

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

APPLICATION REF: N/2016/1151

LOCATION: 10 Toms Close

DESCRIPTION: Demolition of an existing single storey out-house and the construction of a two storey extension to the rear of the existing property; change external finish of house to brick

WARD: Nene Valley Ward

APPLICANT: Northampton Partnership Homes
AGENT: Michael Dyson Associates Ltd.

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 would have no undue detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the area. The proposed development would therefore comply with Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for a two storey extension to the rear of the dwelling following the demolition of an existing outhouse. Also proposed is the cladding of the building in a brick finish.

3. SITE DESCRIPTION

3.1 The site comprises a semi-detached house within a cul-de-sac of similar properties. The houses are constructed of pre-cast concrete using the "Airey" system.

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 section is of particular relevance to this application:

Paragraph 56 - Good design should contribute positively to making places better.

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.

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

Policy H18 – Household Extensions

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 No comments received.

7. APPRAISAL

7.1 The issues to consider are the impact on the street scene and on the amenities of adjoining occupiers.

7.2 The property would be faced with buff brickwork in place of the existing precast concrete construction, with the necessary structural work also taking place within the building. The proposal also includes a 3.26m projection two storey rear extension. The construction of this would follow the demolition of an attached outbuilding which projects 5.6m from the rear wall of the building, with a similar structure remaining at the neighbouring property.

- 7.3 In terms of the street scene impact, it is considered that the re-facing of the building would improve the building by giving it a more conventional appearance and would improve the heat efficiency of the structure.
- 7.4 This appearance of the building would differ from that of the neighbouring, attached, property at 9 Toms Close. However, it is not considered that this would have a detrimental impact on the street scene overall. In any event the change of appearance is necessary to make the building habitable in the long term. It is also likely that the other buildings in the street may be similarly altered in due course as with the neighbouring property at 11 Toms Close, for which there is an application on the current Committee agenda.
- 7.5 In terms of the impact on adjoining occupiers, it is considered that the retained outbuilding at the neighbouring property would ensure that there would not be any impact on the ground floor windows of this property. The nearest first floor window of the neighbouring property is a bathroom and beyond that the landing, meaning that the nearest habitable room window would be over 7m from the side wall of the proposed extension, resulting in no undue adverse impact as a result of overshadowing or visual dominance. The 1m separation from the boundary of the wall of the extension would also minimise the impact on the neighbouring garden from overshadowing or visual dominance.
- 7.6 To the rear of the site is the Collingtree Golf Course, this would be unaffected by the proposals.

8. CONCLUSION

- 8.1 The proposed development would have no adverse impact on the street scene or on the amenities of adjoining residential occupiers.

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: 102-(PL)-8009, 020-(PL)-8009, 021-(PL)-8009, 022-(PL)-8009, 023-(PL)-8009.

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

(3) Details of all proposed external facing materials shall be first submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

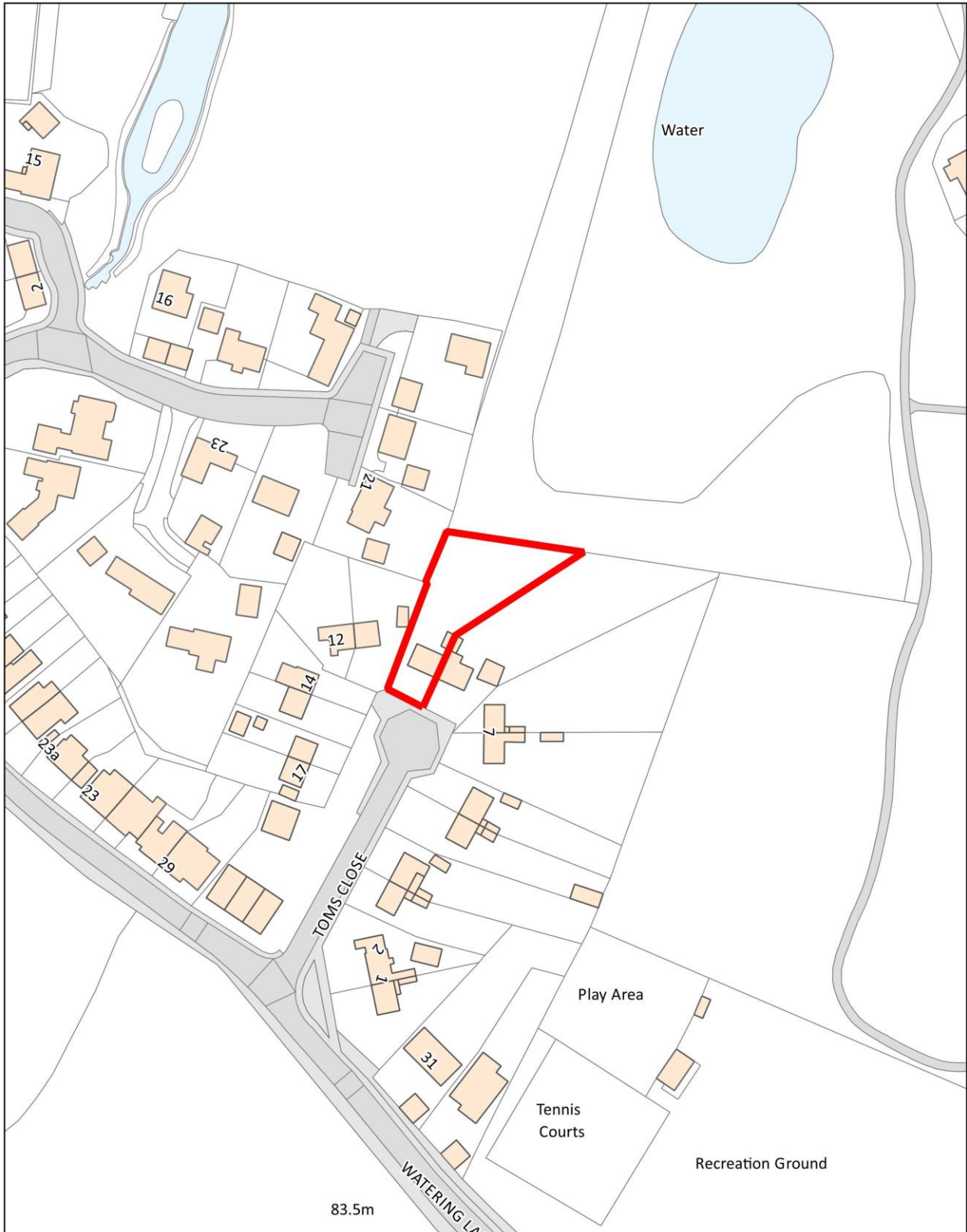
- 10.1 Application file N/2016/1151

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: **10 Toms Close**

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Date: 13-10-2016

Scale: 1:1,250

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