



**PLANNING COMMITTEE:** 23 August 2011  
**DIRECTORATE:** Planning and Regeneration  
**HEAD OF PLANNING:** Susan Bridge

**N/2011/0622:** Two storey side extension (As amended by revised plans received 27/07/2011).  
4 Blackwell Hill Northampton NN4 9YB.

**WARD:** West Hunsbury

**APPLICANT:** Mrs C Johnson

**REFERRED BY:** Head of Planning  
**REASON:** The applicant is related to a current 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 impacts 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 two storey side extension with an integrated carport and a rear conservatory following demolition of the existing detached garage.

**3. SITE DESCRIPTION**

3.1 The property is a detached two storey dwelling located in a primarily residential area with similar dwellings within the cul-de-sac.

- 3.2 The dwelling is set back from the main part of Blackwell Hill together with the property at 6 Blackwell Hill.
- 3.3 An existing detached garage is situated to the side of the property and is set back from the existing front elevation. There is a small driveway and area outside the front elevation, which can accommodate two vehicles.
- 3.4 The rear garden extends around the side of the property and is bounded by panel fencing about 1.8 metres in height. An approximately 1.8 metre high fence also forms the boundary between 2 and 4 Blackwell Hill.

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

- 4.1 The estate including the application premises was approved under a planning permission in 1983.

#### **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**

E20 - New Development

H18 - Extensions

##### **5.4 Supplementary Planning Guidance**

Residential Extensions Design Guide (2004)

#### **6. CONSULTATIONS / REPRESENTATIONS**

- 6.1 A representation was received from the occupiers of the neighbouring property at **2 Blackwell Hill**, who expressed concern that the 'Proposed New Build' plan indicated that the two storey side extension would be 4.2 metres in width and thereby would extend across the plot boundary into the rear garden of 2 Blackwell Hill.
- 6.2 Subsequently the plans have been amended so that the proposed extension remains within the curtilage of 4 Blackwell Hill. Officers have re-consulted on the revised drawing. At the time of drafting the report no further representations had been received however the consultation period does not lapse until 11 August. In the event that any additional

representations are received these, along with any associated changes to the report / recommendation, will be report to Committee via the Addendum.

## **7. APPRAISAL**

### **Design and Appearance**

- 7.1 The proposed side extension would project approximately 3.9 metres from the original side wall and have an overall depth of about 9.93 metres. The proposed side extension would match the existing front elevation of the property and extend beyond the existing rear elevation of the original dwelling by about 3.3 metres. Therefore the proposal would not project beyond the existing rear building line of the detached garage. The proposed side extension would have a dual pitched roof with the eaves and ridge height matching the existing. In addition at ground floor level the proposed front elevation and part of the side elevation would be open in order to accommodate a vehicle.
- 7.2 The proposed rear conservatory would match the rear projection of the proposed two storey side extension and have a mono-pitched roof.
- 7.3 The proposed side extension could potentially have a visual impact upon the street scene particularly along Ladybridge Drive. However, this impact would be mitigated by the fact the proposed development would be set back from Ladybridge Drive by approximately 8.5 metres and be partially screened by an existing 1.8 metre high fence. Consequently the prominence and visual impact of the proposed side extension within the street scene would be reduced.
- 7.4 It is considered, therefore, that the siting, scale and massing of the proposed development would be in keeping with the character of the existing dwelling and would not have a detrimental impact upon the wider street scene.

### **Impact on Neighbours**

- 7.5 The proposed two storey side extension would be located to the south east of the neighbouring property at 2 Blackwell Hill. Therefore the proposed siting and massing of the proposed side extension could potentially cause some overshadowing and have an overbearing impact upon the neighbouring property at 2 Blackwell Hill.
- 7.6 The proposed side extension would be positioned approximately 11 metres from the existing rear elevation of 2 Blackwell Hill. Although marginal, given the backdrop of the existing house and general orientation, the proposed relationship would not have a significantly greater impact on habitable rooms of No.2. While the proposed side extension would cause some overshadowing and loss of light to the rear garden of the adjoining neighbour at 2 Blackwell Hill, this overshadowing would only occur during the winter months in the

morning and in summer would not significantly impact upon the adjacent property any more than the existing dwelling. Furthermore any overshadowing and overbearing impacts would be mitigated by the fact that the dual to pitched roof of the proposed side extension slopes away from the rear boundary of the adjoining neighbour at 2 Blackwell Hill.

- 7.7 In light of the above it is considered that the impact upon residential amenity and the neighbouring properties, in terms of overshadowing and overbearing impacts, would not be significantly adverse so as warrant a refusal.

## 8. **CONCLUSION**

- 8.1 In conclusion, it is considered that the proposed development would be in accordance with Policies E20 and H18 of the Northampton Local Plan (1997) and the Residential Extensions Design Guide as there would not be a significant impact on the street scene, residential amenity or the adjoining properties.

## 9. **CONDITIONS**

- 9.1 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) The external walls of the conservatory hereby approved shall be constructed with materials of the same type, texture and colour as the external walls of the existing building.

Reason: In the interests of visual amenity to ensure that the conservatory harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

(4) 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 north western elevation of the proposed side 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 Application file N/2011/0622.

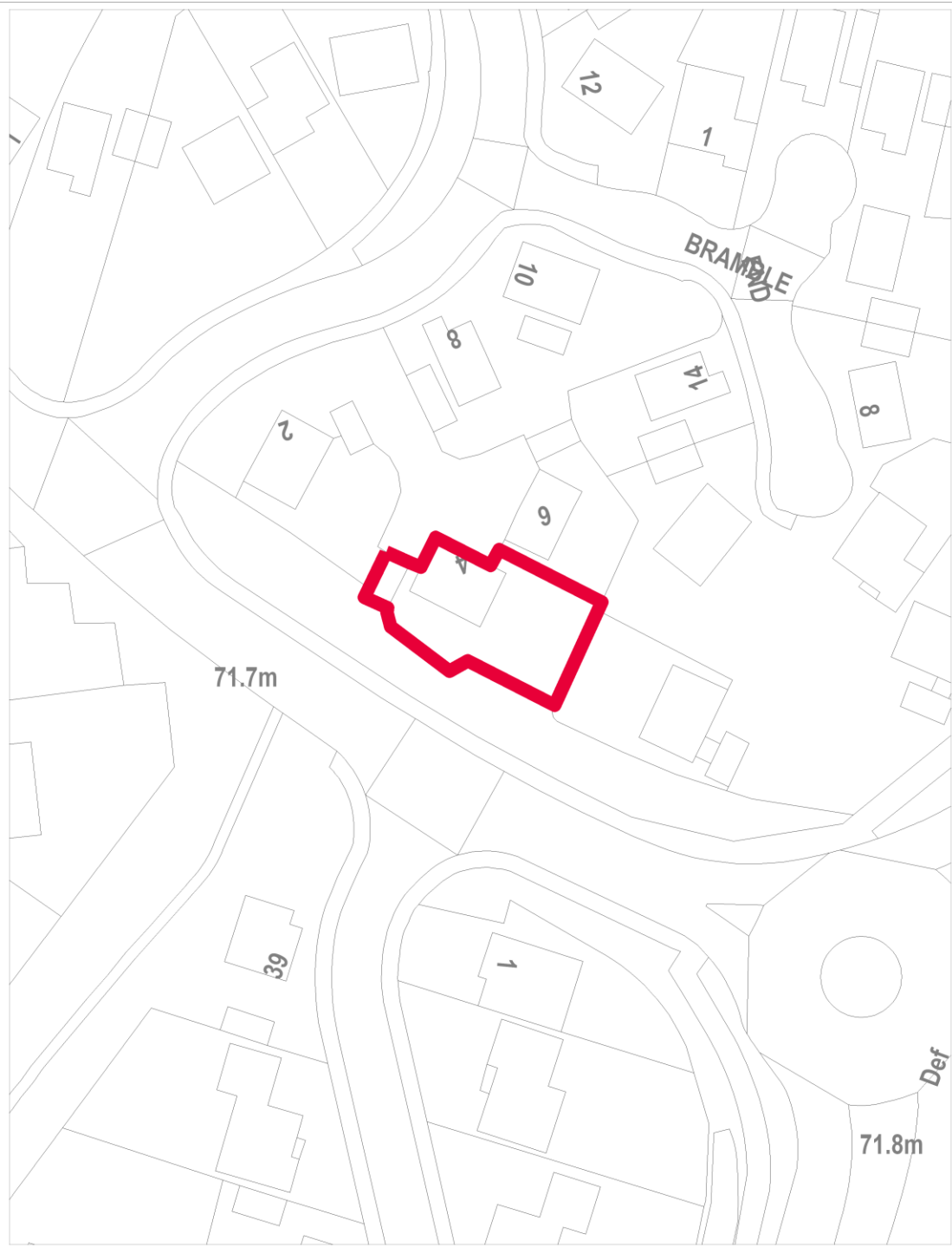
**11. LEGAL IMPLICATIONS**

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	02/08/2011
<b>Development Control Manager Agreed:</b>	Gareth Jones	02/08/2011



Name: LZ  
Date: 11th August 2011  
Scale: 1:500  
Dept: Planning  
Project: Site Location Plan

Title  
**4 Blackwell Hill**

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