

PLANNING COMMITTEE: 27th October 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0805

LOCATION: 24 Penfold Drive

DESCRIPTION: Self-contained annexe on footprint of approved double garage

WARD: Billing Ward

APPLICANT: Mr Richard Wilkins
AGENT: Mr David Suter

REFERRED BY: Councillor A Kilbride
REASON: Overdevelopment and parking concerns

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 adjacent residential amenity and parking provision. 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 Self-contained annexe on footprint of a previously approved double garage. The proposed annexe would provide a bedroom, lounge/kitchen and a bathroom, and has a footprint of 7.5m x 5.8m with a hipped roof. The height is 2.6m to the eaves and 4.9m to the ridge.

3 SITE DESCRIPTION

3.1 A large detached dwelling within spacious gardens, the property is located on the end of a cul-de-sac and well screened from the road as a result of mature trees on the front and side boundaries. The dwelling is set lengthways on the site, with the side elevation facing the road and has a protected tree on the north boundary of the site.

3.2 The character of the surrounding residential area is varied.

4 PLANNING HISTORY

N/2008/0944 - First Floor extension to side elevation and rear conservatory. Approved
N/2015/0418 - Ground floor extension to side. Approved
N/2020/0252 – New double garage to front of property. Approved

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 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

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 7.1 **Councillor A Kilbride** – objects and call the planning application in on grounds of over development for the property and parking issues.
- 7.2 **Environmental Health** – no comments.
- 7.3 **NBC Arboricultural Officer** - no objection in principle: there is an immature monkey puzzle tree at the front of the property that needs to be protected from harm – an arboricultural method statement will be required to show how the tree can be protected from harm.
- 7.4 **Billing Parish Council** – objects on the grounds of present and possible overdevelopment in a residential area. Appreciates the difficulties now that footprint permission has been obtained but feel this as obtained falsely and should not be taken into consideration.
- 7.5 **Third party objection** – will reduce already depleted parking and cause parking issues with parking on pavement and on the road.

8 APPRAISAL

Principle of development

- 8.1 Planning permission for a hipped roof single storey double garage was approved under N/2020/0252 but has not been implemented. The current application seeks to provide a self-contained annex, on the same footprint and size of the previously approved garage. The differences include the garage doors to the east side elevation to be bricked up with matching materials. Internally the annexe will comprise of a lounge and kitchen, with one bedroom and a shower room with WC.
- 8.2 Relevant planning policy is contained in Council's Adopted Supplementary Planning Document on Residential Extensions and Alterations. Paragraph 7.18 of the SPD states that "annexes" can have a similar effect on the amenity of neighbours as other extensions and in general should be sited so as not to affect neighbouring amenity or street scene. Buildings between a house and a road in most cases are likely to appear as overly prominent features and should generally be avoided; and be of an appropriate scale and appear clearly subordinate in relation to the main house.
- 8.3 Although the proposed annexe would be visible from the front, it would be set back from the highway and therefore not considered prominent visually in the street scene. The proposal would be single storey with a hipped roof and be in matching materials and is considered subordinate in relation to the main house.
- 8.4 A separate dwelling in this location, due to potential issues of amenity and parking provision, is unlikely to be acceptable and, therefore, a condition ensuring that the use of the annexe remains ancillary and solely for the use of the occupants of the host dwelling is proposed to ensure that the annexe does not form a separate planning unit.
- 8.5 The use of the building for an ancillary residential use in the form of an annexe in a residential area is therefore acceptable in principle.

Design

- 8.6 Saved Policy E20 of the Local Plan, Policy S10 of the JCS and the NPPF place great importance on the quality of design of new development.
- 8.7 The property is located on the end of a cul-de-sac and is screened from the road as a result of mature trees on the front and side boundaries. The previous application permitted a detached garage which will be located to the south-west of the site directly in front of the conservatory which is currently screened by a Laurel bush which will be removed to accommodate the proposal.

- 8.8 The proposed annexe will be set back into the site and will be screened by the existing mature trees, therefore the impact on the street scene will be minimal.
- 8.9 The surrounding properties on Penfold Drive comprise a range of designs and scales including detached two storey dwellings or bungalows, some with side garages, of various footprints set on a general building line around the cul-de-sac.
- 8.10 The proposed annexe will have a hipped roof and be in matching materials to the host dwelling. It is considered that the proposed annexe would be in keeping with the character of the host dwelling and the local area and would accord with the saved policies in the Northampton Local Plan, Residential Extensions and Alterations Design Guide SPD and advice given within the National Planning Policy Framework.

Residential amenity

- 8.11 The NPPF and saved Policy E20 seek to ensure a good standard of amenity is maintained for existing occupiers when considering proposals for new development.
- 8.12 The footprint of the annexe would be the same as the approved garage, with the garage doors to the north-east side elevation being bricked up. Due to the location of the dwelling on the site the proposed annexe is unlikely to have detrimental impact on the neighbour to the north-east, 22 Penfold Drive. The separation distance ensures a reduced chance of loss of light or outlook, which is also helped by the mature trees and hedging on this boundary.
- 8.13 To the north of the site is Wellingborough Road which is located approximately 15m from the property and is well screened by very tall and mature trees. The proposal is also to the front of the site and will be screened by the host dwelling, it will therefore not be visible from the rear of the site.
- 8.14 To the southwest of the site is a newer development of three large detached properties with detached double garages. These properties are set within large plots and are screened by the existing boundary treatment of a 1.8m boundary fence and mature trees. The proposed development would not result in any undue detriment to the amenity of these neighbours due to the distance and the existing boundary treatment.
- 8.15 The annexe will be set to the front of the host dwelling but it is set back from the highway so it is therefore considered that due to the separation distance to the neighbouring properties to the front of the proposal, it would not affect their amenity in terms of overlooking or loss of privacy.

Parking

- 8.16 The existing parking provision on site comprises a large parking area to the front of the dwelling and this would remain unchanged. The existing dwelling comprises a 4-bedroom property requiring 3 spaces in accordance with the Northamptonshire Parking Standards (2016). The addition of a further bedroom within the annex would not increase this parking requirement. As such, it is not considered the development would lead to any adverse impact on parking.

Trees

- 8.17 There is one immature monkey puzzle tree to the front of the site. In order to protect this tree from the proposed development during construction, the Tree Officer has recommended a condition to be added to the approval.

9 CONCLUSION

- 9.1 It is considered that 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, and that the scheme 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 Policies E20 and H18 of the Northampton Local Plan.

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: Proposed elevations and floor plans.

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

3. The external walls and roofs of the development hereby permitted 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 Policies H18 and E20 of the Northampton Local Plan.

4. The annexe hereby permitted shall be occupied for residential purposes by dependants of and ancillary to 24 Penfold Drive and shall at no time form a separate planning unit.

Reason: For the avoidance of doubt as a separate planning unit would be undesirable in this location in accordance with Policy E20 of the Northampton Local Plan and Policy H1 of the West Northamptonshire Joint Core Strategy.

5. Prior to commencement of the development hereby permitted, an arboricultural method statement which details measures to be put in place for the protection of the Monkey Puzzle tree to the front of the site shall be submitted for approval in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policies BN3 and S10 of the West Northamptonshire Joint Core Strategy. This is a pre-commencement condition to ensure timely submission of details.

11 BACKGROUND PAPERS

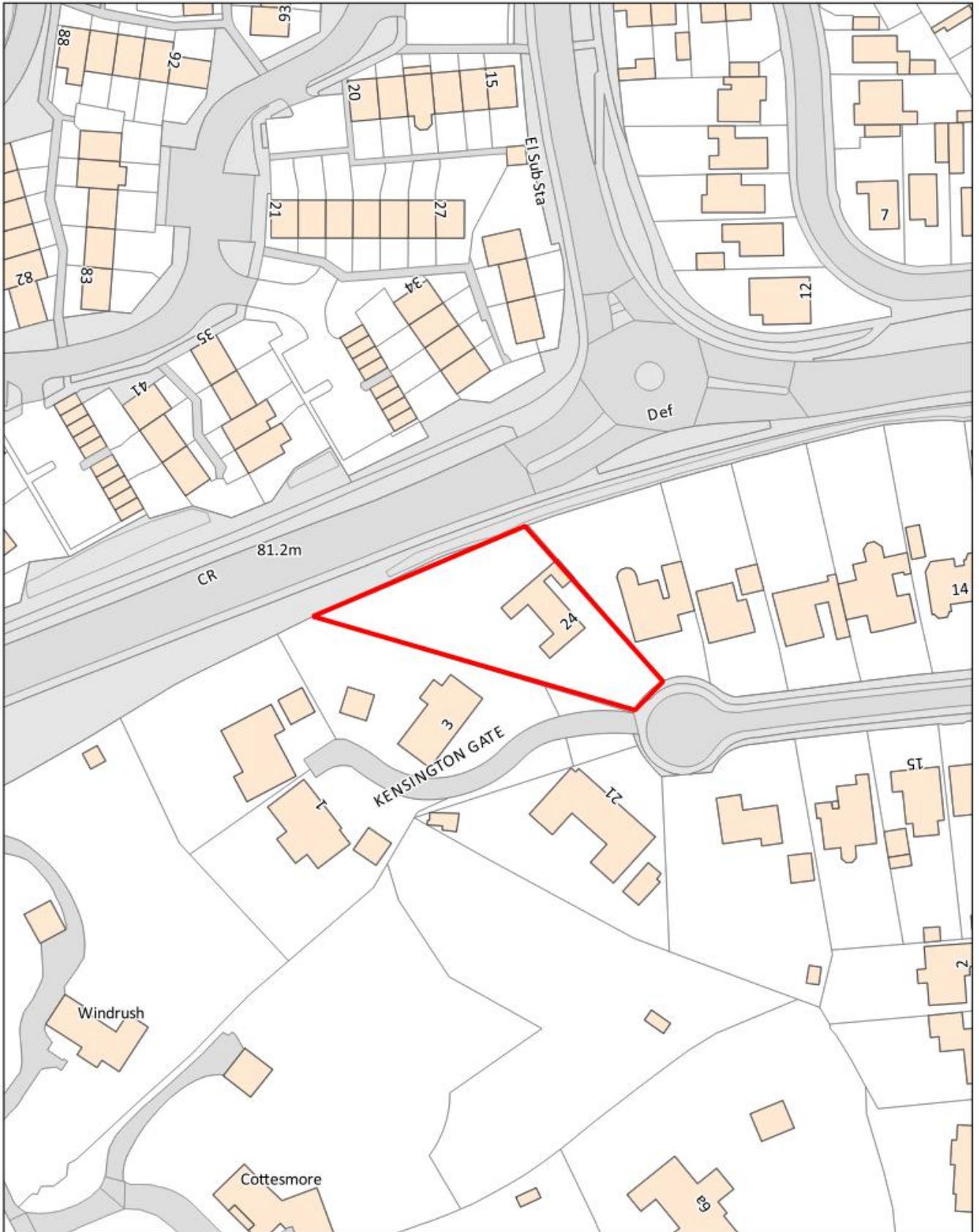
- 11.1 N/2020/0252.

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: **24 Penfold Drive**

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Date: 16-10-2020

Scale: 1:1,000

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