

PLANNING COMMITTEE: 17th October 2017
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2017/1019

LOCATION: 16 Swallow Close

DESCRIPTION: First floor extension to convert bungalow into two storey dwelling and ground floor extension to side/rear, including raising roof over garage (amendment to planning permission N/2016/1136)

WARD: East Hunsbury Ward

APPLICANT: Mr R Panter
AGENT: Architectural Solutions

REFERRED BY: Councillor P Larratt
REASON: Out of Character

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 unacceptable impact upon the character of the area and 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 is a resubmission of the originally approved application N/2016/1136. That application, which was approved by the Planning Committee in December 2016, proposed a first floor extension to the bungalow to become a two storey dwelling with ground floor extension to the side and rear. The current application includes all the previous proposed elements plus the increase in the height of the existing garage to provide an ensuite and an extension to the master bedroom.
- 2.2 The application has also been amended during the course of the application and the proposed rendering to the external finish has been omitted from the scheme.

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 a 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 2 metres high shrubbery and the south-western boundary consist of 1.8 metres high close boarded fencing, the north-eastern (side boundary adjacent to No.15) is made up of a combination of shrubbery, brick wall and boarded fencing.
- 3.3 The neighbouring property No.15 has a window and two doors serving the garage and a kitchen, overlooking the application property.

4. PLANNING HISTORY

- 4.1 N/2016/1136 - First floor extension to bungalow to become a two-storey dwelling and ground floor extension to side/rear. **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 – 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.

Paragraph 203 and 206 – Conditions - Paragraph 203 of the NPPF states “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions.” Paragraph 206 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.”

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** - has raised concerns in regard to the following:

- The application increases the size of the existing property by more than 100m². The scale of the proposal is disproportionate in relation to the existing well laid out bungalows in this close.
- The increase in size would leave the property out of keeping in relation to the surrounding bungalows.
- Conditions should be applied to ensure a proper match of materials to maintain the appearance of the property.

6.2 **Councillor Phil Larratt** - has requested that the application is discussed at Planning Committee as the proposed development and rendering would be out of character.

6.3 11 Representations have been received from 5 addresses. The main concerns raised are summarised as follows:

- The proposed development would be out of keeping with the character of the local area.
- Proposed development would set precedent for other bungalows to be converted to houses.
- The rendering is not in keeping with the character of the area.

- Due to the age of the property, getting the matching material would be an issue and would result in out of character.
- The proposed works would require structural changes to the existing foundation
- The construction traffic would result in blocking the access of the cul-de-sac and the constructional noise would lead to the continued disturbance to the residents.
- Overlooking concerns from the proposed first floor windows.
- Poorly managed project and lacks any phasing and implementation plan.
- Removal of asbestos from the soffits board has not been disposed of properly.
- The proposed development demonstrates poorly designed house.
- Poor compliance record and cannot be ensured the conditions would be followed in the future.
- The project should be conditioned to finish the works in certain time frame.
- Overdevelopment of the site.

7. APPRAISAL

Design and Appearance

- 7.1 The proposed development for a first floor extension to the bungalow has already been approved under the original planning permission granted under N/2016/1136. The current application has an additional element of increasing the heights of the existing garage. It is considered that the principle of conversion of the bungalow into a dwelling has already been established and the current application seeks alterations to the garage as an additional element. The garages on the ground floor would be retained.
- 7.2 Due to the difference in the ground levels, the application site is lower than the neighbouring property at No.15 Swallow Close. The proposed alterations to the garage would increase the height by 1.3 metres, which would result in the building having the same roof height as compared with that at No.15.
- 7.3 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 permitted development rights so that no further extensions to the property would be allowed without further planning permission, to ensure that the site is not overdeveloped.
- 7.4 The proposed development would retain the garages to the side. The proposed dwelling has utilised 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. A condition is recommended to withdraw the permitted development to insert dormers on the roof of the garage to ensure that there is minimal impact in the streetscene.
- 7.5 It is considered that due to the siting of this property at the corner end of the cul-de-sac, together with the retention of the existing double garage, the proposed development would merge into the setting of the other bungalows and would not be out of keeping with the character of the host dwelling and the streetscene.
- 7.6 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

- 7.7 The adjoining neighbouring property at No.15 Swallow Close has a window and two doors serving the garage and a kitchen window overlooking the application property. The window does not serve the habitable room. It is not considered that the proposed development would create undue overbearing and overshadowing impact.
- 7.8 The proposed east elevation facing No. 15 would have one roof light 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.
- 7.9 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 any 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 so significant to warrant refusal of the planning application.

Parking

- 7.10 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.

Other Matters

Loss of bungalow

- 7.11 It is acknowledged that the proposed development would result in a loss of a 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

- 7.12 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.

Rendering

- 7.13 The original application was submitted with the proposal to render the entire property. However, during the course of the application the proposal has been amended to remove the rendering from the application. The application property is not located in a Conservation Area and therefore, painting/rendering can be carried out under the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015.

7.14 Structural details

Structural details are within the remits of Building Regulations and therefore cannot be accounted to determine the application.

7.15 Health and safety

Asbestos removal and the other health and safety matters are not within the remits of planning and cannot be accounted to determine the application.

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/P201/1a and 16/P201/502b.

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

3. Prior to the commencement of development, 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. This is a pre-commencement condition to ensure timely submission of details.

4. The proposed first floor bathroom window on the side elevation shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale and be top/side hung open 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 application property 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

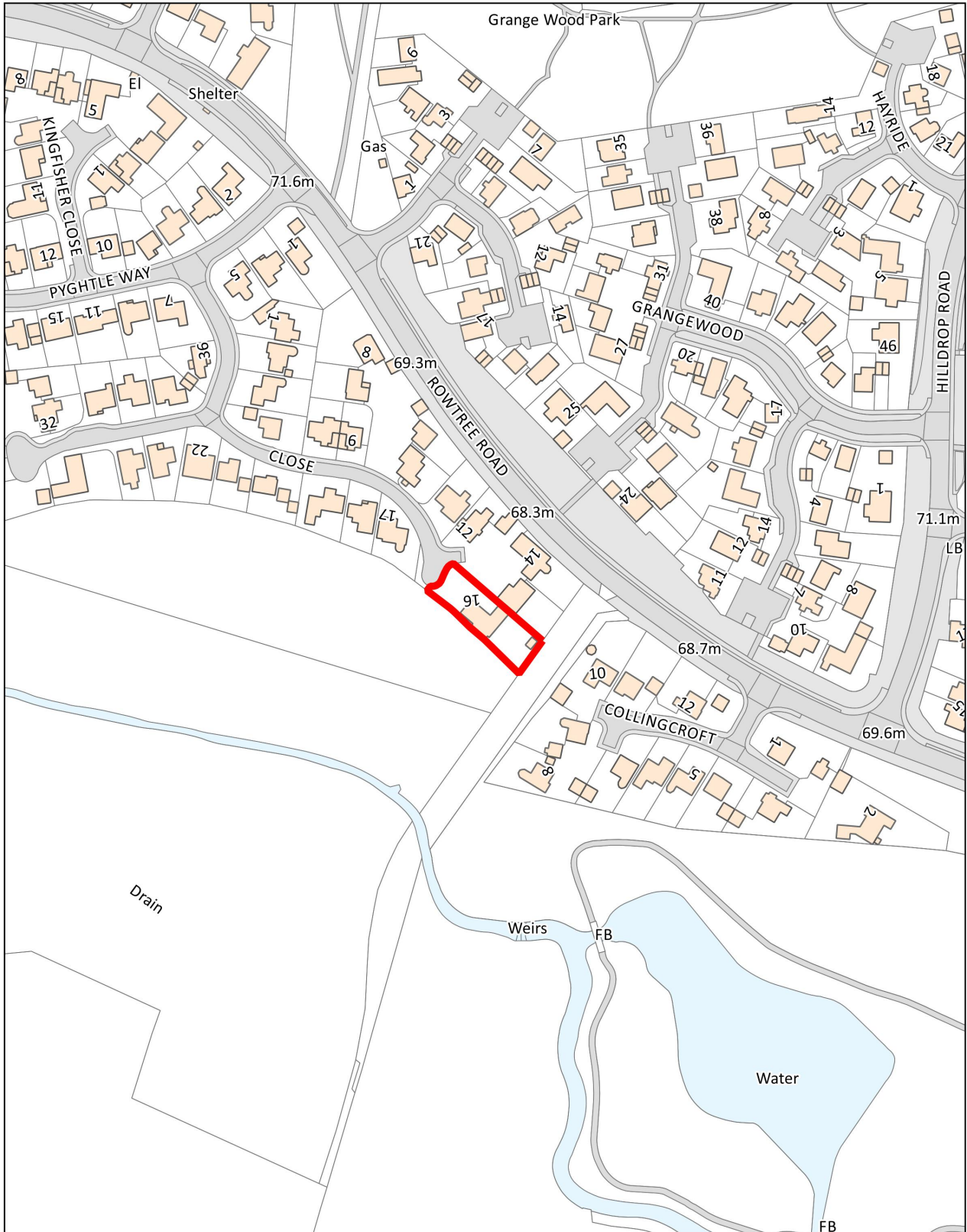
10.1 N/2017/1019

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: **16 Swallow Close**

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Date: 04-10-2017

Scale: 1:2,000

Drawn by: -----