

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

APPLICATION REF: N/2016/0264

LOCATION: 22 Martins Lane, Hardingstone

DESCRIPTION: Single storey front extension and two storey side extension

WARD: Nene Valley Ward

APPLICANT: Mr & Mrs Davis
AGENT: Drawings by Design

REFERRED BY: Called in by Councillor J Nunn
REASON: Overlooking and overdevelopment

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, due to its siting, scale and design, not have an undue detrimental impact on the appearance and character of the host building. street scene 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 the erection of single storey front extension and two storey side extension. The proposed side extension would be sited above an existing garage and constructed in materials to match the majority of the existing house (brickwork). The single storey front extension is to create a porch and extended kitchen.

3. SITE DESCRIPTION

3.1 The application site consists of a 2 storey detached dwelling located along residential street comprising a large mix of house types and designs. There is a substantial private garden to the rear enclosed on 3 sides. The site is not in a Conservation Area.

4. PLANNING HISTORY

4.1 None recent.

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) and 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 section is of particular relevance to this application:

Paragraph 17 relates to high quality design and ensuring amenity for future residents

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 - development should achieve the highest standards of design and create 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 - development should be designed to adequately reflect character of surroundings in terms of layout siting, form, scale and materials and impact on neighbour amenity in terms of light and privacy.

H18 Residential extensions - states that planning applications will be granted subject to design and appearance being acceptable and effect on adjoining properties

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD (2011)

6. CONSULTATIONS/ REPRESENTATIONS

Comments are summarised as follows:

6.1 **Hardingstone Parish Council** - no objection.

6.2 **Councillor Nunn** - concerned on overlooking to rear of 20 Martins Lane and over-development. Called in application for consideration by the Planning Committee.

6.3 Objection received from **20 Martins Lane:**

- Over-development;
- Would be out of character and scale with other properties;
- Concern on how foundations will be laid;
- Would create a visual terracing effect;
- Loss of light and Overbearing;
- Overlooking.

6.4 Comment from **24 Martins Lane:**

- No objection subject to consideration being given to proposed porch roof design.

7. APPRAISAL

Main issues

7.1 The principal issues to consider are the impact on the appearance and character of the host building, wider area and amenity of adjoining neighbours.

Impact on appearance and character of host building and area

7.2 Whilst it is noted that the proposed extensions would be clearly visible from Martins Lane, there are a range of house designs and types in the surrounding area, the proposed addition would not appear over prominent and the impact on the street scene is considered acceptable. The proposed design and appearance is also considered to be in keeping with the host building, subject to a condition for matching materials to be used.

7.3 It is not considered that the proposed side extension would create a terracing effect with 20 Martins Lane, given that there is still a visual gap above the garage serving 20 Martins Lane. In addition, given the scale of the proposal and the size of the application site, the proposal would not result in over-development.

Impact on amenity of neighbours

7.4 The adjacent property 20 Martins Lane has one side facing first floor window serving a bathroom facing the applicant's house. They also have a garage adjacent to the applicant's boundary which appears to be currently used as a store and home office. Given that no habitable room windows would be affected, it is considered that the impact on that neighbour's living conditions would be acceptable in terms of loss of outlook, light and overbearing.

7.5 There will be a new window located on the first floor rear elevation of the proposed two storey extension. Given that any views of the neighbour's rear garden at 20 Martins Lane from this window would be from an oblique angle, it is not considered that overlooking is significant enough to warrant refusal of planning permission. It is also worth noting that this relationship is no different to that on a large number of properties in the Borough. It is considered that there would be limited overlooking to the properties on the opposite side of Martins Lane which are approximately 30 metres away.

7.6 The impact on the other adjoining neighbour at 24 Martins Lane would be limited given that the proposed single storey front extension is of modest scale and set away from the boundary. There would be no impact from the proposed side extension given that it would be located on the other side of the property.

Other issues

- 7.7 The concern raised by the objector on the foundation of the proposed extension is a matter to be addressed under Building Regulations.

8. CONCLUSION

- 8.1 The proposed development is considered to be in keeping with the appearance and character of the host building, wider street scene and would not have any undue impact on the residential amenity of the locality. For these reasons, the proposal is considered acceptable as it would comply with development plan and national policy. The application is recommended for approval subject to the conditions below.

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: C555 -001, 002, 003C, 004B, 005A.

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.

- (4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side facing elevations of the proposed extension.

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

10. BACKGROUND PAPERS

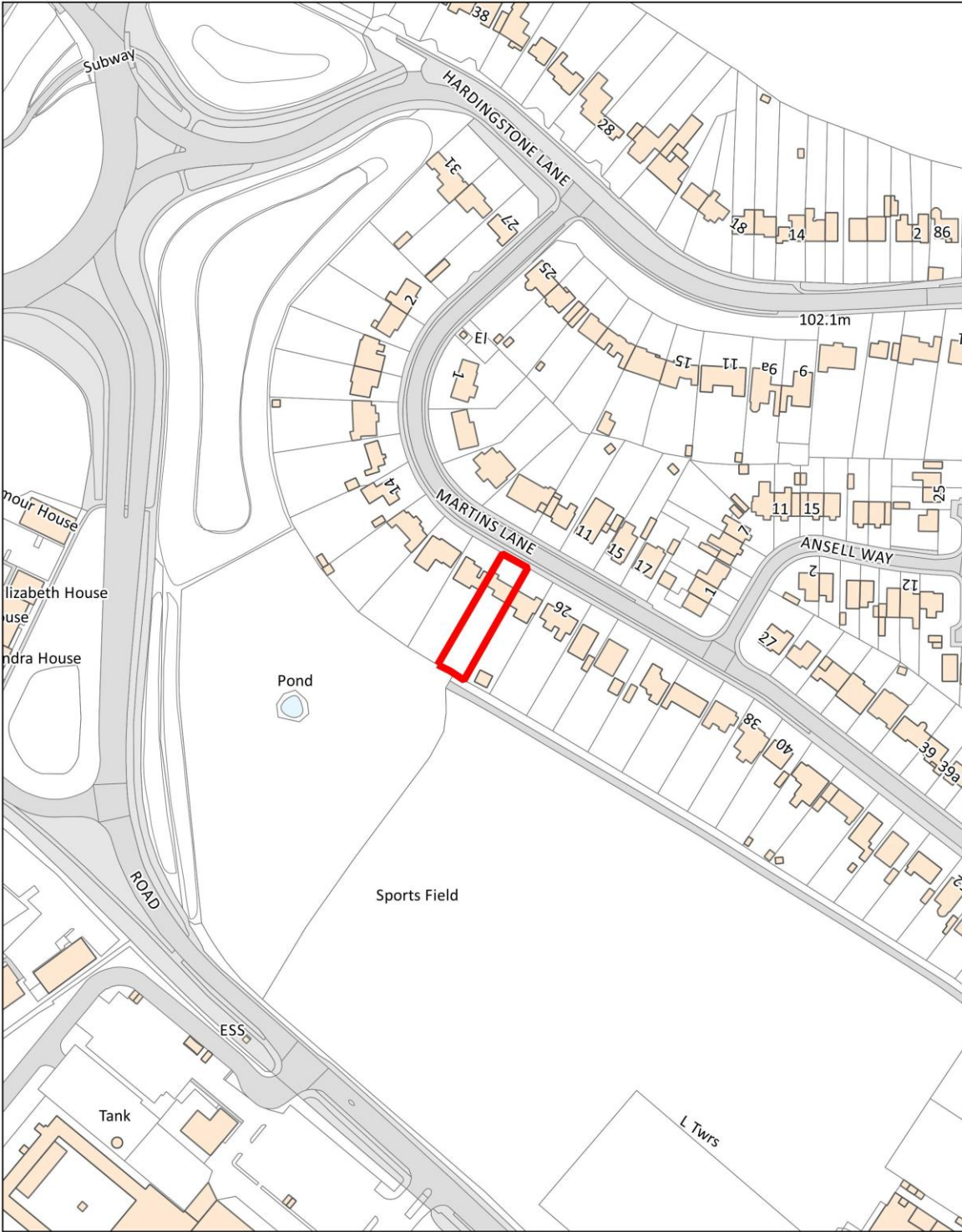
- 10.1 N/2016/0264

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: **22 Martins Lane**

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