



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

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

**APP:** Retrospective single storey rear extension  
(Resubmission of application N/2011/0495)

**WARD:** St. James

**APPLICANT:** Mr J. Gonsalves

**REFERRED BY:** Councillor Wire  
**REASON:** Residents have raised concerns regarding  
the development.

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The impact of the alterations to the previously approved development on the character of the original dwelling and the residential amenity of neighbouring properties is not considered to be significantly adverse. Therefore the development is in accordance with Policies E20 and H18 of the Northampton Local Plan and Residential Extensions and Alterations Design Guide SPD.

**2. THE PROPOSAL**

2.1 The applicant seeks retrospective permission for an extension and alterations to the previously approved single storey rear extension.

**3. SITE DESCRIPTION**

3.1 The property is a two storey terraced dwelling with an existing single storey projection to the rear. The amenity space to the rear is a relatively small area comprising of hardstanding and bounded by panel

fencing approximately 1.8 metres high. The property located within a primarily residential area and Flood Zone 3.

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

- 4.1 Planning permission (N/2011/0495) was granted in July 2011 for a single storey rear extension. The approved development in the main projected 3 metres from the original rear elevation wall with the side elevation extending 0.55 metres in a northerly direction to match the existing side elevation wall of the two-storey element. The eaves height of the entire single storey element increased by 0.15 metres to a total of 2.45 metres. However the ridge of the extension decreased by about 0.3 metres to 2.7 metres. Hence the pitch of the roof for the single storey element altered from the original roof slope.

#### **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**

Residential Extension and Alterations Design Guide SPD (December 2011).

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

- 6.1 The **Environmental Agency** noted that the proposal falls within the scope of the Environment Agency's Flood Risk Standing Advice. Therefore the Environment Agency had no further comments in relation to this application.

- 6.2 A representation was received from the occupier of **24 Stanley Road**, who **objected** to the development on grounds that the proposal would reduce the amenity space and result in an overdevelopment of the site. The position of the development has an overbearing impact and creates a feeling of enclosure. This is further compounded by the height of the extension increasing from what was previously approved.

A hipped roof rather than gable end would reduce the overbearing impact.

- 6.3 The occupier of **28 Stanley Road** also **objected** to the development on the grounds of overlooking, overshadowing and overbearing impacts. The extension has been constructed less than half a metre away from my boundary and this is a massive intrusion into my family privacy. The development is simply too large in scale and dominates the surrounding area. In addition the development is not in keeping with character and appearance of the surrounding area.
- 6.4 A representation was received from the occupier of **30 Stanley Road**, who also **objected** to the development. The extension is prominent from the rear of 30 Stanley Road and dominates the outlook from my garden, resulting in an oppressive sense of enclosure. The extension is too high and built too close to the rear boundary. Furthermore the overdevelopment of the application site means that the occupier of 94 Greenwood will only have a small amount of amenity space, which will be in the shade.

## 7. APPRAISAL

- 7.1 Planning permission was previously granted for a single storey rear extension under application N/2011/0495. The approved rear extension for the most part projected 3 metres from the original rear elevation wall of the existing ground floor bathroom. The side elevation of the development also extended about 0.55 metres in a northerly direction to be in line with the existing two-storey element. Therefore this relatively small part of the previously approved scheme would project 6.28 metres from the original rear wall of the kitchen. The roof slope for the entire single storey projection, both existing and new, also altered to have a shallower roof pitch. Consequently the ridge of the roof decreased by 0.3 metres to 2.7 metres whereas the eaves height increased by 0.15 metres to a total of 2.45 metres.
- 7.2 The rear extension is predominately complete, however the development has not been built in accordance with approved plans under application N/2011/0495. The current application is submitted with the intention of regularising the differences between what was permitted by N/2011/0495 and what has been built. A key consideration therefore will be the impact of the difference between the previously approved plans and this retrospective development. A further consideration will be what could have been built as permitted development without the need for planning permission.
- 7.3 Currently the extension projects 3.17 metres from the original rear elevation wall of the bathroom. This is an overall increase of 0.17 metres from the previously approved plans. The ridge height has also increased from 2.7 metres on the previously approved plans to a total of 3 metres. However the ridge of the roof now matches the original

single storey elements of 94 and 96 Greenwood Road. The eaves height has slightly decreased by about 0.1 metres to approximately 2.35 metres in total. The rear extension also includes a rear elevation window and two roof lights, which were not included in the approved scheme.

### ***Design and Appearance***

- 7.4 The depth of the rear extension has increased by 0.17 metres from the previously approved plans. Therefore this represents of an overall increase in the footprint of the rear extension by approximately 0.42 metres square. The previous delegated report noted that that the proposal would limit the amount of amenity space available within the rear garden. However, given that the existing development does not cover more than 50% of the rear garden, it is considered that this relatively small increase in the overall footprint would not represent an overdevelopment of the application site or as a consequence significantly impact upon the available amenity space any more than the original approval.
- 7.5 The ridge height of the extension has been raised by 0.3 metres with the eaves also slightly increasing in height to a total of approximately 2.35 metres. Although the height and slope of the roof has altered from the approved plans, the pitch of the roof is similar to the existing single storey projection at 96 Greenwood Road and the surrounding neighbouring properties. Furthermore the ridge of the roof now matches the overall height of the adjoining single storey element at 96 Greenwood Road. Therefore it is considered that the alterations to the design of the roof from the previously approved plans is in keeping with the appearance of the existing dwelling and the character of the properties in the immediate locality.
- 7.6 Overall the scale and massing of the development has increased from the previously approved plans. However, the difference between the scale and massing of the previously approved extension and this retrospective application is relatively minimal and consequently does not have a significantly adverse impact upon the character of the original house or that of the surrounding area.

### ***Impact on Neighbours***

- 7.7 As set out previously, the depth of the rear development has been extended an additional 0.17 metres. The roof of the extension has also been altered with the ridge of the roof increasing by 0.3 metres to a total height of 3 metres, which matches the ridgeline of the original single storey elements at 94 and 96 Greenwood Road. The eaves have slightly reduced in height from the previously approved plans to approximately 2.35 metres, which are about 0.5 metres above the original eaves height of the single storey element. Consequently the development is built adjacent to the rear boundary of the property with

the ridge height extending 1.2 metres above the existing 1.8 metre high fence.

- 7.8 The rear extension is located to the south of the neighbouring property at 92 Greenwood Road. The eaves of the development extend approximately 0.55 metres above the existing 1.8 metre high fence. The ridge of the roof is an additional 0.65 metres above the eaves, however the impact of this is mitigated by the fact that the roof slopes away from the neighbouring property, with the ridge being at least 4 metres from the side boundary.
- 7.9 Consequently there would be no impact on habitable rooms. However the extension would cause a small amount of overshadowing to the rear gardens of 92 Greenwood Road and 26 and 28 Stanley Road. Nevertheless this overshadowing will only be slight and not significantly impact upon the adjacent properties any more than more than the existing or adjoining dwellings, given the design of the roof and that there is currently an existing 1.8 metre high fence. (This could be increased to 2 metres in height under permitted development).
- 7.10 The rear elevation window is in close proximity to the rear boundary fence. However there is an existing 1.8 metre high fence, which partially obscures the rear window. Despite this it is considered necessary to condition the rear window to be obscure glazed and fixed in order to mitigate any potential overlooking and loss of privacy to the rear gardens of the adjoining neighbours along Stanley Road.
- 7.11 In summary, the majority of the rear extension projects 3.17 metres beyond the original rear wall of the existing bathroom, an additional 0.17 metres beyond the previously approved plans and what could be constructed under permitted development rights and therefore not require planning permission. Although the design of the roof has been altered, the ridge and eaves height remain within the limits of permitted development. Moreover it should be taken in to account that a boundary wall of 2 metres in height could also be erected as permitted development.
- 7.12 For the foregoing reasons and in light of the marginal differences between the previously approved plans and what could be constructed without requiring planning permission, it is considered that any impact on neighbour amenity (e.g. overbearing, visual impacts and loss of light) would not be significantly different to the previously approved plans and what could be constructed without requiring planning permission. Any impact resulting from the development would be further mitigated once the extension is rendered to match the host building. This can be controlled by condition.

## **8. CONCLUSION**

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

## **9. CONDITIONS**

(1) Prior to the first use of the extension hereby permitted, 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.

(2) The rear elevation window shall be fixed and glazed with obscured glass to a minimum level 3 before the development hereby permitted is first occupied and thereafter retained in that form at all times.

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) 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: 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 N/2011/0495  
N/2011/1128

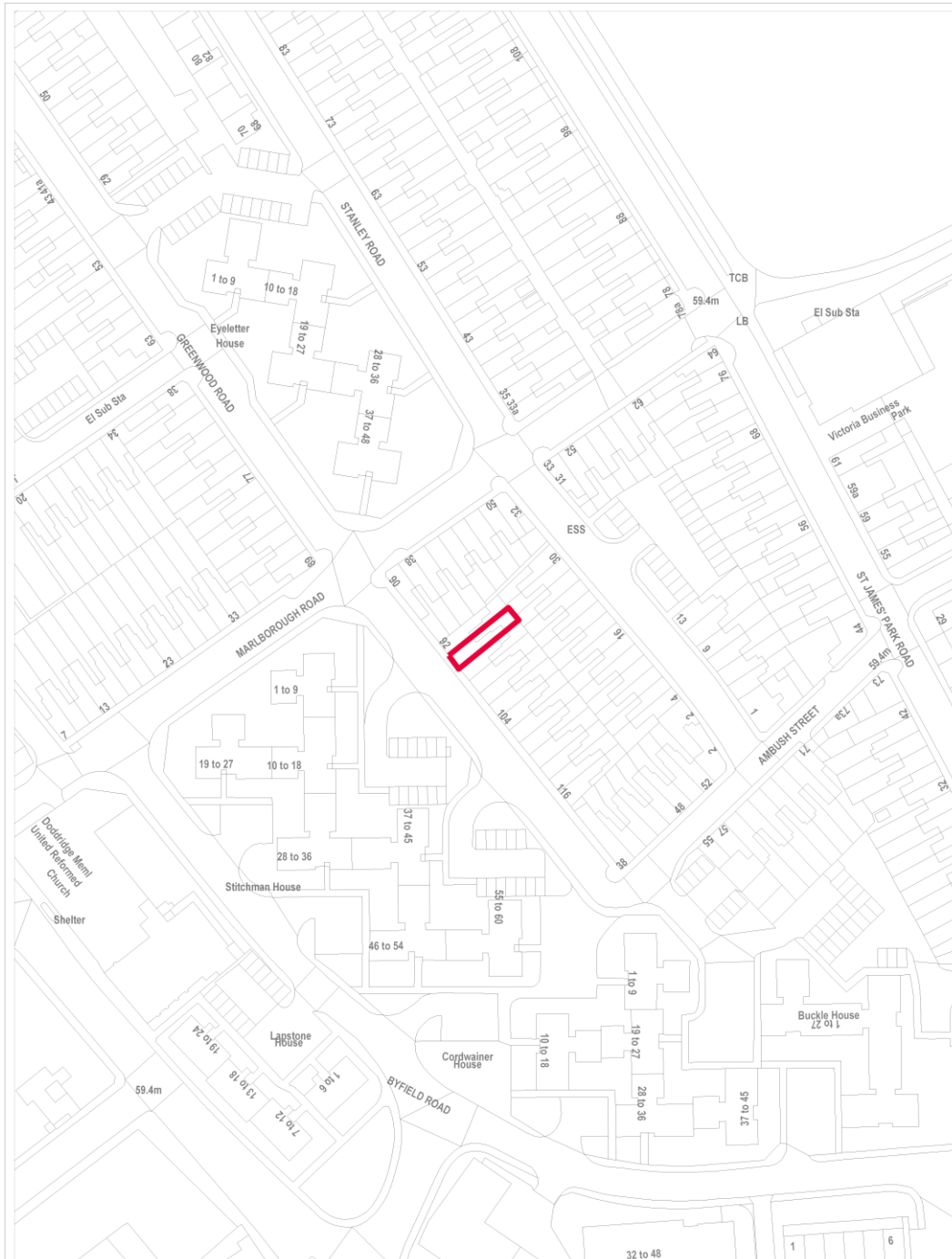
## **11. LEGAL IMPLICATIONS**

- 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	21/02/2012
<b>Development Control Manager Agreed:</b>	Gareth Jones	27/02/2012



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

**Title**  
**94 Greenwood Road**

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