

PLANNING COMMITTEE: 29th September 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0585

LOCATION: 10 Reedham Close

DESCRIPTION: Single storey front extension and part two storey / part single storey rear extension with internal alterations

WARD: Old Duston Ward

APPLICANT: Mrs B Singh
AGENT: Ontime Design

REFERRED BY: Councillor T Hadland
REASON: Impact on neighbours

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area and parking provision. The scheme as amended would not lead to any undue impact on adjacent residential amenity. The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, and saved Policy E20 of the Northampton Local Plan.

2 THE PROPOSAL

- 2.1 Single storey front extension and part two storey / part single storey rear extension with internal alterations.
- 2.2 The front extension would provide an extended lounge and porch. The proposed rear ground floor extension, which has been reduced in length from 6m to 5m during the application process, will provide a kitchen extension and utility with an additional bedroom above.

3 SITE DESCRIPTION

- 3.1 The site is located in a quiet residential estate within a cul-de-sac and the street is made up of mainly two storey semi-detached dwelling with hung tiles to the first floor. The property is set back from the highway with a grassed front garden area, and a communal parking area adjacent to the site.
- 3.2 Existing dwellings along this stretch of Reedham Close are generally of the same style and age. There are a number of neighbouring properties which have been extended to the front and rear within the vicinity of the site.

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), Northampton Local Plan (1997) saved policies and Duston Neighbourhood Development Plan.

6 National Policies

- 6.1 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 7-12 – presumption in favour of sustainable development

Section 12 – achieving well designed places

Paragraph 127 - to ensure a high standard of amenity for existing and future user

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:

Policy 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:

Policy E20 – New Development (Design)

Policy H18 – Extensions

6.4 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

Residential Extensions and Alterations Design Guide SPD 2011

Northamptonshire County Parking Standards 2016

Northampton Parking Standards 2019

6.5 Other Material Considerations

Duston Neighbourhood Plan

At Full Council on 14th December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan for Northampton. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

The following policies are relevant to the determination of this proposal;

OP1: Sustainable Development Principle
H5 – The design of residential conversions and extension
BE1 Local Character areas

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

7.1 **Councillor T Hadland** – objects and considered that the proposal would have detrimental impact on neighbours and calls the application in to Committee.

7.2 Comments received from 3 third parties on the original submission which are summarised as follows:

- Not in keeping with general characteristic within street
- Have detrimental effect on visual aspect of the local area
- Proposed gable roof of two storey extension not in keeping with pitched roof line
- Bathroom window will have detrimental effect due to proximity of boundary
- Reduction in sunlight and daylight
- Greater sense of enclosure to front and rear
- Size and outlook will be incongruous to sixties style estate
- Properties are set back to afford privacy
- Drainage sewage will not be able to cope
- Possible bats within roof
- Party wall proposal might affect structural underpinning of adjoining property
- Impact on residential amenity – breaches guidance set out within BRE as does not correctly show 45-degree line at first floor level which should be taken from nearest edge of the window
- Overbearing rear extension by way of scale, mass and harm levels of daylight and outlook from habitable rooms
- Roof lantern falls within 45-degree line from habitable room light spill expected
- Impact on character and appearance of area – no precedent for front extension within surrounding vicinity
- Side elevation of front extension will introduce visually detractive element into the street scene by way of scale and massing, where views along Reedham Close would be framed by this discordant and incongruous addition which is not harmonious with its surroundings
- The front proposal will break the historic rhythm of step and stagger in the streetscape, eroding the sense of place
- The rear extensions would appear as an incongruous and visually overbearing feature that would detract from the features of the original host building by way of scale, mass and overall proportions

7.3 Further 2 objections received on amended plans:

- Right to light inhibited from front extension

- Disturbance to bats
- Illegal for a shower room to lead directly from another room without a dividing wall
- Two storey extension does not comply with 45-degree rule
- Failed to show that a right of light assessment will not be required in relation to front extension
- Extension contravene guidance set out within the BRE document 'site layout planning for daylight and sunlight: A guide to good Practice (2011)
- Rear extensions will result in a form of development which is not sub-ordinate to the appearance of the original dwelling by way of scale, bulk, size and overall massing harmful to the surrounding residents
- The front extension by way of scale, bulk, size and overall massing will result in from of development harmful to the quality and appearance of the street scene and to the residential amenity of neighbouring properties

8 APPRAISAL

- 8.1 The main issues to consider are the impact on the appearance and character of the host building, local area and impact on the residential amenity of neighbours.

Design and appearance

- 8.2 The proposed development includes a single storey front extension, which would be visible from Reedham Close. The majority of the houses along Reedham Close are similarly styled semi-detached houses, and the building line along the row of these houses is staggered, with only a few of them having a front porch. Of these, No.16 Reedham Close is the most prominent, having been extended to the front in 2015 with a large L-shaped single storey front extension which extends 4m from the front of the property and therefore breaks the historic rhyme of step and staggered street scape. The proposed single storey front extension will have a lean to pitched roof and extend 2m from the front of the property. It is therefore considered due to the mix of different designs in the surrounding area, 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.
- 8.3 The proposed extensions to the rear would not be widely visible in the street scene 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.
- 8.4 The proposed single storey rear extension has been reduced in projection during the course of the application process from 6m to 5m from the existing rear wall, with the two-storey element projecting approximately 3.1m and having an extending gable with a pitched roof sitting lower than the existing ridgeline above. The property has a long narrow garden approximately 24.5m in length to the neighbouring boundary at the rear. Therefore, owing to the size of the application site, it is not considered that the proposed development would result in overdevelopment of the plot.
- 8.5 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

- 8.6 In terms of the impact on the neighbouring properties, the proposed single storey rear extension would span the whole width of the rear of the host dwelling which is set off the boundary with the neighbouring property at No.8 Reedham Close. This neighbouring property is set back from the applicant site and the proposal does not extend past the building line. The part two-storey extension will be sited above the proposed single storey extension. The neighbouring property at

No.8 has a first-floor landing window on the side elevation facing towards the proposed first floor extension and a side door on the ground floor. Due to the orientation of the application property, the side elevation of the proposed first floor extension is sited 2m from this landing window. Whilst it is acknowledged that the proposal is likely to impact on the light to this window, the window does not serve a habitable room. There is an existing boundary fence on the side and it is not considered that the impact on the side door would be unacceptable.

- 8.7 The proposal also includes an additional window on the first floor which would serve a proposed bathroom and would be obscure glazed, would be inserted into the existing side elevation and would face onto a blank section of the neighbour side elevation. The front single storey extension would extend 2m with a lean to pitched roof 3.5m in height. The neighbour at No.8 is set back 5m and has its front door close to the boundary with the application site and a single living room window to the front. Due to the orientation of the neighbouring property, the front extension would cut into the 45-degree guide by 1m. Whilst it is acknowledged that the proposal would have some impact, the resulting impact is not considered detrimental to warrant a refusal of the application.
- 8.8 The neighbouring attached semi at No.12 Reedham Close has a single storey mono pitched roof rear extension that would partially screen the proposal. The proposal has been reduced in length to take account of the impact on the neighbouring property at No.12 and the single storey aspect extends 2m past the neighbouring extension. The proposed extensions to the rear would comply with the 45-degree rule in relation to the impact on No.12 and comply with the guidance in the Residential Extensions and Alterations Design Guide SPD. The single storey front extension would be positioned along the front boundary extending 2m, the neighbouring property has a bay window to the front and the front extension comply with the 45-degree guide. It is not considered that the proposal would have a detrimental impact on the residential amenity of the neighbouring property in terms of loss of outlook, light or overbearing.
- 8.9 The property to the rear of the site at No.46 Newton Road is situated some 20m away. On balance, it is considered, due to the separation distances, that the proposal would not cause a significant adverse impact to this neighbour's amenity in terms of overbearing, overlooking or loss of privacy.
- 8.10 The concerns that the proposal might affect structural underpinning of adjoining property and the drainage and sewage system will not be able to cope, are not a material planning matter as that would be covered by Building Regulations and the Party Wall Act, and so have not been taken into account. In relation to possible bats in the roof the applicant site, an informative will be put on any approval that requires the development to comply with the Conservation of Habitats and Species Regulations (2017) (as amended).

9 CONCLUSION

- 9.1 The proposed development is of a scale and design appropriate to the main dwelling and surrounding area. There would not be any undue detrimental impact on the residential amenity of the neighbouring properties.
- 9.2 The proposal would be in accordance with the advice given within the National Planning Policy Framework, Policy 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.

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 plans: Location Plan, Block Plan, 10/RC/20/01 Rev B.

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 first floor side bathroom window 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 the adjoining property in accordance with Policy E20 of the Northampton Local Plan.

Informative:

If bats are discovered on site, the development needs to comply with the Conservation of Habitats and Species Regulations (2017) (as amended).

11 BACKGROUND PAPERS

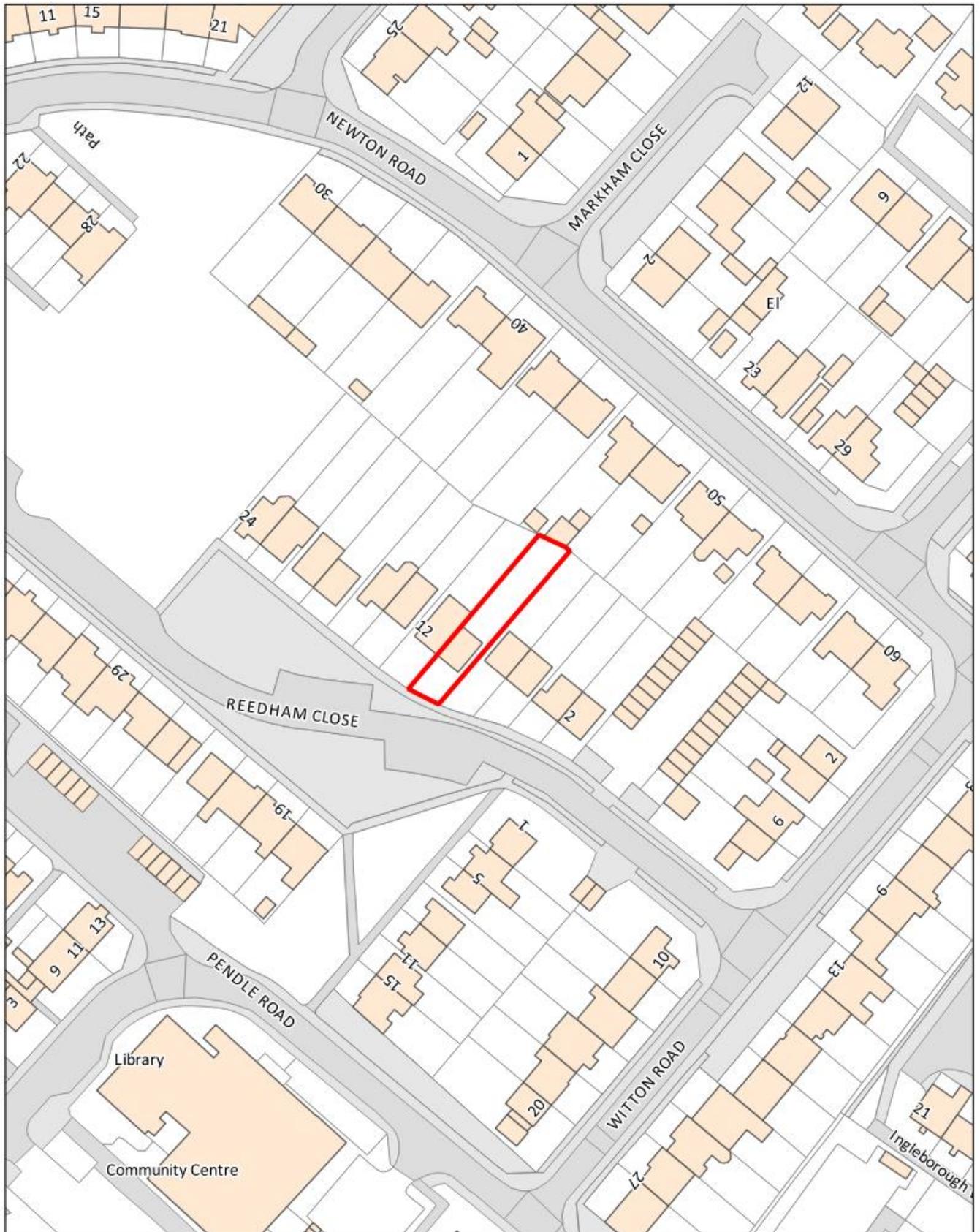
11.1 N/2020/0585.

12 LEGAL IMPLICATIONS

12.1 The development is not CIL liable

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **10 Reedham Close**

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Scale: 1:1,000

Drawn by: -----