



PLANNING COMMITTEE: 13th September 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0759: Installation of first floor rear bay window

WARD: Abington

APPLICANT: Mr Mohammed Azizur Rahman
AGENT: Mr Charles Brett

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:

1.2 The proposed bay window by reason of its siting and design will not adversely affect the appearance of the dwelling, the character of the area nor adversely affect the amenity of neighbouring properties in accordance with Policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The proposal is to install a first floor bay window which would be situated on a rear outrigger to serve a bedroom.

3. SITE DESCRIPTION

3.1 The property is an established mid terraced Victorian dwellinghouse situated in a primarily residential area as allocated in the Northampton Local Plan. The two storey property fronts onto Abington Avenue. To the rear the property has an outrigger and single storey extension which is in the process of being built. At the rear there is pedestrian access onto a private backway that runs between Abington Avenue and Ashburnham Road.

4. PLANNING HISTORY

- 4.1 N/2010/0092 – Single storey extensions to rear and side, installation of rear dormer, new access and steps to front basement – Approved
- 4.2 N/2009/0961 - Two storey rear extension, single storey side extension, installation of dormer window to the rear, new access and railings to front basement - Refused

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:

PPS 1 – Delivering Sustainable Development
PPS 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 **Neighbouring properties** – no comments have been received at the time of writing this report.

7. APPRAISAL

- 7.1 The issues to consider are the impact on the character and appearance of the existing dwelling and surrounding locality and on the amenities of adjoining occupiers.
- 7.2 A previous application for a two storey rear extension to the existing outrigger was refused as it was considered that it would overshadow the adjoining neighbouring property. A subsequent approved application for single storey extensions is in the process of being built. The proposal now is for a bay window to be built at first floor level. This would be 0.8 metres deep, 3 metres wide and 2.9 metres high including a hipped tiled roof. The side projection adjacent to the boundary with 203 Abington Avenue would consist of a solid brick wall. The remainder of the bay would be glazed.

7.3 It is noted that rear bay windows are a design feature of several nearby properties so the proposal is not out of character with the locality. The dimensions of the bay window would not result in undue overshadowing of neighbouring property. The side of the bay adjacent to the adjoining outrigger would be constructed with brick so no direct overlooking of the neighbours garden would occur. The other side of the bay would be glazed, however this would be located 2.5 metres from the side boundary. This neighbouring property also has a bay window on the rear. It is not considered that the privacy of neighbouring properties will be unduly affected.

8. CONCLUSION

8.1 It is considered that due to its siting and design the proposed development would have no adverse impact on the appearance of the existing dwelling, character of the surrounding area 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) 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.

10. BACKGROUND PAPERS

10.1 Application files N/2010/0092, N/2009/0961.

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:	Rowena Simpson	26/08/11
Development Control Manager Agreed:	Gareth Jones	01/09/11



Name: SW
Date: 1st September 2011
Scale: 1:500
Dept: Planning
Project: Site Location Plan

Title
201 Abington Avenue

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