

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

APPLICATION REF: N/2018/0913

LOCATION: 59 Langdale Road

DESCRIPTION: Proposed single storey annexe to rear

WARD: St Davids Ward

APPLICANT: Movesnap limited
AGENT: Pat Dooley

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 siting, scale and design of the proposed annexe are considered acceptable and would not have an undue detrimental impact on the appearance and character of the host building, wider area, highway safety, parking and neighbouring amenity. The proposed development will comply 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 The current application seeks planning permission to erect a single storey annexe in the rear garden of the existing house. The structure will be 9.75m in length, 3.9m in width and will be 2.715m in height with a flat roof.
- 2.2 The proposed annexe will be built in brick, which will match the existing dwelling.

3 SITE DESCRIPTION

- 3.1 The application site consists of a two storey, semi-detached house. The property has a large and long rear garden.

3.2 The local area is predominantly residential and has similar outbuildings in rear gardens.

4 PLANNING HISTORY

4.1 None relevant.

5 PLANNING POLICY

5.1 Statutory Duty

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.

5.1 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. Policies of particular relevance are:

- S10 Sustainable Development Principles
- H1 Housing Design and Mix

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:

- E20 Design of new development/ extensions
- H18 Residential Extensions

5.4 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD.

6 CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7 APPRAISAL

Design and Appearance

- 7.1 The application proposes the erection of a single storey building in the rear garden to create a residential annexe. The annexe would be subordinate in relation to the main house and accessed via the garden. As such, subject to a condition restricting the occupation of the annexe to be ancillary to the existing property, it is considered that the proposal is acceptable in principle. Whilst the property contains facilities to enable self-contained living, it is considered that the relationship to the existing house and access from within the shared garden contributes to its ancillary nature, which can be further controlled by the proposed condition.
- 7.2 The proposed single storey building would be partially visible in the streetscene. However, the glimpse view and appearance would not be dissimilar to an outbuilding. A condition to match the materials has been recommended to ensure that the proposed annexe would integrate with the main dwelling. It is considered that the proposed annexe would not have an adverse impact on the character of the area.
- 7.3 It is acknowledged that the proposed footprint of the annexe is substantial in size; however, owing to the size of the rear garden, the proposal will not result in an overdevelopment of the site.

Residential Amenity

- 7.4 In terms of residential amenity, all habitable rooms would have a satisfactory outlook and light.
- 7.5 There is an existing 1.2m high wired fence on the west boundary with the neighbouring property at no.57, this will be replaced with a 2m high close boarded fence. There is an existing 2m high close boarded fence between the application property and no.61. Therefore, the proposed annexe would be visible above the fence line. Owing to the design of the proposed annexe with a flat roof, it is not considered that the height of 0.715m over the boundary fence, would be so detrimental in terms of overshadowing and overbearing to warrant a refusal of the application. It is also important to note that an outbuilding could be built in this position under permitted development right, up to 2.5m above ground level provided that the structure does not cover more than 50% of the garden. The proposed structure would only be 0.215m above this limit.
- 7.6 The proposed window to the west elevation would be obscurely glazed, together with the proposed fence, it is not considered to result in unacceptable overlooking. A condition has been recommended to erect the proposed boundary fence prior to first occupation of the annexe to reduce any adverse impact on residential amenity.

Parking

- 7.7 There is no on-site parking facility. However, there is still capacity to park on-street on an unrestricted basis without impacting on highway safety.
- 7.8 The guidelines within the NPPF states that planning applications should be refused on transport grounds where there is a severe impact on highway safety; however, in this instance, there is no evidence that the proposed development would adversely impact on highway safety.

8 CONCLUSION

- 8.1 The proposed annexe would not have any adverse impact on the character of the main house and the wider area and would have an acceptable impact on residential amenity of adjoining properties. The proposal would not have adversely impact on highway safety.
- 8.2 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.

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: 18/M343/1 and 18/M343/2.

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

3. The external walls of the proposed annexe shall be constructed with materials of the same type, texture and colour as the external walls of the existing dwelling.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing dwelling in accordance with Policy E20 of the Northampton Local plan.

4. The proposed annexe shall remain ancillary to the existing dwelling house at No. 59 Langdale Road and at no time shall it form a separate planning unit.

Reason: For the avoidance of doubt as there is insufficient parking facilities to serve a separate planning unit in accordance with Policy E20 of the Northampton Local Plan.

5. The proposed boundary treatment as shown on the approved plan along the western boundary shall be erected prior to the first occupation of the annexe and shall be retained thereafter.

Reason: In the interests of residential amenity of the potential occupiers as well as the neighbouring property and to ensure that the proposal is in accordance with Policy E20 of the Northampton Local plan.

10 BACKGROUND PAPERS

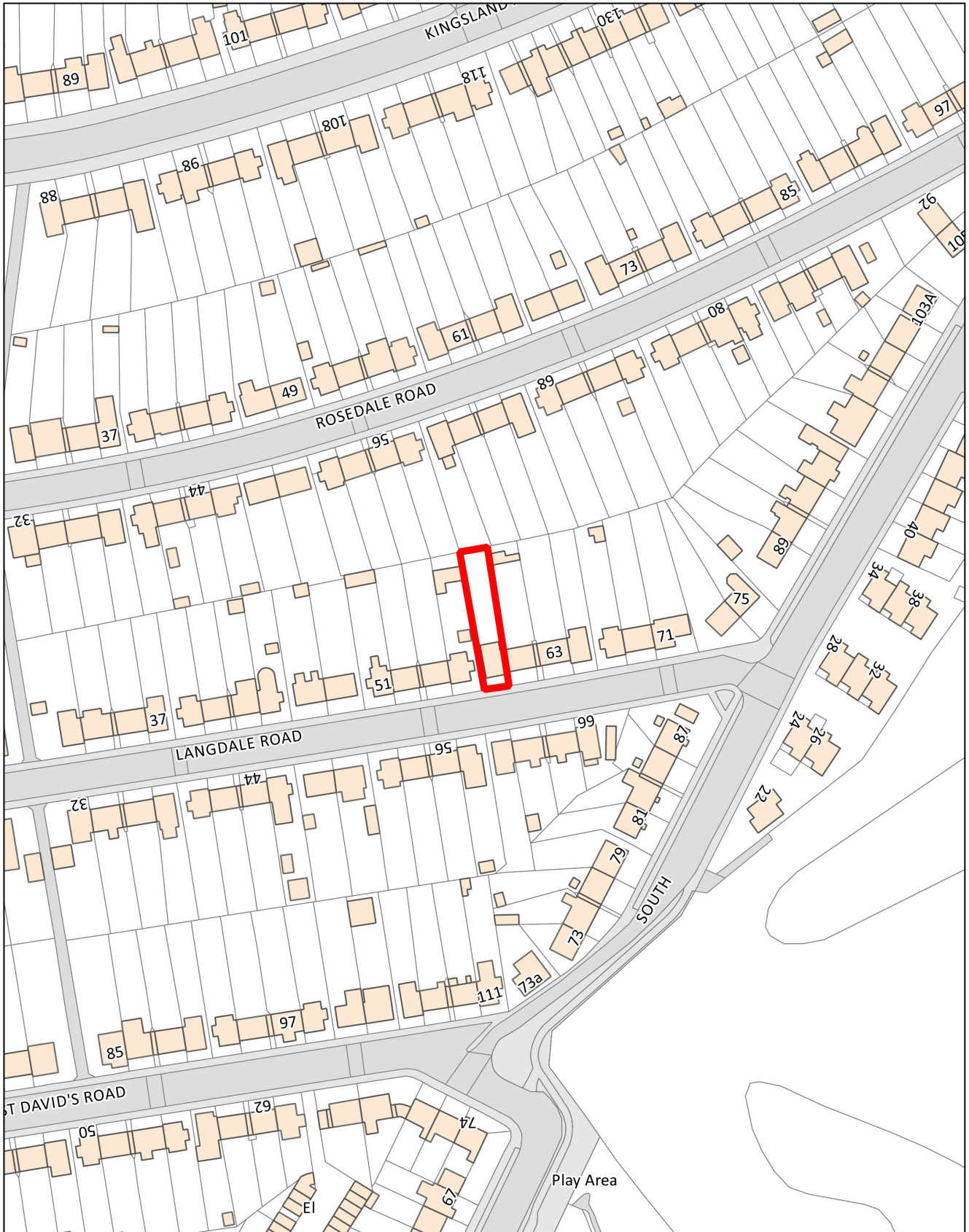
- 10.1 N/2018/0913.

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **59 Langdale Road**

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Date: 20-08-2018

Scale: 1:1.250

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