

Applicant	Norton Projects Ltd 87 Norton Street Grantham NG31 6BY
Agent	Richard Willows Plan-It Design Ltd Richmond House Main Road Long Bennington Newark
Proposal	Outline permission for the demolition of existing building and the erection of 8 nos. apartments with approval being sought for access and appearance
Location	87 Norton Street Grantham NG31 6BY
Application Type	Outline Planning Permission
Parish(es)	Grantham
Reason for Referral to Committee	The Service Manager considers that the application should be determined by the Development Management Committee as a previous application similar in character was recently refused.
Recommendation	That the application is:- Approved conditionally
Report Author	Abiola Labisi - Area Planning Officer 01476 406080 Ext: 6632 a.labisi@southkesteven.gov.uk
Report Reviewed By	Sylvia Bland - Service Manager - Development Management and Implementation 01476 406080 Ext: 6388 S.Bland@southkesteven.gov.uk

Key Issues

- Principle of the development
- Impact on the character of the area
- Impact on neighbours' amenities.

Technical Documents Submitted with the Application

- None



Key



**Application
Boundary**



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1.0 Description of site and application

- 1.1 The site is located to the rear of No. 87, Norton Street, Grantham. The site is a brownfield site within the built up part of the town and in close proximity to the town centre. The immediate area is characterised by two/three storey terraced dwellings and there are some commercial uses in close proximity to the site, due to its proximity to the town centre.
- 1.2 The proposal relates to outline permission for the demolition of an existing workshop building and the erection of a three storey block of 8 apartments with approval being sought for access and appearance. Units 1 to 4 would be on the Ground Floor and would have one bedroom each while Units 5 to 8 would have two bedrooms each, occupy the First Floor with their kitchen/living areas located within the attic space. The building would cover an area of approx 18m x 10m and would be approx 9m in height. It would be sited approx 1.6m from the south western and north eastern site boundaries and would be approx 2m from the northern site boundary.
- 1.3 The building would be constructed from brick with grey concrete roof tiles and uPVC windows. Foul and surface water would discharge into the mains sewers.
- 1.4 A similar scheme on the site was refused under planning ref. S17/0699 for reasons relating to size, massing and design. The main differences between the current scheme and the one refused are:
1. Reduction in ridge height from 11m to 9m
 2. Increase in setback from the side boundaries from 1m to 1.6m and increase in setback from rear boundary from 1m to 2m
 3. Reduction in the number of units from 9 to 8

2.0 Relevant History

Reference	Proposal	Decision	Date
S07/0454	Outline application for residential development (6 units)	Approved Conditionally	23/05/2007
S12/2286	Erection of 6 apartments (outline)	Approved Conditionally	06/02/2013
S16/0317	Residential development (6 apartments) (re-submission of S12/2286)	Approved Conditionally	28/07/2016
S17/0699	Erection of 9 apartments	Refused	07/07/2017

3.0 Policy Considerations

3.1 National Planning Policy Framework (NPPF)

Section 6 - Wide choice of high quality homes
Section 7 - Requiring good design

3.2 South Kesteven District Council Core Strategy

Policy EN1 - Protection and Enhancement
Policy H1 - Residential Development

4.0 SKDC Corporate Priorities

- 4.1 Support good housing for all

5.0 Representations Received

LCC Highways & SuDS Support No objection subject to condition relating to closure of existing access

Environmental Protection Services (SKDC) No objection

6.0 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and one letter of representation has been received. The points raised can be summarised as follows:

1. Overlooking
2. Noise
3. Scale and potential overbearing impacts
4. Lack of car parking spaces
5. Limited access for construction and service vehicles.

7.0 Evaluation

7.1 Background and Context

7.1.1 Para 17 of the NPPF sets out Core Planning Principles which should underpin plan making and decision making and provides that one such principle is that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

7.1.2 With regard to the location of new development within the District, Core Strategy Policy SP1 (Spatial Strategy) sets out a framework guiding the location of new development within the District and provides that the majority of new development shall be focussed on Grantham and the market towns of Stamford, Bourne and the Deepings.

7.1.3 In relation to housing development, Core Strategy Policy H1 (Residential Development) provides that:

'Housing growth should be focused on Grantham to deliver the wider social and economic aspirations of Grantham Growth Point Partnership.'

7.1.4 Further on housing development, Para 50 of the NPPF provides that:

'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).'

7.1.5 The proposed housing development on this brownfield site would enhance the delivery of the social and economic aspirations of Grantham Growth Point Partnership, would increase the mix of housing types and widen opportunities for home ownership in the town. The proposal is considered to be in accordance with the above local and national policies and would therefore be acceptable in principle.

7.2 Impact of the use on the character of the area

7.2.1 Core Strategy Policy EN1 relates to the protection and enhancement of the character of the district and provides that:

'Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement or restoration.'

7.2.2 Similarly, with regard to design, para 58 of the NPPF requires that:

'Planning policies and decisions should aim to ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.'

7.2.3 The general area is characterised by high density residential development of two to three storey terraced buildings. The proposed building would be in keeping with the general pattern of development in terms of scale, height and materials. Whilst it is noted that the building would be different from the predominantly Victorian terraced buildings, it would however be located to the rear of the frontage buildings, would not be visible from the public street and would therefore not detract from the general appearance of the area.

7.2.4 The proposed residential use which replaces the previous motor repair workshop would be more in keeping with the predominant residential use in the area.

7.3 Impact on the neighbouring properties

7.3.1 Having regard to its separation distance from neighbouring properties, it is considered that the development would not lead to any significant overbearing or overshadowing impacts on the occupiers of neighbouring properties. Whilst there would be first floor windows facing the rear of the adjoining properties on Norton Street, it is not considered that these windows would lead to any additional overlooking impact over and above that which would be generated by the previous scheme approved under S16/0317. Rooflights would be installed on the rear roofslope of the building (east). This would minimise any potential overlooking of the adjoining properties on Commercial Road. The first floor side elevation windows would be high level windows serving the staircase and not a living area. Accordingly, it is considered that there would be no significant overlooking of adjoining properties from these side windows.

7.4 Highway issues

7.4.1 The proposal does not include any provision for on-site parking. However, given the proximity of the site to the bus and train stations, as well as being adjacent to the town centre, it is considered that it is acceptable not to provide on-site parking in this instance. Most of the houses in the area do not have on-site parking and the Highway Authority has raised no objection to the scheme.

7.5 Response to issues raised in letter of objection

7.5.1 Having regard to the design, it is considered that the development would not lead to a significant overlooking of adjoining properties whilst the separation distance from neighbouring properties would minimise any visual impacts. The scale would be in keeping with the general pattern of development in the area. The issue of noise would be temporary and limited to the construction phase. Given the site location in close proximity to the town centre and public transport systems, it is considered that it is acceptable not to provide any parking spaces on site. With regard to access for construction and service vehicles, it is considered that the building would be close enough to the public street and can thus be easily served.

7.6 **Conclusion**

7.6.1 Having regard to its scale, massing and design, it is considered that the proposed development would not detract from the character of the area and would not lead to a significant adverse impact on the amenities of the occupiers of neighbouring properties. The development would therefore be in accordance with relevant provisions of Core Strategy Policy EN1 and therefore, it is recommended that permission be granted, subject to conditions.

8.0 Section 106 Heads of Terms

8.1 Not applicable.

9.0 Crime and Disorder

9.1 It is considered that the proposal would not result in any significant crime and disorder implications.

10.0 Human Rights Implications

10.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

10.2 It is considered that no relevant Article of that act will be breached.

11.0 RECOMMENDATION: that the development is Approved subject to the following conditions

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the latter.

Reason: In order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. layout;
- ii. scale
- iii. landscaping

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 3 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Drawing No. NPL/17/101 Rev A (Proposed Plans) received 19/10/2017
- ii. Drawing No. NPL/17/102 (Proposed Elevations and Sections) received 18/08/2017
- iii. Drawing No. NPL/17/103 (Proposed Block Plan and Sections) received 18/08/2017
- iv. Drawing No. NPL/17/201 (Proposed Sections Showing Rooflights) received 07/11/2017

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 4 Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the provision of satisfactory facilities for treatment of foul and surface water.

- 5 Notwithstanding the details submitted on the proposed block plan and section through the site drawing and proposed elevations / section drawing, before the development hereby permitted is commenced, plans showing the existing and proposed land levels of the site including site sections, spot heights, contours and the finished floor levels of all buildings with reference to neighbouring properties and an off site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 6 No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:

(a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;

(b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and

(c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and guidance contained in National Planning Policy Framework.

During Building Works

- 7 Before any of the works on the external elevations of the building hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 8 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Before the Development is Occupied

- 9 Before any building/dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed in accordance with the approved land levels details.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 10 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory facilities for the treatment of foul and surface water

- 11 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

- 12 Within seven days of the new access being brought into use, the existing access onto Norton Road shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To reduce to a minimum the number of individual access points to the site, in the interests of road safety.

- 13 The development hereby permitted shall not be occupied or brought into use until a verification report for any required remedial works as identified in the above condition has been submitted to and approved in writing by the Local Planning Authority. The report shall be submitted by the agreed competent person and identify that approved remedial works have been implemented. The report shall include, unless agreed in writing:

(a) A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;

(b) As built drawings of the implemented scheme;

(c) Photographs of the remediation works in progress; and

(d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will

not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and guidance contained in National Planning Policy Framework.

Ongoing Conditions

- 14 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B & C 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 window, dormer window, rooflight or other shall be inserted onto the building other than those expressly authorised by this permission without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

- 15 Notwithstanding the provisions of Schedule 2, Part 1, Class A 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 enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties.

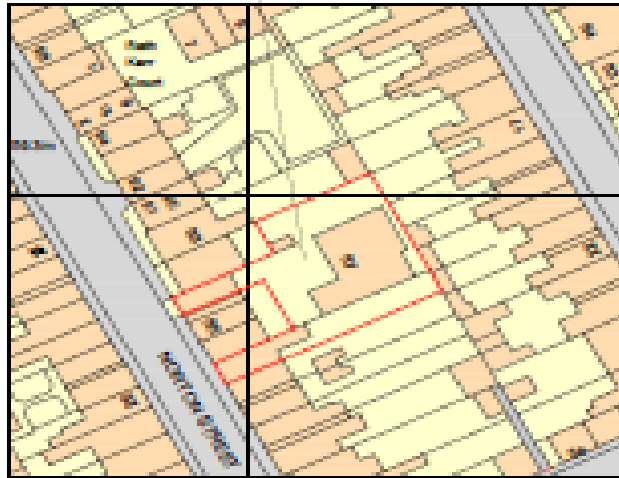
- 16 All the rooflights shown on the drawings labelled 'Proposed elevation/section' and 'Proposed section showing rooflights' shall be installed such that they are not less than 1.7m from the internal floor of the space served and retained as such thereafter.

Reason: In order to protect the amenity of the occupiers of neighbouring properties.

Standard Note(s) to Applicant:

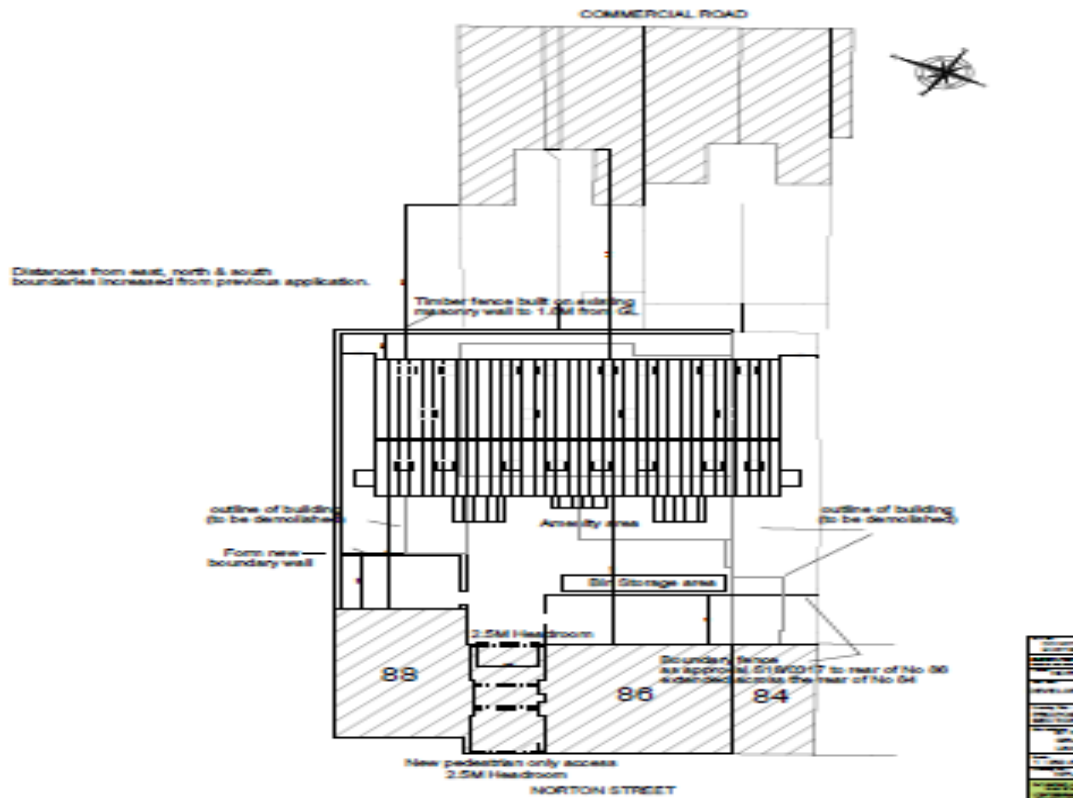
- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 186 - 187 of the National Planning Policy Framework.

Site Location Plan

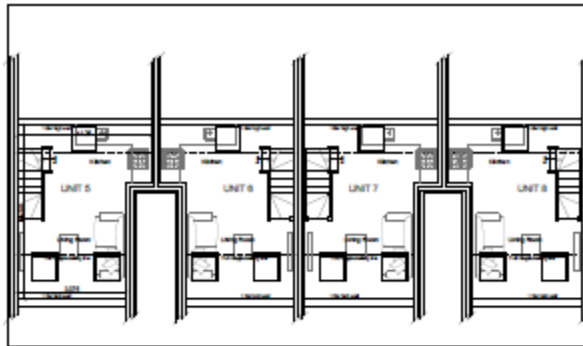


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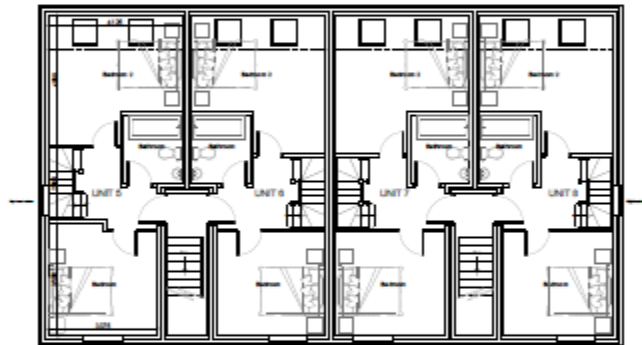
Block Plan



Floor plans as proposed



ATTIC FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Proposed Elevations

