

**PLANNING COMMITTEE:** 19<sup>th</sup> December 2017  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2017/1161

**LOCATION:** 10 Christchurch Road

**DESCRIPTION:** Enlargement of existing flat roof dormer to form utility room

**WARD:** Abington Ward

**APPLICANT:** Mr and Mrs Steer  
**AGENT:** Mr Aaron Freebody

**REFERRED BY:** Councillor T Ansell  
**REASON:** Intrusive impact on neighbours

**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:

By reason of its siting, scale and design, the proposed development would not have any undue detrimental impact on the appearance and character of the host building, wider area, conservation area and adjoining neighbour amenity to comply with Policies E20, E26 and H18 of the Northampton Local Plan, S10 and BN5 of the West Northamptonshire Joint Core Strategy, the Council's Supplementary Planning Document on Residential Extensions and aims and objectives of the National Planning Policy Framework.

#### **2. THE PROPOSAL**

2.1 Permission is sought for installation of a dormer at the rear of the property on a side facing roof slope to replace an existing smaller dormer. The materials would match the existing roof and the proposed side windows would be glazed with obscure glass. The dormer would have a flat roof and be used as a utility room. There would also be a rear facing window and two conservation roof lights on the flat roof.

#### **3. SITE DESCRIPTION**

3.1 The application site consists of a terraced dwelling along an established residential street in Abington. There is a private rear garden enclosed on 3 sides and detached garage to rear accessed off a private alleyway. The site lies within the Abington Park Conservation area, although the building is not listed.

#### **4. PLANNING HISTORY**

4.1 No recent planning applications.

#### **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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

##### **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- relates to amenity of other occupiers and design
- Paragraph 56 - requires good design
- Paragraph 132 - Impact on heritage assets including conservation areas

##### **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:

S10 Sustainable Development Principles - requires new development to achieve high quality design.

BN5 Heritage Assets - relates to impact on heritage assets including conservation areas.

##### **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 Design of extensions - require good design on new development.

H18 Residential extensions and alterations - relates to design and effect on neighbours amenity for domestic extensions and alterations.

E26 Conservation Areas - any development should preserve or enhance the appearance and character of conservation areas.

## 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)  
Residential Extensions and Alterations Design Guide SPD (December 2011)

## 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Built Conservation (NBC)** The extension to the roof slope will be visible from the gardens of adjacent properties and in views from Albany Road but will not be prominent in views from public areas in the conservation area. It is not considered that the extension will cause substantial harm to the conservation area.

6.2 4 objections received on following grounds:

- Loss of light
- Overlooking/ loss of privacy
- Size of extension not justified
- Impact on conservation area
- Overbearing
- Out of keeping with surrounding area and local context
- Concern over dust from construction work
- Other roof extensions are generally historic or prior to designation of conservation area
- Impact on stability of building and other properties
- Drainage/ sewerage concerns
- Noise concerns

6.3 **Councillor T Ansell** - called in due to intrusive impact on adjoining property.

## 7. **APPRAISAL**

### **Main issues**

7.1 The main issues to consider are the impact on the appearance and character of the host building, street scene, Abington Park Conservation Area and amenity of adjoining occupiers/ parking.

### **Planning Policy**

7.2 Relevant planning policy is contained in the Northampton Local Plan and West Northamptonshire Joint Core Strategy. E20 of the Local Plan requires good design as does S10 of the Joint Core Strategy. H18 of the Local Plan relates to residential alterations. E26 requires development to preserve or enhance the appearance and character of the conservation area. The Council's Adopted Supplementary Planning Document on Residential Extensions stresses that dormer windows should not be overly dominant and not have an unacceptable impact on the host building or wider area.

### **Design and Impact on appearance and character of conservation area**

7.3 Although not visible from Christchurch Road, the proposed development would be conspicuous from glimpse views on the nearby Albany Road. The proposed dormer is large, however, it

would not cover the whole roof slope and is not considered to be out of scale with this part of the roof and the host building. It is noted that a comparatively larger dormer has been erected on the adjoining property at no.12 Christchurch Road. The current proposal would be constructed in more sympathetic materials with hanging tiles. The Council's Conservation Officer has no objection and due to the siting of development, it is considered that the effect on the conservation area would be acceptable and any harm would be less than substantial.

### **Impact on amenity of adjoining occupiers**

- 7.4 The proposed side facing windows would be obscure glazed and would reduce direct overlooking to the rear garden/windows of the adjacent property at no.12 Christchurch Road. In terms of light and overbearing, it is not considered that the effect is sufficiently adverse to justify a refusal of planning permission. Given the existing separation, there would be limited effect on the amenity of other adjoining properties at no. 8 Christchurch Road and property to the rear at no. 1 Ardington Road.

### **Parking**

- 7.5 Given that the proposed development would not include any additional bedrooms, there would not be any impact on car parking requirement set down in the Northamptonshire Highway Parking Standards.

### **Other issues**

- 7.6 It is unlikely that there would be significant disruption during the construction process given that this is for a temporary period only. Loss of view is not a material planning consideration. Stability and safety is a matter for Building Regulations. Drainage would be addressed under Part H of the Building Regulations. It is not considered that noise generated by the proposal would be sufficiently adverse to justify refusal of planning permission.

## **8. CONCLUSION**

- 8.1 While it is acknowledged that the roof extension is large, it is not considered prominent and the design would complement the host building, On balance, the impact on the conservation area is considered acceptable and the effect on adjoining occupiers not sufficiently adverse to justify refusal of planning permission.

## **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 plans: 1608-01, 02, 03A, 04A, 05.

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

- 3) The side facing windows shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale 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 H18 of the Northampton Local Plan.

4) The external walls/cheeks of the dormer hereby approved shall be constructed with materials of the same type, texture and colour as the external roof of the existing building.

Reason: In the interests of visual amenity to ensure that the dormer harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan and S10 of the West Northamptonshire Joint Core Strategy.

## **10. BACKGROUND PAPERS**

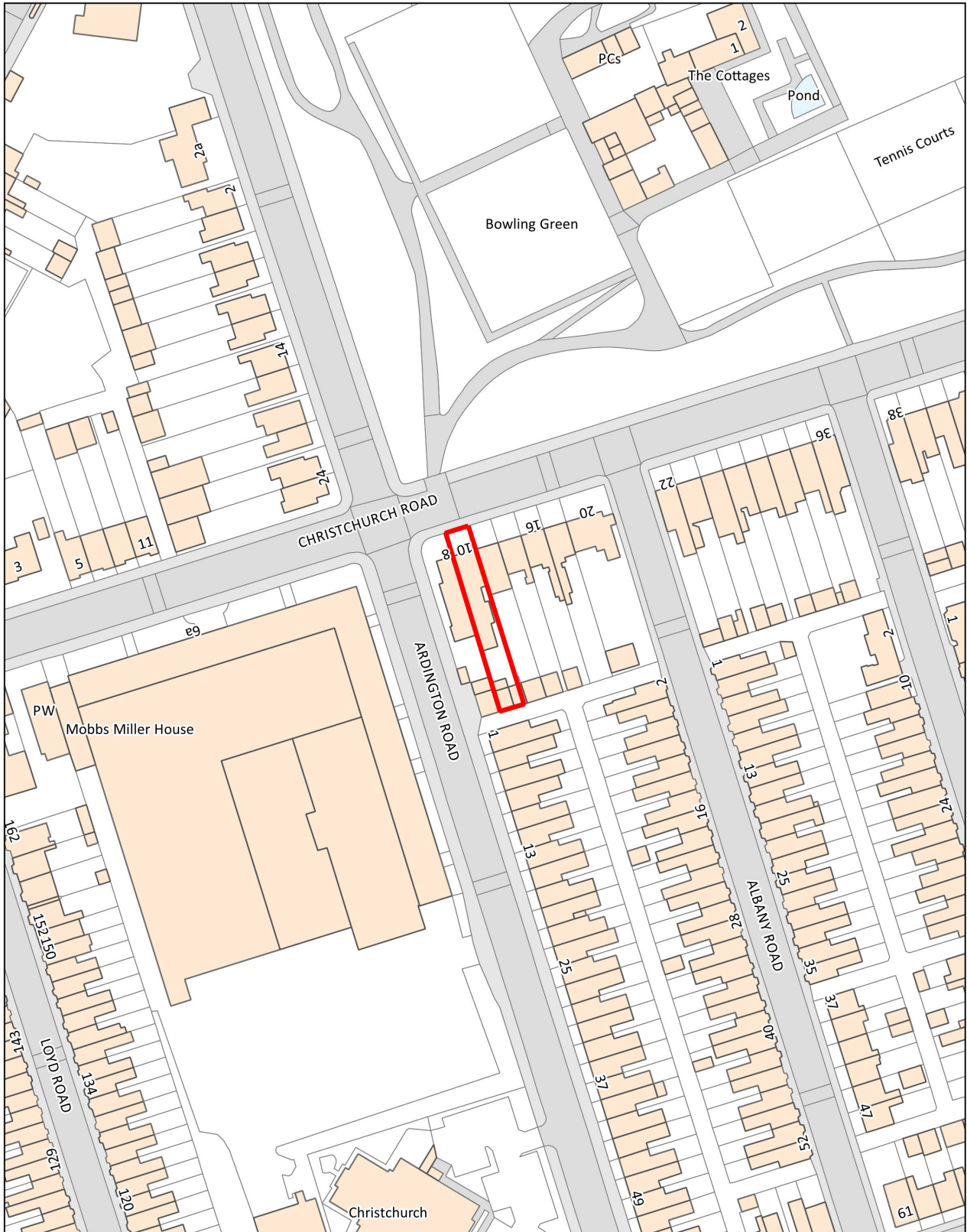
10.1 N/2017/1161.

## **11. LEGAL IMPLICATIONS**

11.1 The development is not CIL liable as the additional floor space would be less than 100 square metres.

## **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: **10 Christchurch Rd**

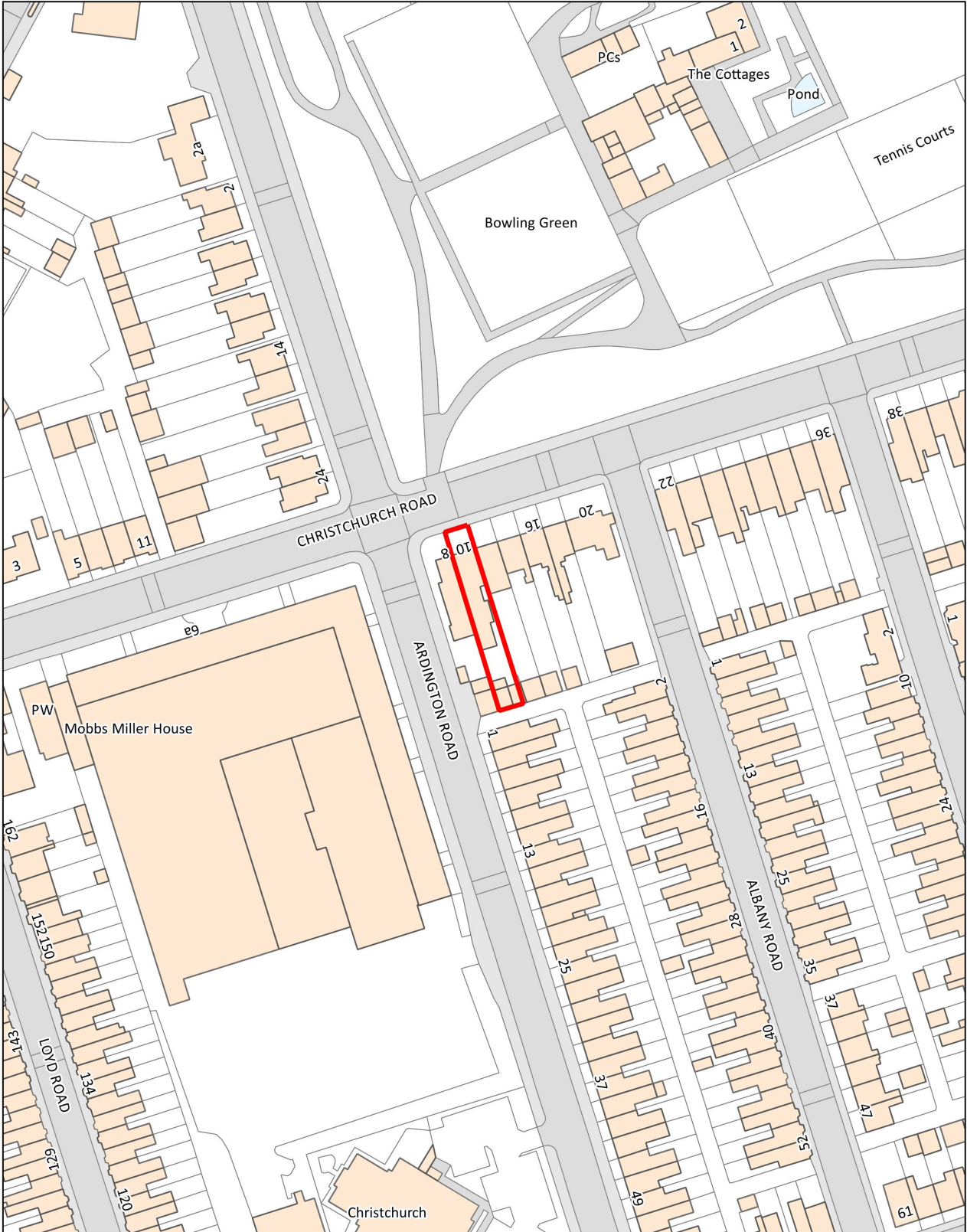
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