

PLANNING COMMITTEE:	10 th April 2018
DIRECTORATE:	Regeneration, Enterprise and Planning
HEAD OF PLANNING:	Peter Baguley
APPLICATION REF:	N/2018/0375
LOCATION:	16 Swallow Close
DESCRIPTION:	First floor extension to bungalow to become two storey dwelling, first floor side extension and ground floor side/rear extension to include raising of roof over garage (Part Retrospective)
WARD:	East Hunsbury Ward
APPLICANT:	Mr R Panter
AGENT:	Architectural Solutions
REFERRED BY:	Head of Planning
REASON:	Previous applications were considered by the Planning Committee
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 amendments are considered acceptable and the proposed development would not lead to any unacceptable impact on the character of the area and residential amenity of the adjoining properties in accordance with the requirements of the National Planning Policy Framework, Policies S10 and H1 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document.

2. THE PROPOSAL

- 2.1 The application is a resubmission of a previously approved application N/2017/1019, approved by the Planning Committee in October 2017. This application seeks to regularise unauthorised works carried out on site that differ from the previously approved plans, including 250mm increase in ridge height of the main dwelling, a reduction in the height of the roof extension above the garage as currently constructed to reflect the height previously approved, and a reduction in the height by 300mm of a newly installed dormer in the east facing roof slope of the property.
- 2.2 Due to the building works being carried out on site being unauthorised and not in accordance with the plans approved under planning permission N/2017/1019, the Council served a Temporary Stop Notice on the applicant with effect from 27th February 2018 requiring any works not in

accordance with the approved drawings to cease. The building has since been made water tight, with all external works to the building now ceased, pending the outcome of this application.

3. SITE DESCRIPTION

- 3.1 The application site previously comprised a 4-bedroom bungalow with an attached double garage to the side. The property is part way through building works in association with the previous planning approval, such that the ridge height has now been increased to create a two-storey dwelling and the ridge height of the garage increased.
- 3.2 An area of woodland is situated to the east of the dwelling, with the rear of the property backing onto a strip of greenspace, beyond which are further residential properties. The rear boundary of the site is enclosed with 2 metres high shrubbery, and the south-western boundary consists 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 bungalow at No.15 has a window and two doors serving the garage and a kitchen, overlooking the application property.
- 3.4 The property is situated at the end of a cul-de-sac comprising of bungalows adjacent to the application site at the head of the cul-de-sac, but with two storey dwellings either side of the street on the approach to the application site.

4. PLANNING HISTORY

- 4.1 N/2017/1019 - 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). Approved 18.10.17.
- 4.2 N/2016/1136 - First floor extension to bungalow to become a two-storey dwelling and ground floor extension to side/rear. Approved 21.12.16.

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 the 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 encourages good design and a good standard of amenity for existing and proposed occupiers.

Paragraph 50 seeks to provide a variety of house types to meet a wide range of differing housing needs.

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

Policy H1: Housing Density and Mix and Type of Dwellings

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: New development

Policy H18: Extensions

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Residential Extensions and Alterations Design Guide SPD

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 One letter has been received, the comments of which are summarised as follows:

- Having three sets of drawings associated with two approvals and one new application has the potential for conflicting interpretations and even more delays. It is therefore essential that one master drawing reflects the changes that have/will be undertaken.
- Required clarification on materials.
- The new garage roof is drawn slightly below the roof of No. 15.
- There is conflict between the proposed new dormer to the bathroom as shown and what currently exists. The current dormer is wider and taller.

6.2 The consultation period for the application does not expire until 6th April 2018. Any further comments received will be reported to Committee on the addendum to this agenda.

7. **APPRAISAL**

Principle

7.1 The principle of development for a first floor extension to the bungalow, an increase in height of the garage roof to create a first floor, and a two-storey side extension has already been established through the previous permissions for development of the site as detailed above.

7.2 The main issues to consider in relation to this amended scheme are therefore as to whether the design and appearance of the amended scheme and impact on neighbouring amenity is acceptable, and addresses any issues of unauthorised work carried out on site.

Design and Appearance

7.3 The proposed reduction in height of the roof above the garage from that currently built will amend the appearance of the roof height to reflect that previously approved, and would be of a similar height to that of the adjacent ridge height of the neighbouring property at No. 15. The amendment is therefore considered acceptable in this regard.

- 7.4 The overall increase by 250mm of the overall ridge height of the main part of the house would not lead to any significant visual impact in terms of the overall design and appearance. Similarly, the reduction in height of the side dormer would bring the height of this dormer in line with that previously approved, and would not lead to any undue visual impacts. The addition of a picture window to the west side elevation would overlook the area of woodland to the east and would not be visually prominent within the street scene. The amendments as proposed are considered acceptable.
- 7.5 The majority of the front elevation has been completed with a mix of predominantly re-used bricks from the rear of the existing bungalow to ensure materials are a sympathetic match and avoid any mismatch where the height of the front gable has been raised. Materials proposed for the remainder of the alterations including the raised eaves and the garage end gable are to match existing. An area of render is proposed on parts of the western elevation and a small ground floor section of the rear elevation, where a brick match has proved more difficult. However, this part of the extension is situated adjacent to the woodland and is less visually prominent within the streetscene. As such, it is not considered that this small area of render would adversely impact on the overall character of the dwelling or surrounding area.

Residential Amenity

- 7.6 The adjoining neighbouring property at No.15 Swallow Close has a window and two doors serving the garage and a kitchen overlooking the application property situated behind an existing boundary fence. Main habitable room windows are located to the front and rear of this neighbouring property. It is not considered that the proposed development as amended would lead to any undue overbearing and overshadowing impact on this neighbouring property.
- 7.7 The proposed east elevation facing No. 15 would have one roof light and a dormer serving a bathroom on the first floor. The amended height of the dormer as proposed under this application would have a neutral impact on neighbouring amenity. 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.
- 7.8 The proposed first floor window in the rear elevation includes a Juliet balcony as approved under the previous scheme. 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.

Parking

- 7.9 The proposed development would reduce the property from a 4-bedroom bungalow to a 3-bedroom house. The two on plot parking spaces provided on site would remain unchanged, and the existing double garage would be retained. The proposed development would have a neutral impact on parking and highway safety within the area.

8. CONCLUSION

- 8.1 It is considered that the amended scheme is of an appropriate scale and design and would not lead to any undue impact on the character of the surrounding area or neighbouring amenity in accordance with the above policy and planning guidance requirements.

9. CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 16/P201/702a and 16/P201/701b.

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

2. 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 of privacy and be top hung 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.

3. 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.

4. 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

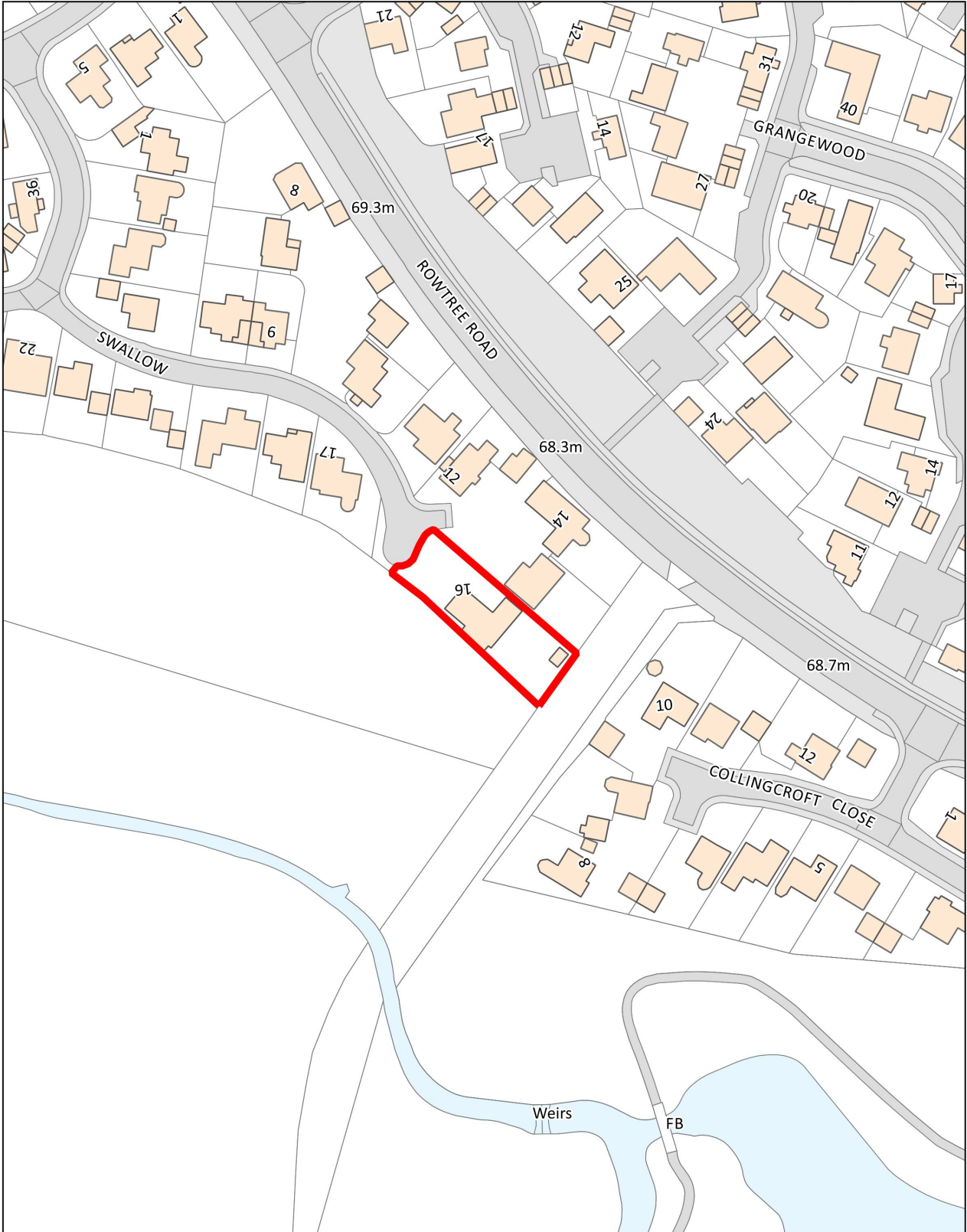
- 10.1 N/2018/0375.

11. LEGAL IMPLICATIONS

- 11.1 The development is 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: 28-03-2018

Scale: 1:1,250

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