

PLANNING COMMITTEE: 25th October 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/1102

LOCATION: 59 Meshaw Crescent

DESCRIPTION: Part conversion of garage to kitchen

WARD: Park Ward

APPLICANT: Mr Jason Chambers
AGENT: Mr Jason Chambers

REFERRED BY: Director of Regeneration, Enterprise and Planning
REASON: Applicant is a Council employee
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 for a partial garage conversion would not have any adverse impact on the appearance and character of the original dwelling, surrounding area and amenity of adjoining occupiers. The proposed development would comply with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, Residential Extensions and Alterations Design Guide SPD and advice contained in National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The current application seeks planning permission for a part conversion of the existing garage. The proposed development would replace the existing window and door with an enlarged window in the rear elevation, and would introduce a new lantern on the existing roof of the garage. There would be no elevational changes in the front elevation.
- 2.2 Planning permission is required for the proposed conversion work as a planning condition was imposed in the original planning permission back in 1962 for the development of the dwelling stating that the garage shall be used for the storage of motor vehicles only.

3. SITE DESCRIPTION

- 3.1 The application site contains a semi-detached, two storey dwelling located to the south of the Meshaw Crescent, which is predominantly a residential area. The local area is characterised by

houses of varying designs and age. The application dwelling sits back in the plot with hardstanding to the front which is currently being utilised for parking.

4. PLANNING HISTORY

4.1 Application 62/0384 - approved in September 1962.

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 section is 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 to 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:

Policy 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:

Policy 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.

Policy 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

- Northamptonshire Parking Standards SPD (Adopted September 2016)

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

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, neighbour amenity and highway safety.

Impact on appearance and character of host building and surrounding area

7.2 The proposed development would result in part conversion of the existing garage with some external elevational changes in the rear elevation. The existing door and window would be replaced with an enlarged window. The front elevation of the application dwelling would remain unaltered. It is considered that the proposed alterations would be in keeping with the host building and would have no adverse impact on the street scene. The proposed development would accord with saved Policies H18 and E20 of the Northampton Local Plan Council's Residential Extensions and Alterations Design Guide SPD and advice contained in National Planning Policy Framework.

Impact on amenity of neighbours

7.3 The neighbouring property no. 57 Meshaw Crescent to the western side of the application property would be screened by the main dwelling, and would not be affected by the proposed development. The neighbouring property at no. 61 would be able to see part of the elevational changes in the rear elevation and the proposed lantern on the existing roof. Owing to the scale and design of the proposed developments and the existing boundary treatment, it is not considered that the proposal would create adverse impact in terms of overlooking or loss of light to no. 61. The neighbouring properties to the rear are located some 25 metres away, it is not considered to have any adverse impact resulting from the proposed development.

Highway Safety

7.4 The application site would have sufficient onsite parking and would accord to the Northamptonshire Parking Standards SPD (Adopted 2016).

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: Location Plan, Block plan and 5910/01.

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

10. BACKGROUND PAPERS

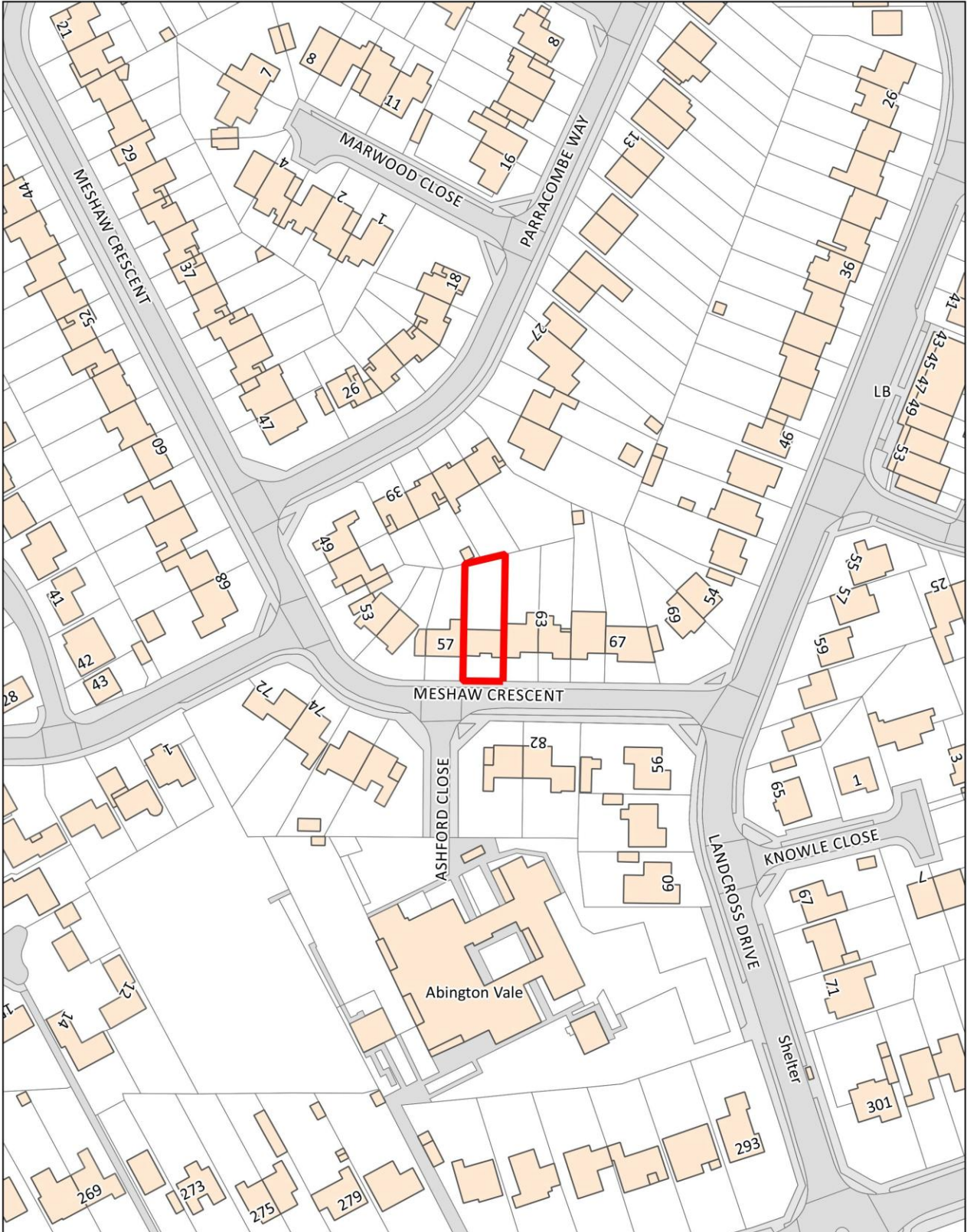
10.1 N/2016/1102.

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.



Title: **59 Meshaw Crescent**

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Date: 13-10-2016

Scale: 1:1,250

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