

PLANNING COMMITTEE: 22nd January 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1588

LOCATION: 4 Harold Street

DESCRIPTION: Loft conversion with dormer to rear (Retrospective) (Amendment to Planning Application N/2017/1294)

WARD: Castle Ward

APPLICANT: Mr & Mrs Jomon
AGENT: Architectural Solutions

REFERRED BY: Councillor D Stone
REASON: Need to balance between character of the area and needs of the occupants

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 REFUSAL for the following reason:

The proposed dormer, due to its design and appearance, would dominate the existing rear roof plane and would lead to an unacceptable impact on the character and appearance of the existing dwelling and the local area. The development would fail to preserve or enhance the character and appearance of the Conservation Area. The proposal is therefore contrary to the saved policies E20, H18, E26 of the Northampton Local Plan, Policy S10 and BN5 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide, and the Boot and Shoe Quarter Conservation Area Appraisal and the aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

- 2.1 The current application seeks part retrospective permission for a dormer to the rear of the building.
- 2.2 This application is a resubmission to amend the originally refused scheme. The previous application was refused by the Council and dismissed on appeal. The amended scheme

proposes to replace the external material from hanging tiles with slates and inset part of the dormer within the roof slope by 1m.

3 SITE DESCRIPTION

- 3.1 The application site consists of a two storey mid-terraced property. The property is located within the designated Boot and Shoe Quarter Conservation Area.
- 3.2 A dormer has already been installed and the current application is part retrospective.
- 3.3 The local area is predominantly residential with some converted industrial building located on the corner of Harold Street and Pytchley Street.

4 PLANNING HISTORY

- 4.1 N/2017/1294 - Loft conversion with dormer to rear – retrospective. Refused and Appeal dismissed.

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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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:

Section 12 – Achieving well designed places

Section 16 – Conserving and enhancing the historic environment

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. Policies of particular relevance are:

Policy S10 – Sustainable Development Principles

Policy BN5 - The Historic Environment and Landscape

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 – Design for new development
Policy H18 – House extensions.
Policy E26 – Conservation Areas

5.5 **Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

5.6 **Other Material Considerations**

Boot and Shoe Quarter Appraisal and Management Plan

6 **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Councillor D Stone:** Supports the application and advised that the development in a Conservation Area requires careful consideration to ensure we preserve the integrity of the area balanced with the needs of the occupier. Called-in the application to be considered by Planning Committee.

6.2 **NBC Conservation:** Objected. The dormer fails to preserve or enhance the conservation area, and has a negative effect on its significance, contrary to policy E26 of the Local Plan and NPPF paragraphs 192 and 193. The proposed alterations would not overcome the harm to the character and appearance of the Conservation Area, in which traditional pitched roofs of the terraces of houses is a characteristic feature. It would also fail to overcome the concern stated in the previous appeal Inspector's decision letter, in which it was stated that "the substantial size of the roof addition unbalances the appearance of the property and removes the sense of symmetry in this block of terrace properties".

7 **APPRAISAL**

7.1 The main issues to consider are the impact on the character and appearance of the building, street scene and wider Conservation Area, and whether the amendment proposed have overcome the concerns raised by the Planning Inspector as stated in the previous appeal.

7.2 The original application N/2017/1294 was a retrospective application for the installation of a rear flat roofed dormer. The dormer as built covers the whole of the rear roof slope and finished with hanging tiles. In addition, the position and design of one of the windows to the dormer has resulted in unacceptable overlooking to nearby properties.

7.3 The application was refused on the grounds of unacceptable impact on the character and appearance on the host building and the Conservation Area, as well as overlooking affecting residential amenity.

7.4 In the subsequent appeal decision, the Planning Inspector has described the site and the local area as "having a rectilinear street pattern and have retained the original roof form, prominent centrally located chimneys and a clear sense of balance and symmetry. These features provide a rhythm and harmony to the area. The palette of materials employed in the area is reasonably consistent".

7.5 The Planning Inspector also stated that "Harold Street is located within the Northampton Boot and Shoe Quarter Conservation Area. The Conservation Area Appraisal and Management Plan for the area refers to Northampton's history as a boot and shoe town traceable through the development of its street layout and buildings. The regimented long straight rows of terraces are recognised as being of unique characteristic and importance. The Appraisal further goes on to state that the Conservation Area exhibits a number of distinctive features worth preserving which include the long straight streets with regular layout and continuous

rooflines where houses are usually two-storey and factories no higher than three. It concludes that the area has a distinctive townscape of historical value.”

- 7.6 The Planning Inspector concluded that “the excessive and unrelieved width and height of the dormer along with the use of hanging tiles out of keeping with the slate tiles in the area creates an unduly dominant and incongruous feature. As such the structure fails to preserve or enhance the character or appearance of the Conservation Area” and dismissed the appeal.
- 7.7 The current scheme proposes to reduce the size of the dormer in part by inseting half of the dormer by 1m from the eaves; however, it would retain the existing width across the whole roof slope. The existing hanging tiles have been proposed to be replaced by slate to match the existing roof finish. It is considered that the proposed change from hanging tiles to slate would go some way to address the inappropriateness of the existing external appearance.
- 7.8 However, the proposed amendment would not address the harmful impact on the Conservation Area. The amended dormer, with the same height and width, would continue to dominate the traditional pitched roof and would not appear sympathetic or subsidiary to the traditional appearance of the existing roofline. It is considered that the proposal would fail to preserve and enhance the character of the Conservation Area.
- 7.9 The Conservation Officer has advised that the proposed amendment box-like dormer will cover the whole of the rear roof slope and will be highly visible from the rear and from the yards of the adjoining properties. The traditional pitched roof of the terrace houses is a characteristic feature of the Conservation Area and the proposal would fail to preserve or enhance its character or appearance.
- 7.10 The dormer would be visible from a number of neighbouring properties and their gardens. The Inspector has also reiterated that the extent to which the contribution of these properties is considered as positive to the character of the Conservation Area depends not just on their street elevations but also on their integrity as historic structures with their uniformity and traditional pitched roofs. The proposal fails to preserve and enhance the character and would unbalance the symmetry and would be harmful to the character of the area.
- 7.11 The current scheme has proposed to change the clearly glazed bedroom window with obscured glazing. It is considered that the proposed change would address the overlooking issue to nearby properties. However, the proposed change would reduce outlook from this bedroom and would not provide satisfactory living accommodation for the occupiers, which will be contrary to the saved policies H18 and E20 of the Northampton Local Plan.

8 CONCLUSION

- 8.1 The current proposal has been amended to try to address the reasons for refusal on the original planning application N/2017/1294. The revised proposal has addressed the overlooking issue. The proposed replacement of the hanging tiles with slates would improve the appearance of the dormer.
- 8.2 However, the height and width would remain the same and the dominant nature of the proposal would not overcome the harm to the character and appearance of the Conservation Area. It would fail to overcome the concerns stated by the Planning Inspector in the appeal decision.
- 8.3 The proposal would be contrary to the saved policies H18, E20 and E26 of the Northampton Local plan, policies S10 and BN5 of the West Northamptonshire Joint Core Strategy and aims and objectives of the National Planning policy Framework.
- 8.4 The proposed development is not acceptable and is therefore recommended for refusal.

9 BACKGROUND PAPERS

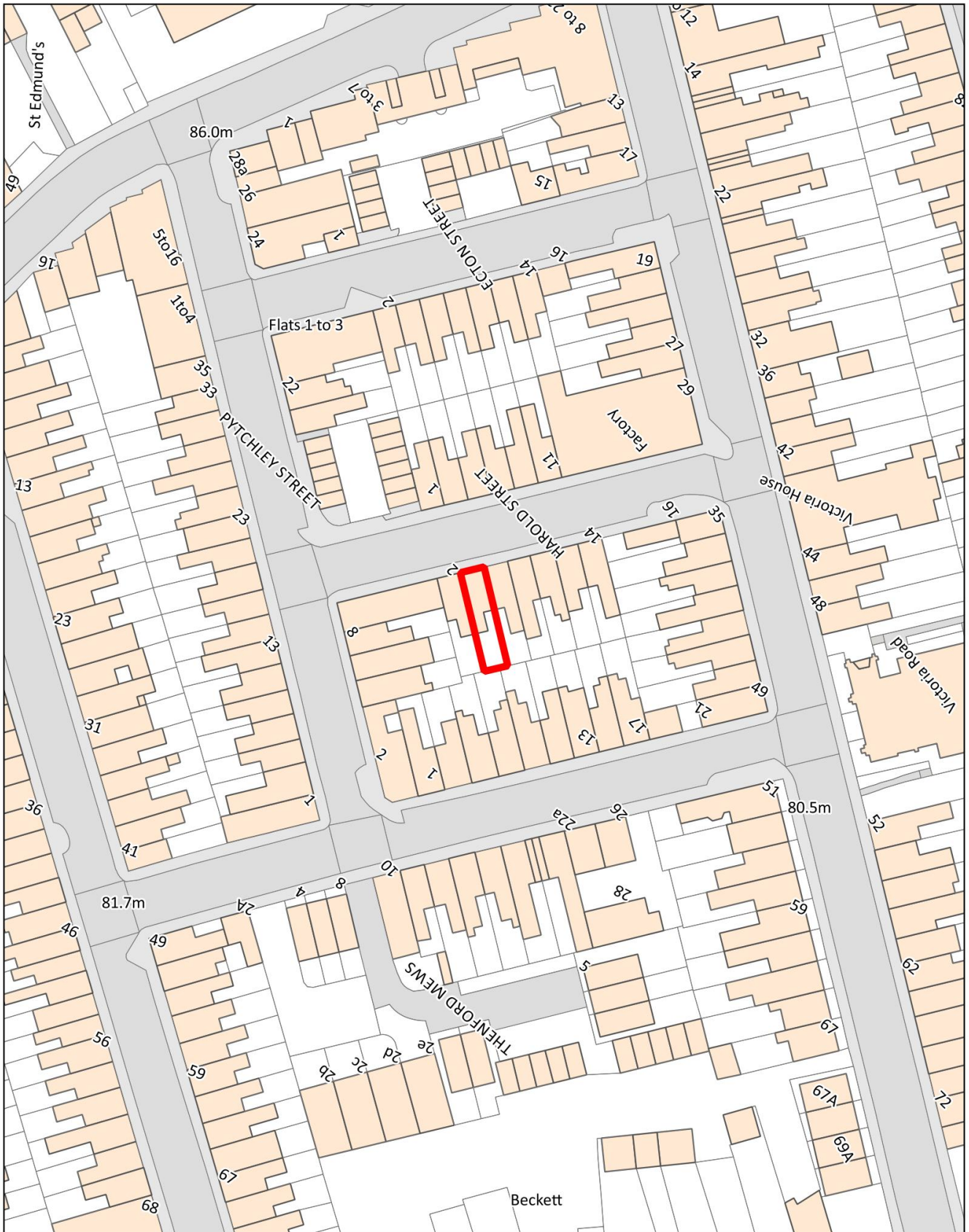
9.1 N/2018/1588 and N/2017/1294.

10 LEGAL IMPLICATIONS

10.1 The development is not CIL liable.

11 SUMMARY AND LINKS TO CORPORATE PLAN

11.1 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: **4 Harold Street**

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Date: 08-01-2019

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