



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

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

**N/2011/0187:** Single storey front extension at 74  
Lumbertubs Lane

**WARD:** Boothville

**APPLICANT:** Mr Lee Mason  
**AGENT:** Mr John Pennington

**REFERRED BY:** Head of Planning  
**REASON:** The applicant is an employee of Northampton  
Borough Council

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The impact 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 to form an additional bedroom.

**3. SITE DESCRIPTION**

3.1 The property is a detached bungalow located in a primarily residential area with a good sized front and rear garden.

3.2 This part of Lumbertubs Lane is adjacent to Lumbertubs Way and is characterised by a mix of dwelling types and styles with no particular uniformity to the streetscene.

- 3.3 The property itself is set back from Lumbertubs Lane and forms a row of four properties, which have been arranged in a staggered pattern.

#### **4. PLANNING HISTORY**

- 4.1 Planning permission was granted in 2002 for a single storey side extension and a new pitched roof to the garage. The 2002 officer's report notes that the property has been previously extended to include a front porch and single storey side extension, which adjoins the existing garage. Subsequently the garage has also been converted into 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:**

PPS1 – 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 No comments received.

#### **7. APPRAISAL**

##### ***Design and Appearance***

- 7.1 The proposal would extend forward an additional 3.825 metres beyond the front elevation of the existing dwelling and increase the width of the front projection by 1.6 metres to an overall 5.5 metres. The ridge height of the front part of the bungalow would also increase by 0.35 metres to 4.3 metres in height as a result of the proposal. This pitched roof would be subservient to the existing principle ridgeline with the eaves height matching the existing dwelling.

- 7.2 In light of the above it is considered that the scale and massing of the proposed development would be in keeping with existing dwelling and

not have a detrimental impact upon the original building's character or appearance.

- 7.3 The streetscene is characterised by a variety of differing styles and types of detached two dwellings and bungalows. The existing dwelling forms part of a row of four properties, which have been configured in a relatively uniform but staggered pattern. It is considered that the impact of the proposed extension upon the streetscene would be minimal given the character of the general pattern of development and that the existing property is set back a significant distance from Lumbertubs Lane.

#### ***Impact on Neighbours***

- 7.4 The proposed front extension would project approximately 1 metre beyond the front elevation of the adjacent neighbouring property at 76 Lumbertubs Lane. Hence it could potentially cause some loss of light to the side elevation window at 76 Lumbertubs Lane. However, given that the proposed extension is positioned north of 76 Lumbertubs Lane and that the side elevation window affected is a secondary window it is considered that the overall impact would not be significantly detrimental upon the habitable room of the neighbouring property. No objections have been received from the neighbours.

#### ***Impact on Parking***

- 7.5 It is not considered that the proposal would have any significant impact on parking given that sufficient space would be remain on the bungalow's driveway for two vehicles.

### **8. CONCLUSION**

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

### **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) 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 windows shall be installed in the southern elevation of the proposed extension without the prior written consent of the Local Planning Authority.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

(3) 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/2011/0187.

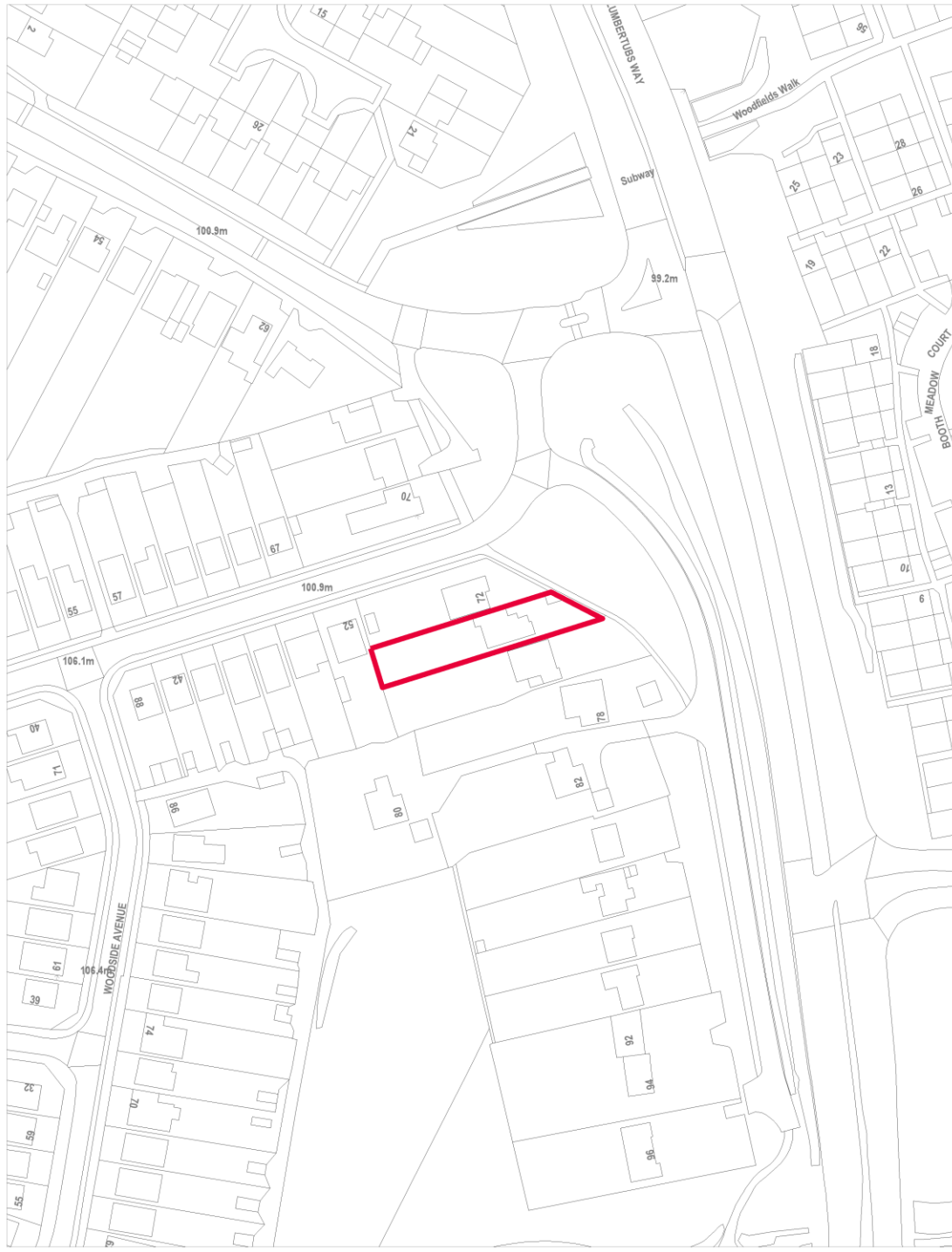
## **11. LEGAL IMPLICATIONS**

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	13/05/2011
<b>Development Control Manager Agreed:</b>	Gareth Jones	17/05/2011



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

Title  
**74 LIMBERTUBS LANE**

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