

BOROUGH OF KETTERING

Committee	Full Planning Committee - 03/07/2018	Item No: 5.5
Report Originator	Sean Bennett Senior Development Officer	Application No: KET/2018/0362
Wards Affected	Burton Latimer	
Location	23 Regent Road, Burton Latimer	
Proposal	Full Application: Construction of seven bungalows	
Applicant	Mrs C Brown	

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 detailed 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. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, details of the hard-surfacing materials and details of a bin presentation point close to the Highway 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. The bin presentation point shall remain available for that use hereafter.

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. No development shall commence on site until 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: Details are required prior to commencement 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.

5. No development shall commence on site until details of the maintenance/ownership arrangements for the access road and any non-private areas together with a plan showing the extent of the private areas have been submitted to and approved in writing by the local planning authority. The proposal shall be carried out in accordance with the approved details.

REASON: Details are required prior to commencement in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. 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 dwelling which the boundary treatment relates shall not be occupied until that element of the scheme has been fully implemented in accordance with the approved details. Closed board fences to boundaries within the public realm shall be avoided and wall should be provided along the shared boundary with 14 Victoria Street.

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.

7. No development shall take place until a plan showing details of existing and intended final ground and finished floor levels 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.

8. No works shall take place on site until full details of all windows, doors (including their surrounds), chimney, verge detailing and rainwater goods 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 are required prior to commencement in the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. Prior to the commencement of development a scheme for the provision of the surface and waste water drainage 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 and waste water drainage are necessary prior to commencement of development to prevent pollution of the water environment in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy.

10. Prior to the commencement of the development and notwithstanding approved plans revised drawings in relation to the single garage associated with plot 3 shall be submitted to and approved in writing by the local planning authority. The revised drawings shall include a minimum opening of 2.5m and a re-orientated roof so that the gable runs front-to-back. The proposal shall be carried out in accordance with the approved details.

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

11. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts A to D have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model

procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition C.

REASON: Contaminated land investigation is required prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the NPPF and Policies 6 & 8 of the North Northamptonshire Joint Core Strategy.

12. No development shall take place on site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological

work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

REASON: The information is required prior to commencement to ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy 2 of the North Northamptonshire Joint Core Strategy.

13. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- i. Overall strategy for managing environmental impacts which arise during the demolition and construction;
- ii. Measures to control the emission of dust and dirt during demolition and construction;
- iii. Control of noise emanating from the site during the demolition and construction period;
- iv. Hours of construction work for the development
- v. Contractors' compounds, materials storage and other storage arrangements, cranes and plant, equipment and related temporary infrastructure within the site;
- vi. Designation, layout and design of construction access and egress points;
- vii. Details of measures to prevent mud and other such material migrating onto the highway from construction or demolition vehicles;
- viii. The erection and maintenance of security hoardings;
- ix. A scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

REASON: The information is required prior to commencement in the interests of highway safety and neighbouring amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

14. Prior to the first occupation of the development hereby permitted, the new vehicular access and private drive, shown on the approved drawings shall be provided and thereafter permanently retained. There shall be no obstruction to visibility within the area identified as 'visibility splays'.

REASON: In the interest of highway safety and in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

15. The parking spaces and garages hereby approved shall be provided prior to the first occupation of the bungalows hereby permitted and shall be permanently retained and kept available for the parking of vehicles. A positive means of drainage to ensure that surface water from the vehicular access [or private land] does not discharge onto the highway should be provided and maintained hereafter.

REASON: To ensure adequate on-site parking provision for the approved buildings 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. All dwellings shall be constructed to achieve a maximum water use of no more than 110 litres per person per day in accordance with the optional standards 36(2)(b) of the Building Regulations 2010 (as amended) as detailed within the Building Regulations 2010 Approved Document G - Sanitation, hot water safety and water efficiency (2015 edition).

REASON: In the interests of water efficiency in a designated area of water stress in accordance with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

17. All new dwellinghouses shall be constructed to meet M4(2) Accessible and Adaptable Dwellings of schedule 1 part M of the Building Regulations 2010 (as amended).

REASON: In the interests of ensuring that the development caters for both the current and future needs of the population and in the interests of sustainable development in accordance with Policy 30 of the North Northamptonshire Joint Core Strategy 2016.

18. 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 B (additions to the roof) of Part 1 of Schedule 2 of the Order shall be constructed on the application site.

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/2018/0362

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

3.0 Information

Relevant Planning History

KET/2015/0097 - Full application: Demolition of house and construction of 7 no. bungalows – APPROVED – 12/03/15 - Lapsed

Site Description

Officer's site inspection was carried out on 05/06/2018

The 0.183ha site consists of a square parcel of land directly fronting Regent Road with the rear boundaries to Victoria Street terraces enclosing its eastern edge, the rear curtilages to Station Road dwellings and a care homes at 121 Station Road enclosing its northern edge and the side boundary of 21 Regent Road forming its western boundary. The site has been cleared and has become overgrown since the 2015 approval.

Surrounding house types include red-brick Victorian terraces in Victoria Street to the east associated with the Town's Boot and Shoe industry, which are also within the adjacent Conservation Area. There is also a red-brick detached Victorian house opposite the site in Regent Road. Regent Road in the immediate locality also consists of dormer bungalows and bungalows and there is a recreation ground and tennis courts to the south-east.

Proposed Development

The application seeks full planning permission for the construction of seven 2 and 3-bed bungalows with three fronting Regent Road and the remaining four toward the rear served off a shared drive. This application essentially involves the re-submission of the above 2015 lapsed approval with no notable differences.

Any Constraints Affecting the Site

Within the setting of a Conservation Area to the east

4.0 Consultation and Customer Impact

Burton Latimer Town Council: No comments received at the time of writing this report

NCC – Local Highway Authority: No comments received at the time of writing this report

NCC – Archaeological Advisor: **No objection** subject to the imposition of a condition requiring the approval of written scheme of investigation prior to commencement

Neighbours: Three third party letters received from nearby residents; including two letter of objection on the following summarised grounds:

- The access point should be clarified as the submitted drawings fail to show Charles Court
- The proposal will exacerbate existing parking problems in the area particularly when there are event at the recreation ground and at the nearby football ground – two photographs were provided showing congestion within the street
- Overdevelopment that conflicts with the existing character in the street
- Bungalows are not needed

The third letter was from an adjacent resident commenting that they would prefer to see a replacement wall rather than a fence re-instated to their boundary at 14 Victoria Street as the existing wall currently supports their outbuilding and should be of sufficient height so as to protect privacy.

OFFICER NOTE: The statutory consultation period on the application ran up to the 30th June 2018, which is prior to this Committee but after the time when this report was drafted. As such any comments received currently not detailed above will be reported in the Committee Update and any ramifications relating to those comments discussed.

5.0 Planning Policy

National Planning Policy Framework (NPPF):

Paragraph 14 – The presumption in favour of sustainable development

Paragraph 17 – Core planning principles

Chapter 4 – Promoting sustainable transport

Chapter 6 – Delivering a wide choice of high quality homes

Chapter 7 – Requiring good design

Chapter 11 – Conserving and enhancing the natural environment

Chapter 12 – Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (JCS):

1. Presumption in favour of sustainable development
2. Historic environment
6. Land affected by contamination
8. Place shaping
9. Sustainable buildings
11. The network of urban and rural areas
28. Housing requirements
29. Distribution of new homes
30. Housing mix and tenure

Saved Policies in the Local Plan for Kettering Borough:

35. Housing: Within towns

Other Documents:

Burton Latimer Conservation Area Appraisal (2009)

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

NOTE: This same development has had approval granted to it in 2015 under application KET/2015/0097. This permission has only recently lapsed. As such to take a different approach when considering this application there would have to be a notable change in surrounding circumstances to justify withholding consent.

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 and convenience
5. Impact on flooding and drainage
6. Impact of possible ground contamination
7. Sustainable buildings
8. Impact on archaeology
9. Response to objectors

1. The principle of the development

As the site is located within the confines of the Town as defined by Local Plan policy 35 the proposal is consistent with Joint Core Strategy (JCS) Policies 11 and 29 which seek to guide development to Towns in the interest of a sustainable pattern of growth and protection of the rural area. As such the principle of the proposal in this location is considered to be acceptable. In any event the principle of its development has been established by the previous permission on the site which has only recently lapsed.

As the site partly comprises former garden land, however, it is not considered to be wholly 'brownfield' and therefore there is not that immediate encouragement for its development by the JCS or the NPPF.

To be successful the merits of the proposal should be acceptable in all other respects notably including its impact on residential and visual amenity and highway safety. These and any other relevant matters will be considered below in the context of Development Plan policies and the previous approval.

2. Impact on the character and appearance of the area

Policy 8 (d) of the JCS consistent with Chapter 7 of the NPPF seeks development to respond to an areas local character and wider context.

In addition as the site is adjacent to a Conservation Area it also falls to be considered under Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, including its setting.

Policy 2 of the JCS, consistent with Chapter 12 of the NPPF seeks development to protect, preserve and where appropriate enhance heritage assets and their settings.

In terms of the impact on the setting of the Conservation Area; the proposal is adjacent to the rear boundaries of short rows of Victorian terraced dwellings and also a single detached dwelling at the corner. The significance of the heritage asset in this part of the Conservation Area is derived from the enclosed nature of the Victoria Street by red-brick terraces with attractive ground floor bays, chimneys and brick detailing to the eaves and window surrounds together with a traditional flemish bonding approach to the brickwork. Victoria Street is a good example of the Town's industrial past and whilst it has experienced some change over the years the general integrity of the character has endured and remains apparent.

The proposal would not have any notable impact to how this area is experienced due to its location to the rear of Victoria Street and therefore would have no impact to its significance. As such and with no nearby Listed Buildings the proposal is considered to preserve the adjacent Conservation Area and its setting.

Moving on to the general visual impact of the development to the site and the surrounding area. In this regard the surrounding area does not appear to have notably changed since the 2015 approval and remains a pleasant spacious street with differing house types and therefore much the same applies here as applied then.

The seven proposed bungalows are in an area where this property type is evident, are designed simply and have picked upon some of the features apparent to the surrounding bungalows. Notably this includes the use of a projecting gable element and part integration of render as an envisaged external material as interesting design features being informed by its surroundings. There is also variance of house types across the site which creates interest. The materials shall be provided by condition, to ensure that the proposal will respect its surroundings.

In addition the proposed bungalows fronting Regent Road have been set back from the highway respecting the established building line along the street and thereby maintaining its spaciousness. The density, particularly where bungalows involved is not considered to be excessive or otherwise harmful to the character of the area with separations between dwellings.

The supplied plans indicate the use of close-board fencing to external side

boundaries that would be visible within the public realm. This is not acceptable as a design approach, with a wall or similar preferred. As such a condition shall also be attached seeking the approval of boundary treatment details together with landscaping and hard surfacing details to ensure a satisfactory form of development. At the same time the issue raised by the neighbour with respect to a requirement for a wall to their boundary rather than a fence to support their out-building can also be dealt with. All properties benefit from private gardens with rear access to enable appropriate bin storage within each plot although it is reasonable to request the provision of a bin presentation point close to the Regent Road for the use of plots 4-7 via condition – such a linear space should be achievable to the side of plot 2 and/or 3.

As such it is considered that the proposal constitutes a polite and sensitive form of development that sites comfortably within the street scape and its surrounding context, subject to the imposition of the outlined conditions, and also preserves the significance of the adjacent conservation area. As such and with no justification to come to a different decision that departs from those conclusions reached in the 2015 decision, the proposal is considered to be acceptable in this regard.

3. Impact on residential amenity

The JCS in Policy 8 (e), consistent with the Core Principles of the NPPF, states that development should protect the amenity of all future and surrounding users of land and buildings.

Consistent with the 2015 permission and with no notable changes to the circumstances of the surrounding dwellings and because the proposal is largely unchanged from that permission the same considerations apply today.

As such; due to the siting, orientation, proximity and relationship of the proposed dwellings with surrounding properties and their windows, together with the low-profiled nature of the proposed dwellings the development would not result in adverse impacts to surrounding dwellings by virtue of loss of privacy, light loss or loss of outlook. In particular there are no notable windows in the facing side elevation of the closest neighbour at 21 Regent Road and the proposed dwelling on plot 6 is approximately 12m from the rear facing windows of the care home at 121 Station Road to the north. The dwellings shall have their permitted development rights revoked with respect to roof extensions in the interests of privacy to surrounding dwellings but also to protect residential amenity within the development.

The relationship of dwellings within the development is considered to be broadly acceptable to ensure an appropriate level of residential amenity for future occupiers and includes gardens of sufficient sizes at 8m depth. The roof of the garage serving plot 3, however, would have an impact to the rear windows serving the proposed dwelling on plot 4 due to its orientation. As such amended details of the garage shall be provided by condition to ensure that the roof is re-orientated with a front to rear low gable as opposed to a high-pitched side facing gable envisaged. The internal spaces of the dwellings comply with National Space Standards as required by Policy 30(b) of the

JCS.

In addition due to the residential nature of the surrounding area the approval of a construction management shall be provided by condition to ensure that the construction of the development does not result in unacceptable amenity impacts for neighbouring properties.

Thereby the proposal is considered to secure a good quality of life for existing and future occupiers consistent with Policy 8 (e) of the JCS and therefore is acceptable in this regard.

4. Impact on highway safety and convenience

The JCS in Policy 8 (b) seeks to ensure a satisfactory means of access and provision for parking and resists development that would prejudice highway safety.

The proposed private drive would be toward the western edge of the site and would serve four 2-bed bungalows to the rear and the garage associated with plot 3. Five dwellings being served off a private drive complies with Local Highway Authority (LHA) standards and the access provides appropriate visibility splays. A condition shall be attached to ensure that there is appropriate ownership of the private driveway to ensure that it is maintained – this will likely be split across the five dwellings the access would serve. The positioning of the drive avoids conflict and is not directly opposing Charles Court. Each plot benefits from an off-road parking space. This level of provision is appropriate given the size and nature of the dwellings proposed and the town centre location of the site.

It is noted however that the opening width of the garage at 2.1m is under that generally required by this Council; 2.5m. As amended garage drawings are required to be provided by condition in any event, due to issues discussed above in Section 7.3, the garage opening can be widened at the same time. This therefore overcomes this matter.

Third party objectors have brought attention to parking congestion experienced within the locality at certain times when there are events being held in the area and provided photographs to demonstrate this congestion. This issue however, whilst acknowledged appears to be experienced only during specific events and for only a relatively short period of time. This is an existing occurrence with no reason to believe that development of the site would make this existing situation any worse. As such this matter is not considered to be determinative.

Whilst LHA comments have not been received at the time of writing this report. They had no objection to the previous 2015 application which was for the same scheme and there have been no recognisable changes to the local road network and therefore it is reasonable to assume that the same applies. LHA comments shall be reported to the Planning Committee in the updates.

As such and subject to the imposition of the conditions outlined above and a condition to ensure that the access and private drive are completed as

approved prior to first occupation, and permanently retained in that form thereafter, the proposal complies with Policy 8 (b) of the JCS. Thereby and with no reason to take a different approach to that adopted in the 2015 approval for essentially the same scheme the proposal is considered to maintain highway safety and convenience and therefore is acceptable in this regard.

5. 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 within a low-risk flood area and there is no reason to believe that the site or the area is prone to localised flooding. As such subject to the provision of sustainable drainage techniques, with the use of soak-a-ways, with details required by condition the proposal would not have an adverse impact to flooding or drainage. As such the proposal is considered to be acceptable in this respect.

6. Impact of possible ground contamination

Policy 6 of the JCS seeks development to be safe in this respect.

To demonstrate compliance on this matter the application was accompanied by a Phase I Environmental Risk Assessment. The report has recommended a Phase II investigation although there is no indication that this issue would preclude development.

As such subject to the imposition of a condition requiring the approval of a Phase II site investigation report and any subsequent mitigation measures together with an unexpected contamination condition the proposal is considered to be acceptable in this regard.

7. Sustainable buildings

Policy 9 of the JCS seeks development to incorporate measures to ensure high standards of resource and energy efficiency. Policy 30(c) of the JCS requires new dwellings to meet Category 2 of the National Accessibility Standards as a minimum.

Subject to the imposition of appropriate conditions in to ensure that the houses employ measures to limit water use to no more than 105 litres/person/day and to comply with the mentioned Accessibility Standards the proposal is considered to be acceptable in this regard.

8. Impact on archaeology

Policy 2 of the JCS, consistent with Chapter 12 of the NPPF seeks development to protect, preserve and where appropriate enhance heritage assets.

The County Archaeologist says that there is potential for truncated archaeology to survive on the site and therefore the standard condition for an archaeological programme of works which makes provision for the

investigation and recording of any remains that are affected, should be attached.

As such subject to imposition of the recommended condition the application accords with Policy 2 of the JCS and therefore is acceptable in this respect.

9. Response to objectors

The issues of the third parties with respect to the impact of the proposal to highway safety and visual amenity due to the sites alleged overdevelopment are discussed above. The drawings are considered to be of sufficient clarity to enable for a fully informed decision to be made with the location of the Charles Court, whilst not shown on the layout plan, is shown on the provided location plan. As such the proposal is considered to be acceptable on these matters.

An objector also alleged that there was no need for this type of property; the need for the proposal is not brought into question, regardless of whether or not there are similar dwellings proposed/existing nearby as there is a presumption in favour of housing development in sustainable locations such as this imbedded within Development Plan policy and the NPPF. The issue raised with regard to the type of boundary treatment that should be provided on a shared boundary is discussed above at paragraph 8 of section 7.2 and shall be dealt with under the boundary treatment condition recommended.

As such the proposal is considered to be acceptable in these regards with no persuasive evidence provided that would justify a different approach on these matters.

Conclusion

In light of the above and in the context of a recently lapsed permission for broadly the same proposal the application is considered to comply with the Development Plan with no other material considerations that would justify coming to an alternative view. Thereby the application is recommended for approval subject to the imposition of the safeguarding conditions laid-out.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Sean Bennett, Senior Development Officer on 01536 534316