



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 9th February 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

APP: N/2009/0924
Single storey and first floor rear extensions.
Kingsley Nursing Home, 18 - 20 Kingsley
Road

WARD: Kingsley

APPLICANT: Mr & Mrs James Robinson
AGENT: Mr Rod Kilsby

REFERRED BY: Head of Planning
REASON: Applicant being former Councillor within last
5 years

DEPARTURE: No

APPLICATION FOR DETERMINATION/ CONSULTATION BY:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and for the following reason:

The siting and design of the extensions are acceptable and will not be detrimental to residential amenity or the setting of the conservation area in accordance with Policies E20 and E26 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 It is proposed to construct small ground floor and first floor extensions to the rear of the property predominately to increase the size of bedrooms of the existing care home. The ground floor extensions project 1.3m to the side of an existing rear ground floor additional to the original building. The first floor extension projects 1.2m from part of the original rear elevation of the host building between two existing gables.

3. SITE DESCRIPTION

- 3.1 The application site is a nursing home situated on the eastern side of the Racecourse and located within the Kingsley Conservation Area. It also lies within an area identified in the Local Plan as Primarily Residential.

4. PLANNING HISTORY

- 4.1 There have been numerous applications / consents for extensions and alterations to the premises. Notably planning permission for ground floor and first floor extensions approved in April 2005 (Ref N/2005/0258) and yet to be constructed.

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:

PPS1 – Delivering Sustainable Development
PPG15 - Planning and the Historic Environment.

5.3 East Midlands Regional Plan 2009

Policy 2 – Promoting Better Design
Policy 26 Protecting & Enhancing the Region's Natural & Cultural Heritage

5.4 Northampton Borough Local Plan

E20 – New Development
E26 - Conservation Areas

6. CONSULTATIONS/REPRESENTATIONS

- 6.1 **Public Protection** – no observations

- 6.2 **No's 26,42 and Flat 1, 16 Kingsley Road and Councillor Larratt** have written in support of the application.

- 6.3 **36 Kingsley Road** – Object:

- Will create overdevelopment of the site
- Will be visually unacceptable
- Will affect remaining original features
- Could be detrimental to drainage

- 6.4 **22 Kingsley Road** – Objection-
- Development is unnecessary
 - Increase in noise and disturbance as property is moved nearer to boundary
 - Will undermine existing original features
 - Will create overdevelopment of the site

7 APPRAISAL

- 7.1 The extensions by reason of their design and small scale are complementary to the character and appearance of the existing building acceptable.
- 7.2 Planning permission N/2005/0258 for ground and first floor extensions to another part of the rear of the nursing home remains extant. The current proposals do not conflict with these permitted extensions and as such if the current scheme was to be granted planning permission both schemes could be implemented. Nonetheless, given the small scale nature of the current proposals and the siting of the previously approved extensions it is considered that the resulting building would not be representative of an overdevelopment of the site.
- 7.3 The proposed extensions would not have any significant impact on the adjoining neighbour No 22 Kingsley Road as there is a separation distance of at least 2.5 metres from the extension to that property and the new window on the side elevation of the rear bedroom is to be obscured glazed. This can be controlled by condition.
- 7.4 Furthermore, as the extensions are situated at the rear and bearing in mind their small scale nature, it is not considered that they would not have any detrimental effect on the setting of the Kingsley Conservation Area. The applicant's agent has also stated that this proposal will not increase the number of residents.

8. CONCLUSION

- 8.1 The design and appearance of the proposed extensions is acceptable and will not be detrimental to visual or residential amenity or the setting of the Conservation area.

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 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.

(3) The new window in the side elevation of the rear bedroom shall be glazed with obscured glass 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.

10. BACKGROUND PAPERS

10.1 N/2009/0924 and N/2005/0258

11. LEGAL IMPLICATIONS

11.1 None.

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.

Position:	Name/Signature:	Date:
Author:	Geoff Wyatt	20 Jan 2010
Development Control Manager Agreed:	Gareth Jones	22 Jan 2010

