



NORTHAMPTON
BOROUGH COUNCIL

PLANNING COMMITTEE: 27 October 2009
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: N/2009/0644 First floor extension above existing annex,
21 Huntsmead

WARD: Ecton Brook

APPLICANT: Mr. Taylor
AGENT: Mr. T. Dobraszczyk

REFERRED BY: Cllr. Jamie Lane
REASON: Concerns re overbearing, overshadowing and lack
of privacy

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL with conditions for the following reason:

By reason of its siting, scale and relation with surrounding development, the impact of the proposed development on the character of the original building, street scene and residential amenity is considered acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1** The original proposal was for a first floor extension over both an existing ground floor annex and the garage. However, following the submission of amended plans, permission is now sought for a first floor extension over the granny annex only, raising the roof height by 1.75m to form a playroom and bathroom. The design incorporates a front dormer with pitched roof.

3. SITE DESCRIPTION

- 3.1** 21 Huntsmead is a 1980's detached dwelling located in a cul-de-sac of similar dwellings. The property has a detached garage/granny annex which is set at

right angles to the main house. The land inclines to the rear (south).

4. PLANNING HISTORY

89/0882 – granny annex - approved

5. PLANNING POLICY

5.1 Development Plan

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 current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

Planning Policy Statement 1 – Delivering Sustainable Development

5.3 East Midlands Regional Plan 2009

Policy 2 – Promoting Better Design

Encourages highway access and parking that improves both safety and the quality of public space, whilst seeking design that reduces crime and the fear of crime.

5.4 Northampton Borough Local Plan

E20 – New Development

H18 - Extensions

5.5 Supplementary Planning Guidance

Residential Extensions Design Guide

6. CONSULTATIONS/REPRESENTATIONS

6.1 Councillors

Cllrs. Jamie Lane, Keith Davis and Phil Larratt were consulted. Cllr Lane has 'called-in' the application to be determined by the Planning Committee due to concerns re overbearing, overshadowing and lack of privacy

6.2 Neighbours

Notification letters sent to 15 & 16 Botmead Road and 18, 19, 20 and 22 Huntsmead. Representations (objections) on the amended plans were received from 16, 19, 22 Huntsmead, 15, 16 Botmead, and Planning Consultants Brian Barber Associates on behalf of the occupiers of 16 Botmead. The objections can be summarised as follows:

- Development not in-keeping with existing house or the area;
- Increased nuisance caused by more traffic and parked cars;
- Possible use as a separate dwelling unit; and
- Overlooking, overshadowing, overbearing and loss of light issues.

7. APPRAISAL

- 7.1 In assessing this application with regard to the two applicable Local Plan policies E20 and H18, the principle planning considerations are the impact of the proposed development on the original dwelling and streetscene, and its impact on the amenities of adjacent neighbours.

Design and Appearance

- 7.2 Huntsmead is a cul-de-sac characterised by detached dwellings with spacious gardens. Angled building lines give a non-uniform layout to the streetscene and there are a variety of house styles. In assessing the impact of the proposal on the streetscene, it is noted that the proposal would not increase the footprint of the building, as it would sit above the part of the existing built form. The design of the proposal with the pitched roof front dormer is not considered to be significantly detrimental to the overall streetscene, and it is considered that the size of the extension (over a little over half of the existing outbuilding) does not represent a particularly obtrusive feature in the streetscene, given also that it would be located partially behind the side wall of the existing house when viewed from Huntsmead.

Impact on Neighbours

- 7.3 In assessing the issue of the massing of the proposed first floor extension on adjacent properties nos. 15 and 16 Botmead Road and 22 Huntsmead, the following were taken into account:
- The reduced size of the proposal significantly reduces the impact on 22 Huntsmead following the submission of revised drawings. The first floor extension would now be set back by 5.6m from the boundary line;
 - The proposed first floor extension is adjacent to part of the south elevation of 16 Botmead Road with a separating distance of approx. 12m. The raised roofline would obscure the current view of the gable end of no.21 Huntsmead mainly from the bedroom, bathroom and utility area. However, this impact is lessened by the lower level of the application site compared to no.16 and the view of the skyline from the kitchen and dining room areas would remain unobstructed; and
 - The gable end (north side) of the proposed extension would be some 11m from the side elevation of 15 Botmead Road. It is considered that this distance, and the fact that the application site is at a lower level, would render the any potential overbearing impact on the north side to an acceptable level.
- 7.4 The issue of overlooking was assessed with the following considerations:
- The rooflights proposed on the southwesterly roof slope of the extension are intended to provide additional natural light to the proposed playroom, rather than outlook and it is considered that there would not be a significant impact of overlooking from these windows. However, a condition requiring these windows to be obscure glazed and top opening would mitigate any potential impact on the privacy of

the occupiers of 16 Botmead Road;

- It is considered that the overlooking from the proposed first floor window in the northwesterly gable end of the proposed extension towards 15 Botmead Road is not significantly greater than the overlooking to this property from the rear elevation of the existing house. Nonetheless a condition requiring this window to be obscure glazed would alleviate this concern; and
- In assessing overlooking from the proposed front dormer towards no. 19 Huntsmead, it is considered that this would be no more than that normally experienced between houses which face across the road and as there is a distance of over 30m between the two frontages, which far exceeds the Council's space around dwellings criteria.

7.5 In assessing the issue of overshadowing, it is considered that the proposal would not cause significant loss of sunlight to surrounding properties, as the path of the sun would track in an arc to the south which would mainly result in the overshadowing of the host property rather than neighbours.

7.6 The concerns of neighbours that the proposed extended granny annex may become a separate dwelling unit are mitigated by recommended condition no.2 (NB this was also a condition of the previous approval in 1989).

8. CONCLUSION

8.1 For the foregoing reasons, it is considered that the proposal is acceptable in accordance with Policies H18 and E20 of the Local Plan and is therefore recommended for approval.

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 proposed accommodation shall at all times be used for residential purposes ancillary to that of 21 Huntsmead and shall at no time form a separate unit of accommodation.

Reason: For the avoidance of doubt as a separate residential unit would be undesirable in this location in accordance with Policy H6 of the Northampton Local Plan.

3. The roof lights shall be obscure-glazed and top opening, and the window on the north-west elevation shall be obscure-glazed 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 properties in accordance with Policy H18 of the Northampton Local Plan.

4. 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 H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

None

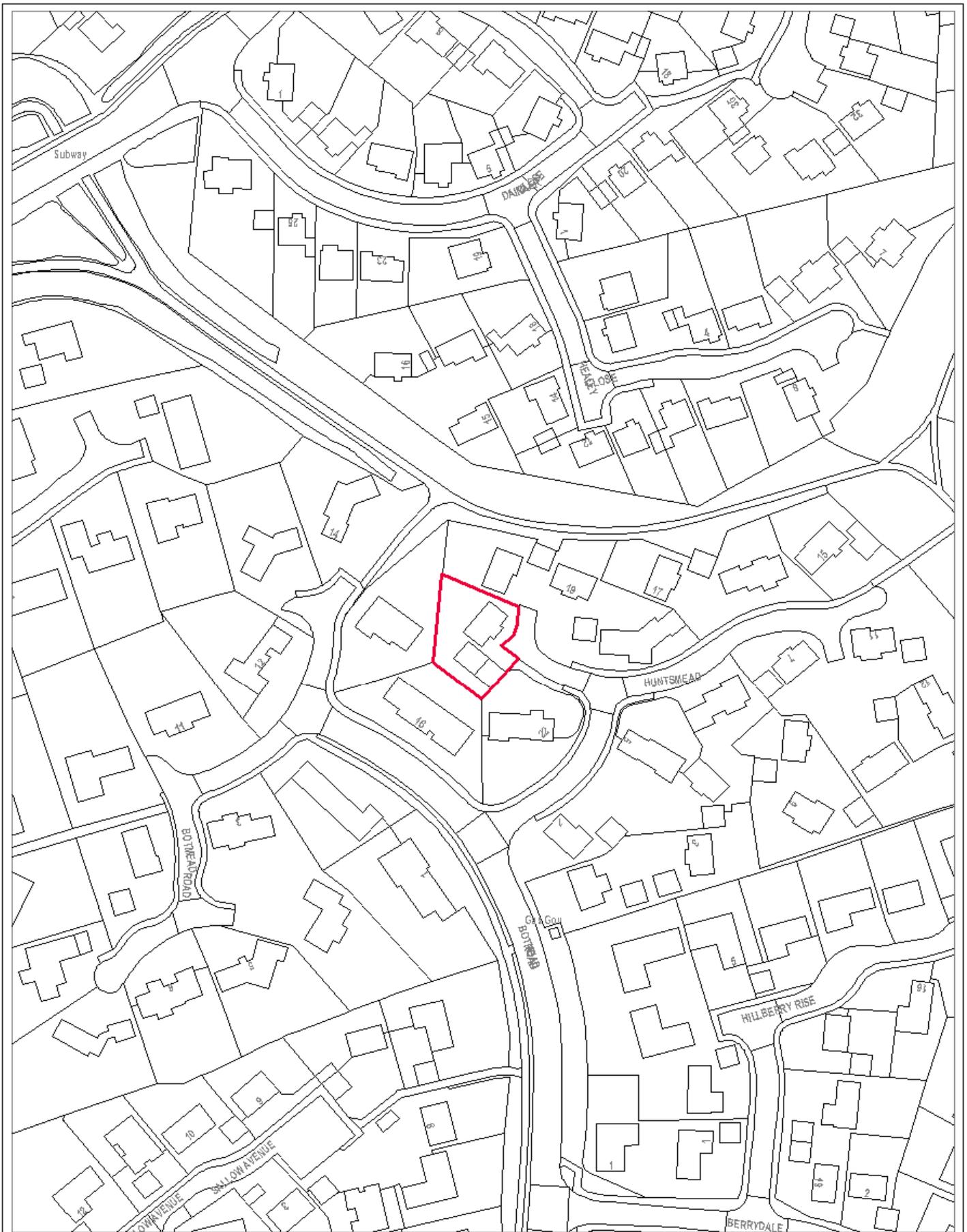
11. LEGAL IMPLICATIONS

None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the above 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.

Position:	Name/Signature:	Date:
Author:	Ellie Williams	30/09/2009
Development Control Manager Agreed:	Gareth Jones	12/09/2009



Im: Jon Martin
dt: 7th October 2009
sk: 1:1250
nt: Planning
mt: Location Plan

Title
21 Huntsmead

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