Application Number : S/2006/1455/CW  Parish : Grange Park

Case Officer : Michael Warren

Applicant : Eden Park Development

Location : -  Description : -
Zone F Land off Saxon Avenue Grange Park  Erection of three buildings for use within Class B1, B2 (general industrial and B8 (storage and distribution) with associated road, access, parking, servicing and landscaping (part details pursuant to S/1997/0219/PO)

Recommendation - Objections raised

1. That the West Northamptonshire Development Corporation be advised that Members object to this application, on the grounds of poor design quality, appearance in the street scene and inappropriate use of materials. However, should the West Northamptonshire Development Corporation be minded to approve the scheme, it is requested that conditions relating to the following be included in any permission granted:

Samples of external materials;
Details of any boundary fencing;
Full landscaping/planting details;
Details of a scheme for secure parking of bicycles;
Implementation of submitted Travel Plan;
Implementation of revised Sustainability Scheme

S/2006/1455/CW

WARD : Grange Park
WARD MEMBERS: Cllr Mrs Sally Townsend and Cllr Tharik Jainu-Deen

This report relates to a statutory consultation received from the West Northamptonshire Development Corporation, who are the Local Planning Authority in respect of the submitted planning application.

1. INTRODUCTION

1.1 This vacant land is located at the north-western corner of an area of Grange Park designated as Zone F, and has a site area of 2.3ha out of a total area for Zone F, of some 8.8 ha. Zone F is located near the north west edge of the Grange Park development, and the application site is bounded to the north by Saxon Avenue (with existing woodland - Wootton Valley Country Park – on the opposite side of the road); to the east and south by vacant land forming the remainder of Zone F; and to the west by a roundabout junction, which includes
an access spur serving Zone F (with slip-roads leading to and from the A45).

1.2 The current application site is the subject of an extant reserved matters approval, relating to the whole of Zone F, for B1/B2/B8 development (refer Para. 2.3, below).

1.3 The submitted planning application (Ref. S/2006/1454/W) the subject of this consultation, relates to land within South Northamptonshire. However, as this site also lies within the “Northampton Implementation Area” and relates to B1/B2/B8 development involving floorspace greater than 2,500m², it falls to be determined by the West Northamptonshire Development Corporation (WNDC).

2. **PLANNING HISTORY**

2.1 **1997** - An overall planning brief for Grange Park was approved in September 1997 and includes an illustrative development concept plan and supporting information on design principles. A master plan with land use allocations was later approved pursuant to a condition on the outline permission.

2.2 **1998** - Outline permission for the Grange Park development was granted in May 1998, comprising approximately 1,000 dwellings, 30 hectares of land for employment uses within use classes B1, B2 and B8, a district centre (retail, social and community uses), recreational facilities, a park and ride facility, open space and country parks, and associated access, parking and landscape infrastructure (Ref. S/1997/0219/PO).

2.3 **2004** – Reserved matters approval was granted in December 2004 for the development of the whole of Zone F with nine buildings comprising 20 units, to be located on either side of an east-west, central spine road - Use Classes B1/B2/B8. Units vary in size from 557m² (6,000ft²) to 5574m² (60,000ft²), and have dedicated parking provision together with commercial vehicle loading and turning facilities (Ref. S/2004/1437/PR). [Part of road and other infrastructure implemented, to date.]

2.4 **2005** – Permission was granted in June 2005 for an effective ‘extension of time’ for the submission of reserved matters applications (for a further two years), in respect of Zone F (Ref. S/2005/0576/P).

2.5 **2005** – Reserved matters approval was granted in August 2005 for a development of 10 office buildings (Use Class B1a) and one industrial/warehouse unit (Use Classes B2/B8), on part of Zone F (Ref. S/2005/0552/PR). This was, effectively, a part-amendment to the permission granted in 2004, and referred to at Para. 2.3, above. [Permission unimplemented, to date.]

2.6 **2006** – Permission was granted by WNDC in November 2006 for an amended scheme pursuant to the above-mentioned permission (Para 2.5), for a development of three office buildings (Use Class B1a), on part of Zone F (Ref. S/2006/1052/W). Members were consulted on this application at their Meeting on 21 September 2006, and resolved to raise no objection, subject to appropriate conditions being attached to any permission granted. [Permission currently being implemented.]

3. **PROPOSAL**
3.1 Approval of reserved matters is sought from WNDC pursuant to outline permission Ref. S/1007/0219/PO. The proposal is, effectively, a revised application for development of part of Zone F, relating to 2.3ha of land and a scheme for three B8 (warehouse) / B2 (industrial) / B1 (office) buildings.

3.2 The application seeks approval for three buildings (5,687m² total floorspace). The appearance of the buildings proposed is somewhat similar in character to the large-scale warehouse development carried out at Zone A, Grange Park, adjacent to the M1, but with a more-conventional ridged rather than curved-profile roof design. Proposed materials include profiled/corrugated and flat panel cladding, and profiled steel roofs. Heights of proposed buildings vary from 7m (eaves)/9.5m (apex), to 9m (eaves)/12m (apex) for the largest building. (By way of a comparison, the eaves heights of the buildings on the Zone A development are 12.4m, with an overall height of 15.4m.)

3.3 The development now proposed is located between the previously permitted access or spine road, designed to serve the western half of Zone F, and Saxon Avenue to the North. Starting with proposed Unit 1 (located close to the western entrance to Zone F), the gross internal floorspace for each unit would be as follows: Unit 1 – 929m²; Unit 2 – 1858m²; Unit 3 – 2787m². Car parking proposed is 69 spaces for the three units. An additional 52 car spaces could be provided, if necessary, in conjunction with any B1 office use that might be implemented, giving a possible total of 121 spaces, which is equivalent to one car space per 47m² floorspace. Full provision for service vehicles for each unit, is also made.

3.4 The application is accompanied by the following supporting documents:
- Design and Access Statement
- Planning Statement
- Sustainability Summary (supplemented by amendments received on 21/03/2007)
- Travel Plan

4. CONSULTATIONS

Note: These are the responses received to consultations undertaken in respect of the application submitted for determination by WNDC.

4.1 GRANGE PARK PARISH COUNCIL: No comments received.

4.2 NCC TRANSPORT IMPLEMENTATION (HIGHWAYS): Raise no objection, subject to a condition requiring implementation of the submitted Travel Plan being attached to any permission granted.

4.3 SNC HERITAGE (Arboricultural Officer): No comments received.

4.4 SNC ACCESS OFFICER: Has no observations to make.

4.5 SNC BUILDING CONTROL: Note that with regard to construction and design, the submitted Sustainability Summary includes many features that support current thinking on sustainability issues, some of which are outside the scope of the Building Regulations 2000. Also comment that the proposed buildings will have to meet the Building Regulations in respect of conservation of fuel and power, thereby limiting carbon emissions consequential
to their energy use.

4.6 ENVIRONMENT AGENCY: Raise no objection to the proposal, and make some informative comments, which have been forwarded to the applicants. The EA also comment that they are pleased that site run-off will be managed through a Sustainable Drainage System, and support the idea of ‘grey water’ recycling.

4.7 CRIME PREVENTION DESIGN ADVISER: Makes two recommendations. Firstly, that the developers consider installing CCTV dome cameras, similar to the system installed at the office development on the eastern side of Saxon Avenue (Roman Court), and, secondly, that doors, windows, etc be to a high security standard and intruder alarms be installed by an approved company.

5. POLICY

5.1 The relevant planning policies for this reserved matters application are Northamptonshire Structure Plan – Policies GS5 (design and sustainable development), T3 (transport requirements and access), T8 (provision for walking and cycling) and T9 (parking standards); and South Northamptonshire Local Plan – Policies G3 (general development principles), EV1 (design), EV29 (landscape proposals) and T3 (pedestrian and cycle routes). The proposal accords with the core strategy of, and would not conflict with proposals and policies contained in regional guidance – Regional Spatial Strategy for the East Midlands (RSS 8).

5.2 The approved Grange Park Planning Brief identifies Zone F for potential development with employment uses.

5.3 Government guidance in the form of PPS1 (General Policy and Principles) and PPG13 (Transport) are also relevant.

6. APPRAISAL

6.1 The main issues are considered to be:

- The planning brief and outline permission.
- Site layout, transport matters and parking.
- Design, sustainability and materials.
- Landscaping.

Planning Brief and Outline Permission

6.2 The Development Brief identifies the whole of Zone F, including this site, for employment use. The site forms a part of one of the last undeveloped commercial areas in Grange Park. The proposed development accords with most, but not all, of the principles established in the Planning Brief, as well as general requirements of the outline permission. There are a number of conditions attached to the outline permission which will need to be taken account of, and in some cases will require formal discharge, before development commences. This will be a matter for WNDC to take account of in any permission they might grant.

Site Layout, Transport Matters and Parking

6.3 The siting of the buildings, as now proposed, represents a change from the previous scheme,
with Unit 2 effectively rotated through 90\(^0\), resulting in some lessening of the scale and impact of the buildings when viewed from Saxon Avenue, immediately to the north of the site. If permission were to be granted and implemented, this would still result in the larger B2/B8 buildings being grouped mainly on the western side of Zone F (further away from housing in Grange Park), with previously permitted smaller-scale office units concentrated along the prominent northern and eastern site boundaries of Zone F with Saxon Avenue.

6.4 The highway layout and means of access is satisfactory, and retains the shared cycleway/footpath, extending through the current application site, and linking to Saxon Avenue and the rest of Zone F beyond. There will, however, be no vehicle route available through Zone F, as this could provide a potential ‘rat-run’. The Highway Authority have no adverse comments on the access and servicing arrangements.

6.5 The NCC Parking SPG (March 2003) sets maximum standards as follows: Use Class B1 – 1 space per 30m\(^2\), B2 – 1 space per 55m\(^2\), B8 – 1 space per 120m\(^2\). The level of car parking proposed here – a maximum average of one car space per 47m\(^2\) floorspace - would meet these standards, and also does not breach national policy guidance requiring a maximum of 1 space per 30m\(^2\) to be provided for any commercial development.

6.6 A Travel Plan (TP) has been commissioned and submitted by the applicants. The Highway Authority are generally satisfied with the TP, and have commended it. WNDC will need to attach an appropriate condition to any permission granted, to ensure that the TP is implemented.

**Design, Sustainability and Materials**

6.7 While the revised siting/layout of the scheme has taken reasonable account of advice given before submission of the application now being consulted upon, the design and appearance of the proposed buildings has not. Unit 3, for example, still presents an unbroken expanse of corrugated metal cladding, on the elevation to Saxon Avenue. As another example, use of curved-profile roofs (as put forward in the Development Brief), could improve the overall appearance significantly and help to lower eaves heights, thereby lessening impact on the street scene. Finished floor levels of the buildings proposed vary by no more than about 1.5m across the site, which should prove satisfactory, and result in a reasonable relationship to adjoining development.

6.8 The applicants have submitted a “Sustainability Summary” for the development, supplemented by requested amendments received on 21 March 2007. This includes matters such as renewable resources, maximising daylight usage, reduction in illuminance levels, energy saving control gear, natural ventilation, energy efficient heating and cooling and all site run-off to be managed through a Sustainable Urban Drainage System. Once again, if permission is granted, WNDC should attach appropriate conditions to ensure implementation.

6.9 Materials proposed are a mixture of grey-coloured profiled/corrugated cladding, together with some smooth cladding and profiled-metal roofing. These, when combined with the scale and massing of the buildings, would further-contribute to a generally poor and sub-standard appearance. Should WNDC, nevertheless, be minded to grant permission, full details of materials should be the subject of approval by condition.

**Landscaping**

6.10 The landscape masterplan submitted is considered satisfactory, and a detailed scheme
showing full planting details will need to be approved later. The masterplan follows the broad principles established throughout Grange Park. Structural framework planting along the site borders will contain an element of woodland, helping to create visual linkages to existing woodland and other new structural planting on adjoining sites.

7. CONCLUSION

7.1 **Response of South Northamptonshire Council:** The proposal consulted upon is considered acceptable in terms of means of access, siting and landscaping, but design and external appearance of the buildings are considered of insufficient quality to meet policy requirements and guidance continued in PPS1, which states that poor design should be rejected. Members are, therefore, recommended to object to the application on the grounds of poor design and appearance, but to request that WNDC attach appropriate conditions should they be minded to grant permission.
Application Number : S/2006/1673/P  Parish : Brackley

Case Officer : Paul Seckington

Applicant : Summerleigh Developments Ltd

Location : -  Description : -
Brackley House Hotel 4 High Street
Brackley  Change of use to 8 flats and alterations to rear of existing 4 flats. Erection of 14 flats to rear and creation of 28 car parking spaces

Recommendation – Defer and delegate approval to officers subject to the receipt of an acceptable Unilateral Undertaking relating to financial contribution towards education and the expiry of the consultation period.

Conditions :-

1. B1 Statutory time limit
2. B3 Amended details and/or plans
3. A10 Threshold levels
4. C1 Landscaping (outline applications)
5. C4 Soft landscaping details
6. C6 Landscape works implementation
7. C7 Location of trees on and adjacent to development site - outline
8. C8 Existing trees to be retained
9. C9 Maintenance of planting (full and outline applications)
10. C11 Protective fencing to trees
11. D6 Provision of parking, turning, loading and unloading
12. E13 Pedestrian visibility splays
13. Prior to the first occupation of the development hereby permitted a schedule for the ongoing maintenance for the access road through the development shall be submitted to and approved in writing by the Local Planning Authority.
14. No development shall take place until working drawings, including architectural detailing (especially of and around the windows, doors, corners, verges, eaves and ridgelines), for the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the
approved details.

15. K4 Stone or stone coloured bricks required with sample of roofing material
16. K11 Reference panel of stonework/brickwork required
17. K15 Sample of roofing tile required
18. F31 Prohibited working hours during construction
19. H5 Exclusion of windows - single dwelling
20. Prior to the first occupation of the development hereby permitted, the first-floor kitchen and bedroom windows to unit 13 shall, except for the proposed side lights in the oriel windows, be fitted with obscure glass and be non opening and thereafter be permanently maintained as such.

21. Notwithstanding the submitted details further details of the proposed boundary treatments, shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of works on site.

22. Prior to commencement of development details of the bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

23. Prior to the commencement of development a noise impact assessment shall be carried out to establish the degree of the exposure of the site for the site and to what degree of sound insulation/screening will be required to protect the proposed residential amenities, details of which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

24. Prior to the commencement of any works pursuant to this permission, the developer shall submit, in duplicate:

(a) a ‘desktop study’ report documenting the site history;
(b) a site investigation report documenting the ground conditions of the site, incorporating chemical and gas analysis as identified as being appropriate by the desktop study;
(c) a detailed scheme for remedial works and measures to be undertaken to avoid risks from contaminants and/or gases when the site is developed.

The remediation strategy, as agreed in writing with the LPA, shall be fully implemented before the development hereby permitted is first occupied. Any variation to the strategy shall be agreed in writing with the LPA in advance of works being undertaken. On completion of the works, the developer shall provide written confirmation that all the works were completed in accordance with the agreed details.

Reasons :-

1. RB1A
2. RB2
3. RA6
4. RC1
5. RC2
6. RC1
7. RC3
8. In the interests of the character and appearance of the conservation area.
9. RC5
10. RC4
11. RD4
12. RE5
13. In the interest of highway safety.
14. RK2
15. RK2
16. RK2
17. RK2
18. RG3
19. RH5
20. RH5
21. To ensure a satisfactory standard of development.
22. In the interest of visual amenity.
23. To the protect the living conditions of future occupiers.
24. In the interests of good practice.

S/2006/1673/P

WARD : Brackley South
WARD MEMBERS : Cllr Caryl Billingham, Cllr Brian Lewis

1. INTRODUCTION
1. The application site comprises Brackley House Hotel, a substantial Grade II listed building located on the western side of the High Street to the north of the Market Place. The property lies within Brackley conservation area and its three-storey elevation fronting the road is prominent in the High Street. The building dates from the late 19th Century and is constructed out of squared rubble under a slate roof.

1.2 The property has a rear garden laid to lawn, extending to some 60m in total. Running along the northern boundary of the site is an emergency access to the elderly persons care home of Diana House to the west. To the north of the site is the recent residential development of Brackley Lodge Mews. To the south of the site in the former garage building is a fitness club, with a hair salon in the former car showroom on the frontage. Given the rise of the High Street from the Market Place up to the traffic lights with Buckingham Road, Brackley Lodge Mews (particularly the development at the rear) is located at a significantly higher level than the application site, approximately 3m.

1.3 Access to the site is via the slip road off the High Street, which also provides public parking serving the town. To the northern side of the building is a set of ornate piers and wrought iron gates which provides both vehicular and pedestrian access to the site.

2. PLANNING HISTORY

2.1 Brackley House was originally a single, large residence which was, it is understood, used as a rest/recuperation home for soldiers after the war and, from the 1950’s to the 1990’s, was a Northamptonshire County Council care home for the elderly.

2.2 In 1996 planning permission was granted for a change of use back to a single dwellinghouse (S/1996/0303/P). In the same year permission was subsequently granted for the subdivision of part of the dwelling into 4 residential flats (S/1996/0383/P) and then the change of use of the rest of building to a mixed bed and breakfast accommodation and dwelling (S/1996/0635/P).

2.3 From 1996 until recently two thirds of Brackley House had operated as a ‘hotel/guesthouse’ with a private residential apartment for the owners/operators. The remaining one-third continues to be used as 4 private residential apartments. Previous discussions with the owners, and marketing evidence supplied by them, indicated that for some time the building was actually operated as an unauthorised hotel with 11 letting rooms. This situation was never regularised.

2.4 In 2005 planning permission was sought for the change of use of the building to provide 12 flats and the erection of a terrace of six three-storey townhouses to the rear (S/2005/1391/P). The application was refused on the grounds that the development would, by reason of its scale form and design, detract from the character and appearance of the conservation area and the setting of the listed Brackley House. The terrace had a footprint of 31m x 9.2m, faced the northern boundary and its end elevation was within 12m from the rear of the listed building. It was also refused on the grounds that the proposed change of use would result in the loss of tourist accommodation and an employment use which would be detrimental to the economic vibrancy of the town centre. At the same time a listed building application was submitted seeking listed building consent for alterations to the building to provide 12 apartments and was later granted (S/2005/1388/LB).

2.5 Following the refusal of planning application S/2005/1391/P an appeal was lodged and subsequently dismissed by an Inspector. Whilst agreeing that the proposed townhouses to the rear of the building would have a harmful impact on the setting of the listed building and
the character and appearance of the conservation area, the Inspector considered that the conversion of the building from tourist accommodation to provide a total of 12 residential apartments was acceptable. A copy of the appeal decision is attached to this report.

3. PROPOSAL

3.1 This application proposes the change of use of the building to provide 8 flats and alterations to the rear of the existing four flats (the four existing flats within the building would remain but be remodelled), together with the erection of 14 flats to the rear. Following receipt of these amended plans, further amendments were sought to improve the design and detail of some of the elevations. A total of 28 parking spaces are proposed to serve the 26 apartments. The application as originally submitted proposed a total of 15 dwellings to the rear in the form of 5 three-bedroom houses and 10 flats (nine 2-bedroom and one 1-bedroom) with a total of 27 parking spaces.

3.2 Within the listed building there would be 12 flats in total (4 existing, 8 proposed). The existing 4 flats have two bedrooms and the proposed 8 flats would comprise 5 two-bedroom and 3 one-bedroom flats. At the rear the 14 flats would be nine two-bedroom and five one-bedroom flats.

3.3 The development at the rear comprises a separate building set some 15m from the rear elevation of Brackley House, between which is proposed a parking court. The proposed apartment block comprises several elements, mainly in the from of a linear wing running parallel with the northern boundary and the access through to Diana House, with wings extending from this creating courtyards to the rear of this main linear wing.

3.4 The linear wing fronts the north boundary with Brackley Lodge Mews, set back a distance of 8.4m from this boundary. It is two-storeys in height, with a narrow plan depth of 5.6m. The ridge and eaves height drops as the wing continues to the western end of the site, with the design kept to a traditional character and less formal and more cottage/outbuilding towards the western end of the site.

3.5 Projecting from the rear of the main linear wing and facing the rear of the listed building the building extends out into a square ‘horseshoe’ shaped layout, set against the southern boundary of the site. Within the courtyard created by this wing is proposed a landscaped area. The central part of this wing would be two-storey in height, again with a narrow plan depth and traditional design, but the southern element of this wing adjacent to the southern boundary would be two-and-a-half-storeys, and be of a grander design, reflecting that of the listed building.

3.6 At the western end of the linear wing a further courtyard is proposed accessed via an archway through the linear wing, providing a further parking courtyard and an amenity area. This courtyard is formed from the rear of the ‘horseshoe’ wing and a further two-storey projecting element comprising a one-bed apartment.

3.7 A total of 28 parking spaces are proposed on site to serve the existing and proposed flats (26 in total). Thirteen are proposed in the parking court to the rear of Brackley House, six to the parking court at the western end of the site and nine along the retaining stone wall which defines the northern boundary. Access to the site would be via the existing curtilage listed gates, with a passing bay provided just inside the gates to allow vehicles to pass. Bin storage is proposed close to the access gates.
3.8 The materials to be used on the flats are stone at its eastern end and brick at the western end.

3.9 Listed building consent has already been granted for the alterations required to convert the house into 12 apartments, as such a further listed building application is not required.

4. CONSULTATIONS

4.1 BRACKLEY TOWN COUNCIL: Original Plans: Strong objection on the grounds of overdevelopment, poor vehicular access and egress, lack of infrastructure in the town and non-sustainable growth. Amended Plans: No response received at time of writing report.

4.2 BRACKLEY AMENITY SOCIETY: Original Plans: Overdevelopment, the 15 dwellings will be crammed in and will loom large against the listed house and Brackley Lodge Mews. The design is unsuitable. 27 parking places is ludicrous and totally inadequate. The existing parking in the town centre already makes it difficult to park and this will be worsened when College Place is built. Vehicles emerging from the property will have to turn into the slip road which is narrow and much used. Amended Plans: No response received at time of writing report.

4.3 COUNTY HIGHWAY AUTHORITY: Original Plans: If permission is granted then the future maintenance of the private drive should be secured as it would not be adopted by the Highway Authority. The private drive should be laid out to a minimum width of 4.5m for the first 10m, but the existing gates restrict this to 3.5m which is insufficient for opposing vehicles to pass. Any gates at the entrance should be set back a sufficient distance from the highway to ensure that the largest vehicles to the site can wait off the highway. Location of bin store is important. Will bins be left out for collection? The proposed cycle storage does not appear to be in the most secure place available. Some of the parking spaces along the wall have been drawn over the wall. The applicant should demonstrate that adequate pedestrian inter-visibility is provided at the site access. Amended Plans: No response received at time of writing report.

4.4 COUNTY COUNCIL EDUCATION: For developments in Brackley, we would seek a contribution towards secondary and sixth form places for every two bedroom apartment (one bedroom flats are exempt).

4.5 CRIME PREVENTION DESIGN ADVISOR: Original Plans: the development as proposed will have advantages and disadvantages from a crime generation viewpoint. It will in effect be a cul-de-sac which can help create a sense of ownership and community amongst residents, however, there will be a lack of through traffic both pedestrian and vehicular meaning a shortage of eyes on the street. The parking is largely arranged in courts which are often problematic suffering from a lack of natural and passing surveillance. The entrance is currently guarded by a set of large ornamental gates which should be retained and automated restricting access and this is probably the single most important measure that can be taken to provide security to the premises both in terms of anti-social behaviour and burglary/crime prevention. The arrangements for parking in court 2 will leave the rear gardens of units 4 to 6 vulnerable to intruders. Amended Plans: No response received at time of writing report.

4.6 ENVIRONMENTAL HEALTH: Original Plans: Have no objections but given the surrounding uses and potential for land contamination, suggest the imposition of appropriate safeguarding conditions on any approval (such as a noise impact assessment to define what sound insulation is required for the development to protect it from the outbreak of noise
from the adjacent fitness club and any other surrounding uses).  **Amended Plans:** No response received at time of writing report.

4.7 **ECONOMIC DEVELOPMENT CONSULTANT:**  **Original Plans:** Since no further information regarding the latest marketing in 2006 has been submitted it is considered that policy E4 has still not been satisfied.  *Note: The Inspectors decision was received after the Economic Development Consultant’s made her comments.*

4.8 **THIRD PARTIES:**  **Original Plans:** Four letters of objection received from Nos. 4 and 11 Brackley Lodge Mews, Hunters Gate Manor Road and No. 1A Halse Road.  Summary of comments:  The reason for refusal on S/2005/1391/P applies equally to this application.  Change of use would permanently lose an important tourist and employment potential to the detriment of Brackley’s economic and social vitality.  Contravention of backland development guidelines and distance to neighbouring buildings (20m) with less than 10m from Hunters Gate, No. 11 Brackley lodge Mews and Diana House, causing overlooking to dwellings and garden areas  Adverse impact on amenities of neighbouring residents from inappropriate scale density and massing.  Would have a negative impact on the listed buildings and development of Brackley Lodge Mews.  Creates a cramming in appearance with minimal provision for open space or landscaping.  Does not meet parking standards – at 1.5 spaces per dwelling 35 spaces would be required.  Would result in significant increase in traffic into the High Street at peak times and adversely affect highway safety.  Inadequate provision for recycling.  Object to the proposed removal of mature shrubs in the 5m belt adjacent to Diana House boundary.  **Amended Plans:** No response received at time of writing report.

5. **POLICY**

5.1 The application should be considered with regard to Policies 1, 2, 3, 4, 6, 13, 20, 22, 23, 25, 27 and 31 of the Regional Spatial Strategy for the East Midlands (RSS8), Policies GS2, GS3, GS4, GS5, GS6, H6, H7, TCR1, T3, T8, T9, T10 and AR6 of the Northamptonshire County Structure Plan (NCSP) and Policies G1, G2, G3, H3, H12, E4, EV1, EV9, EV10, EV12, EV13, EV29, EV33, T3, RC4, RC18 and IMP1 of the South Northamptonshire Local Plan (SNLP).

5.2 Additionally Supplementary Planning Guidance (SPG) documents ‘Backland Development in Residential Areas’, ‘Developer Contributions’, ‘Education Contributions’ ‘Conservation Areas’ and ‘Residential Extensions’ are relevant considerations to this application

5.3 With regard to national guidance, the relevant documents are PPS1 ‘Delivering Sustainable Development’, PPG3 ‘Housing’, PPS6 ‘Planning for Town Centres’ and PPG15 ‘Planning and the Historic Environment’.

6. **APPRAISAL**

6.1 Following the recent appeal decision, the principle of development in relation to the conversion of the listed building to provide 8 flats and remodelling the existing 4 flats (resulting in 12 flats in total) has already been accepted and this element of the scheme is identical to that considered at the appeal.  In addition listed building consent has already been granted for the proposed alterations to provide the 12 flats.  As such the main considerations of this application are considered to be:

- The principle of the development to the rear
- The impact on the setting of the listed building
- The impact on the character and appearance of the conservation area
- The impact on the amenities of adjacent properties
- Impact on highway safety, traffic generation and proposed parking levels
- Crime prevention matters
- Impact on existing trees

6.2 PRINCIPLE OF DEVELOPMENT: Policy H3 of the Local Plan states that planning permission for residential development within the built up areas of Brackley will normally be permitted. Policy H12 allows for development in backland locations where certain criteria are met. The Government's policies for meeting new housing needs are based on the principles of focusing new development on existing towns and villages, making the best use of existing housing and making the best use of land which has already been developed. As such, the principle of utilising the land at the rear of Brackley House for residential development is considered acceptable. However, the acceptability of the proposed development as a whole depends on the relationship it will have on the listed building itself, the character and appearance of the conservation area, the amenities of adjacent residents and highway safety.

6.3 THE IMPACT OF THE DEVELOPMENT ON THE CHARACTER AND SETTING OF THE LISTED BUILDING AND CONSERVATION AREA: In the appeal decision the Inspector commented that the six three-storey townhouses would not be well related to the setting of the listed building and would not create coherent or interesting spaces in relation to the existing features on site, considering that it would have a cramped and awkward relationship with the existing house and would have little character. The Inspector went on to comment that whilst the building itself would be designed to a traditional scale with pitched roofs and materials intended to harmonise with other buildings in the conservation area, but the formal symmetry and the formal layout would not be subservient to the listed building. The Inspector considered that any additional building on the site would need to have the character of a distinctively subservient building unless it could be integrated much more harmoniously into the whole architectural composition.

6.4 Following the submission of the first application, the Conservation Officer has considered that appropriate forms for a new development at the rear of Brackley House could be provided which would respect the setting of the building, such as a ‘remnant burgage’ form of development, which was perpendicular to the High Street, narrow in span, subservient to the main property in scale and materials, with modest detailing and reducing in scale to the rear of the site, together with the creation of courtyards.

6.5 Prior to the appeal decision being received, this application was submitted and proposed originally ten flats and five houses in the rear garden. As a result of concerns expressed with the proposals and the appeal decision being received, amendments have been sought to the scheme to ensure an acceptable relationship to the listed building and the conservation area (overall the changes made have created more space to the rear of the listed building, reduced the scale, height and plan depth of the buildings, reduce the footprint of the building, provided more amenity space and landscaped areas, retained the trees in the southwest corner of the site and along the western boundary, increased the number of
parking spaces, omitted the proposed houses, created courtyards, enhanced the design and detailing and improved the relationship with neighbouring residents).

6.6 The distance from the rear elevation of the listed building to the proposed new development has been increased to 15m. The plan depths of the buildings have been reduced down to 5.6m. The development as a whole is mainly two-storeys in height (with one element 2.5 storeys), reducing in height towards the rear of the site. The form of the development is mainly linear in form, following the line of the northern boundary, reflecting the ‘burgage’ form development characteristic of Brackley. Off this linear wing are projecting wings which create courtyards. Whilst this application represents a higher number of dwellings than that dismissed at appeal, it is considered that, in line with the Inspectors comments, there is adequate separation between the rear of the listed building and the proposed development, the development is proposed to a distinctively subservient nature (due to its lower height and narrow plan depth) and the proposed layout, with the narrow lane and the courtyards, creates an interesting series of spaces, which together with the design and detailing of the building, will have a great deal of character. The design has been formed around the idea that the buildings have been ‘evolved’ over time as subsidiary buildings to Brackley House, emphasised by the use of differing materials and detailing as the building progresses further to the rear of the site, with more formal design to the rear of the listed building, echoing some of the detailing of Brackley House, to a more informal outbuilding style at the rear. It is therefore considered that this application in its amended form respects the setting of the listed building and would preserve the character and appearance of the conservation area.

6.7 IMPACT ON NEIGHBOUR AMENITY: The properties most affected by this development are considered to be those in Brackley Lodge Mews, particularly Nos. 10, 11 and Hunters Lodge, all three of which have are located adjacent to the northern boundary of the site. The application in its amended form has overcome previous concerns with overlooking especially to No. 11, the side elevation of which is only 2m from the boundary wall and has windows at ground and first-floor facing the application site. The proposed building would be only 10m away from No. 11, and whilst it would be at a lower level, the first-floor windows of the new building would directly face the ground-floor windows of No. 11. This would clearly be an unacceptable relationship. As such the first-floor windows along this west-end section of the linear wing are now proposed as oriel style windows with obscure glass facing northwards, thereby preventing direct overlooking between the two. Such a proposal also prevents overlooking to Hunters Lodge and its garden area. Given that Nos. 10 and 11 have a raised garden area some 3m above the application site, there would be no adverse degree of overlooking from the first-floor windows of the linear wing to their garden areas, especially as the occupants could erect boundary treatments to protect their privacy.

6.8 There are no objections to the proposed wing being sited in the position indicated, as, whilst only 8.4m from the northern boundary, it is not considered that at two-storeys high and at a significantly lower level it would be overbearing or result in loss of light to No. 11.

6.9 There is considered to be sufficient distance between Diana House and the proposed development, particularly due to the retention of trees along the western boundary, to protect the amenities of Diana House, and the occupiers of the proposed development.

6.10 PROVISION OF AMENITY AREAS AND IMPACT ON TREES: There are many mature trees along the southern and western boundaries, which, whilst individually the majority of which may not be worthy of preservation orders, if retained would give maturity and
enhance the appearance of the development and also screen the large “gym” building on the
adjacent site. The amendments made to the application has provided a landscaped strip
around the south west corner of the site and a landscaped courtyard within the ‘horseshoe’
shaped courtyard, thereby providing increased amenity and more useable amenity areas for
the dwellings, without then being totally surrounded by buildings and parking courts.

6.11 HIGHWAY SAFETY AND PARKING PROVISION: The application proposes 28 parking
spaces for 26 one and two bedroom flats. The maximum number of parking spaces
permissible in accordance with PPG3 and NCC’s Parking SPG is 1.5 spaces per unit and
therefore this would comply with these standards. Although local residents have raised off-
street parking as a potential problem I do not consider that a lack of car parking would form
a sustainable reason for refusal. I base this assertion on the development’s compliance with
the maximum car parking standards referred to and the fact that town centre locations are
normally considered to be appropriate areas for achieving the lowest car parking provision,
due to the availability of off-site parking and the possibility for using alternative modes of
transport to the private car. Furthermore, on the recent planning permission at the ‘Burgess’
site in the Market Place (‘College Place’) a parking ratio of 1 parking space per dwelling
was accepted. This application proposes an extra 2 spaces above that ratio.

6.12 NCC Highways have stated that the gated access would need to be modified to allow
vehicles to wait clear of the highway and to pass at the entrance. This symmetrical and
imposing gateway to the property is an important part of the listed building’s special interest
and character and the Conservation Officer is very concerned about any proposal to modify
the access. In my view, the preservation of the historic building would take precedence in
this instance, particularly when taking account of the fact that Brackley House is accessed
off a secondary ‘slip road’ to the High Street and not immediately off the classified road. I
consider that the provision of a passing bay just behind the entrance gates, within the site,
should help to prevent vehicles having to wait in the highway on a regular basis whilst also
allowing the existing entrance to be retained.

6.13 EDUCATION: In accordance with the County Council’s latest SPG on Education Financial
Contributions and the location of the site within Brackley, for each 2 bed flat (1 bed flats are
exempt) will require a contribution of £483 towards secondary and sixth form places,
totalling £6,762. The applicant has expressed their willingness to submit a unilateral
undertaking to provide the financial contribution to education in accordance with the
County’s requirements.

6.14 OTHER ISSUES: With regard to the provision of bins, their location and refuse collection
Environmental Services have set out the logistics of refuse collection on this type of
development and commented that it is highly unlikely that refuse lorries would be allowed
to enter onto the site to collect the bins. It was therefore considered that there needs to be a
point on site where bins can be stored and collected by the refuse collectors, which is
normally no more than 10m from the highway. Due to the development comprising mainly
apartments, then the large communal bins would be appropriate in this instance. The
number of large bins required is determined by the number of flats. As a result of these
discussions the amended plans have indicated the provision of a bin storage point within
approx. 10m of the access gate, just beyond the group of trees and within the raised border
and appropriately screened.

6.15 In relation to crime prevention, the gate to the site is proposed to be retained, but details
have not been provided as to whether this will be automated. A condition could be attached
to any permission to provide details in this regard. All of the proposed parking courts will
To summarise, the application, in its amended form is considered to be acceptable for the above reasons and subject to the receipt of a unilateral undertaking regarding the required financial contribution towards education, recommended for approval. As such the recommendation is for the determination of the application to be deferred and delegated to officers until an acceptable unilateral undertaking be submitted.

**Reason for approval:** In light of the recent appeal decision and listed building consent, the conversion and change of use of Brackley House to provide a total of 12 flats is considered acceptable and in accordance with the applicable development plan policies. It is also considered that the development at the rear complies the applicable development plan policies and would not be of detriment to the setting of the listed building, or the character and appearance of the conservation area, the amenities of neighbouring residents or highway safety. It is therefore considered that there are no other material considerations that would constitute sustainable grounds for refusal.
Application Number : S/2006/1711/P  Parish : Bugbrooke

Case Officer : Maria Wilson

Applicant : Mr & Mrs D Musson

Location : -  65 Pilgrims Lane Bugbrooke

Description : -  Demolition of existing dwelling and construction of replacement detached two storey dwelling with attached garage

Recommendation - Approval

   Conditions :-

1. B1  Statutory time limit

2. The development shall be carried out in accordance with drawings 1C (received on 13 March 2007), 2B (received 19 February 2007), 3A received 29 January 2007) and 4 received 13 March 2007 unless otherwise agreed in writing by the Local Planning Authority.

3. K2  Samples of materials - single or few buildings

4. E18 Details of access driveway surfacing

5. The first floor bathroom window on the south east elevation and the bathroom, en-suite and bedroom windows on the north west elevations shall be provided with obscure glazing and retained in that manner at all times.

6. J9  Details of construction of new windows/doors

   Reasons :-

1. RB1A

2. RB2

3. RK1

4. RK2

5. In the interests of residential amenity.

6. RK2

S/2006/1711/P
WARD: Downs
WARD MEMBERS: Cllr John Curtis and Cllr David Harries

1. INTRODUCTION

1.1 The application site is located towards the end of Pilgrims Lane an area which is characterised by individual styles of properties set within spacious grounds and providing a transition between the village and the open countryside.

1.2 The existing dwelling on the site is of 1970’s construction and is considered to neither significantly add nor significantly detract from the character of the area. There is an existing detached garage set back from the house and hedging along the front boundary.

2. PLANNING HISTORY


2.2 S/2004/1365/PO – Land Rear of No. 65 – Detached two storey dwelling (outline) – appeal dismissed against refusal.

2.3 S/1990/0384/PO - Land Rear of No. 67 (adjacent) – Erection of one dwelling (outline) – refused.

2.4 S/2006/0340/PO – Land Rear of No. 28 (opposite) – Erection of bungalow and detached garage (outline) – appeal dismissed against refusal.

3. PROPOSAL

3.1 The application proposes the demolition of the existing house and garage and the erection of a new dwelling and garage on the site.

4. CONSULTATIONS

4.1 Bugbrooke Parish Council: No objections but any new windows overlooking 63 or 67 should be of obscured glass. Unsure of necessity for new access to the site, why existing access cannot be utilised as sufficient room to create turning space on frontage.

4.2 Local Highway Authority: No comments received

4.3 Resident at No. 67: [Original Plans] Does not object to the principle of a new house but objects to the details as follows:

- Double garage to side boundary will affect amenity and loss of light from sitting room due to height of between 5m and 6m. Suggests new garage is built as a detached structure set back from the back wall line of No. 67’s garage.

- House virtually fills plot width

- Second access will cause visibility issues and is not necessary

- A bound surface to the driveway should be used rather than gravel to avoid potential noise issues

- First floor window in south east gable should be obscure glazed
[Amended Plans 1]:

- The double garage still represents a large brick gable of less than one metre from the boundary and will destroy the open nature of the space between the dwellings. This could have been avoided by detaching the garage and setting it back with its front wall in line with the rear wall of No. 67

- No objection to the amended design of the front elevation but does object to the long first floor landing window facing the sitting room window and asks that this be obscure glazed.

[Amended Plans 2]:

- The proposal to pitch the roof of the garage with its ridge at right angles to Pilgrims Lane will reduce the mass of brickwork first proposed facing my client’s window.

- However, the length of the garage has increased to 10m from 7.7m and is now only 300mm from the boundary fence and therefore cannot see how this flank wall, gutter and roof can be maintained without entering my client’s garden.

- The garage should be at least in line with the front wall of the garage of No. 67 to maintain a reasonable sense of space, especially since this is now proposed to be longer.

- A further concern has now been raised that the proposed garage will encroach onto No. 67’s land.

5. POLICY

5.1 Regional Spatial Strategy: Policies 1 (regional core objectives) and 4 (design)

5.2 Northamptonshire County Structure Plan: H3 (housing in villages), GS5 (design) and T3 (transport requirements)

5.3 South Northamptonshire Local Plan: G3 (general criteria), H5 (restricted in-fill villages) and EV1 (design)

5.4 PPS1: Delivering Sustainable Development; PPG3: Housing

6. APPRAISAL

6.1 The main issues relevant to the determination of this application are:

- Principle
- Size and Scale of the Proposed Dwelling
- Design and External Appearance
- Impact on Residential Amenity
- New Access

Principle
6.2 The application site is within the confines of the village of Bugbrooke which is a restricted in-fill village and comprises previously developed land in accordance with PPG3. As such the application is considered to be acceptable in principle.

Size and Scale

6.3 The proposal seeks consent for the erection of a new detached dwelling in the place of the existing dwelling which is to be demolished. The main bulk of the dwelling will be roughly the same as the existing dwelling. The additional floor space comes from the front and rear projections in the middle of the house and a single storey element to the rear.

6.4 The main house is located within the middle of the site and maintains a distance of 3.6m to the boundary with No. 63. At the side adjacent to No. 67 it is proposed to provide a detached single garage. As this is only a garage which is single storey and detached, it is not considered that it creates the appearance of a development filling the whole width of the plot. From a street scene perspective, particularly because of the boundary hedges, the two storey main part of the house will be viewed as being within the middle of the site (much as it is now), with a detached garage to the side. Furthermore, it is not considered that there is a strong precedent here of the houses being within the middle of the plots in any case. No. 63 adjacent also has a garage to the side right on the boundary with No. 65 and No. 67 is further over to No. 65 than it is in the middle of the site. There are also 2 other new houses at the end of Pilgrims Lane which are closer to the boundaries than this proposal.

6.5 Given the mix of properties in this location and the size of the plots, officers consider that the scheme is of an appropriate size and scale suitable to its surroundings and will not detract from the character of the area or street scene.

Design and External Appearance

6.6 The design has been amended at the request of officers, which has resulted in the front projecting gable being reduced in height and the simplifying of the fenestration. The brick solider courses above the windows have also been replaced with timber lintels. The facing wall will be constructed in red brick up to just above the ground floor cill levels and the remainder will be rendered. The roof will be constructed of natural slate. The design and external appearance of the dwelling is considered to be in keeping with the surrounding context whilst still allowing an element of individuality to the property to maintain the mix of styles.

Impact on Residential Amenity

6.7 The impact of the proposed development on the amenities of No. 67 have been the centre of much discussion between officers and the agents acting for the applicant and the neighbour. The applicant’s agent has amended the plans twice since the original submission in order to reduce the impact to the neighbour. These discussions have resulted in both the dwelling and garage first being set back by 1.4m, then the garage becoming detached and the design altering so that it is now gable fronted so as to reduce the massing of brickwork on the boundary. It is considered that little more can be done without the applicant seriously compromising their requirements. Officers consider that the amended design in respect of the garage will not significantly affect the neighbour at No. 67 for the reasons set out in the following paragraphs.

6.8 No. 67 has three windows and a front entrance door that faces No. 65. Of these, there is
only one window at first floor level which serves the landing. On the ground floor, one of the two windows serves the hallway at the bottom of the stairs and the other serves the sitting room. It is this latter window that the occupier is most concerned about. The sitting room has the benefit of 3 windows one at the front and one each on either side. Whilst this window is not secondary as it is a reasonable sized window, the main outlook from the sitting room is to the front and south-east (the side away from the proposed development). More importantly however, the proposed development could not be considered as adversely affecting loss of light to this window as the proposed house is now 1m further from the boundary and set back 3.5m further into the site. The only difference now is that a garage has been proposed close to the boundary. However, given that this still avoids the sitting room window and has been amended to be gable fronting, it is not considered that there is a significant case for refusal on the basis of adversely affecting amenity. Whilst it is accepted that the length of the garage is longer than originally proposed, officers consider that this will not create a significant impact to the neighbour as a large proportion of the garage will be in line with No.67’s existing garage. The applicant does not want to position the garage much further back as this would begin to create a loss of light to their kitchen and utility areas.

6.9 The neighbour has requested that the side landing windows be obscure glazed. However officers consider that due to there being a separation distance of 18m provided between No. 67’s sitting room window and the proposed windows, and the fact that these windows are narrow and serve the landing, a non-habitable room, that there is insufficient justification to require these windows to be obscure glazed. However, if members feel that this is justified, a condition could be imposed. The first floor gable windows on the side elevations of the house are to be provided with obscure glazing and a condition will be imposed in this regard.

6.10 The neighbour is also concerned about the encroachment onto her land when the garage is constructed. However, the applicant’s agent has produced a further plan to show that there will be a 400mm gap between the existing boundary and the proposed garage. He has therefore confirmed that there will be no encroachment onto the neighbour’s land and the Ownership Certificate has therefore been completed correctly. Obviously if this turns out not to be the case when the dwelling is constructed, the development will not be in accordance with the approved plans and the council will be able to take enforcement action if this becomes an issue.

New Access

6.11 Some questions have been raised about the need for the second access to the site. This is something which has been designed into the scheme and is a preference for the applicant due to the location of the garage. It is not the Council’s role to judge whether this is necessary, only to consider whether the proposal will cause any harm to highway safety or amenity. The second access will be provided onto an unclassified road, where due to the low number of properties beyond this site, traffic will be limited. There is a public right of way at the end of Pilgrims Lane so it is likely that pedestrians use the lane to access the footpath. Notwithstanding this, along Pilgrims Lane there are grass verges on either side of approximately 2m in depth at the front of each of the dwellings. This means that any vehicles exiting the proposed access will have full view of any obstructions prior to fully pulling onto Pilgrims Lane and this includes being able to see any vehicles exiting No. 67 adjacent. The width of the proposed access exceeds the standards as it will be 5m wide, and the minimum standard for private driveways serving one dwelling is 3.2m. A condition will be imposed to prevent gravel being used as a surfacing material to avoid this creating any
amenity impacts to the neighbour.

7. CONCLUSION

7.1 The proposal is considered to be consistent with the surrounding context in terms of its size, scale and design and will not cause any significant impacts to the occupiers of either of the adjacent properties to warrant refusal.
Application Number : S/2006/1721/P  Parish : Quinton

Case Officer : Peter Bateman

Applicant : Mr and Mrs J Botterill

Location : Land adjoining Beechwood School Lane Quinton

Description : Detached dwelling and garage

Recommendation - Approval

Conditions :-

1. B1 Statutory time limit

2. The permission shall relate to the plans received on the 19th December 2006 and to the amended site plan which was received on the 7th March 2007.

3. All finished floor levels in relation to existing and proposed site levels and to the adjacent buildings shall be submitted to the Local Planning Authority and approved in writing. Once agreed the development shall be carried out in accordance with the approved levels.

4. K2 Samples of materials - single or few buildings

5. All external windows and doors to be constructed in the hereby approved dwellings and garage shall be constructed of timber and finished in a colour to be agreed in writing with the Local Planning Authority and the colour maintained as such in perpetuity.

6. No development shall commence until further details indicating the precise colour form and finish for the hereby approved fencing has been submitted to the Local Planning Authority and approved in writing. The development shall then be carried out in accordance with the approved details.

7. J17 Cast iron or aluminium rainwater goods required

8. Notwithstanding the submitted details, precise details of the proposed, bin storage, utilities boxes and any external lighting shall be submitted to the Local Planning Authority and agreed in writing prior to development commencing. The development shall then be carried out in accordance with the approved details.

9. Notwithstanding the submitted details, precise details of the proposed access drive, turning area, pathways and patio areas shall be submitted to the Local Planning Authority and agreed in writing prior to development commencing. The development shall then be carried out in accordance with the approved details.

10. C11 Protective fencing to trees
11. C16 Retention of boundary hedge

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting or amending that order) no additional windows or openings shall be formed at any time on the first floor or roof space of any of the hereby approved dwellings or garage without the prior express consent of the Local Planning Authority.

13. The windows serving the first floor bathroom on the rear elevation, which partially faces towards neighbouring property ‘Beechwood’ shall be permanently retained in obscure glaze. Any variation shall require the prior express consent of the Local Planning Authority.

14. Notwithstanding the details, no development shall commence until precise details indicating the method of opening and sections for the garage doors have been submitted to the Local Planning Authority and approved in writing. The garage shall then be constructed in accordance with these details and the type of opening shall be retained in perpetuity.

15. D9 Provision of parking space for single dwelling

16. E25 Single driveway-gradient and surfacing

17. No development shall take place until a scheme for the satisfactory disposal of foul and surface water drainage, including the alterations to the existing system on the site has been submitted to the Local Planning Authority and approved in writing. Once agreed the approved scheme shall be constructed and completed prior to the dwelling hereby approved first being occupied.

18. F31 Prohibited working hours during construction

Reasons :-

1. RB1A
2. To define the permission.
3. RA6
4. RK1
5. RK1
6. RK2
7. RK2
8. RK2
9. RK1
10. RC4
1. INTRODUCTION

1.1 The application site is situated within a triangular shaped plot between the neighbouring properties of ‘Beechwood’ and ‘Lowbell’ on School Lane Quinton. The site is formed on elevated ground in relation to the adjacent roadway. The submitted topographical survey indicates the central section of the plot to be around 2 metres higher. School Lane comprises mainly detached dwellings, fronting the road, mostly built around the 1960s/70s, and contains a mixture of bungalows and houses. Beechwood itself is a large detached bungalow located on a large plot, which is at a higher level than the road. It has a large single-storey extension to the side. The adjacent property, “Lowbell”, is a 1.5 storey dwelling gable fronted onto the road.

1.2 The site measures 0.05 hectares and has a frontage of 27m, with the plot narrowing to 10m at the rear, and a depth of 33m. The application site is currently enclosed by a 2 metre high beech hedge which is positioned approximately 1 metre from the nearside edge of the roadway. Within this hedgerow are a series of mature oak trees which benefit from a group Tree Preservation Order (TPO). The boundary to Lowbell consists of a 2 metre close boarded fence with a series of small leylandii trees planted on the application site side of the fence. On the boundary with Beechwood there is a close boarded fence at 1 metre height from the roadway to the dwelling, the boundary then becomes a brick wall of varying heights for the remainder of the boundary.

1.3 The site was previously garden land belonging to Beechwood. This was sold off with an outline planning permission in the past (see history). At present the site is simply maintained grassland. Notable features on the site include a timber shed and a small brick column which forms an access cover to an underground drainage system.

1.4 The site is situated within the village confines for the settlement of Quinton and is not within a conservation Area or affecting the setting of any Listed Buildings.
2. PLANNING HISTORY

2.1 S/2005/0587/PO Outline application for a detached dwelling and garage outline, with siting approved as part of the application. Approved June 2005.

2.2 S/2006/1338/P Detached Dwelling with attached garage. Withdrawn

2.3 S/2006/1721/PR Reserved Matter Application – Changed to full application, which is the subject of this Committee Report.

3. PROPOSAL

3.1 This application seeks permission to construct a detached dwelling with an attached single garage as well as construct a vehicular access onto School Lane between two TPO protected Oak Trees.

3.2 The proposed dwelling is dormer bungalow sited between the two storey ‘Lowebell’ sited approximately 3 metres to the south and ‘Beechwood’ a bungalow sited approximately 4 metres to the north. The precise size of the footprint differs from that approved under the 2005 outline approval. As this is a full planning application, all aspects of the development are for consideration, although there is of course the outline siting and implied access point as a fall back position.

3.3 The design shows strong gable features on the road facing elevation. These are replicated with the dormer windows, porch and bay window designs giving the design continuity of angles throughout. The design shows a hipped roof again replicating the same angle used throughout the design.

3.4 The dimensions of the dwelling are a total width of 13 metres (including the attached garage) and a depth of 9 metres at the widest point. However, the total floor area is 97.25 square metres on the ground floor with 80.86 square metres on the first floor giving a total floor area of 178.11 square metres. The height of the dwelling is 6 metres to the highest part of the ridge with the eaves being located at 3.5 metres high on the main section of the dwelling and slightly lower on the gable feature on the front elevation, being at 3 metres.

3.5 The proposal seeks permission to provide accommodation comprising of an attached garage, hall, study, toilet, utility, dining/kitchen and a sitting room on the ground floor. On the first floor the accommodation proposed comprises 4 bedrooms (2 of which have shower rooms) and a bathroom.

3.6 The access is proposed at a point central to the plot frontage and is situated between two oak trees. It replicates the position of the access point implied with the 2005 outline consent. Between the trees it is proposed to construct retaining walls as the access will require a degree of excavation to achieve the likely gradients recommended by Northamptonshire County Council highways and is necessary to prevent conflict with the requirements of the Council’s Arboricultural Officer.

3.7 The plans have been amended at officer request to omit a single storey lean to extension on the rear elevation of the property. The closing date for comments made in relation to the amended plans in the 28th March 2007. Should any additional comments be received Members will be updated accordingly.

4. CONSULTATIONS
4.1 The consultation responses have been taken from those received in relation to the application once it had been changed from a Reserved Matters Application to a Full Planning Application on the 13\textsuperscript{th} February 2007.

4.2 PARISH COUNCIL: strongly object for the following reasons:

1. The proposed building is too large for the plot and not in character with other properties on School Lane. When the proposed elevations and overall height of the property in this application and that of the adjacent properties are drawn, the Council observes the ridge level of the application property is over 2 metres above that of Beechwood. We would object to the scale of the application property.

2. Access to the property would not be easy as this would be up a sharp incline. Concerned at the possible potential damage to the two TPO trees at either side of the new entrance, particularly during construction of the drive. We are concerned that the disturbance to the groundwater/springs on this site will adversely affect the TPO trees and their root formations.

3. The building is close to the boundaries and adjacent buildings. There have been subsidence problems at both adjacent properties. This would appear to be resolved at Beechwood, but the Parish Council are aware that Lowbell has ongoing problems (the owner is currently involved with consultations concerning subsidence) and are concerned that this proposed property could escalate them. We are aware that this particular site does have problems with springs and high ground water levels. We are concerned that the foundation excavations required to construct the property would have a significant impact upon the existing foundations to the two adjacent properties, Lowbell and Beechwood.

4. There are also privacy problems, as from the windows on the first floor of the proposed property it will be possible to see into Beechwood.

5. This site already has outline planning permission (S/2005/0857/PO) (objected to by Quinton Parish Council) which had a number of restrictions that have been totally ignored in this new application.

6. The Parish Council would support any comments made by the owners of neighbouring properties.

4.3 HIGHWAYS: Recommends the same comments that were submitted in respect of S/2006/1338/P which were that the highways standards and planning conditions advised in Northamptonshire County Council Highways document ‘Minor Planning Applications that have an effect on the Highway’ be applied.

4.4 ARBORICULTURAL OFFICER: No objection to the access now that a retaining wall has been included in the design. Notes that there is sufficient distance around the trees to provided protective fencing, which should be conditioned accordingly. Request that a topographical survey incorporating the finished levels of the dwelling and garage be submitted through condition to ensure that the depth of excavation (which looks approximately 1 metre) can be clarified to ensure no harm will occur to the adjacent protected trees.

4.5 THIRD PARTIES: 3 correspondences were received in relation to the change to a full
4.6 Beechwood – Objects to the application on three grounds. Proportionality, potential structural damage, invasion of privacy. The occupier considers the scale to be disproportionate to the size of the plot and therefore incompatible with the street scene. The structural harm would be likely due to the substantial nature of the excavation needed which could result in subsidence. The northern wall of the dwelling is too close to the boundary and has a series of windows causing overlooking. A series of conditions were requested should the Local Planning Authority see fit to approve the application.

4.7 Oak View (6 School Lane) – Objects as the application is still larger than the outline. The proposed building is sited nearer the adjacent properties than the original. Not in keeping with the layout of the street. Possible issues with the trees remain.

4.8 Lowbell – Objects to the application on the following grounds: The overall size is too big for the plot. Too close to adjacent properties. Substantial excavation works are necessary. Local history of subsidence. Land drains run through the site which coupled with the clay soil composition could lead to flooding. Potential damage to the TPO protected trees. Steep gradient for vehicles entering the site.

5. **POLICY**

5.1 National: PPS1, PPS3

5.2 Regional: Policy 4

5.3 Northamptonshire County Structure Plan: GS5, H3, AR2, T3

5.4 South Northamptonshire Local Plan: G3, H5, EV1, EV19

5.5 Supplementary Planning Guidance: Residential Extensions, Minor Planning Applications which have an effect on the Highway, Trees in Conservation Areas and Tree Preservation Orders.

6. **APPRAISAL**

6.1 The main issues in consideration of this application are:

- The principle of this type of development.
- The design and siting of the proposed development.
- The materials of construction.
- The impact on the character of the street scene.
- The impact on the trees subject to a group Preservation Order and landscaping issues.
- Drainage issues with the site.
- Highways considerations.
- The impact on neighbouring properties.
- Other considerations raised by third parties.
6.2 PRINCIPLE: The application site is situated within the defined village confines boundary for the settlement of Quinton as identified in policy H5 of the South Northamptonshire Local Plan. Policy H3 of the Structure Plan also states that housing development will be limited to within the established confines of villages and when assessing proposals regard will be had to the impact of the development on the form, character and setting of the village. Policy G3 of the Local Plan states that planning permission will normally be granted where (amongst other criteria) the proposal would not unacceptably harm the amenities of neighbouring properties; would be compatible in terms of type, scale, siting, design and materials with the existing character of the locality; and would provide a satisfactory means of access. In relation to housing density, the proposal would make better use of the land by providing a greater density of residential development in an existing village. Further, the site is located in the village confines and represents the infilling of a small gap in an otherwise built up frontage. Therefore, as the development plan for the district allows for such sites to be redeveloped for residential purposes the principle of development has to be considered to be acceptable. However, consideration needs to be given what impact such a proposal would have on the area and neighbouring properties. Additionally, there is current outline permission for a detached dwelling in existence on the site. In this sense the principle of residential development has already been deemed satisfactory.

6.3 DESIGN AND SITING: The design as discussed briefly in section 3 has been set into the ground to reduce the visual impact of the development and ensure that there is continuity of roof heights particularly in relation to Lowbell and Beechwood. The use of hipped roof design ensures that the visual impact is reduced further. The use of strong gable features gives the proposed dwelling a strong elevation facing the road and can be considered suitable in this setting without appearing overly dominant. The use of a bay window, porch and dormer window brake up the front elevation and rather than make it appear overly complicated simply break up the amount of wall to make the development appear less visually dominant and more subservient to adjoining neighbours. The rear elevation is now a very simple elevation without the lean to structure. The dormers have been positioned to predominantly view down the rear garden area of the new dwelling. It is considered that the siting of the dwelling in the position shown would not result in an adverse impact upon neighbouring properties. It is therefore considered that the proposed development complies with the design policies of the development plan including GS5 of the Structure Plan and G3 of the South Northamptonshire Local Plan.

6.4 MATERIALS: The application proposes facing bricks and concrete interlocking roof tiles all to be agreed with the Local Planning Authority. All external woodwork is to be stained and the rainwater goods are to be black. No detail has been provided relating to the driveway and turning space and therefore it is recommended to agree the details of this through condition.

6.5 STREETSCENE: Whilst School Lane does have a relatively spacious character, it is considered that the proposed dwelling would fit in with that character and not appear cramped. There are a few properties on the lane that have a large gap to the next property, such as Beechwood, Chestnut View and Tenerife, but the majority of them only have a gap of 2m-7m between them. As such, it is considered that a refusal on it not being in keeping with the character of the area would be difficult to justify at appeal.

6.6 LANDSCAPE: As mentioned previously there are a series of oak trees that are subject to a group preservation order within the beech hedgerow that makes up the road frontage. The applicant has been involved in ongoing discussions relating to the best method of gaining
vehicular access to the site without compromising the trees or their root systems. The current proposal addresses many of the concerns expressed by the Arboricultural Officer. These were that sufficient space be left between any excavated access and the tree canopy. This has been achieved by creating a retaining wall. This also allows sufficient space for adequate protective fencing to be installed and retained throughout the construction process. A topographical survey to ensure that the ground levels of the excavated house are satisfactory has been requested to be agreed through condition to ensure that the final levels will not cause any harm, but given the distance no harm to the protected oaks trees in envisaged. Finally, to ensure that the character of the street is retained it is proposed to retain the remainder of the beech hedgerow that makes up the frontage in the interest of visual amenity.

6.7 DRAINAGE: A number of local residents have raised concern with the presence of a field drain system within the application site as well as the clay composition of the soil potentially causing flooding issues in the future. To this effect it is recommended to insert a condition to agree the precise method of drainage for the site and discharge such condition in consultation with the relevant bodies.

6.8 HIGHWAYS: Northamptonshire County Council highways have not objected to the application. The only area of concern expressed through verbal communication relates to the gradient of the access drive. It is recommended to condition the gradient to be 1 in 15 for the first 5 metres from the edge of the carriage way. The parking, access, visibility, turning and manoeuvring space are all considered to comply with the necessary standards and comply therefore with policy T3 of the Structure Plan and G3 of the Local Plan. It is recommended to condition the garage and turning area to be retained for that purpose.

6.9 IMPACT ON NEIGHBOURS: It is considered that the siting of the dwelling in the position shown would not result in an adverse impact upon neighbouring properties. It is an adequate distance away from the dwellings either side although it is a lesser distance than was specified on the outline permission. That said the elevation facing Lowbell is a garage to garage build and the elevation facing Beechwood is a blank elevation, which can be retained as such through condition, and has a hipped roof which reduces the visual impact. In terms of overlooking from proposed windows those proposed on the rear elevation predominately look down the rear garden are of the new dwelling. Any partial overlooking of Beechwood can be reduced by conditioning the closest window (which serves the bathroom) to be permanently retained in obscure glaze.

6.10 OTHERS: The issue of subsidence and potential structural harm was raised by several neighbouring properties due to the amount of excavation necessary. These concerns are generally building control issues however it is accepted that these are realistic concerns to neighbours and it is therefore recommended to insert an informative note making the applicant aware of their responsibilities and potential liabilities during the construction period.

7. CONCLUSION

7.1 The proposed development accords with development plan policies relating to residential development in villages. The site can accommodate a detached dwelling, without detriment to the amenities of neighbouring residents, without adversely affecting the character and appearance of the area, without affecting the TPO trees and without adversely affecting highway safety.

7.2 The application is therefore recommended for approval.
Application Number : S/2007/0075/P  Parish : Evenley

Case Officer : Amanda Haisman

Applicant : Linda Cox

Location : -  Description : -
4 acre field next to Astwick Farmhouse adjacent B4031 Croughton

New vehicular access on to B4031

Recommendation - Approval

Conditions :-

1. B1 Statutory time limit

2. E9 Visibility splays required

3. The gradient of the access hereby permitted shall not be steeper than 1 in 15 for the first 10 metres from the channel line of the adjacent highway and shall be constructed in a bound metalled material for at least 10 metres from the highway.

4. E33 Set-back of entrance gates

Reasons :-

1. RB1A

2. RE3

3. RE10

4. RE17

S/2007/0075/P

WARD : Little Brook
WARD MEMBER : Cllr John Townsend

1. INTRODUCTION

1.1 The site is a field in agricultural use adjacent to the B4031 and close to the hamlet of Astwick. Astwick itself lies between the villages of Evenley and Croughton, close to the RAF Croughton airbase and comprises a handful of mainly traditional style dwellings / barns and one modern bungalow. The existing vehicular access to the dwellings from the B4031 is also a public right of way.

2. PLANNING HISTORY
2.1 A planning application for a change of use of the land to the stabling of horses, a new stable block and new vehicular access was refused in 2006 reference S/2006/1449/P on grounds of its detrimental visual impact on the character and appearance of the open countryside and failing to address the need for security and crime prevention.

3. PROPOSAL

3.1 This application seeks full permission for a new vehicular access onto the B4031 to allow agricultural vehicles and machinery access for maintenance. Additional information submitted with the application in response to a request from County Highways shows inter vehicle visibility can be achieved of 4.5m x 215m in each direction. An inwards opening field gate is proposed inserted into the existing hedge line, set back a minimum 10m from the edge of the carriageway.

4. CONSULTATIONS

4.1 EVENLEY PARISH COUNCIL – object to the proposal on grounds of highway safety.

4.2 NCC (HIGHWAYS) – requested additional information on the proposal to demonstrate visibility of 4.5m x 215m was achievable, adequate gradient, surfacing etc. Their response on the additional information submitted will be reported verbally to the committee.

5. POLICY

5.1 The application should be considered with regard to policy 4 of the Regional Spatial Strategy, policy T3 of the County Structure Plan and policy G3 of the South Northamptonshire Local Plan. These policies require development to be in keeping with the existing character of the area and have a satisfactory means of access.

6. APPRAISAL

6.1 The main issues to consider with regard to this proposal are:

- Visual impact on the open countryside

- Highway safety

6.2 VISUAL IMPACT. The insertion of a new vehicular access in this location would not have an adverse effect on the character of the area and could be incorporated into the existing hedge line without a significant visual impact. The new fence and gate are shown to a traditional rural design and materials and are acceptable. Access is required directly from the B4031 to facilitate hay cutting and maintenance around six times per year. At present the only access to the field is via the applicant’s garden. The proposal is therefore considered to be justified and acceptable in terms of its impact on the character of the area.

6.3 HIGHWAY SAFETY. County Highways requested additional information to demonstrate adequate visibility and means of access. This has now been provided in accordance with their requirements. The proposed access is therefore in accordance with adopted standards relating to new highways works and a refusal on highway safety grounds cannot be justified.

7. CONCLUSION
7.1 **Reason for approval** - The proposed development complies with the applicable development plan policies and adopted supplementary planning guidance and would not have an adverse impact on highway safety. There are no other material considerations that would constitute sustainable grounds for refusal.
Applicant Number: S/2007/0092/P  Parish: Grafton Regis

Case Officer: Andrew Longbottom

Applicant: Mrs S Baker

Location: -  Description: -
Land at Grove Cottage Church Lane  Erection of a detached dwelling

Recommendation - Refusal

Reasons:-

1. The proposed development would be contrary to policies H3 of the Northamptonshire County Structure Plan and H5 of the South Northamptonshire Local Plan. In this instance the development would constitute an unjustified and undesirable extension to the built edge of the village, to the detriment of the character and appearance of the settlement and the area in general.

2. The proposed development would be contrary to policies GS5, H3 and AR6 of the County Structure Plan and policies G3, H5, EV9, EV10 and EV12 of the South Northamptonshire Local Plan which seek to guide development to appropriate sites within the village confines. In this instance the proposal would constitute an undesirable cramped subdivision of the existing plot to the detriment of the character of the conservation area, the setting of the adjacent listed building and the area in general.

S/2007/0092/P

WARD: Grafton  WARD MEMBER: Cllr Martin Wilson

This application is to be determined by the Development Committee following a request from the local member, who considers the Committee should view the application in the light of two recent decisions in Paulerspury where applications have been approved that lie on the edge of the village but within the village confines. Ref S/2003/0391/P and S/2006/1632/P.

The application was deferred at the meeting of the Development Control Committee on 15 March 2007 for a site visit.

1. INTRODUCTION
1.1 The site forms part of the curtilage of Grove Cottage, which is a grade II listed stone dwelling with a thatched roof located on the southern side of Church Lane in Grafton Regis. To the south west of the cottage is a modern brick built double garage with its own turning area and vehicular access through a stone wall. The property has a generous garden which runs to the east and west of the property for a considerable distance, to the front of the garden there is a stone wall which gives a strong boundary definition to the house and garden.

1.2 The site lies within the village confines, however it is the last property within the confines before a significant gap in the built up frontage of the Church Lane between Grove Cottage and 8 Church Lane. The site also lies within the Grafton Regis Conservation Area and within a Special Landscape Area.

2. PLANNING HISTORY

2.1 The site formed part of a larger site on which a planning application was submitted in 1980 for the erection of three dwellings. The application was refused, as it was contrary to the Rural Settlement Policy contained within the County Structure Plan. The policy stated that new development should primarily be directed to urban areas rather than rural areas. Furthermore the development would extend the village into the open countryside. (S/1980/0888/PO)

2.2 On the area to the south east of the site a planning application was submitted in 2000 for the erection of four dwellings, however the application was refused as it constituted a development outside the village confines, detrimental to the character and form of the village, it would result in the loss of important open space, the development would be detrimental to the setting of Grove Cottage and there was no information relating to archaeology. (S/2000/1190/P).

2.3 Outline planning permission already exists for the erection of a single dwelling on land to the north east of Grove Cottage. The permission was last renewed in November 2002. (S/2001/1443/P)

2.4 A planning application was submitted in 2005 for full planning permission for the erection of a two-storey three bedroom house. The proposed dwelling was proposed be located within the garden to Grove Cottage set back from the road to the rear of the existing double garage. The design of the dwelling reflected the local vernacular with a shallow plan depth and rear projected element. The proposed materials were stone with a slate roof. The application was heard by the Development Control Committee on 16 November 2005 and was refused on the following grounds. (S/2006/0365/P)

The proposed development would be contrary to policies H3 of the Northamptonshire County Structure Plan and H5 of the South Northamptonshire Local Plan. In this instance the development would constitute an unjustified and undesirable extension to the built edge of the village, to the detriment of the character and appearance of the settlement and the area in general

The proposed development would be contrary to policies GS5 and H3 of the County Structure Plan and policies G3 and H5 of the South Northamptonshire Local Plan which seek to guide development to appropriate sites within the village confines. In this instance the proposal would constitute an undesirable cramped sub-division of the existing plot to the detriment of the character of the conservation area, the setting of the adjacent listed
building and the area in general, furthermore, the development fails to provide adequate space around the dwelling that could reasonably be expected by the occupants of the proposed dwelling.

2.5 A further full application was submitted in March 2006 for the same dwelling however the proposal amended the siting of the dwelling moving it further from the boundary wall and re-orientated slightly so that the front elevation ran parallel to Church Lane. The proposal also removed the garage which the dwelling had previously sat behind and defined the boundary between the existing and new dwelling with a post and rail fence. The site area also needed to be amended to accommodate these changes. The application was withdrawn prior to determination. (S/2005/1392/P)

3. PROPOSAL

3.1 The current application is again for full planning permission and is a slight reworking of the 2006 scheme. The siting and design of the dwelling remain unchanged however the front garden area has been enlarged to accommodate a turning head and parking area and the size of the rear garden has been reduced.

4. CONSULTATIONS

4.1 GRAFTON PARISH MEETING: Object as the application is contrary to policies H3 and GS5 of the County Structure Plan and H5 and G3 of the South Northamptonshire Local Plan.

4.2 CONSERVATION OFFICER: Objects on the following grounds (i) the proposed dwelling is set back from the road and does not run parallel with Church Lane. Because of this I feel it would appear located within the established garden plot of Grove Cottage (almost as backland development) and would draw attention away from the listed building, causing harm to its setting and prominence within the conservation area., (ii) the proposed new dwelling, due to its set back location, may appear unduly prominent and isolated from the established pattern of development in long views from the lower ground to the south such as from the Northampton Road, because the existing buildings on Church Lane are set further forward. This could cause harm to the character and appearance of the conservation area, and the setting of the listed building.

4.3 LOCAL HIGHWAY AUTHORITY: No objection however the Council should ensure there is sufficient space on the site for vehicles to enter and exist in a forward manner.

4.4 THIRD PARTIES: Fifteen letters have been received and support the application on the following grounds, (i) there is great demand for smaller dwellings within the village, (ii) the dwellings would not cause any additional traffic, (iii) there are no affordable dwellings within the village, (iv) the layout of the development has been improved, (v) the garden sheds on the site have recently been removed, (vi) the design of the dwellings is in keeping with Grove Cottage, (vii) the site lies within the village confines, (viii) the garden of Grove Cottage is large enough to accommodate the dwelling, (ix) the proposal would be supported by the forthcoming Parish Plan and meets a local need, (x) the development will be in keeping with the character of the area, (xi) the development will create the opportunity for younger people to move into the village, (xii) the existing houses in the village are beyond the means of first time buyers, (xiii) the house is for the daughter of the applicant, (xiv) bus links to the village are excellent, (xv) there are good schools in the area to which transport is provided, (xvi) there were previously buildings located on the site, (xvii) the dwelling would not be out of character with the locality as there is an eclectic collection of dwellings within the village, (xviii) the dwellings would be a visual improvement on the existing garage, (xix)...
the dwelling would be sufficiently far away from the existing buildings and sufficiently screened to be an unobtrusive development, (xx) the planning history expressed in paragraphs 2.1 and 2.2 of the report does not relate to the application site, (xxi) the objection of the Parish Council is in reality an expression of acceptance of the Council’s grounds for refusal on the initial application, (xxii) the built up area will not be extended and will not expand into the gap in the built up frontage.

One letter has been received from a third party stating that they have no objections to the application.

4.5 A statement in support of the application has been received from the applicant and makes the following points (i) if the village had been a restraint village then the application could have been determined under part (ii) of policy H6, (ii) a planning permission exists for a new dwelling on the other side of Grove Cottage, (iii) Grove Cottage is not the last property within the confines before the gap in the built up frontage of Church lane, (iv) building on the other side of Church Lane are set back from the road frontage, (v) neither the Local Highway Authority, or Anglian Water object to the application, (vi) there used to be barns on the site, (vii) the building will now face the highway, (viii) the vehicles will be able to enter, turn and leave the site, (ix) the new dwelling will suffer less from the noise of the road by being set back into the site, (x) the dwelling will be 12 metres from Grove Cottage which meets building regulations, (xi) the site is well screened and further landscaping will be included, (xii) the proposal is sustainable, (xiii) houses in Grafton are too expensive for first time buyers, (xiv) the increase in population of the village will help to support local services.

4.6 A letter has been received from the applicant in response to the comments made by the Conservation Officer (i) the site is set back from Church Lane, (ii) the existing access to the site will be improved whilst retaining the existing fencing and hedgerow which will improve the street scene, (iv) the dwelling will be built lower than the existing ground level and will not appear unduly prominent from any aspect nor will it appear isolated, (v) all existing trees and hedgerows will be retained, (vi) Ivy cottage (on the opposite side of Church Lane) is also set well back from Church Lane and the new dwelling will have a front garden as does Ivy Cottage, (vii) the dwelling will have on site turning and therefore there will be no reversing onto Church Lane, (viii) the development will include landscaping to screen the views of the development from Church Lane, (ix) the proposed dwelling is more complementary to the character of the village than other developments which have been allowed in the past, (x) reclaimed slates or tiles will be used for the cottage, (xi) Grove Cottage suffers from vibration and splashing of walls due to its proximity to Church Lane, (xii) as the dwelling is for a family it is safer set well back from the road, (xiv) the proposal meets both Building Regulation and Fire Department standards relation to distance from thatched cottages, (xv) the dwelling will run parallel to Church Lane, (xvi) as the parking is located to the front of the house it will not be intrusive, (xvii) the long distance views of the village from the A508 will not be adversely affected and the dwelling will quickly mellow with its surroundings, (xviii) the demolition of the existing garage will enhance the character and appearance of the conservation area and the setting of the listed building.

4.7 CONSERVATION OFFICER: The views of the applicant do alter my opinion that the proposed siting of the dwelling would be harmful to the setting of Grove Cottage and in turn the character and appearance of the conservation area.

5. POLICY
5.1 Policies 1, 2, 3, 27 and 31 of the regional Spatial Strategy polices GS5, H3, T3, AR1, AR6 of the Northamptonshire County Structure Plan and policies G3, H5, EV1, EV7 EV9, EV10, EV12 of the South Northamptonshire Local Plan are considered relevant and relate to sustainable locations for development, design, residential development within village confines, vehicular access, development within Special Landscape Areas, and development affecting conservation areas and listed buildings. Government advice in PPS1, (Delivering Sustainable Development) PPG3 (Housing) and PPG 15 (Planning and the Historic Environment) are also relevant.

6. **APPRAISAL**

6.1 As the design of the dwelling remains unchanged the main issue in the determination of this application is whether it addresses the reasons for refusal given in the decision on the 2005 application as detailed in the planning history section above.

6.2 The site is located within the village confines; however Grove Cottage and its gardens is the last dwelling on the south east side of Church Lane to be located within the confines before a significant gap to number 8 Church Lane. The policy of the Local Plan allows for new development in village confines, however only where it is either an infilling of an otherwise built up frontage, a new group of dwellings or is a conversion of an existing building. The site cannot be considered to be an infill plot as the gap between the properties is too great and as the proposal does not comply with the other two policy criteria it is contrary to Local Plan policies. The development would cause harm to the character and form of the settlement by extending the built up area beyond its existing limits and expanding into an area that forms an important gap in the built up frontage of Church Lane. The large gaps between the built up areas of the village are significant as they are an intrinsic part of the village’s character and charm. The alterations to the scheme have not addressed these concerns.

6.3 Grove Cottage is a large dwelling with generous gardens and the proposed siting of the building set well back from the frontage behind the existing double garage would have the appearance of being a cramped development on the boundary of the site, although more space has been provided I still consider that it would appear cramped in ration to the spacious nature of the nearby dwellings and therefore out of character with the area.

6.4 The setting back of the building behind the line of the rear elevation of Grove Cottage will make the development unduly prominent and significantly different from the existing pattern of development. As there are long distance views of the site I consider that would cause unacceptable harm to the character and appearance of the setting of Grove Cottage and the village conservation area.

6.5 Whilst I accept that the current proposal is an improvement on the previous application by re-siting the house and removing the existing double garage I still consider that the proposal would be out of keeping and detrimental to the character of the area.

6.6 Whilst I accept the views of the local residents that there may be a need for affordable housing in the village it should be made clear that this is an application for a new dwelling that will be available for sale on the open market if the applicant so wishes. The Council would not retain any control over the occupancy of the proposed dwelling.

7. **CONCLUSION**
7.1 The revised proposal has not adequately addressed the reasons for refusal previously given by the Council for a single detached dwelling on this site.
Application Number : S/2007/0185/P  Parish : Silverstone

Case Officer : Paul Seckington

Applicant : Sturdy Concrete Pension Fund

Location : -  Description : -
Land adj 17 Brackley Road Silverstone  Erection of three detached dwellings

Recommendation - Approval

Conditions :-

1. B1 Statutory time limit
2. C1 Landscaping (outline applications)
3. C9 Maintenance of planting (full and outline applications)
4. C11 Protective fencing to trees
5. K2 Samples of materials - single or few buildings
6. K9 Random rubble stonework required
7. J11 Inset of window/door to form reveal
8. D11 Provision and reservation of garages and parking for private
9. The existing accesses to the site shall be permanently and effectively closed, in accordance with details to be approved by the local Planning Authority before any of the dwellings hereby permitted are occupied.
10. The junction of the shared drive to plots A and B with the public highway shall be provided with visibility Splays of 120 metres in both directions from a point measured 2 metres back along the centre line of the shared access drive from and along the nearer edge of the carriageway. The area between the sight line and the highway carriageway shall be cleared and levelled and retained at a height not exceeding 0.9 metres.
11. The shared private driveway shall be laid out to a width of 4.5 metres at the highway boundary and shall be retained at this width for a length of a minimum of 5 metres. The driveway shall not exceed 1 in 15 gradient for a length of 5 metres back from the highway boundary and shall be metalled.
12. Before the dwelling, on plot C hereby permitted is occupied pedestrian visibility splays of at least 2 metres x 2 metres measured from and along the highway boundary Shall be provided on each side of the vehicular access and the areas of land forward of the splays.
shall be completely cleared of all obstructions, levelled and retained at a height not exceeding 0.6 metres above the footway level.

13. E17 Provision and standard of construction of access road

Reasons :-

1. RB1A
2. RC1
3. RC5
4. RC4
5. RK1
6. RK2
7. RJ5
8. RD1
9. In the interests of highway safety and the convenience of users of the adjoining highway.
10. RE5
11. RE5
12. RE5
13. RE8

S/2007/0185/P

WARD : Silverstone
WARD MEMBER : Cllr Dermot Bambridge

1. INTRODUCTION

1.1 The application site comprises an undeveloped parcel of land amongst the ribbon development of houses fronting the southern side of Brackley Road, Silverstone. The site measures 46m wide by 24m deep. The site lies within the village confines.

1.2 The southern side of Brackley Road comprises a mix of traditional and modern (late 20th Century) dwellings, mainly two-storey in height and fronting the road. Behind this line of ribbon development along the road is open countryside and classified as an Important Local Gap in the Local Plan.

1.3 The development along this side of the road is continuous except for the gap provided by the application site. The Village Design Statement has identified this gap as Important Open Space. At the front of site is a large mature tree which has been identified as important
within the Village Design Statement.

2. PLANNING HISTORY

2.1 Outline planning permission was granted in 1987 for the erection of 3 detached dwellings on this site (S/1987/0864/PO & S/1987/0907/PO) and reserved matters approval for these 3 dwellings was granted in 1990 (S/1990/1009/PR & S/1990/1010/PR). These permissions were never implemented and planning permission has been renewed for the three dwellings in 1992 (S/1992/0645/P), 1998 (S1998/0032/P) and 2002 (S/2002/1269/P). All the planning permissions have proposed the same siting, layout and design for the three dwellings.

3. PROPOSAL

3.1 This application seeks renewal of the planning permission for the three detached dwellings, labelled A, B and C. All three houses would front the road, set back some 11m from the pavement. House A would be sited alongside No. 13 Brackley Road, but set adjacent to their rear garden area, with an attached garage to the front. House B is the middle property and would share an access with House along the centre of the site frontage. House B would have an integral garage to the side. House C would be sited alongside No. 17 Brackley Road and proposed with a separate access and detached garage to the front.

3.2 The proposed dwellings would be two-storey in height and are proposed as modern interpretations of traditional proprieties, with traditional scale, massing and detailing. The houses would have similar footprints measuring 11.4m wide by 5.6m deep.

4. CONSULTATIONS

4.1 SILVERSTONE PARISH COUNCIL: Have no objections but comment that they would like to see the large Chestnut tree at the front retained if sound and question whether there is a requirement for a change of use application from agriculture along the rear boundary.

4.2 COUNTY HIGHWAY AUTHORITY: In order to determine a full highway response on this proposal it is requested that the applicant supply full details of the proposal on one plan which shows the three houses and also provides a plan which includes the extent of the inter-vehicle and pedestrian visibility splays.

4.3 ARBORICULTURAL OFFICER: No objections. The proposal entails the felling of a large horse chestnut tree to the road frontage, which while it is a very significant specimen it is not in particularly good condition and not worthy of a TPO. Given the removal of the chestnut tree, it is requested that a more significant tree than the proposed 2 no. rowans to allow for some continuity. Upon planting, the Arboricultural Officer would be happy to consider the tree for statutory protection in order to reinforce the usual planning conditions.

4.4 E-ON (FORMERLY EMEB): No objections.

4.5 CLLR BAMBRIDGE: The site is identified as Important Open Space in the Village Design Statement and one of the reasons for this is to separate the settlement of Olney from Silverstone. As such, the application should be rejected as it potentially removes this important historic separation which is believed to be SNC’s policy to preserve. There is possibly the larges and oldest tree on the site which should be inspected if not already subject to a TPO.

4.6 THIRD PARTIES: No responses received to date.
5. POLICY

5.1 The application should be considered with regard to Policies 2, 4 and 20 of the Regional Spatial Strategy for the East Midlands (RSS8), Policies GS2, GS5, GS6, H3, H6, T3 and T10 of the Northamptonshire County Structure Plan (NCSP) and Policies G2, G3, H5, EV1 and EV21 of the South Northamptonshire Local Plan (SNLP).

6. APPRAISAL

6.1 The principle of the development has already been accepted as being in conformity with the Local Plan and Structure Plan and there is an extant permission to erect the three dwellings on the site. As such the main issue is considered to be whether there have been any material change in planning circumstances since the original permission was granted which warrant a different decision being made. The 2002 planning permission is still extant, the applicants have until the 30th December 2007 to implement that consent.

6.2 The previous planning application for an identical proposal was approved in the light of the same Local and Structure Plan policies, which allow for a small group of dwellings within the village confines. Furthermore, both the 1998 and 2002 permissions were granted after the Residential Design in the Countryside SPG was adopted, which also included the Village Design Statements, as such the site was classified as an “Important Open Space” when the last two permissions on this site were granted. As such, there have been no significant changes in the policy context of the proposal and there are therefore no ‘in principle’ policy objections to the application.

6.3 There have also not been any material change in circumstances surrounding the site. On consideration of the last application the by-pass had already been constructed and the access from both entrances was considered to be acceptable by the Highway Authority. The two properties either side of the application site remain the same and therefore the relationship of the proposed three houses to these adjacent dwellings remains the same. The land to the rear is still classed as agricultural land and an ‘Important Local Gap’ and the proposal does not extend into this area. The mature tree at the front of the site was not considered worthy of a TPO in 2002 and this is still the case, however its importance is recognised and a suitable replacement tree is sought.

7. CONCLUSION

7.1 Given that there have not been any material change in policy or circumstances since the approval of the same development in 2002, then the application is considered to be acceptable and is therefore recommended for approval.

7.2 Reason for approval: It is considered that in light of there been no material change in policy or circumstances since the approval of the same development in 2002, the development complies with the applicable development plan policies and would not be of detriment to the character and appearance of the area, the amenities of neighbouring residents or highway safety. It is therefore considered that there are no other material considerations that would constitute sustainable grounds for refusal.
Application Number: S/2007/0188/P  Parish: Yardley Hastings

Case Officer: Maria Wilson

Applicant: Kamal Hussain

Location: Mango Takeaway 8c Bedford Road Yardley Hastings

Description: Variation of condition no. 3 on planning permission S/2005/0622/P to extend opening time from 12 noon to 8.30pm to 12 noon to 10pm Monday to Saturday and to allow opening on Sundays and Bank Holidays.

Recommendation - Approval

Conditions:

1. The premises shall not be open to the public and no deliveries shall be taken or despatched outside the hours of 12 noon to 10pm on Mondays to Saturdays or 4.30pm to 10pm on Sundays and Bank Holidays.

2. Within 2 months of the date of this permission, the applicant shall provide a litter bin at the front of the site, further design and siting details of which shall be submitted to and approved in writing by the Local Planning Authority. The litter bin shall then be retained in that manner at all times unless otherwise agreed with the Local Planning Authority.

Reasons:

1. In the interests of residential amenity.

2. To protect the amenity of the surrounding area.

S/2007/0188/P

WARD: Yardley
WARD MEMBER: Cllr Carole Clarke

1. INTRODUCTION

1.1 The application site is located on the south side of the Bedford Road (A428) that runs directly through Yardley Hastings. The premises is a small single storey flat roofed building and is occupied as ‘Mango Indian Takeaway’. To the east of the application site is a chip shop (‘Nash’s Plaice’) and to the west residential properties. Opposite the site and to the rear are further residential properties.

2. PLANNING HISTORY
2.1 Planning permission was granted in February 2005 for the change of use from retail to hot food takeaway (S/2004/1685/P).

2.2 A further planning application was granted in September 2005 for the change of use to hot food takeaway and the erection of a single storey rear extension (S/2005/0622/P).

2.3 In April 2006 temporary planning approval was granted (S/2006/0280/P) for a 6 months period for the extension of the opening hours from 8.30pm to 10pm and to open from 4.30 to 10pm on Sundays and Bank Holidays.

2.4 Most recently planning permission was refused in January 2007 due to amenity issues between the takeaway and the adjacent residential property resulting from noise from a water pipe.

3. **PROPOSAL**

3.1 This planning application now seeks permanent consent for the opening hours which were granted temporary approval under S/2006/0280/P.

3.2 In addition, the water pipe issue is being resolved by the applicant to the satisfaction of the adjoining neighbour hence why this new application has been submitted.

4. **CONSULTATIONS**

4.1 **Yardley Hastings Parish Council:** No objections although comment that litter is becoming a problem and wonder if it is possible to make provision of a litter bin for customer use a condition of the permission.

4.2 **Economic Development Consultant:** The purpose of this temporary permission was to evaluate the business case against any potential negative impact on residential amenity. Whilst the latter is outside my remit, I can confirm that, by last November, the increased hours appeared to have resulted in an improved business both in revenue and efficiency terms as well as in increased levels of customer satisfaction.

4.3 **Third Parties:** Comments that there is at present a litter problem and request that if permission is granted that some provision is made and some form of litter disposal provided.

4.4 **Adjoining Neighbour:** The applicant has been in contact with Anglian Water regarding the noise issue that prevails. It has taken four visits to finally get someone to recognise the problem and consider the solutions, with the eventual outcome concluding it is not an Anglian Water supply problem, but more an internal off main issue. The applicant has now placed this in the hands of the builder and plumber who converted the premises for food retail use. I have offered a couple of suggestions as to how this may be resolved, hopefully one will work once in operation. Whilst the works remain outstanding and the noise nuisance continues I feel confident that the applicant remains committed to sorting out the problem. With this assurance in mind, I feel unjustified to continue to object to the permanent granting of opening hours until 10pm, seven days per week.

5. **POLICY**
5.1 Regional Spatial Strategy for the East Midlands (RSS8): Policy 1 (regional core objectives)

5.2 Northamptonshire County Structure Plan: GS4 (development strategy), RE1 (small scale employment related development in rural areas), RE2 (key facilities in villages)

5.3 South Northants Local Plan: G3 (general criteria)

5.4 PPS1: Delivering Sustainable Development, PPG24: Planning and Noise

6. **APPRaisal**

6.1 The main issues in the determination of this application are:

- The economic benefits from the extension of opening hours
- The noise complaints from the adjoining property
- The impacts on the amenity of the local area

**Economic Benefits**

6.2 Whilst there has only been a marginal increase in business resulting from the extension, it has been difficult to draw strong comparisons due to the short length of time the business has been operating. However, the extension of opening hours has improved customer service allowing business to be spread out throughout the evening rather than being concentrated during a shorter time. If planning approval is declined it is likely to have a negative impact on the business as those customers who have been used to collecting their takeaways after 8.30pm are now likely to go to another takeaway at the same time rather than collect earlier.

**Impacts on the Amenity of the Area**

6.3 The proposal is not considered to adversely affect the amenity of the local area. The Local Planning Authority is not aware of any further complaints being received. A couple of comments have been made regarding litter problems outside the premise and it is considered reasonable to impose a condition to require the applicant to provide a bin facility at the front of the site to address this issue.

**Noise concerns from the adjoining resident**

6.4 As members will see from the comments above, the adjoining resident has withdrawn his objections regarding the noise issue and is confident that this issue will now been resolved. On this basis, it is now considered that the noise issues should not hold up the approval of planning permission. The previous application recommended a condition regarding a noise insulation scheme to be submitted. Now that the noise issue is being resolved, this condition is not considered necessary.

7. **Conclusion**

7.1 The planning application is recommended for approval due to the economic benefits of the development and the lack of any significant adverse impacts being experienced in the immediate area during the temporary period.
Application Number : S/2007/0197/P  Parish : Woodend

Case Officer : Daniel Callis

Applicant : Richard Lowen

Location : -
Eastwood Cottage Lower Green
Woodend

Description : -
Demolition of existing double garage and conservatory and replace with two storey side and single storey rear extensions

Recommendation - Approval

Conditions :-

1. B1 Statutory time limit

2. The development shall be carried out in accordance with Drawing No. 336/01/01(e) Revision 3, submitted to the Local Planning Authority on 19/02/07 unless otherwise agreed in writing by the local planning authority.

3. K2 Samples of materials - single or few buildings

4. The additional residential accommodation hereby approved shall only be occupied as part of Eastwood Cottage or occupied by a close relative or member of the household staff of the occupants of the main dwelling on the site.

5. The windows proposed in the extension hereby approved shall be made of timber to the same style and design as the existing windows on the dwelling. The windows shall also be painted white and shall permanently be retained as such.

Reasons :-

1. RB1A

2. RB2

3. RK2

4. RG9

5. RK4

S/2007/0197/P

WARD : Blakesley
WARD MEMBER : Cllr Mrs Sandi Smallman
1. **INTRODUCTION**

1.1 Eastwood Cottage is a detached stone cottage located in the open countryside some 200 metres south-west of the main settlement of Woodend.

1.2 A public footpath (Ref: SG15) runs through the adjoining field immediately to the east of the site. The footpath crosses the field towards the main village and provides clear views of the side and rear of the application site.

1.3 The application is brought before the Development Control Committee because the property lies in the open countryside and the proposals, which involve extensions that are in excess of a 50% increase of the volume of the original dwelling, are recommended for approval.

2. **PLANNING HISTORY**

2.1 The property benefits from an existing garage and conservatory extension to the side and rear of the dwelling (Ref: S/1986/0462/P). The total volume of existing extensions is 283.8 cubic metres and this represents a 67% increase in the volume of the original building (the original building has a volume of 424 cubic metres).

2.2 Consent was also granted in 1991 for a ‘first floor extension’ (Ref: S/1991/0231/P), however, this ‘extension’ merely replaced an earlier part of the original building and therefore it does not constitute an enlargement of the original building as such. The volume of this part of the building has also been included in the volume of the ‘original building’.

2.3 There have been four previous applications for a similar sort of extension to that currently proposed to replace the existing garage and conservatory with a two-storey side and rear extension. The first (Ref: S/2005/0424/P) was for a much larger extension than currently proposed (530 cubic metres), which would have resulted in a 153% net increase in the volume of the original building. The application was refused under delegated powers because (a) it would be an excessive and undesirable development that would harm the character and appearance of the area, (b) it would constitute an unsympathetic and incongruous addition, and (c) it would exceed the allowances of Policy H17 of the Local Plan but did not represent an exceptional circumstance to justify such development in the open countryside.

2.4 The second application (Ref: S/2005/1347/P), although much reduced from the previous application (417 cubic metres), still constituted a 117% increase in the volume of the original building. This application was withdrawn because it was made clear to the applicants that it was still considered unacceptably large and incongruous.

2.5 The third application (S/2006/0715/P) reduced the proposed development further still, to 371 cubic metres (a 104% increase). This application was still considered unacceptable by officers, but was called in to committee by the Local Ward Member, Councillor Mrs Sandi Smallman. The call in was justified on the grounds that the proposal, although contrary to policy, would result in a net improvement to the appearance of the property and would allow the existing residents to remain in their home through old age. The application, however, was refused consent at the Committee meeting on 29th June 2006.

2.6 The fourth application (S/2006/1536/P) included further reductions in scale and volume, but was withdrawn. This was partially because of the need for further amendments and partially because of inconsistencies between the plans which, in particular, would have made it impossible to accurately calculating the relevant volumes.
3. PROPOSAL

3.1 The proposal would replace the existing garage and conservatory on the side and rear of the dwelling with a two-storey annexe on approximately the same footprint. The applicants justify the development on the grounds that it would allow the existing occupants’ son’s family to live at the property and support them through old age, allowing them to remain in their home.

3.2 The proposed extension would have a volume of 292 cubic metres, which would result in a net increase of 69% in the volume of the original building. This would be only 2% (3.2 cubic metres) more than the extensions which already have consent.

4. CONSULTATIONS

4.1 WOODEND PARISH COUNCIL - No comments received to date.

4.2 THIRD PARTY REPRESENTATIONS – No comments received to date.

5. POLICY

5.1 The application should be considered in light of policies 3 (sustainability) and 4 (design) of the Regional Spatial Strategy, policy GS5 (design) of the Northamptonshire Structure Plan and policies G3 (general strategy) and H17 (residential extensions) of the South Northamptonshire Local Plan.

5.2 Policy H17 of the Local Plan limits extensions to residential properties located within the open countryside to 50% of the volume of the original building, unless there are exceptional circumstances to justify granting consent. This policy is intended to prevent overly large extensions to properties outside formal settlements which could effectively represent new residential development, and therefore may be contrary to Policies G2 and H6 of the Local Plan.

6. APPRAISAL

6.1 The main issues to consider for this application are:

- The impact of the extension on the character of the dwelling.

- The impact of the extension on any neighbouring amenity.

- Whether this specific proposal justifies a special exemption to Policy H17 of the Local Plan.

6.2 THE IMPACT ON THE CHARACTER OF THE DWELLING – The existing garage is a fairly subservient addition to the original building. The proportions and appearance of the existing conservatory, however, are quite incongruous. Together, the scale and form of the existing extensions significantly detract from the traditional character of the property, especially when viewed from the footpath to the east.

6.3 Although the proposed two-storey extension would be taller and more prominent than the existing extension, its form would be relatively simple and would be more sympathetic to the character of the original building. The footprint of the existing extensions would also be notably reduced in terms of width to the side and depth to the rear.
6.4 Although projecting 4.8 metres to the rear (the SPG for residential extensions suggests a maximum of 4 metres depth for two-storey rear extensions) the two-storey extension would appear suitably subservient to the original building and would not overtly harm the linear character of the property.

6.5 Overall, the design and detailing of the proposed extension is generally sympathetic to the traditional character of the original property and would represent a desirable enhancement of the property without resulting in any real increase in volume above that which has already been approved by this Council.

6.6 THE IMPACT ON NEIGHBOURING AMENITY - The extension would be on the far end of the dwelling from the adjoining property to the north-west, Westmoor House. The proposal would not cause any detriment to the existing amenity of this property, either by way of loss of light or privacy or by appearing overbearing. The property is surrounded by open fields on the remaining three sides, and the next nearest dwelling is approximately 70 metres to the south-east. Therefore, there would be no other loss to neighbouring amenity.

6.7 JUSTIFICATION FOR A SPECIAL EXEMPTION TO POLICY H17 OF THE LOCAL PLAN – The applicants have stated that the development is intended to provide the opportunity for their son’s family to live with them and support them as they get older. The extension has been designed as a fully integrated enlargement of the dwelling, rather than as a semi-autonomous annexe, as in previous applications. The proposed internal layout would not appear to easily allow the dwelling to be split into two independent units in the future. As a result, it is unlikely that the development would lead to the creation of new residential development in the open countryside.

6.8 The Local Authority has already granted consent for extensions to the property above 50% of the volume of the original building (67% allowed), although, that was prior to the adoption of the current policy framework. The current application proposes development that would take the total volume of extensions up to 69%, however, that is only 2% (3.2 cubic metres) above the volume of the existing dwelling. Coupled with the resultant enhancements to the appearance of the existing building, the application is considered to be a reasonable exception to the 50% limit stated in Policy H17.

7. CONCLUSION

7.1 REASON FOR APPROVAL – despite being contrary to Policy H17, by exceeding a 50 per cent increase in the original volume of a dwellinghouse in the open countryside, this proposal involves no significant enlargement of the existing building and will help enhance the appearance and design of the property.
Application Number : S/2007/0221/P  Parish : Silverstone

Case Officer : Amanda Haisman

Applicant : Rev Smith

Location : -  Description : -
St Michaels Church Silverstone  Single storey extension to the rear

Recommendation - Approval

Conditions :-

1. B1  Statutory time limit
2. K2  Samples of materials - single or few buildings
3. A11 Finished site levels
4. J9  Details of construction of new windows/doors
5. J11 Inset of window/door to form reveal
6. J17 Cast iron or aluminium rainwater goods required
7. F15 Access for archaeological excavation prior to commencement of works
8. The doors in the north elevation of the extension hereby permitted shall be used for emergency purposes only.

Reasons :-

1. RB1A
2. RK1
3. To ensure the changing levels on the site are addressed satisfactorily.
4. RJ6
5. RJ5
6. RJ5
7. RF12
8. In the interests of residential amenity.
WARD : Silverstone
WARD MEMBER : Cllr Dermot Bambridge

1. INTRODUCTION

1.1 St Michael’s Church is a grade II listed building dating from the 1880’s. The church rooms although not listed in their own right, lie within the curtilage of the church and front onto Little London. This building is likely to be Victorian and is constructed of stone and slate. The rooms at present comprise a meeting hall, kitchen and toilets. There is no off street parking for the church or church rooms.

1.2 The buildings benefit from ecclesiastical exemption in respect of requiring listed building consent.

2. PLANNING HISTORY

2.1 Planning permission was granted in 2003 for the formation of a new door to provide disabled access to the church rooms reference S/2003/0703/P.

2.2 The cottage adjacent to the church rooms has planning permission for a rear extension granted in 2005 reference S/2005/0334/P. However, this has not yet been implemented.

2.3 An application for a single storey extension to the rear of the church rooms was withdrawn in 2006 reference S/2006/1037/P. This application came before the committee on 21st September with a recommendation for approval and was deferred to the meeting held on 12th October for members to undertake a site visit. At the October meeting the application was deferred by members for the receipt of an amended plan reducing the size of the extension. The applicants subsequently withdrew the application in order to consider if they would be willing to do this.

3. PROPOSAL

3.1 The application seeks permission for a rear extension to the church rooms and internal alterations to provide an enlarged hall of 98.5 sq m, refurbished kitchen and toilets and a disabled toilet. Proposed materials are stone and slate to match the existing building.

4. CONSULTATIONS

4.1 SILVERSTONE PARISH COUNCIL – No objections but comment there are still concerns regarding additional vehicles and parking.

4.2 CONSERVATION OFFICER – Notes the extension is similar but slightly smaller than previously proposed and therefore has nothing to add to her previous comments. Previously, she considered the design sympathetic but subservient and that the extension was well related to the church rooms and would not have an adverse impact on the setting of the church.

4.3 ACCESS OFFICER – No observations.

4.4 ENVIRONMENTAL HEALTH – No response at the time of writing this report.
4.5 DIOCESE OF PETERBOROUGH – Advise the PCC will require a Faculty to undertake the works in addition to planning consent and so they will offer advice on the scheme via the Faculty Jurisdiction. One of the issues to be considered is the archaeological significance of the works and their archaeological advisor will liaise with the District and County Councils on this.

4.6 NCC HIGHWAYS – No response at the time of writing this report.

4.7 NCC ARCHAEOLOGY – No response but previously indicated anything of interest on the site would be monitored by the diocese.

4.8 CRIME PREVENTION DESIGN ADVISOR – has no design issues with the proposal but considers it would be prudent to take the opportunity to fit suitable lighting and adequate security doors and windows in the interests of crime prevention. He therefore provides further advice on this for the applicants.

4.9 THIRD PARTIES – Two letters of objection received on grounds of lack of parking, effect on the setting of the church and the old school and loss of burial space.

5. POLICY

5.1 The application should be considered with regard to policies 4 and 31 of the Regional Spatial Strategy, policies GS5 and AR6 of the Northamptonshire Structure Plan and policies G3, EV12, EV13 and RC2 of the South Northamptonshire Local Plan.

5.2 These policies relate to design, alterations to and development affecting Listed Buildings, and the provision of small scale community facilities in the villages.

6. APPRAISAL

6.1 The main issues to consider in respect of this application are:

- The principle of development and the differences between this application and the previous application considered by the committee in 2006.

- Design and impact on the setting of the listed church.

- Highways implications.

- Neighbouring residential amenity.

6.2 THE PRINCIPLE OF DEVELOPMENT AND THE DIFFERENCES IN THIS APPLICATION COMPARED TO THAT CONSIDERED BY THE COMMITTEE IN 2006. Policy RC2 of the South Northamptonshire Local Plan makes provision for small scale recreation or community facilities within the infill villages such as Silverstone and the proposal is therefore acceptable in principle. The differences between this application and the one submitted in 2006 are:

- A reduction in the length of the rear extension by 2m from 8m to 6m. The extension now projects no further than the end of the vestry. These amendments are in accordance with the alterations requested by the committee during consideration of the previous application in October 2006.

- A change to the internal layout to omit the proposed office and rearrange the layout of
The eaves of the extension have been lowered and the roof pitch increased.

6.3 DESIGN AND IMPACT ON THE LISTED CHURCH. The design of the extension reflects the proportions and detailing on the existing church rooms and uses matching materials. Although not visible from the front of the building, glimpses of the area to the rear of the church rooms can be gained from further along Little London. However, the size and scale of the extension is not likely to result in a significant visual impact and the Conservation Officer is satisfied that the extension would not have an undue impact on the setting of the church.

6.4 Due to the significantly higher ground levels to the rear of the building, some digging out would be necessary but this would ensure the extension remained subservient to the existing building and would not appear prominent when viewed from the church yard. During pre application discussions, the Diocesan Advisory Committee has issued a licence to undertake Archaeological investigation. The loss of potential burial space has not been raised as an issue by the diocese. Although the proposal is subject to the archaeological implications identified by the pre application process undertaken by the diocese, so far as the planning application is concerned, the proposal is considered to be acceptable in terms of design and visual impact and would not have an unacceptable impact on the setting of the listed church.

6.5 HIGHWAYS IMPLICATIONS. Although there is no off street parking directly associated with the church or the church rooms, the alterations and increased size of the hall from around 78 square metres to 98.5 square metres is not likely to have a significant impact on current levels of traffic or on street parking. The central location places the site within easy walking distance of much of the village. County highways previously had no objections to the proposal.

6.6 RESIDENTIAL AMENITY. The current community facilities in the village include the Recreation Association hall that can cater for larger functions and the Methodist church hall, which is a similar size to the current church rooms. The improvement to the facilities at St Michael’s would provide a medium sized venue for the village together with improved kitchen and toilet facilities that would meet modern health, safety and access requirements. These improvements would not significantly alter the intensity or pattern of use of the building and the new extension complies with the Council’s standard requirements in terms of the daylight and privacy requirements of the adjacent Church Cottage. This also applies should the occupants decide to implement the planning permission for an extension to this property. The proposed development is therefore acceptable in terms of residential amenity.

7. CONCLUSION

7.1 The application is recommended for approval as an acceptable small scale community development compliant with the relevant development plan policies.

7.2 Reason for approval – The proposal complies with the applicable development plan policies and adopted supplementary planning guidance and would not have a significant adverse impact on the setting of the listed buildings, highway safety or residential amenity. There are no other material considerations that would constitute suitable grounds for refusal.
Application Number: S/2007/0236/P  Parish: Blakesley

Case Officer: Amanda Haisman

Applicant: Orange PCS Ltd

Location: -  Description: -
Briar Hill Farm Maidford Road  5 metre extension to the existing tower 3 antenna
Blakesley  2 equipment cabinets and ancillary development.

Recommendation - Approval

Conditions:-

1. B1 Statutory time limit

2. Within three months of the telecommunications equipment hereby approved ceasing to operate all equipment including the mast, feeders, antennas, equipment cabinets and the compound fencing shall be removed from the site.

Reasons:-

1. RB1A

2. RF8

S/2007/0236/P

WARD: Blakesley  WARD MEMBER: Cllr Mrs Sandi Smallman

1. INTRODUCTION

1.1 Briar Hill Farm lies outside but close to the village confines and comprises modern agricultural buildings and a dwelling recently reconstructed following planning permission granted in 2006. There is an existing 15m Orange telecommunications lattice mast at the site.

2. PLANNING HISTORY

2.1 Prior notification of a 15m high lattice telecommunications tower, antenna and microwave dishes was submitted in 1997 (reference S/1997/0971/TC).

2.2 An application for a replacement dwelling was withdrawn in 2005 (reference S/2005/1100/P).

2.3 Planning permission was granted for a replacement dwelling in 2006 (reference S/2005/1359/P).
2.4 An application to vary condition 9 of S/2005/1359/P (colour of windows) was approved in 2006 (reference S/2006/0257/P).

3. **PROPOSAL**

3.1 This application seeks full planning permission to extend the existing telecommunications tower by 5m to 20m high. Additional antenna, a microwave dish and equipment cabinets are also proposed. The works, which would all be contained within the existing compound, are required to facilitate a mast share arrangement for T Mobile.

4. **CONSULTATIONS**

4.1 BLAKESLEY PARISH COUNCIL – No objections.

4.2 ENVIRONMENTAL HEALTH – No response at the time of writing this report.

4.3 THIRD PARTIES – Three letters of objection received on the following grounds:
- visual impact
- no need for additional telecom providers
- adding equipment does not require an increase in height of the tower
- health concerns.

5. **POLICY**

5.1 The application should be considered with regard to policy 4 of the Regional Spatial Strategy, policies GS5 and TEL1 of the County Structure Plan and policies G3, EV1 and EV31 of the South Northamptonshire Local Plan.

5.2 These policies relate to the visual impact of development on the character and appearance of the area and more specific guidance on telecommunications development. The Council’s Supplementary Planning Guidance on Telecommunications is also relevant, as is PPG 8.

6. **APPRaisal**

6.1 The main issues to consider with regard to this application are:

- Justification
- Siting and appearance
- Health considerations

6.2 **JUSTIFICATION.** The governments policies on telecommunications as indicated through PPG8 seek to support the growth of modern telecommunications systems with local planning authorities encouraged to respond positively to telecommunications development proposals in order to ensure that people have a choice as to who provides their telecommunications service. In accordance with these policies mobile phone operators have a duty to provide high levels of coverage to the population of the UK.

6.3 Information has been provided by the applicants in the form of technical plots to demonstrate the coverage of the Blakesley area is inadequate for the T Mobile network. The
information also demonstrates the coverage provided by additional equipment at Briar Hill Farm would significantly improve coverage in the area. Alternative sites have been considered and discarded for valid reasons. The increased height of the mast is required in order to provide sufficient separation between the existing Orange equipment and the proposed T Mobile equipment in order to avoid interference. It is therefore considered that the need for additional equipment has been established satisfactorily.

6.4 SITING AND APPEARANCE. The Development Plan policies relating to this kind of development require that the siting and appearance of the equipment should not have a significant adverse impact on the character and appearance of the area. Mast sharing opportunities or siting of equipment on existing structures should be considered before the erection of additional masts in order to reduce the proliferation of masts in the countryside. In this instance the proposal is to share an existing mast at Briar Hill Farm. Although this will mean increasing its height by 5m this will not significantly increase its visual impact, particularly as it is viewed in context with the existing farm buildings. The mast is visible during the last stages of the approach to the village from Maidford and at certain locations at the northern end of the village itself. However, due to the topography of the ground and a belt of trees to the east, it would not be visually prominent from long distances. In terms of siting and appearance it is considered a mast share option is the most appropriate.

6.5 HEALTH CONSIDERATIONS. Health issues are not decided by local planning authorities with the Council being guided by national and international standards for the operation of mobile phone masts. This guidance makes it clear that if the proposed development conforms to the guidelines issued by the International Commission on Non Ionizing Radiation Protection (ICNIRP) then it should not be necessary for a Local Planning Authority to pursue health matters any further. An ICNIRP certificate has been provided with this application.

7. CONCLUSION

7.1 Reason for approval - The proposed development complies with the applicable development plan policies and adopted supplementary planning guidance in terms of justification, visual impact and health issues and there are no other material considerations that would constitute sustainable grounds for refusal.
Application Number: S/2007/0250/P  Parish: Middleton Cheney

Case Officer: Gavin Donald

Applicant: Mr D Redford

Location: -  Description: -
Land to side of 10 Ashlade Middleton Cheney
Change of use of land to residential garden

Recommendation - Approval

Conditions:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting or amending that order) no building or structure shall be erected within the residential garden hereby permitted without the prior permission in writing of the Local Planning Authority.

Reasons:

1. In the interest of the visual amenity of the area and the close proximity to a Special Landscape Area.

S/2007/0250/P

WARD: Middleton Cheney
WARD MEMBERS: Cllr John Kilmister & Cllr John Rakestraw

1. INTRODUCTION

1.1 The application site is to the side of 10 Ashlade, Middleton Cheney. This being a retrospective application, the site is currently being used as residential garden.

1.2 The proposal is adjacent to the A422 By Pass, but sits at a higher level than the road. There is an existing close board fence dividing the proposal and the A422.

2. PLANNING HISTORY

2.1 S/19750/0143/PR – An application was submitted for residential development of 153 dwellings on 9.775 acres. (Reserved details from BRAR/73/297). This application was approved on May 15 1975.

2.2 S/1977/1624/PR – An application was received for residential development of 100 dwellings and estate roads on 9.615 acres. (Reserved details from BRAR/73/297/9366). This application was approved on 8 September 1977.

2.3 S/2001/1371/P – Land rear of 15 Washle Drive, Middleton Cheney. Change of use of land to
residential garden. (Retrospective). This application was approved on 8 January 2002.

3. PROPOSAL

3.1 Planning permission is sought retrospectively for change of use of the landscape buffer to a residential garden. It will be used for general residential enjoyment.

3.2 The area of land that this retrospective permission seeks to include is approximately 520 square metres. The area of land slopes away from 10 Ashlade.

4. CONSULTATIONS

4.1 MIDDLETON CHENEY PARISH COUNCIL. No correspondence received prior to report being prepared.

4.2 NCC TRANSPORT IMPLEMENTATION. Had no observations to make.

4.3 THIRD PARTIES. No correspondence received prior to report being prepared.

5. POLICY

5.1 This proposal needs to be considered in the light of Policy 4 of the Regional Spatial Strategy for East Midlands, GS5 (design) and AR2 (landscape character) of the county structure plan and policies G1 (general principles), G3 (general principles) and EV1 (design) of the South Northamptonshire Local Plan.

6. APPRAISAL

6.1 The main issues regarding this proposal are

- The impact on the surrounding area
- The impact on neighbouring properties
- The impact on the views associated with the adjacent Special Landscape Area

6.2 THE IMPACT ON THE SURROUNDING AREA. The location of this residential garden is currently in keeping with other properties that neighbour the by pass, where residential gardens have replaced the landscaped buffer. A retrospective application in the same area was approved in 2001 at 15 Washle Drive. This residential garden will be in keeping with neighbouring properties.

6.3 THE IMPACT ON NEIGHBOURING PROPERTIES. The location of the residential garden being on the southern boundary of the plot means the nearest neighbouring land use is the A422 by pass. To this boundary there is a closed board fence. Neighbours to the west have similar gardens and are not adversely affected by the residential garden. The neighbour to the west of the residential garden is secluded from any development by a large hedge that runs the length of the boundary.

6.4 THE IMPACT ON THE VIEWS ASSOCIATED WITH THE ADJACENT SPECIAL LANDSCAPE AREA. Although the location of the proposal is elevated, it will have minimal impact on the views of the adjacent special landscape area. The proposal will result in no loss of vegetation, by the fact that this is a retrospective application. The existing fence should be maintained, to keep an area of separation from the road and residential properties in the area.
6.5 Approval of this application will result in no loss of developable land in terms of residential dwellings. Garden use is going to be more appropriate in this location than dwellings and will result in a less intrusive form of development, in relation to the views of the special landscape area.

7.0 **CONCLUSION**

Reason for approval

7.1 This retrospective application for the residential garden to the side of 10 Ashlade will have little effect on its surrounding area or neighbouring properties. This application should be approved.
Application Number: S/2007/0251/PO  Parish: Roade

Case Officer: Andrew Longbottom

Applicant: Mr & Mrs B Curtis

Location: -  Description: -
Land to rear of 25 Churchcroft Roade  Erection of a bungalow - Outline

Recommendation - Approval

Conditions:-

1. A1  Statutory time limit
2. A3  Reserved matters
3. Vehicular access to the site shall be from Croft Lane only.
4. A8  Details of drainage
5. A10  Threshold levels
6. Prior to the commencement of works on site details of the species, size and location of a replacement tree for the protected birch tree, which will be removed as part of the development, shall be submitted to and be approved in writing by the Local Planning Authority. A tree shall thereafter be planted in accordance with the approved details in the first planting season following the first occupation of the dwelling hereby approved.
7. C24  Replacement tree(s) - standards
8. C16  Retention of boundary hedge
9. D1  Parking required - residential
10. The southern boundary wall shall be constructed from stone further details of which shall be submitted in association with condition 2.
11. G10  Prohibited working hours

Reasons:-

1. RA1
2. RA3
3. To ensure the development does not constitute tandem development which is contrary to
policy H12 of the Local Plan.

4. RA5

5. To ensure a satisfactory finished floor level and to minimise the visual impact of the development.

6. RC13

7. RC14

8. In order to protect the amenities of the nearby properties and to preserve the existing character of the locality.

9. RD1

10. To protect the character of rural character of the locality.

11. RG3

S/2007/0251/PO

WARD : Courteenhall
WARD MEMBERS : Cllr Tharik Jainu-Deen, Cllr Mrs Sally Townsend

1. INTRODUCTION

1.1 The site forms part of a large rear garden to a two storey semi detached property fronting onto Churchcroft. The house forms part of an estate built during the latter half of the twentieth century which is laid out in a very formal style with dwellings fronting onto estate roads. To the west of the site is Orchard Way, a close of 14 semi detached bungalows again laid out in a formal style fronting on to the estate road.

1.2 To the east of the site is an area of public open space with a busy public footpath that connects London Road to Northampton Road and also leads to the village church. The land rises from west to east and gives excellent views of the proposed development site from the higher ground. In addition from here the formal layout of the estate to which number 25 belongs which visually dominates this part of the village is clearly visible.

1.3 There is an open culvert that runs to the side of the open space before entering an underground drain to the rear of the site. There is a protected birch tree located on the western boundary of the site.

1.4 To the south and west of the site is a public highway that serves a small residential development, however the road degenerates into an unsurfaced parking area before it reaches the site. The area is heavily used for informal parking during the evenings by local residents.

2. PLANNING HISTORY
2.1 An outline planning application was submitted in 1983 for the erection of a single bungalow on the site. The application was refused as it constituted an undesirable backland development, the proposed means of access (which accessed from Churchcroft) was inappropriate and the noise from vehicle movements along the drive would be detrimental to the amenity of the neighbouring properties. (SN/83/266/PO).

2.2 Planning permission was granted for a two storey side extension at 25 Churchcroft in 2004. (S/2004/1322/P)

2.3 An outline application was submitted in January 2006 for the erection of two dwellings (S/2006/0093/PO), with all matters apart from access being reserved for future consideration. The application was refused on three grounds.

- The development would be detrimental to the character of the area
- The access to the site was inadequate.
- In sufficient information was submitted on drainage issues

2.4 A further application for outline planning permission for a single detached bungalow with all matters apart from access being reserved for future consideration was submitted in June 2006 (S/2006/0776/PO). A plan was submitted with the application which showed the site accessed from the footpath to the south of the site, which would be widened to 4 metres, with an in and out driveway. The plans also showed an indicative footprint of the dwelling which takes up nearly the entire width of the plot. The red line of the application only extends beyond the curtilage to include the section of footpath immediately to the south of the site. The application was accompanied by a Flood Risk Assessment and Highways Design Statement. The Council's Drainage Engineer concluded as a result of the assessment that it would be possible to design a scheme to adequately drain the site and dwelling however the application was refused under delegated powers on two issues.

- The development would be detrimental to the character of the area
- The vehicular access to the site was inadequate.

2.5 The refusal was the subject of a written representations appeal to the Planning Inspectorate and their decision is appended to the report. The Inspector did not support the Council’s argument relating to the vehicular access to the site as detailed in paragraphs 11 to 13 of the decision. Nevertheless the appeal was dismissed on the effect the proposal would have upon the character of the area, but the only area of concern was the affect the new vehicular access would have upon the southern boundary of the site and the urbanising affect it would have on the character of the area paragraphs 7 and 8. Furthermore he considered that the development did not accord with the categories of residential development which area allowed under policy H5 of the Local Plan, paragraphs 9 and 10.

3. **PROPOSAL**

3.1 The current application is for outline planning permission for a single storey dwelling with all matters reserved for future consideration. An indicative plan has been submitted showing a single point of access from Croft Lane into the site which contains a turning area and a dwelling located in the southern half of the site, the northern half forming the garden to the new dwelling. A new stone boundary wall is shown separating the site from the public
footpath with an area of landscaping between the wall and the footpath. The existing hedges to the east and west boundaries of the site are shown as being retained.

4. CONSULTATIONS

4.1 PARISH COUNCIL: No response

4.2 THIRD PARTIES: Seven letters have been received and object to the proposal on the following grounds: (i) the recent works to the boundary of the site has removed the defined line of the footpath and the footpath is considered to be part of the rural amenity of the village, (ii) there have not been any changes in policy since the appeal was dismissed, (iii) if the application is approved then it will set a precedent for future development within the village, (iv) the site is liable to flooding, (v) planning permission has previously been refused for a bungalow on the site in 1983, (vi) the proposed vehicular access to the site would conflict with pedestrian movement along the footpath to the detriment of the safety of the pedestrians, (vii) the footpath is used as a safe walking route to the primary school, (viii) the development would result in an unacceptable level of overlooking and restrict the outlook of 2 Orchard Way, (ix) not all the land shown within the redline of the application is in the ownership of the applicant, (x) no vehicles are allowed along the footpath, (xi) the application does not accord with the conditions on the original planning application for the modern estate development, (xii) the development will result in additional traffic movements along Croft Lane, especially construction traffic, (xiii) the junction of Croft Lane and the A508 is unsuitable to accommodate construction traffic, (xiv) the proposal would be detrimental to the character of the area, having an urbanising affect, (xv) the works already carried out are out of keeping with the character of the area, (xvi) the proposal is backland development and would still affect the character of the area.

5. POLICY

5.1 Policies 2, 3, 4 of the Regional Spatial Strategy, Polices GS3, GS4, GS5, H3, T3, AR8 of the Northamptonshire County Structure Plan and policies G3, H5, H12, EV1, EV18, EV19, EV26 of the South Northamptonshire Local Plan are considered relevant and relate to sustainable development, residential development within villages, flooding, backland development and tree preservation orders

6. APPRAISAL

6.1 The issue in the determination of the application is whether the revised proposal addresses the concerns expressed by the Planning Inspector.

6.2 The Inspector concluded in his reason for dismissing the appeal that the character of the locality would be unacceptably damaged by breaching the southern boundary to create a new vehicular access. However the boundary which the Inspector’s was attempting to retain is not protected under planning law and therefore the applicants have created the vehicular access under their permitted development rights at the same time they have erected a new 1.8 metre high fence set back 2.0 metres from the footpath.

6.3 Whilst the Inspector assessed the appeal application against the current character of the area at the time of its site visit, that character has now been altered by the legal works carries out on the site, and any urbanising affect that the Inspector was attempting to prevent has in fact already occurred. The decision on the current application must be made in that context. As the creation of the access was the only aspect of the development the Inspector found to be harmful to the area I must conclude that the development will not cause harm to the
6.4 The Inspector found in paragraph 9 that the proposal did not accord with the categories of development allowed within villages in Policy H5 of the Local Plan; these being

- The infilling of a small gap in an otherwise built up frontage
- A small group of dwellings
- A conversion of an existing building.

This is equally true of the current application; however policy H5 is not the only policy under which new dwellings can be allowed to be constructed in village confines. Policy H12 of the Local Plan which the Inspector alluded to in paragraph 9 of decision, allows back land development where it fulfils a number of criteria,

- The proposal will not adversely affect the character of that part of the settlement.
- And the proposal will not adversely affect the amenities of neighbouring residential properties
- And suitable access and parking can be provided

The policy also states that tandem development, i.e. one house sited immediately behind another and sharing the same access will not be permitted.

6.5 I do not consider that the application could be refused for the effect it has on the character of the area for the reasons already given. Also the Inspector did not express any concerns over the affect the proposal would have on the amenities of the neighbouring property and also concluded that suitable access to the site could be provided. Finally the proposal is not tandem development as it would not share an access with 25 Churchcroft. I therefore must conclude that the principle of development accords with Policy H12 of the Local Plan and is therefore acceptable. Policies GS5 and H3 of the Structure Plan are referred to by the Inspector but only in so much as they refer to the need to preserve the character of the locality.

7. CONCLUSION

7.1 Reason for Approval: The development does not adversely affect the newly created character of the locality and the principle of development accord with the policies of the Development Plan and therefore the application should be approved.