



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 10<sup>th</sup> May 2016  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2016/0452

**LOCATION:** 1 Bouverie Road

**DESCRIPTION:** Prior Notification for larger home extension

**WARD:** Nene Valley Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Brian Smith Associates

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 That delegated authority be given to the Head of Planning in consultation with the Chair of Planning Committee to consider any objections that may be received in respect of the application and determine whether the impact on the amenity of all adjoining properties is acceptable and either:

(i) grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises or

(ii) refuse prior approval.

**2. THE PROPOSAL**

2.1 The applicant has submitted a prior notification application for the erection of a single storey rear extension. The proposed extension will have a projection of 4m and 2.5m in height.

**3. SITE DESCRIPTION**

3.1 The application site consists of a semi-detached house constructed to a combined render and cladded appearance. The adjoining dwellings are constructed to an identical appearance. The property features a large rear garden.

## **4. PLANNING HISTORY**

4.1 None

## **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 sections are of particular relevance to this application.

5.3 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 and Part 7 encourages good design.

### **5.4 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

### **5.5 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

Policy H18 – Residential Extensions

### **5.6 Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

## **6. CONSULTATIONS/REPRESENTATIONS**

6.1 None received at the time of preparing this report.

## **7. APPRAISAL**

- 7.1 As members will be aware the Town and Country Planning (General Permitted Development) Order 2015 grants planning permission for a range of predominantly minor development, subject to certain limitations and conditions. Development granted planning permission under the Order is known as “permitted development”, and the effect is that no application needs to be made to the local planning authority to obtain planning permission, however in some cases the permitted development right is subject to “prior approval” from the local planning authority in relation to certain specified matters.
- 7.2 A homeowner wishing to build a larger single storey rear extension that will extend a semi-detached between 3 and 6 metres must notify the local planning authority by submitting a prior notification application to the Council. The Council must give adjoining neighbours notice of the proposals and the opportunity to make comments.
- 7.3 If any adjoining neighbour raises an objection the Council must take it into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable. The development can proceed if the Council notifies the developer that either: no objections are received, or if following consideration of an objection it has decided that the effect on the amenity of adjoining properties is acceptable. Alternatively if the Council does not notify the developer of its decision within the 42-day determination period, the development may go ahead.
- 7.4 The consultation process associated with the application has commenced and will conclude on the 11<sup>th</sup> of May however as the 42-day determination period will expire before the date of the next Planning Committee in June it is proposed that delegated authority be granted to the Head of Planning in consultation with the Chair of Planning Committee to consider any objections received and determine whether the impact on the amenity of all adjoining properties is acceptable.
- 7.5 If any objections are received and the application is not delegated, there would be no mechanism to consider the merits of any objections within the 42-day period. As a result, the development would be deemed approved, which would not be in the interests of good planning.

## **8. CONCLUSION**

- 8.1 It is considered that it is in the interests of good planning for the Head of Planning in consultation with the Chair of Planning Committee to consider any objections received and either grant or refuse prior approval.

## **10. BACKGROUND PAPERS**

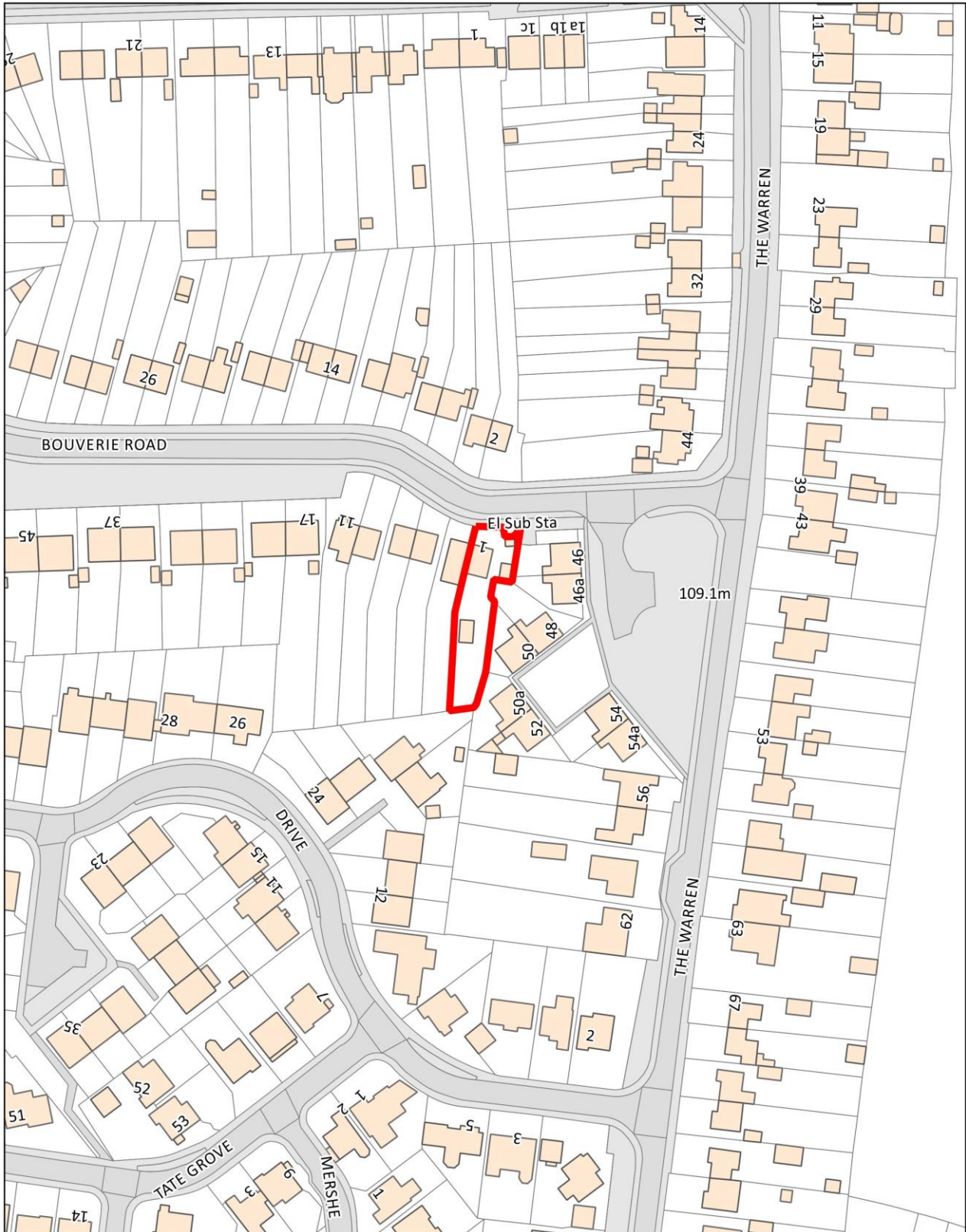
- 10.1 None

## **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: **1 Bouverie Road**

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