

PLANNING COMMITTEE: 3rd July 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0743

LOCATION: 18 Tanfield Lane

DESCRIPTION: Two storey side and rear extensions

WARD: Rushmills Ward

APPLICANT: Mr Ifty Choudary
AGENT: RJA Designs

REFERRED BY: Head of Planning
REASON: The applicant is related to a Council Member

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The design and appearance of the proposed development are acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area and adjacent residential amenity. The loss of the garage serving the property would not compromise highway safety and the amenity in the local area. The proposed development would be in accordance with saved Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide, and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 Two storey side and rear extensions to the existing dwelling. The proposal also includes the conversion of an existing integral garage to a family room.

3 SITE DESCRIPTION

3.1 The site consists of a large modern detached dwelling, located at the end of a private drive consisting of five other dwellings of similar designs and age. The front of the dwelling has an integrated single garage and a gravelled parking area for two vehicles. The rear of the site has a substantial garden which is set on a slight incline.

4 PLANNING HISTORY

- 4.1 N/2018/0610 - Two storey side and rear extension and detached triple garage to front garden – withdrawn.

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 section is of particular relevance to this application:

Section 7 - Requiring Good Design

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. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles

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 (Design)

Policy H18 – Extensions

5.5 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

Residential Extensions and Alterations Design Guide SPD

6 CONSULTATIONS/ REPRESENTATIONS

- 6.1 10 representation has been received from neighbouring properties, the comments of whom are summarised as follows:

- Proposal encroaches on adjacent properties in terms of light and overlooking
- Not in keeping with existing properties
- Contaminated soil on site - residents having problems with their gardens
- Existing garage foundation not strong enough to support two storey extension
- Desirable location could potentially become a HIMO
- Private unadopted access road, maintained by residents

- Pressure on amenities, water, sewage, drainage
- More vehicles
- Increased noise
- Out of scale and character with rest of Tanfield Lane

7 APPRAISAL

7.1 The main issues to be considered would be impact on the character of the original house and local area, and the impact on the residential amenity of the neighbouring properties.

Impact on appearance and character of host building and area

7.2 The application property is located towards the end of a row of similar detached houses. The front of the properties overlook the Bold Dragons Cricket Club, with the rear of the property backing onto Tanfield Lane. The local character of the area is therefore defined with similar designs and styles.

7.3 The proposed two storey side and rear extensions would increase the massing of the main dwelling. Whilst the application property has a reasonable sized rear garden, the footprint of the existing house will not change hugely and the proposed extension would not result in overdevelopment of the site. Owing to the proposed design and location of the application property towards the end of the row, the proposed extension will integrate with and would not dominate the main dwelling.

7.4 Due to the location of the application site, the proposed extension would be visible from the front but as the dwelling is located at the end of a private drive with five other dwellings, the proposed front elevation would not be prominent within the wider street scene. The rear of the application site is also visible from Tanfield Lane. The proposed roof of the extension would sit below the main ridgeline and would match the existing roof design. It is considered that the proposed extensions would complement the existing appearance and would accord with advice contained in the Council's Residential Extensions and Alterations Design guide SPD.

7.5 The proposed material to be used would be in keeping with the existing house and a materials to match condition would be imposed on any approval.

7.6 It is considered that the proposed extensions would accord with the saved Policies H18 and E20 in the Northampton Local Plan and National Planning Policy Framework.

Impact on amenity of neighbours

7.7 The proposed rear extension would have some impact on the adjacent neighbouring property at No.20 Tanfield Lane. The neighbouring property has two obscure glazed bathroom windows on the first floor side elevation. Due to the orientation of the site, it is not considered that the impact would be so adverse to warrant the refusal of the application. The neighbouring property currently overlooks the side elevation of No.18 which has an existing bedroom window to bedroom 4. This would be replaced by a bathroom window and a condition is recommended requiring obscure glazing to this first floor side bathroom window which would overcome direct overlooking.

7.8 The rear of the site is on a slight incline with Tanfield Lane behind. The application site has a good separation distance of over 20m with the properties at the rear and therefore impact on these properties would be limited. The proposed extension would have no impact on the neighbouring property at no.16.

7.9 The proposal will add one more bedroom including an en-suite on the first floor and converting the garage into a family room with a utility room to the rear. The proposed extension is considered acceptable and the conversion is not likely to create unacceptable noise as compared with the existing dwelling.

- 7.10 In relation to contamination of the ground, the proposal is of a small scale and only increases the footprint marginally. There will be limited disturbance of the ground and any contamination issue was addressed in the original development of the dwelling.

Parking

- 7.11 The application property is currently a 4-bed property and the proposed extensions would result in one additional bedroom, with the loss of the existing garage. The property would still have two parking spaces to the front of the property. The property is located at the end of a private drive and could accommodate additional parking without affecting the amenity of the adjacent neighbouring properties.
- 7.12 It is considered that the proposed development would have a neutral impact on the highway safety.

Other Matter

- 7.13 Some of the representations received express concerns that the dwelling could be used as a house in multiple occupation (HIMO). The application site is not within an Article 4 Direction area and planning permission is not required for a change of use to a 6 persons HIMO. However, based on the application information, there is no evidence to suggest that the property will be used as a HIMO and therefore the application should be determined on its merits for domestic extension only.

8 CONCLUSION

- 8.1 It is considered that the proposed development for two storey side and rear extensions 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.
- 8.2 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 Extensions and Alterations Design Guide Supplementary Planning Document and advice given within the National Planning Policy Framework.
- 8.3 The proposed development is considered acceptable and is recommended for approval subject to the conditions.

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: I.C.5/R1 (received on 20th June 2018) and I.C.6.

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 Policy E20 of the Northampton Local Plan.

4. The external walls/cheeks of the rear dormers 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 dormers harmonise with the existing building in accordance with Policy E20 of the Northampton Local Plan.

5. The side elevation first floor bathroom window 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 E20 of the Northampton Local Plan.

10 BACKGROUND PAPERS

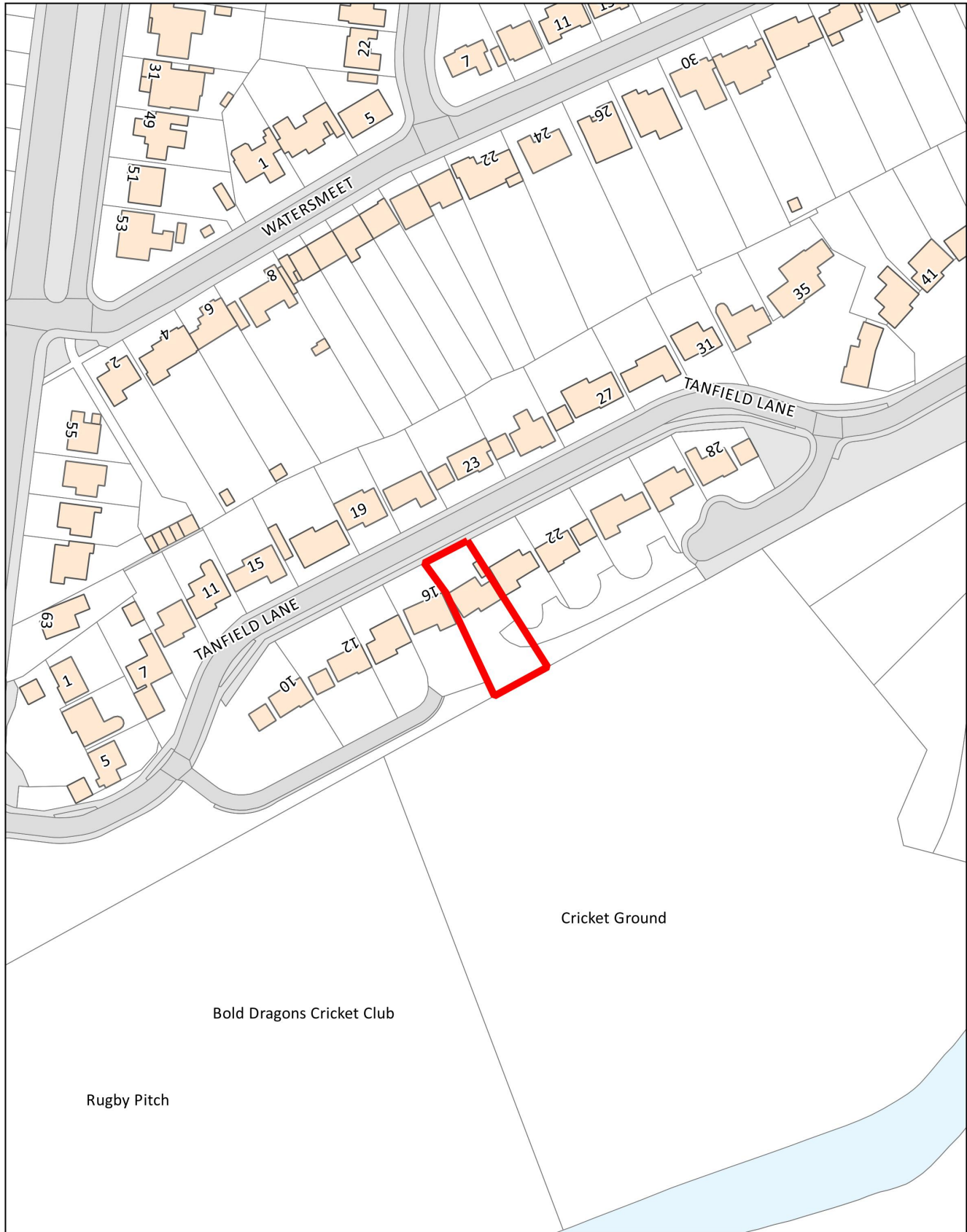
- 10.1 None

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: **18 Tanfield Lane**

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Date: 18-06-2018

Scale: 1:1.400

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