



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 21<sup>st</sup> November 2017  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2017/1305

**LOCATION:** 24 Drydale Avenue

**DESCRIPTION:** Two storey and single rear extension

**WARD:** Eastfield Ward

**APPLICANT:** Mrs V Maloney  
**AGENT:** Toby Pateman Architect Ltd

**REFERRED BY:** Head of Planning  
**REASON:** The applicant is Council employee

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The development, on balance and subject to conditions, would not have an unacceptable impact upon the character and appearance of the locality, neighbour amenity or the highway system. The development is therefore in conformity with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, and Policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

**2. THE PROPOSAL**

2.1 The application seeks full planning permission for the construction of a two storey and single storey rear extension. The two storey part of the extension would be located to the north western rear corner of the dwelling and the single part of the extension would be located to the north eastern rear corner of the dwelling. The two storey part of the extension would have a gabled roof measuring 6.5 metres in height and the single storey part of the extension would have a pitched roof with a maximum height of 3.35 metres and an eaves height of 2.5 metres. The extension would have an overall depth of 3 metres and width of 7.3 metres, with the western flank wall of the two storey part of the extension projecting out 0.6 metres to the side of the dwelling.

**3. SITE DESCRIPTION**

3.1 The application property comprises a semi-detached two storey dwellinghouse located to the northern side of Drydale Avenue. It is attached to No. 22 Drydale Avenue to the eastern side and is set in from the boundary with No. 26 Drydale Avenue to the west. Drydale Avenue is a residential street with semi-detached dwellings to both sides of a uniform size and design. The rear boundary of the application site is angled such that it backs onto the side boundary of No. 46 St Alban's Road and there are views into the rear of the site from St Alban's Road. The application site does not benefit from any on plot parking.

#### **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. However, the following section is of particular relevance to this application:

5.3 Paragraph 17 details the core planning principles and these include to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

##### **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. Policies of particular relevance are:

5.5 Policy S10 requires development to satisfy a range of sustainable development principles.

##### **5.6 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:

5.7 Policy E20 requires the design (including layout, siting, form, scale and materials) of new buildings to reflect the character of its surroundings and ensure adequate standards of residential amenity.

5.8 Policy H18 details that extensions will be granted subject to the design and appearance of the extension and its relationship to the existing area being acceptable and the effect upon adjoining properties.

## 5.9 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)  
Planning out Crime in Northamptonshire SPG 2004  
Residential Extensions and Alterations Design Guide SPD

## 6. **CONSULTATIONS / REPRESENTATIONS**

6.1 None received.

## 7. **APPRAISAL**

7.1 The application proposes ancillary residential development to an existing dwelling and is therefore acceptable in principle.

7.2 In respect of the impact of the proposal on the character and appearance of the existing dwelling and the area, the proposed extension would only be 3 metres in depth and would be set down at two storey level from the main ridge of the existing dwelling, such that it would be subordinate in scale to the existing property. Furthermore, whilst the extension would project beyond the flank wall of the existing dwelling, it would be located to the rear the property and has been designed with sympathetic roof forms to the existing dwelling, including a matching eaves height at first floor level. As such, and subject to a matching materials condition should planning permission be forthcoming, it is considered that the proposal would not appear unduly prominent or intrusive in the streetscene.

7.3 Turning to residential amenity, the proposal would be set in from the common side boundary with No. 26 Drydale Avenue. It is considered that it would not adversely impact on the amenity of this neighbouring property.

7.4 The proposed extension would abut the common side boundary with No. 22 Drydale Avenue and would encroach on a 45 degree line projecting from the centre of the patio doors serving this neighbouring property. However, the proposal would be only be limited in depth and single storey in scale adjacent to the boundary with this neighbouring property. As such, and taking into account that a 3 metre deep rear extension with a 3 metre high flat roof could be erected under permitted development rights, it is considered that the proposal is not objectionable with regards to the amenity of No. 22 Drydale Avenue.

7.5 The application site backs onto the side boundary of No. 46 St Alban's Road and the extension would reduce the separation distance from first floor windows at the application property to the amenity space immediately to the rear of this neighbouring property to approximately 11 metres. However, given the existing relationship between the two properties and taking into account that a two storey rear extension with a maximum depth of 3 metres could be constructed under permitted development rights, it is considered that the proposal is not objectionable in terms of its impacts on the amenity of No. 46 St Alban's Road.

7.6 The proposal would not increase the number of bedrooms at the property and as such would have no implications with regards to the Council's Parking Standards and highway safety.

## 8. **CONCLUSION**

8.1 The proposed development, on balance and subject to conditions, would not have an unacceptable impact upon the character and appearance of the locality or neighbour amenity. Furthermore the proposal would have no parking or highway safety implications. As such the application is 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 plan: 59-17-02A.

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 Saved Policy E20 of the Northampton Local Plan.

## **10. BACKGROUND PAPERS**

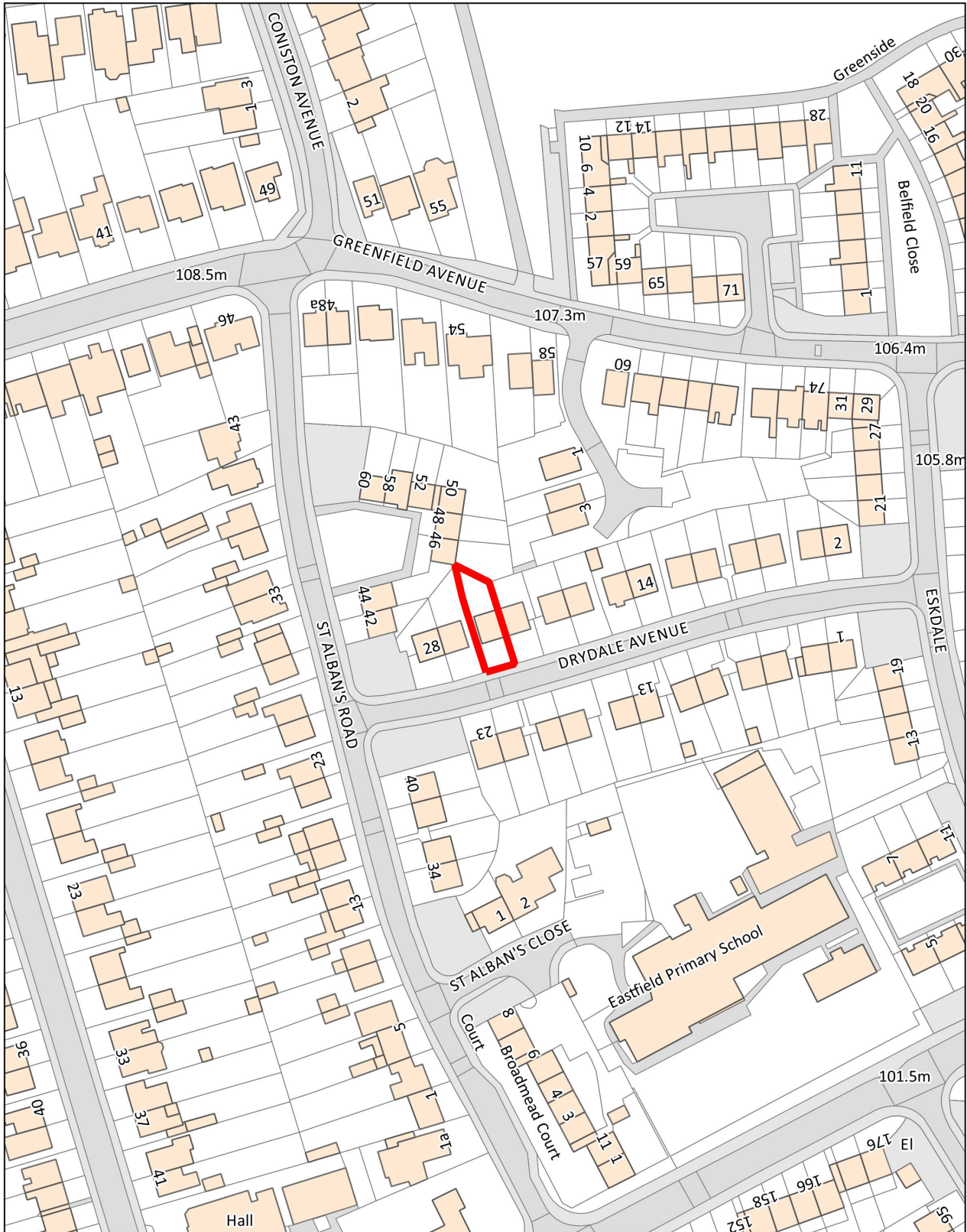
- 10.1 None.

## **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: **24 Drydale Avenue**

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Date: 13-11-2017

Scale: 1:1,250

Drawn by: -----