

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

APPLICATION REF: N/2020/0796

LOCATION: 20 Hardy Drive

DESCRIPTION: Single storey rear and side extension, together with internal alterations

WARD: Nene Valley Ward

APPLICANT: Northampton Partnership Homes
AGENT: Sketchhaus Ltd

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:

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 or the amenity of the occupants of neighbouring dwellings. 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, 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 the erection of a single storey flat roof rear and side extension, together with internal alterations.

3 SITE DESCRIPTION

3.1 The application site consists of a semi-detached bungalow with a side and rear garden, which can be accessed from the pedestrianised access off Hardy Drive.

3.2 The local area is predominantly residential with mix of bungalows and two storey houses.

4 PLANNING HISTORY

4.1 None relevant.

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.

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 section is of particular relevance to this application:

- Section 12 - Achieving well designed places.

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 – Household 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 **Hardingstone Parish Council:** No objections.

8 APPRAISAL

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

Design and appearance

- 8.2 The proposed development would result in a single storey side and rear extension, which will increase the footprint of the application property. However, owing to the plot size, the proposed extension will not result in overdevelopment of the site. A condition has been recommended to withdraw the permitted development rights to add any further extensions or outbuildings without requiring permission to prevent overdevelopment of the site.
- 8.3 The proposed single storey side extension would be set back from the principal elevation so would appear as a subordinate addition to the bungalow. It is considered to be in keeping with the character of the local area, which is defined by attached garages, set back from the main elevations. Whilst, the proposed side extension would be partly visible from the street, owing to the scale of the development, it is not considered the proposal would have any adverse impact on the streetscene.
- 8.4 The proposed single storey rear extension would be screened behind the main dwelling and is not considered to have any adverse impact on the streetscene. The proposed design of the extension would not have any adverse impact on the existing bungalow and is sympathetic in scale, materials and appearance. It is considered that the proposed development would accord with the advice given within the National Planning Policy Framework and saved policies in the Northampton Local Plan.

Residential Amenity

- 8.5 The proposed single storey side extension would be attached to the north-western (side) elevation, which sits adjoining to the blank elevation associated to the neighbouring property, no.22. It is considered that the proposed extension would not result in any adverse impact on the residential amenity of this property.
- 8.6 The proposed single storey rear extension would be 4m deep; however, this extension would be set in from the common boundary between the application site and neighbouring property, no.18. Owing to the separation from the common boundary and the existing boundary treatment, it is not considered that the proposed rear extension would result in any adverse impact on no.18. Moreover, there are no windows proposed on the side elevation overlooking this neighbouring property and a condition has been recommended to withdraw the permitted development rights to insert any new window on the side elevation, which would ensure that the proposed extension would not result in any undue impact on the amenity of the neighbouring property.
- 8.7 No representation has been received from any of the neighbouring properties. Overall, it is considered that the scale, design and orientation of the proposed development would not have adverse impact on the residential amenity of the adjoining neighbouring properties.

Parking

- 8.8 The application property is a 2-bed bungalow and the proposed extension would result in one additional bedroom. As per the Northamptonshire Parking Standards, the parking requirements for a 2-bed house and a 3-bed house are same. So, the proposal would not generate in any additional parking requirements.
- 8.9 The local area has no parking restrictions on the streets. Therefore, it is considered that the proposed development would not have adverse impact on the highway safety.

9 CONCLUSION

- 9.1 It is considered that the proposed development is of a scale and design appropriate to the main dwelling and surrounding area. There would not be any unacceptable detrimental impact on the residential amenity of the neighbouring properties.

- 9.2 It is considered that the proposal would be in accordance with saved policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, Residential Extensions and Alterations Design Guide a Supplementary Planning Document and advice given within National Planning Policy Framework.
- 9.3 The proposal is considered acceptable and recommended for approval subject to the following conditions.

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: SK13 -04, SK13 -02A, SK13 -01.

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

3. 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 window shall be installed in the south east side elevation of the proposed extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

4. The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls 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.

5. 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 further extensions, roof alterations or outbuildings shall be erected to the dwelling.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

11 BACKGROUND PAPERS

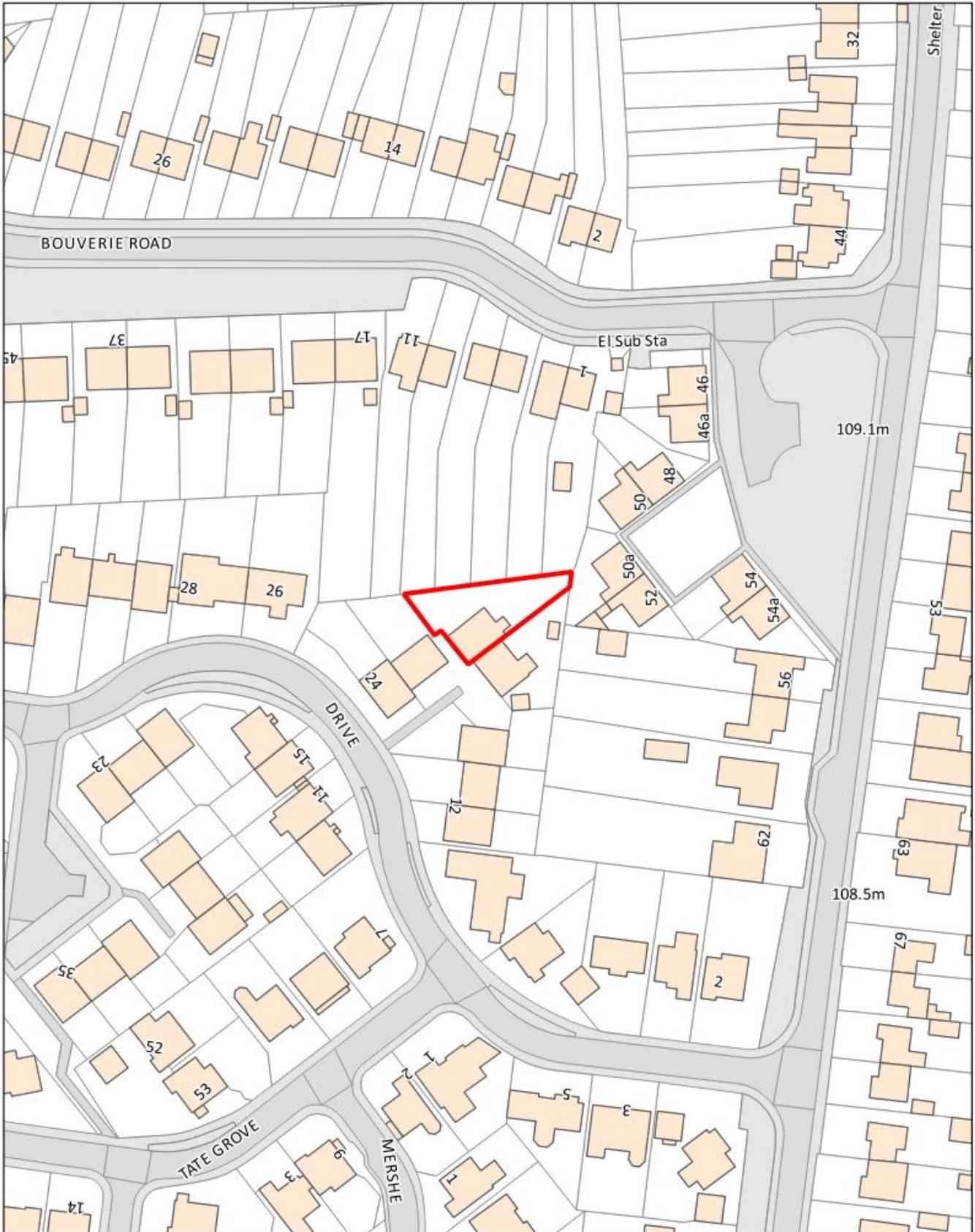
- 11.1 N/2020/0796.

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.



Title: **20 Hardy Drive**

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Date: 17-09-2020

Scale: 1:1,000

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