

PLANNING COMMITTEE: 27th April 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0259

LOCATION: 279 Main Road, Duston

DESCRIPTION: Variation of Condition 2 of planning permission N/2015/0811 (Erection of detached 3-bed dwelling at the rear together with parking spaces and widening of existing vehicular access) for alterations to roof form

WARD: New Duston Ward

APPLICANT: Mr Tim Hadland
AGENT: T R Dobraszczyk RIBA

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Applicant is a Council Member

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The development would have no significant additional impact on local and residential amenity as compared to the scheme previously granted planning permission and as such would therefore be acceptable as the development would contribute to the Borough's five year housing land supply.

2. THE PROPOSAL

2.1 The application seeks planning permission to vary a condition restricting the development to a particular plan in relation to the grant of planning permission for a detached bungalow. This plan indicated a building with a straightforward ridged roof and conventional gables. It is now proposed to erect a slightly higher (approximately 0.3metres) roof with a half hipped or clipped gable roof form. As part of the new plan an attic rooflight has been removed and a first floor window in the eastern side of the bungalow is proposed.

3. SITE DESCRIPTION

3.1 The site forms part of the rear garden to 279 Main Road, a large detached dwelling with a substantial garden area. Much of the end of the garden where the dwelling is proposed is overgrown.

3.2 The site is within a residential area and is bordered on three sides by residential properties.

4. PLANNING HISTORY

4.1 Planning permission N/2006/0812 granted for detached dwelling to side of 279 Main Road in 2006. The development was implemented.

4.2 Planning permission N/2015/0275 refused for the erection of a detached 3-bed dwelling at the rear together with parking spaces and widening of existing vehicular access in June 2015.

4.3 Planning permission N/2015/0811 granted for the erection of a detached 3-bed dwelling at the rear together with parking spaces and widening of existing vehicular access in September 2015. Proposed dormer window removed from previous refusal.

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, and emerging Neighbourhood Development Plans where relevant.

5.2 National Policies

The 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 sections are of particular relevance to this application:

Part 6 requires the delivery of a wide choice of quality homes and the provision by a Local Planning Authority of a five year housing land supply.

Part 7 requires good design.

5.3 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. Policies of particular relevance are:

Policy S10 - Sustainable Development Principles

Policy H1 - Housing Density, Mix and Type of Dwellings

5.4 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

5.5 Supplementary Planning Documents

Northamptonshire County Parking Standards SPG 2003

5.6 Other Material Considerations

Duston Neighbourhood Plan

At Full Council on 14th December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan for Northampton. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

The following policies are relevant to the determination of this proposal:

H4 supports the principle of small scale development on large gardens subject to adequate amenity, direct frontage access, conservation area requirements being met and provision of natural landscaping.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Duston Parish Council** – no comments.

6.2 **277A Main Road** - objecting regarding the appearance of the dwelling and expressing concerns over the determination of the previous application and the decision making process.

7. APPRAISAL

7.1 The principle of residential development on the site has been established with the previous grant of planning permission and as such there is no need to revisit the arguments as to whether this is acceptable or not. The matter which needs to be addressed is whether the form of the bungalow now proposed would result in any unduly additional impact over and above the permitted scheme.

7.2 It is not considered that the increase in the height or shape of the roof would adversely impact upon the character and appearance of the area, or make the bungalow a more prominent visual feature within the locality. There are a range of different roof heights and styles of property in the vicinity and as such the development now proposed would generally fit in with this.

7.3 It is also not considered that the changes to the permitted scheme would have any additional impact upon residential amenity. The relationships with neighbouring properties would be the same as previously approved and conditions removing permitted development rights for windows and extensions, including dormer windows, would still apply.

7.4 The introduction of a side window serving the roof space is not considered to have any adverse impact on residential amenity as this is indicated as being obscure glazed and to serve the loft space only.

8. CONCLUSION

8.1 It is therefore considered that the development would have no unduly adverse additional impact to the approved scheme.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the 4th September 2018.

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: 2307/4 & 5.

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

(3) Prior to the commencement of development, details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition as the materials are a fundamental part of the development process.

(4) Prior to the commencement of development, full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the first occupation of the development hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to allow full consideration of the retention of existing foliage in the context of the development process.

(5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, including dormer windows, or outbuildings shall be erected to the dwelling hereby permitted.

Reason: To prevent overdevelopment of the site and to safeguard the amenities of neighbouring residents in accordance with Policy E20 of the Northampton Local Plan.

(6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional window(s) shall be installed in the proposed development.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

(7) The first floor side window shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan

(8) Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition as ground levels are a fundamental part of the development process.

(9) Prior to the commencement of development, full details of the proposed surface treatment of the access drive and parking areas shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to allow for the agreed details to be implemented at the earliest opportunity.

(10) Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to the occupation or bringing into use of the building and thereafter maintained.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan. This is a pre-commencement condition to allow for the refuse storage to be fully incorporated into the development process.

(11) The access improvements indicated on the approved plan shall be implemented in full prior to the first occupation of the development hereby permitted.

Reason: To ensure adequate access in the interests of road safety to accord with the National Planning Policy Framework.

10. BACKGROUND PAPERS

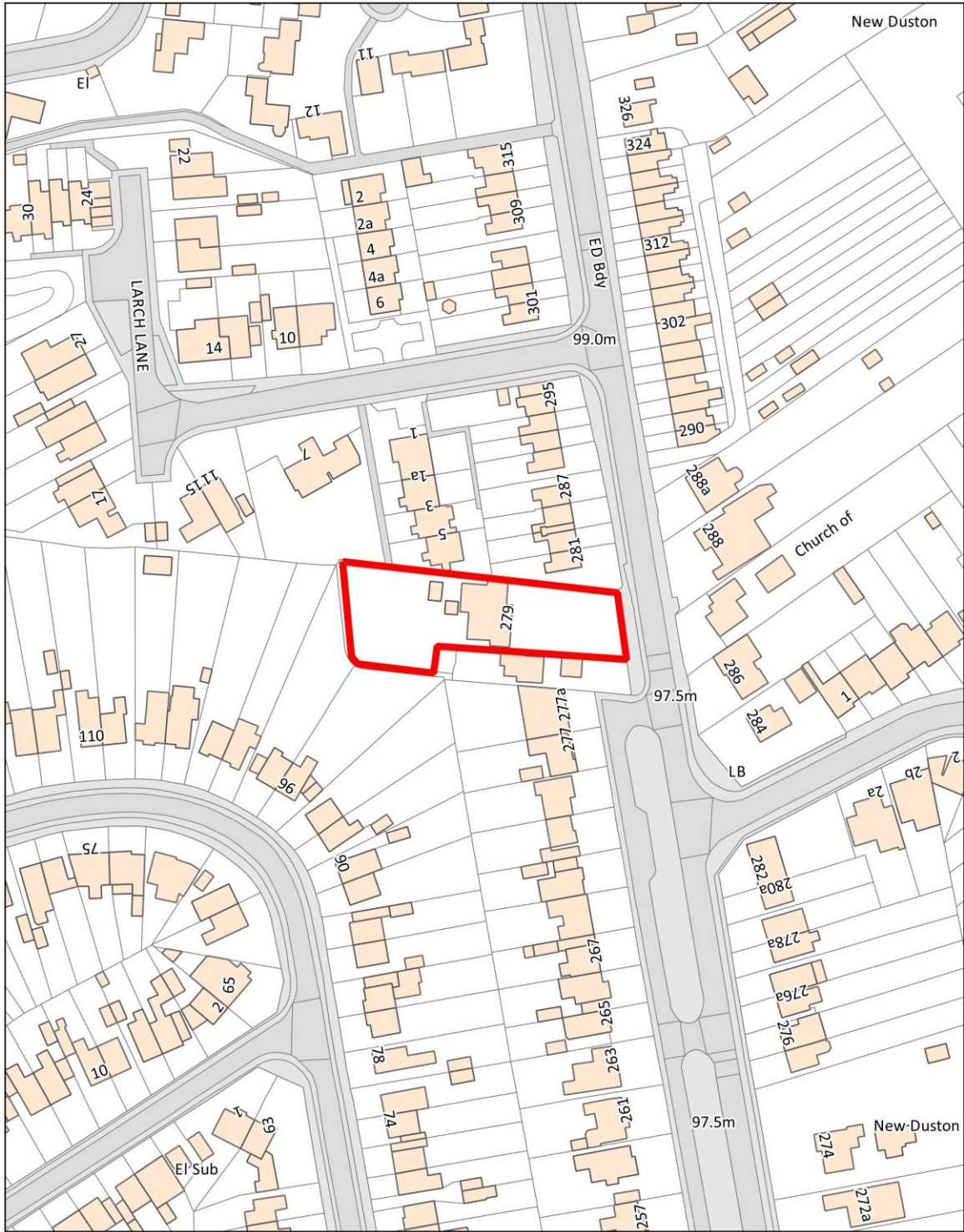
10.1 N/2016/0259

11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 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.



Title: **279 Main Road**

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