

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

APPLICATION REF: N/2016/1016

LOCATION: 1 Park Crescent West

DESCRIPTION: Single storey extension to rear

WARD: Kings Heath Ward

APPLICANT: Northampton Partnership Homes
AGENT: David Smith Associates

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

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 will have no significant undue impacts on the character of the original building, street scene and residential amenity and is therefore considered to be acceptable in accordance with the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy and Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The proposal is to erect a single storey flat roof extension to the rear to provide accommodation for a family with a disabled parent. The proposed extension will have a 6.3m projection and 2.55m in height with brickwork to match the existing dwelling.

3. SITE DESCRIPTION

3.1 The application site consists of a three storey end of terrace dwelling located on the corner of Park Crescent West and Witham Way. The property has front, side and rear gardens and overlooks an area of open space to the north. The dwelling is currently unoccupied, boarded up and the garden is overgrown. The property has been vacant for approximately 9 months and is in need of refurbishment.

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:

Paragraph 17 – planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and 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. Policies of particular relevance are:

S10 Sustainable Development Principles – requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; and protecting, conserving and enhancing the natural and built environment.

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 - new development will be granted subject to the design of any new building or extension reflecting the character of its surroundings and being designed, located and used in a manner which ensures adequate standards of privacy, daylight and sunlight.

H18 – Extensions - planning permission for extensions to dwellings will be granted subject to the design and appearance of the extension being acceptable, the design being in keeping with appearance and character of the original dwelling and the effect upon neighbouring properties.

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7. APPRAISAL

- 7.1 The key issues to consider are the impact on appearance and character of the area and the amenity of adjoining occupiers.

Design and appearance

- 7.2 The existing dwelling is the end property in a crescent of dwellings which overlook the open space at the centre of Kings Heath estate. To the rear the properties have a ground floor projection which extends 2 metres beyond the rear wall. The rear garden of the application site is bordered on three sides. The side boundary facing onto Witham Way is formed by a brick wall approximately 2.3 metres in height. The rear boundary is formed by the side of 23 Witham Way delineated by a 2 metre high fence. The boundary with 2 Park Crescent West is also formed by a 2 metre high fence.
- 7.3 The proposal is to build a single storey extension to the rear of this projection to a depth of 6.3 metres to provide a downstairs bedroom and bathroom for a disabled family member. The extension will be flat roofed and adjoin the existing flat roofed projection to the same height (2.55 metres) and with a width of 4.6 metres. Although the extension is large, due to its location at the rear of the premises it will not be readily visible as it will be screened from the street by the side boundary wall. The design and appearance of the proposal will not unduly impact on the character of the area and will accord with the existing flat roof element and is therefore considered to be acceptable.

Impact on neighbouring properties

- 7.4 The proposed extension will be sited adjacent to the boundary with 2 Park Crescent West and between 0.4 and 0.7 metre from the boundary with 23 Witham Way. It will be sited to the east and north of these properties. Due to the orientation of these properties and the height of the proposed extension (2.55 metres) it is not considered it will cause undue detrimental impact in terms of overbearing or overshadowing. Doors and windows in the proposed extension are sited on the east elevation. It is considered there will be no undue detrimental impact on the privacy of neighbouring properties. No objections have been received from neighbouring properties.

8. CONCLUSION

- 8.1 The proposed development will bring a vacant property back into sustainable use and provide valuable accommodation for a disabled family member. The proposal will not unduly impact on the character and appearance of the host dwelling, street scene or neighbouring amenity. Accordingly the application is considered to be in line with Development Plan policies and is therefore recommended for approval.

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 approved plan schedule.

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

(3) The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls 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 H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

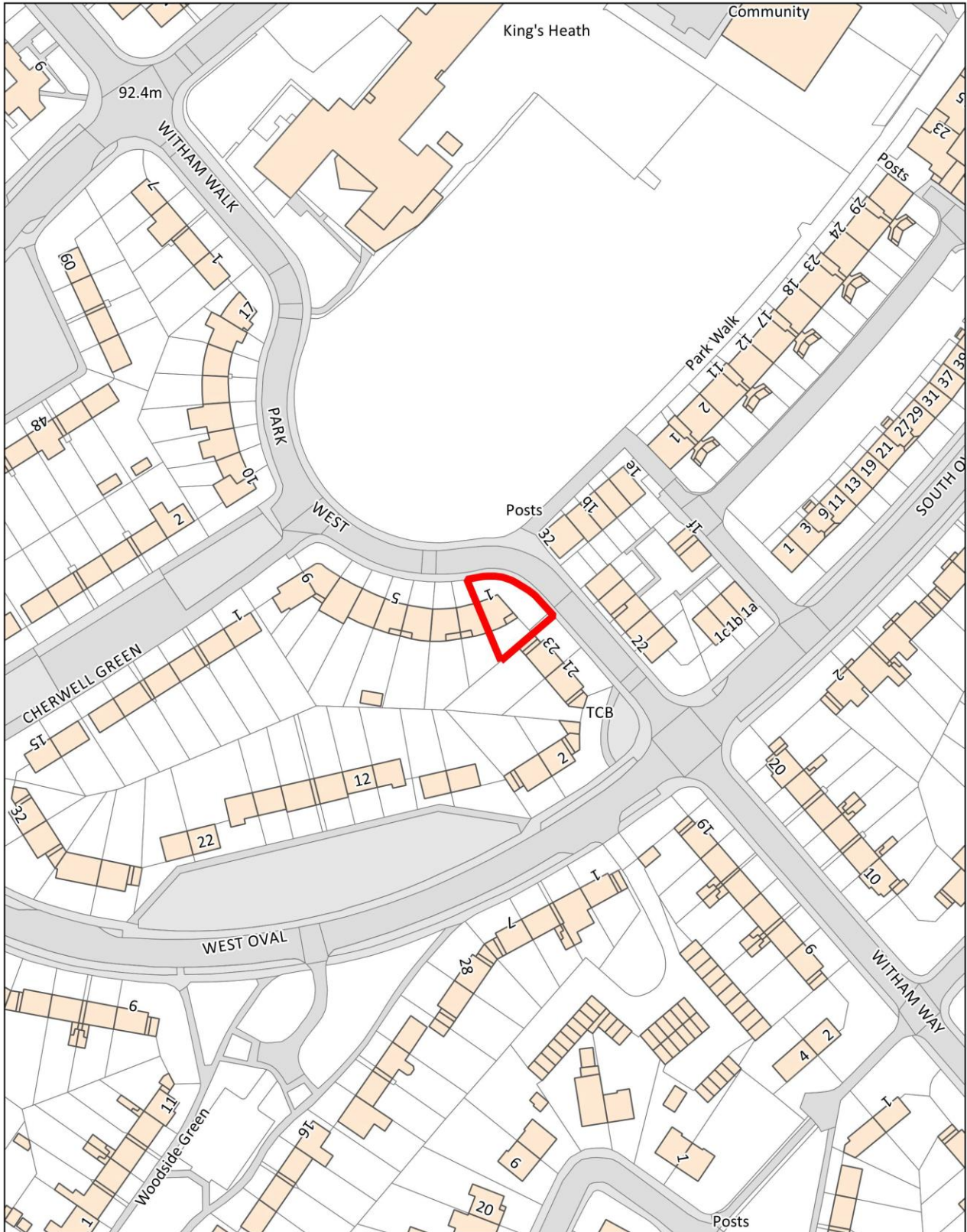
10.1 None.

11. LEGAL IMPLICATIONS

11.1 The development is not CIL liable.

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.



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Date: 13-09-2016

Scale: 1:1,250

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