

PLANNING COMMITTEE: 21st January 2021
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/1412

LOCATION: 6 Brockhall Close

DESCRIPTION: Single storey side extension to create a self-contained granny annexe

WARD: St Davids Ward

APPLICANT: Mrs Shelley Parker
AGENT: n/a

REFERRED BY: Director of Planning and Sustainability
REASON: Applicant is employee

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 to create an annexe 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, neighbouring amenity, highway safety and parking. The proposed development complies with the aims and objectives of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

2.1 The application seeks planning permission for the installation of an annexe in the rear garden for an elderly family member. The proposed annexe would replace the existing outbuilding in the rear/side garden and would be accessed through the main dwelling.

3 SITE DESCRIPTION

3.1 The application site consists of a semi-detached house located at the end of a cul-de-sac in a residential area. The application site has a large side/rear garden with an existing outbuilding which would be replaced by the proposed annexe.

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) and the Northampton Local Plan (1997) saved policies.

National Policies

5.2 **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:

- Section 12 – Achieving well-designed places.

5.3 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
- H1 Housing Density & mix & Type of Dwellings

5.4 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 new development/ extensions
- H18 Residential Extensions

5.5 Supplementary Planning Documents

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

6 CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

7 APPRAISAL

Design and Appearance

7.1 The application proposes the erection of a single storey extension in the side/rear garden to create a residential annexe replacing an existing outbuilding. The proposed annexe is

designed with a flat roof and would be reasonably sub-ordinate to the host building set back from the front elevation. Materials would be conditioned to ensure the appearance is sympathetic to the existing dwelling. It is considered that the design, scale, materials and proposed siting are acceptable and would not have an adverse impact on the character of the area.

Relationship with the main dwelling

- 7.2 The applicant intends to maintain a functional relationship between the annexe and the existing house. The annexe would comprise a degree of self-contained living with a lounge, bedroom and shower room but would be accessed internally via the main house and share the kitchen facilities and rear garden of the main house. As such, subject to a condition restricting the occupation of the annexe to be ancillary to the existing property, it is considered that the proposal is acceptable in principle.

Residential Amenity

- 7.3 The proposed annexe would be sited along the side boundary between the application site and the neighbouring property at no. 7 Brockhall Close. There is an existing garage to the side of the no.7, which would largely screen the proposed annexe to this neighbouring property. The proposed annex with a flat roof would generally sit level with the existing boundary fence and is not considered to have any adverse impact on the residential amenity of this property. Whilst the proposal would be visible from the end of the garden it is not considered there would be any undue impact visually.
- 7.4 The neighbouring property on the other side, no.5 Brockhall Close, would see the proposed annexe partly from the rear garden but the extension would be set away from this neighbouring boundary and would not have any increased impact to that of the existing outbuilding. Overall, it is considered that the proposed annexe would not have any undue impact on the residential amenity of this property.
- 7.5 There are no properties directly to the rear of the application site.
- 7.6 No comments have been received from any neighbouring properties.
- 7.7 In terms of the residential amenity of the future occupiers, all habitable rooms of the annexe would have a satisfactory outlook and light.

Parking

- 7.8 There is sufficient parking to the front of the property for 2 vehicles and the ancillary nature of the proposal would not adversely affect this.

8 CONCLUSION

- 8.1 The proposed annexe would not have any adverse impact on the character of the main house and the wider area, would have an acceptable impact on the residential amenity of adjoining properties and would not adversely impact on parking provision.
- 8.2 The proposal would be in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy, saved Policy E20 of the Northampton Local Plan, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document and advice within the National Planning Policy Framework.
- 8.3 The proposal is considered acceptable and recommended for approval subject to the following conditions.

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: Location Plan, Existing and Proposed elevations, Existing and Proposed floor plans.

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

3. The annexe hereby permitted shall be occupied for residential purposes by dependants of and ancillary to No. 6 Brockhall Close and shall at no time form a separate planning unit.

Reason: For the avoidance of doubt as there is insufficient parking facilities to serve a separate planning unit and in the interests of residential amenity in accordance with Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

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

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/2020/1412.

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.



Title: **6 Brockhall Close**

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