



**NORTHAMPTON**  
BOROUGH COUNCIL

**PLANNING COMMITTEE:** 11 January 2011  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N2010/0946:** First floor side extension and single storey rear extension ( as amended by revised plan received on 23 November 2010 )  
230 Boughton Green Road

**WARD:** St David

**APPLICANT:** Mr D Poone  
**AGENT:** Mr P Toone

**REFERRED BY:** Cllr T Crake  
**REASON:** First floor extension is too large and overbearing

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 **APPROVAL** subject to conditions and 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 It is proposed to erect a first floor side extension 4m wide and 7m deep with a gable roof to the side and a hip roof to the rear. A single storey rear extension is also proposed connecting the existing rear extension and garage and pitched roof to the existing garage. The first floor extension has been indented by 0.5m back from the existing front elevation of the dwelling. The originally submitted scheme had the first floor side extension protruding 4 metres beyond the existing rear elevation of the dwelling.

### **3. SITE DESCRIPTION**

- 3.1 Semi-detached dwelling constructed of brick with a tiled roof. A single storey rear extension measuring 4m x 4m has previously been erected and the property also has an existing rear garage with a carport to the side.

### **4. PLANNING HISTORY**

- 4.1 None relevant to 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 of the East Midlands Regional Plan and saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

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

PPS1 – Delivering Sustainable Development.

#### **5.3 East Midlands Regional Plan 2009**

Policy 2 – Promoting Better Design

#### **5.4 Northampton Borough Local Plan**

E20 – New Development

H18 - Extensions

#### **5.5 Supplementary Planning Guidance**

Residential Extensions Design Guide.

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

#### **6.1 209 Boughton Green Road – objection**

- Will result in parking problems
- Will be detrimental to the character of the locality.

#### **6.2 228 Boughton Green Road – objection**

- Will be detrimental to privacy and light
- Will create a parking problem
- Issues with amounts of refuse

- 6.3 **228 Boughton Green Road** has also submitted an objection to the revised plan on similar grounds to the above.

### **7. APPRAISAL**

- 7.1 The plans initially submitted with the application showed a much larger side extension that protruded a significant distance beyond the existing rear elevation of the dwelling. Following negotiations by the case officer a revised scheme has been submitted reducing this protrusion to only 1.2m. Due to the limited bulk of this element of the revised scheme and its relationship with the surrounding residential properties this aspect of the development is now considered acceptable.
- 7.2 The design of the proposed extension compliments the existing dwelling with a gable roof and has been indented at the front to prevent any potential terracing effect and to make it visually subservient to the host building. Furthermore, there are only two pairs of semi-detached dwellings in this part of Boughton Green Road which reduces any visual inference of terracing to a minimum.
- 7.3 The adjoining property, no. 228 Boughton Green Road, has windows and a door on the side elevation. Nonetheless as these are secondary and / or non-habitable room windows and as the first floor extension would maintain a separation distance of approximately 3m between the side elevations of the two properties it is not considered that the proposal would have a significant impact in this regard.
- 7.4 There have been observations received regarding the existing use of the premises as a shared student house. A change of use from a dwelling (Use Class C3) to a house of multiple occupation for up to 6 persons (Use Class C4) does not require planning permission, so the change of use of the property for this purpose would not have required planning permission. However if the dwelling contains more than 6 occupiers in the future then planning permission would be required. Increasing the size of the property by adding a fourth bedroom, as proposed, would not give rise to a significant intensification of its use such as to cause any significant additional affect on neighbour amenity.
- 7.5 There is enough space within the site to provide three parking spaces which is considered sufficient for this residential use, especially given the proximity of the University.

## **8. CONCLUSION**

- 8.1 The first floor extension would not be detrimental to the appearance of the building as the design compliments the existing dwelling and appears subordinate. The reduction in its length has resulted in it having limited impact on the amenity of the adjoining dwelling. Due to their limited scale and siting, the single storey rear extension and pitched roof to the garage are acceptable with no detrimental effect on the building's appearance or adjoining property.

## **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. 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 side elevation of the first floor extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

## **10. LEGAL IMPLICATIONS:**

10.1 None.

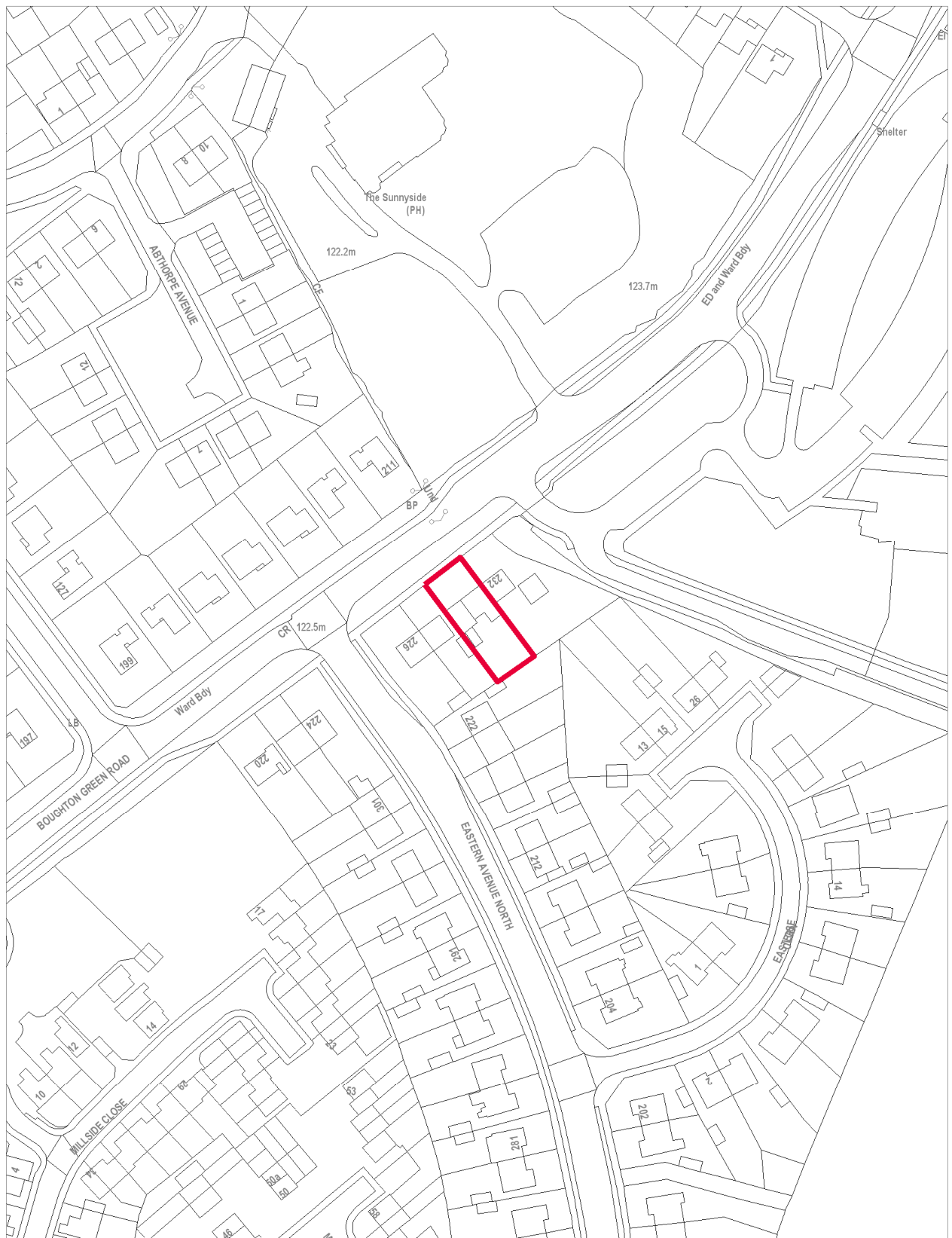
## **11. BACKGROUND PAPERS**

11.1 N/2010/0946.

## **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	13/12/10
<b>Development Control Manager:</b>	Gareth Jones	17/10/10



Name: SW  
 Date: 22nd December 2010  
 Scale: 1:1250  
 Dept: Planning  
 Project: Site Location Plan

Title  
**230 Boughton Green Road**

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