



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 13th June 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0389

LOCATION: 33 High Street, Great Houghton

DESCRIPTION: First floor rear extension, new porch roof and alterations to existing elevations

WARD: Rushmills Ward

APPLICANT: Mr Maybin
AGENT: Russell Parkhill Architects Limited

REFERRED BY: Councillor P Flavell
REASON: Building materials affecting street scene

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area and adjacent residential amenity. The proposed development would be in accordance with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide, and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for a first floor rear extension, new porch and alterations to existing elevations with new external finishes.

3. SITE DESCRIPTION

3.1 The application site consists of a modern style detached house located on east side of High Street in Great Houghton, outside of, but adjacent to Great Houghton Conservation Area (High Street forms the boundary). The design of the property varies in style and appearance from its neighbours, there is a two-storey extension on the side of the original dwelling (ref. N/2007/0086) and a single storey extension to the rear. The house is set within a large plot and the front garden slopes up from the High Street meaning that the house is set at a slightly elevated level.

With off-street parking to the front and a single integrated garage and gardens to the rear, the gardens are bounded by mature hedging and trees.

4. PLANNING HISTORY

4.1 N/2007/0086 - First floor side / front extension – Approved

N/2007/1224 - New Roof/Windows to Conservatory – Approved

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 sections are of particular relevance to this application:

Paragraph 17 - seeks to ensure high quality design and a good standard of amenity for all existing and future occupants

Paragraphs 56 and 57 - promotes good design as a key aspect of sustainable development and should contribute positively to making places better for people.

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 – development will achieve the highest standards of sustainable design, incorporating safety and security considerations 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:

E20 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

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

5.5 **Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **Councillor Penny Flavell** - asked for the application to be called into the planning committee. The material proposed on the plans alters the street scene. The area is very close to the conservation area including the church and the war memorial. The Parish Council would like to see different material used on the front and rear elevation to ensure every property on the High Street retains its individuality.

Great Houghton Parish Council - objected to the application; the material proposed on the plans alters the street scene. The area is very close to the conservation area including the church and the war memorial. The Parish Council would like to see different material used on the front and rear elevation to ensure every property on the High Street retains its individuality.

NBC Conservation Officer - no objection on conservation grounds. The application property is a 1960s detached house which, although not unattractive, is outside of Great Houghton Conservation Area and does not make a significant contribution to views from within it. There is a mix of post-war detached properties along the east side of High Street. The rear extension will not affect the street scene and the alterations to the front elevation that will be visible from High Street will have a neutral impact on the character and appearance and views from the Conservation Area.

7. **APPRAISAL**

Main issues

- 7.1 The main issues to consider are the impact on the appearance and character of the host dwelling, the wider area and amenity of adjoining neighbours.

Impact on appearance and character of host building and area

- 7.2 The dwelling is sited to east side of the High Street, which consists of a mix of post-war detached properties. One of the neighbouring properties No.27 High Street has been considerably extended and finished in white render and timber. The application site falls just outside the Great Houghton Conservation Area and the Conservation Officer considered that the dwelling does not make a significant contribution to views from within the Conservation Area. The rear extension would not affect the street scene. The front elevation although visible from the High Street, would have a neutral impact on the character and appearance of the Conservation Area.

- 7.3 The design, appearance and scale of the development proposed are considered in keeping with the host building. Although the front and rear would be rendered with timber cladding which are new elements to the existing house, this is considered acceptable as the effect on the street scene would be reasonably limited, as the dwelling is set back from the road frontage and the proposed development would not appear unduly prominent and would be in keeping with surrounding properties. The neighbouring property No.31 has permission for two storey side, front and rear extensions, including rear balcony which is of a modern design, and the approved materials include render, metal cladding and timber cladding to the rear and render to the front. Therefore the current proposal would not appear out of character with these nearby properties.

Impact on amenity of neighbours

- 7.4 The proposed rear first floor extension will be supported on steel columns and include a pitched roof gable. It will project 4.3m off the existing southern side elevation and 3.8m off the northern side elevation and will extend the whole width of the existing property. Due to the level of projection and the orientation of No.35 High Street, it is considered that any impact would be reasonably limited.
- 7.5 The most significant impact would be on No.31 High Street, as given that the proposed rear extension would be located to the south of No.31, it would result in some over shadowing to the ground floor kitchen window and living room. However, the proposal does accord with the 45 degree guide as set down in the Council's Extensions Design Document for assessing loss of light. In addition, No.31 has permission under application N/2016/1443 for the demolition of existing garage and erection of two storey side, front and rear extensions, rear balcony and raise roof height of the dwelling and will be built on the boundary line with No.33. It is considered that any overshadowing and overbearing impact would not be significant enough to warrant a refusal of the application.
- 7.6 Due to the existing dwelling set at a slightly elevated level, it is considered the properties opposite the front of the site on the High Street would not experience any adverse impact on their amenity. No objection received from neighbouring properties.

8. CONCLUSION

- 8.1 While it is acknowledge that the proposed development would have some impact on the character of the area, it is not considered that the effect would be significant enough to justify refusal of the planning permission. On balance the proposed is being recommended for approval subject to the following conditions.

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: MAY/222/PA/10, MAY/222/PA/20, MAY/222/PA/30.

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

10. BACKGROUND PAPERS

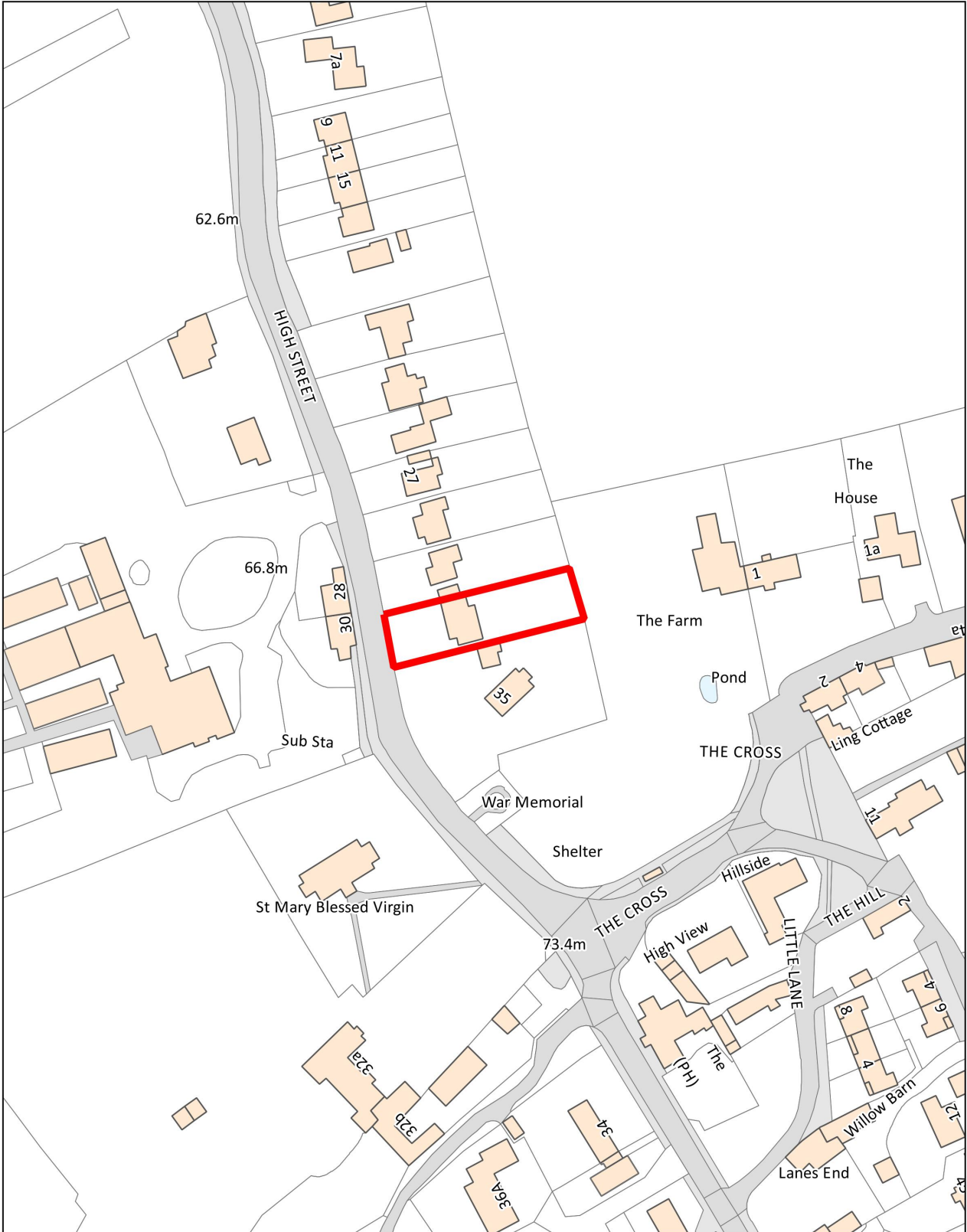
- 10.1 None.

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: **33 High Street**

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Date: 01-06-2017

Scale: 1:1,250

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