



PLANNING COMMITTEE: 21 June 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0408: Single storey rear extension at Hereward Road, Far Cotton

WARD: Delapre and Briar Hill

APPLICANT: Ms Karen Bastick
AGENT: Northampton Borough Council

REFERRED BY: Head of Planning
REASON: The property is owned by the Borough Council.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **DELEGATE** to the Head Planning.

2. THE PROPOSAL

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

3. SITE DESCRIPTION

3.1 The property is part of a row of four terraced dwellings located in a primarily residential area with similar dwellings within the surrounding area.

3.2 The rear garden is approximately 25 metres in length and is bounded partly by panel fencing along the southern boundary of the property.

4. PLANNING HISTORY

4.1 There is no relevant planning history attached to this dwelling.

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 proposed rear extension would project approximately 4.9 metres beyond the original rear wall and be centrally positioned in relation to the existing dwelling. The proposed development would have a flat roof and an overall height of about 2.7 metres.

7.2 Although the proposed extension has been designed with a flat roof and would partially obscure the rear ground floor window adjacent to 1 Hereward Road, it is considered that the siting, scale and massing of the proposed development would not have a significantly detrimental impact upon the character and appearance of the existing dwelling.

Impact on Neighbours

7.3 The proposed extension would be situated to the south of the neighbouring property at 1 Hereward Road. Therefore, given its size and its projection from the rear elevation of the host house, the proposal has the potential to cause some loss of light to the rear ground floor window at 1 Hereward Road and general loss of outlook. This impact would be mitigated to some extent by the proposed

extension being set 1.35 metres from the boundary. In addition it should be noted that under permitted development rights boundary treatment, such as a fence or wall of up to 2 metres height, could be erected along the boundary between 1 and 3 Hereward Road. The proposed flat roof would therefore extend only 0.7 metres above the potential fence / wall.

- 7.4 Nonetheless, officers hold reservations over the scale of the development in respect of the extent of the proposed rear projection and also consider that there may scope to improve the overall design of the proposal. With this mind officers recommend that the application be delegated by Committee to officers to explore potential revisions to the scheme to improve its general appearance and impact on neighbouring properties (particularly 1 Hereward Road) while responding to the reasonable needs of the applicant.

8. CONCLUSION

- 8.1 In conclusion, officers consider that the principle of the development is acceptable, however there are potential improvements to the scheme that should be fully explored before the application is determined. Under the circumstances, and bearing in mind that no objections have been received, it is recommended that the Committee delegate authority to determine the application to the Head of Planning.

9. CONDITIONS

- 9.1 The following conditions would be used in the event of planning permission being granted:

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.

(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 side elevations 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.

10. BACKGROUND PAPERS

10.1 N/2011/0408.

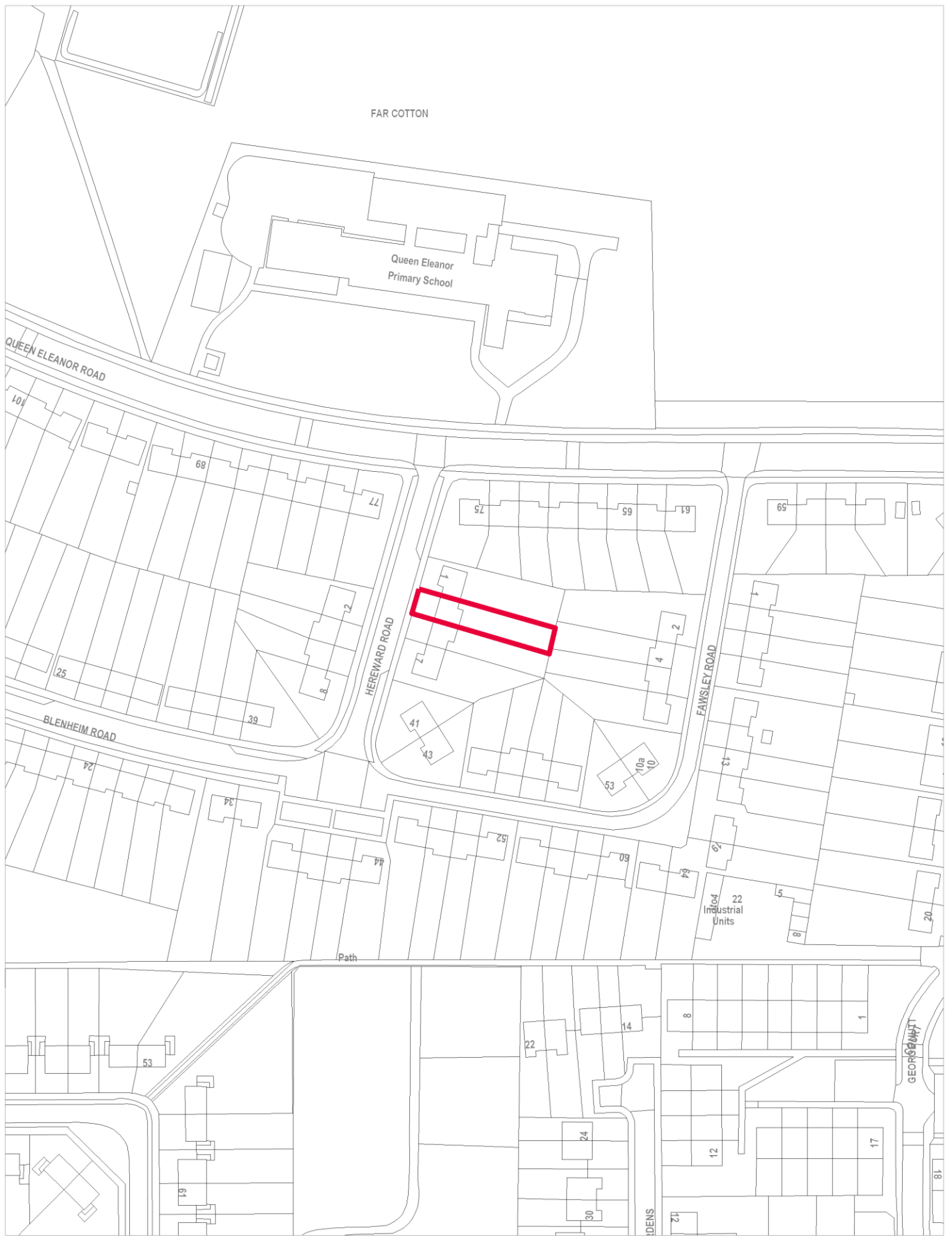
11. LEGAL IMPLICATIONS

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:	Anna Weir	08/06/2011
Development Control Manager Agreed:	Gareth Jones	09/06/2011



Name: JC
Date: 10th June 2011
Scale: 1:1250
Dept: Planning
Project: Site Location Plan

Title
3 Hereward Road

Produced from the 2008 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