



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 2 October 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0496 Demolition of existing garage and erection of detached dwelling. – Land rear of 97 The Headlands

WARD: Headlands

APPLICANT: Mr. M. Berkshire.
AGENT: Mr. P. Toone

REFERRED BY: Cllr S Subbarayan
REASON: Over-development, out of character with the area, impact on the amenity of the adjoining dwelling, and inadequate parking and drainage.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 REFUSAL for the following reasons:

1. By reason of its siting, and design, the proposed dwelling would result in an intrusive feature unrelated to other dwellings in Beverley Crescent which would be detrimental to the street scene and character of the locality contrary to Policies H6 and E20 of the Northampton Local Plan.

2. By reason of its mass, height and siting, adjacent to the boundary with No. 99 The Headlands, the proposed dwelling would have a detrimental impact on the outlook and amenity of the occupiers of that property contrary to Policies H6 and E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Demolition of the existing garage which currently serves 97 The

Headlands and erection of a new two storey dwelling constructed of brick with the upper floor to have a render finish.

- 2.2 The proposed dwelling would be 8 metres wide and 8 metres deep with a garden of 6 metres in depth situated to the eastern side. No on-site parking is proposed for either the proposed house or no. 97.

3. SITE DESCRIPTION

- 3.1 The application site is some 15 metres wide and 10.6 metres deep and forms part of the rear garden of no. 97 The Headlands with road frontage to Beverley Crescent. It contains a garage accessed off Beverley Crescent and situated adjacent to the boundary with no. 99 The Headlands.
- 3.2 The Headlands and Beverley Crescent are residential streets characterised by semi-detached dwellings.

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:

The National Planning Policy Framework (NPPF)

5.3 Northampton Borough Local Plan

E20 – New Development

E19 – Implementing Development

H6 - Housing Development within Primarily Residential Areas

5.4 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **99 The Headlands** – objection – will have significant impact on the outlook and amenity of their property. Will result in an increase in noise and disturbance. Over-development, out of character with the area, impact on the amenity of the adjoining dwelling, and inadequate parking and drainage.

- 6.2 **60 Beverley Crescent** will be outside the existing building line and result in an increase in street parking.
- 6.3 **43 Beverley Crescent** - objection—will cover more of the garden than the existing garage. Parking will be an issue. Will be sited forward of the building line Will reduce light to their property.
- 6.4 **41 Beverley Crescent** - objection – Dwelling will be in front of the building line and result in extra parking.
- 6.5 **91 The Headlands** – objection – will result in overlooking and an increase in parking. Locality already suffers from an over-development
- 6.6 **100 The Headlands** – Development does not provide any on-site parking provision. The dwelling will be out of character with the locality.

7. APPRAISAL

- 7.1 The principle of a residential area in an existing residential area is acceptable as long as the siting, design and appearance of the development is acceptable and there will not be any adverse impact including on the character and appearance of the area, amenity of nearby and adjoining residents and highway safety.
- 7.2 The site area of this proposal is quite small being only approximately 80 square metres with a depth of 10.6 metres. This has resulted in the siting of the proposed dwelling being forward of the adjoining properties in Beverley Crescent and therefore appearing as an over prominent visually intrusive feature out of character with the general street scene. Furthermore, due to the small area of the plot, the dimensions and scale of the proposed dwelling do not compliment other properties in the vicinity of the site, especially in Beverley Crescent.
- 7.3 As the proposed dwelling would be sited only 1 metre from the boundary with the adjoining rear garden of No. 99 The Headlands, this would result in a significant impact on the amenity of the occupiers of that property especially as the existing rear gardens of Nos. 97 and 99 The Headlands are relatively short at 15 metres in length. For these reasons therefore the scale of the development proposed would create a sense of enclosure and result in loss of light harmful to the amenity of neighbouring occupiers.

8. CONCLUSION

- 8.1 This proposal is unacceptable as it would not only have a detrimental effect of the street scene of Beverley Crescent and also have a significant impact on the amenity of the occupiers of No. 99 The Headlands.

9. BACKGROUND PAPERS

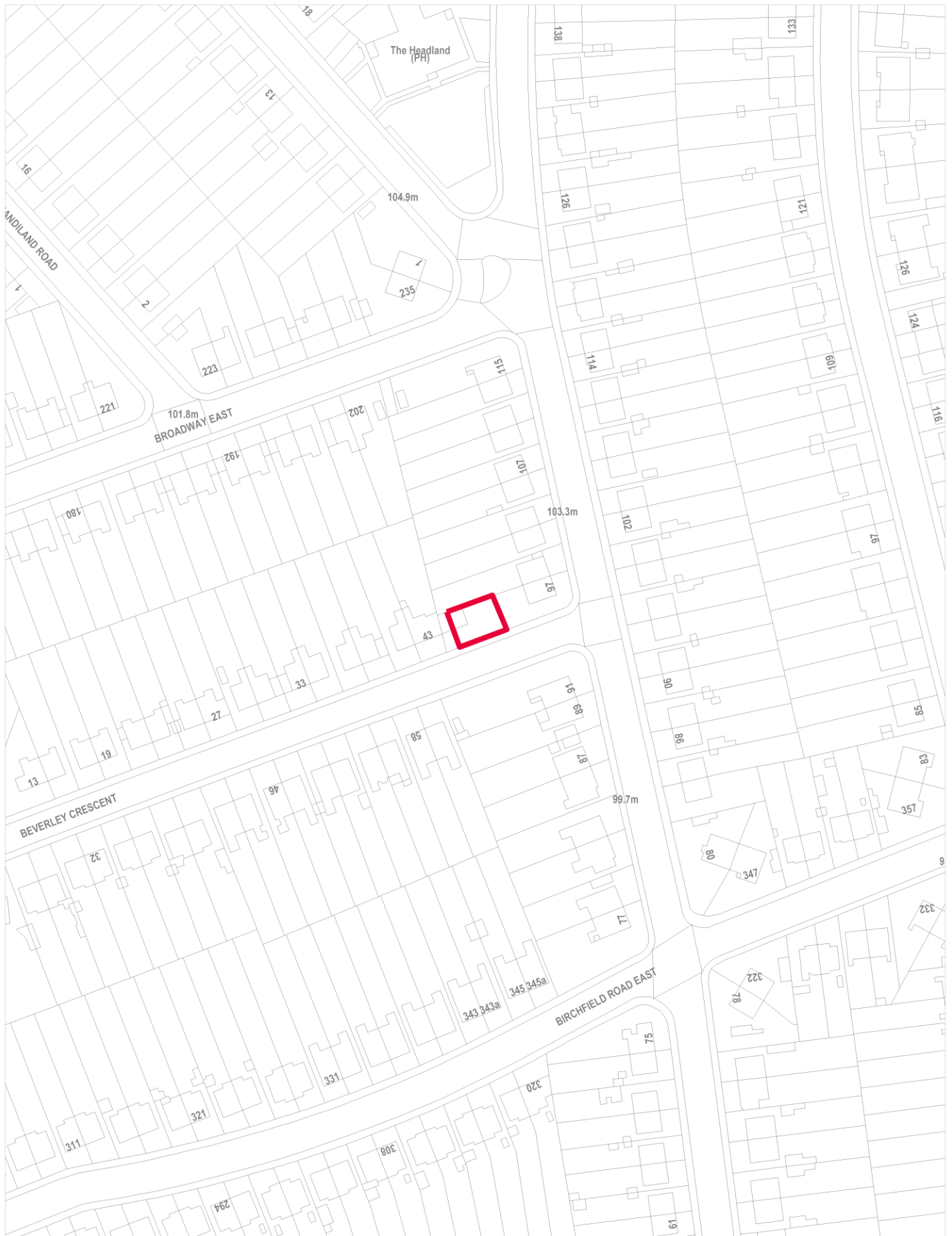
9.1 N/2012/0496.

10. LEGAL IMPLICATIONS

10.1 None.

11. SUMMARY AND LINKS TO CORPORATE PLAN

11.1 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: N/2012/0496
 Date: 20th September 2012
 Scale: 1:1250
 Dept: Planning
 Project: Planning

Title
Land rear of 97 The Headlands

Produced from the 2008 Ordnance Survey mapping with the permission of the
 Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction
 infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655