

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

N/2011/1279: Erection of two storey side extension at
211 Boughton Green Road

WARD: Sunnyside

APPLICANT: Dr. T. Muttammad
AGENT: Mr P Toone

REFERRED BY: Cllr Parekh
REASON: Increased noise, over-development / too many residents, turnover of the residents, increased traffic, change to the character of the area, rubbish / waste management and general management issues.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The siting, design and appearance of the extension is acceptable and will not be detrimental to visual or residential amenity in accordance with Policies H18 and E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 The erection of a two storey side extension 5 metres wide and 10 metres deep at ground floor, which incorporates the existing garage footprint, and 8.5m at first floor. The extension would have a hip roof and be constructed of materials to match the existing dwelling. At ground floor it would provide a garage and study and at first floor two new bedrooms and two bathrooms.

3. SITE DESCRIPTION

- 3.1 Detached dwelling constructed of brick with a flat roof garage to the side. There are dwellings situated to the rear and south-western sides and a public house situated to the north east. There is a long driveway to the front which can hold 2 cars.

4. PLANNING HISTORY

- 4.1 N/2011/0273 – Two storey side extension – refused for the reasons:

(1) By reason of its design, size and position, the proposed extension would result in a contrived form of development of excessive dimensions unrelated to the existing building to the detriment of the appearance of the dwelling in particular and visual amenity of the locality in general contrary to Policies H18 and E20 of the Northampton Local Plan.

(2) By reason of its design and siting, the proposed extension would result in a detrimental effect on the outlook and lead to a loss of privacy caused by an new side facing bedroom window to the detriment of the amenity of the adjoining dwelling No. 209 Boughton Green Road contrary to Policies H18 and E20 of the Northampton Local Plan.

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

Northamptonshire County Parking Standards SPG 2003.

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **4 & 6 Abthorpe Avenue** - objection – concerned about an increase in the multi-occupancy of the building, levels of multiple-occupation in the locality and its effect on the character of the area and the resulting increase in noise and parking problems.

- 6.2 **5 Abthorpe Avenue** – objection concerns over an increase in the multi-occupancy of the building and associated issues including a shopping trolley having been left in the front garden and insufficient parking provision.
- 6.3 **209 Boughton Green Road** – objection – The extension will result in a more intense multi-occupancy use, levels of multiple-occupation in the locality and its effect on the character of the area and a reduction in parking provision.

7. APPRAISAL

- 7.1 The previous application for an extension was refused due to its impact on the adjoining property No. 209 Boughton Green Road and its contrived design having a detrimental effect on the street scene. However, this revised scheme is considered acceptable as the design of the extension has been significantly improved and there would be less of an impact on the neighbouring dwellings.
- 7.2 The extension would have a more conventional design with a hip roof better related to the existing building which would not be detrimental to the street scene. Furthermore, this design results in less mass to the extension and as it would have no side facing bedroom window at first floor overlooking the adjoining property, there would be no significant impact on the amenity of the occupiers of that dwelling especially as there is a separation distance of at least 5 metres between these houses.
- 7.3 Nearby residents have raised concerns over the possible future use of the property. The dwelling has recently housed 5 persons and is lawfully in use as a Class C4 house in multiple occupation (HIMO, i.e. for 3 to 6 residents). The internal drawings submitted with the application show that the existing house has two bedrooms at ground floor and three at first floor, whereas the proposed drawing shows no bedrooms at ground floor and five at first floor (i.e. the three existing first floor bedrooms retained plus two new ones in the extension). Notwithstanding these drawings the ground floor rooms could potentially be used as bedrooms again in the future.
- 7.4 As the property is already in lawful use as a C4 HIMO it could be used to house six residents without the extension and there are presently other ground floor reception rooms (e.g. a lounge and a dining room) that could be easily converted and used as an extra bedroom without the need for planning permission. A further planning permission would be required if the property houses more than 6 persons.
- 7.5 Therefore, whilst recognising the concerns of the neighbouring residents re the use of the property, it is not considered that the proposed extension would alter the potential intensity of the use of the property or its associated impact on the neighbour amenity or the character of the area.

- 7.6 As the proposed scheme will provide a garage with new turning area it is considered that there is sufficient on-site parking provision especially as the property may well be rented out to students who attend the nearby university.

8. CONCLUSION

- 8.1 The design and appearance of the extension is now considered acceptable and will not have an adverse impact on the amenity of the occupiers of adjoining and nearby dwellings. The existing dwelling has a lawful C4 use which will not be increased in intensity with the building of this extension bearing in mind that the number of persons living there cannot exceed 6 without planning permission.

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. Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 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 additional window(s) shall be installed in the side elevation 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.
4. The window in the first floor side elevation shall be glazed with obscured glass before the development hereby permitted is first occupied and thereafter retained in that form at all times.
Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 N/2011/0273
N/2011/1279

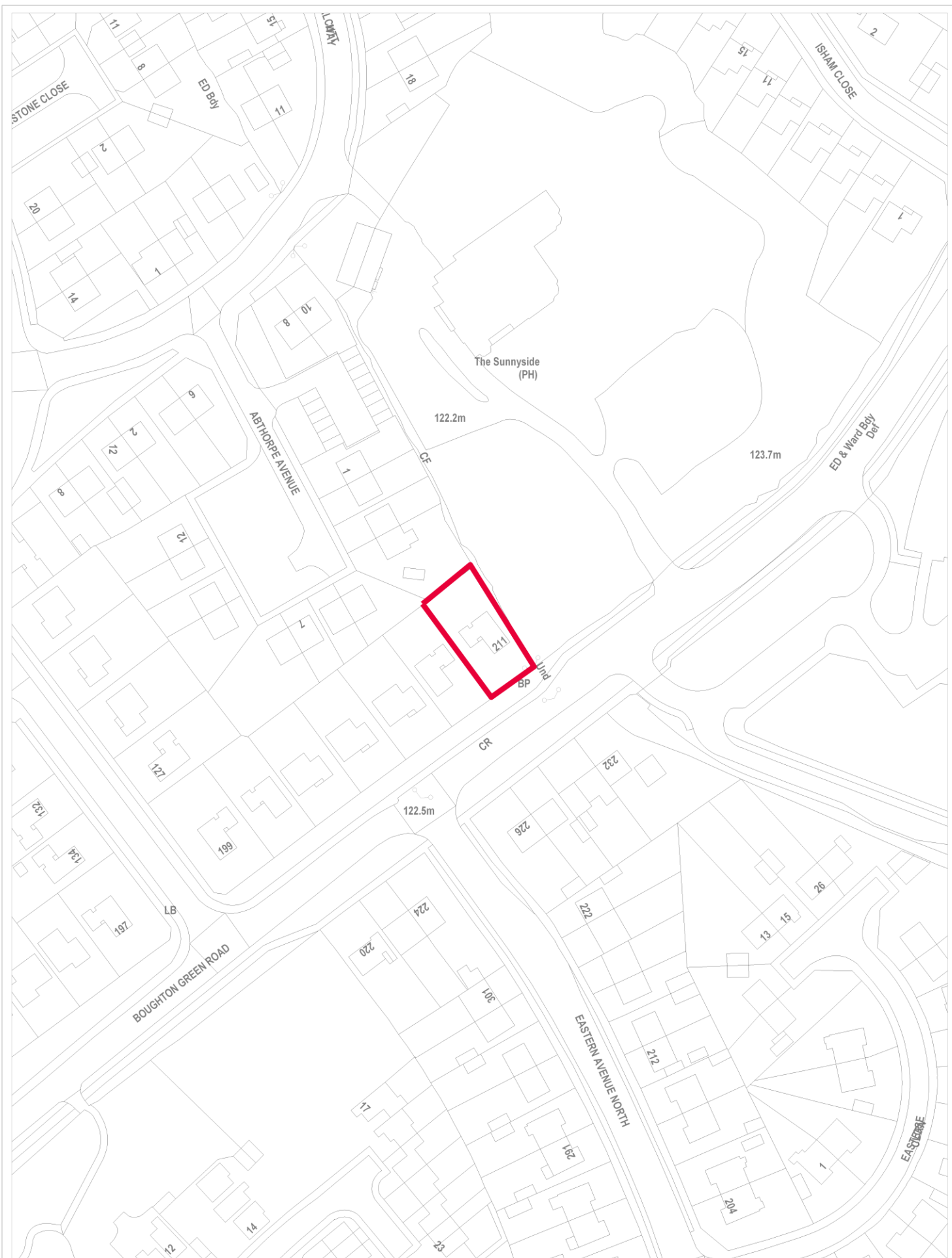
11. LEGAL IMPLICATIONS

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	23/02/2012



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

Title

211 Boughton Green Road

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