

PLANNING COMMITTEE: 10th May 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0162

LOCATION: 3 Beechwood Drive

DESCRIPTION: Extension of existing ground floor porch and garage
WARD: Westone Ward

APPLICANT: Mr Ian Jenkinson
AGENT: Architectural Services

REFERRED BY: Councillor M Lynch
REASON: Development does not fit in with the area

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development would not have an undue detrimental impact on the appearance and character of the host building, surrounding area and amenity of adjoining occupiers to comply with Policies E20 and H18 of the Northampton Local Plan, S10 of the West Northamptonshire Joint Core Strategy, SPD on Residential Extensions and National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for single storey front extension with front porch. The proposal involves a new pitched roof over the front of the attached garage.

3. SITE DESCRIPTION

3.1 The application site consists of a 2 storey semi-detached dwelling along a street of similar properties. The property is set back from Beechwood Drive and has an attached garage to the side. The property is not in a conservation area.

4. PLANNING HISTORY

4.1 N/2015/0787 Planning permission was refused in 2015 for a first floor side extension on the grounds that the proposal would result in a visual terracing effect with the adjoining property infilling a visual gap detrimental to the appearance and character of the area and street scene.

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.

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:

Paragraph 17 relates to design and seeks to ensure a good standard of amenity for all adjoining buildings.

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. Policy of particular relevance is:

S10 Sustainable Development Principles - encourages development which achieves high standards of design and a strong sense of place.

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:

E20 Design of new development

Promotes good design in new development and extensions and ensures acceptable levels of privacy, light and amenity to adjoining properties.

H18 Residential Extensions

Relates specifically to domestic extensions and consideration should be given to design and appearance and impact on neighbouring properties.

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Councillor Lynch** – object to the application as proposal is out of character with the area. Called in application to be determined by the Planning Committee.

7. APPRAISAL

Main issues

- 7.1 The main issues to consider are the impact on the appearance and character of the host building, surrounding area and neighbour amenity.

Impact on appearance and character of host building and area

- 7.2 Given that the property is set back from Beechwood Drive and the proposed extension is of modest scale, it is considered that the proposal would be in keeping with the character of the host building and would have a neutral impact on the wider street scene. Any approval would be subject to a matching materials condition to ensure a satisfactory external appearance of development. This would comply with Policies E20 and H18 of the Northampton Local Plan and aims of the Council's Adopted Residential Extensions Design Document.

Impact on amenity of neighbours

- 7.3 Due to the minor scale of development combined with the separation to adjoining properties at nos. 1 and 5 Beechwood Drive, it is not considered that there would be any undue impact on residential amenity in terms of overbearing, loss of outlook and overshadowing.

8. CONCLUSION

- 8.1 The proposal is considered acceptable as it would not have any undue impact on the appearance and character of the host building, surrounding area or residential amenity and is fully compliant with development plan policy.

9. 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: 15/2049/100B, 01A, 02A.

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

- (3) The external walls and roof of the extension 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.

10. BACKGROUND PAPERS

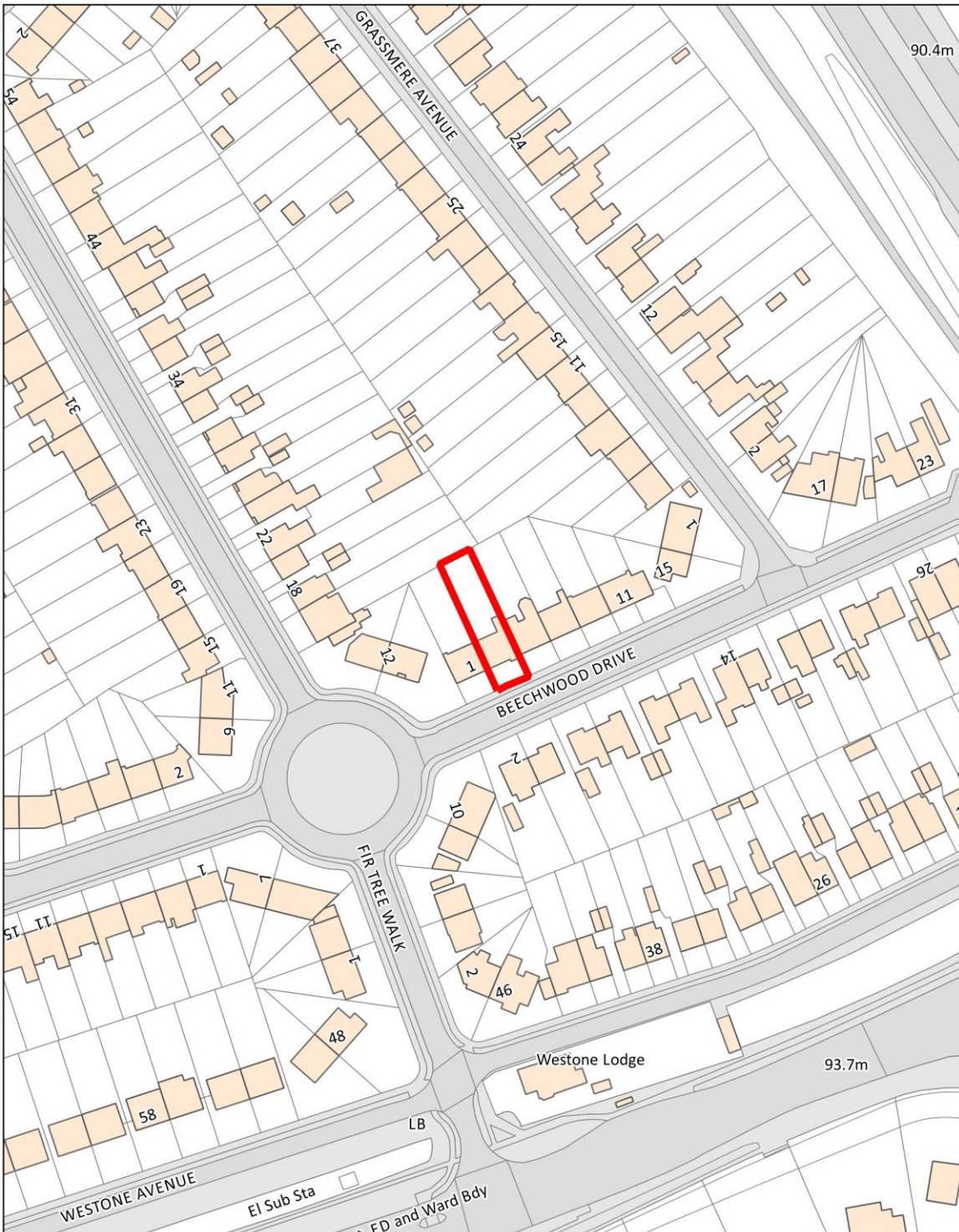
- 10.1 N/2016/0162


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.



 <p>NORTHAMPTON BOROUGH COUNCIL</p>	<p>Title: 3 Beechwood Drive</p>	<p>Date: 28-04-2016</p>
	<p><small>© Crown Copyright 2014. Reproduced from Ordnance Survey data with the permission of the controller of Her Majesty's Stationery Office. Ordnance Survey is a registered trademark. Northampton Borough Council License Number 100019655.</small></p>	<p>Scale: 1:1,250</p>
		<p>Drawn by: Plannir</p>