



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 4 September 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0637: Two Storey Side / Rear Extension at 32 Rosemoor Drive

WARD: Wootton

APPLICANT: Mr K. Bhangra
AGENT: Morton Wykes Kramer

REFERRED BY: Cllr. Larratt
REASON: Impact on surrounding residential amenity

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The siting, size and design of the extension and its impact on residential amenity are considered acceptable in accordance with Policies H18 and H20 of the Northampton Local Plan and the Residential Extensions and Alterations Design Guide SPD.

2. THE PROPOSAL

2.1 The proposal is for two storey extensions to the side and rear including extending above the existing single storey garage. The extension will provide an extended kitchen and dining room and garage alteration at ground floor level and a rearrangement of bedrooms and the provision of an additional en-suite bedroom at first floor level.

3. SITE DESCRIPTION

3.1 The application site consists of a modern 4 bedroomed detached dwelling situated at the turning head on Rosemoor Drive. The property is accessed from a private drive which also serves no. 34 Rosemoor

Drive. The property has a tandem garage and driveway and gardens to the front, side and rear.

4. PLANNING HISTORY

- 4.1 N/2012/0166 - Two-storey side and rear extension – Refused for the reason:

It is considered that, by reason of its size, massing and general form of design, the development proposed would have a seriously detrimental effect upon the appearance of the existing dwelling and visual amenities of the surrounding area contrary to Policies H18 and E20 of the Northampton Local Plan and the Council's adopted SPD Residential Extensions and Alterations Design Guide.

- 4.2 N/2005/0535 – Two-storey extension to side above existing garage – Approved subject to conditions.

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 SPD
Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Wootton and East Hunsbury Parish Council** – object as development is not in keeping with the street scene. Consider bulk and mass of the development is overbearing and would negatively impact on neighbouring properties.

- 6.2 **31 Rosemoor Drive** – state that whilst they would not be directly affected by the size of the extension consider it would be totally out of character with the surrounding properties and would potentially exacerbate the parking problems experienced by residents.

- 6.3 **33 Rosemoor Drive** – Concerned due to danger posed by excessive number of cars parked in and around the cul-de-sac. Consider proposed extension will house larger number of people in the property which will increase the number of cars linked to the property. State that a nearby extended property has to accommodate seven vehicles which leads to on road parking. Consider a serious accident will occur.
- 6.4 **34 Rosemoor Drive** – Objects for the following reasons:
- Considers the planning application contains inconsistent and factually incorrect information – applicants states reason for refusal of previous application was that it did not comply with design code however this does not reflect reason given for refusal.
 - Considers that the design of the current application has not changed sufficiently to merit any other result than refusal considering size, massing and design.
 - States that his original objections to previous refused application still stand, namely that No. 32 is one of a group of 4 properties (others being 30, 34 and 36) all of similar size and design and the proposals would be out of keeping with neighbouring properties and the road as a whole. Also concerned that there will be insufficient parking for a 5 bed roomed house leading to on street parking, traffic congestion and traffic hazard.
- 6.5 **36 Rosemoor Drive** – consider alterations to this application are minimal and the extension is still huge, out of keeping with surrounding development and will overshadow “us all”. Consider severe lack of parking will cause congestion. State that owners of the property have never lived in the house and former tenants have parked inconsiderately. Consider proposed extension can only cause more problems to surrounding properties.

7. APPRAISAL

- 7.1 The property is sited in a prominent location at the head of the cul-de-sac. The street is characterised by modern detached properties and whilst they vary in design there are several that match the design of the application property.
- 7.2 A previous application for a similar extension was refused (N/2012/0166 refers, see para X above) primarily because the two storey element above the garage projected 1 metre forward from the first floor front wall of the house in line with the existing front gable and directly above the wall of the garage. As this was not subordinate to the original dwelling it was considered that the extension would appear over-dominant in the street scene in terms of massing, scale and overall appearance and would be contrary to the Council’s Residential Extensions Design Guide and Policies H18 and E20 of the Northampton Local Plan.

- 7.3 The current application differs from the refused scheme as the extension above the garage has been set back by 0.7 metres. This means that the extension above the garage is no longer in line with existing front gable and part of the existing tiled garage roof is retained and extended. The extension is now subordinate to these elements of the main dwelling and does not appear so dominant in the street scene. Whilst the gable design has been retained on this part of the extension it is considered this is acceptable and will add balance to the appearance of the extended front elevation.
- 7.4 The plot on which the house sits is narrower at the front than the rear which is replicated in the design of the proposed extension. It is considered the area to the side of the house can accommodate the proposed extension without significant detriment to the amenity of neighbouring property. It would still be located 1.2 to 3 metres away from the shared boundary with no.30 and because of the orientation and relationship between these properties there would be no significant impact in terms of overlooking or overshadowing. The wider rear extension would be set back 5 metres from the front of the house such that it would not be clearly visible from the streetscene. As with the previous application, this element of the proposal is considered to be acceptable.
- 7.5 Objections have been received from neighbouring properties about the impact a larger dwelling will have on the parking situation in the area but it should be noted that there is no policy requirement for additional parking for a 5 bedroom house. The property has off-street parking for two vehicles and the proposal complies with the Council's adopted parking standards. Therefore, it is not considered that refusal on parking / highway grounds could be sustained.

8. CONCLUSION

- 8.1 It is considered that the amended application is acceptable and overcomes objections to the previous scheme in terms of design and appearance. The proposal would have an acceptable impact on the street scene, would not adversely affect the amenity of neighbouring properties and complies with Development Plan Policy.

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 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The external wall 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 dwelling.

Reason: In the interests of visual amenity to ensure that the extension harmonises with the existing dwelling in accordance with Policy E20 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 garage accommodation shall be used as habitable accommodation without the prior written consent of the Local Planning Authority.

Reason: To ensure the retention of adequate parking facilities in accordance with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

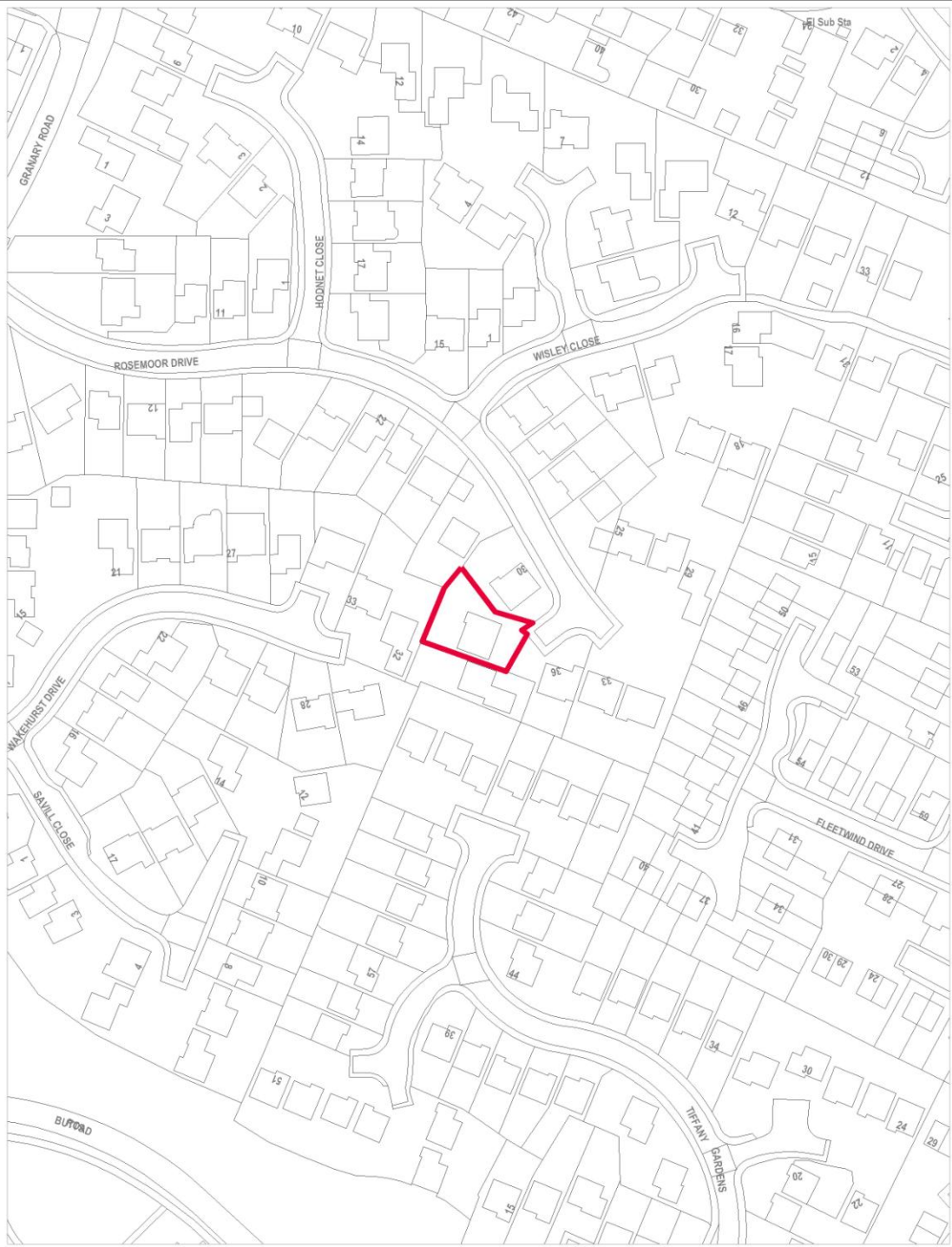
10.1 N/2012/0166, N/2005/0535 and N/2012/0637.

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.



Name: BG
 Date: 23rd August 2012
 Scale: 1:1250
 Dept: Planning
 Project: Location Plan

Title
32 Rosemoor Drive

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