
Applications for Planning Permission

18/00030/REG3	Erection of a block of flats providing four 1 bed apartments with associated parking Wilby Close Garages, Corby.
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Site Surroundings:

1. The application site is within the residential area of Lodge Park. The area of Lodge Park, specifically Wilby Close is characterised by flat roof developments which are two storey in height. The built form surrounding the site is an example of modernist architecture of the late 1960's. All of the dwellings along Wilby Close are uniform in design.

1.1 The subject site is within the corner of Wilby Close. The site has nineteen redundant flat roofed garages to the southern and northern end of the site. The garages are accessed along Wilby Close which forms part of an adopted Highway. The garages are within the Ownership of Corby Borough Council.

2. The Proposal:

2.1 Planning permission is sought for the demolition of the redundant garages to create four residential flats with associated parking. The block of flats will be situated in the north western corner of the proposed site. The proposed residential block of flats will be closest to No13 Wilby Close.

3. The Site and its History:

3.1 No Relevant Planning History

4. Policy Context:

4.1 The National Planning Policy Framework (2012) Chapter 6

4.2 North Northamptonshire Joint Core Strategy 2011-2031 (Adopted July 2016) comprising Policies 4, 5, 8, 9, 11, 15, 29, and 30. (JCS)

4.3 National Described Space Standard (2015)

5. Internal Consultations:

5.1 Corby Borough Council (CBC) Environmental Health – No objection subject to condition.

5.2 Corby Borough Council (CBC) Tree Officer - Trees T.1-6 are within the proposed development footprint, and are of little landscape importance and removal should be allowed to facilitate the development. The trees located, in neighbouring properties, G7 identified as Cypress, is close to the development, and the recommendation from the tree report to have these trees pruned prior to development, Trees 8 and 9 are in private ownership and well outside the proposed development. Also the identified root protection areas are well outside the development footprint.

5.3 Housing Strategy - Housing Strategy has been consulted on the design of this throughout, and our views have been represented therefore this scheme is supported.

External Consultations

5.4 Northamptonshire County Council Highways Officers – No objections, subject to conditions relating to cycle parking.

6. Advertisement

6.1 Site Notice – Attached to lamp post outside the garages on 22nd March 2018

- 6.2 Public Notice (Evening Telegraph) – No requirement for this application to go to a press notice as the site is not in a Conservation area.
- 6.3 Neighbour Notifications letters were sent on the 27.02.2018 to the following –
- 24, 26, 28, 30 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 64, 66, 68, 70, 72 Fotheringhay Road.
 - Corby Silver Band Club.
 - 1,2,3,4,5,6,7 8,9,10,11,12,13,14,15,16. 17, 18,19,21, 23,25,27,29 31, Wilby Close
 - 1, 21, 23, 27, 29, Denford Road.

Representations

- 6.4 Four objections have been received stating concerns on the following grounds, summarised as follows:
- Impact on the Highway
 - Insufficient parking
 - Overdevelopment
 - Noise
 - Air Pollution
 - Council Change Plan was bungalows previously
 - Who will live in the flats?

7. Officers Assessment:

8. Key Determining Issues:

-Principle of Development

-Design and impact on wider character of the local area

-Impact on Residential Amenity

-Highways

-Trees

-Parking

Principle of Development

- 8.1 The application proposal is a positive attempt by the applicant to identify and bring back into residential use empty and redundant garages in line with local housing strategies complying with the advice contained in paragraph 51 of the National Planning Policy Framework (2012), specifically the efficient use of previously developed land. The application site is situated in an established residential area which contains a range of services and shops approximately 150m away on Denford Road, and a regular bus service from the Kingsfisher Public House with access Corby and nearby towns. The site is considered to be sustainably located, with the proposal consequently being considered to comply with guidance provided in paragraph 51 of the National Planning Policy Framework (2012), Corby's saved Policies dated 1997 and North Northamptonshire Joint Core Strategy (2016). The principle of the development is therefore considered to be acceptable.

Design and impact on wider character of the area

- 8.2 There is a modernist vernacular in the street and surrounding homes. The proposed flats have taken elements from the area such as light grey brick and flat roofs (although the nearby homes have a very gentle pitch) however, the proposal creates a modern aesthetic. A variety of different window types and sizes and brick work bonds will help create a modern design. The proposed elevations will use materials that are common to the area with a contemporary style, particularly through the use of large full height windows to the flats main

internal spaces such as the living area and bedroom. Different brick bonds will help break down the elevations and create interest.

- 8.3 The inclusion, of the landscaping grass area to the front of the flats will soften the harsh appearance of the concrete and tarmac and improve the overall appearance of this part of Wilbey Close. To ensure that this area is retained, a landscape condition requiring details of all soft landscaping within the proposal should be submitted and conditioned to be maintained and replaced if the landscaping dies within 5 years.
- 8.4 Officers consider the dark grey window frames and doors will contrast well with the lighter brickwork. Two doors to the front elevation give the appearance of two houses rather than a block of flats with the additional entrances to the side elevations. The use of Flemish bond grey/ buff brickwork with cut ebony bricks exposing the perforation and laid with the inside facing outwards will create interest to the elevations and a more contemporary appearance. The design of the conversion will include materials such as render and facing brick, details of which will be secured by condition to ensure appearance. The general design will lift and improve the built form within Wilbey Close creating an improved attractive appearance. The overall proposed design would comply with Policy 8 of the JCS (2016).

Residential Amenity

- 8.5 Paragraph 17 of the NPPF (2012) advises that planning should seek to secure a high quality of design, a high standard of amenity for all existing and future occupants of such conversions this is further supported and elaborated upon by Policy 8 of the North Northamptonshire Joint Core Strategy (2016) which states:
- 8.6 *Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.*
- 8.7 In accordance with policy 2 of the North Northamptonshire Joint Core Strategy (2016), minimum space standards would be applied to all new housing developments. These have been set nationally as well as locally within the same policy. The proposed 1 bedroom flats for one people would have Gross internal floor area (GIA) of 39m² and would therefore comply with the minimum limit of 37m².
- 8.8 There have been four objections raised on the grounds of noise and disturbance to neighbouring properties during the construction of the conversion. Whilst the proposed block of flats is located close to an established dwelling above, it is noted that no noise/disturbance concerns have been raised by the Council's Environmental Protection officer's consultation response to this application. A condition requesting the developer to provide a construction management plan and to further impose a condition restricting the times of construction works and delivery of materials effectively address the concerns on noise disturbance.
- 8.9 Local residents raised concerns about air pollution. Environmental Health has been consulted and stated no objections. In addition a construction management plan has been conditioned and the development will still have to comply with the Control of Pollution Act (1974).
- 8.10 Further, concerns raised by local residents concerning additional litter and rubbish being dropped in the area. However the new dwellings will be incorporated into the existing refuse collection and wider street cleaning service of the Borough Council.
- 8.11 The position of the proposed block of flats within the plot results in a separation distance of approx. 19 metres between the rear elevation of the flats and (No46 Fotheringhay Road) and therefore it is not considered to have any significant impact on the residential amenities in term of loss of light, privacy, overlooking, overbearing or overshadowing.
- 8.12 There are two small first floor windows proposed on the western side elevation, which would be a secondary living room window and a bathroom window. To protect the residential amenity of No13 Wilby Close, it is deemed appropriate for these windows to be obscure glazed. As an added safeguard a condition is recommended requiring that the window is suitably obscure glazed to level 4.

- 8.13 The windows on the eastern elevation will not overlook No11 as No11 Wilby Close has a blank elevation facing the site and is a sufficient distance coupled with the acute angle so not to overlook No11 garden. The proposal does not affect the residential amenity or cause loss of privacy of the adjacent neighbouring properties.
- 8.14 The proposed site layout plan indicates appropriate boundary treatment (close boarded fencing) at 1.8 metre high to the side and rear of the application. The boundary treatment as proposed are also considered to be acceptable.
- 8.15 The proposed scheme accords with the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy (2016) in compliance with provision of residential amenity.

Impact on Highway

- 8.16 The Highways officer has no objected to the proposal subject to the details of the cycle store and the bin storage being requested, this can be controlled by a planning condition.
- 8.17 It is considered therefore that the proposals are in broad accordance with the requirements of Policies 8 and 15 of the North Northamptonshire Joint Core Strategy (2016) with respect to its relationship with the highway network. These two policies ensures that streets and spaces are continuously enclosed by buildings, or by strong landscaping with well- defined public and private space.

Trees

- 8.18 The tree officer states that trees T.1 to T.6 (on tree report plan 4262/01/D17-2863) are within the proposed development footprint, and are of little landscape importance and removal should be allowed to facilitate the development.
- 8.19 The proposal will result in the loss of trees located on the amenity land to the front of the proposed development in order to make way for the creating of access and erection of the proposed dwelling. The CBC Tree Officer has no objection to the removal of the trees they have no amenity value, however it is considered a landscape condition requiring all new and existing soft landscaping including trees are maintained and replaced if they die within 5 years.

Parking

- 8.20 The proposal creates the provision for four off-street parking spaces at the front of the new flats. The standards set by Northamptonshire Highways Parking Standard, requires a scheme for four one bedroom flats to make provisions for four off-street car parking spaces, The proposal meets this standard.

Contamination

- 8.21 Corby Borough Council Environmental Services have not objected to the proposal however they have requested an informative be added for the site to be investigated in the event of unexpected contamination should be found and suitably remediated if required.

Other Matters

- 8.22 The key points raised in the representations received on planning grounds have been addressed in the main body of this report, however the issue of sewerage and land ownership requires further consideration as follows:
- 8.23 Local residents raised concerns about the impact on the sewage system. The proposals are solely for conversion and the sewerage of any new dwelling will use the existing system.
- 8.24 Impact on damage to property by the developer would be private legal matter and is not a material planning consideration.
- 8.25 Local residents are concerned with the type of people who will live in the flats. The type of people who will live in the flats is not a material planning consideration.

9. Conclusion

- 9.1 It is considered that the proposal makes efficient use of previously development land, makes a positive contribution to the uplift of the character of the local area.
- 9.2 The proposal is in line with Local and National Policy; on the provision of housing

Recommendation: Approve subject to the following conditions:

1. Full planning permission

The development hereby approved shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. List of Approved Plans and Drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- 16041-EARCH-PL-EL-DR-A-0130-P07- PROPOSED ELEVATIONS (1)..
- 16041-EARCH-PL-XX-DR-A-0110-P06 PROPOSED SITEPLAN.
- 16041-EARCH-PL-XX-DR-A-0120-P012- FLOORPLANS AS PROPOSED
- 16041-EARCH-EX-XX-DR-A-0010-P02 – SITEPLAN AND AS EXISTING
- 16041-EARCH-EX-SI-DR-A-0005-P02 - SITELOCATION PLAN

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Working hours for Construction and Build

The demolition, earth removal, infilling, landscaping, foundation and building works required to implement this development shall only be carried out between the hours of:

- Monday to Friday – 8.00am to 6.00pm
- Saturdays - 8.00am to 1.00pm
- And no audible work on Sundays and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy 8 of the North Northamptonshire Joint Core Strategy

4. Submission and Approval of Landscaping Scheme

No building or use hereby permitted shall be occupied or the use commenced until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for protection, in the course of development.. The approved scheme shall be implemented so that planting is carried out no later than the first planting season following the occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason: To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory in accordance with Policies 3 and 8 of the North Northamptonshire Joint Core Strategy.

5. Construction Management Plan

No development shall take place including any works of demolition until a construction management plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- Detailed work programme
- Site HGV delivery/removal hours to be limited to between 09:30 – 16:30.
- routes for construction traffic
- Detailed plan showing the location of onsite stores and facilities including the site compound visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
- hours of operation
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles
- Breakdown of number, type, size and weight of vehicles over demolition and construction period.
- Detail of debris management
- Public liaison position, name, contact details and details of public consultation/liaison

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

6. Submission of samples before specified elements started

Samples of the materials to be used in the construction of the dwellings, boundary walls/fences and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory and its relationship with the Conservation Areas appropriate, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

7. Cycle and Bin Storage

Prior to the first occupation of the development hereby permitted details of the proposed enclosed secure bicycle parking and bin storage for each dwelling shall be submitted to and approved in writing by the local Planning Authority and the scheme approved shall be provided and be retained thereafter.

Reason: To ensure the provision and availability of adequate cycle parking and bin storage in accordance with policy 8 of the North Northamptonshire Joint Core Strategy.

8. Boundary Treatment – Residential

Prior to the commencement of development a scheme showing the proposed boundary treatment of the plots shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall show the type and height of fences, hedges, walls or other means of enclosure, and these shall be provided in accordance with the approved scheme before the adjacent dwellings are first occupied. The approved fence, hedge or wall shall subsequently be retained thereafter.

Reason: To ensure a suitable form of boundary treatment is constructed in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

9. Obscure Glazing

The first floor window in the side (western facing) elevation shall be obscure glazed (at least Level 4) and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted, and shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

Informative – Contamination.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary, a remediation scheme must be prepared which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

Background Papers

Design and Access Statement

Tree Report

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Planning Committee Date: May 2018

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