



NORTHAMPTON
BOROUGH COUNCIL

PLANNING COMMITTEE: 11th January 2010
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2010/0971: Conversion and extension of existing garage and store to create new 3 bedroom terrace dwelling Adjacent to 65 Oliver Street

WARD: Kingsley

APPLICANT: Mr. P. Boyd
AGENT: Architectural Solutions

REFERRED BY: Head of Planning
REASON: Relative of Council Employee

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The site lies within a primarily residential area. The development proposed, by reason of its character appearance, scale and site, would not be detrimental to the character of the area, highway safety or the amenity of nearby residents in accordance with Policies E20 and H6 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The proposal is to convert the property to a three bedroom dwellinghouse with ground floor kitchen/diner and lounge, two bedrooms and bathroom on the first floor and a bedroom in the attic space. The proposal also includes a rear single storey extension.

3. SITE DESCRIPTION

- 3.1 65 Oliver Street is located on the east side of Oliver Street within a primarily residential area as identified in the Local Plan. The property consists of a two storey terraced dwellinghouse with an adjoining garage with a room above. This property is essentially located on a double width plot. The application site relates to the part of the plot occupied by the garage with room above and garden land to the rear. It is believed that this plot was originally occupied as a separate unit and possibly used as a beer store however planning history suggests it has formed part of the adjoining dwellinghouse since the 1960's. Properties on either side of no.65 consist of single family dwelling houses (nos. 63 and 67).

4. PLANNING HISTORY

- 4.1 E/2010/0584 – Rear extension – Permitted development
E/2010/0484 - Proposed rear extension – Permitted development
55/60 – Conversion of shop and dwelling into dwellinghouse - Approved

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
PPS3 - Housing
PPS13 – Transport

5.3 Northampton Borough Local Plan

E20 – New Development
H6 – Residential Development

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **NCC Highways** – no objections.
- 6.2 **Anglian Water** – no comments received
- 6.3 **Public Protection** –no comments to make
- 6.4 **Access Officer** - no comments received

6.5 **58 Oliver Street** – objects on parking grounds as parking in the street is a problem and sometimes have to park in the next street.

7. APPRAISAL

7.1 The site lies within an area identified as primarily residential in the Northampton Local Plan. Local Plan Policy states that residential development will be granted in this type of area so long as it is not detrimental to the appearance or character of the area, is not an over intensive development and complies with parking standards.

7.2 The proposal to convert the existing premises to a separate residential dwelling involves the removal of the garage doors on the front elevation and the insertion of a ground floor door and window. To the rear is a ground floor extension that has been substantially completed under permitted development rights prior to the submission of this application. The extension is single storey and projects 2.4 metres from the rear of the property. In view of the fact that it has been partially completed and is capable of being completed without the need for planning permission, under permitted development rights, its erection is considered to be satisfactory.

7.3 An existing first floor window and timber clad stud walling are proposed to be removed in the rear elevation. These would be replaced by new windows to be installed at first floor level and the remainder of the opening will be built up with brickwork to match existing. Rooflights would be inserted to the front and rear of the property to provide light and ventilation to a second floor bedroom. It is not considered that these works will be detrimental to the appearance of the area or impact on neighbouring amenity. Moreover they could currently be completed as permitted development without the need for planning permission.

7.4 The proposed dwelling would provide a ground floor lounge and kitchen, two bedrooms and a bathroom on the first floor with a third bedroom in the roofspace.

7.5 Whilst the proposal introduces a new dwelling with no off street parking provision the removal of the garage allows for an additional on-street parking space to be used, as there would no longer be a vehicle crossover. Furthermore there is no Highway objection to the proposal and the property is within walking distance of bus routes and the local centre at Kingsley Park Terrace.

7.6 Whilst there would be an intensification of use of the site, as the existing property is a wide plot and the proposal is for a dwelling not out of keeping with the size and character of nearby properties, the development is considered to be satisfactory.

7.7 There is a rear garden attached to the property, 21 metres in depth, which will provide an amenity area for the dwelling, adequate for the storage of refuse

and bins. Adequate rear garden space would also be retained for the host dwelling.

8. CONCLUSION

- 8.1 In conclusion it is considered that the development proposed would not be detrimental to the character of the area or the amenity of nearby residents and is therefore acceptable.

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 unless otherwise approved in writing by the local planning authority.
Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan.
- 3) The new infill walls shall be constructed with materials of the same type, texture and colour as the external walls and of the existing building unless otherwise approved in writing by the local planning authority.
Reason: In the interests of visual amenity to ensure that the roof extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan.
- 4) 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 extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior written consent of the Local Planning Authority.
Reason - To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

10. LEGAL IMPLICATIONS:

- 10.1 None.

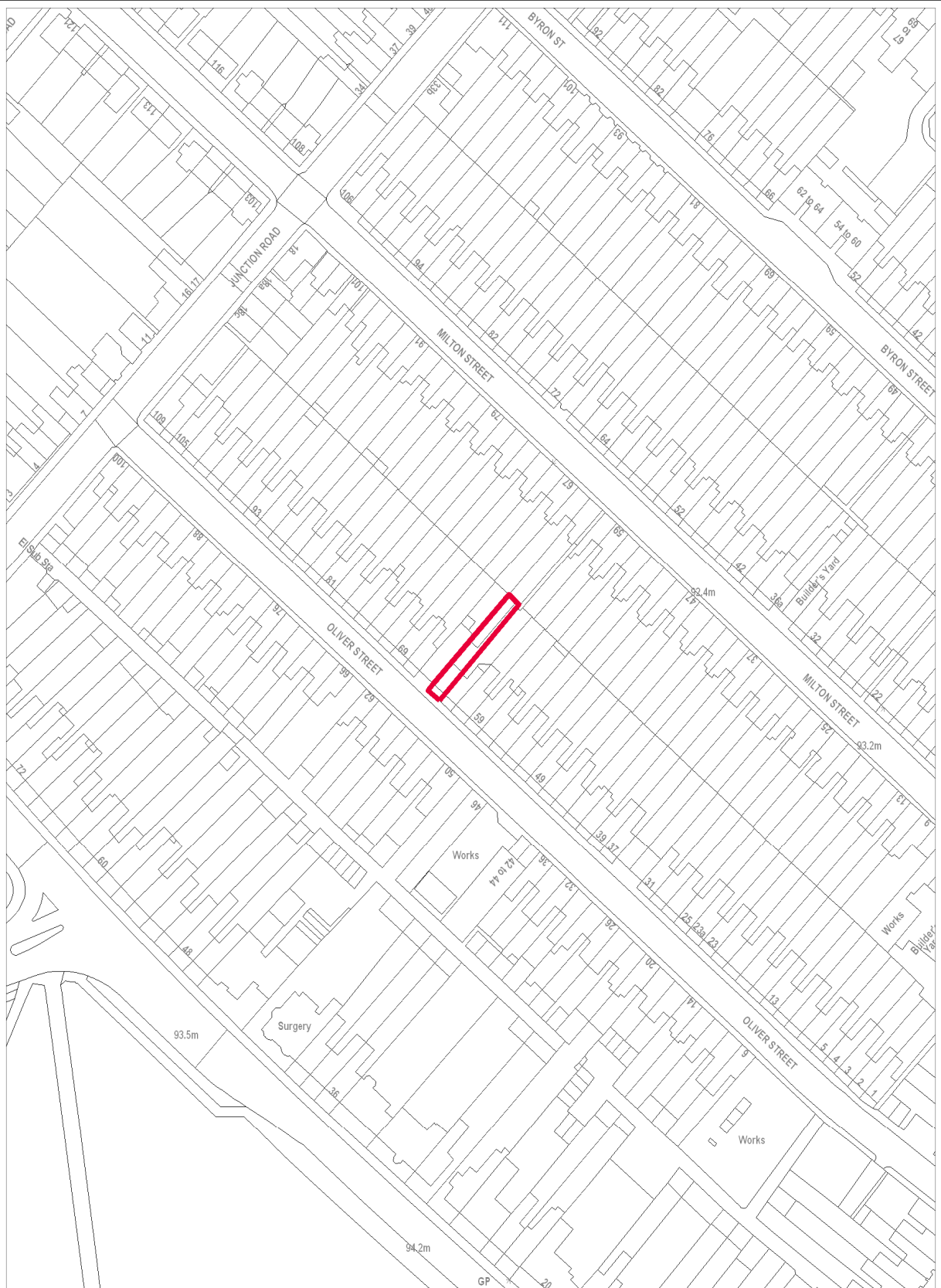
11. BACKGROUND PAPERS

- 11.1 E/2010/0584, E/2010/0484 and 55/60.

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:	Rowena Simpson	16/12/10
Development Control Manager:	Gareth Jones	17/12/10



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

Title
Land Adjacent to 65 Oliver Street

Produced from the 2009 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655