



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 1 May 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0193 **Re-submission of planning application
N/2011/1220 for single storey side and rear
extensions at
116 Reynard Way, Kingsthorpe**

WARD: **Obelisk**

APPLICANT: **Mr Dale Thomason**
AGENT: **N/A**

REFERRED BY **Cllr D Stone**
REASON: **Impact on neighbours/ loss of garden**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and for the following reason:

The proposed development due to its siting, scale and design would not have an undue detrimental impact on the appearance and character of the host building, or street scene and would have an acceptable impact on the amenity of adjoining properties to comply with Policies E20 and H18 of the Northampton Local Plan and advice in the Council's Supplementary Planning Document on Residential Extensions.

2. THE PROPOSAL

2.1 This is a revised planning application following refusal in December 2011 for a first floor side extension above the existing garage (see paragraph 4.1 below).

2.2 Permission is sought for erection of single storey side and rear extensions. The proposed side extension would provide a replacement attached garage and study/games room and the rear extension would

accommodate a kitchen/dining room. The extensions would have a pitched roof to a maximum height of 3.4 metres above ground level. The proposed rear extension would project 3.6 metres from the original rear wall of the applicant's property and the proposed side extension would project some 3.3 metres from the main side wall running the full depth of the house meeting the rear projection to form an L-shape. Proposed materials are to match the original building.

3. SITE DESCRIPTION

- 3.1 The application site consists of a 2 storey semi detached dwelling in a primarily residential area in Kingsthorpe as defined by the Northampton Local Plan. It was constructed in the early 1970s and has a private rear garden in excess of 15 metres long enclosed on 3 sides by close boarded fencing approximately 1.8 metres in height. There is an existing attached garage to the side with a flat roof.

4. PLANNING HISTORY

- 4.1 Planning permission was refused in 2011 under N/2011/1220 for first floor side extension above the existing garage for the reason:

“Due to its siting, scale and massing the proposed side extension would have an adverse overbearing and overshadowing effect on the rear of 120 Reynard Way contrary to Policies E20 and H18 of the Northampton Local Plan and advice in the SPD on Residential Extensions”.

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:

National Planning Policy Framework (NPPF)

5.3 Northampton Borough Local Plan

E20 – New Development

H18 - Extensions

5.4 Supplementary Planning Guidance

SPD on Residential Extensions and Alterations (adopted December 2011)

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Councillor D Stone** - referred to committee due to adverse impact extensions would have on 114 Reynard Way in terms of loss of view and light and loss of rear garden

Letters of objections received from numbers 114 and 120 Reynard Way on the following grounds:

- Loss of outlook and view from rear lounge windows
- Loss of natural light to garden and living areas and impact on growth of plants
- Effect on tree within my garden and impact on boundary fence
- Would effect pleasure and enjoyment of own space and garden
- Construction process would present a huge ongoing disruption to living conditions
- Loss of privacy
- The existing conservatory to 120 Reynard Way is not shown on the plans
- Density and massing of solid brick wall would cause overbearing so close to my boundary and change to appearance of street
- Impact on foundations of garage and boundary fence
- Scale and proportions of proposed rear extension are grossly oversized in comparison to size of garden
- Out of keeping with surrounding properties
- Loss of plants and trees within garden
- Are no other examples in the area of similar extensions
- Loss of open aspect from property and loss of general outlook

7. APPRAISAL

Main issues

- 7.1 The principal considerations are the impact on the appearance and character of the host building, wider street scene and effect on neighbour's amenity.

Impact on appearance and character of host building and area

- 7.2 The proposed extensions would have a reduced impact on the street scene compared to the previous application given that the massing, height and bulk has been significantly reduced from two storeys to single storey. Although the proposed extensions would be visible from Reynard Way the application property does not occupy a particularly prominent position on the street scene and it is considered that the design, scale and proportions of the extensions would not be out of keeping with the parent building. The concern that the proposal would adversely impact on the appearance of the street scene is not shared by officers as the proposed pitched roof would improve the appearance of the host building.

- 7.3 A planning condition is recommended to ensure that facing materials used match the host building to ensure a satisfactory external appearance of development
- 7.4 This accords with the Council's adopted SPD on Residential Extensions and part b of Policy H18 of the Northampton Local Plan which encourages new development to be in keeping with the appearance and character of the original building. It would also comply with the recently published NPPF which encourages high quality design and urges local planning authorities to refuse planning permission for poor design (see paragraph 64).

Impact on amenity and living conditions of neighbours

- 7.5 The proposed rear extension would project 3.6 metres from the original rear wall of the applicant's property and be set back approximately 10cm from the shared boundary with the adjacent semi at 114 Reynard Way. It would project some 0.6 metres further than the rear extension on the previously refused scheme (it should be noted that no objection was raised by the Council to the rear element on the previous application).
- 7.6 The owner of 114 Reynard Way has concerns that the proposed rear extension would adversely effect her living conditions particularly in terms of overshadowing to her private rear garden and loss of outlook to her rear lounge window particularly at ground floor level. While officers acknowledge that the proposed extensions would have some effect on the amenity of this neighbour in these regards it is considered that the impact is not significantly adverse to justify refusal of planning permission given the extent of projection and relationship involved. Given that the proposed rear extension would be located on the north west of number 114, loss of light is unlikely to be a concern due to the orientation. To further reduce the effect on that neighbour, the applicant has submitted revised plans showing the rear extension angled away from the objector's property at a point 2.5m from the rear elevation of both houses (effectively 'cutting of the corner' of the extension).
- 7.7 It is considered that the development would not result in an unacceptable loss of garden space as the retained rear garden would some 13m to 14m long.
- 7.8 The objector is also concerned that the proposed rear extension would impact on the existing tree in her rear garden. The tree in question is not protected by Tree Preservation Order and nor is it worth of such protection. Therefore this would be a civil matter.
- 7.9 In terms of the effect on numbers 118 and 120 Reynard Way, the proposed side extensions would have a significantly reduced impact on the rear gardens of these neighbours due to reduced scale, height and

massing of the extensions when compared to the previously refused application.

- 7.10 Given the separation of some 12 metres from the side wall of the proposed extensions and rear main wall of these neighbours (and almost 10 metres from the rear conservatory on 120 Reynard Way) it is considered that the effect would be acceptable in terms of overbearing, loss of outlook, overshadowing and overlooking. This overcomes the previous reason for refusal.
- 7.11 It is considered that the reduced scale of the proposal is a significant improvement and overcomes the previous reason for refusal. Although slightly larger in footprint it also considered for the foregoing reasons that the rear extension would not have a significant impact on the amenity of the neighbouring occupiers. For these reasons the proposal is compliant with Policies E20 and H18 of the Northampton Local Plan and advice contained within the Adopted SPD on Residential Extensions which discourages poorly designed or overlarge rear extensions which result in a detrimental impact on neighbouring properties.

Other matters

- 7.12 The concern raised by the objector on the potential disruption/impact from the construction process can be given little weight as this is a temporary impact which forms part and parcel of any form of domestic extension / alterations. The objection to the garage foundations of 120 Reynard Way is not a material planning consideration but a civil matter. Although the existing conservatory belonging to 120 Reynard Way is not shown on the submitted plans its presence and siting has been noted by officers and taken into account in the assessment of the application (see paragraph 7.10 above). Whilst it is noted by one of the objectors that there are no identical extensions in the area, this is not considered reason in itself to withhold the grant of planning permission as each application is assessed upon their own merits.

8. CONCLUSION

- 8.1 The proposed extensions would have a satisfactory impact on the visual and residential amenity of the area and are compliant with development plan, SPD and national policy and subject to the conditions below are recommended for approval.

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 extensions 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 comply with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

10.1 N/2012/0193 and N/2011/1220.

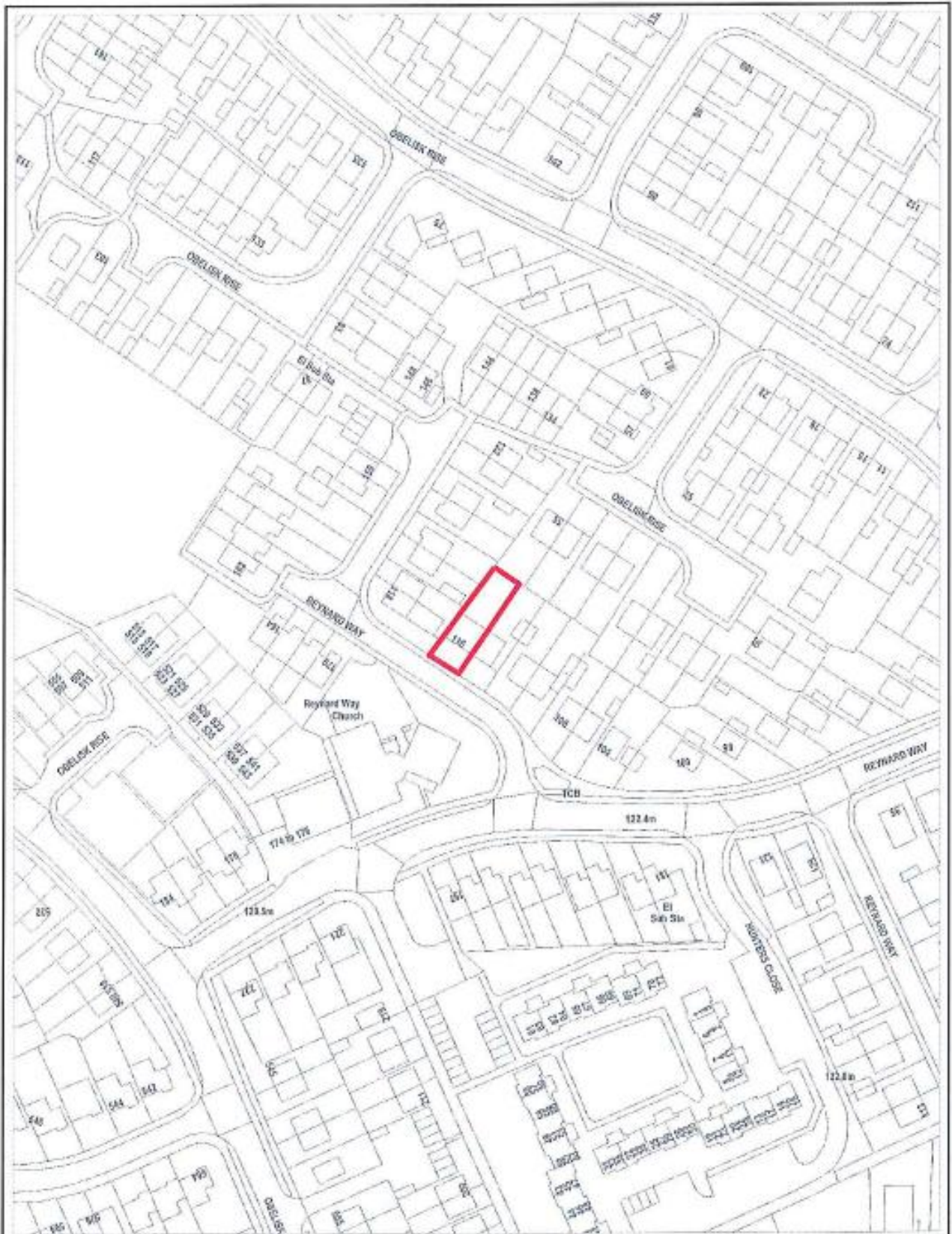
11. LEGAL IMPLICATIONS

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:	Jonathan Moore	18/04/12
Development Control Manager Agreed:	Gareth Jones	18/04/12



Date: 28
 Date: 28th April 2012
 Scale: 1:1250
 Use: Planning
 Project: Site Location Plan

Title
116 Reynard Way

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