

BOROUGH OF KETTERING

Committee	Full Planning Committee - 18/07/2017	Item No: 5.3
Report Originator	Amy Shepherdson Development Officer	Application No: KET/2017/0256
Wards Affected	Northfield	
Location	Hill Street, Kettering	
Proposal	Full Application: 8 no. town houses with associated roads, sewers and parking	
Applicant	Miss S Feely, Elm Park Homes,	

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 original plan numbers KET/2017/0256/1 received 24/03/17; KET/2017/0256/2 received 31/03/17; EPH1-3b-plot 3 elevs, EPH1-3b-plot 3 plans, EPH1-3b-plot 4 elevs, EPH1-3b-plot 4 plans, EPH1-3b-plot 5-8 elevs, EPH1-3b-plot 5-8 plans received 13/04/17; 17023-Topo received 01/06/17 and revised plan numbers Site Layout Rev B received 21/06/17; EPH1-3b-plot 1&2 elevs Rev B and EPH1-3b-plot 1&2 plans Rev B received 03/07/17

REASON: In the interest of securing an appropriate form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development shall commence on site until details of the types and colours of all external facing, roofing materials and surfacing materials to be used, 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: Details of materials are necessary prior to the commencement of development in the interests of the visual amenities of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. Notwithstanding the submitted details, 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 submitted scheme and shall not include the provision of any closed-board fencing visible within the front garden/access areas to the north of plots 1-4 and north-west of plots 4-8 as set out on approved plan 'Site Layout B'. 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 amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction.

REASON: In the interests of safeguarding highway safety and residential amenity in accordance with Policy 8 of the Northamptonshire Joint Core Strategy

6. Prior to first occupation of the development a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted and any existing trees to be retained shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building, unless these works are carried out earlier. Any newly approved 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 8 of the North Northamptonshire Joint Core Strategy.

7. Prior to the commencement of development a scheme for achieving the noise levels outlined in BS8233:2014 with regards to the residential units shall be submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented before first occupation of the residential units and thereafter maintained in the approved state at all times. No alterations shall be made to the approved structure including roof, doors, windows and external facades, layout of the units or noise barriers.

REASON: Details are required prior to the commencement of development in the interest of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

8. Prior to the commencement of development a scheme for the provision of the surface water drainage that explores all practicable sustainable drainage solutions, 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: Details for the provision of surface water drainage are necessary prior to commencement of development to prevent pollution of the water environment and to reduce flood risk in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

9. 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 both within the site and on adjacent land, 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: Finished Floor Levels are necessary prior to commencement to protect the privacy of the occupiers of adjoining properties in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

10. Prior to occupation a detailed scheme of external illumination within the shared access road and parking area within the application site shall be submitted to and approved in writing by the Local Planning Authority. There shall be no other external illumination within these areas other than in accordance with the approved scheme.

REASON: In the interests of the amenity of occupants of neighbouring properties and of seeking to prevent crime in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

11. No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.

REASON: This information is required prior to development to ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

12. 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 building, structure or other alteration permitted by Class D of Part 1 (Porches) and Class A of Part 2 (Gates, fences, walls etc.) of Schedule 2 of the Order shall be constructed within the front garden/access areas to the north of plots 1-4 and north-west of plots 4-8 as set out on approved plan 'Site Layout B'.

REASON: In the interests of the amenity and protecting the privacy of the neighbouring property in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

13. 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 Class A shall be made in the east elevation of Plot 1 or permitted by Class B shall be made in the rear roof plane of Plot 1 and Plot 2 as set out on approved plan 'Site Layout B'.

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.

14. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk

assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policies 6 and 8 of the North Northamptonshire Joint Core Strategy.

15. The parking areas hereby approved shall be provided as set out on approved plan 'Site Layout B' and be fully accessible prior to the first occupation of the dwellings hereby permitted and shall be permanently retained and kept available for the parking of vehicles.

REASON: To ensure adequate on-site parking provision for the approved dwellings and to discourage parking on the adjoining highway in the interests of local amenity and highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

16. The approved bin collection points shown on approved plan 'Site Layout B' shall be provided before the occupation of any of the dwellings and retained as approved permanently thereafter.

REASON: In the interests of highway safety and local amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

17. Prior to the commencement of development full details of the site access and turning head hereby approved shall be submitted to and approved in writing by the Local Planning Authority, development shall thereafter be fully implemented in accordance with the approved details prior to the first occupation of the development.

REASON: In the interest of providing appropriate access to the site and of highways safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

18. Prior to the first occupation of the development the carports hereby approved shall be built with open frontages in accordance with approved plan KET/20170256/2 and shall thereafter be permanently retained in that form.

REASON: To ensure adequate car parking provision within the site in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Officers Report for KET/2017/0256

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

3.0 Information

Relevant Planning History

KET/2016/0833 - Development of 9 no. dwellings with associated roads and drainage (withdrawn 13.01.17)

KET/2010/0038 - Construction of 12 no. dwellings (returned)

KET/2007/0230 - Erection of 4 flats and 3 houses (revised scheme) (approved)

KET/2006/0445 - Construction of 4 flats in lieu of 2 houses at plots 4 and 5 (approved)

KET/2005/0151 - Construction of 8 no. dwellings (approved)

KET/2002/0774 - Outline for residential development (approved)

Site Visit

Officer's site inspection was carried out on 28/04/2017.

Site Description

The application site is located in the central west of Kettering within the designated town boundary. The site sits to the east of Northfield Avenue is separated from the road by the Slade Brook. The main access is along the northern boundary of the site which connects to a turning head at the bottom of Hill Street, a pedestrian access is also available to Northfield Avenue over the Slade Brook to the north-west of the site. The site has a slight slope up going from west the east. This increases as you travel east up Hill Street.

To the north of the site is a two and a half storey block of apartments alongside a row of two storey terraced dwellings which face south. To the east of the site is the back of a similar row of two storey terraced properties along Carlton Street which runs north to south alongside the application site. These gardens are set at a significantly higher land level than the application site. The rear building line of the properties along Carlton Street is separated by approximately 13.4m (measured to the two storey rear projecting element) from the site boundary. To the south is an area of allotments and community gardens and to the west is Northfield Avenue followed by Belgrave Retail Park. The west and south boundary of the site is currently a dense and overgrown mix of shrub, bush and trees.

The surrounding dwellings comprise a mix of external facing materials. Most of the houses have some form of detailing to the headers of windows and doors.

Proposed Development

This application seeks planning permission for 8, 2/ 2 ½ storey (7no. 3-bedroomed and 1no.2-bedroomed) townhouses with associated roads and parking. Access would be drawn from Hill Street to the north which would be fronted by a pair of semi-detached properties on either side. Further frontage development to Northfield Avenue is proposed.

Through the application process revised plans have been submitted to address consultation comments raised and officer concerns.

Any Constraints Affecting the Site

Type 7 Open space
Classified Road – Northfield Avenue.

4.0 Consultation and Customer Impact

At the time of writing this report an additional period of consultation is underway. This will expire prior to Planning Committee and any additional comments received as a result of the latest consultation exercise will be reported to the Planning Committee via the committee update.

As there have been revised plans it is indicated below whether the comments have been made on original or revised plans.

Highway Authority

Original Plans

Requested additional information to fully assess proposal.

KBC Community Services

No comments to make.

KBC Environmental Health

No objections subject to standard conditions on contaminated land (unexpected), protection from noise for dwelling next to a road, acoustic separation, radon and construction hours.

KBC Environment Care

Original Plans

Request additional details in regard to bin collection point.

Revised Plans

Happy with bin collect points put forward on site layout plan.

Anglian Water

Response received – no comments as below 10 dwellings.

Northants Fire and Rescue

No comments received.

National Society of Allotments

No comments received.

National Grid

Original Plans

National grid has identified that it has apparatus in the vicinity of the site which may be affected by the proposal. The applicant should contact National Grid prior to any development taking place to ensure works do not impact the apparatus.

Neighbours

Original Plans

73 Carlton Street – Comments – 3 storey houses will have impact on light entering gardens along Carlton Street would prefer a 2 storey . No information on bin, sewers and drainage.

79 Carlton Street – Object – Concern regarding plots 1+2 being 3 storey buildings that will block light into garden. Second storey windows will impact privacy. No information on drainage, street lighting or bins.

81 Carlton Street – Object - Concern that the proposal will overlook the property and also that light into the garden will be restricted. Request that Plots 1 and 2 be reduced in height.

83 Carlton Street – Object – In regard to height of plots 1 and 2. It will drastically cut out light to garden and give a claustrophobic feel. Impact the enjoyment of garden. Concerned regarding the impact on extra traffic and concerns regard access for refuse truck and emergency services.

85 Carlton Street – Object – Unhappy with the placement of the dwellings and their size and height. Town house design is out of sync with surrounding area. Impact on privacy from rear of plots 1+2 and their height would block out evening sun. Impact on highway from construction traffic and additional pressure on parking and access for emergency services. No information on fencing, walls, electricity wiring and drainage. Area doesn't appear to be lit as such concerns with crime and antisocial behaviour. No information on bin storage.

32 Hill Street – Object – Concern regarding large goods vehicles that will supply building site.

36 Hill Street – Object - Increased pressure on local roads for parking. Concerned regarding the number of houses planned and their height.

42 Hill Street – Object to the 3 storey dwellings on Plot 1 and 2 due to reduction in privacy and loss of light into front of house. Town housing are not in keeping with the area. No details regarding bin storage. Parking issues in the area will intensify and scheme will result in the loss of 4/5 spaces.

5.0 Planning Policy

National Planning Policy Framework

Para 14 - Presumption in Favour of Sustainable Development

Para 17 - Core Planning Principles

Policy 6 – Delivering a wide choice of high quality housing

Policy 7 – Requiring Good Design
Policy 8 – Promoting Healthy Communities

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1 Presumption in favour of Sustainable Development
Policy 5 Water environment, resources and flood risk management
Policy 6 Development on Brownfield Land & Land affected by contamination
Policy 7 Community Services and Facilities
Policy 8 North Northamptonshire Place Shaping Principles
Policy 11 Network of Urban and Rural Areas
Policy 28 Housing requirements
Policy 29 Distribution of new homes
Policy 30 Housing Mix and Tenure

Saved Policies in the Local Plan for Kettering Borough

Policy 35 – Housing with Towns

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of the development
2. Impact on the character and appearance of the area
3. Impact on residential amenity
4. Impact on highway safety
5. Impact of possible ground contamination
6. Impact on flooding and drainage
7. Sustainable buildings
8. Other comments raised

1. The principle of the development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently consists of the North Northamptonshire Joint Core Strategy (JCS) adopted in July 2016, and saved policies from the Local Plan for Kettering Borough.

The site is located within the Town's boundaries as defined by Saved Policy 35 of the Local Plan (LP). As such the broadest principles of developing the site for housing are consistent with the strategic aims of LP policy and Policies 11 and 29 of the JCS which guides development to Growth Towns in the interests of a sustainable pattern growth and the protection of the rural areas. This Development Plan approach is consistent with the NPPF for seeking the right development in the right places.

The application site has previously been granted planning permission for residential development in 2005, 2006 and 2007. These permissions have now lapsed. Since this date the North Northamptonshire Joint Core Strategy has been adopted. The application site is a small part of a larger area defined as Type 7 Open space (Allotments and Community Open Space), Policy 7 of the JCS seeks for development to not result in the net loss of open space including allotments unless the facility is surplus to requirement (Policy 7 d(i)). Street view records show the site (from Hill Street) both in April 2009 and August 2012. In both instances the land is fenced off (as is currently the case) overgrown and appears to be disused. KBC aerial photography appears to support this with this area being unused and overgrown. The site visually is detrimental to the area and appears to have been for some time. Although the scheme will result in a small loss of open space, with the site remaining vacant and unused for a considerable period it is considered to be surplus and in accordance with Policy 7. KBC Community Services have been consulted upon on the application and raised no objection.

As such the principle of developing the site is considered to be acceptable subject to the proposal being found acceptable in all other respects. These other material considerations are discussed below.

2. Impact on the character and appearance of the area

Paragraph 14 of the NPPF places at the heart of planning a presumption in favour of sustainable development, with good design forming a key element of this. This is further supported by Section 7 of the NPPF and Policy 8 of the JCS. Local Planning Authorities must seek to secure a high quality of design and a good standard of amenity for all existing and future occupants of land and buildings.

The local area is predominately characterised by two storey terraced properties which are likely early Victorian. The front elevations were likely to originally have been brick but over the course of time a significant number have been rendered or painted and there is now a varied finish within the street scene. The dwellings are set directly onto the footpath with rectangular gardens to the rear.

The block of flats 'Madison Apartments' which is directly north of the application site on the opposite side of Hill Street, differs in style to the surrounding streets. The block of flats are 2 ½ stories (with half dormers), garages at ground floor level and visually address both Hill Street and Northfield Avenue.

It is noted that the end terrace properties on both corners of the junction of Hill Street and Carlton Street (No.85 and No.90 Carlton Street) both have gable ends facing onto Hill Street with 2 full height storeys with a window in the gable roof which is similar to that of the townhouses within this application.

The proposed revised scheme incorporate 8 dwellings set within 3 groupings. Plots 1 and 2 are a 2 storey and 2 ½ storey dwellings which are attached and sit to the east of a private access road, Plots 3 and 4 are to the west of the access and reflect the 2 ½ storey and 2 storey pattern in Plots 1 and 2.

Plots 3-8 are a row of 4, 2 ½ storey terraced dwelling which front Northfield Avenue. The layout of the houses means that both Northfield Avenue and Hill Street are addressed with active frontages. The houses, although visually slimmer, do draw

design features from the Hill Street elevation of No.85 and No.90 Carlton Street. Considering the lower land level on which the dwelling would sit their 2 ½ storey design is considered to be appropriate. The visual dominance of the height is reduced by the use of 2 storey building on Plots 1 and 4 which reduced the impact of the built form and creates visually interest drawing the eye to the centre of the site.

Subject to the below conditions it is therefore considered that the proposal will not have a detrimental impact on the character and appearance of the local area and as such is in accordance with Policy 7 of the NPPF and Policy 8 of the JCS.

The angled opened frontage and front elevation are a key element of the design as such a condition is recommended to remove permitted development rights for porches and front boundary treatment. A condition is also recommended for the submission of a scheme of boundary treatment. It is noted within the condition, that this should not include any close boarded fencing within the front garden/access area.

It is recommended that a condition be attached for the submission and approval of all external facing material and hard surfacing.

The scheme will remove a significant amount of overgrown vegetation and will improve the visual appearance of the land. It is requested that a landscaping scheme is submitted and implemented prior to the occupation of the dwellings.

3. Impact on residential amenity

Policy 8 (e) of the JCS seeks to protect amenity, which is derived from the core principles of the NPPF, which amongst other things aims to secure a good standard of amenity for all existing and future occupants of land and buildings.

The application site is located in a densely populated residential area close to Kettering Town Centre. The site, particularly Plots 1 and 2 will have a close relationship with properties to the north and east.

Through the application process the applicant has revised the scheme to reduce the height of Unit 1 from a 2 ½ storey unit with a ridge height of 9.7m to a 2 storey unit with a ridge height of 7.5m. The flank elevation will be approximately 14.4 m from the rear elevation of No's 79-85 Carlton Street.

The relationship between these properties has been carefully considered, this has led to the submission of revised plans. It is acknowledged that Plot 1 will have visual impact and cause some loss of light later in the day in regard to the rear elevations and garden land of No.79 – 85 but when considering the topography of the site, with Plots 1 and 2 sitting at a lower ground level and the reduction in height of Plot 1 the proposal is not considered to create a relationship that is out of character in this densely populated area or to a level that would warrant refusal of permission.

The rear windows of Plots 1 and 2 face south onto the private garden land and the parking area, giving surveillance to this shared area. The windows, particularly of Plot 1, will result in some loss of privacy to the rear gardens along Carlton Road but there are no windows proposed within the side elevation of Plot 1 and permitted

development rights shall be removed for windows for Plot 1 and roof alteration (dormers) to the rear roof planes of Plots 1 and 2 by conditions to safeguard the privacy of neighbouring occupiers. When considering the change in land levels, the separation distance and angles of visibility the relationship is considered to be acceptable in an urban environment.

A condition is recommended for the submission of finished floor and ground levels within the site and adjoining land to future ensure the amenity of the neighbouring occupiers is protected.

Plots 1, 2 and 3 front onto Hill Street. The separation distance from these plots to the properties opposite is approximately 14.2m. Again it is acknowledged that the proposal may result in some amenity impacts in regard to a limited loss of light and some views between the front elevations. This relationship again is not uncommon within an urban setting and any larger separation distances would be out of character within the area. This relationship is also considered to be acceptable.

The application proposes sufficient outside and inside space for future occupiers. The dwellings are in the majority, in accordance with Nationally Described Space Standard noted in Policy 30 of the JCS. Plot 1 through the reduction from 3 floors to 2 has reduced to a 2 bed 3 person dwelling. The gross internal area is 67.5m², with the space standards requiring 70 sqm over 2 floors. Considering this is the only unit not to meet the standards and that it close to the standards, the proposal is still considered to offer a good standard of amenity for occupiers of the proposal.

Unit's 4-8 face onto Northfield Avenue, these units are not considered to impact upon any neighbouring occupiers due to the separation distances. Considering the site's proximity to Northfield Avenue, KBC Environmental Health Officers have recommended a condition be added for a scheme to be submitted prior to occupation for achieving the noise levels outlined in BS8233:2014.

Although it is acknowledged that the scheme will have some amenity impacts on the neighbouring occupiers these impacts are considered to be within acceptable limits and as such the scheme is in accordance with Policy 8(e(i)) of the JCS.

4. Impact on highway safety and convenience

Policy 8 (b) of the JCS states that new development should not have an adverse impact on the highway network or prejudice highway safety.

Technically the shared private drive will serve 6 houses (the parking for) and as such should meet the standards for an adoptable road (a private access road is limited to serving 5 dwellings). However, considering the layout of scheme and the number of units, providing the turning head and initial access into the site is provided to adoptable standard it is not considered necessary to require that the remaining road be constructed to adoptable standards.

A condition is recommended to ensure that full details of the access and for written approval by the Council, which would be considered in accordance with consultation with the Local Highways Authority.

The local area mostly consists of on-street parking on reasonably narrow street will few restrictions. From visiting the area it is evident that there is pressure on on-street parking. The proposal provides 16 on plot car parking spaces and a cycle store within each private garden 5 car spaces are within carport along the eastern boundary, 5 are tandem spaces in front of the car ports and a further 6 directly opposite. The number of spaces and their layout are in accordance with NCC Highways guidance and the applicant has made revisions to the parking area, rear access and cycle storage through discussion and suggestions from the NCC Highways Officer.

It is noted that a number of cars currently use the existing turning head as parking spaces. This part of the road is currently not adopted however. The turning head should not be being used for parking and should be kept free for vehicles and refuse truck to be able to turn within the street, which will be the case once the turning head has been constructed and adopted in association with the application.

Considering the access and tight local street network a condition has been recommended for a Construction Management Plan to be submitted prior to commencement of development.

Based on the revised plans the proposal is not considered to impact negatively upon highway safety in accordance with Policy 8 of the Joint Core Strategy.

5. Impact of possible ground contamination

Policy 6 of the JCS seeks development to be safe in this respect. Any impacts arising as a result of possible ground contamination will be prevented through the provision of an unexpected contamination condition as recommended by the Council's Environmental Health Team.

6. Impact on flooding and drainage

Policy 5 of the JCS says development should contribute towards reducing the risk of flooding and the protection of the water environment.

The site is located alongside the Slade Brook which is a defined Main River. The site however is not located in a flood sensitive area; it is also below the 1ha threshold for the provision of a flood risk assessment. According to the Council records Some of the site is noted to have medium/low risk of groundwater flooding. The site is currently undeveloped and it is noted within the application for that the surface water would discharge into the main drains rather than via a Sustainable Drainage System (SuDS).

Policy 5 notes that development should be designed to incorporate SuDS wherever practice. Whilst mains drainage may be acceptable the first option should be to deal with the surface water onsite. As such in the interests of prudence an appropriately worded condition will be attached requiring details of the surface water drainage proposed.

7. Sustainable buildings

Policy 9 of the JCS seeks development to incorporate measures to ensure high standards of resource and energy efficiency. This matter is considered to be adequately dealt with through compliance of buildings regulations at the time of construction.

8. Other comments raised

Refuse – Each plot has rear access to a private garden space for the storage of bins. Through revised plans the applicant has also shown 2 bin collection points just inside the edge of the highway. KBC Environmental Care Officers have approved these details and a condition has been added to ensure this is retained permanently.

Lighting – A number of comments have been raised by residents in regard to lighting. A condition has been recommended for a scheme to be submitted for approval.

Fire Hydrants – Through the previous application at the site (KET/2016/0833) NCC requested a condition be added in regard to fire hydrants following an assessment of the site by the Water Officer of Northants Fire and Rescue Service. As such in the interest of consistency and fire safety it is recommended that condition is added.

National Grid noted that gas pipes and associated equipment may be affected by the development. The advice provided by National Grid has been forwarded to the applicant for information and a note added to this recommendation.

Conclusion

The proposal is considered to satisfy national and local planning policy. It is appropriately designed and will not impact on the neighbouring properties. As such it is recommended that planning permission should be granted subject to the recommended conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Amy Shepherdson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: