

BOROUGH OF KETTERING

Committee	Full Planning Committee - 19/06/2012	Item No: 5.4
Report Originator	Michael Boniface Development Officer	Application No: KET/2012/0107
Wards Affected	Welland	
Location	1 Green Lane, Ashley	
Proposal	Full Application: Two storey side extension and erection of 2 no. detached dwellings	
Applicant	Langton Homes	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. No development shall take place until a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground and finished floor levels 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: To preserve the character of the area and to protect the privacy of the occupiers of adjoining properties in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. 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 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall commence on site until details of the types and colours

of all external facing and roofing materials to be used, together with samples, 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: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. No development shall take place until a specification and details of all proposed windows and doors 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: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of the Order shall be carried out on the application site.

REASON: To maintain the agricultural form of buildings and the amounts of open space within the site in the interests of the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A, B or C shall be made in the north west facing side elevation or roof plane of the new-build cottage.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

8. 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. All walls fronting the highway 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 wall. As approved, the sample panel shall be retained on site and kept available for re-inspection throughout the construction period. The new dwellings shall not be occupied until the approved scheme has been fully implemented in accordance with the approved details.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

9. No development shall take place until full details of the proposed vertical timber cladding proposed for the opening in the front elevation of the barn 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 these approved details.

REASON: In the interests of the character and appearance of the Conservation Area

in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

10. Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not commence until parts A - D have been complied with. If unexpected contamination is found after development has begun, development shall 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 part 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, shall 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,
- archeological 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'.

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 (referred to in PPS23 as a validation 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 part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of part 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 part C.

REASON (common to all): 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.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance and ecological interest of the site in the interests of visual amenity and biodiversity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

12. No development shall take place other than in accordance with the conclusions and recommendations contained within the submitted Protected Species Survey (18th January 2012) received by the Local Planning Authority on 9th February 2012.

REASON: In the interests of ecology in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

13. No development shall take place unless and until a full a programme of archaeological work has been implemented in accordance with a written scheme of investigation which shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded in accordance with policy Part 12 of the NPPF.

14. Notwithstanding the submitted details the vehicular access and driveway of the proposed cottage shall be hard surfaced for the first 10m from the highway boundary.

REASON: To prevent the discharge of loose materials onto the highway in the interests of highway safety in accordance with policy 13 of the North

Northamptonshire Core Spatial Strategy.

15. Prior to any new dwelling being occupied, the vehicular access, turning, visibility splays and parking facilities shall have been completed in accordance with drawing 103B received by the Local Planning Authority on 27th April 2012.

REASON: In the interests of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

16. The development hereby permitted shall not be carried out other than in accordance with the amended plan numbers 103B, 105A, 106A and 107A received by the Local Planning Authority on 27th April 2012.

REASON: To clarify the terms of the permission.

17. Before the development hereby permitted is begun, a scheme demonstrating how the development will incorporate techniques of sustainable construction and energy efficiency, provision for waste reduction and recycling and provision for water efficiency and recycling shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details.

REASON: In the interests of energy efficiency and sustainable construction in accordance with policy 14 of the North Northamptonshire Core Spatial Strategy.

18. Notwithstanding the submitted details, the roof light on the rear elevation of the barn conversion shall be of a conservation style and shall be fitted flush with the roof plane.

REASON: In the interests of the character and appearance of the Conservation Area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

Notes (if any) :-

- This planning permission is subject to "pre-commencement" conditions which require details/drawings to be submitted to and approved in writing by the Local Planning Authority before ANY development may lawfully commence. Any development commenced in breach of these "pre-commencement" conditions will be unauthorised, a breach of planning control, and liable to immediate Enforcement and Stop Notice action.

Justification for Granting Planning Permission

The proposal is in accordance with national and local policies as set out in Parts 4, 6, 7, 10, 11 and 12 of the National Planning Policy Framework, Policy 2 of The East Midlands Regional Plan, Policies 1, 7, 9, 10, 13 and 14 of the North Northamptonshire Core Spatial Strategy and Policy RA3 of the Local Plan for Kettering Borough. The issues relating to design, character, highways impact and amenity are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

Officers Report

3.0 Information

Relevant Planning History

KET/2011/0017 – Extension of time for KET/2007/1041: Conversion of two storey barn, convert piggeries to garaging and store and erection of two storey dwelling – APPROVED 09/03/2011

KET/2007/1041 - Conversion of two storey barn, convert piggeries to garaging and store and erection of two storey dwelling – APPROVED 07/02/2008

KET/2006/1005 – Conversion of barn to dwelling and erection of a further dwelling – WITHDRAWN 21/12/2006

Site Description

Officer's site inspection was carried out on 21/03/2012.

The site covers an area of 0.15Ha located in the heart of the village of Ashley. It accommodates a two storey ironstone dwelling which abuts the highway on the corner of Main Street and Green Lane along with a range of ancillary and agricultural style buildings. A two storey former threshing barn fronts Main Street whilst a single storey stone building stands on the footprint of a former stone built cottage which maintains its ground floor façade, albeit which blocked openings. A further red brick barn (former piggeries) stands adjacent to the site which benefits from extant planning permission for conversion to ancillary residential accommodation along with a new dwelling.

Proposed Development

Two storey extension and alterations to the existing dwelling, conversion of the former threshing barn to form a dwelling and construction of a further two storey dwelling on the footprint of the former cottage fronting Green Lane. Demolition of existing ancillary buildings, provision of vehicular accesses, garages and associated works.

Any Constraints Affecting The Site

- Conservation Area
- Environmental Important Open Space (adjacent)

4.0 Consultation and Customer Impact

Parish/Town Council

Comments and objections as follows:

- Village Design Statement seeks to prevent intensive infill development and maintain a feeling of spaciousness and garden plots.
- General acceptance of the proposed barn conversion, extensions to the existing dwelling and reinstatement of the former cottage.
- Height of the cottage is excessive.
- Cottage should incorporate eyebrow style eaves line over windows.
- Access by large agricultural vehicles to Green Lane could be obstructed

by overhanging thatch.

- Visual appeal of existing frontages should be maintained.
- Appropriate materials should be used.
- Stone walls should be preserved and maintained in quality stone and lime mortar.
- Adjacent planning permission for one house should not be exceeded.
- New entrances in stone walls should be minimised.
- Demolition of stone buildings within the site should be avoided.
- Regrettable that the extension has been removed from the barn conversion as this makes the proposed home less usable and is at odds with the proposed cottage which extends to the rear beyond original footprint. The extension was barely visible and could be distinguished using different materials.

Highway Authority

No objection.

Environmental Health

No objection subject to a detailed contaminated land assessment as proposed within the submitted desk top study.

The Wildlife Trust

The conclusions and recommendations contained within the submitted 'Protected Species Survey' are accepted and should be secured by condition if planning permission is granted.

North Northants Badger Group

No objection.

Archaeological Advisor (NCC)

The barn to be converted is shown on the Ordnance Survey First Edition (1886) indicating construction some time prior to this. The site lies within the core of Ashley, a shrunken medieval village. Aerial photography and earthwork survey identify a number of sites of possible medieval activity in the vicinity, including one to the south of the application site. The significance of the barn lies in its past use and its relationship with other buildings. A programme of recording should be secured in these regards. Potential for archaeological remains exists within the site and whilst these do not represent an overriding constraint to development a suitable programme of archaeological investigation and recording should be secured to ensure a record is maintained of any discoveries.

Neighbours

Letters of objection from 5 residents for the following reasons:

- The proposed cottage is excessive in height.
- Loss of light/overshadowing.
- Overlooking/loss of privacy including habitable rooms.
- Visual impact to Green Lane.
- Access and set back of boundary walls on Green Lane will impact on its character.

- Highway access may not be appropriate and the opposing verge could be churned up.
- Support proposals for the existing dwelling and barn.
- Density is too high.
- Conflict with the Site Specific LDD which seeks densities similar to surroundings to maintain well spaced views across countryside.
- Noted that the proposed cottage would occupy footprint of a former cottage but this was much smaller and pre-dated the Garden House which is now opposite.
- Cottage would be imposing.
- Cottage misses the opportunity of views to the south over open space.
- Loss of views.
- Highways impact, parking and congestion.
- Overdevelopment.
- Cottage should front the highway on character grounds.
- Cottage should be designed to reflect that of the former cottage on the site.
- Drainage concerns from thatch run-off.

5.0 Planning Policy

National Planning Policy Framework

Part 4 – Promoting sustainable transport

Part 6 – Delivering a wide choice of high quality homes

Part 7 – Requiring good design

Part 10 – Meeting the challenge of climate change, flooding and coastal change

Part 11 – Conserving and enhancing the natural environment

Part 12 – Conserving and enhancing the historic environment

Development Plan Policies

East Midlands Regional Plan

2 – Requiring Good Design

North Northamptonshire Core Spatial Strategy

1 – Strengthening the Network of Settlements

7 – Delivering Housing

9 – Distribution & Location of Development

10 – Distribution of Housing

13 – General Sustainable Development Principles

14 – Energy Efficiency and Sustainable Construction

Local Plan

RA3 – Rural Area: Restricted Infill Villages

Emerging Policies (Local Development Framework)

Site Specific Proposals LDD – Options (March 2012)

Informal Planning Policy

Ashley Village Design Statement (October 2003)

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development;
2. Design, Character and Appearance;
3. Impact on the Conservation Area;
4. Archaeology;
5. Impact on Environmentally Important Open Space;
6. Residential Amenity;
7. Environmental Matters;
8. Highways and Parking;
9. Flooding and Drainage;
10. Ecology;
11. Trees and Landscaping;
12. Energy Efficiency and Sustainable Construction.

1. Principle of Development

Part 6 of the National Planning Policy Framework (NPPF) outlines the government's commitment to provide a steady supply of housing that meets the needs of all, including in rural areas. While this is so, it stresses that development should be provided in a sustainable manner and places considerable weight on protection of the open countryside, both for its intrinsic value and to ensure accessibility in a sustainable manner.

Policy 9 of the North Northamptonshire Core Spatial Strategy (CSS) stipulates that development will be located to strengthen the network of settlements with priority being given to the reuse of suitable previously developed land in urban areas. At least 30% of the overall housing requirements for North Northamptonshire should be provided on previously developed land and buildings. The site currently accommodates a dwelling and the remaining proposals seek to convert an existing barn and construct a new dwelling on the footprint of a former cottage and are therefore in accordance with these aims.

Policy 10 of the CSS makes it clear that new housing development is to be focused on the Growth Town of Kettering, with modest growth at Smaller Towns and Rural Service Centres. Limited development is to be allowed within villages, with restricted development in the open countryside. It is however expected that 1640 dwellings will be allowed in the rural areas of the Borough up to 2021 and this indicative figure has not yet been reached. The emerging Site Specific Proposals LDD identifies potential for some small scale infill development and options for some small scale growth in the village to meet

local need and support existing services.

The Local Plan defines Ashley as a Restricted Infill Village. Policy RA3 states that planning permission for new residential development will be granted in such villages subject to various criteria, in particular the development should be located within the defined village limits and proposals must be appropriate in terms of size, form, character and setting of the village. Proposals should not encroach on designated areas of Environmentally Important Open Space.

The site falls within the settlement boundary for Ashley defined by the adopted Local Plan for Kettering Borough (1995) and the emerging Site Specific Proposals LDD. The proposed development is therefore acceptable in principle subject to the detailed considerations set out below.

2. Design, Character and Appearance

Both the Ashley Conservation Area Appraisal and the Ashley Village Design Statement note the highly rural character of the settlement comprising well spaced buildings within large plots which maintain views outwards to the wider countryside. The village accommodates a number of traditional stone built properties along with a number of agricultural buildings which highlight the origins of the village. The site subject of this application is consistent with this character accommodating a large detached dwelling which is set amongst former agricultural barns and outbuildings. An area of Environmentally Important Open Space stands to the south east and provides a green rural backdrop to the site contributing significantly to its setting. The Parish Council note these important characteristics and raise concern that any infill scheme should maintain the character of the area without over intensive development contrary to the limited infill status of the village.

The proposed development recognises and seeks to maintain these important characteristics. The site would be cleared of the existing garages and outbuildings which are relatively modern in their design and appearance although street enclosure is to be maintained through the proposed redevelopment. The existing dwelling is to be enlarged with a two storey extension to the east elevation which would run parallel with Main Street. The addition would appear subordinate to the principal building being set back slightly with a reduced ridge height and this helps to break up the mass of the building. A number of windows in the front elevation would provide an active frontage to the public realm and the use of matching ironstone and slate would ensure an appropriate high quality appearance in keeping with the existing building. The existing building is to remain largely unchanged with the exception of some minor alterations to the fenestration on the rear elevation and the provision of Georgian door surrounds which have little impact on the overall character of the building.

The agricultural origins of the site are clearly discernable by the remaining threshing barn and piggeries beyond. The scheme involves conversion of the two storey threshing barn to create a dwelling and this is to be achieved with very few alterations to the existing building. The simple rectangular plan form

is to be maintained and whilst the large two storey opening within the front elevation is to be blocked internally, vertical timber cladding will be used externally to maintain the appearance of barn doors. A condition should be used to secure appropriate details of the mock doors to be used so as to ensure an appropriate agricultural style and appearance. Very few alterations are proposed to the gable ends of the barn with a single first floor window being re-sited to the west elevation and a door and window within the east elevation. These openings are not characteristic of an agricultural barn however it is accepted that a window exists within the west elevation and some openings will be necessary to facilitate a habitable use. All new openings would be timber framed in order to maintain the traditional character and appearance of the area. The rear elevation of the barn would be less successful in maintaining the simple agricultural appearance of the building but this is necessarily the case given the lack of openings in other elevations. The large two storey opening would again be maintained with full height glazed panels with windows of more domestic proportions either side. Overall, the form and character of the building are maintained and this is very successful when viewed from the public realm. The proposed conversion is therefore considered to be an effective re-use of the existing building.

The remaining dwelling would stand on the site of a former cottage fronting Green Lane which was demolished some time ago. The ground floor façade of the former property remains in situ with the lintels of former openings still in place despite the windows having been blocked. A lean-to structure has been constructed against this wall within the site although this is to be removed. A photograph of the original property has been provided within the Design and Access Statement accompanying the application and this has influenced the design and appearance of the building now proposed. The building would follow the original footprint of the building (although larger than the original) occupying a traditional street fronting position directly abutting the highway and this will help to maintain the important feeling of enclosure along Green Lane.

The cottage would present a traditional appearance being constructed from ironstone under a thatched roof incorporating eye-brow style dormers and chimney stack. Use of high quality natural materials would be key to the success of this part of the scheme and conditions would need to secure samples of all external materials as well as details of timber windows, header and cill features. The proposed dwelling would be somewhat larger than the original cottage on the site but despite this, large amounts of open space and views between buildings would be maintained and the building would not detract from the established character of the area.

Also of importance to the character of the area are the stone boundary walls which provide distinctive character to the village as well as a sense of enclosure, particularly along Green Lane. It is important that these walls are maintained as far as possible and the scheme has therefore sought to minimise its impacts using the established access for the existing house and a shared access for the barn conversion and the new dwelling which benefits from planning permission to the east. One access is however proposed onto Green Lane and this will detract from the character created by the

uninterrupted boundary walls which currently run either side of the street. Whilst this is so, it is accepted that a new dwelling is likely to require vehicular access and its impact has been minimised by maintaining a low level wall along the highway boundary. The opening will therefore be relatively minimal (3 metres) and will not unduly alter the character of the lane overall subject to the remainder of the wall and hedgerow being maintained.

The proposed garages introduce a rather modern domestic feature to an otherwise traditional, rural and agricultural setting however they have been designed to appear as light weight timber cart sheds/wood stores and this helps to assimilate them within their setting. Their scale and siting which is set back within the plots is such that they would not be prominent and would instead be read as small scale ancillary structures.

3. Impact on the Conservation Area

The site stands within a designated 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”.

The proposed design is informed by the Conservation Area Appraisal and has clearly been designed to reflect the character of its traditional setting. For the reasons set above, the design would successfully preserve the character and appearance of the Conservation Area.

The buildings that are to be demolished are of limited architectural or historic merit comprising modern garages and store buildings. Their loss will have little impact to the character of the Conservation Area subject to the enclosure created within the street scene being maintained through implementation of the development subject of this application.

4. Archaeology

The barn to be converted is shown on the Ordnance Survey First Edition (1886) indicating construction some time prior to this. The site lies within the core of Ashley, a shrunken medieval village. Aerial photography and earthwork survey identify a number of sites of possible medieval activity in the vicinity, including one to the south of the application site. The significance of the barn lies in its past use and its relationship with other buildings. A programme of recording should be secured in these regards. Potential for archaeological remains exists within the site and whilst these do not represent an overriding constraint to development a suitable programme of archaeological investigation and recording should be secured by condition to ensure a record is maintained of any discoveries.

5. Impact on Environmentally Important Open Space

The land to the south east of the site is designated in the Local Plan as Environmentally Important Open Space and this is afforded protection under policy RA3. The site does not encroach on the area and no impact would therefore result.

The emerging Site Specific Proposals LDD once again seeks to protect this space as 'Historically and Visually Important Open Space' and to extend the area slightly to include the small area of land that would provide access for the new cottage. Whilst the proposed development would encroach on the proposed designation slightly, it would only be to a small extent and the area would remain as designated in the Local Plan. The Local Plan designation has primacy at present, with which there is no conflict or detriment to the character of the land.

6. Residential Amenity

Very little impact would result to neighbouring properties from the proposed extension to the existing dwelling or the barn conversion which are both well removed from properties on the opposing side of the road. These buildings are well spaced with good levels of private garden land and general amenity.

The proposed cottage represents a more fundamental addition to the site and whilst good levels of amenity would be achieved for the proposed cottage itself, concerns have been raised regarding the opposing property, The Garden House, which has been constructed since demolition of the original cottage. The Garden House stands on higher land and is bounded by a tall stone wall which runs along Green Lane. The cottage is sufficiently removed from The Garden House and the orientation is such that no overshadowing would result to neighbours. Furthermore, the siting, ground levels, existence of the existing tall boundary wall and scale of the new building would not result in any overbearing impact.

A number of windows within the front elevation would face towards The Garden House and some loss of privacy is therefore likely to result. Whilst this is so, the Garden House is set at an angle from the public highway and the proposed cottage so that no direct relationship between windows would occur. Potential impacts are further reduced by the existence of the tall stone boundary wall which would provide a good level of screening between buildings, particularly given the lower ground levels within the site. Some degree of overlooking is likely to result from first floor windows of the proposed cottage however this would not impact on habitable room windows to a significant and unacceptably detrimental extent. A large amount of private amenity space would be retained by The Garden House to the south which would be well removed from the development.

7. Environmental Matters

Due to the potentially contaminative former land use and the underlying geology across Northamptonshire which commonly presents unacceptable levels of naturally occurring contaminants such as arsenic and vanadium, a full contaminated land investigation would need to be secured by condition along with any necessary remediation.

8. Highways and Parking

Each of the properties would be served by a vehicular access, driveway and garage facilities. The existing house would make use of an existing access

from Main Street which would be retained in its current form with gates directly abutting the highway boundary set between a stone wall and the barn. Whilst the position of the gates and visibility splays do not meet the standing advice issued by the Highway Authority, use of the access would not be intensified as a result of the development. The access would continue to serve one dwelling and this element of the scheme therefore results in no additional impact upon the highway network.

Planning permission remains extant for a new dwelling on the land to the east of the site and this includes permission for a further vehicular access from Main Street. This application seeks to make use of this access which would serve both the barn conversion and any subsequent dwelling erected under the extant permission. The access remains as approved and would be constructed to accommodate both properties with a width of 4.5m, appropriate visibility splays and gates set back within the site to allow unimpeded access off the highway.

The scheme involves one additional access which would serve the proposed cottage from Green Lane. This has been sited to provide minimal interventions to the existing stone boundary wall whilst ensuring that appropriate pedestrian visibility splays are achieved. The necessity to site the cottage on the highway boundary does prevent full vehicular visibility splays from being achieved however splays are provided as far as the site circumstances allow and the reduced vision is considered acceptable in this instance given the characteristics of Green Lane which is a narrow country lane where traffic is likely to be moving slowly and cautiously. The position of the gates is also considered appropriate in order to maintain the sense of enclosure along Green Lane. The driveway should be hard surfaced for the first 10m in lieu of the gravel surfaced proposed so as to prevent the discharge of materials onto the public highway; this should be secured by condition.

Each of the properties would be provided with multiple parking spaces and this is considered appropriate given the rural location of the site, limited services within Ashley and limited availability of public transport.

9. Flooding and Drainage

The site is not located in a flood zone identified by the Environment Agency and the size of the development is such that no surface water drainage issues would arise. The detailed drainage arrangements for individual buildings would be considered under the Building Regulations.

10. Ecology

The existing barn and outbuildings provide potential habitat for protected species, particularly bats or birds. A Protected Species survey has been carried out and whilst no protected species were identified, precautionary measures are proposed to ensure that such species are not impacted by the proposed development. A condition should be used to secure the recommendations set out in the report which relate to the timing of works and method for removing tiles etc.

11. Trees and Landscaping

Some details of the proposed landscaping within the site have been provided on the submitted layout plan however a condition should require a comprehensive landscaping scheme which details proposed species so as to ensure use of appropriate native plants and trees.

12. Energy Efficiency and Sustainable Construction

Policy 14 of the Core Spatial Strategy requires that development meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. Schemes should demonstrate techniques of sustainable construction and energy efficiency, provision for waste recycling/reduction and provision for water efficiency and water recycling.

The application includes some details of proposals to utilise water saving appliances and efficient building fabric however no specific proposals have been provided. A condition should be used to secure further details.

Conclusion

The proposed development accords with both national and local planning policy. All material planning considerations including design, amenity and highways impact have been considered but do not outweigh the policy support found within the NPPF and the development plan. Planning permission should therefore be granted.

Background Papers

Title of Document:

Date:

Contact Officer:

Michael Boniface, Development Officer on 01536 534316

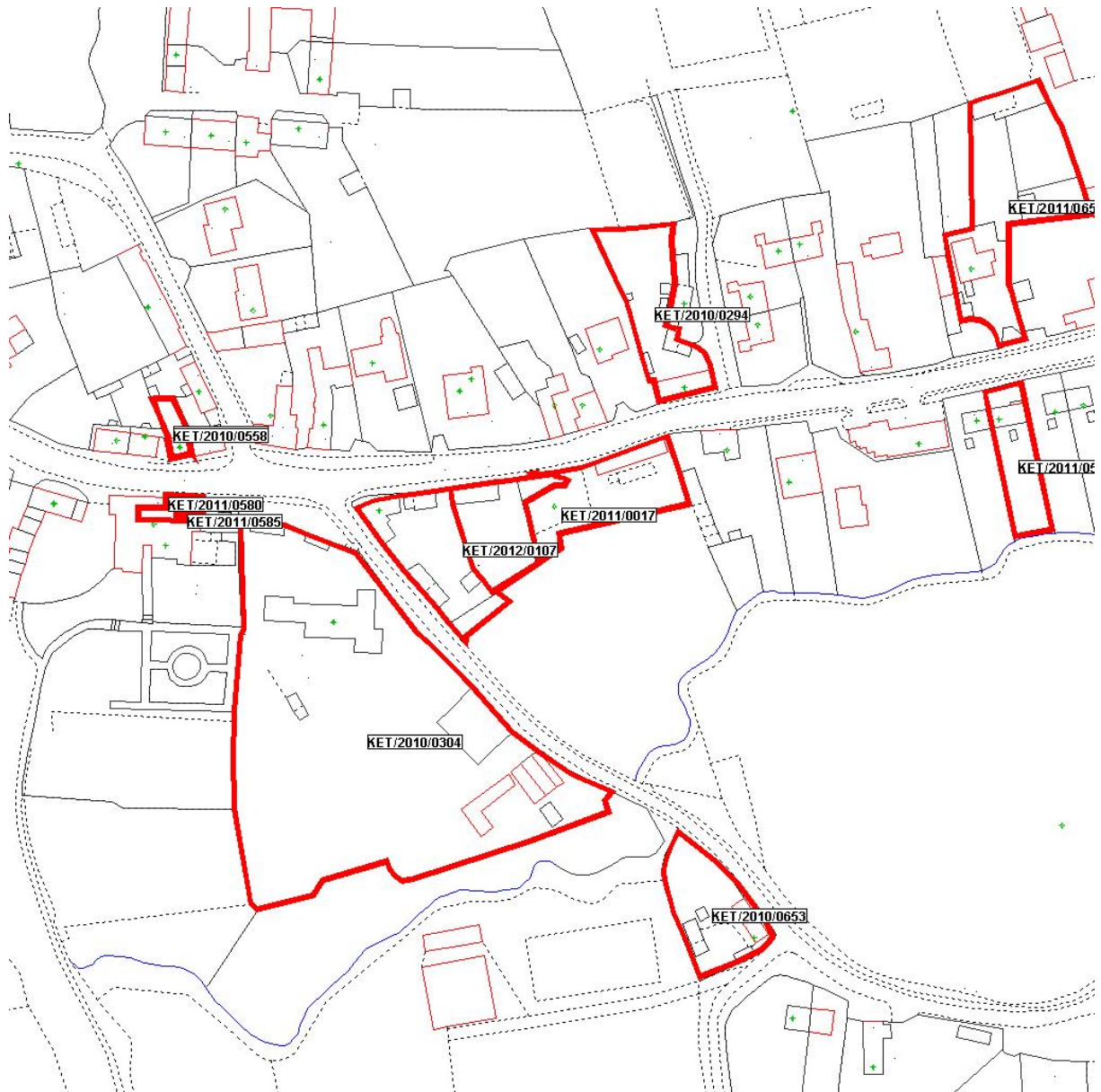
Previous Reports/Minutes

Ref:

Date:

SITE LOCATION PLAN

1 Green Lane, Ashley
Application No.: KET/2012/0107



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