

Towcester Vale Phase 1 London Road Towcester

S/2020/0385 Application for 127 Units

The layout complies with crime prevention best practice guidance for the most part in that the houses address the street, face each other across the road, have mainly back to back gardens and on plot parking to the side of the dwelling. There are a few minor design issues which could be remedied as follows:

Where parking is to the side of the dwelling there should be a window set into the side gable at ground floor level to enable overlooking from within a ground floor routinely inhabited room.

Where access to a rear garden is via an alley it is preferable not to have the access between two parking spaces. Inconsiderate parking with large vehicles can cause obstruction of the access for removal of bins and this can lead to neighbour nuisance. See plots 599, 593 and 587 as examples.

All rear alleys should be secured with a key lockable gate in line with the front building line. No gates are shown across the development.

Where a rear parking court is created – behind plot 665 and adjacent to plot 658 the rear garden boundaries which are exposed to the public domain by the use of a rear parking area should be heightened with a trellis topping to reduce opportunities for climbing. All gates leading into such parking spaces should be secured by a lockable gate, key operated and operable from both sides for convenience.

There is inconsistency in terms of front boundary treatment – why do plots 700, 701 and 702 not have a front perimeter when 703 does? 644 and 645 do not but 646 to 648 do.

The POS is well overlooked by adjacent housing with a well used road and a private drive providing the necessary separation to cut down on nuisance. The equipment is suitable for the younger age range and the choice of equipment is acceptable apart from the wigwam which I have concerns about. There is always the possibility that play equipment will be used inappropriately by older children and pieces providing shelter especially so.