

PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0299

LOCATION: 47 Park Avenue North

DESCRIPTION: Single storey side extension and single storey rear extension and detached garage

WARD: Phippsville Ward

APPLICANT: Mr & Mrs C Nunn
AGENT: Mr David Collins

REFERRED BY: Director of Planning and Sustainability
REASON: Procedural matter

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 APPROVAL subject to the conditions as set out below and for the following reason:

The design and appearance of the proposed development is considered acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area and adjacent residential amenity. The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H18 of the Northampton Local Plan, and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

2.1 Single storey side extension and single storey rear extension and a detached garage.

3 SITE DESCRIPTION

3.1 The site comprises an existing end of terrace dwelling situated on the corner of Park Avenue North and Broadway. The rear of the site contains a large garden, part of which was developed when a single dwelling was erected under a 2016 planning permission. The site has a side vehicle access from Broadway which allows vehicles to park in the rear garden but there is not currently a garage on the site.

4 PLANNING HISTORY

- 4.1 N/2007/0212 - Erection of new dwelling with detached garage. Approved
- 4.2 N/2010/0216 - Erection of 2 bed detached dwelling. Approved
- 4.3 N/2011/0127 - Detached double garage with home office over. Withdrawn
- 4.4 N/2012/1275 - Proposed single storey rear extension. Approved

5 PLANNING POLICY

5.1 Statutory Duty

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), Northampton Local Plan (1997) saved policies

6 National Policies

- 6.1 **National Planning Policy Framework (NPPF)** sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following section is of particular relevance to this application:

Section 2: Achieving sustainable development

Section 12: Achieving well-designed places

- 6.2 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles

- 6.3 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 – New Development (Design)

Policy H18 – Extensions

- 6.4 **Supplementary Planning Documents**

Planning out Crime in Northamptonshire SPG 2004
Residential Extensions and Alterations Design Guide SPD 2011
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

7.1 **Councillor A King** – Called in the application due to impact of detrimental light to no.49 Park Avenue North.

(The call-in was not made in accordance with the Council Constitution, but as the objector had difficulty establishing who was the Ward Councillor, the Director of Planning and Sustainability has referred the application to Committee).

7.2 Six third party objections were received; these are summarised below:

- Loss of light and over shadowing from the detached garage and the extension
- Garage out of keeping with the area
- Over development of the plot
- Removal of garden wall in relation to the garage and impact of the party wall agreement
- Negative impact of development on the environment

8 APPRAISAL

8.1 The main issues to consider are the impact on the appearance and character of the host building, local area and impact on the residential amenity of neighbours.

Design and appearance

8.2 As set out above, there is a history of previous applications for this site. The last application in 2012 received permission for a single storey rear extension, which extended along the boundary with the attached neighbour No.49 Park Avenue North by 2.5m and had a flat roof 3m in height. It then extended to the existing outbuilding which was converted into a utility room and thereby creating a L-shaped extension to the rear of the dwelling. The proposal was found to be acceptable in terms of design including impact on the adjoining property No.49. However, this permission was not implemented.

8.3 The current application is a variation of the 2012 approved scheme, along with the addition of a detached garage to the rear of the site. The current single storey rear extension extends 2.1m along the boundary with the attached neighbouring property at No.49 Park Avenue North and has a flat roof to 3m with roof lantern over, taking it to 3.2m in total. This aspect of the proposal is in matching materials to the host dwelling and would therefore constitute permitted development under current Planning Legislation and would not require the submission of a planning application. Notwithstanding this, this part of the proposal is included in the application.

8.4 The proposed single storey side extension would extend from the existing kitchen to the outbuilding by 2.4m infilling this section to create a utility room and shower and also extend the kitchen. This part of the proposal would have a flat roof to 3.2m in height and be in matching materials and therefore could be constructed under permitted development again.

8.5 The proposed detached garage would be sited to the west of the site along the boundary with No.49 Park Avenue North and also No.81a Broadway. It would extend 6.3m along the north boundary and 7.4m along the west boundary, with a pitch roof 2.1m to the eaves and 3.8m to the ridge and be in matching brick to the host dwelling.

8.6 The neighbouring properties along Park Avenue North within the vicinity have garages, which are predominantly flat roofed, located along their rear boundaries with access from Broadway. Whilst the proposed garage would introduce a pitched roof garage, when viewed from public vantage points on Broadway, this would not be seen in the context of the neighbouring flat roof garages situated along the rear access road. As such, it is not considered the proposed garage would adversely impact on the character of the area.

- 8.7 In addition, the site has a long rear garden extending approximately 25m from the rear of the property, it is therefore considered the proposal would not be over development of the site.
- 8.8 In terms of the design of the proposed extensions, the single-storey rear extension would not be seen within the street scene and would be screened by the host dwelling; the single storey side extension would extend the brick boundary wall by 1.5m filling in the gap between the existing outbuilding and the host dwelling. It is considered that the proposal is of an acceptable design and appearance and accord with the guidance outlined in National Planning Policy Framework, Policy S10 of the Northamptonshire Joint Core Strategy, saved Policies H18 and E20 in the Northampton Local Plan and advice contained within the Council's Residential Extensions and Alterations Design guide SPD.

Residential amenity

- 8.9 In terms of the impact on adjoining occupiers, the proposed single storey side and rear extensions could be built under permitted development and would not require the need for the submission of a planning application. It is considered to have acceptable impact on the neighbouring properties.
- 8.10 The proposed detached garage extends along the boundary of the two neighbouring properties, No.49 Park Avenue North and No.81a Broadway. The attached neighbouring property No.49 has a long rear garden extending approximately 29m with a garage sited on the rear boundary leaving a garden area of approximately 25m in length. The boundary treatment between the application site and this neighbouring property comprises a brick wall approximately 1.5m in height with a trellis on top with the neighbouring property set at a slightly lower ground level than the application site. The blank rear elevation gable end of the garage would be situated immediately adjacent to this neighbouring boundary with a ridge height of 3.8m sloping down to eaves heights of 2.1m and would extend approximately 6.3m along this neighbouring boundary. Whilst it is acknowledged the garage would be clearly visible above the boundary treatment from this neighbouring property and would result in some overshadowing, the garage would be situated approximately 16m away from the rear elevation of this neighbouring property and away from the immediate private space to the rear of the dwelling. On balance, it is considered, due to the separation distances, that the garage would not cause a significant adverse impact to neighbours' amenity in terms of overbearing, overlooking or loss of privacy. The concerns in relation to the boundary wall and the party wall agreement are not a material planning matter and shall be dealt with under the Party Wall Act as a civil matter.
- 8.11 The property to the rear of the site No.81a Broadway has a brick boundary wall separating it from the application site, and due to the height of the garage and the existing boundary treatment, it is not considered that the detached garage would have a detrimental impact on the residential amenity of the neighbouring property in terms of loss of outlook or overbearing.

9 CONCLUSION

- 9.1 The proposed development is of a scale and design appropriate to the main dwelling and surrounding area. There would not be detrimental impact on the residential amenity of the neighbouring properties.
- 9.2 The proposal would be in accordance with the advice given within the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policies H18 and E20 of the Northampton Local Plan, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document.
- 9.3 The proposal is recommended for approval, subject to the conditions.

10 CONDITIONS

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Site Plan & Detached Garage Elevations and Floor Plans, Existing and Proposed Floor Plans and Elevations Drawing No.2, Existing and Proposed Elevations drawing No.1.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

3. The external walls and roof of the extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan

11 BACKGROUND PAPERS

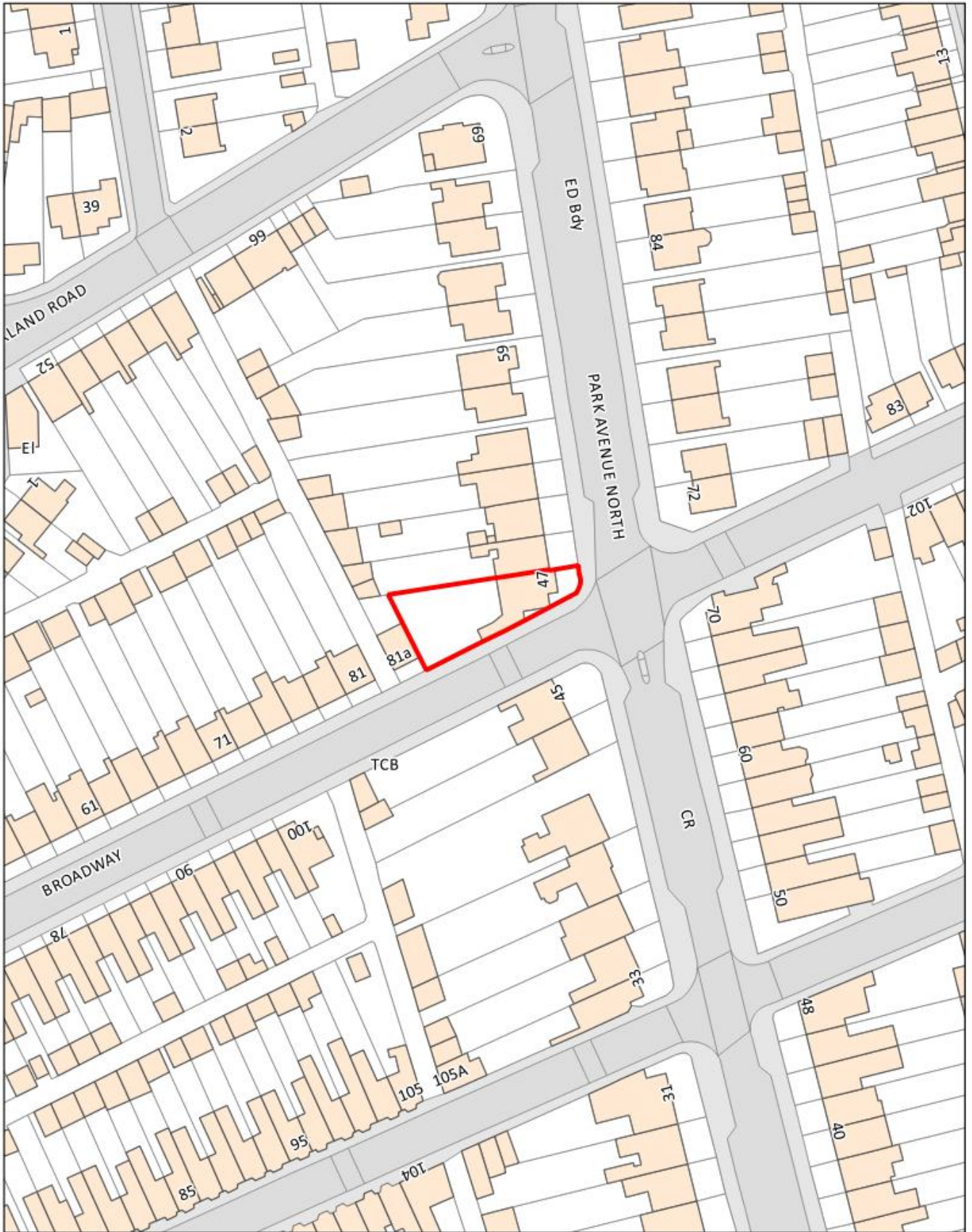
- 11.1 N/2007/0212; N/2010/0216; N/2011/0127; N/2012/1275 and N/2020/0299.

12 LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



NORTHAMPTON
BOROUGH COUNCIL

Title: **47 Park Avenue North**

© Crown copyright and database rights 2019 Ordnance Survey licence no. 100019655

Date: 28-05-2020

Scale: 1:1,000

Drawn by: -----