



**PLANNING COMMITTEE:** 19<sup>th</sup> October 2010  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2010/0718:** Two storey rear/side extension to existing dwelling house and division of property into 4no. 1 bed apartments at 2 Thornton Road, Northampton

**WARD:** Kingsthorpe

**APPLICANT:** Mr Daljit Poone  
**AGENT:** Mr Paul Toone

**REFERRED BY:** Cllr. S Beardsworth  
**REASON:** The change a use from a family home, increase of occupancy, and parking problems that may be incurred.

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The extensions, by reason of their design, scale and siting, are in keeping with the character and appearance of the original building and that of the locality and would not detrimentally affect neighbour amenity. Due to the limited scale of use proposed and adequacy of transport facilities the proposed use would not detrimentally affect the amenity of local residents or highway safety. The proposal is therefore in accordance with Policies H6, H21 and E20 of the Northampton Local Plan and the aims and objectives of PPG3, PPG24 and PPS13.

**2. THE PROPOSAL**

2.1 It is proposed to convert and extend an existing detached two storey 3-bed house dwelling to four 1-bed flats. The proposed two storey

side extension is 9 metres deep at first floor and 4.7 metres wide. A single storey extension projecting 2 metres beyond the existing rear elevation is proposed across the whole rear elevation as extended.

### **3. SITE DESCRIPTION**

3.1 Existing two storey detached dwelling with garage to the rear situated on the junction of Thornton Road and Studland Road. The site is located within a primarily residential area as identified in the Local Plan. The land to the west is comprised of a mix of residential uses strongly characterised by two storey semi detached houses and short rows of terraces. To the west on both sides of Thornton Road there are a mix of commercial uses including the Netto supermarket. A little further north is a business area accessed via Studland Road.

### **4. PLANNING HISTORY**

4.1 None relevant to the current proposal.

### **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 saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

#### **5.2 National Policies:**

PPS1 – Delivering Sustainable Development

PPS3 - Housing

PPS13 – Transport

PPG24 – Planning and Noise

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

E20 – New Development

H6 – Residential Development

H21 – Conversion to flats

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

Northamptonshire County Parking Standards SPG 2003

### **6. CONSULTATIONS / REPRESENTATIONS**

6.1 **Public Protection (NBC)** – No objections.

6.2 **6 Branksome Avenue** – objection - results in overlooking and car parking issues.

- 6.3 **5 Branksome Avenue** – objection – already parking problems in the vicinity of the site.
- 6.4 **2 Branksome Avenue** – objection – will reduce light, cause car parking problems and increase noise and disturbance
- 6.5 **4 Thornton Road** – objection - will affect character of the locality will increase noise and disturbance increase traffic and parking problems. Also express concerns regarding the impact of the proposed construction works and the resultant intensification of the use of the property on two of their children who have special needs.
- 6.6 **1 Branksome Avenue** – objection - there are already parking problems in the vicinity of the site which will be exacerbated. Does not provide adequate garden and communal areas.
- 6.7 **10 Branksome Avenue** – objection - will cause parking and disturbance problems
- 6.8 **1 Thornton Road** – objection - will create parking problems

## 7. APPRAISAL

### *Principle of the Development*

- 7.1 In accordance with PPS3 and Local Plan Policy H6, as the site is located within a primarily residential area as identified in the development plan it is considered that a more intensive residential use of the property is acceptable in principle as long as it is not detrimental to the character of the locality, residential amenity or highway safety.

### *Character of the locality.*

- 7.2 Policy H21 of the Local Plan states that planning permission will not be granted for the conversion of a house into flats where it is considered that the introduction of or increase in the number of conversions would prejudice the character / amenity of the area. Although some of the dwellings in the vicinity of the site are rented, most of the buildings on this estate are still single family households and the strong prevailing character remains that of houses which have not been subdivided. Therefore there is nothing to suggest that the proposed use would detrimentally affect the character of the area in accordance with Local Plan Policy H21.
- 7.3 The design and appearance of the existing building differs somewhat from that of the rest of the residential estate and is located on its eastern periphery. The design and scale of the proposed extensions are sympathetic to the host building and would not be visually harmful to the character of the wider streetscene in accordance with Local Plan Policy H6 and E20.

### ***Residential Amenity***

- 7.4 The proposed two storey extension would be sited adjacent to Studland Road to the east and as such does not have a detrimental effect on any nearby dwelling. Although the two storey extension is large, its design and appearance compliment the existing building. Due to its limited scale the single storey rear extension, which would protrude by only 2 metres with a maximum of height of 3.5 metres and is sited 1.5 metres from the boundary, would have no significant impact on the two nearest properties (4 Thornton Road and 2 Branksome Avenue). The Council's environmental health service (Public Protection) has raised no objection to the proposal. For these reasons the proposal accords with Local Plan Policies H6 and E20.

### ***Highway safety and parking***

- 7.5 The proposal provides only 2 on-site car parking spaces for the residents of the proposed four flats. Although on-street parking is at a premium on nearby residential streets, especially in the evening, there is sufficient parking capacity in the adjoining Studland Road. The site is also located in within walking distance of a wide range of local services and close to bus routes which run along Kingsthorpe Road. The Highway Authority has raised no objection to the proposal. For these reasons therefore the proposal accords with Policy H6 of the Local Plan and PPG13.

## **8. CONCLUSION**

- 8.1 The extensions, by reason of its design, scale and siting are in keeping with the character and appearance of the original building and that of the locality and would not detrimentally affect neighbour amenity. Due to the limited scale of use proposed and adequacy of transport facilities it would not detrimentally affect the amenity of local residents or highway safety. The proposal is therefore considered to be in accordance with the relevant local and national policies and guidance.

## **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 H20 of the Northampton Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the south western side elevation of the single storey rear extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

4. Details of the provision for the storage of refuse and materials for recycling shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, implemented prior to the occupation or bringing into use of the buildings and thereafter maintained.

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

**10. LEGAL IMPLICATIONS:**

10.1 None.

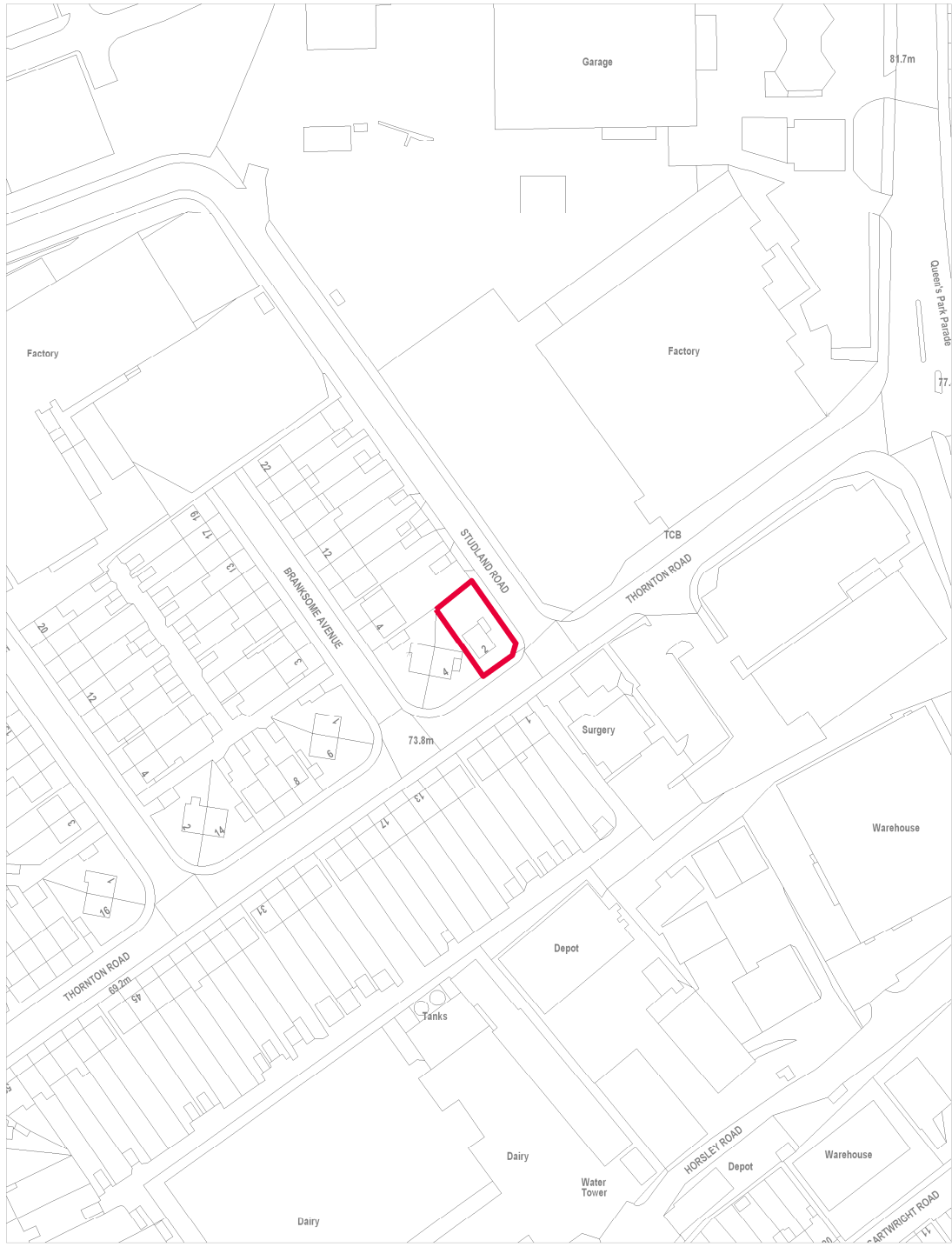
**11. BACKGROUND PAPERS**

11.1 N/2010/0718.

**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>	Geoff Wyatt	6/10/10
<b>Development Control Manager:</b>	Gareth Jones	6/10/10



Name: SW  
 Date: 7th October 2010  
 Scale: 1:1250  
 Dept: Planning  
 Project: Site Location Plan

**Title**  
**2 Thornton Road**

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