



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 6 March 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2012/0034: Retention of timber framed outbuilding and conservatory at 28 Southfield Road

WARD: Old Duston

APPLICANT: Mr. N. Humphries
AGENT: Mr. R. Reidy

REFERRED BY: Cllr I A Choudary
REASON: Detrimental impact on the privacy of adjoining neighbours

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to conditions for the following reason:

The siting, design and appearance of the outbuilding and conservatory are acceptable and will not be detrimental to visual or residential amenity in accordance with Policy E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The structure has recently been constructed and is situated on the rear boundary of this residential property. It is 12.8 metres wide, 4 metres deep with a ridged roof 3.9 metres high and constructed of timber with a slate roof. It contains children's play and activity rooms with a conservatory.

3. SITE DESCRIPTION

3.1 Detached dwelling with rear garden over 45 metres long. The open-space of the St. Crispin's development is situated beyond the rear boundary.

4. PLANNING HISTORY

4.1 None.

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

6. CONSULTATIONS / REPRESENTATIONS

6.1 **Duston Parish Council** - the structure is out of keeping with neighbouring properties and could be used for commercial purposes.

6.2 **24 Southfield Road** have concerns relating to the possible future use of the building for commercial or residential purposes. It is detrimental to the outlook from their property and is illuminated every evening.

6.3 **26 Southfield Road** – objection – the building is overbearing and is out of keeping with the nearby properties. The possible future use of the structure is a concern which would be detrimental to their privacy and amenity. The lighting to the building causes glare and light pollution.

7. APPRAISAL

7.1 Whilst the design and appearance of the structure is not at all similar to the existing dwellings in Southfield Road, due to the long separation distance of at least 35 metres to the adjoining and nearby neighbouring properties, the building is considered acceptable as it is relatively low in height and has a backdrop of the boundary treatment to No. 28. Furthermore, if the building had been constructed a minimum of 2 metres from the rear and side boundaries, it would have been permitted development and consequently exempt from the need for planning permission.

7.2 Local residents have raised concerns regarding any possible future uses of the building for either residential or commercial purposes. However this structure is to be used predominantly for children's play and leisure activities ancillary to the enjoyment of the host dwelling.

Any material change of use caused by non-ancillary residential or independent commercial use of the building would require a further planning permission.

- 7.3 The lighting of the building appears to be relatively low level which does not have a significant impact on residential amenity.

8. CONCLUSION

- 8.1 The outbuilding is located at the rear of a long garden and as such is not considered to be an intrusive feature which would be detrimental to visual amenity. Its present use is ancillary to the existing dwelling. If future residential or commercial activities take place, which may require planning permission, then further investigation of the situation would take place.

9. CONDITIONS

- 9.1 None recommended as this is a retrospective application.

10. BACKGROUND PAPERS

- 10.1 N/2012/0034.

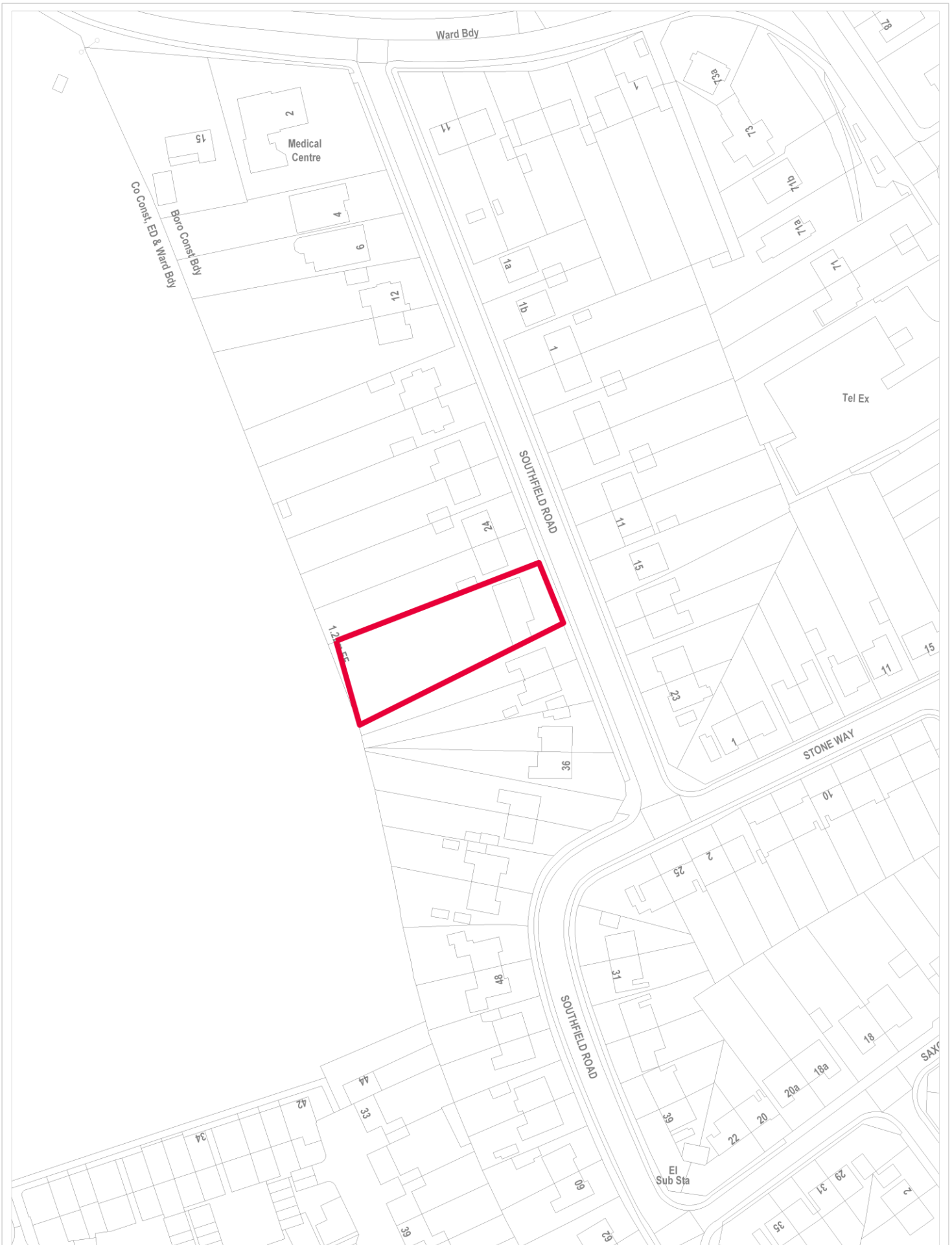
11. LEGAL IMPLICATIONS

- 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:	Geoff Wyatt	15/02/2012
Development Control Manager Agreed:	Gareth Jones	22/02/2012



Name: Registration
 Date: 23rd February 2012
 Scale: 1:1250
 Dept: Planning
 Project: Location Plan

Title
28 Southfield Road

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