

PLANNING COMMITTEE: 19th May 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0114

LOCATION: 22 Dallington Road

DESCRIPTION: Single storey front and rear extensions including external alterations and relocation of air conditioning units to rear

WARD: Spencer Ward

APPLICANT: Ms A Tharmlingam
AGENT: Anva

REFERRED BY: Director of Planning and Sustainability
REASON: Council owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

Due to the siting, scale and mass of the proposed extensions, the proposal would not result in any undue impact on the character of the area or the residential amenity of neighbouring occupiers. The proposed development would comply with the aims of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

2.1 The current application seeks planning permission for single storey front and rear extensions including external alterations and reposition of 2 existing air conditioning units from existing rear elevation to proposed rear elevation.

2.2 The current application is a resubmission of originally refused application, which was refused due to the impact of the rear extension on the adjoining property. In the current application the single storey rear extension has been reduced in depth by 1.5m to address the reason for refusal and impact on the neighbouring property, no.20.

3 SITE DESCRIPTION

- 3.1 The application site consists of a semi-detached property, which has a retail unit on the ground floor and residential on the first floor. The neighbouring pair, no.24 has a similar uses with a commercial unit on the ground floor and residential above.
- 3.2 The local area is predominantly residential with a mix of terraced properties and semi-detached houses.

4 PLANNING HISTORY

- 4.1 N/2019/0503- Single storey front and rear extension including external alterations and reposition of air conditioning units. Refused.

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.

National Policies

- 5.2 **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:

- Paragraph 127 Design and amenity

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
- BN9 – Noise pollution risk

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 policy is material to this application:

- E20 -New development (design)

5.4 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

6 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

6.1 NBC Asset Management: have advised that they are not aware of the works and the applicant has not sought any permission to carry out the proposed works.

6.2 NBC Environmental Protection: no objection was raised.

7 APPRAISAL

7.1 A previous planning application for a larger single storey extension on the site was refused on the following reason:

Due to the siting, scale and mass of the proposed single storey rear extension and close proximity to the boundary, the proposal would result in a visually dominant and overbearing structure to the rear habitable room windows and private amenity space of the neighbouring property, No.20 Dallington Road, to the detriment of the residential amenity of these neighbouring occupiers. The proposed development would be contrary to the aims of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

7.2 The main issues to consider for the current application are the impact on the appearance and character of the host building, wider area, parking and highway safety and impact on neighbouring amenity, in the light of the originally refused application.

Design and Appearance

7.3 The proposed development includes a single storey front extension, which would be visible from Dallington Road. However, there is a mix of different designs in the surrounding area and therefore, the proposed front extension would not appear prominent. Moreover, a condition has been recommended to build the extension in matching materials, which would integrate the proposed extension with the existing building. It is considered that proposed single storey front would not have any adverse impact on the character of the area.

7.4 The proposed extension to the rear would not be widely visible in the streetscene and would have a minimal impact on the character of the wider area. A matching materials condition has been recommended to ensure a satisfactory external appearance of development to accord with Policy S10 of the Joint Core Strategy and Policy E20 of the Northampton Local Plan.

7.5 The proposed single storey rear extension would cover a part of the rear garden; however, owing to the size of the application site, the proposed development would not result in overdevelopment of the plot.

7.6 It is considered that the proposed development including the single storey front and rear extensions would not result in any adverse impact on the character of the area and would comply with the advice contained in the NPPF and saved policy E20 of the Northampton Local Plan.

Residential amenity

7.7 In terms of the impact on the neighbouring properties, the proposed single storey rear extension would be sited adjoining the existing extension at no.24, which is approximately 5.5m deep. It is considered that the proposed extension would have a neutral impact on this property.

7.8 The neighbouring property on the other side, no.20 has habitable windows on the rear elevation and windows on the side elevation on the existing extension, overlooking the application site. The proposed single storey rear extension has been reduced by 1.5m in depth, to reduce the potential overbearing impact on the neighbouring property.

- 7.9 There is an existing outbuilding at the application site and there is some existing impact resulting from this outbuilding. The proposed rear extension would be partly visible above the 1m high brick wall along the side boundary at no.20. Whilst it is acknowledged that the proposed 4.5m deep single storey rear extension would have some impact, the resulting impact is not considered detrimental to warrant a refusal of the application. No objection has been received from neighbouring properties. It is considered that the proposed single storey rear extension would have an acceptable impact on the residential amenity of this property and would be deemed acceptable. The proposal would comply with the guidelines outlined in the NPPF and saved policy E20 of the Northampton Local Plan.

Air conditioning units

- 7.10 The application property and adjoining unit have residential units on the first floor. The proposal includes the relocation of the existing air conditioning units from the existing rear elevation to the proposed rear elevation. Therefore, they would be sited away from residential units on the application property and adjoining neighbours on either side. There are no neighbours directly to the rear of the application site. It is considered that repositioning of the units would have a neutral impact resulting from the proposal and would accord with Policies BN9 and S10 of the Joint Core Strategy.

Ownership issue

- 7.11 The application site is owned by the Council and the property has been long leased to the applicant. Council's Asset Management has advised that they have no information about the proposed works. The agent has confirmed that the matter would be dealt with formally by their solicitors. It is not considered that this issue is material to the consideration of the current application.

8 CONCLUSION

- 8.1 It is considered that the proposed scheme for the front extension and rear extension is acceptable. The proposed rear extension has been amended and reduced in depth by 1.5m to address the reason for refusal on the original application.
- 8.2 Therefore, the proposal would be contrary to the advice given within the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policy E20 of the Northampton Local Plan.
- 8.3 The proposed development is acceptable and is recommended for approval.

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: Site Location Plan, 064.19/02, 064.19/04.

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

3. The external walls and roof of the extensions 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.

10 BACKGROUND PAPERS

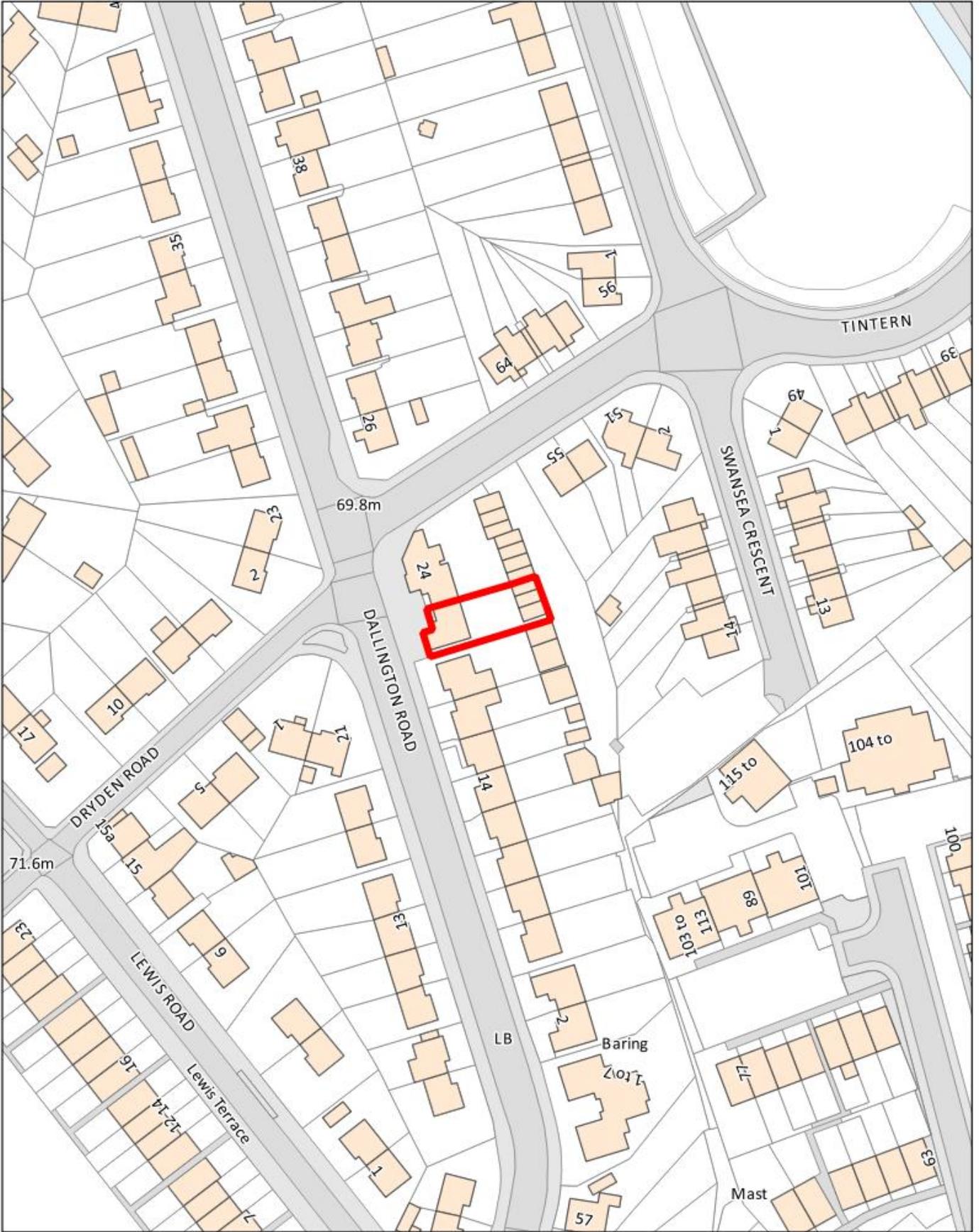
10.1 N/2019/0503 and N/2020/0114.

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: **22 Dallington Road**

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Date: 22-04-2020

Scale: 1:1,000

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