



PLANNING COMMITTEE: 16th November 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2010/0863: Single storey rear extension at 106 Nursery Lane, Kingsthorpe

WARD: St David

APPLICANT: Mrs A King
AGENT: Northampton Borough Council

REFERRED BY: Head of Planning
REASON: NBC owned property

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** of planning permission subject to the conditions below and for the following reason:

Due to the siting, size and design of the extension, its impact on residential amenity is considered acceptable in accordance with Policy H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Full planning permission is sought for the erection of a single storey rear extension to create a ground floor bedroom and bathroom for the disabled occupier. The proposal includes wheelchair entrance from the side of the property.

3. SITE DESCRIPTION

3.1 The application site is located on the east side of Nursery Lane within a primarily residential area. The application consists of a mid terraced two storey dwelling house. The property has a hard surfaced front garden and a passageway between the application property and no.

104 Nursery Lane, which provides a shared access to the rear. The rear garden is 24 metres in depth and enclosed by a 2 metre high fence. The property has an existing lean-to / conservatory to the rear and is surrounded by similar properties.

4. PLANNING HISTORY

4.1 None relevant to the determination of the current application.

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

5.2 National Policies:

PPS1 – Delivering Sustainable Development
PPS 3 - Housing

5.3 Northampton Borough Local Plan

E20 – New Development
H18 - Extensions

5.4 Supplementary Planning Guidance

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS / REPRESENTATIONS

6.1 **NBC Public Protection** – No comments received.

6.2 **104 Nursery Lane** – no objections and supports the application.

7. APPRAISAL

7.1 The principal considerations are:

- The design and appearance of the proposal
- The impact on the amenity and living conditions of neighbouring properties

Design and appearance

7.2 The extension will not be seen from the front of the property. A flat roof extension has been chosen to reduce the mass of the built form thereby reducing the impact on neighbouring properties. An existing lean-to / conservatory attached to the rear of the property would be demolished.

- 7.3 The proposed extension would be brick built with white UPVC windows to match existing. It would be 2.6 metres high and on one side will extend 5.4 metres from the rear of the dwelling and on the other side 4.7 metres. Due to the screening effect of existing boundary treatment the extension will be barely visible from outside of the rear garden of the host property. Visually the proposal is not considered to have a detrimental impact on the character and appearance of the area or the existing dwelling.

Impact on neighbouring properties

- 7.4 As stated above the extension will project between 4.7 and 5.4 metres. Abutting the boundary with the adjoining property (no. 108), the extension projects 4.7 metres. This projection is 1.7 metres more than could be built without requiring planning permission under permitted development rights. A 2 metre high fence forms the boundary between these two properties and as the proposed extension would only protrude 0.6 metres above the fence and bearing in mind that the nearest window of the adjoining property is a secondary kitchen window, it is not considered the proposal would be detrimental to the amenity of this property.
- 7.5 Adjacent to the boundary with neighbouring property no. 104, the extension projects 5.4 metres. The proposed extension would be located 2 metres away from the 2 metre high boundary fence that divides the two properties. Also because of an alleyway that runs between the two dwellings, no. 104 is located a further 0.9 metres away. Again a secondary kitchen window is the nearest window on the rear of 104. For these reasons it is not considered the proposal would be detrimental to the amenity of this property.

8. CONCLUSION

- 8.1 It is not considered that the proposal would be detrimental to neighbouring amenity in terms of overshadowing or overlooking and nor would have any detrimental impact on the character and appearance of the host building or those of the surrounding area in accordance 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.

- (2) The external walls of the extension shall be constructed with materials of the same type, texture and colour as the external walls 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

10.1 None.

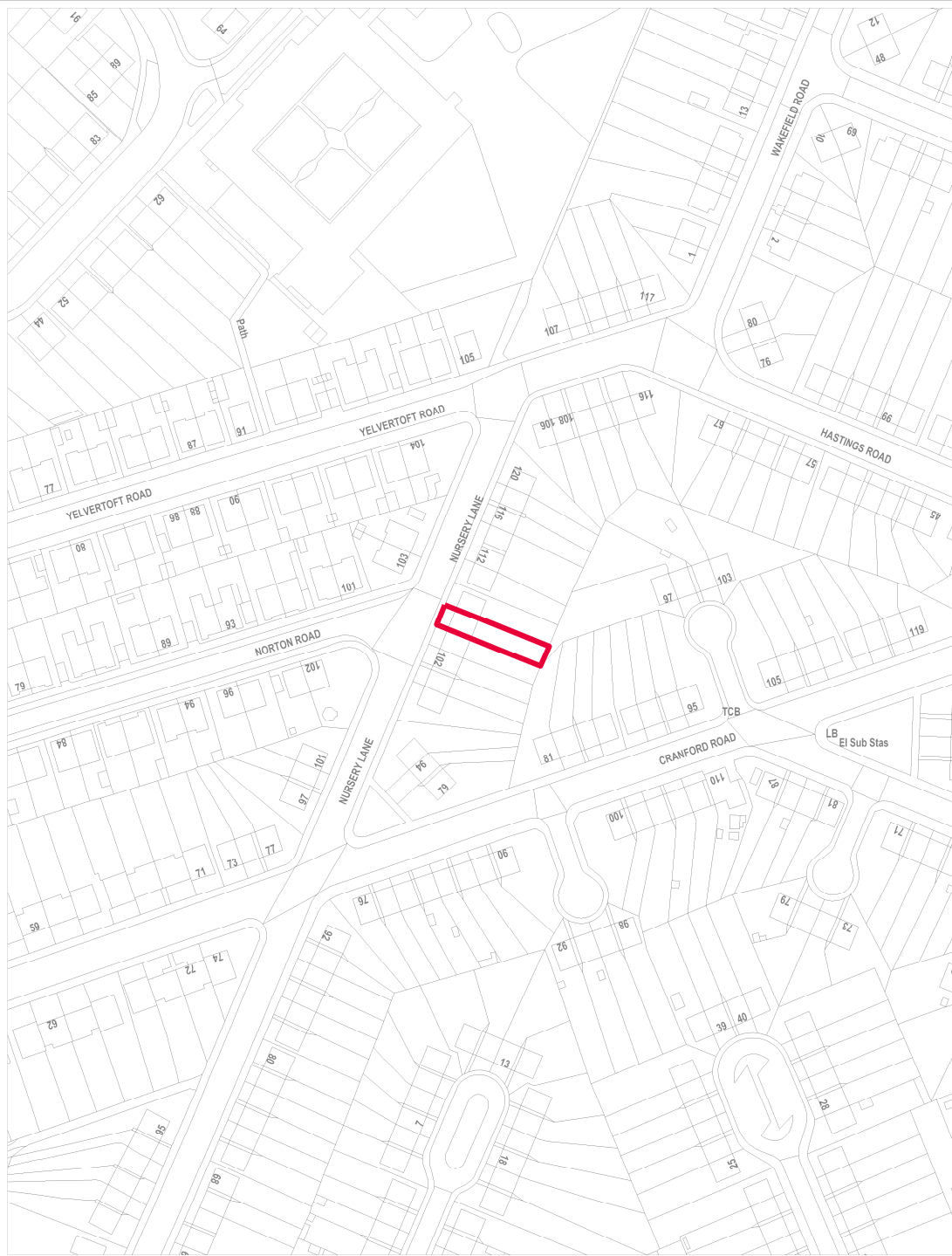
11. LEGAL IMPLICATIONS

11.1 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:	Rowena Simpson	20/10/10
Development Control Manager Agreed:	Gareth Jones	29/10/10



Name: JC
Date: 4th November 2010
Scale: 1:1250
Dept: Planning
Project: Site Location Plan

Title

106 Nursery Lane

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