

BOROUGH OF KETTERING

Committee	Full Planning Committee - 05/06/2018	Item No: 5.10
Report Originator	James Wilson Development Officer	Application No: KET/2018/0257
Wards Affected	Brambleside	
Location	Rockingham Dene, Rockingham Road, Kettering	
Proposal	Approval of Reserved Matters: Appearance, landscaping, layout and scale in respect of KET/2015/0220 (Redevelopment of up to 9 no. dwellings)	
Applicant	Mr J Harmon Seagrave Developments	

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 approved plans and details listed below.

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

3. Prior to first occupation of the development the landscaped public amenity areas, roads, footways, street lighting and shared surfaces shall be laid out in full accordance with the details set out on approved plans RD 2018 RM 03 RevB, RD 2018 RM 01 RevB, RD 2018 RM 04 RevA and RD 2018 RM 05 RevA and a schedule of the future management and maintenance of the landscaped public amenity areas, streets, street lighting and shared surfaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be maintained in accordance with the approved management and maintenance schedule for the lifetime of the development.

REASON: To ensure the general amenity of the area is safeguarded through the proper maintenance of existing and/or new landscape features and to safeguard the future maintenance of the streets in the interests of highway safety for future residents in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the approved plan RD 2018 RM 02 RevA and for paved surface areas in accordance with RD 2018 RM 03 RevB.

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

5. Notwithstanding the approved plan RD 2018 RM 03 RevB the western garden boundaries to plots 1 to 4 shall be formed by 1.8m screen wall and all other identified boundaries will be a 1.8m close boarded fence; development shall be implemented and maintained at all times thereafter in accordance with the approved details.

REASON: In the interests of securing a good quality street scene in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Development shall not be first occupied without the installation and retention of traffic bollards by the side of the access (across Furnace Lane) as shown on the approved plan ref 27933-5501-001B).

REASON: In the interest of highway safety in accordance with Policy 8 of the NN Joint Core Strategy.

Officers Report for KET/2018/0257

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

3.0 Information

Relevant Planning History

KET/2007/0990 Erection of 28no. dwellings (Disposed)

KET/2012/0540 Fell lime trees T7-T14 (Approved)

KET/2015/0220 Redevelopment for upto 9 dwellings (Approved)

Site Visit

Officer's site inspection was carried out on 16/04/2018

Site Description

The site has an area of 0.45 hectare and is located on the western side of Rockingham Road. It makes up part of a larger 1Ha site that is within the same ownership as the applicant. Furnace Lane runs along the northern boundary of the application site. There is currently no vehicular access into the application site.

The site was formally occupied by a children's care home which has since been demolished. The site is currently vacant and constitutes rough grassland that slopes down in a westerly direction. There is mature planting in existence to the northern and eastern boundaries of the site, with a row of Lime trees of significant amenity value on the eastern boundary fronting Rockingham Road. Outline consent was granted in 2015 for up to 9 dwellings. The surrounding area is residential in character comprising a mix of single and two storey dwellings.

Proposed Development

The application seeks reserved matter approval for all details, apart from access, associated with outline approval KET/2015/0220 which gave outline approval for up to 9 dwellings. The application site relates to the same site area as applied for under the outline permission. The detailed matter of the access was approved at outline stage.

The submitted plans detail two rows of residential houses sited behind the row of existing protected lime trees on Rockingham Road, which will be retained as part of the proposals. The development consists of no. 4 x 3 bed detached houses, no. 1 x 4 bed detached house and no. 4 x 2 bed semi-detached houses. Access is provided from Rockingham Road via Furnace Lane (a private road) bordering the northern boundary of the site.

The dwellings will be constructed from Highcliffe weathered buff facing bricks, with grey slate roofing tiles and white uPVC windows and doors and black uPVC guttering.

Any Constraints Affecting the Site

TPO

Classified Road

Public Right of Way

Nene Valley NIA Boundary

4.0 Consultation and Customer Impact

Highway Authority: LHA cannot support the application and require further information to fully assess the proposals. The proposed access is not adoptable under current highway standards notwithstanding the outline planning permission which has already been consented. A dropped crossing is also required through the bollards into Furnace Lane. The adoptable highway will need full depth construction including the area that overlies Furnace Lane. It is also recommended that the applicant consults with the owners of 267 Rockingham Road to ensure that they are aware of the changes to their access and the increased likelihood of deleterious material exiting their site onto the adopted Furnace Lane and the hazards and liabilities associated therewith.

Utilities: Cadent Gas – consideration of gas pipeline identified on site. If minded to approve application an informative should be included regarding the responsibilities of the developer in respect of the pipeline.

Neighbours: 1 representation has been received;

- Object on the grounds of being overlooked and loss of privacy which may affect the resale value the property.
- Loss of green space and the development of new dwelling with traffic etc will create increased noise.
- Increase risk of burglaries
- Impact on conservation and wildlife

5.0 Planning Policy

National Planning Policy Framework

Core Principles and;

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

Development Plan Policies

North Northamptonshire Joint Core Strategy

Policy 8 – North Northamptonshire Place Shaping Places Principles

Policy 9 - Sustainable Buildings

Policy 11 - The Network of Urban and Rural Areas

Policy 30 - Housing mix and tenure

Saved Policies in the Local Plan for Kettering Borough

35. Housing: Within Towns

SPGs

Sustainable Design SPD

Biodiversity SPD

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of the development
2. Reserved Matters
3. Other Matters

1. Principle of the development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Kettering Borough currently comprises the adopted North Northamptonshire Joint Core Strategy and saved policies of the Kettering Borough Local Plan 1995.

The application site is in an established residential area to the north of Kettering town centre.

Paragraph 49 of the National Planning Policy Framework states that applications for housing should be considered in the context of the presumption in favour of sustainable development.

Policies 11 and 29 of the North Northamptonshire Joint Core Strategy direct the majority of development to existing urban areas and indicate that Kettering as a Growth Town will be the focus for infrastructure investment and higher order facilities to support all elements of development.

Policy 8 of the North Northamptonshire Joint Core Strategy (NNJCS) is supportive of new residential development provided there is no adverse impact on character and appearance, residential amenity and the highway network.

The principle for development, including access, has already been established in the granting of an outline application for up to 9 new dwellings on the site under reference KET/2015/0220.

The principle of development for this proposal is therefore established subject to the satisfaction of the development plan criteria.

2. Reserved Matters

The full details for the reserved matters of appearance, landscape, layout and scale have been submitted for consideration in this application.

Appearance

Policy 8(d) of the NNJCS requires new development to reflect, respect and enhance the character of its surroundings.

The prevailing character of the area is bungalows to the south of the site and 2 storey modern detached and semi-detached properties to the north. Rockingham Road is a major arterial road through the northern suburbs of Kettering linking to the Town Centre. The wider area is almost entirely residential apart from a public house located opposite and to the south of the site across Rockingham Road.

The proposed dwellings will be constructed of Highcliffe weathered buff facing bricks, with grey slate roofing tiles and white uPVC windows and doors and black uPVC guttering. The materials will be complementary to surrounding developments, although due to site location and layout the development represents a stand-alone scheme which does not necessarily need to relate directly to adjacent styles or building design.

The proposed development forms two rows of housing in parallel with, but set back approximately 4m from, Rockingham Road. The dwellinghouses are a combination of detached and semi-detached 2 storey properties with gable roofs in a linear form (in 2 rows), and sit comfortably within the reasonably sized plot of land, providing adequate space between houses. The eaves and roof heights appear to be reflective of surrounding development and given the variety of styles of development immediately surrounding the site, it is considered the style and spacing of the fenestration sits well within the proposed dwellinghouses. The design and style of the development therefore does not detract from the overall character and appearance of the area and would conform to policy 8 of the NNJCS.

Landscape

Policy 3(a) of the NNJCS requires new development should conserve and where possible enhance the character and qualities of the local landscape through appropriate design and management.

The submitted plans locate the proposed dwellinghouses towards the middle of the site with the backs of plots 1 to 4 facing the fronts of plots 5 to 9. While this is not ideal in respect of the normal back to back urban design approach, given the constraints of the protected trees on the eastern site boundary with Rockingham Road and on the northern boundary plus the fixed access provision consented by the outline permission, it is considered acceptable. The proposed layout therefore enables the retention of the row of trees on Rockingham Road frontage which offers important amenity value for the site and wider area.

A condition placed on the outline permission requires an Arboricultural Method Statement (AMS) to be submitted to the Local Planning Authority prior to the

commencement of development. An AMS has been submitted with this application and sets out the mitigation that is necessary in order to protect the Tree Protection Order trees on site during construction and any works to the trees required to facilitate the development.

The front gardens for each plot are limited in depth and combine with tarmac drives and paved areas to create hard and soft landscaped surfaces to accommodate car parking and manoeuvring together with pedestrian access to each plot. The rear boundary treatment for plots 1 to 4 has been revised to incorporate a 1.8m high brick wall to provide a defensible and secure rear boundary fronting onto public realm.

As the proposal sits within an existing landscaped suburban area of the town it is not considered necessary to require an extensive landscape strategy for the site. Existing vegetation and protected trees already effectively soften and screen the site from key aspects. The submitted hard and soft landscape proposals are therefore considered to satisfactorily comply with the requirements of policy 3(a) and policy 8 of the NNJCS in that the proposal will conserve and enhance the landscape character of its surroundings.

Layout

Policy 8(e) of the NNJCS requires new development to ensure the quality of life and safer and healthier communities by ensuring there is no unacceptable impact on neighbour amenity.

The proposed layout of the development means that the nearest property to the north on Rendelsham Close is approximately 25m away from the site's most northerly plot (Plot 9). The boundary of Rendelsham Close with Furnace Lane is heavily vegetated and therefore given the distance and the existing tree buffer there will be no impacts to existing resident's amenity by way of noise, over-looking, loss of light, smells or other pollution. The distance from existing dwellings on the southern boundary of the site is much closer and the nearest property is approximately 4m away from the nearest dwellinghouse on Dene Close. However, the southern elevation of the property on plot 4 has only 1 obscured first floor window and the property on plot 5 has a blank gable end. Therefore, no over-looking of the properties on Dene Close is afforded and it is considered the distance of separation is such that the development will not be overbearing or cast shade on the existing properties given the location of the houses in relation to the arc of the sun.

A condition requiring the submission of Noise Impact Assessment to achieve noise levels suitable for residential habitation for future occupiers was imposed on the outline application. A noise impact assessment has been submitted with this application and it demonstrates that sufficient mitigation can be achieved through a combination of layout design, the provision of double glazed windows and trickle ventilators to ensure that future residents will not be subject to excess noise levels.

As such, it is considered the proposal will not result in an unacceptable impact on the amenities of future occupiers or neighbouring properties in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

Scale

Policy 8(d) and (e) of the NNJCS requires new development to be reflective and respective of the character of its surroundings and to result in no unacceptable impact on neighbour amenities.

The proposed development is for 9 detached and semi-detached 2 storey dwellings on a site of 0.45ha which creates a density of 20 dwellings per hectare. This is not particularly high in regard to a residential suburban site, however, given the constraints imposed by the TPO trees and the site it is considered to be acceptable. The proposed two-storey development creates a scale of housing with eaves and maximum ridge height of the roofs that reflects surrounding development. The proposed mass and scale of the housing providing 2, 3 and 4 bedroom properties parallels neighbouring development and will deliver a range of housing to meet the local housing need as identified in the North Northamptonshire Strategic Housing Market Assessment.

In order to ensure there is no adverse impact on the character of the surrounding area, in accordance with policy 8 of the North Northamptonshire Joint Core Strategy, a condition will be added requiring the development to be carried out in accordance with the approved plans

As such, the proposed development is considered to comply with policy 8 of the North Northamptonshire Joint Core Strategy in that it will respect and reflect the character of surrounding development and not lead to adverse amenity impacts.

3. Other Matters

Access

Access arrangements have been consented as part of the outline application which is provided via Furnace Lane (which is a private vehicular road) in close proximity to where it meets Rockingham Road.

The original design of the access was constrained by the row of protected Lime Trees (T1-T6) situated on the front of the application site boundary with Rockingham Road.

As discussed in the committee report for the outline application (KET/2015/0220), the Local Highway Authority expressed concerns that due to the constraints of the most northerly Lime Tree (T6) it would be difficult to install the access to adoptable standards. The issue remains the fact that part of the footpath for the main access will not have the relevant depth of construction and base layers due to the proximity of the root systems of the tree. Notwithstanding this the design does achieve the adoptable standards in terms of stand width of access way (4.8m), footpaths (1.8m) and service strip (1m) to serve a residential scheme of this size.

The Local Highway Authority has restated its objection to the access arrangements reiterating that the proposals will not be adoptable. As the proposals, in all other respects, would be in conformity with Highway Standards it is proposed to include a

condition which would require the road, the street lighting and the landscaped public amenity areas to be maintained by a management trust and as a private road. This will ensure that the road and public realm will be adequately maintained in future for the residents of the development.

As part of the original access proposals it was agreed that bollards and dropped kerbs would be provided to prevent vehicular access to the remaining extent of Furnace Lane reducing this to a pedestrian/cycleway only. The original submitted plans for this reserved matter application did not specify this arrangement, however, subsequent plans, on which any planning permission would be conditioned, provides for this and therefore will be delivered as part of the development. This is made clear through one of the conditions to the current recommendation.

The proposals therefore would not prejudice highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Trees

An Arboricultural Method Statement (AMS) is provided with the application setting out the works required to protect the root systems of the TPO trees but also the potential surgery and works necessary to be carried out on the trees to enable the development.

The AMS indicates that there should be a removal of basal growth and a lifting of the crowns to trees T1-T6 and a minor lifting of the crowns to T10-T11. Works to trees protected by TPO is frequently undertaken for a variety of reasons. However, it is anticipated that the limited works suggested would be acceptable given the longer term retention and protection of all of the trees. A formal submission to discharge relevant tree related conditions on the outline consent (conditions 5 and 6) shall be considered in due course.

Conclusion

In light of the above the application is considered to comply with the Development Plan with no other material considerations that would justify coming to an alternative view and therefore it is recommended the application is approved subject to the existing conditions applied to the outline and this reserved matter application.

Background Papers

Title of Document:

Date:

Contact Officer:

James Wilson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: