



PLANNING COMMITTEE: 18 December 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/1115 **Roof enlargement and formation of habitable room in roof space at 19 Sarek Park**

WARD: **West Hunsbury**

APPLICANT: **Mrs W Hunter**
AGENT: **None**

REFERRED BY: **Scheme of delegation**
REASON: **Applicant related to NBC employee**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions and for the following reason:

The proposed development due to its siting, scale and design would not have an undue detrimental impact on the appearance and character of the host building, or street scene and would have an acceptable impact on the amenity of adjoining properties to comply with Policies E20 and H18 of the Northampton Local Plan and advice in the Council's Supplementary Planning Document on Residential Extensions.

2. THE PROPOSAL

2.1 Planning permission is sought to increase the height of the attached garage at side of the property. The front roof plane will remain unaltered while the rear roof slope would become shallower with the eave height increasing by 1.4m to accommodate extra accommodation for the applicant's disabled daughter.

3. SITE DESCRIPTION

3.1 The application site comprises a detached dwelling in a residential area characterised mainly by detached properties. The house has 2 storeys,

is of modern design and with an integral double garage to the side and parking on hardstanding in front. There is a private garden to the rear enclosed on 3 sides by fencing 1.6 to 1.8 metres high.

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 (NPPF)

5.3 Northampton Borough Local Plan

E20 – New Development

H18 - Extensions

5.4 Supplementary Planning Guidance

SPD on Residential Extensions

6. CONSULTATIONS / REPRESENTATIONS

6.1 No comments received.

7. APPRAISAL

Main issues

7.1 The main considerations are the impact on character and appearance of the original building, wider area and effect on living conditions of adjoining neighbours.

Impact on appearance and character of host building and wider area

7.2 The proposal involves the raising of the roof of the existing attached garage to provide additional living accommodation for the applicant's disabled daughter with associated roof lights to front and rear roof slopes.

7.3 The site is not particularly prominent in the street due to its position at the end of a quiet residential cul-de-sac. The proposed front facing roof lights alone are "permitted development" (i.e. would not require planning permission). Whilst the proposed roof form is asymmetrical in design it is considered that given the side gable would not be readily

conspicuous from the street and as such the impact on the appearance and character of the street scene would be limited. The proposed materials would also match the original house and this can be controlled by condition. Therefore the development accords with the Council's adopted SPD on Residential Extensions and part b of Policy H18 of the Northampton Local Plan which encourages new development to be in keeping with the appearance and character of the original building. It would also comply with the NPPF which encourages high quality design (see paragraph 64).

Impact on amenity of neighbours

- 7.4 The adjacent neighbour at number 20 Sarek Park has one side facing first floor window and two side facing ground floor windows facing towards the applicant's property. Although the raising of the roof would increase the built form close to the boundary, due to its limited scale and siting it is considered that it would not have a significant impact on amenity. As the proposed rear facing roof lights would be above eye level they would not allow any direct overlooking to the property at the rear.
- 7.5 This would comply with part c of Policy H18 of the Northampton Local Plan and aims of the SPD on Residential Extensions.

8. CONCLUSION

- 8.1 The proposed extensions would have a satisfactory impact on the visual and residential amenity of the area and are compliant with development plan, SPD and national policy and subject to the conditions below are recommended for approval.

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 extensions 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 comply with Policy H18 of the Northampton Local Plan.

10. BACKGROUND PAPERS

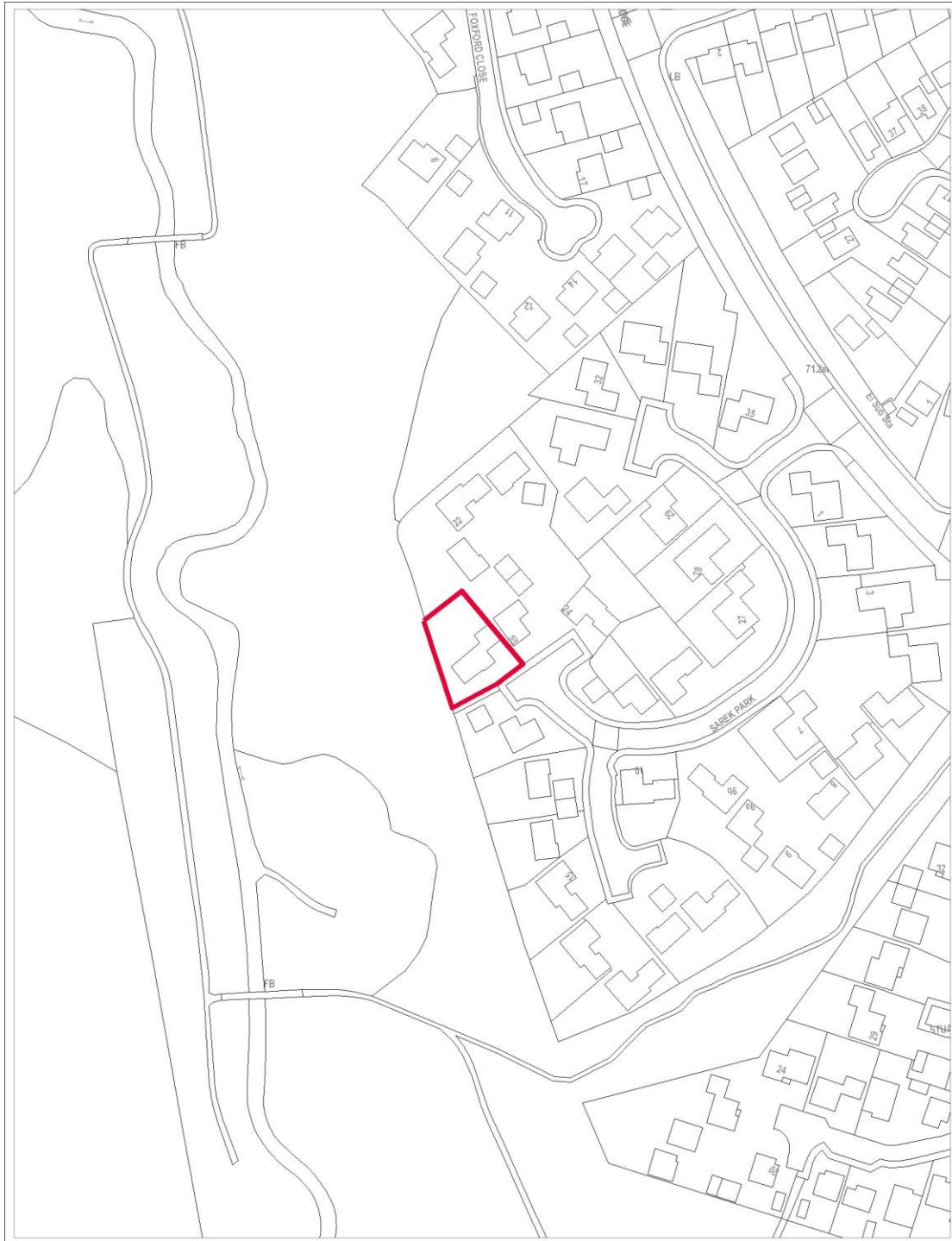
- 10.1 N/2012/1115.

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.



Drawn: Becky Gittins
Date: 7th December 2012
Scale: 1:1250
Type: Planning Support
Project: Location Plan

Title
19 Sarek Park

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