



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 31 May 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0219 Two storey rear extension at
24 Tollgate Close

WARD: Kingsthorpe

APPLICANT: Mr. L. Marriott
AGENT: None

REFERRED BY: Head of Planning
REASON: Applicant is an elected member of the
Council.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL with conditions, for the following reason:

By reason of siting, scale and general design, the impact of the proposed development on the character of the original building, street scene and residential amenity is considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Permission is sought for a two-storey rear extension, the footprint measuring 3m x 3.6m.

3. SITE DESCRIPTION

3.1 A detached house located in a cul-de-sac of similar style dwellings. On a corner plot, the property has a detached garage and walled rear garden, and due to the slope of the land, the application site is lower than surrounding dwellings.

4. PLANNING HISTORY

4.1 None relevant to the determination of this 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, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development

5.3 Northampton Borough Local Plan

E20 – New Development
H18 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide

6. CONSULTATIONS / REPRESENTATIONS

6.1 Adjacent neighbours were notified by letter, no representations were received.

7. APPRAISAL

Design and appearance

7.1 The proposed rear extension is set down from the main roofline of the existing house. This, combined with its modest scale means that it would appear subservient to the host dwelling, in accordance with design guidance. The gable end roof design is also in keeping with the character and appearance of the host dwelling. The modest proportions of the proposed extension do not result in overdevelopment of the site, and with materials to match, it is considered that the proposal is acceptable in design terms as it will have no detrimental impact on the street scene or surrounding amenity.

Impact on Neighbours

7.2 The development would have the greatest potential impact on no.34 to the north. It is considered that the proposal would not cause an unacceptable level of overlooking due to the position/outlook of the windows. Also, given the lower level of the application site, it is

considered that the proposed extension will not cause overbearing to adjacent property, nor any overshadowing. No objections have been received.

8. CONCLUSION

8.1 By reason of scale, siting and general design, it is considered that the proposal will not result in any adverse impacts on surrounding visual or neighbour amenity, and is therefore recommended for approval.

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.

10. BACKGROUND PAPERS

10.1 N/2011/0219.

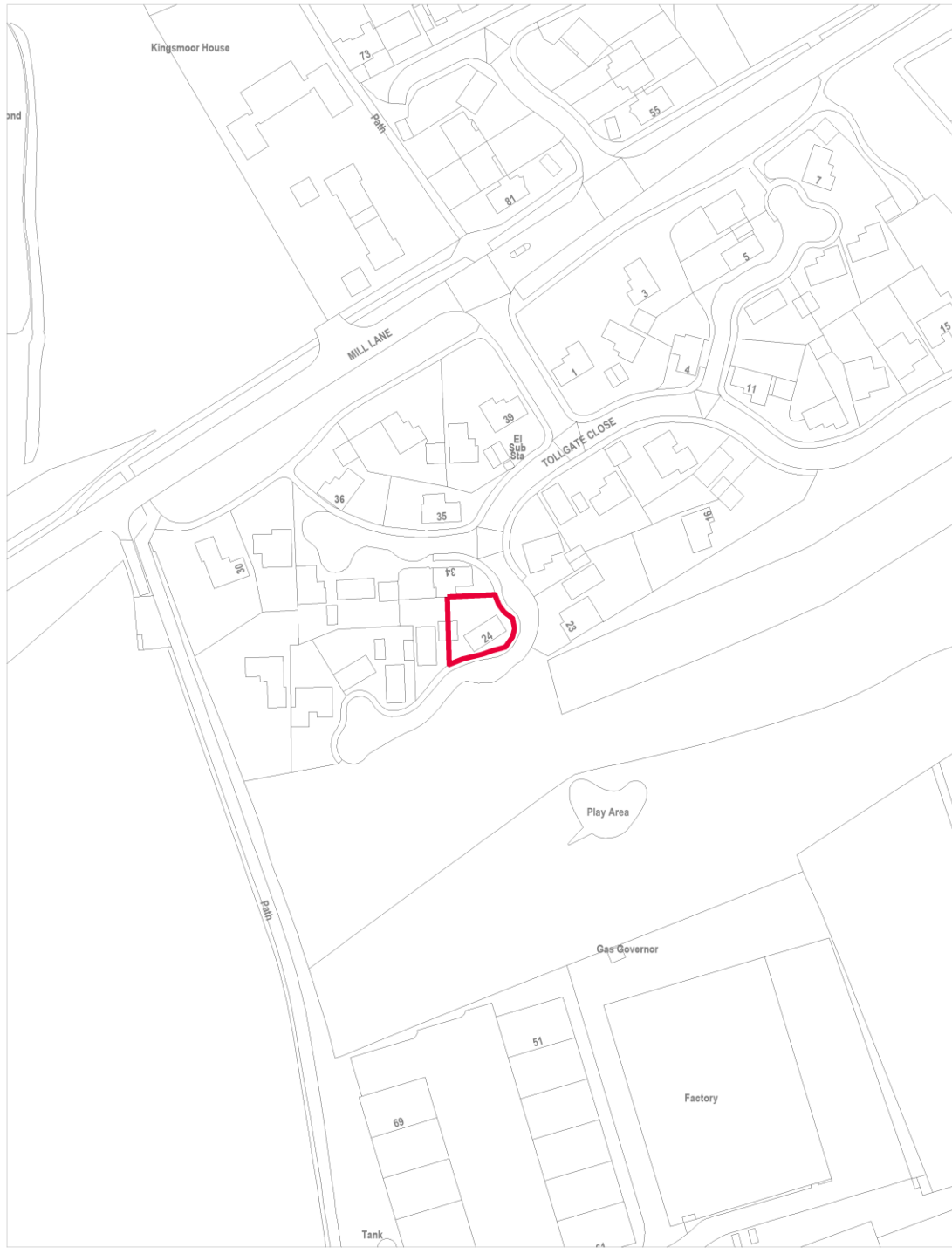
11. LEGAL IMPLICATIONS

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.

Position:	Name/Signature:	Date:
Author:	E. Williams	12/4/11
Development Control Manager Agreed:	G Jones	18/5/11



Name: SW
Date: 19th May 2011
Scale: 1:1250
Dept: PLANNING
Project: LOCATION PLAN

Title
24 TOLLGATE CLOSE

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