

PLANNING COMMITTEE: 9th June 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0432

LOCATION: 9 Farm Close

DESCRIPTION: Demolition of existing outbuilding and single storey flat roof rear extension and erection of new two storey side and single storey rear extensions

WARD: Spring Park Ward

APPLICANT: Mr & Mrs Arran Hunt
AGENT: Mr Alan Jones

REFERRED BY: Director of Planning and Sustainability
REASON: Applicant is related to a member of NBC staff

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 development would due to its siting, scale and design, not have an undue detrimental impact on the appearance and character of the host building, wider area, highway safety/parking and neighbour amenity to comply with the aims and objectives of the National Planning Policy Framework. Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

2.1 Permission is sought for the demolition of existing single storey side/rear extensions and replacement with single storey rear and two storey side extensions.

2.2 The proposed single storey rear extension would have a sloping roof projecting 3.5metres off the rear wall and the two storey side extension, which is 5 metres in width, would double the frontage width, but set back from the principal elevation by approximately 2.4 metres. The side extension would provide an additional en-suite bedroom and bathroom at upper floor level. The proposed

rear patio would not need planning permission being under 0.3 metres high, constituting permitted development.

3 SITE DESCRIPTION

3.1 The application site consists of red brick two storey semi-detached dwelling at the end of a residential cul-de sac in Kingsthorpe. The site has a driveway to the front and side for parking around 3 cars and has a relatively large rear garden enclosed on three sides.

3.2 The site is not in a conservation area or near any listed buildings.

4 PLANNING HISTORY

4.1 No recent planning applications.

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 the Northampton Local Plan (1997) saved policies.

6 National Policies

6.1 **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 residential amenity

6.2 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:

S10 Sustainable Development Principles

6.3 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 extensions
H18 Residential extensions

6.4 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD 2011
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

7 CONSULTATIONS/ REPRESENTATIONS

7.1 No comments received.

8 APPRAISAL

8.1 The main issues to consider are the impact on the appearance and character of the host building, wider area, neighbour amenity and parking/highway safety.

Impact on appearance and character of the host building and wider area

8.2 The Council's Adopted Supplementary Planning Document (SPD) on Residential Extensions seeks to ensure extensions and alterations are sympathetic to the form and character of the existing dwelling. The need for good design is also reflected in Policy S10 of the Joint Core Strategy and E20 of the Northampton Local Plan as well as the National Planning Policy Framework.

8.3 Although the site is not considered to be visually prominent as it is at the end of the a cul-de-sac and set back from the street, the effect on the street scene from the two storey extension is considered to be reasonably limited. Given that the proposed two storey extension is at an angle to the next door at no. 8 Farm Close, visual terracing would also unlikely be a concern. In terms of the proposed single storey rear extensions, this would be screened from the public highway behind the existing house and for this reason, would have limited visual impact also.

8.4 In terms of the actual design, the proposed rear extension is reasonably modest in size and the appearance considered in keeping with the host building with sloping roof and matching materials. The double storey side extension is proposed as being set back 2.4m from the front and would therefore appear as a subordinate feature on the street scene with lower roof line. Materials proposed would match the host building to ensure a satisfactory external appearance of built form compliant with S10 of the Joint Core Strategy and E20 of the Local Plan. There is no objection to the demolition of the existing extensions.

Impact on amenity of neighbours

8.5 Regarding the proposed side extension, the main effect would be on the adjacent occupier at no. 8 Farm Close, which has a side porch and obscure glass side windows at ground floor facing the application site. Given that this constitutes non-habitable space, it is considered that the effect on this occupiers side and front windows would not be a significant concern due to the relationship, separation and the angle of view from any proposed first floor front facing windows.

8.6 The impact on the other semi is also considered limited given that the side extension would not be conspicuous being away from its main windows. In terms of the effect on properties opposite the site on Farm Close, given front separation, effect on residential amenity would be limited. Given the rear to rear separation in excess of 21 metres, overlooking to the rear is also very limited compliant with the Residential Extensions Guide 2011.

8.7 In terms of the proposed single storey rear extension, this would project 3.5m off the rear main wall of the applicant's property and would be set back 1.2m from the boundary line. Due to the relationship with the back property at no.10, which has its own rear extension, the impact is considered acceptable in terms of loss of outlook, light and overbearing/ privacy. Given the set back, and relationship involved, the impact on side and rear of no. 8 would be limited.

Parking and Highway Safety

8.8 The existing house consists of three bedrooms. If permitted, the proposal would increase this be one to four. When assessed against current parking standards, this necessitates the provision of a minimum of three off road parking spaces, which can be accommodated on the applicant's front driveway.

9 CONCLUSION

- 9.1 For the reasons cited above, the proposal is considered acceptable and recommended for approval.

10 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 plan: 330/2020/01 C.

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 S10 of the West Northamptonshire Joint Core Strategy and Policy E20 of the Northampton Local Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side facing elevations of the proposed extensions.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

11 BACKGROUND PAPERS

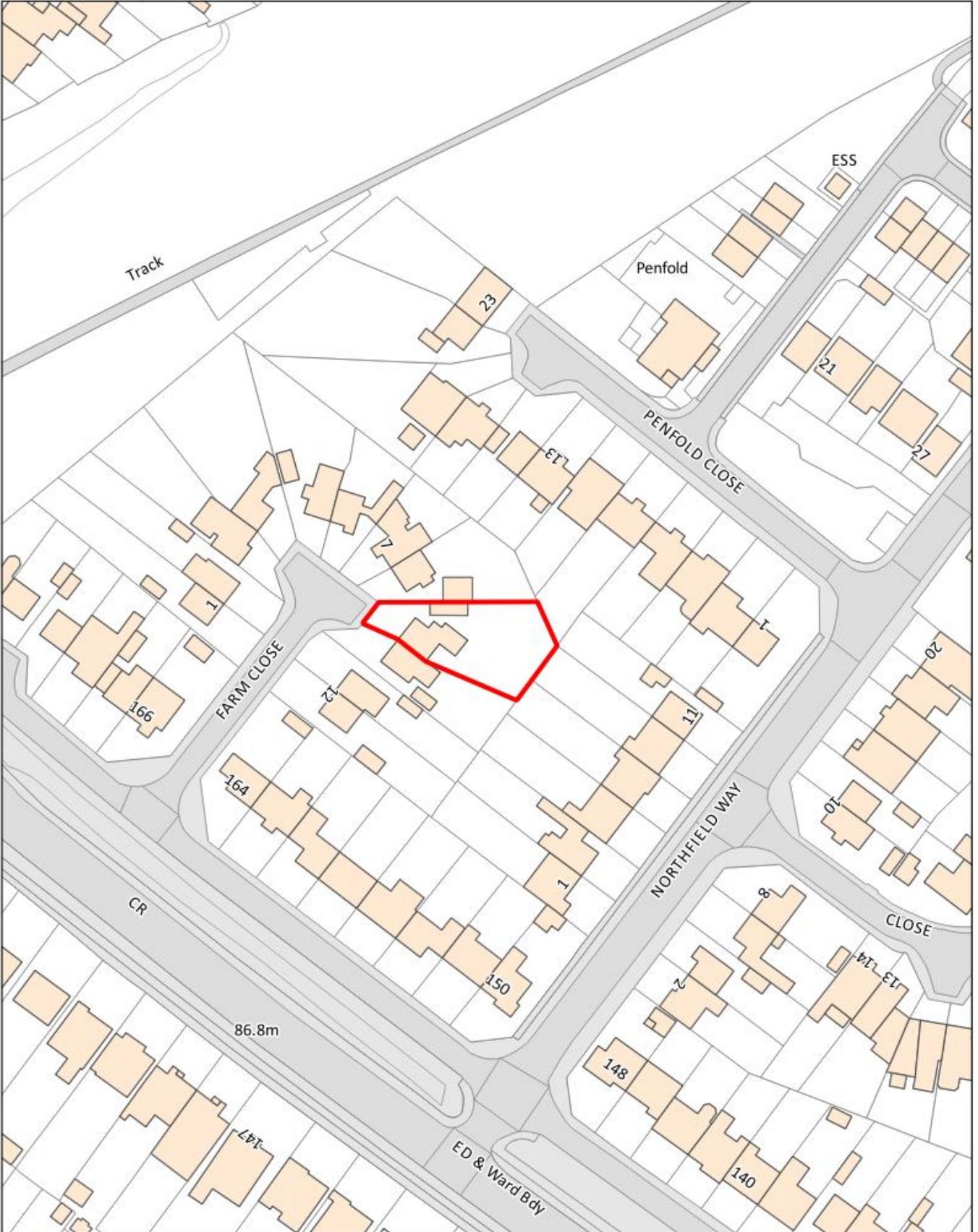
- 11.1 N/2020/0432

12 LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable being under 100 square metres floor area.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **9 Farm Close**

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Date: 28-05-2020

Scale: 1:1,000

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