

PLANNING COMMITTEE: 29th November 2018
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1457

LOCATION: 46 Barn Owl Close

DESCRIPTION: First floor extension with associated alterations and installation of dormer windows and raising roof height

WARD: East Hunsbury Ward

APPLICANT: Mr G Cottrel
AGENT: Toby Pateman

REFERRED BY: Councillor P Larratt
REASON: Impact on residential amenities

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The principle of the proposed development is considered acceptable. On balance, it is considered that the proposal would have an acceptable impact upon the character and appearance of the surrounding area, and neighbouring amenity. The development is therefore compliant with the requirements of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, and Saved Policies E20 and H18 of the Northampton Local Plan.

2 THE PROPOSAL

2.1 The proposal is to erect a rear extension with a depth of 3m and width of 5.5m on the western elevation of the bungalow along its northern boundary and provide a first floor level above the existing and extended structure by raising the ridge height by 2.3m. Two pitched roofed dormers will be provided to the front, and another to the rear. Windows will be provided on the gable end of the rear extension with roof lights on its southern roof slope.

2.2 The existing building is a modestly sized bungalow with two small bedrooms. The proposed changes would result in the provision of two larger bedrooms in the roof space with more spacious accommodation on the ground floor.

3 SITE DESCRIPTION

- 3.1 The application site is located on the western side of Barn Owl Close some 90m directly south of the Grange Wood Park Residents Club. A private drive servicing a small group of 3 detached dwellings runs immediately along the southern boundary of the site.
- 3.2 As described above, the application relates to a modestly sized bungalow, it is bounded to its north by a block of two garages which provide parking for the application property and the neighbouring bungalow to its north (No. 47 Barn Owl Close).
- 3.3 Facing the application site to its east is the side elevation of a bungalow (No. 53 Barn Owl Close) set on elevated land which has three narrow windows on this elevation. One of the windows is to an en-suite bathroom and the other two to a lounge which also benefits from an opening on the eastern elevation of the building. There is a separation distance of about 12m between the front of the application property and the side elevation of No. 53.
- 3.4 To its rear (west) the application property backs onto garages attached to the gable end of a chalet bungalow (No. 45 Barn Owl Close). There is a separation distance of some 15m between the rear wall of the application bungalow and the side gable wall of No. 45.
- 3.5 There is a wide variety of house types and design in the immediate area with no distinct thread of style or character. Open frontages are a general feature of the estate.

4 PLANNING HISTORY

- 4.1 None.

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.

5.2 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:

Paragraphs 2 & 47 – Applications to be determined in accordance with the development plan.

Paragraphs 8, 10 & 38 – Achieve and approve applications for sustainable development.

Paragraph 91 – Promoting healthy and safe communities.

Paragraph 124 - Creation of high quality buildings and places, good design being integral to achieving a sustainable development.

Paragraph 212 - The Framework is a material consideration which should be taken into account in dealing with applications.

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:

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:

E20 – New Development (Design)

H18 – Residential Extensions

5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)

Residential Extensions and Alterations Design Guide SPD

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **East Hunsbury Parish Council:** No objections.

6.2 **Councillor P Larratt:** Objects to the loss of a bungalow, and the impact on residential amenities. Called in the application to be considered by Planning Committee.

6.3 Representations have been received from the occupier of a neighbouring dwelling. The objections relate to loss of light, privacy and views; dominance of the proposed development and that the development would be out of keeping with the character of the area.

7 **APPRAISAL**

Main issues

7.1 The principal considerations of this application is whether the proposal is acceptable in terms of design, impact on the character and appearance of the area and residential amenity

Design and appearance

7.2 There are a wide variety of different house types and designs on this part of the estate. The proposal is to extend and raise the roof of the building to create additional accommodation. The properties immediately to the north and east are bungalows beyond which are detached two storey dwellings of varying style and design. Therefore, a proposal to provide a second storey would not be out of context with the surrounding buildings.

7.3 The neighbouring bungalows to the east and north are set on elevated land, and the application building is bounded on its other boundaries by two storey detached dwellings. Therefore the proposal to increase the height of the roof level by 2.3m would be in conformity with the general height levels of the surrounding buildings.

7.4 For the above reasons, the proposal is not considered to be out of character with the area.

Impact on amenity

- 7.5 The application property is separated from the dwellings to the north and west by garages where there are no issues of direct inter-visibility. The neighbouring dwelling to the south is sited across a private driveway, is set further back and has a blank gable wall facing the application building, so the residential amenities of the occupiers of these dwellings are therefore not adversely affected.
- 7.6 There is a separation distance of 12m between the front of the application property and the side elevation of the bungalow to its east (No. 53) with an intervening road and boundary treatments. The application building is sited to the west of No. 53, so any potential loss of daylight or sunlight would be so limited that would not warrant a refusal of the application. The proposal includes two new dormers to the front and a rooflight. The proposed window to the right would serve a bathroom and therefore would be obscurely glazed and a planning condition could be imposed as such. The proposed rooflight would serve a landing area which could also be obscurely glazed to reduce any perceived impact. There would be some overlooking from the proposed dormer window to the left. However, bearing in mind the separation distance and boundary planting, it is not considered that the level of overlooking would be so significant that warrants a refusal of the application. Loss of view is not a planning consideration.
- 7.7 On balance, it is considered that impact on residential amenity would be acceptable.

8 CONCLUSION

- 8.1 To conclude, the site is on an existing housing estate and the principle of development on the site is therefore acceptable under the development plan. In this instance, the proposal would comply with the development plan and would not harm the character of the area or residential amenity. Therefore, it is recommended that planning permission is granted subject to 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: 61-18-02.

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 proposed front dormer window serving the proposed bathroom and the new rooflight serving the landing area to the front 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 adjacent properties in accordance with Policy E20 of the Northampton Local Plan.

10 BACKGROUND PAPERS

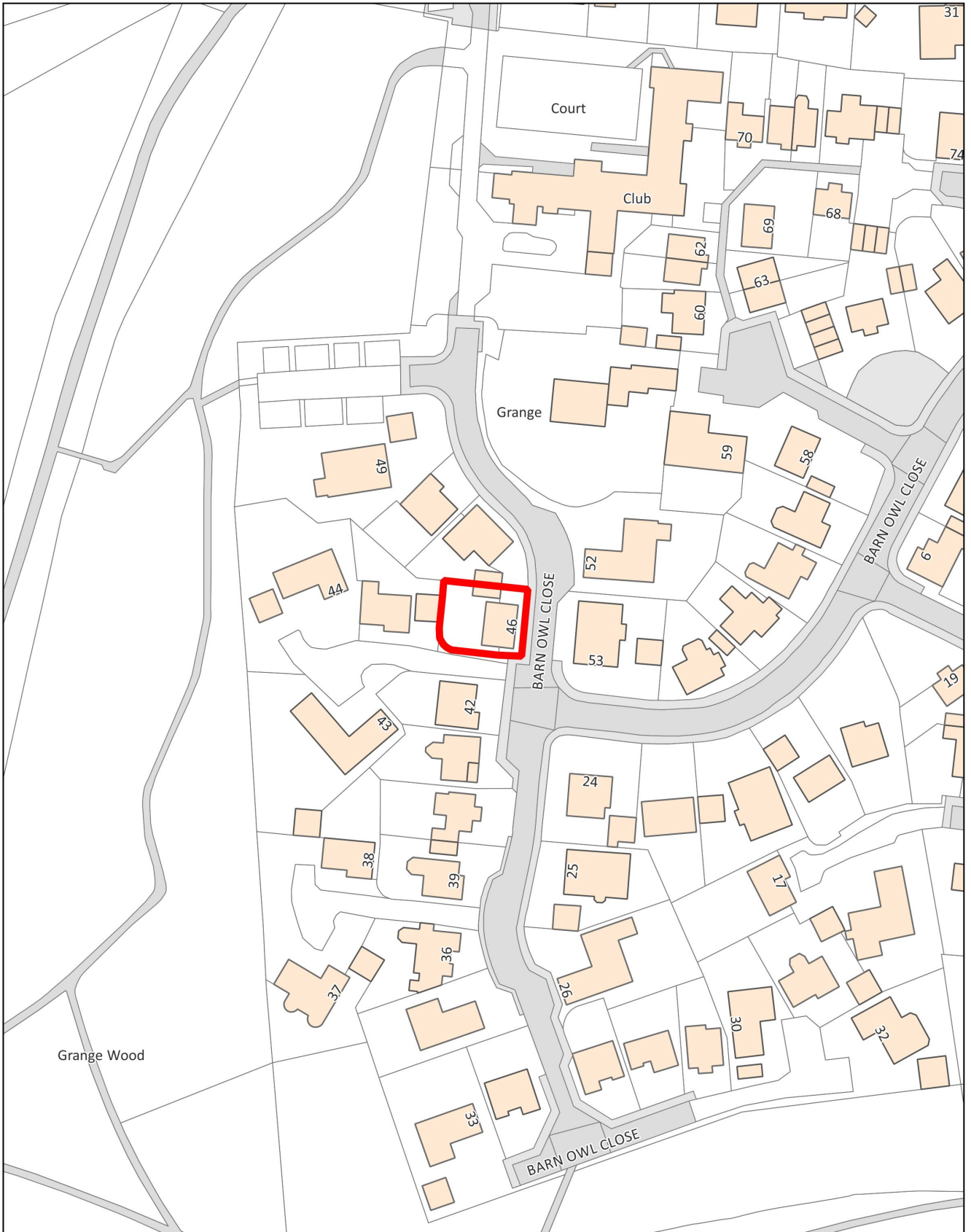
- 10.1 N/2018/1457.

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: **46 Barn Owl Close**

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Date: 04-12-2018

Scale: 1:1,000

Drawn by: MJ