

BOROUGH OF KETTERING

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| Committee | Full Planning Committee - 08/05/2018 | Item No: 5.4 |
| Report Originator | Alan Chapman Development Officer | Application No: KET/2017/0998 |
| Wards Affected | Queen Eleanor and Buccleuch | |
| Location | 26 Queen Street, Geddington | |
| Proposal | Full Application: Change of use and extension of former offices to provide 2 no. dwellings, demolition of commercial building and construction of 1 no. detached dwelling, associated parking and amenity space | |
| Applicant | Mr S Norris Barton Lodge Developments Ltd, | |

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 amended plan numbers; 17-028-01 C, 17-028-02 C, 17-028-03 B, 17-028-04 D, 17-028-05 C.

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

3. Works audible at the site boundary will not exceed the following times unless with the written permission of the Local Planning Authority or Environmental Health. Monday to Friday 08.00 to 18.00 hrs, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub-contractors.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. 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.

5. Prior to first use or occupation, the proposed vehicular access, parking and turning facilities shall not be provided other than in accordance with the approved plans and shall thereafter be set aside and retained for those purposes.

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

6. Prior to the commencement of the development hereby permitted, details of a positive means of drainage to ensure that surface water from the vehicular access or private land does not discharge onto the highway shall be submitted to and be approved in writing by the local planning authority. Such details as may be approved shall thereafter be installed and operational prior to first use and thereafter be maintained.

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

7. No gates, barrier or means of enclosure shall be erected across a vehicular access within 5.5m of the highway boundary. Any such feature erected beyond that distance should be hung to open inwards away from the highway.

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

8. The windows at first floor level on the rear (north east) elevation of the hereby approved Plot 1 dwellinghouse 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. To comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. 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 amenity and protecting the privacy of the neighbouring properties and in the interests of the visual amenities of the Conservation Area in accordance with Policy 2 & 8 of the North Northamptonshire Joint Core Strategy.

10. No works shall take place on site until full details of all windows, doors, timber finishes, verge detailing, rainwater goods and exterior materials (roof tiles, external wall brick/stone) have been submitted to and approved in writing by the Local

Planning Authority. The works shall not be carried out other than in accordance with the approved details.

REASON: Details are required prior to commencement of development in the interests of protecting the character and appearance of the Conservation Area in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

11. Prior to the first occupation of any dwelling, details of bat and bird boxes to be installed on site shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out as approved.

REASON: To enhance ecological networks in accordance with Policy 4 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 enlargements, additions or other alterations permitted by Schedule 2, Part 1 Classes B or C shall be made in the roof planes of the hereby approved dwellinghouse labelled as Plot 1 on the approved plan 17-028-01-Rev C.

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.

Officers Report for KET/2017/0998

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

3.0 Information

Relevant Planning History

KET/1989/0892, Approved, 14-11-89, ROOFING OF SPACE BETWEEN TWO PARTS OF EXISTING BUILDING FOR STORAGE SPACE

KET/2012/0060, NO OBJECTION, 07-03-12, T1 - Cypress and T2 - Sycamore - Remove to ground level, T3 - Silver Birch - Crown lift to 2m

Site Visit

Officer's site inspection was carried out on 11/01/2018

Site Description

The site is located towards the southern side of the village of Geddington on Queen Street, which is one of the main routes into the village from the south off Kettering Road. The site is located to the western edge of the Geddington Conservation Area.

The site is bounded on its northern, eastern and southern boundaries by residential properties of varying styles, appearances, ages, scale and layout. The site's western boundary follows the Restricted Infill Village policy line, beyond which lies a paddock, stable building, manage for a private horse riding school.

The former use of the site is commercial. The site is currently vacant and part demolished. It is thought that the last use was as a print works and prior to this pub/brewery and wood yard. The property has associated units to the rear which have been partially demolished. It is suggested by the applicant that both the former office building and brick/stone built structure could previously have been in residential use.

The entire site is within the Geddington Conservation Area. Immediately to the north of the site and to the east are Grade II listed buildings with associated listed building curtilages.

Proposed Development

Planning permission is being sought to demolish the remaining buildings with the exception of the original house and former stone/brick built out building in order to create a residential development of three (3) dwellings. Access to the site would be via the existing vehicular access, which is shared with an adjacent dwelling, but would be improved to meet highway standards.

A single detached, two-and-a-half storey, 5 bedroom, dwelling (Plot 1) would be erected in the north-west corner of site; the former office building adjoining No.20 Queen Street is to be extended and converted into a two-storey, 2 bedroom dwelling (Plot 2); the former office/dwelling towards the front of the

site is to be converted and extended into a two-storey, 3 bedroom, detached dwelling (Plot 3).

Each proposed dwelling would have their own private garden spaces and dedicated car parking spaces (8 in total). The access is to re-centred further northwards with improved visibility splays, which would require the removal of two trees that are not subject to any preservation order, although they are trees within a conservation area.

Background

The application was originally submitted for a proposal consisting of four (4) dwellings on the site. Plot 1 (as referred to above) was initially to be a pair of two-and-a-half storey dwellings with dormers facing directly towards the rear garden of No.18 Queen Street. Due to objections and concerns raised regarding overlooking, privacy, loss of light, parking arrangements, access and disputes over rights to use the land in front of No.26 Queen Street and the row of properties Nos. 30 to 34 Queen Street, the applicant willingly amended the proposal to 3 dwellings.

The amended proposal also took into account and resolved access concerns and private rights to use the land in front of No.26 Queen Street for vehicles.

Any Constraints Affecting the Site

Geddington Conservation Area
Grade II Listed Buildings and Curtliages (adjacent to)
Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Geddington Parish Council

Objected to the original 4 dwelling proposal on the following grounds:

- Overdevelopment
- Impact on the Conservation Area
- Increased traffic
- Insufficient on-site parking
- Concerned that applicant does not have full control of land at the front of the site and existing access rights of existing cottages may be impinged upon

Further comments are expected following re-consultation on the amended 3 dwelling proposal, which expires on the 29th April 2018, and will be reported to Committee as an update.

Highway Authority

Originally objected to the 4 dwelling proposal on such issues such as access width, visibility, parking, turning and emergency access.

Following re-consultation on the amended access, parking, turning and 3 dwelling proposal, the Highway Authority has no objection subject to conditions to control such matters as; development laid-out in accordance with the

amended plan, drainage, position of gates and mud on the road.

NCC Ecology

Did not object to the original 4 dwelling proposal, but due to the state of the buildings on site recommended that a specialist bat inspection and survey of the buildings be undertaken pre-determination so any mitigation that is required can be secured by condition.

On consideration of the submitted Protected Species (Bat & Bird) Report where no signs of use by bats was evidenced, the Ecologist was satisfied that no mitigation is required or any planning conditions.

NCC Archaeology

No objection to the proposal.

Environmental Protection Officer

Recommends the imposition of planning conditions to control the hours of construction and measures to address any contamination if found on site.

The EPO has also recommended that advisory notes be included in any decision notice concerning the risks of radon, invasive weed growth, consideration of air quality mitigation measures (e.g. electric vehicle charging points, use of low NOx and PM producing boilers).

Environmental Care

No comments received.

Neighbours

Responses to the original proposal are:

Four (4) objections received from the following addresses citing the following reasons:

16, 18, 28, 30 Queen Street

- Current buildings on site block our light
- Proposed (Plots 1 & 2) semi-detached dwellings will block more light, cause overlooking and loss of privacy
- Not opposed to development in principle
- Existing access not suitable
- Loss of parking/access rights on the site for Nos.28, 30, 32, 34 Queen Street
- Parking capacity on and off site not adequate
- Traffic
- Difficult to envisage site returning to commercial use
- Proposed fire hydrant restricts parking and could be obstructed

One (1) representation received from the following addresses citing the following concerns:

18b Queen Street

- Development is in close proximity to my property
- Did not receive a notification letter

Responses to the amended proposal are:

One (1) objection received from the following addresses citing the following reasons:

18 Queen Street

- Amended (Plot 1) will affect our light
- Do NOT object to residential development on-site
- Plot 1 should be relocated further away from No.18

Further responses received will be reported to Committee as an update. Consultation expires on the 29th April 2018.

5.0 Planning Policy

National Planning Policy Framework

Core planning principles

Section 4. Promoting sustainable transport

Section 6. Delivering a wide choice of high quality homes

Section 7. Requiring good design

Section 8. Promoting healthy communities

Section 10. Meeting the challenge of climate change, flooding and coastal change

Section 12. Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 1: Presumption in favour of Sustainable Development

Policy 2: Historic Environment

Policy 4: Biodiversity and Geodiversity

Policy 6: Development on Brownfield Land

Policy 8: North Northamptonshire Place Shaping Principles

Policy 9: Sustainable Buildings

Policy 11: The Network of Urban and Rural Areas

Policy 29: Distribution of New Homes

Policy 30: Housing Mix & Tenure

Saved Policies of Local Plan for Kettering Borough (Adopted January 1995)

RA3. Rural Area: Restricted Infill Villages

SPD/Gs

Sustainable Design SPD (adopted February 2009)

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The main material planning considerations are as follows:

1. Principle of the development
2. Effect on heritage assets, character and appearance of the conservation area
3. Impact on living conditions
4. Parking and Highway Safety
5. Biodiversity
6. Sustainable building implications
7. Other

1. Principle of the development

The application site is in an established residential area and within the restricted infill village settlement boundary of Geddington. Policy 11 of the North Northamptonshire Joint Core Strategy is supportive of small scale infill residential development that is located within the Rural Area, where Geddington is defined village in the Rural Area. Saved Local Plan Policy RA3 is supportive of new residential development in Restricted Infill Villages where it is located within the confines of the village.

The current site was last in use as commercial premises but has since fallen into a state of disrepair, requiring some demolition of the building on safety grounds. Whilst the precise use class of the site is not confirmed its planning history from the 1970s and 1980s indicates a B1 (office and industrial processes) use. Taking into account the site's location within a quiet residential area, then the re-development of this brownfield site into residential plots is supported and the loss of an employment site is outweighed by the positive impacts residential development can bring versus the possibly more negative impacts a commercial operation could bring.

The principle of development is therefore considered to be acceptable.

2. Effect on heritage assets, character and appearance of the conservation 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. Policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy (JCS) requires new development to respond to the site's immediate and wider context and local character.

Section 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty on LPAs to have special regard to the desirability of preserving listed buildings and their settings and any features of special architectural or historic interest they may possess. Section 72 of above 1990 Act imposes a statutory duty on LPAs, with respect to any buildings or other land in a conservation area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Policy 2 of the Joint Core Strategy (JCS) reflects these duties and requires that development must protect and, where appropriate enhance, the heritage asset and its setting. JCS Policy 8 is also pertinent, as development should respond to the site's context and the local character.

Chapter 12 of the NPPF requires new development to sustain and enhance the significance of heritage assets, requiring any harm to the significance of heritage assets to be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.

Historic England's Good Practice Advice note 3 (GPA3) – The Setting of Heritage Assets (published March 2015) should also be referenced when considering the impact of potential development on the setting of heritage assets, including listed buildings.

The amended proposal entails the demolition of the remaining brick built and timber structures on the site but to retain the stone built building known as 26 Queen Street (Plot 3) and the former office building (Plot 2) attaching to No.20 Queen Street. These two remaining buildings would be restored close to their original appearance as well as being extended using matching materials such as stone and slate tiles on the roofs. No.26 would have two and single storey gabled extensions placed on the rear with window detailing to marry that of the original part of the building.

The former office building attaching to No.20, would have its less than desirable outer staircase and flatted roof elements removed and replaced with a more in-keeping two storey extension to its front and side elevations. These sympathetic extensions would be gabled and constructed out of brick and slate. Window and door detailing is proposed to reflect the character of the buildings that would remain on site.

The proposed new detached dwelling (Plot 1) takes its design cues from the period dwellings to the north and east of the site where there are pre-existing examples of properties with gabled roof dormers, gable frontages, two-and-a-half storey heights, stone walls with brick quoining and soldier course brick detailing.

Due to the L-shaped form of the site, the proposed dwellings are constrained in their layout arrangements by this shape as well as the predefined position of the buildings to remain. As a consequence the site's layout is reflective of the fortuitous and informal layout of the residential properties that surround the site.

In summary, it is opined that proposed layout and external design of the dwellings are sympathetic to the conservation area and would help to enhance the areas character whilst not adversely affecting the setting of the listed buildings and their curtilages.

The amended vehicular access arrangements would entail the loss of two mature trees in the conservation as well as partial removal of the existing blue brick frontage boundary wall. Whilst the loss of any tree associated with a development in a conservation area is regrettable, there would still remain three mature trees at the access point that would still provide amenity value by punctuating the attractive built street scene with a pocket of greenery. The positive public benefit which the redevelopment of the site would bring with its enhanced visual appearance and improved access point are considered to outweigh the public dis-benefit of the loss of two trees. The revised access would entail the construction of splay walls to match the site frontage blue brick wall and so the partial loss of the wall would be satisfactorily compensated by the new wall elements.

Subject to the imposition of conditions for all external works, it is considered that there will be no material harm to the significance of the neighbouring Listed Buildings or to the character and appearance of the conservation area, which is in accordance with the aims and objectives of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, Policy 12 of the National Planning Policy Framework and Policy 2 of the North Northamptonshire Joint Core Strategy.

3. Impact on living conditions

Paragraph 17 of the NPPF states that development must secure a good standard of amenity for all existing and future occupants of land and buildings. Policy 8 (e) of the JCS is clear that development must 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, overbearing or overlooking.

The occupier of No.18 has objected to the original and amended scheme over concerns of overlooking, light and privacy. Their property is side on to, and located to the north of, the proposed (Plot 1) 2 & ½ storey dwelling. It is accepted that Plot 1 will be higher than the buildings it would replace by approximately 5 ½ m in height. However, the amended scheme was discussed with the Applicant to address the concerns which the objector raised, and it is opined that the amendments are acceptable in planning terms.

The original proposal for a pair of 2 ½ storey semi's were to be located 6.7m from No.18's side boundary garden fence with rear elevations two stories in height and two roof dormer windows. Consequently at first floor and roof levels there would have been 4 bedroom windows looking into No.18's rear garden and conservatory. This arrangement was agreeably opined to be unsatisfactory. Whilst the amended scheme (Plot 1) replaced the semis with a single detached dwelling that is 500mm higher than the semis, this detached

dwelling has been set back from No.18's garden fence by a further 2.1m for its main rear elevation element. To ensure No.18's privacy is protected Plot 1 has no rear roof dormer and a single first floor bathroom window that is to be obscurely glazed. A second first floor window was deleted from the scheme and would be a bricked up as a 'false' window. The remaining first floor window to the rear would serve the landing area and so is not considered to cause harmful overlooking issues; in any event a condition would be imposed to ensure that it is obscurely glazed.

Taking into account the distance Plot 1 would be away from No.18, its rear elevation design and that No.18 is arranged side-on to Plot 1, it is considered that No.18 would still enjoy satisfactory levels of day and sunlight into its garden and rooms and would not be subject to any harmful overlooking or privacy effects.

No.18b is located west of the site and to a greater distance than No.18, amenity impacts are considered to be acceptable therefore. No.20b has no side (north) facing windows towards the proposed development. The proposed scheme for Plot 3 (No.26) has no windows proposed in its side (north east) elevation which faces towards the neighbours of Nos.20a & 20b.

The newly proposed extensions to Plots 2 and 3 are considered to be of a sensible and appropriate position and scale so as not to raise amenity concerns due to any potential overshadowing or overbearing effects.

Overall, due to the orientation, massing and position of first floor windows in the proposed dwellings, it is considered that surrounding residential properties would not have their amenities (light, privacy, overlooking) harmed.

With respect to the proposed units themselves, spacious living conditions would be created. National Space Standards would be exceeded in the case of all three plots in accordance with Policy 30 of the JCS.

4. Parking and Highway Safety

Policy 8(b) of the North Northamptonshire Joint Core Strategy requires new development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards, and not to have an adverse impact on the highway network nor prejudice highway safety.

The Local Highway Authority company (LHA) objected to the original 4 dwelling proposal on issues such as access width, visibility, parking, turning and emergency access. In their comments the LHA advised of what amendments would be required such that the development could meet with the LHA's standards. The LHA also provided some details of how the visibility splays and access width should be laid out to which the Applicant responded with an amended drawing incorporating these recommendations.

In addition to the above the proposal was amended to three dwellings such that a total of 8 on-site spaces can be provided which are opined to meet with the LHA standards. A vehicle turning plan was additionally supplied to

demonstrate how vehicles can park and turn on site without having to reverse out onto the highway. Furthermore, the amended Access Details and Location Plan (17-028-01 Rev C) include a location for bins on collection day, removal of part of the wall between No.26 and the private way leading from Queen Street to the buildings behind the application site, a 1 in 15 access gradient to Queen Street and the proposed fire hydrant to be underground rather than a protruding above ground level design. These changes were prompted by the LHA's initial comments as well as responding to comments made by third parties.

The LHA responded to the re-consultation, and confirmed that the revised access, splays and layout of the development is acceptable and they have no objections subject to conditions to ensure the proposed details are implemented.

The Parish Council and some local residents raised concerns that the Applicant may not have control of part of the access, or have the necessary rights to cross and that some residents in the row of cottages along the site's south-western boundary have rights to park on the application site in front of Plot 3 (26 Queen Street). In response the Applicant supplied a deed extract (that could contain sensitive data that should not be placed in the public domain) to confirm that the Applicant has legal rights of access over a rectangular piece of land (coloured blue) running parallel to the row of cottages, but leaves a strip of land immediately in front of the cottages for pedestrian use. The design of the brick wall splay (LHA advised) closest to No.34 ensures that the 'pedestrian' strip is safeguarded from vehicles using the development site access and also helps to ensure that these residents could park their vehicles in front of their own properties without blocking the access serving the development.

In addition the Applicant wrote to confirm that in their knowledge they are not aware that any resident has any legal rights to park their vehicles on the Applicant's land in front of No.26 as so suggested by the Parish and third parties. It is taken in good faith, therefore, that had the site been in active use, it is likely that these residents may have had to park their cars on the street as they have no formal right to park on this land. Therefore, the notion that on-street parking would be made worse by the development because these informal spaces are being displaced is caveated by the fact that the previous or current landowner could have enforced their own land to prevent anyone parking on it and these vehicles would then have been historically left to park on the street. Accordingly, it is opined that the application should be considered on the basis of the site's capability to accommodate its own vehicles on-site only. It is understood that the neighbours would have normally parked their cars on the street had not the previous landowner of No.26 informally allowed parking on their land.

For the reasons given above, it is considered that the proposal would not prejudice highway safety in compliance with Policy 8 of the NNJCS.

5. Biodiversity

Paragraph 99 of Circular 06/05 states that: it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. Likewise section 40 of the Natural Environment and Rural Communities Act 2006 (NERC 2006) states that: every public authority must in exercising its functions, have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity.

In addition Policy 4 of the JCS seeks a net gain in biodiversity of the environment including by requiring development to take account of relevant biodiversity documents and advice. This also is consistent with the guidance in paragraph 118 of the NPPF.

The Wildlife and Countryside Act 1981 and The Conservation (Natural Habitats etc.) Regulations 1994 (amended 2007) make it an offence to intentionally kill, harm, injure or damage nests/roosts of protected species.

The submitted Design and Access Statement (DAS) states that there are no visible signs of bat activity and the Applicant intends to erect bat and bird boxes to encourage activity and is happy to secure this by condition.

Initially the Northamptonshire County Council (NCC) Ecologist recognised that the site had the potential to harbour bats that are European Protected Species and that the reference to them within the submitted DAS was not prepared by a qualified specialist. The NCC Ecologist recommended a specialist conduct a building inspection (a preliminary roost assessment) and that if bats were found the specialist may deem that an activity survey is required to identify bat numbers and species. All inspections must be done pre-determination so that if any mitigation is required it can be secured by condition.

A Protected Species (Bat & Bird) Report was submitted in support of the application and was prepared by recognised Bat Consultant. The conclusions of this report found:

“There are no signs of use by bats anywhere on the site. The main structures are too light and draughty with no suitable roosting places. The wooden buildings are in poor condition, low, have no crevices suitable for bats, and all are draughty, too.

There are far more suitable buildings that are known to be used by bats elsewhere in the village.

No Protected Species licence will be required. No bat mitigation will be needed.

This survey is valid for the time of the survey and gives an indication of the way the bats have, or have not, used the buildings in the recent past.”

In consultation with the NCC, the Ecologist advised that the report is satisfactory and in light of the Bat Consultant's report conclusions, no further

investigation is required, meaning no mitigation measures or planning conditions are required. However, in the spirit of NNJCS Policy 4 and as the Applicant has, in their Design & Access Statement, offered to install bat and bird boxes then a condition shall be imposed to secure the delivery of these boxes.

6. Sustainable building implications

Policy 9 of the NNJCS relates to sustainable buildings and has regard to energy efficiency and carbon emissions. A development of this scale should incorporate suitable techniques of sustainable construction and energy efficiency, the provision of waste reduction and recycling and provision for water efficiency and water recycling, subject to also a balance with other requirements for suitable appearance and materials suited to a sensitive site in the Conservation Area.

A sustainability design and energy statement (SDES) was submitted with the application to specifically address the above policy requirements. Contained within the SDES are measures intended to ensure that the development can achieve a maximum water use of no more than 110 litres per person per day to make the development acceptable in this regard and to accord with Part G of the Building Regulations.

The SDES also identified how the development intends to minimise its carbon emissions by way of insulation construction techniques and highly efficient heating and lighting installations.

The proposed development therefore accords with Policy 9 of the NNJCS.

7. Other

In response to a comment raised by an objector, neighbour notification letters are only sent to adjoining landowners who No.18b is not. However, the application was advertised by way of a site notice and on the Council's website. On submission of amended plans No.18b, as well as all others who had submitted written comments, were notified by way of letter to seek their further opinions.

Conclusion

Having regard to all other matters raised, it is considered that the proposal would enhance the conservation area and the setting of the listed buildings, would not harm residential amenities, would not prejudice highway safety and would achieve a sustainable form of development. Therefore, it is recommended that planning permission be granted subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Alan Chapman, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: