



PLANNING COMMITTEE: 4th September 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0787

LOCATION: 16 Raisins Field Close

DESCRIPTION: Erection of single storey extension to side of property

WARD: Billing Ward

APPLICANT: Mr C Witter
AGENT: Mr Matthew Attewell

REFERRED BY: Councillor C Malpas
REASON: Concern with parking and design

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 extension would have no undue adverse impact on the street scene or on the amenities of adjoining occupants and would not result in an unacceptable loss of parking capacity and thereby complies with 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 National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 The proposal is for a single storey side extension, which following amendments, would be constructed in brick to cill height and with UPVC glazing frame above and a clear roof.
- 2.2 This extension would be located forward of the original garage to the side of the property, which has been converted to living accommodation in the past, a change which did not require planning permission.
- 2.3 The extension would project forward of the front elevation of the neighbouring house by 1.5m but would be set back from the front elevation of the host property.
- 2.4 The extension would be used in conjunction with the former garage to provide additional living accommodation as part of the dwelling.

3 SITE DESCRIPTION

- 3.1 The application premises consists of a detached dwelling of modern (1980s) design within a cul-de-sac of similar properties.

4 PLANNING HISTORY

- 4.1 10/83 - Erection of 123 Dwellings - Approved 16/02/83
4.2 N/1993/623 - Two Storey Extension - Approved 04/10/93

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.

5.1 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 12 - Achieving well-designed places.

5.2 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

5.3 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

5.4 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 **Billing Parish Council** – (*comments on original plans*) Have concerns and reservations. The garage to this property has already been converted to a habitable room and the erection of a conservatory adjoining the former garage will negate any possible use of the drive for the parking

of vehicles, and on-road parking is already a serious problem in this area. The proposed conservatory will adversely affect the street scene.

6.2 **Councillor C Malpas** - Request that the above application be called in and determined by the Planning Committee for the following reasons:

- The application is not in keeping with the street scene.
- Insufficient on street parking which would be even more limited.
- Inaccurate information regarding parking to the rear. Would appear large areas of garden space has been included.
- Lack of consultation on resubmitted plans.

7 **APPRAISAL**

Impact on the street scene

7.1 The proposal as originally submitted was for an extension which took the form of a UPVC conservatory. Officers had concerns that this would appear out of character within the street scene, as a conservatory would not normally be seen in such a position, open to public view within the street.

7.2 Amendments were therefore requested and the extension as now proposed would have brick up to cill height, then glazing all round with a clear roof above this. It is considered that this would now be appropriate within the street scene as it would result in more of a conventional appearance with an appearance more akin to a porch, a feature which is commonly seen in the area.

Impact on the amenities of adjoining occupiers

7.3 The extension would project 1.5m beyond the front wall of the neighbouring property at 17 Raisins Field Close. This would not have a significant impact on the occupiers of this premises in respect of overshadowing of the front window, due to the separation from this window and the limited scale of the proposed structure.

7.4 Side windows would face towards the bay window at this neighbour, however it has been clarified that these would be opaque panels such as used on the porch of the property. A condition to this effect is proposed and also that these would be non-opening, as shown on the drawing. This would prevent any overlooking impact on this neighbour.

Parking

7.5 In respect of parking, the proposed extension would effectively remove one parking space from the side of the property. However, the property would retain three useable parking spaces to the side and rear which is sufficient for this four bedroom property in respect of adopted parking standards. Whilst it is acknowledged that one of these spaces is within the rear garden area, this is only one of the three spaces and this is an existing and not unusual arrangement. Furthermore, a substantial area of garden remains available in addition to this parking space.

Other Matters

7.6 The comments from Councillor Malpas refer to a lack of consultation. In response, it is confirmed that upon receipt of the amended plans, a full re-consultation exercise was carried out. All representations received have been included in this report.

8 **CONCLUSION**

- 8.1 It is considered that the extension as amended would not result in any undue adverse impact on the street scene or on the amenities of adjoining residents whilst sufficient on-site parking capacity would remain. The development is therefore in line with Development Plan Policy.

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: 099/98807 Page 2 of 2 Rev C.

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

(3) The external walls of the extension hereby approved shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity to ensure that the conservatory harmonises with the existing building in accordance with Policies E20 and H18 of the Northampton Local Plan.

(4) The proposed glazing in the northern elevation of the extension hereby approved shall be formed of opaque glazing panels which shall be of fixed non-opening type, 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 at 17 Raisins Field Close in accordance with Policies E20 and H18 of the Northampton Local Plan and the National Planning Policy Framework.

10 **BACKGROUND PAPERS**

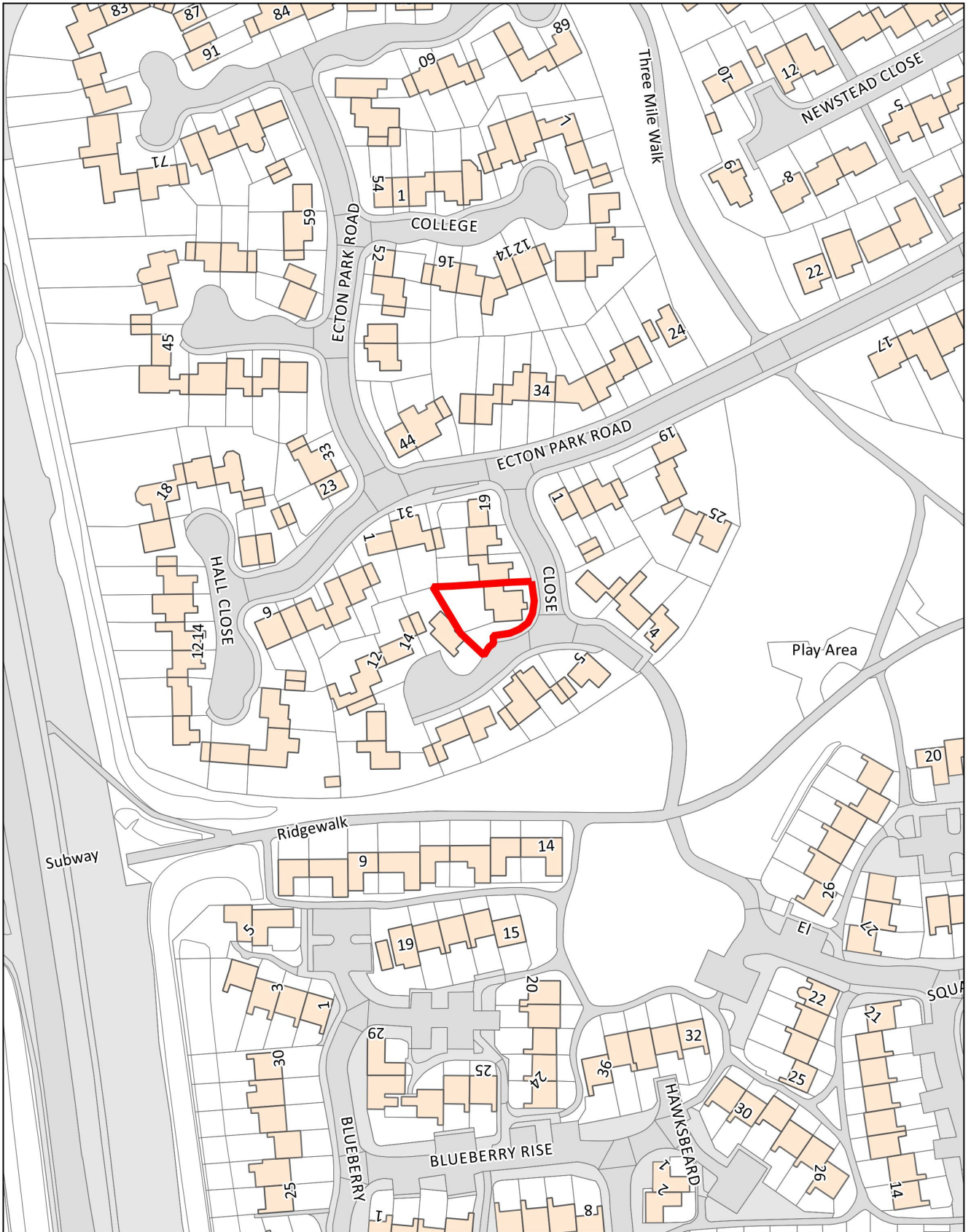
- 10.1 Application file N/2018/0787

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: **16 Raisins Field Close**

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Date: 20-08-2018

Scale: 1:1,250

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