



PLANNING COMMITTEE: 9th May 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0081

LOCATION: 20 Reedhill

DESCRIPTION: Proposed single storey side and rear extension including garage conversion

WARD: West Hunsbury Ward

APPLICANT: Mr S Chauhan
AGENT: Design Board-Architectural Services

REFERRED BY: Councillor B Oldham
REASON: Overbearing to no.21 Reedhill

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, subject to conditions, would have a neutral impact upon the character and appearance of the area, neighbour amenity and the highway system. The proposed development is therefore in conformity with the requirements of the National Planning Policy Framework; Policy S10 of the West Northamptonshire Joint Core Strategy; Policies E20 and H18 of the Northampton Local Plan and the Residential Extensions and Alterations Design Guide.

2. THE PROPOSAL

2.1 The applicant seeks planning permission to erect a single storey side and rear extension and to convert the garage to habitable accommodation.

3. SITE DESCRIPTION

3.1 The application site consists a substantial detached dwelling located in a predominantly residential area. The surrounding land uses are residential in nature and each dwelling does feature variations in style although the general scale of each dwelling is comparable. Owing to the general topography of the area, there are some variations in terms of site levels. The rear and side boundaries are surrounded by wooden fences of approximately 2m in height.

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.

5.3 Paragraph 17 relates to design and protecting amenity of other properties, in addition, paragraphs 56 and 57 promote good design in new development.

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 Of particular relevance is Policy S10 (Sustainable Development Principles), which promotes high quality design in determination of planning applications.

5.6 Northampton Local Plan 1997 (Saved Policies)

5.7 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:

5.8 E20 Design of new development - encourages good design and consideration given the amenity of adjoining occupiers in terms of light, outlook and privacy.

5.9 H18 Residential Extensions - relates to domestic extensions. Consideration to be given to design and effect on neighbouring occupiers.

5.10 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 **Cllr. B. Oldham** – Requested that the application be determined by Planning Committee as it is considered that the development would lead to an overbearing impact on the adjoining property.

- 6.2 **18 Reedhill** – The extension would be out of keeping with the area and could create drainage problems.
- 6.3 **19 Reedhill** – The proposed extension would adversely affect neighbouring properties and would result in a development that is out of keeping with the character of the surrounding area. No details regarding the construction process or site levels have been submitted. There are concerns that the development would be used for commercial purposes and would affect the highway system.
- 6.4 **21 Reedhill** – A number of letters have been received. Comments can be summarised as:
- The proposed extension is of too large proportions.
 - The proposed design is out of keeping with the surrounding vernacular.
 - Concerns are raised regarding land levels.
 - The proposed development would result in an adverse impact on neighbour amenity.
 - The development would lead to a loss of privacy.
 - The development would impact upon ecology.
 - Access to a neighbouring property would be required to build the extension.

7. APPRAISAL

- 7.1 By reason of the sizeable application site, it is considered that the proposed extension (although large) would not lead to an overdevelopment of the site on the grounds that a sufficient level of private amenity space would be retained for use by occupiers of the property. Furthermore, the relative narrow frontage of the proposed extension and the fact that it would be constructed from materials of the same type and appearance of the existing building means that there would not be a significant impact on the visual amenity of the street.
- 7.2 Whilst it is appreciated that the development would be up to the site's boundary, it is considered that as there is some variation in terms of design within the vicinity, the proposed development would not impinge upon the area's character to a significant degree.
- 7.3 Whilst it is recognised that the rear extension is of a notable projection i.e. 9.4m and would be within 2.3m to the shared boundary between the application site and 21 Reedhill, it is considered that the development would not be detrimental to the occupiers of the adjoining dwelling.
- 7.4 The reasoning for this is that whilst it is noted that there are a number of side windows at the adjoining dwelling, the views from these are already compromised by the boundary treatments, a detached garage (within the adjoining property) and the existing dwelling. As a consequence, it is considered that the proposed development, which is of a single storey (4.4m to the ridge and 2.2m to the eaves in height), would have a neutral impact upon the outlook of the adjoining property. Furthermore, the proposed development would be sited on a lower level than the property at 21 Reedhill and the bulk of the extension would be set in from the shared boundary. For a combination of these reasons, it is considered that there would be no significant impacts on the light levels enjoyed at 21 Reedhill.
- 7.5 For the avoidance of doubt, a condition is recommended that would require the submission and agreement of levels of the proposed extension.
- 7.6 There are no windows installed on the side elevations of the proposed extension, which when combined with the existing boundary treatments is considered sufficient to ensure that there are no significant adverse impact on neighbour privacy levels. In order to provide certainty of this, a condition is recommended removing permitted development rights for future installations.

- 7.7 By reason of the positioning of the development, it is considered that the proposed extension would not have a significant impact on any of the other neighbouring properties in terms of considerations such as light, outlook and privacy.
- 7.8 Whilst it is noted that the proposed development would result in the loss of a garage, it is appreciated that the property would retain adequate off street car parking. Therefore, it is concluded that the development would have a neutral impact on the highway system.
- 7.9 It is appreciated that some representations have been submitted relating to whether any access would be required to the neighbouring properties in order to implement the development. In response, it is noted that the granting of any planning permission would not override any private property rights and as consequence, such a matter is, in effect, a civil matter for all affected parties to resolve.
- 7.10 Given the scale of the development and its positioning, it is not anticipated that the development would have a significant adverse impact on ecology. In any event, any planning permission would not override any statutory protection.

8. CONCLUSION

- 8.1 It is considered that, subject to conditions, the proposed development would not have a significant adverse impact on visual or neighbour impact.

9. CONDITIONS

- 9.1 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 plan: A505-1a.

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

3. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof 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 E20 of the Northampton Local Plan.

4. 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 side elevations of the proposed development.

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

5. Prior to the commencement of construction works on site, details of the existing and proposed ground levels and finished floor levels of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interests of residential and visual amenity in accordance with Policy E20 of the Northampton Local Plan. This condition is required in order to agree such details in a timely manner.

10. BACKGROUND PAPERS

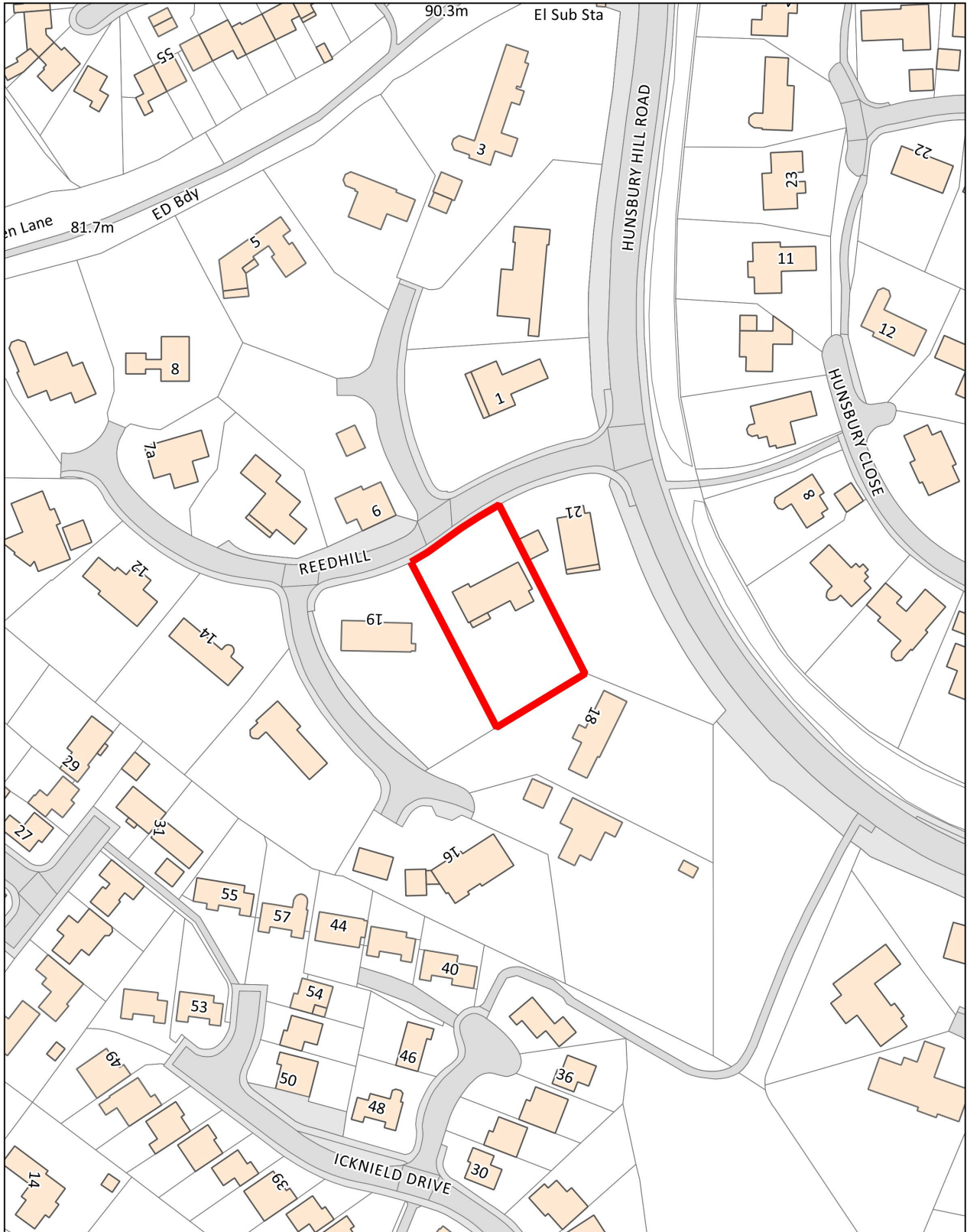
10.1 None

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.



Title: **20 Reedhill**

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Date: 21-04-2017

Scale: 1:1,250

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