

PLANNING COMMITTEE: 22nd November 2016
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2016/1212

LOCATION: Gifford Court, Limehurst Road

DESCRIPTION: Proposed re-roofing of a failed flat roof into a pitched gable roof

WARD: Old Duston Ward

APPLICANT: Northampton Partnership Homes
AGENT: David Smith Associates

REFERRED BY: Head of 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 a neutral impact upon the character and appearance of the surrounding area and neighbour amenity. It is therefore in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and Policy OP1 of the Duston Neighbourhood Plan.

2. THE PROPOSAL

2.1 The applicant seeks planning permission to replace an existing flat roof, which has experienced some maintenance difficulties and has reached the end of its lifespan, with a new pitched roof.

3. SITE DESCRIPTION

3.1 The application site consists of an existing flat roofed block of flats located in a predominantly residential area. The surrounding area mainly contains houses and the site is in close proximity to a small centre containing a variety of commercial activities. As a consequence, the environs of the site contain a number of different building types.

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), Northampton Local Plan (1997) saved policies and Neighbourhood Development Plans where relevant.

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 Paragraph 17 of the NPPF requires that developments be of a good design that enhances the character and appearance of the surrounding area.

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.

5.5 Policy S10 requires that new developments be of a good standard of design that maintains the amenities of surrounding properties.

5.6 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:

5.7 Policy E20 requires that developments be of an appropriate design and have a neutral impact upon neighbour amenity.

5.8 Other Material Considerations

Duston Neighbourhood Plan

At Full Council on 14th December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan for Northampton.

5.9 Policy OP1 requires that development decisions contribute towards creating a high quality environment.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 None.

7. APPRAISAL

- 7.1 The proposed alterations would increase the height of the building by up to approximately 2.6m, but the new roof would slope away from all adjacent properties. This therefore reduces the impacts on the occupiers of neighbouring properties. This factor, when combined with the separation distances that exist between the application site and the surrounding residential buildings, is considered sufficient to ensure that there would be a suitable level of light, outlook and privacy for the occupiers of neighbouring properties.
- 7.2 In addition, the application site can be characterised by a stark and unembellished form of architecture. The introduction of a pitched roof would serve to soften the impacts of the building, and creates a more domestic appearance. As a result, it is considered that the building works would improve the appearance of the building.
- 7.3 In order to provide some certainty of these impacts, a condition is recommended that would enable the Council to approve details of the appearance of the proposed materials. This would also ensure that the new roof harmonises with its surroundings.
- 7.4 It is also understood that the current roof design has created a number of issues in the maintenance of the building, particularly with regards to water ingress. As a consequence, the proposed development has some benefit in improving the quality of the existing building which would enhance the amenity of existing occupiers.

8. CONCLUSION

- 8.1 It is considered that the proposed development would improve the appearance of the building and, by extension, the surrounding area. In addition, it would improve the quality of the residential accommodation, and would have a neutral impact upon the amenities of surrounding properties.

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: 15 20606/01 Rev. P2; 15 20606/02 Rev. P2; and 15/20606/03 Rev. P2.

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

(3) Full details of all proposed external facing materials shall be 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

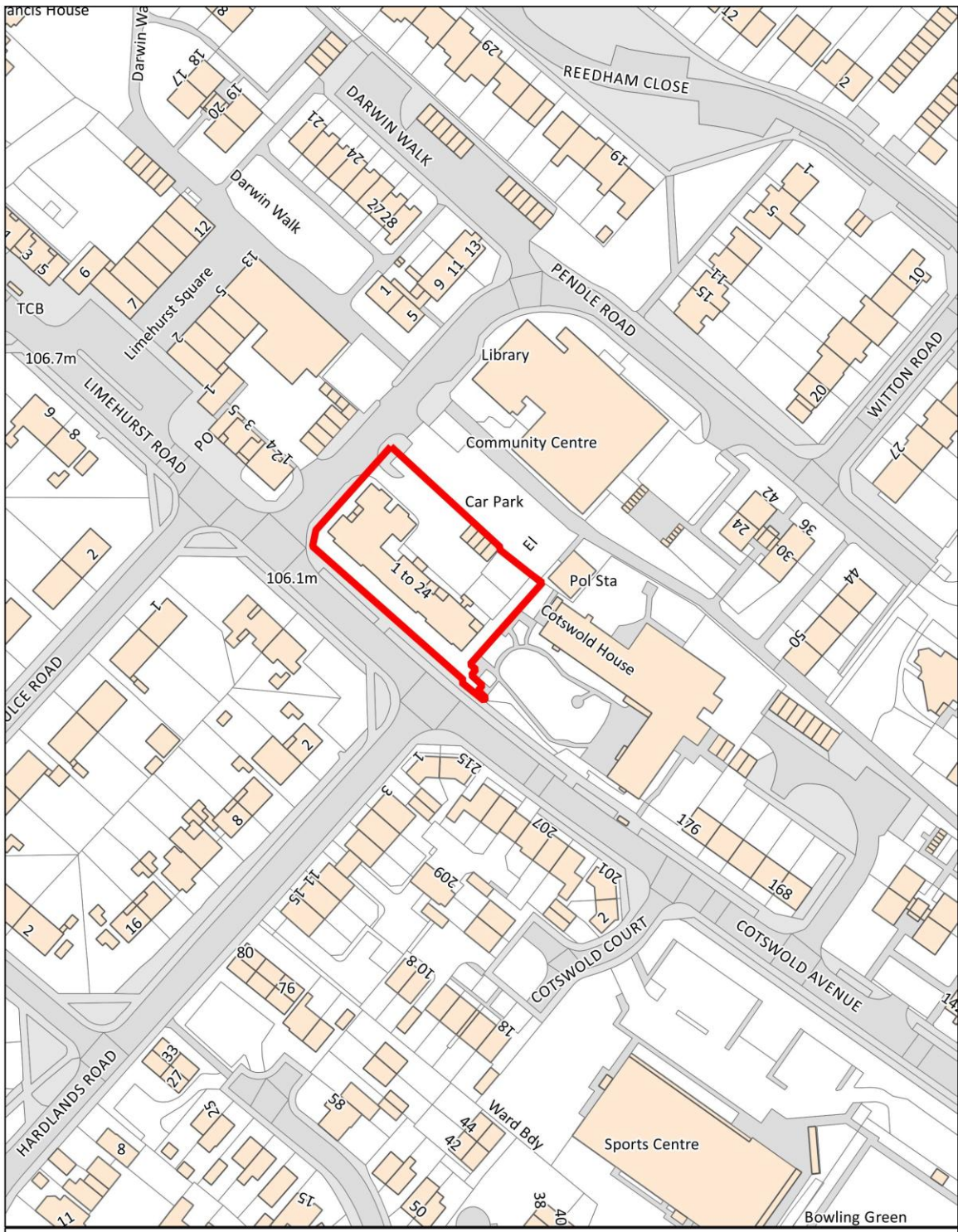
- 10.1 N/2016/1212


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.



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