want to live; the proposed homes and amended design for Phase Three is considered to meet the aspirations set out in the approved Design Code. Delivering a wide choice of high quality homes and securing high quality design are important elements of the NPPF, therefore the design is considered to be in accordance with Policy 6 and 7 of the NPPF and meets the criteria as outlined in the development plan Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Parking and Highway Safety

Policy 8 of the JCS states that new development should not have an unacceptable impact upon the highway network or prejudice highway safety. The driveways and associated garages continue to provide sufficient off-street parking and as such it is considered that the proposal will not adversely impact upon the highway network or prejudice highway safety in accordance with adopted policy. The Highway Authority was consulted on the proposal and raised no comments or objections.

4. Residential Amenity

Policy 8 of the JCS states that developments should not result in an unacceptable impact on the amenities of neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

An objection has been received from a neighbouring occupier to the south at no. 66 Polwell Lane as set out in section 4.0 of this report. The nearest plot no. 232 is set in excess of 60 metres from the rear elevation of no. 66 Polwell lane and accordingly leaves more than adequate distance to protect the existing resident's privacy and amenity. Plot 232 would sit parallel with the garden of no. 66 and has no windows within its side gable elevation. This contrasts with the approved scheme which has four properties in the south east corner of the site which have rear habitable windows providing views across the rear garden of the neighbouring property.

It is therefore considered that the development will not significantly harm the living conditions of existing occupiers and new residents will benefit from a good quality of life and living conditions. The development is considered to be in accordance with policy 8 of the JCS.

5. Affordable Housing Provision

The location and design of the affordable units are considered to be acceptable and indistinguishable from the market properties and will contribute to a sustainable community being created. The changes to house types and redistribution of affordable housing to comply with cluster sizes provides a good mix of units and is essential to meeting needs and creating an inclusive

and sustainable community in accordance with policy 6 of the NPPF. There is no change to the number of affordable units proposed across the 36 plots which are amended through this application and overall the wider the site will provide 30% affordable housing in accordance with the outline approval.

6. Landscaping

The landscaping plans have been updated to reflect the amended house types and layout changes. The proposed locations for planting appear well designed, full of variety and in accordance with the design code. Provided the Landscape Proposals – Phase 3 Overview plan is implemented which can be secured by condition the proposal will accord with policies 3 and 8 of the JCS.

Conclusion

The proposed development complies with both national and local planning policy and there are no material planning matters that indicate against the scheme. The application is therefore recommended for approval.

Background Papers

Title of Document:

Date:

Contact Officer:

Richard Marlow, Senior Development Officer on 01536
534316

Previous Reports/Minutes

Ref:

Date: