



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

**PLANNING COMMITTEE:** 19 July 2011  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2011/0432:** Single storey side extension at 1 Gloucester Crescent

**WARD:** Delapre and Briar Hill

**APPLICANT:** Ms S Kilborn  
**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 **APPROVAL** subject to conditions and for the following reason:

The siting, design and appearance of the extension is acceptable and will not be detrimental to visual or residential amenity in accordance with Policies H18 and E20 of the Northampton Local Plan and the residential design guide

**2. THE PROPOSAL**

2.1 The applicant seeks permission for a single storey side extension 3.6 metres wide and 6.7 metres deep for an additional bedroom to cater for the needs of a disabled family member. It would have a white rendered finish to match the existing dwelling.

**3. SITE DESCRIPTION**

3.1 The property is one of a pair of semi-detached dwellings situated on the corner of Gloucester Crescent and Gloucester Avenue and located in a primarily residential area as identified in the Local Plan.

## **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 extension has been designed to have a mono-pitch roof with a maximum height of 3.3 metres. Although the pitch does not match that of the roof of the existing dwelling, the lower pitch is considered acceptable in order to keep the mass of the extension to a minimum.
- 7.2 Although the proposed extension protrudes beyond the front elevations of both the adjoining dwelling No.3 Gloucester Crescent due to no.1 being sited at an angle to the highway, it would not have a significant impact on the street scene as the property is situated on a corner, the limited extent of protrusion and the overall scale of the development.

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

- 7.3 Due to the siting of the property of the dwelling on a corner, the extension would not have any significant impact on the amenity of the occupiers of the adjoining dwelling no.3 (or any other neighbouring property). There is a separation distance of almost 4 metres between these dwellings with the extension facing the side elevation of the neighbouring property.

## **8. CONCLUSION**

- 8.1 The proposed extension is considered acceptable as it has a design to compliment the existing dwelling and would not have an adverse impact on the neighbouring properties.

## **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/2011/0432.

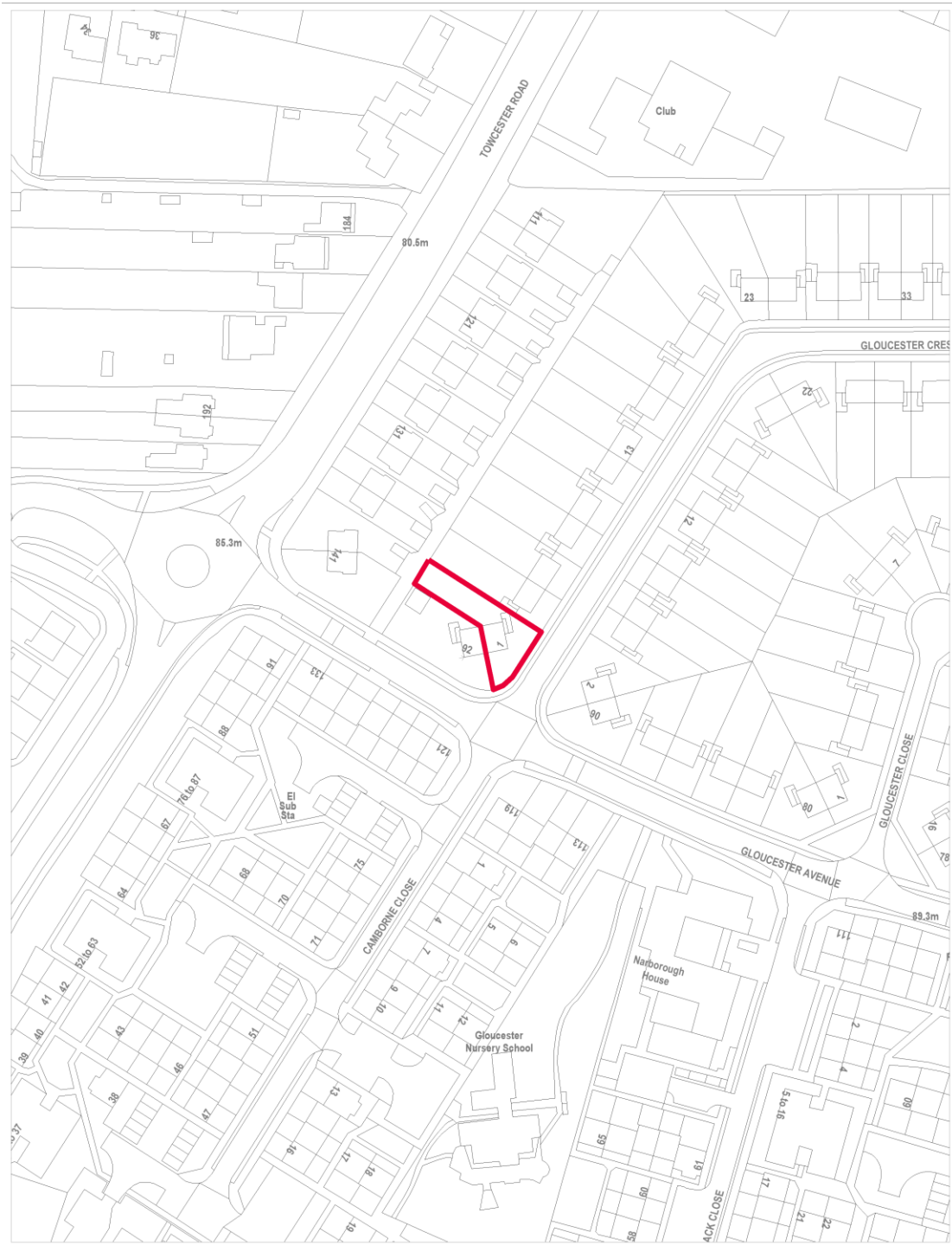
## **11. LEGAL IMPLICATIONS**

- 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>	Geoff Wyatt	27/06/2011
<b>Development Control Manager Agreed:</b>	Gareth Jones	04/07/2011



Name: SW  
 Date: 5th July 2011  
 Scale: 1:1250  
 Dept: Planning  
 Project: Site Location Plan

Title  
**1 Gloucester Crescent**

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