

PLANNING COMMITTEE:	20 th December 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2016/1136
LOCATION:	16 Swallow Close
DESCRIPTION:	First floor extension to bungalow to become a two-storey dwelling and ground floor extension to side/rear
WARD:	East Hunsbury Ward
APPLICANT:	Mr & Mrs Panter
AGENT:	Architectural Solutions (Northampton) Ltd
REFERRED BY:	Councillors Phil Larratt and Brendon Eldred
REASON:	Impact on street scene and neighbours
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 due to its siting and design would not have any adverse impact upon the character of the area and the residential amenity of the adjoining neighbouring properties. The proposal would accord with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 and H1 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document and advice given within National Planning Policy Framework.

2. THE PROPOSAL

2.1 The current application seeks planning permission to extend an existing bungalow to become a two-storey dwelling, with ground floor extension to side/rear replacing an existing conservatory. The proposed development would result in a three bedroom, two-storey dwelling. The proposed development would retain the double garage between the application property and No. 15 Swallow Close.

2.2 The current proposal is an amended version of originally submitted scheme. The number of bedrooms has been reduced from 5 to 3 and the proposed first floor has been stepped-in. The roof has been altered to a steep pitched roof with a gable feature to the front and a side dormer.

3. SITE DESCRIPTION

- 3.1 The application site contains a 4-bed bungalow with an attached double garage to the side. The east elevation of the dwelling faces woodland and the rear elevation of the site faces a green space with thick vegetation. The application property lies at the end of a cul-de-sac. The properties in the cul-de-sac are primarily bungalows, however the entrance to this cul-de-sac has two storey dwellings on each side of the street.
- 3.2 The rear boundary of the site is enclosed with a 2 metres high shrubbery and the south-western boundary consists of 1.8 metres high close boarded fences. The north-eastern (side boundary adjacent to No.15) is made up of a combination of shrubbery, brick wall and boarded fencing.

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), saved policies in Northampton Local Plan (1997).

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 – sets out core land-use planning principles, which seek to secure high quality design and a good standard of amenity for existing and proposed occupiers; encouraging the effective use of brownfield sites; managing patterns of growth to make fullest use of sustainable locations.

Paragraph 50 – To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, should plan for a mix of housing based on current and future demographic trends and the needs of different groups in the community.

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 - Seeks to achieve the highest standards of design and to protect, conserve and enhance heritage assets and their settings.

Policy H1: Housing Density and Mix and Type of dwellings – considers the location and setting of the site, the character of an area, living conditions for future residents and amenities of occupiers

of neighbouring properties. The principles of Policy H1 require that development should make most efficient use of land.

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: requires new development to reflect the character of its surroundings in terms of layout, siting, form, scale and use of appropriate materials and be located in a manner which ensures adequate standards of privacy, daylight and sunlight.

Policy H18: allows for house extension provided design acceptably in keeping with character and appearance of the host dwelling; and effect upon adjoining properties.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)
Residential Extensions and Alterations Design Guide SPD

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **East Hunsbury Parish Council** – there are no significant changes to the amended scheme submitted under current planning application. The Parish Council believes that the application should be refused for the following reasons:

- 16 Swallow Close is set within a close of well-designed and laid out bungalows. The proposed development will significantly change the appearance of the close, and is out of character.
- The property shares the drive entrance with three other properties, therefore it is likely that the proposed significant building works will affect the neighbouring properties access. Conditions would need to be applied to ensure that access is not restricted, and that the road is kept clear at all times.
- Bungalows are generally in short supply, and a proposal would remove a quality property from housing stock.

6.2 **Councillor Phil Larratt:** has requested that the application is discussed at Planning Committee due to the following concerns:

- Several representations regarding this application including from the Parish Council objecting to the proposed development and agrees to the different issues raised by these members of public.

6.3 **Councillor Brendan Eldred:** has requested that the application is discussed at Planning Committee due to the following concerns:

- Several representations from local residents regarding this application objecting to the proposed development.
- The application site is located in an area of bungalows and this proposal will change the whole character of the area, have an adverse impact on the street scene, and impact on nearby properties and residents.

6.4 Representations received on the original (5 objections) and amended scheme (5 objections). The main concerns raised in these letters are summarised as follows:

- The proposed development would be out of character.
- Removal of a bungalow from housing stock.
- Proposed development would set precedent for other bungalows to be converted to houses.
- The proposal is counter to the Disabled Facilities Grant administered by the Borough Council.
- The proposal is incompatible with the Borough Council's Housing Needs Assessment.
- Due to the age of the property, getting the matching material would be an issue and would result in out of character.
- The construction traffic would result in blocking the access of the cul-de-sac.
- The constructional noise would lead to the disturbance to the residents.
- Overlooking concerns from the proposed first floor windows.

7. APPRAISAL

Design and Appearance

7.1 The proposed development for a first floor extension to the bungalow would be a significant addition to the host dwelling. However, the proposed extension would be built on the original footprint and has been designed to integrate with the main dwelling and wider area. The proposed first floor extension is stepped in on the first floor to reduce the massing from the front and from the side facing the cul-de-sac. The proposed roof is gable ended, and steeply pitched. The ridge height of the resulting dwelling would be 6.7 metres, 2 metres higher than the original ridge height of 4.7 metres. It is considered that the proposed development is of an acceptable scale and would not result in an overdevelopment of the site. A condition is recommended to withdraw the permitted development rights to add any further extensions to the property to ensure that the site is not overdeveloped.

7.2 The proposed dwelling has utilised a steep pitched roof, which minimises the overall massing of the proposed building. The proposed design reflects the features and characteristics that are present in other dwellings on Swallow Close and the surrounding area.

7.3 The original proposal was to extend the bungalow to become a 5-bed dwelling, with bigger massing and scale but Officers considered that proposal unacceptable in the setting of this cul-de-sac. However, the current amended scheme has been much reduced in scale and height and blends well with the host dwelling and the wider area. It is considered that due to the siting of this property at the corner end of the cul-de-sac, together with the existing double garage, the proposed development would merge into the setting of the other bungalows and have a neutral impact on the character of the host dwelling and the street.

7.4 Concerns have been raised about the non-availability of the matching building materials. A condition is recommended that would require the applicant to submit details of material to the Council prior to development commencing. This would ensure that the development would have a neutral impact on visual amenity

Residential Amenity

7.5 The nearest property to the application site is no.15 Swallow Close. Due to the steep pitched roof design and the siting of the existing double garage, it is not considered that the proposed development would create undue overbearing and overshadowing impact. The proposed east elevation facing no. 15 would have three roof lights and a dormer serving a bathroom on the first

floor. A condition is recommended that this dormer window should be obscurely glazed so there would be no direct overlooking to no. 15. A further condition restricting the insertion of side windows will retain privacy.

- 7.6 The proposed first floor window in the rear elevation includes a Juliet balcony. It is located at a distance of over 8 metres from the side boundary and the perceived overlooking would only affect the farthest point of the rear garden. This part of the rear garden has boundary treatment consisting of approximately 2 metres high shrubbery which would reduce the impact of overlooking. Although there would be perceived additional overlooking due to the location of this rear window on the first floor, the impact is not considered to be significant that warrants refusal of the planning application.

Parking

- 7.7 The proposed development would turn a 4-bed bungalow into a 3-bed house. The parking spaces serving the property remain unchanged as there is no substantial alteration to the footprint of the property. The two on plot parking spaces would remain, plus the provision of the double garage. The proposed development would have a neutral impact on the highway safety.

Loss of bungalow

- 7.8 It is acknowledged that the proposed development would result in a loss of bungalow from the housing stock. However, the resulting building would provide a good standard family dwelling and it is not considered that the loss of a bungalow is a reasonable ground to refuse planning permission.

Construction noise

- 7.9 Representations received raised concerns regarding construction noise. In view of the scale of development, construction noise would be of a limited nature and any excessive disturbance/noise would be subject to control under Environmental Health legislation.

8. CONCLUSION

- 8.1 It is considered that the proposed development is of appropriate scale and design to the host dwelling and surrounding area. There would not be undue detrimental impact on the residential amenity of the neighbouring properties. The proposal would be in accordance with saved policies in Northampton Local Plan and Residential Extensions and Alterations Design Guide a Supplementary Planning Document and advice given within National Planning Policy Framework. The proposal is considered acceptable and 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 following approved plans: 16/P201/3b, 16/P201/2b, 16/P201/4.

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.

4. The proposed first floor bathroom window shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority before the development hereby permitted is first occupied and thereafter retained in that form at all times.

Reason: To safeguard the privacy of the adjoining property in accordance with Policy E20 of the Northampton Local Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or dormers and other form of enlargement to the dwelling hereby permitted shall take place.

Reason: To prevent overdevelopment of the site and to safeguard residential amenity in accordance with Policy E20 of the Northampton Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the north-eastern elevation of the proposed extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

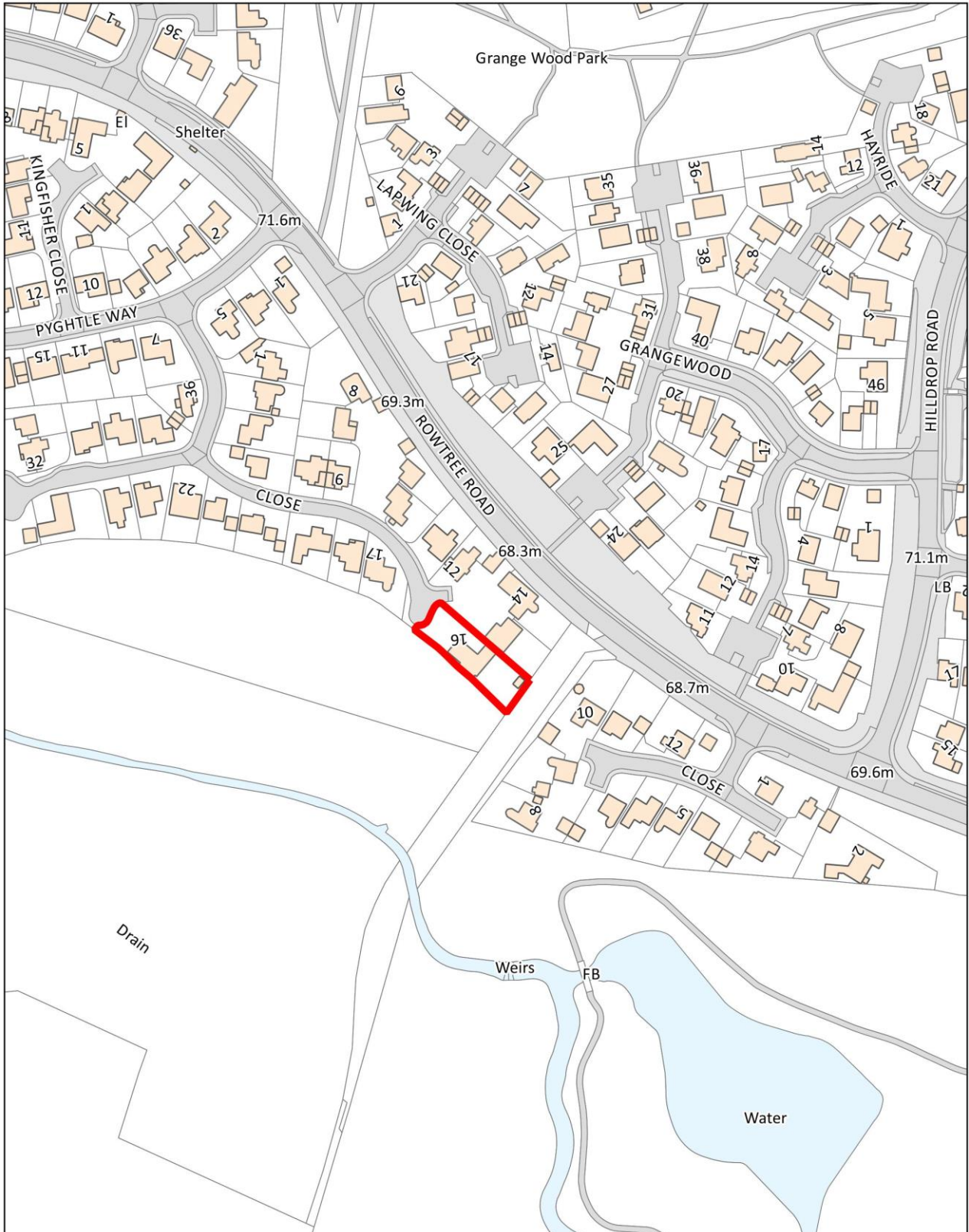
- 10.1 N/2016/1136.

11. LEGAL IMPLICATIONS

- 11.1 The development is 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: **16 Swallow Close**

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Date: 07-12-2016

Scale: 1:2,000

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