



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 4th July 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/0449

LOCATION: 15 Kelmscott Close

DESCRIPTION: Single storey bungalow extension

WARD: Talavera Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

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 due to its siting, design and scale would not result in any adverse impact on the character of the existing dwelling and wider area or adjacent residential amenity. The proposed development would accord with the Policies H18 and E20 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 National Planning Policy Framework.

2. THE PROPOSAL

- 2.1 The application seeks planning permission for a single storey side extension to the existing bungalow to provide two additional bedrooms and allow for a re-organisation of the internal layout of the existing bungalow. The extension would be 5.05m deep and 8.66m wide with an eaves height of 2.6m and 5m to the ridgeline.
- 2.2 The proposed roof would sit level with the existing ridgeline and would follow the design and shape of the existing roof.
- 2.3 The proposal would result in small alterations to the front elevation as the existing door would be bricked up and a new door introduced in the proposed extension.

3. SITE DESCRIPTION

- 3.1 The application site consists of an end of terrace bungalow, owned by Northampton Borough Council, which is located in the corner of a cul-de-sac with similar bungalows. The bungalow backs onto Lings Wood, which is a public open space.
- 3.2 The properties to the rear of the application site are two-storey dwellings and have blank elevations overlooking the application site.
- 3.3 The local area is predominantly residential and the majority of dwellings on this part of the estate comprise of bungalows. The application site is located within a cul-de-sac which is designed to have pedestrian access and wheel chair access to most of the properties. The cul-de-sac has common parking to the front with four parking spaces.

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 emerging Neighbourhood Development Plans.

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:

- Section 7 – Requiring Good Design.

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 is acceptably in keeping with character and appearance of the host dwelling; and having regard to the effect upon adjoining properties.

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Residential Extensions and Alterations Design Guide

5.6 **Other Material Considerations**

Growing Together Neighbourhood Plan

The Growing Together Neighbourhood Plan (Covering Blackthorn, Goldings, Lings and Lumbertubs) was made in April 2017, and now forms part of the development plan for Northampton.

Policy DES1 – High Quality Design aims to ensure that the development proposals are designed in a manner that contributes towards the enhancement of the local area, and the creation of a neighbourhood, which is attractive and functional as well as safe and secure.

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 **Ward Councillors**

No comments received.

6.2 6 Neighbour representations have been received the concerns of which are summarised as follows:

- Impact on parking in the cul-de-sac, as there is an existing pressure on the communal 4-5 spaces serving 8-10 bungalows.
- Construction noise and related activities
- Parking of construction vehicles.
- Access to emergency vehicles during construction phase.
- The proposed extension suggests occupation by a family, which is inappropriate as the local area is made up of retired and elderly people.

7. **APPRAISAL**

7.1 The two main issues to be considered would be impact on the character of the original house and local area and the impact on the residential amenity of the neighbouring properties.

Design and appearance

- 7.2 The proposed extension, to the side of the bungalow, would extend the existing gable continuing the existing roofline and be of a scale and form in keeping with the existing bungalow. The extension would increase the footprint of the original dwelling but, owing to the size of the application site with a large side/rear garden, it is not considered that the proposal would lead to overdevelopment of the site.
- 7.3 The proposed extension would be largely screened by the existing bungalow and, as the application property is located towards the corner of a cul-de-sac, the development would not be widely visible in the streetscene. The surrounding area has similar house patterns and it is considered that the design of the proposed extension would integrate with the existing dwelling and have a neutral impact on the character of the original building and wider area. A condition requiring materials to match the existing dwelling is recommended to ensure a satisfactory external appearance.
- 7.4 It is considered that the proposed development would accord with advice contained within the Council's Residential Extensions and Alterations Design Guide and saved policies E20 and H18 of the Northampton Local Plan, Policy S10 of West Northamptonshire Joint Core Strategy and the advice contained within National Planning Policy Framework.

Impact on the residential amenity

- 7.5 The proposed extension would be located to the side of the application property and situated away from the neighbouring property, No.16 Kelmscott Close, being only marginally visible from this neighbouring rear garden. Due to the location, and siting of the proposed extension it is not considered that the proposal would lead to any undue overbearing or adverse visual impact on this neighbouring property.
- 7.6 No.14 Kelmscott Close, is situated adjacent to the side garden of the application site. The proposed extension would be widely visible from the rear garden of No.14, however, the proposal would retain an appropriate separation distance from this neighbouring property and would not lead to any unacceptable impacts in terms of overshadowing or overlooking.

Highway Safety

- 7.7 The proposed development would result in a 4-bedroom dwelling, which would require three on-site parking spaces as per the Northamptonshire Parking standards.
- 7.8 There is no existing on-site parking provision for the bungalow and none of the surrounding properties have dedicated parking spaces. Dwellings within the cul-de-sac are served by a communal parking spaces to the front of the properties. Moreover, the local area has no on-street parking restrictions.
- 7.9 It is considered that the proposed development would have a neutral impact on highway safety and that a refusal on highway grounds could not be upheld.

Other Matters

- 7.10 Representations received from the local residents have not objected on the principle of the development, however concerns have been raised about the activities related

to construction in terms of construction noise, traffic and parking for construction vehicles.

- 7.11 Advice contained in the NPPF states that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. Paragraph 206 of the NPPF states “planning conditions should only be imposed where they are necessary, relevant to planning and; to the development to be permitted, enforceable, precise and reasonable in all other respects”.
- 7.12 It is acknowledged that the construction may result in some disturbance to the local residents, however the scale of the proposed development is not large and the build period is unlikely to be of any great length. It is therefore considered that requesting a construction management plan would be overly onerous and unreasonable in relation to the scale of development proposed.
- 7.13 The potential occupancy of the property is not a planning consideration.

8. CONCLUSION

- 8.1 It is considered that the proposed development for single storey side extension is of a scale and design appropriate to the main dwelling and surrounding area and would not lead to any undue impact on the residential amenity of the neighbouring properties or highway conditions. The proposal would be in accordance with Policies S10 of the West Northamptonshire Joint Core Strategy, Policies H18 and E20 of the Northampton Local Plan, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document and advice given within the National Planning Policy Framework.
- 8.2 The application is therefore recommended for approval subject to 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: Location Plan, KSC-PL-001, KSC-PL-003 Proposed Plans & Elevations.

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.

10. BACKGROUND PAPERS

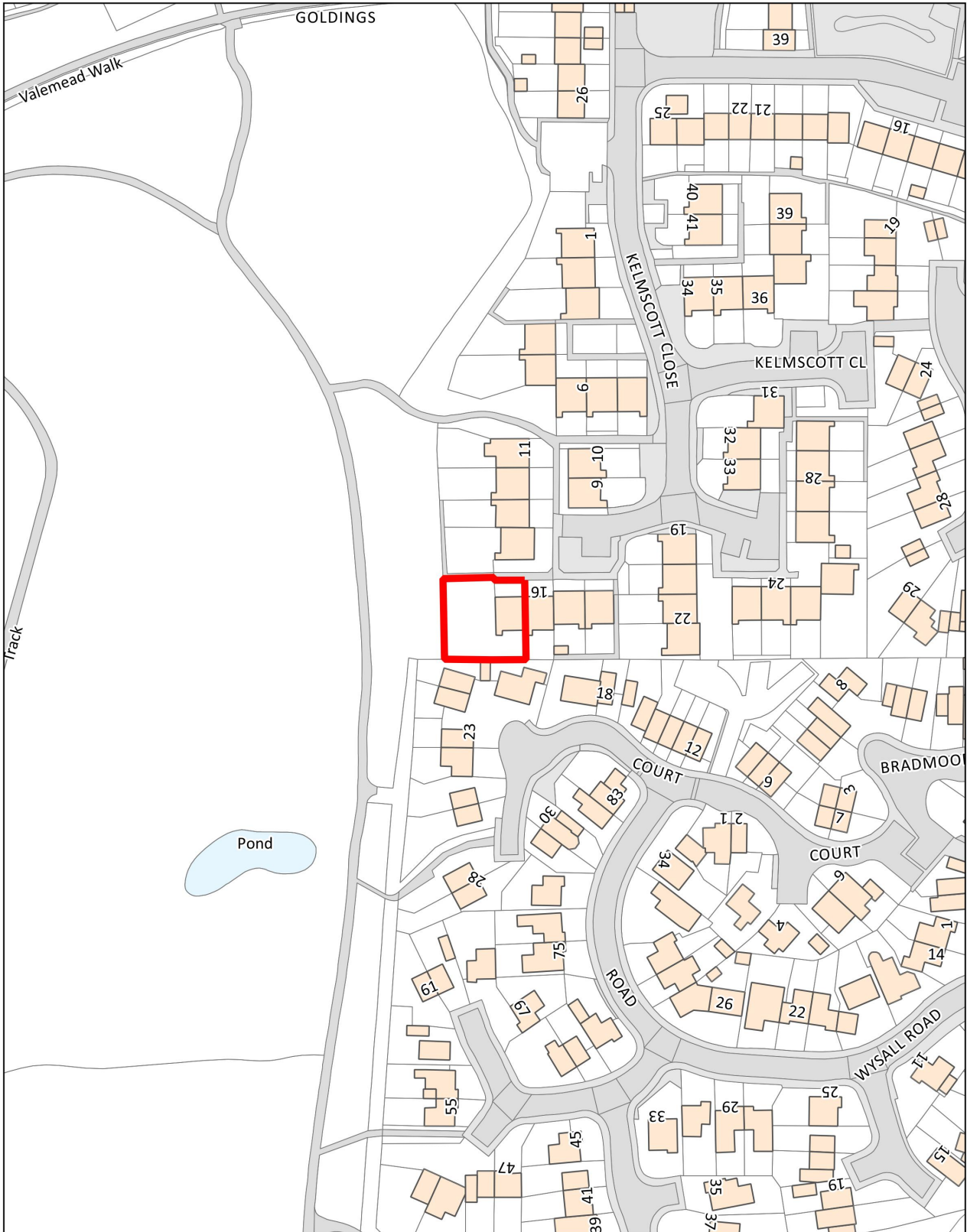
10.1 N/2017/0449

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: **15 Kelmscott**

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Date: 23-06-2017

Scale: 1:1,250

Drawn by: Planning