

North Northamptonshire Area Planning Committee (Wellingborough) 24 January 2022

Application Reference	NW/21/00830/FUL	
Case Officer	Ms Kate Skingley	
Location	10 Howard Road Wollaston Wellingborough Northamptonshire NN29 7QZ	
Development	Sub-division of land associated with no.10 and a proposed 2 storey 3 bed 4 person dwellinghouse	
Applicant	Miss T McLaughlin	
Agent	Miss Katherine Davis	
Ward	Irchester Ward	
Overall Expiry Date	19 November 2021	
Agreed Extension of Time	25 January 2022	
Checked	Senior Development Management Officer	Name Debbie Kirk

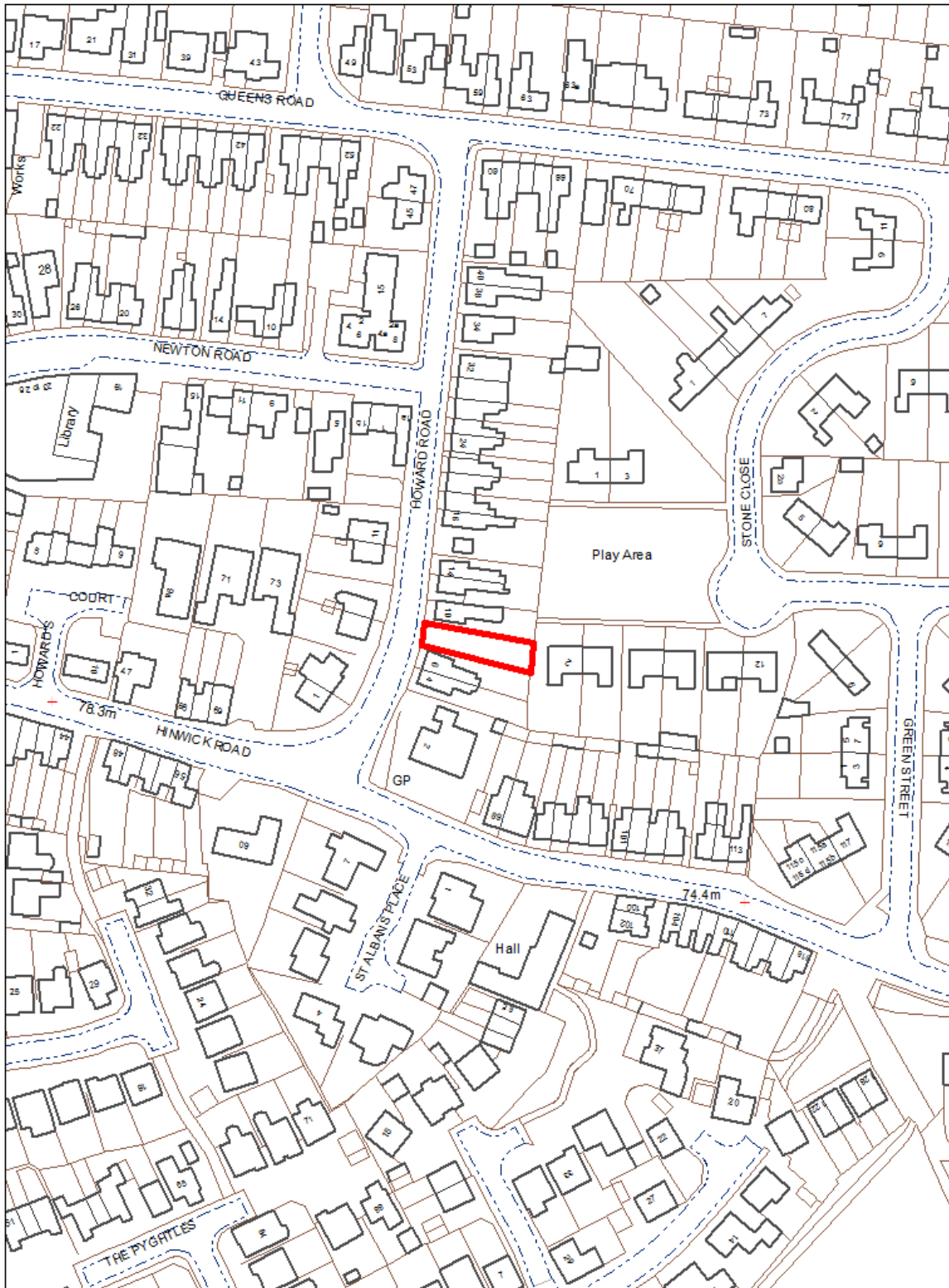
Scheme of Delegation



This application is brought to committee because it falls outside of the council's scheme of delegation because objections have been received from 3 or more households local to the application site and the Parish Council have objected, and the Officers recommendation is to approve.

1. Recommendation

- 1.1 That planning permission be **GRANTED** subject to the conditions listed at the end of the report

NW/21/00830/FUL



 <p>North Northamptonshire Council</p>	 <p>Scale: 1:1,250</p>	<p>ICT Services</p> <p>This map is accurate to the scale specified when reproduced at 1:1</p>	<p>© Crown Copyright and database right 2020. Ordnance Survey 100009987.</p> <p>Data Provided by Ordnance Survey Gallipoli PLC 1998</p>	<p>Legend</p> <p> NW/21/00830/FUL 10 Howard Road, Wollaston</p>
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2. The Application Proposal and Background

2.1 The application seeks planning permission for the erection of a detached 2-storey, 3-bedroom, 4-person dwelling on land to the south of number 10 Howard Road. The land was formerly associated with number 10 Howard Road and was used for off-street parking and garden.

2.2 The proposed dwelling has 3 bedrooms and a bathroom at first floor and a lounge and kitchen diner with family room at the ground floor. The application forms submitted with the proposals indicate that the dwelling is proposed to be built in materials to match number 10 Howard Road.

2.3 The local planning authority provided pre-application advice reference NWP/21/00073/PREF in August 2021. The pre-application enquiry was for a 3-bedroom detached property similar in form, scale and design to the planning application now proposed. The conclusions of that advice were that whilst the principle of development in this location was broadly acceptable, the proposed development would likely be refused as it would be contrary to the relevant development plan policies in relation to highway safety and parking provision.

3. Site Description and Surroundings

3.1 The application site is located within the village of Wollaston, to the south of Wellingborough. The plot is located on a residential street close to the centre of the village. The site is located on the eastern side of Howard Road, and lies to the south of number 10 Howard Road and to the north of number 6 Howard Road. The site was previously part of number 10 Howard Road and formed an area for off-road parking and garden. To the eastern rear boundary of the site, the plot abuts the side boundary of number 2 St Marys Road. Numbers 5 and 7 Howard Road are on the opposite, western side of the road.

3.2 There is a dropped kerb to the front of the site, and double yellow lines run across the front of the site southwards towards the junction with Hinwick Road.

4. Relevant Planning History

NWP/21/00073/PREF - Proposed 3 bed 4-person dwelling

5. Consultation Responses

A full copy of all comments received can be found on the Council's Website <https://www.wellingborough.gov.uk/viewplanningapplications>

5.1 Wollaston Parish Council

Strongly Object to the proposal. The land is fronted by double yellow lines and provided no off-road parking.

Question the validity of the parking beat survey taking account of both sides of the road which is not practical in many parts of either Howard Road or Newton Road. The proposal does not conform with WNP policy T2 and the Parish Council consider the development contrary to policy 8 (b) (i) & (ii) of the JCS.

5.2 Neighbours/Responses to publicity

Letters of objection have been received from 9 individuals from 7 households local to the application site. The key concerns identified are summarised below.

- Object due to lack of parking;
- The road is already very busy with people parking, and it is often difficult to find a space on Howard Road or on any of the adjoining road;
- Will result in loss of parking for no.10 and demand for new house – need for 4 spaces;
- Concern about the passage of emergency service vehicles down the road due to level of parking;
- Residents of Howard Road already have to park on other nearby roads;
- Concerned about noise, disruption and parking during construction phase;
- Concerned about the street scene and the loss of openness between number 10 and number 6;
- Parking also generated by two businesses on the corner of Howard Road and Newton Road;
- Cars already park dangerously on both sides of the road and over dropped kerbs;
- Do not agree with the parking assessment;
- Will have a negative impact upon the street scene;
- Concerned about parking of lorries and large vehicles during construction.

5.3 Local highway Authority (LHA)

No objection is raised to the application on highway safety or capacity grounds.

Updated Comments received

Based on the information provided and the professional judgment of the senior highway engineer there is sufficient information available that the LHA could not sustain an objection to the proposals.

5.4 NNC Environmental Protection Officer

No objections to make on this application for land contamination but recommend a condition in the case of any unexpected contamination being discovered during the works.

5.5 NNC Archaeological Advisor

No comment to make on the proposed development.

5.6 Natural England

Natural England and your Authority agree that appropriate assessments for planning applications of less than 10 dwellings within the 3 kilometres buffer do not require Natural England consultation. For these applications Natural England's Standard Framework advice applies.

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

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy – Part 1 of the local plan (JCS)

Policies:

- 1 (presumption in favour of sustainable development)
- 4 (biodiversity and geodiversity)
- 5 (water environment, resources and flood risk management)
- 6 (development on brownfield land and land affected by contamination)
- 8 (North Northamptonshire place shaping principles)
- 9 (sustainable buildings and allowable solutions)
- 11 (network of urban and rural areas)
- 15 (well-connected towns, villages and neighbourhoods)
- 28 (housing requirements and strategic opportunities)
- 29 (distribution of new homes)
- 30 (housing mix and tenure)

6.4 Plan for the Borough of Wellingborough – Part 2 of the local plan (PBW)

Policy

SS1 (villages)

Wollaston Neighbourhood Plan

Policies

- T1 (the loss of existing parking provision)
- T2 (residential parking in new developments)
- T4 (superfast broadband)
- H1 (number of new homes)
- H2 (housing mix)
- H5 (small sites)

Other Relevant Documents:

Sustainable Design

Biodiversity

Planning Out Crime in Northamptonshire

Residential Extensions: a guide to good design

Parking

Air Quality and Emissions Mitigation; Guidance for Developers. East Midlands Air Quality Network.

7. Evaluation

The proposal raises the following main issues:

- principle of development and material considerations;
- design, layout and the effect on the character and appearance of the surrounding area;
- archaeology;
- flood risk and surface water drainage;
- foul sewage;
- air quality;
- biodiversity;
- the Upper Nene Valley Special Protections Area;
- living conditions of future occupiers (compliance with national space standard, national accessibility standards);
- living conditions of the neighbouring occupiers;
- housing mix;
- effect/impact on highway safety in relation to the proposed access arrangement and parking provision;
- contamination;
- crime and disorder;
- conditions

7.1 Principle of Development and material considerations - Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *“If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material considerations indicate otherwise.”*

Policy 1 of the JCS is clear that when considering development proposals, the local planning authority will take a positive approach that reflects the presumption in favour of sustainable development as set out within the revised NPPF.

In addition to the specific NPPF requirements set out above, paragraph 132 states that ‘applicants will be expected to work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably’.

The application form at question five indicates that pre-application advice has been sought from the council. The NPPF from paragraph 41 extols the virtues of applicants engaging in pre-application discussion with the council to resolve any issues that may arise to help applicants avoid any unnecessary delays and costs. The advice concluded that the proposed development which did not have any off-street parking would be contrary to the relevant development plan policies and with the provisions in the NPPF with respect to highway safety and parking provision.

Policy 11 (2) (a) of the JCS states that rural development will be limited to that required to support a prosperous rural economy or that which is meeting a locally identified need. Policy 11 (2) (b) of the JCS indicates that this will be met largely on small scale infill sites within villages on sites where it would not materially harm the character of the village, or local amenity, or exceed the capacity of local

infrastructure. Policy H5 of the WNP also supports small scale infill development on suitable sites within the village in principle.

Policies 28 and 29 of the JCS set out the housing targets and distribution over the plan period 2011 - 2031. The majority of new development delivered across North Northamptonshire is to be in the urban growth towns and rural development is to be limited to that meeting a locally arising need. Wollaston is a named village within the JCS that has an identified plan period requirement for a minimum of 160 dwellings. The JCS settlement hierarchy consists of four tiers; Growth Towns, Market Towns, Villages and Open Countryside. Wellingborough is identified as a Growth Town and is the focus for most of the growth. The remaining settlements, including Wollaston, fall under the 'Villages' category, a view reinforced through policy SS1 of the Plan for the Borough of Wellingborough (PBW).

Villages are defined as being able to accommodate development to meet its own need or a level of growth has been identified in the JCS or a Neighbourhood Plan. This proposal is for an additional residential unit on a site within the village of Wollaston, as defined by the policies map of the adopted Wollaston Neighbourhood Plan (WNP). Policy H1 of the WNP 'Number of new homes Provision' states that allowance for 160 new homes to be built will be made within the Village Boundary between 2011 and 2031 on sites allocated in the Plan, on windfall sites and on sites already granted planning permission.

Policy H5 of the WNP is clear that planning permission will be granted for small scale residential development within the Village Boundary provided that the design and layout fulfil the criteria outlined in Policy H5 of the WNP 'Small sites'.

The proposed development is a small-scale infill residential development within Wollaston village boundary. Small scale infill developments are supported in principle within policy 11 (2) (b) of the JCS and Policy H5 of the WNP. As such the principle of the development is broadly acceptable. It is still necessary however to consider the proposals in relation to the other more detailed policies in the development plan and other material considerations discussed below.

7.2 Design, layout and the effect on the character and appearance of the surrounding area

JCS at policy 8 (d) (i) and (ii) describes the principles that proposed development must take into account with regards to its effect on the character and appearance of an area.

The government at paragraph 130 (a) – (d) of the revised NPPF attach great importance to the design of built development. It goes on to advise that planning decisions should ensure that development will function well and add quality of the overall area; not just for the short term but over the lifetime of a development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the built environment and landscape setting, while not discouraging appropriate innovation and change; establish or maintain a strong sense of place, using the arrangements of streets, space, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Policy H5 (small sites) of the WNP defines the design and layout principles small scale development must consider which includes:

- (1) respect the important characteristics and features of the site and includes high quality landscaping;*
- (2) respect the scale, form and character of neighbouring development;*
- (3) makes a positive contribution to the built environment, including use of appropriate materials and architectural features;*

There is a mixed character along Howard Road, with a mixture of detached and semi-detached houses. The proposed dwelling will be detached and has been designed to reflect the design of the neighbouring house to the north number 10 Howard Road. Design features to the front elevation include decorative header mouldings to openings, decorative brick cornice beneath the eaves and appropriate window sizes ensure this elevation reflects the established neighbouring residential properties to the north and will not appear out of character. The position of the dwelling on the site reflects the building line on the eastern side of Howard Road, and responds to the position of both numbers 10 and 6 Howard Road.

The application forms submitted with the application indicate that the dwelling is proposed to be built in materials to match number 10 Howard Road, and this is appropriate. The exact materials to be used, could be controlled via a planning condition, requiring the submission of samples.

It is considered that, subject to a condition relating to materials samples, the proposed development is in accordance with the Development Plan with respect to design and character, the proposed development would comply with policy 8 (d) (i) and (ii) of the JCS as well as policy H5 of the WNP.

7.3 Sustainability

Policy 9 of the JCS is clear that development should incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. All residential development should incorporate measures to limit use to no more than 105 litres/person/day and external water use of no more than 5 litres/person/day or alternative national standard applying to areas of water stress. To ensure compliance with this policy, a planning condition is recommended.

7.4 Archaeology

JCS policy 2 (d) requires that where proposals would result in the unavoidable and justifiable loss of archaeological remains, provision should be made for recording and the production of a suitable archive and report.

With regards the revised NPPF, section 16 sets out government advice on conserving and enhancing the historic environment and in particular paragraph 194 advises that, where appropriate, when determining an application which could affect a heritage asset with archaeological interest the council should, where appropriate, require developers to submit a field evaluation.

The archaeological advisor has been consulted on the application and has raised no concerns. As such the proposals accord with the requirements of policy 2 (d) of the JCS and advice contained within the NPPF in relation to archaeology.

7.5 Flood risk and drainage

The JCS at policy 5 sets out a raft of sub policies aimed at preventing or reducing flood risk.

The revised NPPF at chapter 14 sets out government views on how the planning system should consider the risks caused by flooding. The planning practice guidance under the chapter titled 'flood risk and climate change' gives detailed advice on how planning can take account of the risks associated with flooding in the application process.

The Environment Agency flood map indicates that the site is located within flood zone 1 which represents land outside the predicated extent of extreme flooding from rivers, having less than 0.1% annual probability of flooding from these sources. The overall risks from ground water flooding are low. It is considered that the scheme would accord with JCS policy 5 in respect of flood risk and drainage.

7.6 Foul sewage

JCS Policy 10 (b) requires new development to minimise increases in the demand for additional/expanded water infrastructure. Whilst policy 10 (c) states that planning permission will only be granted if it can be demonstrated that there will be sufficient infrastructure capacity provided within an agreed timescale to support and meet all the requirements which arise from the proposed development. Policy 10 (d) continues by saying that the council and developers should work with infrastructure providers to identify viable solutions to deliver infrastructure where appropriate by phasing conditions, the use of interim measures and the provision of co-located facilities.

It is considered that the location of the proposed development would not raise any issues with regards to foul sewage network capacity. The applicant's agent has indicated that the intention is to connect to the existing drainage system.

It is considered that the scheme would accord with JCS policy 10 (b), (c) and (d) in respect of foul drainage.

7.7 Air quality

The JCS at policy 8 amongst other things, requires development not to result in an unacceptable impact on neighbours by reason of pollution.

To ensure quality of life and safer and healthier communities the JCS at policy 8 (e) (i) requires development not to have an unacceptable impact on amenities by reason of pollution, whilst 8 (e) (ii) goes further by stating that both new and existing development should be prevented from contributing to or being adversely affected by unacceptable levels of air pollution.

Chapter 15 of the revised NPPF offers broad advice on how local planning authorities should prevent both existing and new development from being adversely affected by unacceptable levels of air pollution.

The PPG at paragraph 001 of the air quality section dated 6 March 2014 states that 'It is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit'. The guidance goes on to explain the

implications for local authorities if national objectives are not met which this will include measures in pursuit of the objectives which could have implications for planning. The PPG at paragraph 009 demonstrates how considerations about air quality fit into the development management process.

The East Midlands region is looking to minimise the cumulative impact on local air quality that ongoing development has rather than looking at significance.

It is recommended that an Informative should be added to any permission seeking any gas fired boilers to meet a minimum standard of 40 mgNO_x/Kwh.

Subject to the imposition of the recommended informative it is considered that the proposed development complies with policy 8 (e) (i) & (ii) of the JCS.

7.8 Biodiversity

Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

The JCS at policy 4 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

The revised NPPF at chapter 15 'protect and enhance biodiversity and geodiversity' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity.

In order to achieve net gain in biodiversity, it is recommended that a condition is imposed that requires biodiversity enhancements through details of bat or bird nesting opportunities through integral or mounted boxes to be submitted for approval. Subject to the imposition of this condition it is considered that the proposed development would comply with policy 4 of the JCS.

7.9 Effect on the Upper Nene Valley Special Protection Area

The Upper Nene Valley Gravel Pits Special Protection Area (SPA)/Ramsar site is legally protected by the Conservation of Habitats and Species Regulations 2010 (the 'Habitats Regulations').

Policy 4 of the JCS on biodiversity and geodiversity states that developments likely to have an adverse effect either alone or in-combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitat Regulations and avoid or mitigate any impacts identified.

The Upper Nene Valley Gravel Pits Supplementary Planning Document (SPD) has been produced to help local planning authorities, developers and others ensure that development has no adverse effect on the SPA, in accordance with the legal requirements of the Habitats Regulations. The SPD has been developed with Natural England and the RSPB. A Mitigation Strategy adopted as an addendum to the SPA SPD provides further guidance for development within the 3km zone of the SPA and details a specific financial contribution for each new dwelling towards Strategic Access Management and Monitoring (SAMM) to avoid and mitigate impact.

Since these policies were adopted there has been a ruling made by the Court of Justice of the European Union (the CJEU) on the interpretation of the Habitats Directive in the case of People Over Wind and Sweetman vs Coillte Teoranta (ref: C 323/17). This requires development relying on mitigation in relation to the Habitats Regulations to no longer be considered at the screening stage but taken forward and considered at the appropriate assessment stage to inform a decision as whether no adverse effect on site integrity can be ascertained.

A Habitat Regulations Assessment to identify the likely effects of the proposed development on the SPA has been undertaken. It is considered that a planning decision on the merits of the proposed development can be taken as the applicant has made an SPA mitigation payment of **£299.95** made under section 111 of the Local Government Act 1972 and the development meets the criteria set out in the SPA SPD for this approach to be taken.

The proposed development would comply with Policy 4 of the JCS and with the requirements of the SPA SPD. The contribution provided will be used for measures to reduce the impacts of the proposed development and allows a conclusion of no adverse effect on the integrity on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar Site.

7.10 Housing mix

Policy 30 (a) (i) of the JCS seeks to the mix of house types within developments to reflect the need to accommodate smaller house households with an emphasis on the provision on small and medium sized dwellings (1 to 3 bedroom) include where appropriate dwellings designed for older people.

Policy 30 (a) (ii) of the JCS seeks to ensure there would not be an overconcentration of a single type of housing where this would adversely affect the character or infrastructure of the area.

The application proposes the creation of a 3-bedroom property in the village of Wollaston, in a primarily residential area. It is not considered that the creation of this dwelling would result in the overconcentration of a single type of housing in this area and would instead make a positive contribution to the housing stock in the village. The proposed three-bedroom dwelling would meet a housing need through the provision of a medium sized dwelling in the village and comply with the aim of policy 30 (a) (i) of the JCS.

The proposal is therefore considered to comply with policy 30 (a) (i) & (ii) of the JCS in this regard.

7.11 National Space Standards

The JCS at Policy 30 (b) requires the internal floor area of new dwellings to meet the National Space Standards as a minimum. The submitted plans indicate that the proposed 3-bedroom 4-person dwelling complies with the space standards in relation to overall GIA, and the technical standards for storage and bedroom sizes.

The proposals therefore comply with policy 30 (b) of the JCS.

7.12 National Accessibility Standards

Policy 30 (c) seeks new dwellings to meet category 2 of the National Accessibility Standards as a minimum.

The policy requires that all units should achieve category 2 of the National Accessibility Standards as a minimum. During the consideration of this application, the applicant's agent indicated that they would not be able to comply fully with this policy requirement. As such, justification and further details were sought. The applicant's agent has indicated that due to the bespoke nature of the dwelling which is to be occupied by the applicant, and the constraints on the site, that not all elements of the standard can/will be met. However, a statement has been provided which sets out which parts of the standards will be met, and these are acceptable and justified.

In this instance, the applicant is considered to have satisfactorily demonstrated that the site is too constrained to comply with several of the criteria set out under category 2 of the national accessibility standards.

The council is seeking a range of housing types to be provided within the villages, not just housing for older persons being designed for people with mobility issues. It would be acceptable in this instance for this small-scale development not to comply with category 2 of the national accessibility standards and be built in accordance with the submitted statement.

7.13 Living conditions of the neighbouring occupiers

The JCS at policy 8 (e) (i) details policy relating to the protection of amenity of neighbouring occupiers. The policy is clear that development must ensure quality of life by protecting amenity and not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

At paragraph 130 (f) of the revised NPPF the government requires new development to provide 'a high standard of amenity for all existing and future users.

The proposed dwelling will site between number 10 and number 6 Howard Road, both of which have ground floor side windows facing towards the application site.

In relation to number 10 the applicant's agent has indicated that the ground floor windows facing towards the application site, relate to an open plan part of the house, with a utility room and kitchen to the rear. Whilst it is noted that the outlook from these windows will be altered as a result of the siting of a dwelling in this location it is not considered to be harmful due to the gap that will be retained between the existing house and the new dwelling, and due to the rear part of the new dwelling being largely single storey. It is considered that enough light will reach the ground floor rooms of the existing host dwelling. The windows are ground floor only at this part of the dwelling, and the installation of a minimum 1.8-metre-high closed boarded fence along the boundary between the host and proposed dwelling will ensure there is no loss of privacy to either occupiers. This can be reasonably controlled by a suitably worded planning condition.

In relation to number 6 it is noted that this property has a ground floor window on its northern elevation facing towards the site and a first-floor window which appears to

serve a bedroom as a secondary window. The applicant's agent has indicated that the ground floor window serves a dining room and is one of two windows that serve this room. Due to the position of the windows on the northern elevation of the dwelling with the development plot to the north of this, and due to both the windows being secondary windows serving habitable rooms, it is not considered that the siting of the new dwelling would result in unacceptable loss of light or overshadowing to dining room or bedroom and the amenities currently enjoyed by the occupiers of this dwelling. A gap of approximately 4 metres will be retained between the first-floor bedroom window at number 6 and the two-storey part of the proposed dwelling, and a separation distance of approximately 2 metres to the ground floor window.

It is also considered that boundary treatments will provide sufficient separation and privacy between the dwelling and the neighbouring properties and can be controlled via planning condition.

The new dwelling proposes the creation of a first-floor window on the northern elevation, which is shown to serve a bathroom and is shown to be obscurely glazed. It is considered that this would not give rise to any unacceptable overlooking to the neighbouring property and the level of obscurity can be suitably controlled by planning condition. No windows are proposed on the southern elevation adjacent to number 6.

In relation to the position of the dwelling, the residential extensions 'A Guide to Good Design' supplementary planning guidance provides some guidance on how far extensions should be built to ensure no unacceptable impact upon the amount of light that reaches the habitable rooms of neighbouring properties. Whilst the guide relates principally to extensions, it is still a useful guide in considering the impact this new dwelling may have on the amenities of neighbouring occupiers. The guidance recommends that two storey extensions should not project beyond a line drawn at 45 degrees from the middle of the ground floor windows of habitable rooms of an adjacent property and should not project beyond 60 degrees for single storey extensions.

The proposed dwelling is two storeys, but also has a single storey element to the rear. When the line is drawn at 45 degrees from the rear windows of the two adjacent properties, the proposed two storey development does not project beyond this line. In relation to the 60-degree line, for both neighbouring properties, there is a small level of projection, however it is not considered to be so significant that it would be unacceptable.

On balance, it is noted that the creation of a new dwelling in this location will have an impact upon the current amenity of the occupiers of both neighbour dwellings, as the current plot is undeveloped. However, it is not considered that the impact is so significant or unacceptable that it would warrant a refusal of this application. In order to consider the impact of any future development at the site, it is recommended that a condition restricting the permitted development rights at the property is imposed. This will ensure the local planning authority can consider the impact any additional development may have on the amenity of the neighbouring properties.

Having taken all the above points into account it is considered that the proposal complies with policy 8 (e) (i) of the JCS with regard to the amenity of neighbouring occupiers.

7.14 Highway safety and Parking

JCS policy 8 (b) (i) gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. JCS policy 8 (b) (ii) seeks to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards.

Policy 8 (b) (ii) of the JCS requires the decision maker has particular regards to any additional traffic generation a development may cause and the resulting impact on the surrounding road network/parking provision/access. In addition, the Northamptonshire Parking Standards Supplementary Planning Document sets out the development related parking standards and should be read in conjunction with these Policies. Policy T2 in the WNP - Residential parking in new developments states the need for parking provision within new residential developments and will be assessed against the flexible approach outlined in the Northamptonshire Place and Movement Guide or any successor document. Proposals should:

1. provide sufficient parking to meet the assessed need;
2. ensure that any additional on-street parking does not result in significant congestion for other road users or a serious threat to road safety; and
3. avoid the creation of car-dominated environments through the appropriate location, layout and detailed design of the parking spaces.

Paragraph 111 of the NPPF also confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed development will result in the loss of 2 parking spaces that served no.10 Howard Road, a 3-bedroom property. The Northamptonshire Parking standards recommend that a 3-bedroom dwelling should have 2 parking spaces. As such, with the creation of the new 3-bedroom property, and the loss of the parking to serve number 10 Howard Road, this equates to a requirement of 4 parking spaces.

NNC senior highway engineer has been consulted on this application and has raised no objection to the application on highway safety and capacity grounds but has noted that the proposal makes no provision for off street parking. The senior highway engineer has indicated that based on the information provided and in their professional judgement there is sufficient information available that the local highway authority could not sustain an objection to the proposals.

The applicants have undertaken a parking beat survey in support of this application. The senior highway engineer has noted that the survey has not been carried out in accordance with the requirements of the local highway authority which are that a parking beat survey should record the level of parking at a time between 1am and 5am on a Tuesday, Wednesday or Thursday and on a Saturday or Sunday. However, whilst the results do not record weekend conditions the senior highway engineer considers that they provide a reasonable indication of the level of available on-street parking accommodation in the vicinity of the application site.

It has been noted however that the survey has indicated that sufficient on street accommodation can be found in the vicinity of the application site, but that this form

of parking does impose demands upon car owners and will oblige them to seek spaces possibly at some distance from their homes. It is generally noted that where parking provision for a development is inadequate or not conveniently located, residents and visitors will park on verges and streets that have not been designed for that purpose, leading to unsightly and possibly dangerous roads in and around developments.

It is also noted that a number of objections have been received by households local to the application and by the Parish Council in relation to the lack of parking to serve this new dwelling, and the loss of parking to serve the existing house. The site is located quite close to the junction with Hinwick Road and the road bends towards the west at this junction. The first section of the road leading from this junction is therefore restricted by existing double yellow lines, which extends on the eastern side of the road to the road frontage of the application site. There are also concerns that there is already a need for residents of this street to park on nearby roads due to lack of parking available on Howard Road.

Whilst the concerns raised by local objectors and the parish council are noted, it is considered important to take account of the updated information contained within the parking beat survey which confirms there is sufficient capacity locally to support the level of parking required. It is also important that this issue and information has been considered in detail by the consultation response from the senior highway engineer, confirming that a planning refusal based on loss of and lack of parking provision could not be sustained. Having taken all of this updated information and feedback into account, it is considered that, on balance, the applicant has demonstrated that sufficient parking is available in the wider context and the residual cumulative impacts on the road network would be severe therefore the proposal is in compliance with policy 8 (b) (i) and (ii) of the JCS and advice contained within paragraph 111 of the NPPF and is acceptable in highway terms.

7.15 Contamination

The JCS at policy 6 says that local planning authorities will seek to maximise the delivery of development through the re-use of suitable previously developed land within the urban areas. Where development is intended on a site known or suspected of being contaminated a remediation strategy will be required to manage the contamination. The policy goes on to inform that planning permission will be granted where it can be established that the site can safely and viably be developed with no significant impact on either future users of the development or on ground surface and waters.

The revised NPPF at paragraphs 184 and 185 sets out policies on development involving contaminated land. The planning practice guidance also offers detailed government advice on this topic.

NNC environmental protection officer has been consulted on this application and has raised no objection in relation to land contamination, however they have advised that a condition is imposed in the event that any unexpected contamination is discovered during the works.

Subject to the imposition of the recommended condition, the proposed development is considered to comply with Policy 8 (e) (i) & (ii) of the JCS.

7.16 Crime and disorder

Section 17 of the Crime and Disorder Act 1998 details the need for the council to do all that it reasonably can to prevent, crime and disorder in its area.

The JCS at policy 8 (e) (iv) sets out the policy requirement for new development to seek to design out crime and disorder and reduce the fear of crime. The adopted designing out crime supplementary planning guidance gives detailed advice this issue.

The revised NPPF at paragraph 130 (f) state that decisions should aim to ensure that developments create safe, inclusive and accessible environments which promote health and wellbeing with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.

It is recommended that all doors and windows in domestic dwellings should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police generally recommend the use of 3rd party accredited products. An informative would be added to this effect should the application be found to be acceptable. The proposed development would comply with policy 8 (e) (iv) of the JCS.

7.17 Conditions

The revised NPPF at paragraph 55 requires conditions to only be imposed where they are: necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. The PPG re-iterates this advice.

It is considered that the proposed conditions meet the tests set out in the NPPF and the provisions of the PPG.

8. Other Matters

8.1 Health Impact Assessment

Paragraph 92 of the NPPF states planning policies and decisions should aim to achieve healthy, inclusive and safe communities and, specifically, criterion c) of this seeks to enable support healthy lifestyles for example, layouts which encourage walking and cycling. It is considered that the proposal subject to this application will enable many of these aims to be achieved and therefore it is considered acceptable on health impact grounds.

8.2 Broadband

Policy T4 of the WNP requires all new development to be subject to a condition requiring the provision of ducting, allowing for providing fibre optic cable into each individual dwelling enabling superfast broadband delivery to new dwellings. Subject to the imposition of this condition, the proposed development would comply with policy T4 of the WNP.

8.3 Construction Phase

In relation to concerns raised by local objectors in relation to the impact on parking and general noise and disruption caused during the construction phase of development, it is considered that this could be controlled by a suitably worded

condition requiring a Construction Management Plan to be submitted for approval prior to the commencement of works on site. This will ensure that the proposal complies with both policy 8 (b) (i) and policy 8 (e) (i) of the JCS

9. CONCLUSION/PLANNING BALANCE

The proposed development complies with the relevant development plan policies and is consistent with the provisions in the revised NPPF specifically in relation to promoting sustainable development, raising design standards and transport considerations. In the absence of any material considerations of sufficient weight, it is recommended that the proposal be approved subject to conditions.

10. RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions listed at the end of the report

11. Conditions

1. The development shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To prevent the accumulation of planning permissions; to enable the local planning authority to review the suitability of the development in the light of altered circumstances; and to conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with the following drawings/details:
Drawing: 21-052-04C Proposed Ground floor plan (registered 10 January 2022)
Drawing: 21-052-05D Proposed Plans (registered 10 January 2022)
Drawing: 21-052-06A Site location and Proposed Block Plan (registered 10 January 2022)
Drawing: 21-052-07B Proposed Elevations (registered 10 January 2022)
Part M2 Compliance letter (registered 10 January 2022)

Reason: To define the permission and to conform with the requirements of The Town and Country Planning (General Development Procedure) (Amendment No. 3) (England) Order 2009.

3. No development shall take place until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of best practicable means to reduce the effects of noise, vibration, dust and lighting. The plan should include:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison.
- Arrangements for liaison with the NNC Environmental Protection Team.
- All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours: 0800 Hours and 1800 Hours on Mondays to Fridays and 0800 and 13:00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise and disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air borne pollutants.
- Procedures for emergency deviation of the agreed working hours.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.

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

Reason: In the interests of protecting residential amenity in accordance with Policy 8 (b) (i) & (ii) and 8 (e) (i) & (ii) of the North Northamptonshire Joint Core Strategy.

4. No development above slab level shall take place until a scheme for the inclusion of biodiversity enhancement through the provision of bird or bat boxes has been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: To maintain and enhance local biodiversity and ecology in accordance with 4 (a) of the North Northamptonshire Joint Core Strategy.

5. Notwithstanding the approved details, no development above slab level shall take place until a plan indicating the position, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the local planning authority. The development shall not be occupied until the approved boundary treatments have been provided. The approved boundary treatments shall be retained thereafter.

Reason: To provide adequate privacy, to protect the external character and appearance of the area and to minimise the effect of development on the area in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

6. No development above slab level shall take place until samples of the external materials to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details or such other materials that have been submitted and approved.

Reason: To ensure that the development does not detract from the appearance of the locality in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

7. The dwellings hereby approved shall incorporate measures to limit water use to no more than 105 litres per person per day within the home and external water use of no more than 5 litres per day in accordance with the optional standard 36 (2b) of Approved Document G of the Building Regulations (2015).

Reason: To ensure that the development complies with policy 9 of the North Northamptonshire Joint Core Strategy.

8. Notwithstanding the approved plans, full details of the scheme for the provision of secure covered bicycle storage at the property shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and permanently maintained thereafter.

Reason: To ensure that adequate secure covered cycle storage is provided to serve the development in accordance with policy 8 (b) (ii) of the North Northamptonshire Joint Core Strategy and advice contained within the Northamptonshire parking standards supplementary planning document.

9. In the event that any unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with policy 6 of the North Northamptonshire Joint Core Strategy.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development in Schedule 2 Part 1 class A, AA, B, of the Order shall take place without the specific grant of planning permission from the local planning authority.

Reason: In the interests of residential amenity in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy and to ensure that the character and appearance of the area is not unacceptably impacted in accordance with policy 8 (d) (i) of the North Northamptonshire Joint Core Strategy.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 2015 (or any order revoking, re-enacting or

modifying that Order), the proposed first floor window in the northern elevation serving the bathroom shall be top opening only and glazed with obscure glass and thereafter maintained in this condition at all times. The level of obscurity shall be a minimum level 4 of the Pilkington range of Textured Glass or equivalent. The window shall not be altered to clear glazing or any other opening without the specific grant of planning permission from the local planning authority.

Reason: To preserve the amenity and privacy of the adjoining residential occupiers in accordance with policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy.

12. The provision of ducting, allowing for providing fibre optic cable into the dwelling to enable superfast broadband shall be installed prior to the first occupation of the dwelling.

Reason: To ensure the development is served by superfast broad band in accordance with policy T4 of the Wollaston Neighbourhood Plan.

12. INFORMATIVES:

1. In accordance with the provisions in the Town and Country Planning (Development Management Procedure) (England) Order 2015 and pursuant to paragraph 38 of the National Planning Policy Framework, where possible and feasible, either through discussions, negotiations or in the consideration and assessment of this application and the accompanying proposals, the council as the local planning authority endeavoured to work with the applicant/developer in a positive and proactive way to ensure that the approved development is consistent with the relevant provisions in the framework.
2. The North Northamptonshire Council encourages all contractors to be 'considerate contractors' when working in our district by being aware of the needs of neighbours and the environment. Prior to the commencement of any site works, it is good practice to notify neighbouring occupiers of the nature and duration of works to be undertaken. To limit the potential detriment of construction works on residential amenity, it is recommended that all works and ancillary operations which are audible at the site boundary during construction should be carried out only between the following hours: 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. All gas fired boilers should meet a minimum standard of 40 mgNO_x/Kwh.
4. The Public Health Act 1875 Town Improvement Clauses Act 1847 at S.64. Prior to occupation of the newly created premises(s), the street numbering for this development or conversion - residential and commercial, must be agreed with the Street Naming and Numbering Officer. When issued, the number allocated must be clearly displayed on the outside of the property. Application forms for Street Naming and Numbering are available at https://www.wellingborough.gov.uk/info/200011/building_control/1039/street_naming_and_numbering

5. It is recommended that all doors and windows in domestic dwellings should meet the requirements of Approved Document Q of Building Regulations. Northamptonshire Police generally recommend the use of 3rd party accredited products.