

BOROUGH OF KETTERING

Committee	Full Planning Committee - 04/09/2019	Item No: 5.6
Report Originator	Louisa Johnson Development Officer	Application No: KET/2019/0446
Wards Affected	Queen Eleanor and Buccleuch	
Location	Mill Barn, High Street, Cranford	
Proposal	Full Application: 2 no. dwellings	
Applicant	Mrs Davis & Mrs Poole	

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. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as set out in the approved Material specifications KET/2019/0446/4 received 24/06/19. The development shall not be carried out other than in accordance with the approved details.

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

4. The windows, doors, timber finishes, verge detailing, rainwater goods and stone finishes to be used in the construction of the development hereby permitted shall be as set out in the approved drawings Proposed eaves and gutters plan SK30A and Proposed floating mullion detail SK31 received 24/06/19. The development shall not be carried out other than in accordance with the approved details.

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

5. All external walls shall be constructed in natural stone and shall not be laid, coursed or pointed other than in accordance with a sample panel which shall have been constructed on site and approved in writing by the Local Planning Authority prior to the commencement of construction of any such external walls. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 2 of the North Northamptonshire Joint Core Strategy.

6. The development shall be carried out in accordance with the approved Woodland Management Plan KET/2019/0446/8. The development shall be implemented in accordance with the approved plans and details and the area shown hatched on the approved drawing SK56B shall be maintained as woodland in perpetuity.

REASON: In the interests of biodiversity in accordance with policy 4 of the North Northamptonshire Joint Core Strategy.

7. The development shall be carried out in accordance with the approved Sustainability appraisal and energy statement KET/2019/0446/7, Water efficiency calculations plot 1 KET/2019/0446/5 and Water efficiency calculations plot 2 KET/2019/0446/6. Thereafter and before first occupation, evidence to demonstrate that this requirement has been incorporated shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of water efficiency in a designated area of water stress in accordance with Policy 9 of the North Northamptonshire Joint Core Strategy.

8. 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 hours, 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 residential amenity in accordance with policy 8 of the North Northamptonshire Joint Core Strategy

9. The development shall be carried out in accordance with the approved Soil technics Preliminary Investigation Report STP4091G Parts 1 - 5 dated August 2017.

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 8 of the North Northamptonshire Joint Core Strategy.

10. 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.

11. The development hereby permitted shall not be carried out other than in accordance with the approved access and refuse presentation point details shown on drawing number SK11 Rev A received by the Local Planning Authority on 13/08/19, which shall be retained as approved at all times thereafter.

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

12. The garaging and parking shall not be carried out other than in accordance with the approved plans and details shown on drawing number SK56 Rev B received by the Local Planning Authority on 24/06/19, which shall be retained as approved at all times thereafter.

REASON: In the interest of securing an appropriate form of development 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 Classes A or C shall be made in the elevations or roof plane of the building.

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/2019/0446

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

3.0 Information

Relevant Planning History

KET/2016/0372 – 2 no. dwellings - Approved

KET/2015/0215 – Detached dwelling– Approved

KET/2012/0271 – Renewal of Extant Permission (Full) – Approved

KET/2009/0306 - 1 no. detached dwelling – Approved

KET/2008/0288 – 1 no. detached dwelling – Withdrawn

KET/2007/0676 – 2 no. detached dwellings with detached garages – Refused

Site Visit

Officer's site inspection was carried out on 10 July 2019.

Site Description

The majority of the application site is within the village boundary of Cranford, with a strip of woodland on the southern end of the site falling outside the village boundary. The site falls within Cranford's Conservation Area.

The site is located to the rear of Mill Barn which was granted permission for residential conversion in 1980. Although Mill Barn is not a listed building it is located to the rear of a number of listed properties which front onto the High Street. The application site appears to form part of the residential curtilage of Mill Barn. This dwelling comprises both two storey and single storey elements in a 'U' shape with the eastern section which will be closest to the proposed dwelling comprising single storey garaging and outbuildings. The site is relatively flat and is screened from the south by existing trees. There is a paddock to the east of the site. The site is accessed off High Street via an access point shared by Mill Barn and No. 2 High Street. To the south is the former Kettering to Huntingdon railway line that delineates the southern extent of the village boundary and Conservation Area.

Proposed Development

Two detached dwellings with associated access and parking

Any Constraints Affecting The Site

C Road – High Street

Cranford Conservation Area

4.0 Consultation and Customer Impact

Parish Council

No comments received, any comments will be reported in an update report.

Highway Authority

No comments received, any comments will be reported in an update report.

Environmental Health

No objection subject to conditions relating to unexpected contamination and working hours for construction.

Neighbours

Three letters of objection have been received on the following grounds:

- The proposal is unnecessary and not fitting to the village;
- The proposal will be detrimental to flora and fauna as will require the clearance of a large area of woodland / shrubland;
- The proposed houses would overlook nos. 6 and 10 High Street and would block views from upstairs bedrooms;
- The proposed houses would overlook 10 Orchard Field.

5.0 Planning Policy

National Planning Policy Framework (2019):

Policy 2: Achieving a sustainable development

Policy 5: Delivering a sufficient supply of homes

Policy 12: Achieving well-designed places

Policy 15: Conserving and enhancing the natural environment

Policy 16: Conserving and enhancing the historic environment

Development Plan Policies

North Northamptonshire Joint Core Strategy (NNJCS) 2011–2031

Policy 1 – Presumption in favour of sustainable development

Policy 2 – Historic Environment

Policy 4 – Biodiversity and Geodiversity

Policy 8 – North Northamptonshire place shaping principles

Policy 11 – The network of urban and rural areas

Policy 15 – Well-connected towns, villages and neighbourhoods

Policy 29 – Distribution of new homes

Policy 30 – Housing Mix and Tenure

Local Plan

Policy RA3 – Restricted Infill Village

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. The principle of development
2. Design and impact on the street scene
3. Heritage Assets (Conservation Areas and setting of listed buildings)
4. Amenity of future occupiers

5. Impact on Residential Amenity
6. Highways and parking
7. Biodiversity
8. Refuse
9. Sustainable construction & design
10. Contaminated Land

1. The principle of development

The proposal involves the erection of two detached dwellings and associated access and parking. Previous planning permissions on the site have established that the principle of development is acceptable as the majority of the application site is located within the village boundary of Cranford, in a residential area. The part of the site which falls outside the village boundary is currently woodland and a condition requiring this to be maintained as woodland is recommended to ensure that this does not become a part of the residential gardens at a later date.

Policy 29 of the NNJCS directs development to existing settlements within the Borough to strengthen the existing network of settlements whereas Policy 11 permits small scale infill development on suitable sites if no resultant harm to character, residential amenity or infrastructure.

Policy RA3 of the Local Plan defines Cranford as a Restricted Infill Village. The policy states that planning permission will only be granted for residential development in Restricted Infill Villages where the proposal is within the defined village limits, it is appropriate in terms of size, form, character and setting of the village, where it does not involve the development of open land which is important to the form and character of the village and where it is compatible with all other policies. The site is within the defined village boundary on a secluded site that is not considered to be important to the character of the village and the appropriateness of the size and form is to be discussed further below.

Policy 8 of the NNJCS states that development should ensure quality of life and safer and healthier communities by protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking and be of high quality of design.

Subject to detailed consideration of the impact of the works, having an acceptable impact on the character and appearance of the area and residential amenity the development is considered acceptable in principle.

2. Design and impact on the street scene

Policy 8 d) of the NNJCS requires development to respond to the site's immediate and wider contexts such as the overall form, character and landscape setting, a view reinforced by policy 12 of the NPPF.

Regarding views from the High Street, the location of the proposal is somewhat discreet being set behind the High Street frontages and only

obliquely visible from the public realm. The proposal has design elements and material choices taken from surrounding development to help the proposal merge into the rural location.

Although the proposal has a larger footprint than the previous permissions, it is to be located forward (north) in the plot thereby much of the rural edge of settlement feel will be retained and enhanced with an improved woodland mix replacing the species poor existing wooded area with a species rich native wooded buffer to the south whilst maintaining the relationship with the built form of Cranford. As stated in the description, to the immediate south is the former Kettering to Huntingdon railway line that demarcates the southern extent of the village boundary and Conservation Area. There is development in this buffer between the High Street and former railway lane as the Orchard Field development of 12 properties to the east of the current site is built right up to the southern village boundary. As the site is 0.26 ha and the proposal is for two dwelling, this is a density of 7.7d/ha which is extremely low and suitable for a village development.

The dwellings respect the scale and mass of the buildings within the locality and the elevational treatments and materials complement the historic and architectural character of the village in accordance with policies 2 and 8 of the NNJCS and policies 12 and 16 of the NPPF.

3. Heritage Assets (Conservation Areas and setting of listed buildings)

The property falls within the Cranford conservation area; section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that "special attention" shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Previous approvals have established that the site is considered suitable for limited residential infill, it is important that the scale form and materials are appropriate, repeating or echoing the values already established in the conservation area. The proposal as submitted has a larger footprint than previous permitted schemes although the positioning to the rear of Mill Barn avoids any direct conflict with the setting of the Grade II listed properties of 2-8 High Street and the scale of the proposal remains suitable to the location and surrounding development (principally Mill Barn).

The development will not impinge on the described assessment of special interest which is noted as being the meadow and pasture land that separates the two Cranfords. The proposal are 2 storeys and the materials proposed are coursed natural stonework under a slate roof, timber fenestration and doors, reclaimed red brick chimney with feature stone lintels and cills that will be secured through condition.

Overall, it is considered that the proposal would make a positive contribution to the Conservation Area. The proposal is in accordance with policy 16 of the National Planning Policy Framework and policy 2 of the NNJCS which encourage proposals that respect and enhance the historic environment and character by strengthening distinctive historic qualities. The proposal, therefore, can be said to preserve the character of its surroundings in

accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the adopted Cranford Conservation Area

4. Amenity of future occupiers

Policy 8 e(i) of the NNJCS requires that development does not result in an unacceptable impact on the amenities of neighbouring properties, by reason of noise, vibration, pollution, loss of light or overlooking.

Policy 30 of the NNJCS requires new dwellings to meet the Technical Housing Standards – nationally described space standards as a minimum.

The proposal is for two detached two storey houses with attached garages and gardens to the rear.

The proposed dwellings would both have four bedrooms and would be at least 155sqm excluding the garage. The proposed dwellings meet the minimum floorspace standard required for a dwelling of this size. Both properties have substantial rear gardens, and these are considered to be adequate for dwellings of this size.

Therefore the proposed dwellings comply with the requirements of the Technical Housing Standards – nationally described space standards, March 2015. The proposal would be acceptable in terms of the amenity of future occupiers and in accordance with policies 8 and 30 of the NNJCS.

5. Impact on Residential Amenity

Policy 8 of the JCS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

Two objections have been received on the grounds that the proposed dwellings would overlook 6 and 10 High Street and 10 Orchard Field. A further objection has been received on the grounds that the proposal would block views from upstairs bedrooms at 6 and 10 High Street.

The boundary of the site is approximately 32m and the nearest proposed dwelling approximately 39m away from the rear boundary of 6 High Street. The boundary of the site is approximately 58m away and the nearest proposed dwelling approximately 65m away from the rear boundary of 10 High Street. The boundary of the site is approximately 68m and the nearest proposed dwelling is approximately 75m away from the rear boundary of 10 Orchard Field. Given these separation distances, it is considered that the proposal would not result in undue overlooking or a loss of privacy to 6 and 10 High Street and 10 Orchard Field.

Furthermore, it is considered that the proposed dwellings would be far enough away to ensure that they do not affect the outlook from upstairs

bedrooms at 6 and 10 High Street. Whilst private views are not protected, it is also considered that the proposed dwellings would not unduly impact on views from these properties given the separation distances involved.

The proposed dwellings would be to the south of the existing dwelling at Mill Barn, however the proposed two storey dwellings, at a distance of over 20m, should not result in any overshadowing or loss of light to Mill Barn.

The southern extent of Mill Barn to the east is unoccupied garaging with no habitable rooms however the western extent to the south does contain a habitable room at first floor level where there was the prospect of overlooking. The proposed dwellings have been orientated at an angle so that there is a separation distance of over 20m between each of the proposed dwellings and Mill Barn. This is considered to be an adequate separation distance to ensure that there are no direct unopposable views between dwellings.

Therefore it is considered that there will be no unacceptable impact on the amenity of neighbouring residents or Mill Barn through this proposal in accordance with policy 8 of the NNJCS.

6. Highways and parking

Policy 8 b) ii) of the NNJCS 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 submitted drawing Visibility splay at site entrance and Site entrance details SK11 A shows the proposed access and pedestrian and vehicular visibility splays. The existing access to Mill Barn will be utilised and the plans show the vehicular access being constructed in accordance showing the minimum width of 4.5m and hard paved surface for the first 5m from the highway boundary and visibility splays implemented. In addition details of a positive means of drainage to ensure surface water from the vehicular access does not discharge onto the highway shall be submitted to and approved in writing by the Local Planning Authority.

Whilst no comments have been received from the Highways Authority to date, this drawing was approved by the Highways Authority on the previous scheme under KET/2016/0372. As nothing has changed on site, it is considered that the submitted drawing is still valid and complies with the requirements of the Highways Authority; subject to comments being received from the Highways Authority.

With regard to parking, the application makes provision for car parking within the red line in the form of 2 double garages and 6 x parking spaces.

Therefore, subject to further comment from the Highways Authority and conditions securing the provision of the access, surface water drainage and parking, it is considered that the application is acceptable in terms of access and parking in accordance with policy 8 of the NNJCS.

7. Biodiversity

Policy 15 of the NPPF requires Local Planning Authorities to aim to conserve and enhance biodiversity by permitting development only where significant harm can be avoided. This is enforced through Policy 4 of the North Northamptonshire Joint Core Strategy that states development should be refused if significant harm cannot be avoided, mitigated or compensated.

A Woodland Management Plan has been submitted with the application, the plan was previously submitted to discharge condition 6 (Woodland Creation and Management) of permission KET/2016/0372 and was approved as part of that application.

The majority of the works have been carried out and the plan involved removing species poor mix of Acers and non-native conifers which albeit covering a smaller area, which were replaced with new native species rich planting. As a result it is considered that the loss of species poor woodland has been mitigated and enhanced in accordance with the above policies. Therefore it is considered that the proposal is acceptable in terms of biodiversity subject to a condition requiring the development to be carried out in accordance with the submitted Woodland Management Plan.

8. Refuse

The submitted Visibility splay at site entrance and Site entrance details SK11 A drawing shows a bin presentation point set approximately 5m from the highway boundary. It is considered that the proposed bin presentation point is in an appropriate location and would be adequate to accommodate the bins of two properties.

Therefore subject to a condition requiring a bin presentation point to be provided in accordance with the submitted drawing, it is considered that the proposal is acceptable in terms of provision for refuse storage and collection in accordance with policy 8 of the NNJCS.

9. Sustainable construction & design

Policy 9 of the NNJCS requires development to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day which will be secured through condition

The proposal includes a Sustainability Appraisal and Energy Statement and calculations for water usage in each property, these calculations show that water usage would be under 105 litres/person/day. As such it is considered that the proposal complies with the requirements of policy 9 of the NNJCS subject to a condition requiring the development to be carried out in accordance with the submitted information.

10. Contaminated Land

The submitted Soil technics Preliminary Investigation Report STP4091G dated August 2017 was previously submitted to discharge condition 9 (Contaminated Land) of permission KET/2016/0372 and was approved as part of that application.

It is considered that the report is still valid and therefore it is considered that the proposal is acceptable in terms of contaminated land, subject to conditions requiring the development to be carried out in accordance with the Soil technics Preliminary Investigation Report STP4091G dated August 2017 and a condition relating to unexpected contamination.
Comments on other points raised by proposal - none

Conclusion

The application is considered to accord with the Development Plan. The extant permissions and the NPPF are material considerations in favour of the application. The application is recommended to members for approval subject to conditions

Background Papers

Title of Document:

Date:

Contact Officer:

Louisa Johnson, Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date:

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