

**North Northamptonshire Area Planning Committee
(Thrapston)
16 August 2021**

Application Reference	NE/21/00123/FUL
Case Officer	Joe Davies
Location	19 North Street, Raunds, NN9 6HX
Development	Erection of bungalow and garage
Applicant	Mr D Lawrence
Agent	Marric Chartered Surveyors – Mr Eric Cleaver
Ward	Raunds
Overall Expiry Date	26 March 2021
Agreed Extension of Time	N/A

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there has been an objection from Raunds Town Council and the recommendation is to approve.

1. Recommendation

- 1.1 That Planning permission is GRANTED subject to conditions.

2. The Proposal

- 2.1 This application seeks full planning permission for the erection of a detached bungalow and a garage. There is already planning permission at the site for two dwellings granted under reference 19/01532/FUL. This application seeks to change the design of one of the dwellings that already has planning permission to incorporate an integral garage. The revised dwelling would have a height of 2.475 metres to the eaves and a maximum height of 5.2 metres. It would be L-shaped similar to the dwelling that already has permission, with a maximum width of 14 metres and a maximum length of 15.5 metres. It would have 3 bedrooms as per the approved scheme and would be finished in brick with concrete roof tiles.

3. Site Description

- 3.1 The site comprises the existing dwelling at 19 North Street in Raunds and the large garden to the rear. To the north of the site is a site that is currently undergoing residential development. To the west is the existing dwelling and the public highway which is scheduled to undergo significant alterations as part of adjoining development, with a grass verge and more residential development beyond this. To the south of the site is another site that has recently been developed, with the dwellings at 1, 2 and 3 Salter Close being closest to the proposed development. Planning permission was granted in early 2020 for the erection of 2 dwellings at the site under the reference 19/01532/FUL and this development is currently being implemented.

4. Relevant Planning History

- 4.1 20/01480/AMD - Non material amendment pursuant to planning permission 19/01532/FUL "Erection of 2 no. 3 bedroomed bungalows" to allow for internal and external alterations - restricted to omission of plinth course and changes to size and position of some doors and windows – PERMITTED (14.06.2021)
- 4.2 19/01532/FUL - Erection of 2 no. 3 bedroomed bungalows – PERMITTED (05.02.2020)
- 4.3 98/00189/FUL - Attached double garage – PERMITTED (22.04.1998)
- 4.4 95/00768/FUL - Additional vehicular access – REFUSED (18.01.1996)
- 4.5 92/00034/FUL - Detached garage – PERMITTED (28.02.1992)
- 4.6 89/00271/FUL - Conservatory – PERMITTED (24.04.1989)
- 4.7 88/01007/FUL - Side extension – PERMITTED (21.09.1998)

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

6.1 Raunds Town Council

Object to the application on the following grounds:

- Current flooding issues within the town; concerns have already been raised that Brick Kiln Road has a drainage problem and this will add to the flood risk;
- Back yard development leading to over development of the site and that this development contravenes the Neighbourhood Plan Para: 4.9. The additional dwellings far exceed our quota housing numbers; and
- Support the concerns and comments from Highways that need to be addressed including the access issues for emergency services and refuse vehicles.

5.2 Neighbours / Responses to Publicity

No comments received.

5.3 Environmental Protection Team

No objection, subject to the imposition of conditions relating to working hours and no burning at the site.

5.4 Senior Tree and Landscape Officer

The previous application for the Erection of 2 no 3 bedroomed bungalows ref 19/01532/FUL, granted consent on 05.02.2020 included an Arboricultural Method Statement discussing how the trees could be protected and a tree protection plan drawing ref TPP/4013/Y/500.

The decision required the development to be carried out in accordance with this tree protection plan and it was listed in the approved documents.

There doesn't appear to be any aspect of this proposal that would threaten the trees to any more extent than the original proposal. Therefore I'd suggest that the same level of tree protection is appropriate, and because there was no Arboricultural information submitted in support of this application, I suggest a tree protection condition prior to work commencing on site, unless the applicant wishes to submit that information before a decision is made.

5.5 Local Highway Authority (LHA)

Raised the following comments:

The proposed dwelling is more than 45.0m from the highway boundary. Vehicular accesses over 45.0m in length from highway boundary to the face of a building should be referred to a Building Regulation Approved Inspector. In such circumstances, access and turning for emergency vehicles will be required.

The Northamptonshire Fire and Rescue service require: -
All accesses over 45m in length to be a minimum of 3.7m wide for its whole length, to accommodate an appliance.

Such accesses to accommodate a fire appliance with a 15 Ton axle loading Turning space for a fire appliance. Please see "Fire and Rescue Pre-Application Advice and Guidance for Developers Designing New Residential and Commercial Development Schemes in Northamptonshire" for further information.

Vehicular accesses over 45m in length can also have refuse collection implications. Part H of the Building Regulations limits carry distances for residents to no more than 30.0m from their building and that of operatives collecting waste to no more than 25.0m. There are also gradient restrictions. The application site is not affected by a Public Right of Way.

5.6 Waste Management

Waste collection containers will need to be presented at the adopted highway of North Street for emptying, as refuse collection vehicles would not enter the private driveway. The developer will need to provide an area of hardstanding of sufficient size for the presentation of waste containers adjacent to North Street.

5.7 Archaeological Officer

The above application is an amendment to one of the bungalows approved under 19/01532/FUL, which was approved with a condition for archaeological work. The standard archaeological condition should be applied again in this case.

5.8 Natural England

The proposal is within the zone of influence of the Upper Nene Valley Gravel Pits Special Protection Area (SPA), and therefore is expected to contribute to recreational disturbance impacts to the bird populations for which the SPA has been notified.

Mitigation for these impacts is available via a financial contribution towards a strategic mitigation project, set out within the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy and Guidance

National Planning Policy Framework (NPPF) (2019)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

- 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)
Policy 1 - Presumption in Favour of Sustainable Development
Policy 3 - Landscape Character
Policy 4 - Biodiversity and Geodiversity
Policy 8 - North Northamptonshire Place Shaping Principle
Policy 11 - Spatial Strategy
Policy 28 - Housing Requirements
Policy 29 - Distribution of new homes
Policy 30 - Housing Mix and Tenure
- 6.4 Raunds Neighbourhood Plan (2017)
Policy R1 - Ensuring an Appropriate Range of Sizes and Types of Houses
Policy R2 - Promoting Good Design
Policy R3 - Flexibility and Adaptability in New Housing Design
Policy R4 - Car Parking in New Housing Development
- 6.5 Other Documents
Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Local Highway Authority Parking Standards (2016)
Domestic Waste Storage and Collection Supplementary Planning Document (2012)
Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Design, Layout and Impact on the Character and Appearance of the Area
- Highway Safety and Parking
- Residential Amenity
- Flooding
- Ecology / Biodiversity
- Refuse and Recyclables
- Impact on Trees

7.1 Principle of Development

- 7.1.1 In general terms, Policy within the National Planning Policy Framework (NPPF), the North Northamptonshire Joint Core Strategy (JCS) (The Local Plan, Part 1) and the Council's emerging Part 2 Local Plan should be applied to the proposed development. In brief, the NPPF promotes a presumption in favour of windfall and infill development within the boundaries of existing settlements.

7.1.2 Policy 1 of the JCS seeks to secure sustainable development and Policy 29 of the same document identifies where housing will be supported across North Northamptonshire. Table 5 of this policy identifies Raunds as a market town, which is one of the settlements where the principle of new residential development will be supported.

7.1.3 Although the Town Council has objected to the proposal stating that it would amount to back-land development, the proposed development would simply result in the addition of a garage to a dwelling that already has planning permission. This permission was granted at East Northamptonshire Council's Planning Management Committee in early 2020 under the reference 19/01532/FUL. This previous permission was granted on the basis that the property at 19 North Street is positioned on a very large plot and the two bungalows already granted permission would not appear cramped, with plenty of garden space remaining for all 3 dwellings following the proposed development, this is still the case regardless of the proposed revisions. The National Planning Policy Framework 2019 (NPPF) also only states that the development of rear gardens should be resisted where it would be inappropriate and cause harm to the local area. There have been no material changes to policy since the previous scheme was granted permission and the principle of residential development at the site is therefore established and acceptable subject to other material planning considerations as discussed below.

7.2 Design, Layout and Impact on the Character and Appearance of the Area

7.2.1 In terms of design, the proposed dwelling would be of a similar design and character to the dwellings already granted planning permission at the site and would be set well back and largely obscured from the street scene. The addition of an integral garage to this dwelling would have no significant impact on the design. The impact of the proposed development is therefore considered to be acceptable and would be in accordance with Policy 8(d) of the North Northamptonshire Joint Core Strategy 2016 and Policy R2 of the Raunds Neighbourhood Plan.

7.3 Residential Amenity

7.3.1 In terms of the impact on the amenity of future occupiers, the proposed dwelling would comply with space standards and there would be sufficient amenity space to the rear. It would be of a similar size and in a similar position to the dwelling that already has permission and there would therefore be no significant impact in relation to loss of light. In relation to overlooking, there would be one additional window facing the properties at Slater Close. However, given that the property is a bungalow and that there is a high level boundary fence between the site and these properties, there would also be no significant impact in relation to overlooking. The impact of the proposed development on residential amenity is therefore considered to be acceptable and would be in compliance with Policy 8 (e) of the Joint Core Strategy.

7.4 Highway Safety and Parking

- 7.4.1 The impact on highway safety of providing two dwellings at the site has already been found to be acceptable under the previous permission 19/01532/FUL. The addition of a garage would have no significant impact, as it would be well within the site, so would not impact upon visibility. Furthermore, there would still be two spaces remaining on the driveway at the site following the alterations, which is in line with the minimum standards for three bedroom dwellings. Although Highways has raised concerns regarding access for a fire appliance and waste collection, due to the distance from the public highway, these issues were all addressed under 19/01532/FUL and the proposed alterations would not impact upon any of these issues. The access was considered under this previous application to be wide enough for emergency vehicles to enter, this was following detailed discussions with Highways. There are no changes proposed to the approved access as part of this application. Only the driveway layout would be altered and this would provide adequate space for parking and turning as per the previous approval.
- 7.4.2 The impact of the proposed development on highway safety and parking provision is therefore also considered to be acceptable and would be in accordance with Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016.

7.5 Flooding

- 7.5.1 Whilst it is acknowledged that the Town Council has raised concerns regarding flooding and drainage, the site lies within Flood Zone 1 and there is therefore no justification for a refusal of planning permission on this basis. Furthermore, planning permission has already been granted for most of the proposed development and given the minimal increase in the built footprint and hardstanding required for the garage in comparison to two bungalows, it is considered that the alterations over the already approved scheme would not be significant.

7.6 Refuse and Recyclables

- 7.8.1 The site is considered to have sufficient space for the storage of bins for refuse and recyclables and also for them to be placed adjacent to the highway on collection day, as per the previously approved scheme. The impact on refuse is therefore considered to be acceptable.

7.7 Impact on Trees

The original planning application only proposed the removal of lower quality trees at the site, which are not afforded any statutory protection. However, no replacement planting had been proposed. An informative note was therefore placed on the decision notice and this can be done for this application as well.

8. Other Matters

- 8.1 Environmental Concerns: As with the previous application, given the site's previous use as garden land, there are no concerns in relation to contamination and this has not been raised as a potential issue by the Council's Environmental Protection Team. As with the previous application, conditions regarding the hours of construction and no burning will, however, be placed on any planning permission to ensure that the amenity of neighbouring residents is protected during the construction process.
- 8.3 Special Protection Area: The property lies within 3km of the Upper Nene Valley Gravel Pits Special Protection Area. As a result, a mitigation payment of £299.95 per dwelling is required. This fee has increased since the original application was granted permission, therefore although the fee was paid as part of the original application, the difference for the one dwelling being amended was required. This has been paid by the applicant. As a result, the impact of the proposed development on the Special Protection Area is considered to be acceptable and a Habitats Regulation Assessment has been appended to this report.
- 8.5 Water Reduction: Policy 9 of the Joint Core Strategy states that all residential development should incorporate measures to limit water use to no more than 105 litres per person per day and no more than 5 litres outdoors per person per day. Measures to ensure this shall be conditioned as part of any planning permission.
- 8.6 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.7 Archaeology: In terms of the impact on archaeology, this was conditioned as part of the previous application and the submission of a Written Scheme of Investigation was conditioned. This was approved under discharge of condition application: 20/00196/CND. Provided that the development is carried out in accordance with this Written Scheme of Investigation, the impact is therefore considered be acceptable and this will be conditioned.

9. Conclusion / Planning Balance

- 9.1 The proposed development is considered to be acceptable as it is not considered to cause adverse harm regarding the character of the local area and there would be no significant adverse impact on either neighbour amenity or highway safety. The impact on the amenity of future occupiers is also considered to be acceptable and the impact on landscaping and contamination is considered to be acceptable, subject to the imposition of conditions.

10. Recommendation

- 10.1 That Planning permission is GRANTED subject to conditions.

11. Conditions

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

Reason: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:

- Site Location Plan
- Road Drive & Visibility Splays - 19/43 Drg No.5 Rev 1;
- Sketch Scheme – Site Layout – 20/69 Drg No.1;
- Plan of Proposed Bungalow With Garage – Rev A; and
- Elevations – Proposed Bungalow 2 With Garage – Rev A.

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

3. The materials to be used in the external surfaces of the dwelling hereby permitted shall be in accordance with the details agreed under the Discharge of Condition application 20/00196/CND.

Reason: To achieve a satisfactory elevational appearance for the development.

4. Prior to the first occupation of the dwelling the parking and turning facilities, as shown on the approved plans shall be provided and retained thereafter in perpetuity.

Reason: In the interests of highway safety.

5. Prior to the first occupation of the dwelling hereby permitted, details of the boundary screening for the development (including a timetable for its provision) shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved scheme.

Reason: In the interests of residential amenity and design and visual amenity and to ensure that suitable boundary treatment is retained adjacent to neighbouring properties.

6. Prior to the first occupation of the residential unit hereby permitted, measures shall be implemented to limit water use to no more than 105 litres/person/day (plus 5 litres/person/day external water use).

Reason: As this is an area of water stress and to accord with Policy 9 of the North Northamptonshire Joint Core Strategy.

7. The access to the development hereby permitted shall be hardbound for the first 5 metres from the public highway and shall include sufficient drainage (such that surface water does not runoff onto the public highway).

Reason: In the interests of highway safety.

8. No demolition or construction work (including deliveries to or from the site) that causes noise to be audible outside the site boundary shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays or Bank / Public Holidays unless otherwise agreed with the local planning authority.

Reason: To ensure the protection of the local amenity throughout construction works.

9. There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity.

10. The development shall take place in strict accordance with the Archaeological Written Scheme of Investigation approved under Discharge of Condition Application 20/00196/CND.

Reason: To ensure that features of archaeological interest are properly examined and recorded and the results made available, in accordance with NPPF Paragraph 199.

11. No works or development shall take place until a scheme for the protection of the retained trees (5.5, BS5837:2012, the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:

- a. a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 4.6 of BS 5837:2012) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.
- b. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work -Recommendations.
- c. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS 5837:2012), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

- d. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 7.7 of BS 5837:2012).
- e. the details of the working methods to be employed with regard to site logistics including , the proposed access and delivery of materials to the site; space for storing materials spoil and fuel, and the mixing of cement; contractor car parking; site huts, temporary latrines (including their drainage), and any other temporary structures (section 8 of BS 5837:2012).

The erection of tree protection barriers or ground protection for the protection of any retained tree or hedge shall be carried out in complete accordance with BS5837:2012, before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The tree protection barriers or ground protection shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the tree protection barriers or ground protection is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any tree protection area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

Reason: To ensure that the development does not result in any harm to the group of TPO protected trees at the north of the site.

12. **Informatives**

1. As a number of trees would be lost to the proposed development, a replacement planting scheme should be implemented as part of the proposed development.