



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

N/2011/0208 **First Floor side extension above existing garage, single storey rear extension and conservatory at 24 Pine Copse Close**

WARD: **New Duston**

APPLICANT: **Mr Winterburn**
AGENT: **David Suter**

REFERRED BY: **Cllr John Caswell**
REASON: **Excessive scale**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION;

1. RECOMMENDATION

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

The proposed development by reason of its scale, siting and design would not have an undue detrimental impact on the character and appearance of the host building, wider streetscene, amenity of adjoining neighbours or protected trees in accordance with Policies E11, E20 and H18 of the Northampton Local Plan and advice in the Council's Supplementary Planning Guidance (SPG) on Residential Extensions.

2. THE PROPOSAL

2.1 Full planning permission is sought for the erection of a first floor side extension above the existing attached garage to provide en-suite bedroom, single storey rear extensions to provide family room and conservatory.

3. SITE DESCRIPTION

- 3.1 The application site consists of a modern 2 storey detached dwelling located in a primarily residential area characterised mainly by detached dwellings. The property has a private rear garden and there is an integral garage to the side of the building and protected trees to the rear and front of the site protected by TPO 036.

4. PLANNING HISTORY

- 4.1 None.

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

E11- Trees

E20 - New Development

H18 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide

6. CONSULTATIONS/ REPRESENTATIONS

6.1 Duston Parish Council- Raise concerns for the following reason-

- Disturbed that the floor area of the property would be increased by nearly 70 per cent
- Number 22 has received planning permission within the last 18 months which was restricted in size of its increase in living space.
- The application should not be passed until referred to Planning committee

6.2 Councillor John Caswell – request that the application go to committee for consideration on the grounds that it appears on the plans

too large for this location. A previous application nearby had its plans modified for the same reason and I feel that the same could apply in this case.

6.3 **Arboricultural Officer (NBC)** – Consider that the tree protection measures identified in the submitted report and plan are acceptable and would recommend that these be secured by condition on grant of planning permission.

6.4 The application was publicised by notification letters and objections were received from **19 and 23 Pine Copse Close**:-

- Number 22 Pine Copse Close has recently been extended and they adhered to Council Planning rules and regulations and was built to respect the streetscene in keeping in character with the area
- Will significantly increase the size of the house and the overall design has no continuity
- The proposed extensions will not be in keeping with appearance and character of the original house
- Contravenes Council own guidelines in SPG
- The rear extensions will be out of the existing building lines and roof designs are not symmetrical and of different heights.
- Lack of materials shown for the family room and the building will be more like a commercial property
- Concern over wording of description as rear extension is incorrectly described as a “conservatory”.

7. APPRAISAL

Main issues

7.1 The principal considerations are the impact on the appearance and character of the host building, wider streetscene, effect on neighbours' amenity and the impact on protected trees.

Impact on appearance and character of host building and area

7.2 The proposed single storey extensions would be sited to the rear of the property not readily visible from the front and as such would have limited impact on the streetscene. Although the proposed rear projections would extend over 5 metres from the rear main wall, given the size of the host building it is considered that the extensions would not be out of keeping in scale with the property. The proposed modern design of the rear extensions are also considered acceptable in proportions and general appearance in keeping with the original building which is in itself a modern dwelling. While it is acknowledged that the roof height and designs vary between the rear extensions this in itself is not a reason to withhold planning permission and, subject to

a condition for the walls to match the materials of the original house, would have a satisfactory appearance.

- 7.3 The proposed first floor side extension would be visible from the highway to the front and although it would significantly increase the size of the house in terms of overall footprint, it would be of a design that complements the host building. The general roof form proposed would also echo that of the host building and would contribute positively to the wider streetscene.
- 7.4 Given the size of the plot and degree of site coverage it is also considered there would not be any over-development resulting from this proposal.
- 7.5 This accords with the Council's Adopted SPG on Residential Extensions which advises that extensions must be related in scale to the existing building and part b of Policy H18 of the Northampton Local Plan which requires new development to be in keeping in appearance and character of the original dwelling.

Neighbour concerns

- 7.6 The objectors have referred to a recently constructed side extension to a nearby house, 22 Pine Copse Close. This was approved in 2007 under reference N/2007/0538 and differs from the current submission in that it has a lower roof ridgeline than the host property and is a little different in general appearance, however the frontage width is the same in both extensions.
- 7.7 Although not identical in design it is considered that the current submission is acceptable in visual terms and not out of keeping with the wider streetscene, which comprises detached properties of varied design. It should also be noted that each application should be assessed on their own merits and that for an extension to be acceptable it is not essential to replicate other nearby developments.
- 7.8 The extension granted at number 23 Pine Copse Close was approved as submitted by the applicant without negotiations or receipt of any modifications. Because this smaller extension was granted planning permission does not imply that a larger scheme would have been unacceptable.

Impact on living conditions of neighbouring properties

- 7.9 As stated above the proposed rear extensions would project over 5 metres from the rear main wall of the building and the side wall would be set in approximately 0.3 metres from the boundary with number 23 Pine Copse Close. As the neighbouring house is set forward of number 24, the rear extension would only project 2 metres beyond the rear elevation of that property. Therefore, it is considered that the effect on the adjoining property would be limited in terms of overshadowing.

Given the separation to the other side neighbour, no.25, of some 15m the same applies. In terms of privacy, given the presence of existing boundary treatment and oblique angles of view that would result from proposed rear windows, it is considered that there would be no adverse overlooking to neighbours at numbers 23 and 25 Pine Copse Close.

- 7.10 Guidance in the SPG on Residential Extensions also recommends that particular consideration should be given to the issues of minimising loss of outlook, overshadowing and overlooking which is addressed by this proposal. The proposal is considered to be in accordance with this.

Impact on Trees

- 7.11 There are a number of protected trees within the rear and front gardens of the application property. Following advice from the Council's Arboricultural Officer the applicant submitted a Tree Assessment to show how they intend to protect the trees during the course of the development. The Council's Arboricultural Officer is content with the submitted survey subject to the imposition of a condition to secure the protection of these features.

8. CONCLUSION

- 8.1 The proposed extensions would have a satisfactory impact on the visual and residential amenity of the area and are compliant with development plan, SPG and national policy and subject to the conditions below are 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 side and rear extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing dwelling

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) Prior to the commencement of any works on site, the tree protection measures shall be implemented fully in accordance with those detailed in the submitted Arboricultural Method Statement received on 11 April 2011 and shall be maintained throughout the construction period.

Reason- In the interests of sound arboricultural practice in accordance with Policy E11 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2007/0538 & N/2011/0208

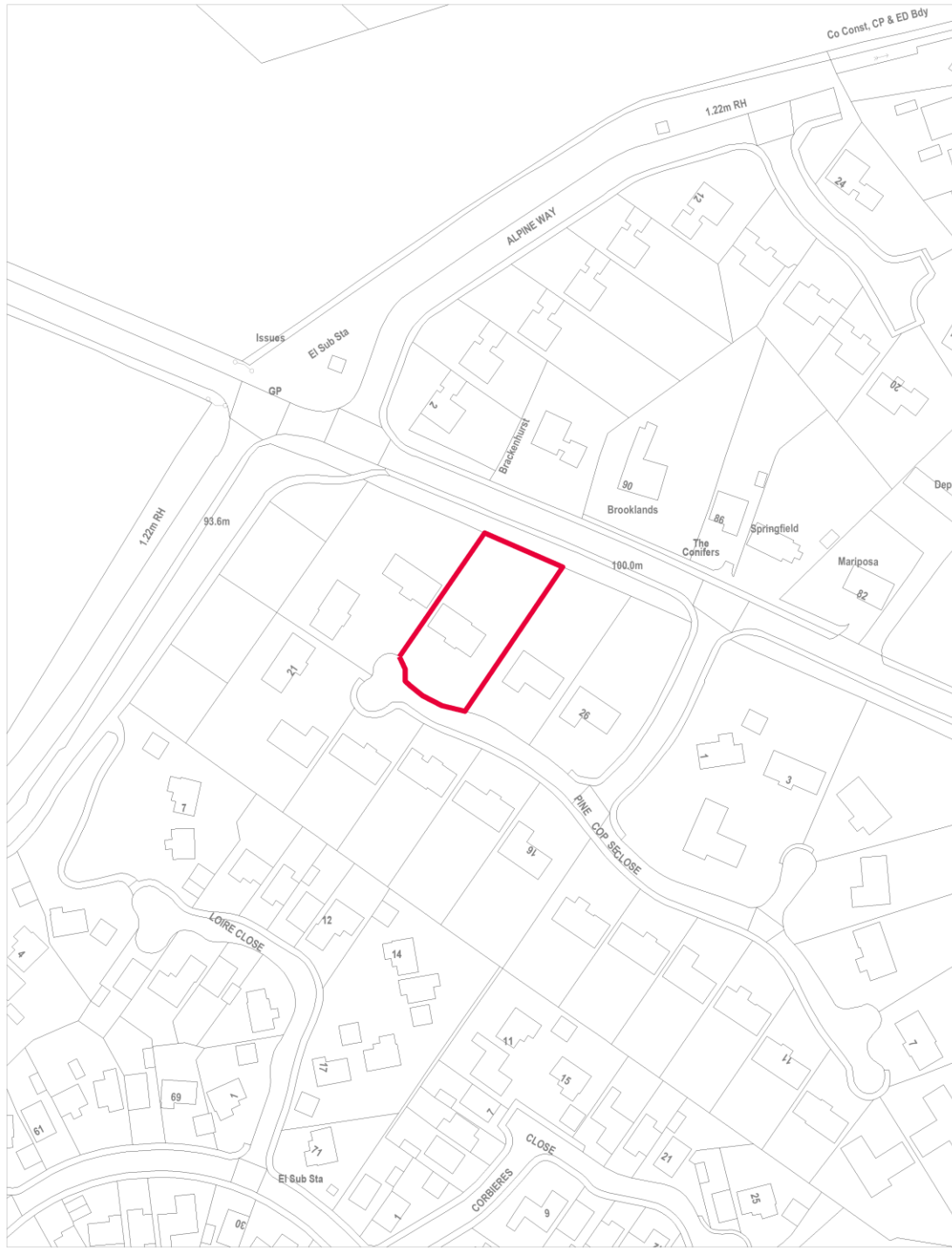
11. LEGAL IMPLICATIONS

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:	Jonathan Moore	11/5/2011
Development Control Manager Agreed:	Gareth Jones	12/5/2011



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

Title
24 PINE COPSE CLOSE

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