

**PLANNING COMMITTEE:** 8<sup>th</sup> May 2018  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2018/0167

**LOCATION:** 16 Claystones

**DESCRIPTION:** Garage extension with first floor extension over and rear ground floor infill

**WARD:** West Hunsbury Ward

**APPLICANT:** Mr & Mrs Kennett-Johnson  
**AGENT:** Miss Laura Wood

**REFERRED BY:** Councillor Brian Oldham  
**REASON:** Traffic and parking concerns

**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 siting, design and appearance of the proposed development are considered acceptable and would be in keeping with the character of the host building. The proposed development would not have any undue impact on the residential amenity of the neighbouring properties or existing highway conditions. The proposal would be in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy, saved Policies H18 and E20 of the Northampton Local Plan, the Council's Residential and Alterations Design Guide and advice given within the National Planning Policy Framework.

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

2.1 The planning application seeks permission for a single storey rear extension, single storey side and first floor side extension including front and rear dormers.

2.2 The current proposal has been amended during the course of the application. The amended scheme has a lower roof height for the first floor extension as compared with the original submission (reduced by 1.1m). The proposed side extension has been stepped back from the front to retain the existing parking arrangement.

#### **3 SITE DESCRIPTION**

3.1 The application property is a detached chalet style bungalow. It is located in a residential cul-de-sac with a mix of bungalows, chalet bungalows and two-storey houses.

- 3.2 Although the local area has a variety of house designs, the application property is a mirrored pair with no.15 Claystones, located at the end of the cul-de-sac. More pairs like this are located in other culs-de-sac in the local area.

## **4 PLANNING HISTORY**

- 4.1 None relevant.

## **3 PLANNING POLICY**

### **3.1 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.

### **3.2 National Planning Policies**

National Planning Policy Framework (NPPF)

- Section 7 – Requiring Good Design.

### **3.3 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. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles

### **3.4 Northampton Local Plan 1997 (Saved Policies)**

E20 – New development

H18 – House extensions

### **3.5 Supplementary Planning Documents**

- Residential Extensions and Alterations Design Guide SPD
- Northamptonshire County Parking Standards SPF 2016

## **4 CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 4.1 **Councillor B Oldham** – Called-in the application to the Planning Committee on the basis of there being reported parking issues in the area and highway safety.
- 4.2 **West Hunsbury Parish Council** - advised that they are not sure whether their original concerns for parking have been resolved in the revised plans. If additional on-street parking is still required then potentially there will be a problem for other local residents.
- 4.3 4 objections from 3 households were received on the original scheme and 4 objections were received in relation to the revised scheme. The comments have been summarised as follow:
- Disruption in streetscene.
  - Proposed design of the extension is not in keeping with the character.
  - Proposed development will result in parking issues in the local area.
  - Loss of daylight and sunlight for neighbouring properties.
  - Potential construction noise and traffic will result in chaos for neighbouring properties.

- Over development of the site.
- Loss of privacy.
- Intensification of the existing business and related parking.
- Potential of bats in the area.
- Setting of precedent.

4.4 **1 letter in support** was received. The applicants have assured that the proposed development would not affect access to driveway.

## **5 APPRAISAL**

### **Design and Appearance**

- 5.1 The application site is located in a residential area with varying house designs and types. However, the application property is a detached chalet bungalow, with similar design with no.15 Claystones.
- 5.2 The proposed side extension would increase the footprint of the existing garage by 2m to the front and increase the ridge height by 1m. The resulting building would still maintain the staggered building line to the front and subordinate ridge line to the side. The character of the building would still be substantially retained. The proposed rear extension would infill the gap between the walls and can be done under permitted development rights. It is considered that whilst the application property has a moderate front and rear garden, the footprint of the existing house will not change significantly so the proposed extensions would not result in an overdevelopment of the site.
- 5.3 The proposed design of the extension would be in keeping with the existing house in materials and scale. In order to ensure satisfactory external appearance, a condition has been recommended requiring the submission of all external materials for approval prior to commencement of any approved works.
- 5.4 It is considered that the proposed extensions would accord with the saved Policies H18 and E20 in the Northampton Local Plan and advice contained within the Council's Residential Extensions and Alterations Design guide SPD and advice contained within the National Planning Policy Framework.

### **Residential amenity**

- 5.5 Due to the siting and scale of the rear extension which will sit flush with the existing rear elevation, it is considered that this would have no impact on the residential amenity of the neighbouring properties to the sides.
- 5.6 The proposed dormer to the rear elevation will serve an en-suite and a condition has been recommended to obscurely glaze that window. It is considered that this window will not result in a loss of privacy for properties to the side and rear. The proposed side elevation would be bordering onto no.15 which has no proposed window openings. Moreover, a condition has been recommended to withdraw permitted development rights to insert any window on the eastern elevation without the prior approval of Local Planning Authority. It is considered that the proposed side extension will not have adverse impact on no.15 in terms of overlooking or overbearing.
- 5.7 The proposed side and rear extensions would not create any undue impact on no.17 as the proposed development will be largely screened behind the main dwelling.
- 5.8 Concerns have been raised in relation to the loss of sunlight to the neighbouring property at no.18 to the northwest of the site. The proposed first floor extension over the garage will raise the roof height by 1m only. However, due to the separation distance between the two properties by over 10 metres, the resulting loss of sunlight would be minimal and it is considered that it would not be reasonable to refuse the application on this ground.

### **Parking**

- 5.9 The application property is a 3-bed house. The proposed extension would result in an additional bedroom being added. A 4-bed property will normally require 3 parking spaces so there would be 1 additional requirement for the proposed development.
- 5.10 A 5.4m deep driveway has been retained to the front of the garage, which is marginally below the recommended 5.5m depth in front of a garage and clear of public highway. The current parking arrangement providing two off-street spaces will be retained.
- 5.11 Moreover, there are no parking restrictions in the area. The additional parking requirement of 1 space could be provided on-street. However, it is not considered that the additional requirement would impact on highway safety to an unacceptable degree.

### **Business from home**

- 5.14 The representations have raised concerns in relation to a business run by the applicant from home and that the proposed development will cater for the expansion of the business and would result in traffic generation and parking issues. In relation to the business, a separate enforcement enquiry was carried out by the Planning Enforcement Team and it was found that the scale of the business was so insignificant that there is no material change in the use of the property as a dwellinghouse. The current application proposal is for domestic extensions and should be considered as such.

### **Bat Surveys**

- 5.15 Concern has been raised in relation to the potential existence of bats in the roof space of the application property as it was claimed that bats were spotted in the local area. Bats are protected by separate legislation. The applicant has confirmed that there are no bats residing at the property. In view of the comments being made, an informative will be added to any grant of planning permission to advise the applicant to check the property prior to any construction work commences.

### **Construction traffic, noise and parking**

- 5.16 Owing to the scale of the development, it is not reasonable to request the submission of a Construction Management Plan. Any potential nuisance could be controlled by other Public Protection legislation.

## **6 CONCLUSION**

- 6.1 It is considered that the proposed development for the side extension is of a scale and design appropriate to the main dwelling and surrounding area. There would not be detrimental impact on the residential amenity of the neighbouring properties. The proposal would be in accordance with Policies S10 of the West Northamptonshire Joint Core Strategy, saved 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.
- 6.2 The proposed development is considered acceptable and is recommended for approval subject to the conditions listed below.

## **7. 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: C599-005 A, C599-004 A, C599-003 A.

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

- 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 window shall be installed in the eastern elevation of the proposed extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

- 4 The proposed first floor en-suite dormer window in the rear elevation 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 properties in accordance with E20 of the Northampton Local Plan.

- 5 The parking spaces shown on the submitted plan C599 004 A shall be retained for the parking of vehicles only.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy E20 of the Northampton Local Plan

- 6 Details of all proposed external facing materials shall be first 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.

## **8. BACKGROUND PAPERS**

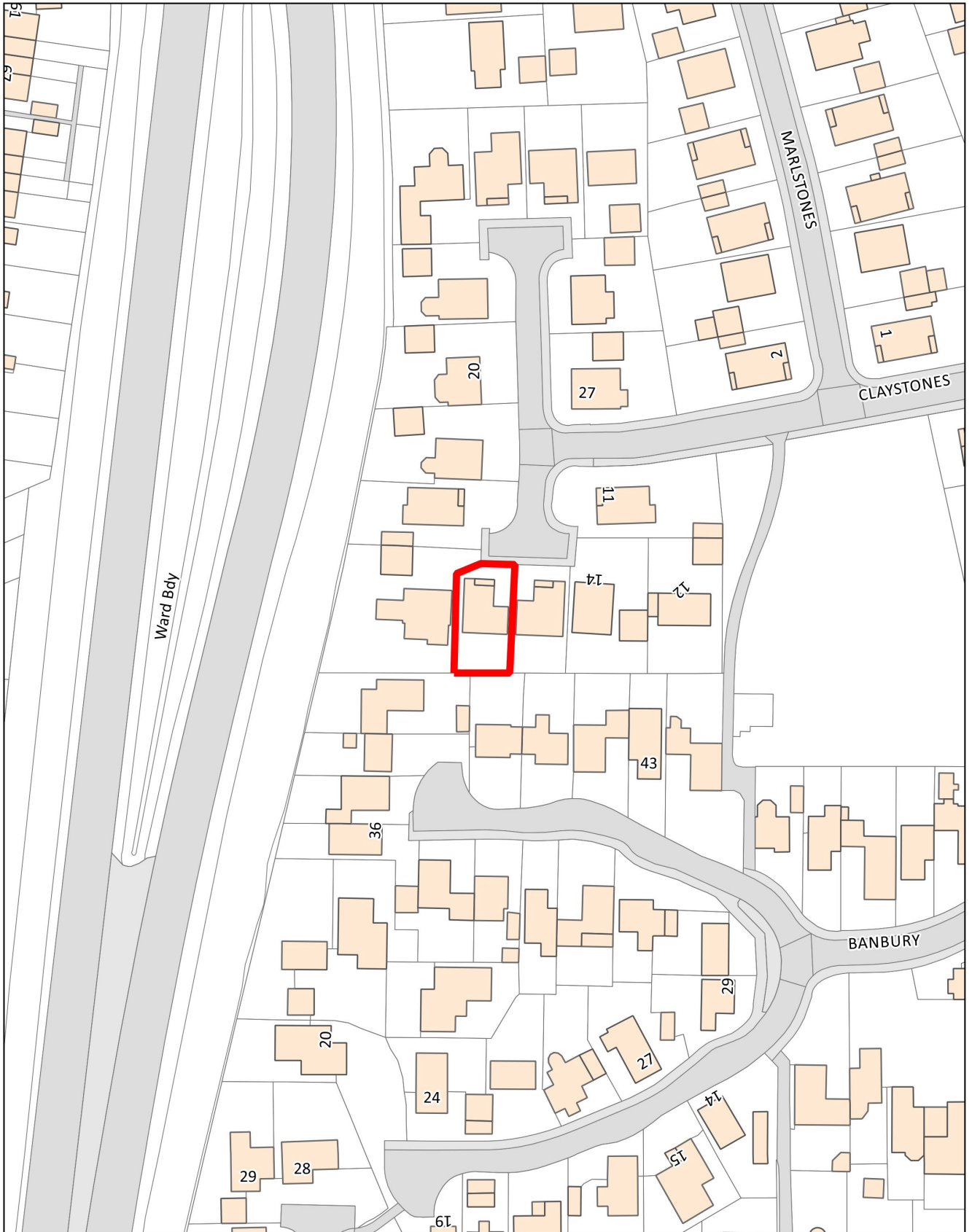
- 8.1 N/2018/0167.

## **9 LEGAL IMPLICATIONS**

- 9.1 The development is not CIL liable.

## **10. SUMMARY AND LINKS TO CORPORATE PLAN**

- 10.1 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 Claystones**

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Date: 19-04-2018

Scale: 1:1,000

Drawn by: -----