



**NORTHAMPTON**  
BOROUGH COUNCIL

**PLANNING COMMITTEE:** 24 August 2010  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2010/0611**                      **Single storey rear extension and first floor extension above existing garage to create 2 semi-detached dwellings at 48 Greenfield Avenue, Northampton**

**WARD:** Eastfield

**APPLICANT:** Mr Nimalathasn  
**AGENT:** Arcteck Designs

**REFERRED BY:** Councillor Jane Hollis  
**REASON:** Highway concerns

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 **APPROVAL** subject to conditions and for the following reason:

The siting, size and design of the proposed development will not adversely affect the character of the area nor adversely affect the amenity of neighbouring properties or highway safety in accordance with Policies E20 and H6 of the Northampton Local Plan and Planning Policy Statement 3 (Housing) and Planning Policy Guidance Note 13 (Transport).

**2. THE PROPOSAL**

2.1 Full planning permission is sought for the erection of a single storey rear extension and first floor extension above the existing garage to create 2 semi-detached dwellings.

### **3. SITE DESCRIPTION**

- 3.1 The application site is located on the corner of Greenfield Avenue and St. Alban's Road within a primarily residential area. The application property consists of a 2 storey, 4 bedroom detached dwelling with an attached flat roofed single garage and rear extension. The property has a front garden with a block-paved driveway leading onto Greenfield Avenue. To the rear the garden is enclosed by a 2m high fence. The property is surrounded by a mixture of detached and semi-detached dwellings with some terraced properties to the east and west. To the rear of the site is an area of open grass.

### **4. PLANNING HISTORY**

- 4.1 60/445 – Development of pasture land for residential.  
61/56 – Erection of 28 houses and 26 bungalows.  
61/197 – Erection of 32 houses and 23 bungalows.  
66/686 – Conversion of garage to room and erection of another garage.  
N/2009/0290 – Proposed two storey side and rear extensions and change of use to 4 no. individual flats - Refused

Application N/2009/0290 to extend the property and convert it to four flats was refused and dismissed at appeal as it was considered to be an over intensive use, detrimental to the character and appearance of the area, the living conditions of neighbouring property and highway safety.

### **5. PLANNING POLICY**

#### **5.1 Development Plan**

Section 36(8) 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 saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

#### **5.2 National Policies**

PPS1 – Delivering Sustainable Development  
PPS3 – Housing  
PPG13 – Transport

#### **5.3 Northampton Borough Local Plan**

E20 – New Development  
H6 – Housing Development within Primarily Residential Areas

#### **5.4 Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003

## 6. CONSULTATIONS/REPRESENTATIONS

6.1 **Public Protection (NBC)** – No comments

6.2 **Highway Authority (NCC)** – No objections

6.3 **47, 50, 53 Greenfield Avenue and 43 St. Albans Road** – object as follows:

- Overdevelopment
- Road Access close to junction
- Highway safety
- Traffic generation
- Adequacy of parking
- Character and appearance – out of keeping with area
- Overbearing
- Noise and disturbance resulting from use
- Comment on the applicants claim that the housing would provide affordable housing

## 7. APPRAISAL

### *Main Issues*

7.1 The principal considerations of this proposal are the impact on:

- The character and appearance of the area;
- The impact on the amenity and living conditions of neighbouring properties; and
- The impact on highway safety.

### *Policy Context*

7.2 The recently revised PPS3 Housing excludes garden space from the definition of previously development. Nonetheless the site lies within a primarily residential area as identified in the Northampton Local Plan and lies within the established urban fabric of the town and is in an area relatively well served by existing facilities. Within primarily residential areas in planning policy terms the principle of development is normally acceptable providing the scheme is of an appropriate scale and density and in keeping with the character of the area, does not have an adverse impact on residential amenity and is acceptable in highway terms.

### *Site and Surroundings*

7.3 The application site consists of a large two storey detached dwelling with a front garden approximately 9m deep consisting of a lawn area and a block paved driveway leading to a single garage. The rear garden of the property is 26m long and 15m wide and is surrounded by

a 2 metre high garden fence. To the south of the site is an open grassed area.

### ***Character and Appearance***

- 7.4 The property is surrounded by other residential dwellings of varying design and the wider area is residential in character. Properties in the immediate vicinity are detached dwellings but others nearby in St Albans Road and Greenfield Avenue are semi-detached or terraced. The proposal would provide two semi-detached dwellings with floor areas of 102 and 109 sq. metres. The dwellings would have a shared driveway with off-street parking for 4 vehicles to the front and rear gardens of approximately 22metres in depth. It is not considered that the introduction of two semi-detached dwellings on the site to replace the existing detached dwelling will be out of character with the pattern of development in the area due to the size of the plot, the scale of the proposed development and the existing degree of variety in the streetscene. Moreover, although the proposed development would represent a substantial addition to the host building, its design is very in keeping with the existing house and would result in a balanced pair of semis.

### ***Design***

- 7.6 The existing dwelling is built with traditional facing brickwork and dual pitched tile roofs. The shape of the property is rather unusual with a recessed wall and flat roofed areas to the side and rear which do not enhance the appearance of the dwelling. The proposals would restore an even roof design and remove the flat roofed areas to the side and rear. A single storey extension to the rear (3.8 metres in depth) would have a sloping roof and extend along the width of the dwelling. The internal alterations would form two 3-bedroom dwellings. It is considered that the proposed design actually improves the appearance of the existing dwelling and reflects the design characteristics of surrounding dwellings and is therefore acceptable in this regard.

### ***Impact on Neighbours***

- 7.7 Due to the location of the property on a corner there is only one immediate neighbour, no. 50 Greenfield Avenue. No. 48 is located 1.3 metres from the boundary with this property. The proposed single storey rear extension at 3.8 metres in depth is within the current permitted development guidelines (i.e. would not of itself require planning permission) and is therefore not considered to be detrimental to neighbouring amenity. The proposed two storey extension would be built above the existing garage adjacent to the boundary with St. Albans Road and would not therefore impact on no. 50. Objections have been received to say that the two storey element of the extension would be overbearing adjacent to the footpath, however the dwelling

would be located 1.3 metres away from the boundary with the footpath and is therefore considered to be acceptable.

### **Highways**

- 7.8 At the front of the property it is proposed to extend the existing vehicle crossover width together with the existing hardstanding to provide off street parking for up to 4 cars. Objections have been received regarding the adequacy of parking and dangers with the access being so close to a busy junction. As there are no objections from the Highway Authority it is not considered that the application could be refused for these reasons. A condition can be applied to ensure hardstanding is provided and visibility at the access to the dwellings is maintained. It is also noteworthy that these alterations to the existing access and hardstanding could be carried out as permitted development.

## **8. CONCLUSION**

- 8.1 It is considered that, subject to the imposition of conditions, the site is acceptable for residential development. The proposal would have an acceptable impact on the character of the area, is sympathetic to the host building, would not adversely affect the amenity of neighbouring properties or highway safety and complies with Development Plan Policy.

## **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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- (2) Prior to the commencement of development details and / or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan
- (3) Full details of the method of the treatment of the boundaries of the site shall be submitted to and approved by the Local Planning Authority and implemented prior to the occupation of the dwelling hereby permitted and retained thereafter.  
Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(4) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no dormers shall be constructed in the roof of the dwellings hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of neighbouring residents in accordance with Policy E20 of the Northampton Local Plan

(5) Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows shall be installed in the dwellings hereby approved without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of neighbouring residents in accordance with Policy E20 of the Northampton Local Plan

(6) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of proposed off street parking to the front of the site.

Reason: In the interests of amenity and to secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

(7) Pedestrian visibility splays of 2.4 x 2.4m shall be provided in accordance with details to be first submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby permitted. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of highway safety in accordance with Policy H6 of the Northampton Local Plan.

## **10. LEGAL IMPLICATIONS:**

10.1 None

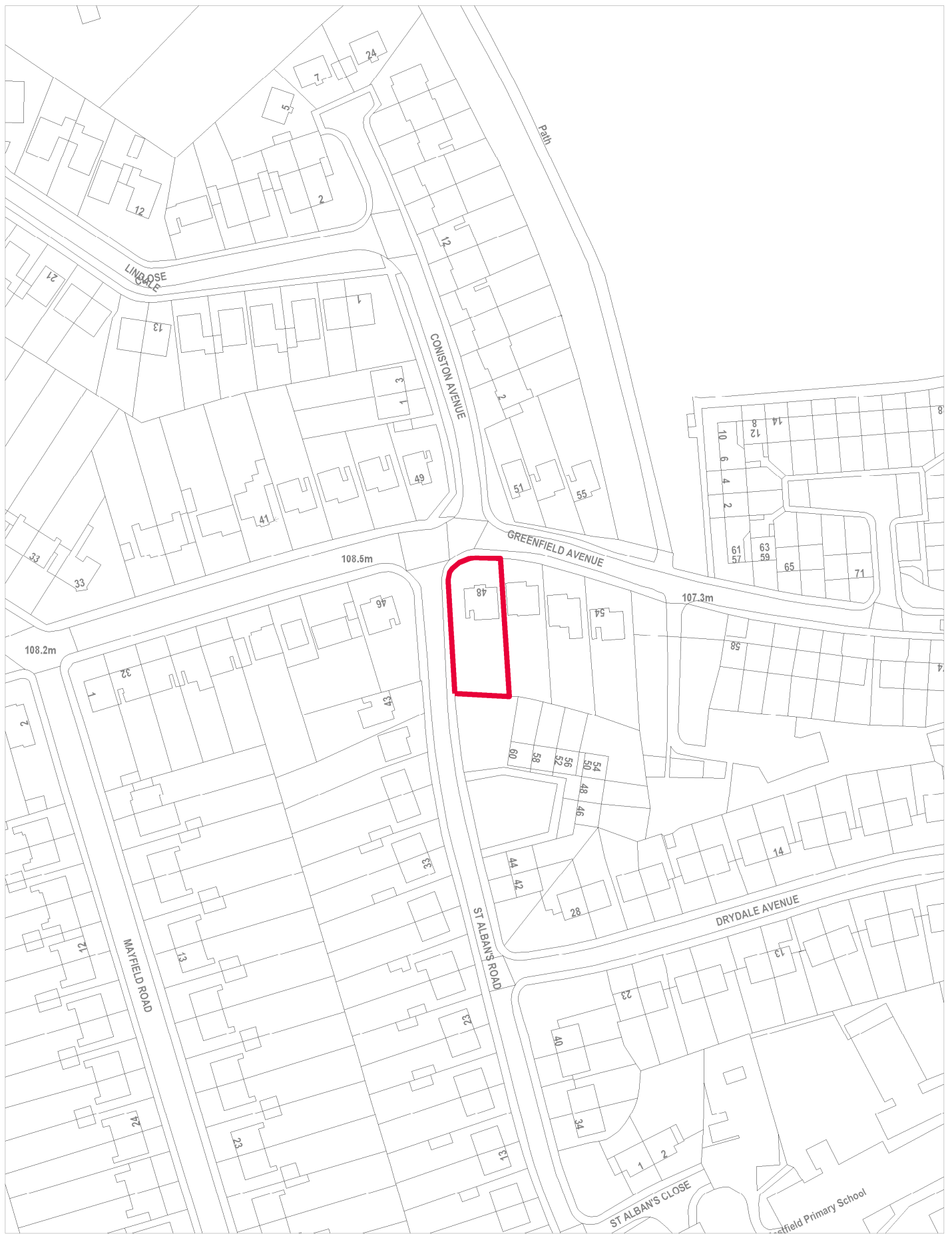
## **11. BACKGROUND PAPERS**

11.1 N/2009/0290

## **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.

<b>Position:</b>	<b>Name/Signature:</b>	<b>Date:</b>
<b>Author:</b>	Rowena Simpson	11/8/2010
<b>Development Control Manager:</b>	Gareth Jones	11/8/2010



Name: Location Plan  
 Date: 11th August 2010  
 Scale: 1:1250  
 Dept: DC  
 Project: Committee

Title  
**48 Greenfield Avenue**

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