



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

**PLANNING COMMITTEE:** 24<sup>th</sup> July 2012  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**APP:** N/2012/0638  
Retention of rear conservatory at  
22 Manorfield Close, Northampton

**WARD:** Billing

**APPLICANT:** Mrs. K. Ferguson  
**AGENT:** None

**REFERRED BY:** Head of Planning  
**REASON:** Related of a member of staff

**DEPARTURE:** NO

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 The statutory consultation period expires six days after this Committee meeting and as such the Council cannot formally determine the application on the day of the Planning Committee meeting. Therefore, the recommendation below is made subject to the Council not receiving any objections to the planning application which raise new material planning considerations (i.e. that are not before the Planning Committee when it considers the application).

1.2 Approval for the following reason:

The impact of the development on the character of the original building, street scene and residential amenity is considered to be acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan.

## **2. THE PROPOSAL**

- 2.1 Permission is sought for the retention of a rear conservatory, which requires planning permission due to the amount of projection from the rear wall of the dwelling (3.82m as against the allowance under Permitted Development of 3m).

## **3. SITE DESCRIPTION**

- 3.1 A semi-detached dwelling on an irregular shaped plot.

## **4. PLANNING HISTORY**

- 4.1 None

## **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 Document**

Residential Extensions and Alterations Design Guide

## **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 Billing Parish Council – no response received to date.  
6.2 Adjacent neighbours – no responses received to date.

## **7. APPRAISAL**

- 7.1 The planning issues to consider are the impact of the development upon the character and appearance of the host dwelling, surrounding visual amenity, and adjacent neighbours.
- 7.2 The conservatory projects 3.82m from the rear wall, and is 3.4m wide, and 3.22m high. The dwarf wall is constructed of brick which matches the host dwelling. In design terms the conservatory is considered acceptable, as it does not adversely impact upon the appearance of the host dwelling or on surrounding visual amenity.
- 7.3 The conservatory is sited to the north-east of the closest neighbour (no.22a), and as such it is considered that it does not cause significant overshadowing to that property.
- 7.4 When considering the issue of a potentially overbearing impact, it is noted that the extension does break the 45 degree visibility angle guidance (App.7 of the Residential Extensions and Alterations Design Guide). However, this would also be the case for a 3m extension, which would be 'permitted development'. As fencing would usually be positioned along side boundaries for privacy, it is considered that the conservatory is not significantly overbearing to the adjoining property.
- 7.5 When considering the issue of overlooking, it is noted that the windows on the southerly elevation (along shared boundary) are high level, obscure glazed and non-opening, and it is therefore concluded that the conservatory does not afford any additional overlooking to the adjoining properties.
- 7.6 Given the configuration of the surrounding plots, and the scale of this conservatory, it is considered that it has no undue impacts upon the other adjacent neighbours.

## **8. CONCLUSION**

- 8.1 Taking into account all material planning considerations, it is considered that the development is in accordance with policy and therefore recommended for approval.

## **9. CONDITIONS**

(1) 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 south-westerly elevation of the conservatory hereby approved 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.

(2) The windows in the south-westerly elevation of the conservatory hereby approved shall at all times remain obscure glazed and non-opening.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

## **10. BACKGROUND PAPERS**

10.1 Application file N/2012/0638

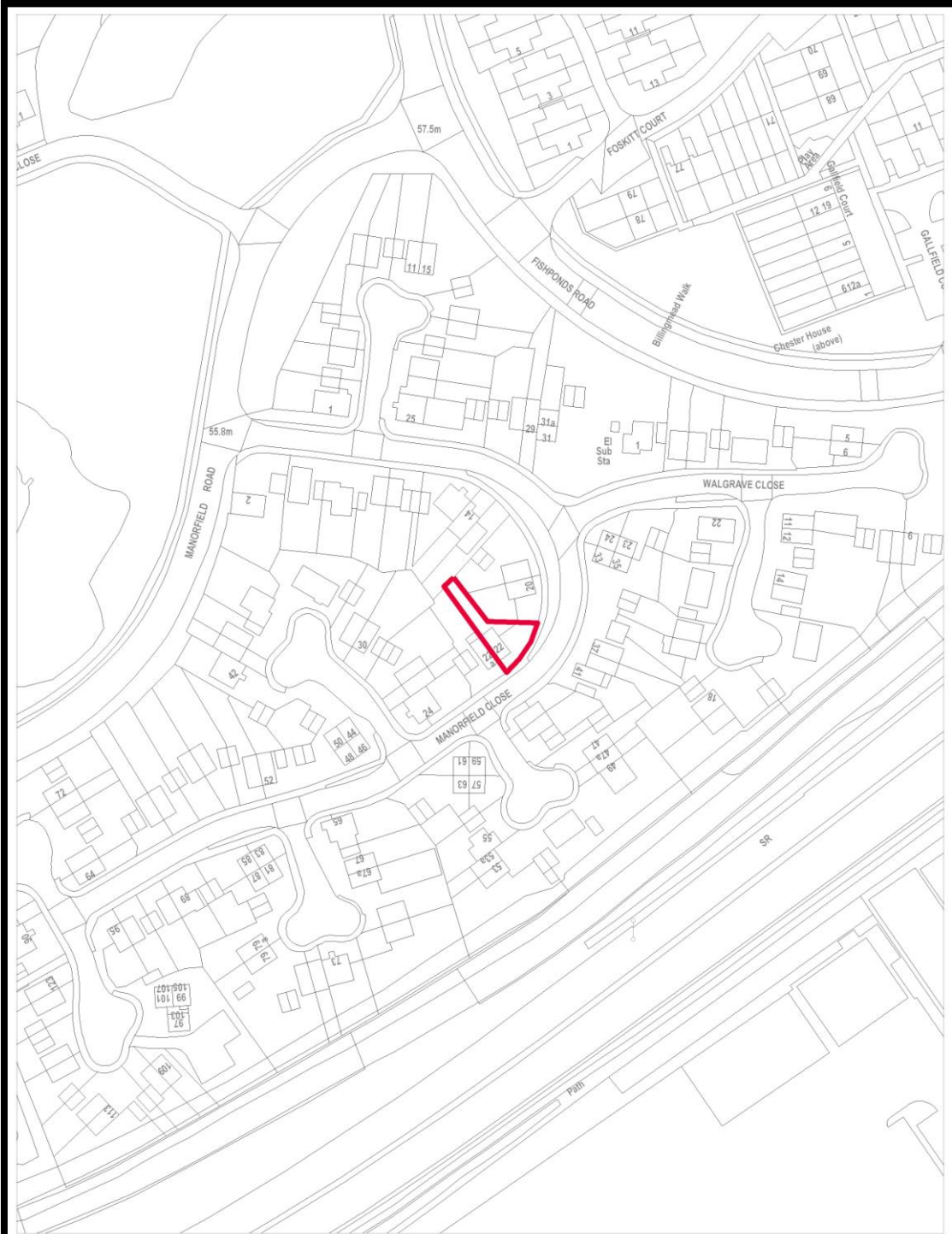
## **11. LEGAL IMPLICATIONS**

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>Name/Signature:</b> | <b>Date:</b> |
|-------------------------------------------|------------------------|--------------|
| <b>Author:</b>                            | Ellie Williams         | 10/07/2012   |
| <b>Principal Planning Officer Agreed:</b> | Andrew Holden          | 10/07/2012   |



Name: SW  
Date: 11th July 2012  
Scale: 1:1250  
Dept: Planning  
Project: Site Location Plan

Title  
**22 Manorfield Close**

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