



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 24th July 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0553: Single storey and first floor rear dormer extensions at 379 Billing Road East, Northampton, NN3 3LL

WARD: Park

APPLICANT: Mr and Mrs Jaffes
AGENT: MBA Residential LLP

REFERRED BY: Councillor Patel
REASON: On grounds of potential loss of light to nearby properties, and because the proposed building may not be in keeping with the character of other building in the surrounding area

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

- 1.1 Approval subject to the receipt of amended plans showing high level windows to the rear dormer as referred to in the report, conditions as set out below and for the following reason:

The proposed development would have no significant adverse impact on the streetscene or on the amenities of existing neighbouring residents. The proposal would thereby comply with policies E20 and H18 of the Northampton Local Plan.

2. THE PROPOSAL

- 2.1 Hip to gable conversion, rear dormer window, two single storey rear extensions.

3. SITE DESCRIPTION

- 3.1 The site comprises a semi-detached bungalow dating from the 1920s located within a residential suburb.

4. PLANNING HISTORY

- 4.1 None relevant.

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

Policy H18 - Extensions

5.4 Supplementary Planning Guidance

Residential Extensions Design Guide.

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 Letter of objection received from the neighbouring occupiers at **381 Billing Road East** making the following points:

- Loss of natural light from the construction intended for the rear of the property. Our kitchen is situated at the rear of the property and an atrium located on the flat roof of the kitchen is the only means of obtaining natural light. The proposed development will overshadow the atrium and the rear of our property to an unacceptable degree.
- The proposed work is totally out of keeping with the character of these charming, period semi-detached bungalows. The first floor extension will look ugly, overbearing, out-of-scale and character in terms of its appearance. The applicants have given minimal regard to the desirability of preserving or enhancing the character and appearance of the property, and no attention to factors relating to residential amenity.
- While we understand the “loss of a view” in strictly legal terms may not be a factor considered by the planning process, our enjoyment of the view towards the rear of our property will be adversely affected by the ‘shed stuck on the first floor’ proposed for the applicants’ property. This adverse appearance and inappropriateness of the structure cannot be emphasised too

strongly. We moved into 381 because it was a quaint property, not directly overlooked.

- There are issues relating to the removal of the asbestos cement tiles which have not been identified by either the applicant nor their roofer. It should be noted that there can be significant fibre release during removal, and considerable care would have to be taken with any roofing work undertaken at 379.
- On the basis of the above points, we would not consider this proposal to be in keeping with the proper development of this semi-detached property, nor the local area, and would ask that the application be refused.

7. APPRAISAL

- 7.1 The principal issues to consider are the impact on the character and appearance of the property and wider streetscene and the amenities of adjoining occupiers.
- 7.2 It is pertinent to first consider the “fall back” position. i.e. what could be built without the need for planning permission. This would allow for a hip to gable conversion and for a more modest rear dormer of a similar design. Rear extensions of the same projection as proposed but of a lower height (up to 4m) could also be constructed without permission.
- 7.3 The impact on the streetscene would come from the hip to gable conversion, which as discussed above is, in itself, permitted development. Whilst officers hold reservations over this as it would unbalance the pair of semis in light of this fall back position it is considered that limited weight can be given to this point.
- 7.4 One of the two rear extensions would project 3m beyond the rear of the dwelling, but requires planning permission as this is over 4m in height. It is considered that at this height, which is in line with the height of the existing roof of the dwelling, this extension would be more in keeping with the main dwelling.
- 7.5 However, the box dormer as proposed to the rear of the dwelling goes beyond what would be permitted development by some margin. The box like appearance, which is out of keeping with the host dwelling, would however be permitted if on a smaller scale. Whilst there would be an adverse visual impact from this it is considered that the weight which is given to this should also be limited given that a similar form of development could be erected without planning permission and given that its impact would be limited to views from private property rather than from the public domain.
- 7.6 The main concern to be addressed, therefore, is the impact on the amenities of adjoining residents.

- 7.7 The neighbour at no. 377 has side-facing windows, one of which is obscure glazed but one of which looks onto the side of the box dormer. However this is a secondary window to the room it serves and therefore the limited impact in terms of loss of light is considered acceptable.
- 7.8 The larger rear extension, in common with the hip to gable conversion and box dormer, would be separated from the neighbour at 377 by the access road to the garages at the rear of 379 and 381 and therefore would have no impact on this neighbour. This larger extension would be separated from no. 381 by the garden of 379 and would also not affect this neighbour.
- 7.9 The smaller extension would project beyond the high side boundary wall and rear conservatory by only 50cm and would not therefore have a significant effect on no.381.
- 7.10 The box dormer would extend beyond the roof plane to the rear of the application premises and onto the flat roof, which apparently forms an original part of the property. This would be visible to the applicants and their immediate neighbours at 381 only. As alluded to above, the fact that a smaller dormer of the same design would represent permitted development carries weight. Moreover although bulking the visual impact of the dormer is not considered so significant within the context of the existing properties as to warrant refusal.
- 7.11 The neighbours at no.381 have raised concerns in respect of their lantern roof light, which is the only source of natural light to their kitchen. However, it is not considered that the loss of light to this roof light, which mainly gains light from directly above, would be significant.
- 7.12 Rear facing windows are proposed to the rear dormer which would serve the bathroom and landing. These would be full height and whilst the bathroom window would be obscure glazed it is considered that this would have an inhibiting impact on the neighbours as it would allow some view of activities behind. Amendments have therefore been requested to make both of these windows high level.
- 7.13 The property has a very long rear garden and therefore there would be no impact on neighbours to the rear.
- 7.14 The proposal would result in one additional bedroom. The property has a double garage to the rear and therefore it is considered that adequate parking would be available for the house as extended.

8. CONCLUSION

- 8.1 The proposal would have no significant adverse impact on the streetscene or on the amenities of existing neighbouring residents.

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.

10. BACKGROUND PAPERS

10.1 N/2012/0553.

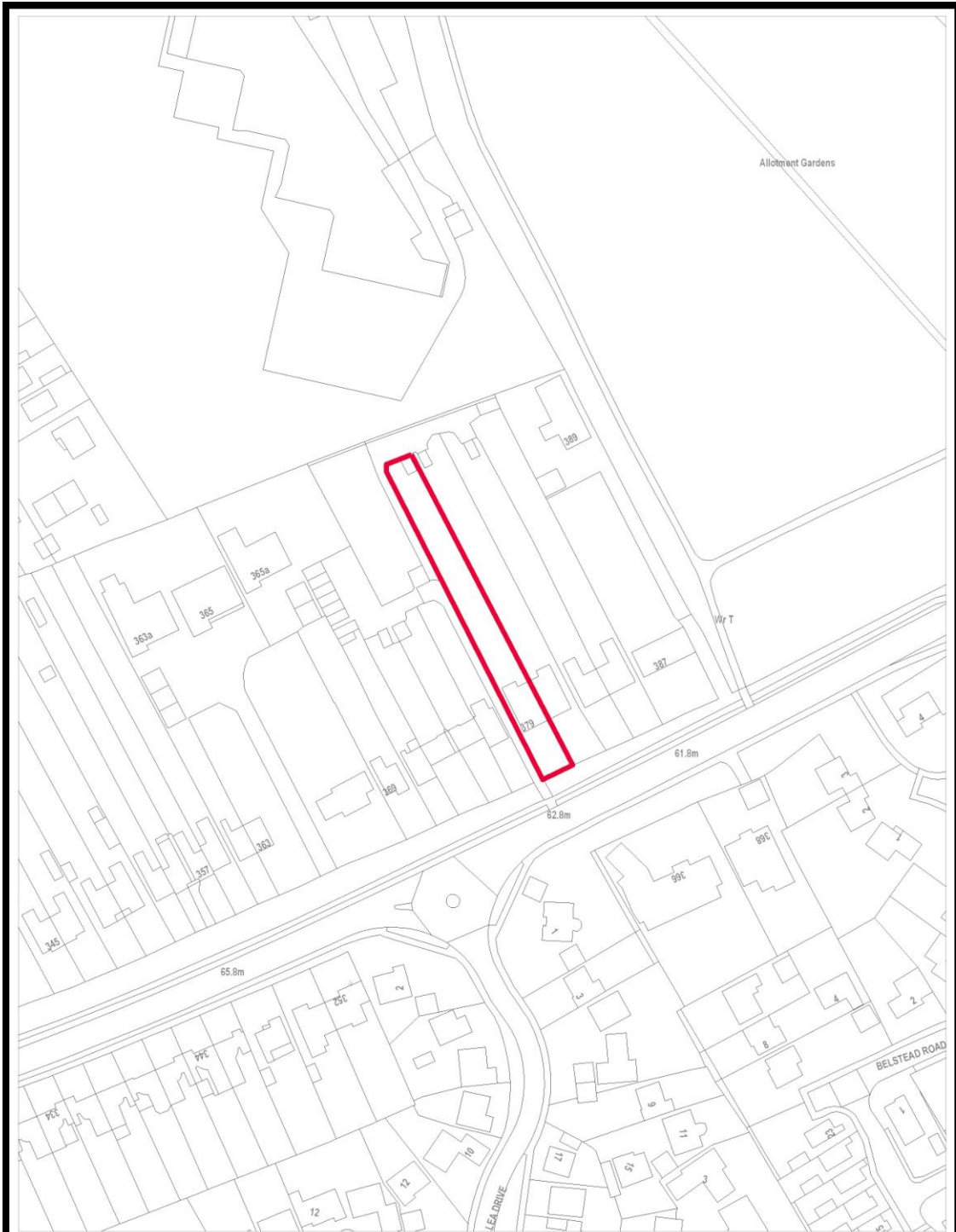
11. LEGAL IMPLICATIONS

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:	A Holden	11/07/12
Development Control Manager Agreed:	Gareth Jones	11/07/12



Name: SW
 Date: 12th July 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
379 Billing Road East

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