



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

N/2010/1013: Two storey rear/side extension to existing dwelling house and division of property into 4no. 1 bed apartments (Revision of N/2010/0718) at 2 Thornton Road, Northampton

WARD: Kingsthorpe

APPLICANT: Mr Daljit Poone
AGENT: Mr Paul Toone

REFERRED BY: Head of Planning
REASON. Previously considered by the Planning Committee

DEPARTURE: No

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.

- 2.2 The application is a revised version of a scheme which was refused planning permission (ref N/2010/0718) in October 2010. The reasons for refusal for the previous scheme are:

1) The extension and conversion of the existing dwellinghouse to four one bedroom apartments is unacceptable by reason of the intensification of use giving rise to an unacceptable degree of overlooking of the Neighbouring property, No.4 Thornton Road resulting in a loss of privacy and amenity contrary to saved policy E20 of the Northampton Local Plan.

2) In addition, the restricted curtilage of the site would result in an inadequate provision of on-site car parking resulting in an inappropriate form of development contrary to saved Policy H6 of the Northampton Local Plan.

- 2.3 The current scheme is very similar to the refused scheme. The key revisions are:

- Amends the layout of apartment 3 at first floor level by retaining the room at the rear as a bedroom (this room is currently a bedroom) rather than a lounge as was previously proposed; and
- Replacing the kitchen at the rear of apartment 4 at first floor with a bathroom which results in an obscure glazed window in this part of the rear elevation.

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 N/2010/0718 - Two storey side and rear extension and division of property into 4 apartments – refused by Planning Committee on 20 October 2010 (reasons for refusal set out in para 2.2 above).

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

PPG24 – Planning and Noise

5.3 East Midlands Regional Plan 2009

Policy 2 – Promoting Better Design

5.4 Northampton Borough Local Plan

E20 – New Development

H6 – Residential Development

H21 – Conversion to flats

5.5 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS / REPRESENTATIONS

6.1 Public Protection (NBC) – No objections but condition required to control the possibility of any contaminated land.

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 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 this part of the proposed built form would not have a detrimental effect on any nearby dwelling. Although the two storey extension is large, its design and appearance compliment the existing building.
- 7.5 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
- 7.6 The revised scheme retains the bedroom use at the rear of apartment 3 (i.e. this is currently a bedroom in the existing house) and removes a window in the rear elevation of apartment 4. Both of these

amendments will reduce potential overlooking of neighbouring residential properties including the adjoining dwelling No. 4 Thornton Road and have less of an impact on the amenity of the occupiers of that property. The revised scheme thus addresses the principal concerns of the Committee on the previous scheme and the primary reasons for refusal. For these reasons it is considered that the proposal accords with Local Plan Policies H6 and E20.

- 7.7 However, when considering the current application Members must consider whether the revisions made to the scheme are sufficient to overcome refusal reason no. 1 in respect of impact on neighbour amenity as set out in paragraph 2.2 above.

Highway safety and parking

- 7.8 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, it is considered that 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 Kingthorpe 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.

- 7.9 As discussed in paragraph 7.7 Members must consider whether the revisions are sufficient to overcome refusal reason no. 2 in respect of impact on neighbour amenity as set out in paragraph 2.2 above.

8. CONCLUSION

- 8.1 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. The revision to the layout of apartment 3 and amendment to one of the windows in the rear elevation of apartment 4 will reduce the potential for overlooking and loss of privacy on the adjoining property. 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.

- 8.2 The Planning Committee refused a similar proposal in October on the grounds of the detrimental impact on nearby residents and lack of on-site parking provision. Officers recommended approval of that application. The revisions now under consideration are considered to address the principal concerns of the Committee and reason for refusal 1. For these reasons and for the reasons set out above the officer recommendation remains approval subject to the conditions.

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.

5. No development shall take place until a desk top study in respect of possible contaminants within the site is completed and a site investigation has been designed. The scope and methodology of the desk top study and the site investigation report shall be submitted to and approved in writing by the Local Planning Authority. The site investigation and appropriate risk assessments shall be carried out and the results shall be used to produce a method statement for the necessary remedial works (and a phasing programme), which shall be submitted to and approved in writing by the Local Planning Authority. All remedial works shall be fully implemented in accordance with the approved method statement and phasing programme. Confirmation of the full implementation of the scheme and validation report(s) shall be submitted to the Local Planning Authority within 2 weeks of completion (or within 2 weeks of completion of each respective phase).

Reason: To ensure the effective investigation and remediation of contaminated land sites and in the interests of health and safety and the quality of the environment in accordance with the advice

contained in PPS23 Planning and Pollution Control.

6 The bathroom window in the north western rear elevation of the two storey side extension shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.

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

10. LEGAL IMPLICATIONS:

10.1 None.

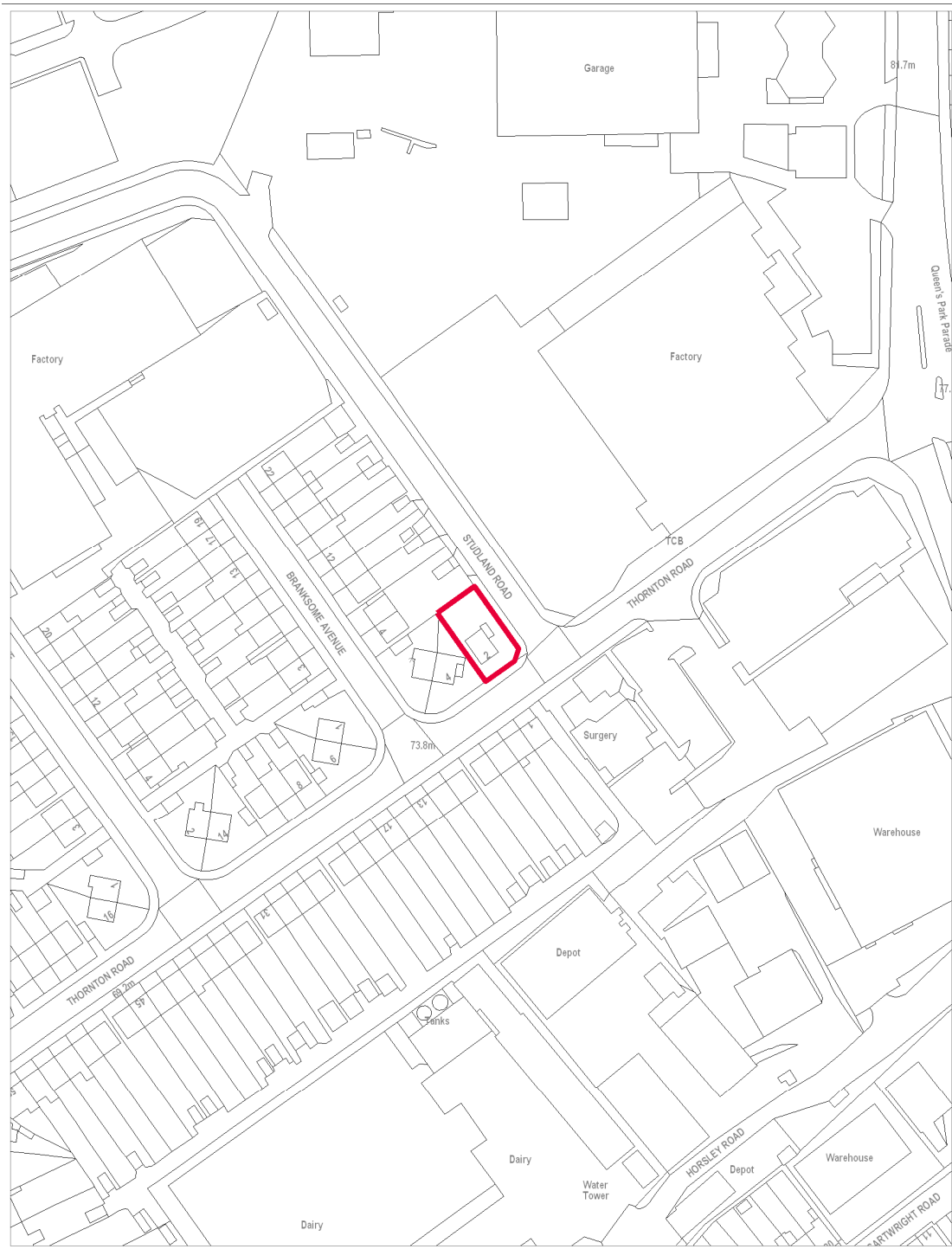
11. BACKGROUND PAPERS

11.1 N/2010/1013 and 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.

Position:	Name/Signature:	Date:
Author:	Geoff Wyatt	13/12/10
Head of Planning:	Susan Bridge	20/10/10



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

Title
2 Thornton Road

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