



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

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

N/2011/0423 **Two storey front and rear extensions, single storey side/rear extension and new obscure glazed openable window at first floor level in side elevation of original house at 27 Rufford Avenue**

WARD: Park

APPLICANT: Dr and Mrs Lakha
AGENT: Architectural Solutions

REFERRED BY: Cllr Norman Duncan
REASON: Impact on amenity of 25 Rufford Avenue

DEPARTURE: No

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

1.1 **APPROVAL** 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 street scene and amenity of neighbours in accordance with Policies E20 and H18 of the Northampton Local Plan and advice in the Supplementary Planning Guidance (SPG) on Residential Extensions.

2. THE PROPOSAL

2.1 Full planning permission is sought for erection of 2 storey flat roof front extension and pitched roof rear extension, single storey side and rear extensions and new obscure glazed side window at first floor level in original house.

3 SITE DESCRIPTION

- 3.1 The application site consists of a modern 2 storey detached dwelling located in a primarily residential area characterised by mainly detached dwellings of varying design. The property has a private rear garden and the house is constructed in brickwork. The estate comprises 2 storey dwellings set in fairly substantial plots, all with private rear gardens.

4 PLANNING HISTORY

- 4.1 None relevant to the current 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 **Cllr Norman Duncan-** request that the application go before Planning Committee to be determined on the grounds that the owners of 25 Rufford Avenue are concerned that the rear extension is too large and would impact on their light and outlook to their kitchen window and upstairs bathroom. The neighbour also feels that the extension would impinge on their environment and is out of keeping with the immediate area.

6.2 1 letter of objection from 25 Rufford Avenue:

- The extension will permanently change our circumstances in that our property can no longer be deemed “executive” style with such a large brick wall impacting on kitchen
- Can find no evidence of other properties in the vicinity affected by a large brick wall like this
- Significant impact on light levels reaching kitchen window

- The proposed 2 storey rear extension will have a significant impact on the visual amenity enjoyed by our property and would result in loss of view and outlook
- It is difficult to understand how a permanent 2 storey extension of this size in close proximity to our property would be acceptable when there are legal limits on fences and hedges
- An additional openable window would compromise privacy and is out of keeping with the area.

7 APPRAISAL

Main issues

- 7.1 The principal considerations are the impact on the appearance and character of the host building, wider street scene and effect on neighbours' amenity.

Impact on appearance and character of host building and area

- 7.2 The proposed 2 storey front extension would provide an extended porch with flat roof design infilling a gap between the existing 2 front facing gables adjacent to the existing lounge and garage at ground floor and bedrooms one and two above. Although flat roof designs are not normally encouraged at first floor, it is considered in this case that the appearance would be acceptable given the varied designs of the properties in the locality of the site and that this design is considered to be the best design solution to allow the extension to integrate with the parent building. This is because another pitched roof would appear cluttered and somewhat contrived.
- 7.3 The proposed single storey side / rear extensions and 2 storey rear extensions are considered of a design, proportions, scale and massing in keeping with the host building and subject to a condition on the approval to secure matching materials would ensure a satisfactory external appearance. As the rear extensions would not be readily visible from the front of the property, it is considered that there would be limited effect on the street scene.
- 7.4 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 with appearance and character of the original building.

Impact on amenity and living conditions of neighbours

- 7.5 The occupants of the adjoining property 25 Rufford Avenue have raised concerns over loss of privacy from the proposed new first floor side window in the original house. This new window is proposed to be obscure glazed and could be conditioned to be high level opening to prevent overlooking.

- 7.6 The proposed side wall of the front extension would be separated by a distance of approximately 6 metres from the common boundary with 25 Rufford Avenue and 7.2 metres from the common boundary with 29 Rufford Avenue and therefore would have minimal impact on these neighbours amenity due to this separation.
- 7.7 The proposed 2 storey rear extension is of significant concern to the occupiers of 25 Rufford Avenue in terms of the potential effect on the light and outlook to their ground floor side facing kitchen window and first floor bathroom. The kitchen window and bathroom window concerned current face on the existing side elevation of no.27. Due to the proximity of these two windows to the existing wall (5.8m) and the 3m projection of the proposed extension it is acknowledged that there would be some impact on no.25. However given the existing relationship of the two properties and that the kitchen also benefits from light and outlook via a conservatory to the rear elevation of no.25 it is considered that the proposed rear extension would not have significant enough effect to warrant refusal of planning permission.
- 7.8 Furthermore, given rear to rear separation of approximately 27 metres between the rear wall of the extension and neighbours at the back of the site overlooking is not a concern from the 2 storey rear extension.
- 7.9 Overall given the relationship, scale of development and separation of the single storey extensions to the adjoining neighbours it is considered that the proposed extensions would not have an undue detrimental impact on residential amenity in terms of overlooking, overshadowing, loss of outlook and overbearing effects.
- 7.10 Therefore the proposal would comply with advice contained in the SPG on Residential Extensions and part c of Policy H18 of the Northampton Local Plan, which states that planning permission for domestic extensions will be granted subject to the effect on adjoining properties. Policy E20 also encourages development that is designed to ensure adequate privacy, sunlight and daylight.

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 extensions shall be constructed with materials of the same type, texture, colour as the external walls and roof of the existing dwelling

Reason- In the interests of visual amenity to ensure that the extensions harmonise with the existing building in accordance with Policy H18 of the Northampton Local Plan.

(3) The proposed first floor side window in the original dwelling shall be high level opening with the opening parts no less than 1.7 metres above internal floor level and shall be obscure glazed and retained in that form thereafter unless otherwise agreed in writing by the Local Planning Authority

Reason- To protect the privacy of the adjoining property in accordance with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2011/0423.

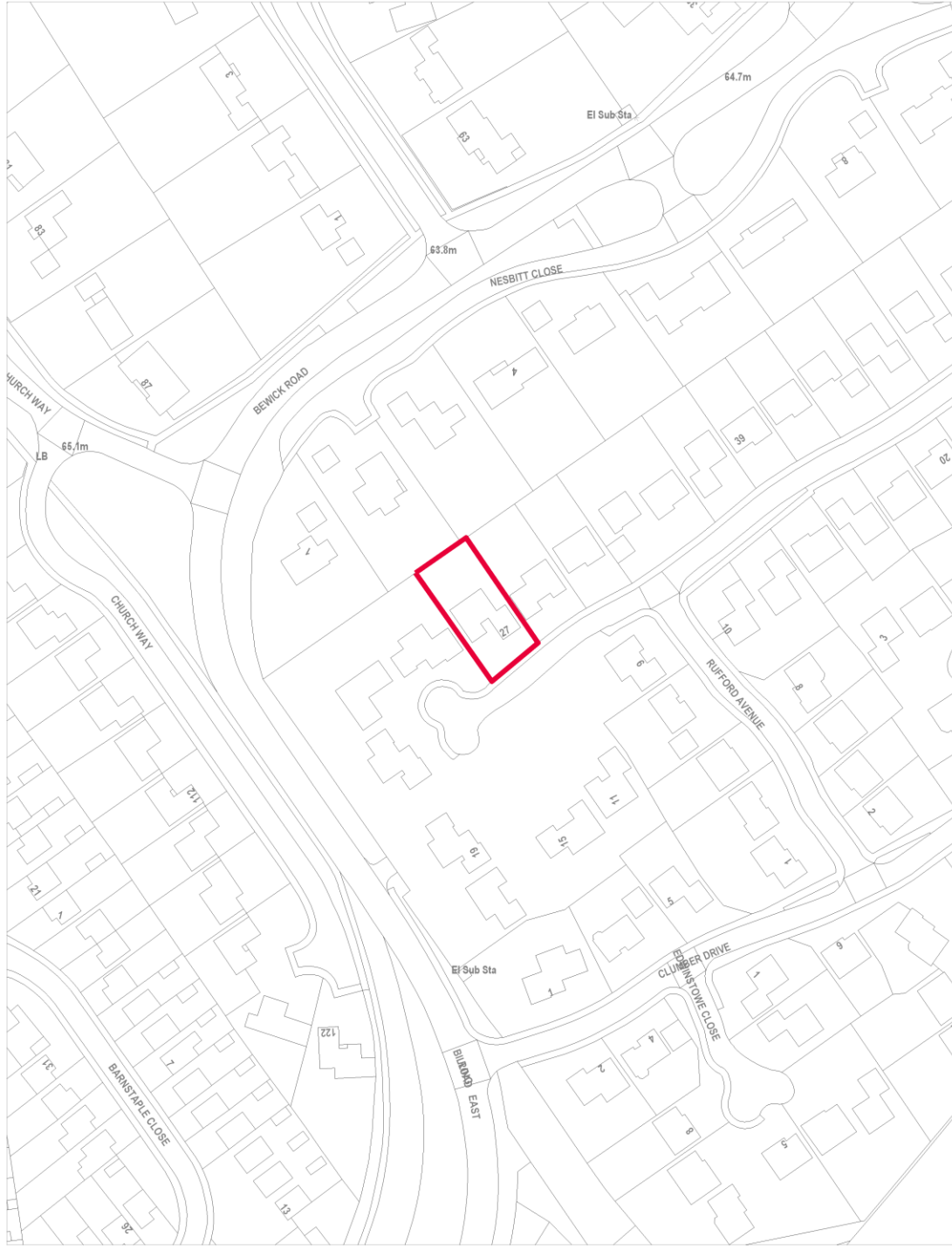
11. LEGAL IMPLICATIONS

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	29 June 2011
Development Control Manager Agreed:	Gareth Jones	04 July 2011



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

Title
27 Rufford Avenue

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