



**PLANNING COMMITTEE:** 8 March 2011  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2011/0047:** Single storey front extension and conversion of garage to living accommodation

**WARD:** New Duston

**APPLICANT:** Mrs M Robinson

**REFERRED BY:** Head of Planning  
**REASON:** The applicant is related to a former employee of Northampton Borough Council who will reside at the application address.

**DEPARTURE:** NO

---

**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 APPROVAL subject to conditions and for the following reason:

The impacts of the proposed development on the character of the original dwelling, street scene and residential amenity is considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan and Residential Extensions Design Guide.

**2. THE PROPOSAL**

2.1 The applicant seeks permission for a single storey front extension for an additional bedroom and shower room to cater for the needs of a disabled family member.

2.2 The attached garage would also be converted to habitable accommodation although this in itself does not require permission.

### **3. SITE DESCRIPTION**

- 3.1 The property is a detached dwelling situated in a primarily residential area with similar dwellings within the cul-de-sac and surrounding area.
- 3.2 The front building line of the property is set back behind the rear building line of the adjacent neighbouring property at 33 Vienne Close.
- 3.3 An attached garage is located to the side of the property and is slightly set back from the existing front building line. There is a small front garden with a driveway, which would accommodate one vehicle.
- 3.4 An approximately 1.8 metre high fence forms the boundary between 33 and 34 Vienne Close. The ground level at 33 Vienne Close is also slightly lower than at 34 Vienne Close.

### **4. PLANNING HISTORY**

- 4.1 The estate including the application premises was approved under an outline planning permission in 1979 and subsequent reserved matters permission in 1982 for residential development. The conditions attached to these permissions do not restrict permitted development rights, meaning that planning permission would not be required to convert the garage to habitable accommodation.

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

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

Planning Policy Statement 1 – Delivering Sustainable Development

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

E20 - New Development  
H18 - Extensions

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

Residential Extensions Design Guide (2004)

## **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 NBC Access Officer: No comments received.
- 6.2 A representation was received from the occupiers of the neighbouring property at 33 Vienne Close, who objected to the proposed development on the grounds that it would cause overshadowing and a loss of light to the rear garden.

## **7. APPRAISAL**

### **Design and Appearance**

- 7.1 The proposed front extension would extend 1.02 metres beyond the front building line of the existing dwelling and have an overall height of 3.578 metres.
- 7.2 The proposed extension would have a dual pitched roof similar to the roof of the original house and would be constructed in matching materials. It is considered, therefore, that the proposed extension would not impact upon the character of the existing dwelling or the street scene.

### **Impact on Parking**

- 7.3 The extension would project forward onto the driveway, however there would still be sufficient off street parking for one vehicle on the driveway. As discussed above, the conversion of the existing attached garage to a habitable room does not in itself require permission, and therefore the impact of the development in terms of its impact on off street parking is considered acceptable.

### **Impact on Neighbours**

- 7.4 The proposed extension would be situated to the south of the neighbouring property at 33 Vienne Close. It would project forward from the existing garage by 2.42 metres with the eaves height extending approximately 0.38 metres above the existing 1.8 metre high fence. The ridge of the roof is an additional 1.15 metres above the eaves, however the impact of this is mitigated by the fact that the roof slopes away from the neighbouring property, with the ridge being 2.5 metres from the boundary. There is a slight difference in ground levels between the properties however this is relatively insignificant.
- 7.5 Consequently there would be no impact on habitable rooms. Although the proposed extension would cause some overshadowing and loss of light to the rear garden of the adjoining neighbour at 33 Vienne Close, this overshadowing would only be slight during the winter months and in summer would not significantly impact upon the adjacent property any more than the existing house, given that there is currently an existing 1.8 metre high fence and that the impact is mitigated by the

dual pitched roof to the extension. It is considered, therefore, that the impact upon residential amenity and neighbouring properties, in terms of overshadowing and overbearing impact, would not be significantly adverse so as to warrant a refusal.

## **8. CONCLUSION**

8.1 In conclusion, it is considered that the proposed development would be in accordance with Policies E20 and H18 of the Northampton Local Plan (1997) and the Residential Extensions Design Guide as there would not be a significant impact on the street scene, residential amenity or the adjoining neighbouring properties.

## **9. CONDITIONS**

9.1 (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.

## **10. BACKGROUND PAPERS**

10.1 Application file N/2011/0047.

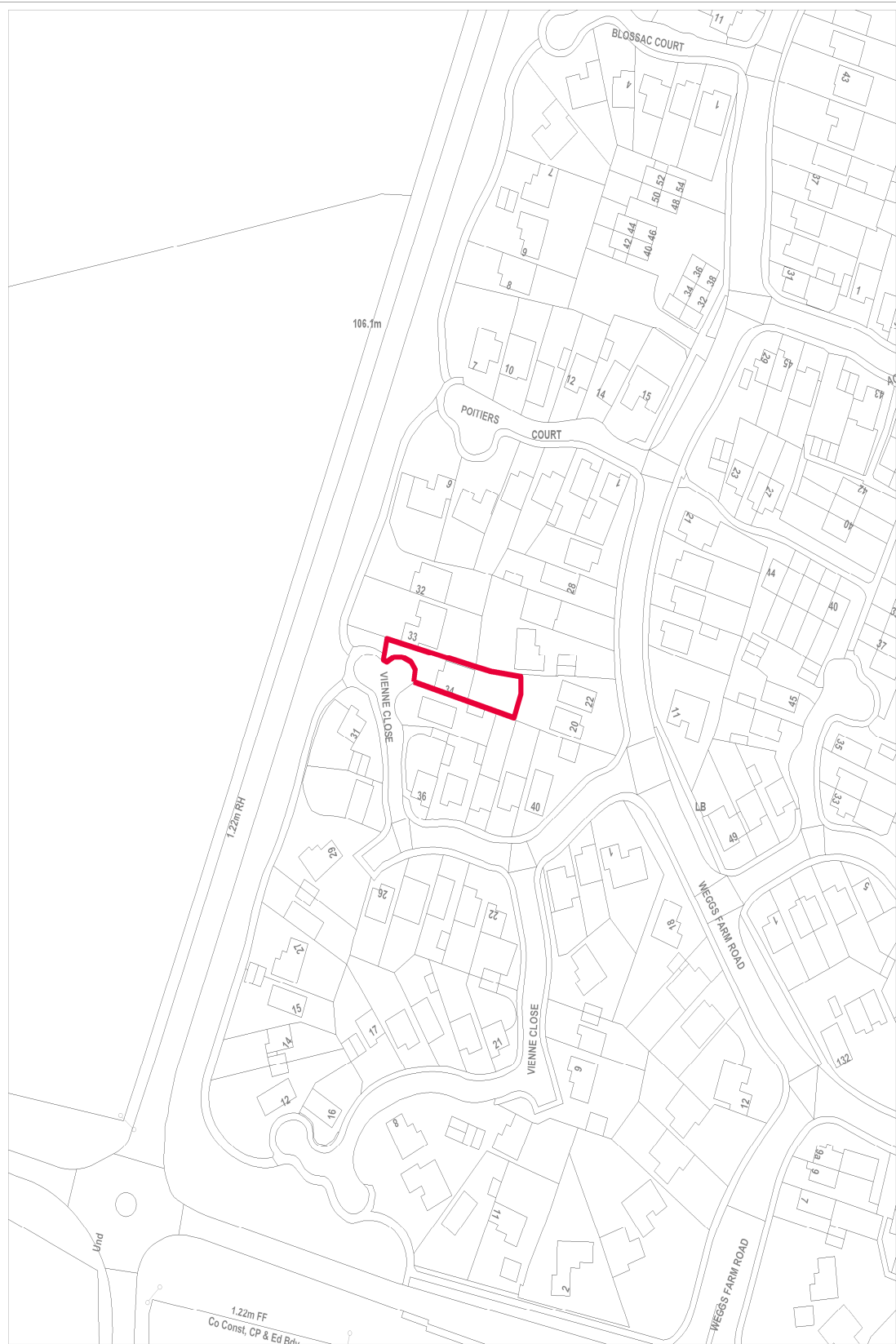
## **11. LEGAL IMPLICATIONS**

11.1 None.

## **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>                            | Anna Weir              | 23/02/2011   |
| <b>Principal Planning Officer Agreed:</b> | Andrew Holden          | 23/02/2011   |



Name: SW  
 Date: 17th February 2011  
 Scale: 1:1250  
 Dept: Planning  
 Project: Site Location Plan

Title  
**34 Vienne Close**

Produced from the 2011 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