



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

N/2011/0694: Demolition of existing garage, erection of two storey front, rear and side extensions and erection of garage buildings to front of dwelling. Shalimar, Wellingborough Road, Northampton NN3 9BQ

WARD: Billing

APPLICANT: Mr Nilesh Parekh
AGENT: None

REFERRED BY: Head Of Planning
REASON: The applicant is a Borough Councillor

DEPARTURE: NO

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL for the following reason:

The proposed development would have no adverse impact on the street scene or on the amenities of existing neighbouring residents. The proposal would therefore comply with Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The proposal is to demolish the existing attached garage and extend the property to the front, side and rear, totally transforming the appearance of the property. The application differs from the previous approval in that it now includes the insertion of 2 solar water panels on the roof to the rear and includes the erection of a large detached garage on land to the front of the dwelling.

3. SITE DESCRIPTION

- 3.1 The site is located on the south east side of Wellingborough Road at the south west end of a cul-de-sac which serves 8 other properties. The site comprises a detached dwelling with large front and rear gardens. To the south west of the application site is a large area of currently undeveloped land beyond which lies the Pearce's factory..

4. PLANNING HISTORY

- 4.1 **98/0526** – Replacement garage and 2 storey side extension – Approved 24-09-1998
- 4.2 **N/2010/0793** - Two storey front, rear and side extensions, demolition of existing garage (as amended by revised plans dated 15th November, 2010) – Approved 19-11-2010

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
Planning Policy Statement 3 – Housing

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 **Arboricultural Officer** - There is a band of trees within TPO e (G1) to the rear of the proposed garage. Following a site meeting it was agreed that tree protection barriers of 2 metres in height would be required to protect the underlying rooting areas. The submitted plan dated Aug 10 (revised 27/6/11) indicates where these barriers are to be located. I would recommend that this information is included as a condition..

6.2 **Billing Parish Council** – No comments received.

6.3 No representations received from neighbouring properties.

7. **APPRAISAL**

7.1 The issues to consider are the impact on the character and appearance of the street scene, and on the amenities of adjoining occupiers.

7.2 Properties within the cul-de-sac are individually designed and many have been extended. The cul-de-sac is largely screened from the main Wellingborough Road by trees and vegetation and the application site lies at a level 2-3 metres below the adjacent highway. The ground level of the existing dwelling is also 2 metres below that of the neighbouring property. The existing property is a chalet style dwelling with roof dormers and is faced in brick and hanging tiles.

7.3 The proposal to extend the property would totally alter the shape and appearance of the dwelling. It will be finished with white render with stone detailing and with aluminium door and window frames and guttering. The proposed property would be 3 metres higher than the existing.

7.4 As the property would be sited on a large plot and given the varied nature of the street scene it is not considered that any adverse visual impact would result from the proposed alterations.

7.5 The proposed dwelling would be sited 1.3 metres away from the boundary with the neighbouring property and with a ground level 2 metres lower. The neighbouring property has a garage and car port that adjoin the boundary with the application site. The proposed dwelling would not overlook or overshadow the neighbouring property due to the difference in ground levels and as there are no windows on the side elevations. Although the footprint of the proposed dwelling would extend 3 metres beyond the footprint of the existing this would only be 0.6 metres beyond the rear of the neighbours garage and would not adversely affect neighbouring amenity.

7.6 Originally a garage was proposed to be sited on land to the front of the dwelling but due to objections from the Arboricultural Officer regarding the impact on trees this element was omitted from the previous application.

7.7 Following the decision on the previous application a meeting was held with the applicant, the Arboricultural Officer and the Planning Officer which has resulted in the current application.

7.8 The proposal is now for a garage 12m wide and 6.06m deep. It will have a gabled roof 5m in height and be built of materials to match the proposed dwelling. The area where the garage is to be sited is

overgrown but there is a tree preservation order which covers some of the trees to the rear/side of the site. These will be protected during construction by a 2m high protective fence as agreed with the Arboricultural Officer and as required by condition.

- 7.9 Whilst the garage is large it will not be visible from Wellingborough Road due to the difference in levels and tree screening. A garage of a similar scale has been approved and partially built at a nearby property. The garage will not impact on neighbours in terms of overlooking or overshadowing. Shalimar is the end property in a cul-de-sac and at a lower level than all other properties in the cul-de-sac. The proposed garage will be partially obscured from view due to tree screening and in any event it's design, to match the proposed dwelling, is considered to be satisfactory. There is a turning area and off street parking for several cars at the site.

8. CONCLUSION

- 8.1 It is considered that due to its siting and design and the varied nature of the street scene, the proposed development would have no adverse impact on the street scene or on the amenities of existing neighbouring residents.

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 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.

- (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 extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

- (4) The garage shall be used only for purposes incidental to and in connection with the use of the site as a dwellinghouse and no trade or business shall be carried out therefrom.

Reason: To protect the residential amenities of nearby properties in accordance with Policy H18 of the Northampton Local Plan.

- (5) All trees shown to be retained in the approved plans shall be protected for the duration of the development by a 2m high fence to be erected and maintained in accordance with the submitted plan no.10NP/07 REV. B before any development works shall take place. Within the fenced area no development works shall take place on, over or under the ground, no vehicles shall be driven, nor plant sited, no materials nor waste shall be deposited, no bonfires shall be lit nor the ground level altered during the periods of development.

Reason: In order to ensure adequate protection of existing trees on the site in the interests of achieving a satisfactory standard of development and maintaining the amenity of the locality in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 Application files N/2011/0694, N/2010/0793

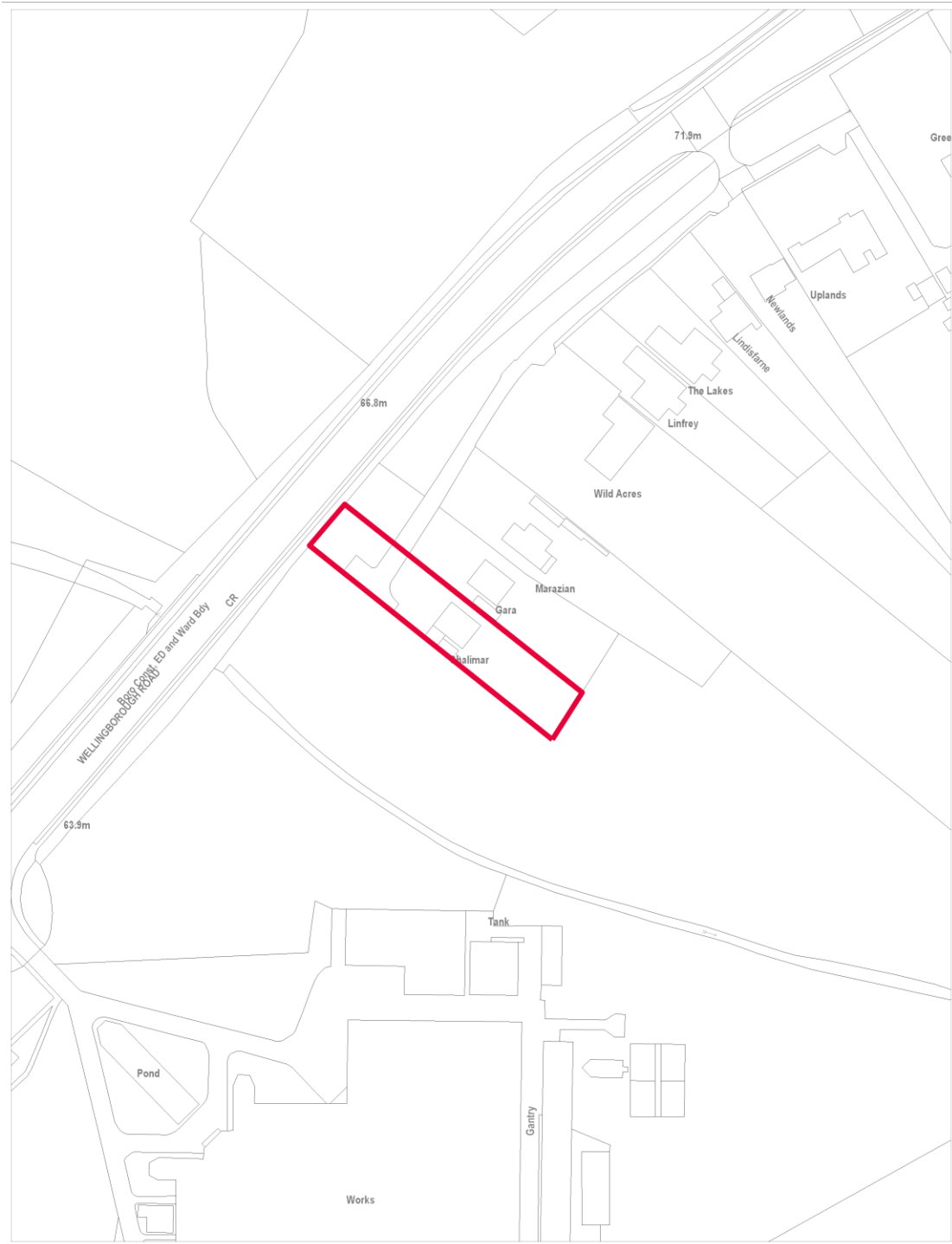
11. LEGAL IMPLICATIONS

- 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.

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|---|------------------------|--------------|
| Position: | Name/Signature: | Date: |
| Author: | R Simpson | 02/08/11 |
| Principal Planning Officer Agreed: | A Holden | 08/08/11 |



Name: LZ
 Date: 11th August 2011
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title

Shalimar, Wellingborough Road

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