



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

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

N/2012/0263: Single storey rear extension (Amendment to planning permission N/2011/1259)
At 6 Rushmere Avenue

WARD: Rushmills

APPLICANT: Mrs A. Arden-Barnatt
AGENT: Mr Richard Reidy

REFERRED BY: Head of Planning
REASON: The applicant is an employee of Northampton Borough Council.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and for the following reason:

The impacts of the proposed development on the character of the existing building, neighbouring properties and residential amenity is considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan and the Residential Extensions and Alterations Design Guide

2. THE PROPOSAL

2.1 The applicant seeks permission to amend the previously approved single storey rear extension by marginally increasing the overall width of the proposal towards the adjoining side boundary.

3. SITE DESCRIPTION

3.1 The application site is located on the northern side of Rushmere Avenue in a primarily residential area. The property is two-storey semi-detached dwelling and has been previously extended to include a two-

storey side extension and single storey rear extension, which was constructed of brick and render. The foundations for the proposed rear extension have also been previously laid.

- 3.2 An existing lawful brick wall about 2.55 metres in height and 4.55 metres in length is positioned along the western boundary between 6 and 8 Rushmere Avenue. A panel fence forms the remaining part of the boundary between the two semi-detached dwellings.
- 3.3 The rear garden is about 27 metres length and includes some mature vegetation.

4. PLANNING HISTORY

- 4.1 Permission was granted for a two-storey side extension and single storey rear extension in 2004. Subsequently in February 2012 a single storey rear extension was approved adjacent to the adjoining side boundary.

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

5.3 Northampton Borough Local Plan

E20 - New Development

H18 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions and Alterations Design Guide (2011)

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 To date no comments have been received.
- 6.2 However at the time of writing the committee report the consultation period was ongoing. Therefore any representations received will be reported to the committee by means of the addendum.

7. APPRAISAL

- 7.1 Planning permission was previously granted for a single storey rear extension under application N/2011/1259. The approved development

would infill the area between the existing single storey rear extension and the side boundary wall adjacent to the adjoining semi-detached property at 8 Rushmere Avenue. The approved development would project approximately 4.56 metres from the rear wall of the original dwelling and have an overall width of 3.375 metres. The extension previously approved would primarily have a mono-pitch roof to match the existing single storey rear extension. However an element of the approved extension would project 1.012 metres beyond the rear wall of the existing extension and have a flat roof. As part of the previously approved development the existing side boundary wall would have been demolished.

- 7.2 The current application seeks to amend the previously approved single storey rear extension. The key difference between the previous approval and this amended application is the width of the proposed rear extension would increase by 0.09 metres to an overall 3.465 metres. Consequently the existing lawful side boundary wall would remain to be incorporated into the proposed rear extension and become the western side elevation wall to the proposed development.

Design and Appearance

- 7.3 The width of the proposed rear extension would increase by 0.09 metres. The overall depth and heights of the proposed rear extension would remain the same as the previously approved development. Overall, therefore, it is considered that the marginal increase in the scale and massing of the proposal would not have an adverse impact upon the character of the existing dwelling or that of the immediate locality. This is despite the fact that an element of the proposal incorporates a relatively small element of flat roof.

Impact on Neighbours

- 7.4 The previous approval for a single storey rear extension sought to demolish the existing lawful side boundary wall, which extends approximately 4.55 metres from the rear wall of the original dwelling and has an overall height about 2.55 metres. However this current application seeks to incorporate the existing side boundary wall into the proposed rear extension. Therefore the lawful boundary wall would become the western side elevation wall of the proposed development.
- 7.5 The proposed single storey rear extension would be situated to the east of the neighbouring property at 8 Rushmere Avenue. As set out above, the width of the proposed single storey rear extension would increase by 0.09 metres from the previously approved rear extension. Therefore the proposed extension would be positioned marginally closer to the adjoining side boundary from the previous approval.
- 7.6 Nevertheless in practice this means that the existing lawful side boundary wall would be incorporated into the proposed extension to become the western side elevation of the development. The proposed

mono-pitched roof and flat roof element would be constructed off the existing lawful side boundary wall and extend a maximum of 1.1 metres above the overall height of the existing wall. As such the proposed roof would be the only new element, which would be positioned slightly closer to the neighbouring side boundary. The overall depth of the proposed extension would not alter from the previous approval and therefore match the depth of the existing lawful side boundary wall.

- 7.7 It is considered, therefore, that the marginal increase in scale and massing would be negligible. As such it is considered that the proposed alterations to the previously approved extension would not have a harmful effect upon the residential amenity of 8 Rushmere Avenue in terms of overbearing and shadowing impacts.

8. CONCLUSION

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

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.

(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 windows shall be installed in the western 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.

10. BACKGROUND PAPERS

- 10.1 N/2011/1259 and N/2012/0263.

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:	Anna Weir	18/04/2012
Development Control Manager Agreed:	Gareth Jones	19/04/2012



Name: SW
 Date: 28th April 2012
 Scale: 1:1250
 Dept: Planning
 Project: S1a Local Fee Plan

Title:
6 Rushmere Avenue

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