



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 12th February 2013
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0904 Two storey side extension, single storey front and rear extensions and front canopy (As amended by revised plan received on 31st January 2013) at 1 Whittlebury Close, Northampton

WARD: Sunnyside

APPLICANT: Direct Property Services
AGENT: Design Board Architectural Services

REFERRED BY: Cllr. Mary Markham
REASON: Development would have a detrimental impact on road safety, overbearing, residential amenity, character of the area and overdevelopment / is out of scale.

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The siting, design and appearance of the proposed extensions and alterations are acceptable and will not be detrimental to visual or residential amenity or highway safety in accordance with Policies H18 or E20 of the Northampton Local Plan.

2. THE PROPOSAL

2.1 Erection of two storey side extension 6m wide and 7.5m deep with a hip roof. Single storey side extension 5.5 metres wide and 7.5 metres deep with a flat roof. Single storey rear extension 5m wide and 1.5 metres deep with a pitched roof. Front porch-like structure that would like the hall to the lounge. An existing conservatory located on the northern side and double garage on the southern side would be demolished. This scheme has been amended by the removal of the first floor element to the extension on the northern side.

- 2.2 The house currently has an open-plan lounge / dining room, conservatory, kitchen and garage at ground floor and 3 bedrooms and a family bathroom at first floor. The proposed extensions and alterations would enlarge the ground floor accommodation to provide a lounge, hall, study, kitchen and utility room, dining room and Jacuzzi room. At the first floor there would be 4 bedrooms (one with an en suite) and a family bathroom.

3. SITE DESCRIPTION

- 3.1 Existing detached dwelling situated at the junction of Whittlebury Close and Hinton Road. The property has a conservatory to the northern side and a double garage accessed off Whittlebury Close. Whittlebury Close is a narrow road giving access to 10 detached dwellings. The area is residential in character.

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

E20 – New Development
H18 – House Extensions

5.4 Supplementary Guidance

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 **119 Hinton Road** – objection – property may become a HIMO and create amenity, extend beyond the building line and parking problems.
- 6.2 **Michael Ellis MP** – objection after having the development brought my attention by a number of constituents’ objections – property would be too large, extend beyond the building line of Hinton Road and result in parking problems.
- 6.3 **6 Whittlebury Close** - objection – will breach building line, out of keeping with the area, and property could become a HIMO. Initially commented that the main concern is parking (including the loss of the existing

garage) and restricted street parking, following revisions to the proposals advise that one additional bedroom would be unlikely to cause a significant difference and therefore have no objection in this regard.

- 6.4 **4 Whittlebury Close** – objection – size and shape are disproportionate / out of character, will result in parking problems / limited road width, will be out of character, outside the existing building line, could become a HIMO.
- 6.5 **125 Hinton Road** – objection – extensions are over dominant and out of keeping, similar development has been refused in the vicinity, is situated beyond the building line, does not provide adequate parking provision, the roads are narrow, and increase the number of HIMO's in the vicinity.
- 6.6 **123 Hinton Road** – objection – extensions are over dominant and out of keeping, similar development has been refused in the vicinity, is situated beyond the building line, does not provide adequate parking provision, the roads are narrow, and increase the number of HIMO's in the vicinity.
- 6.7 **2 Whittlebury Close** - objection – does not provide additional parking, the roads are narrow, will set precedent for extensions situated beyond the building line, would be over dominant and may become a HIMO.
- 6.8 **9 Whittlebury Close** – no objection – it would be a very nice / attractive in keeping with its surroundings. It would enhance the Close, create a nice family house and has plenty of off road parking.
- 6.9 **132 Hinton Road** – objection – will be overbearing and out of character with the area, beyond the building line, will result in overlooking, exacerbate parking problems, could become a HIMO with the associated noise and disturbance issues.
- 6.10 **3 Whittlebury Close** - objection – will reduce light and privacy, extend beyond the building line, would be over dominant, lack of adequate parking, the roads are narrow, and could become a HIMO.
- 6.11 **Petition of objection** signed by 19 occupants of 2, 3, 4, 5 & 6 Whittlebury Close, 119, 121, 123, 125, 127, 132 & 134 Hinton Road and 197 Boughton Green Road, on the grounds: it would be beyond the building line of Hinton Road, overlooking, out of proportion with surroundings, closes the open design of the area, impact on access / parking issues and grave concern re potential use as a house in multiple occupation.

7. APPRAISAL

Design and appearance

- 7.1 The scheme as originally showed a two storey extension to be erected on the northern side of the existing dwelling close to the boundary with Hinton Road. This was considered by officers to be an over-development of the site and of poor design which would result in an intrusive feature detrimental to the street scene.

- 7.2 Following negotiation a revised scheme was submitted with the first floor element of this extension removed. The scheme as revised is considered to be acceptable as the two storey extension situated on the southern side has been designed to appear sub-ordinate to the existing dwelling with a hip roof to match. Furthermore, as there is a separation distance of 2 metres to the adjacent dwelling at No. 3 Whittlebury Close, there would not be any significant impact on the amenity of that property.
- 7.3 The single storey extension situated on the northern side replaces an existing conservatory and whilst the proposed extension has a larger footprint, it will have a flat roof which will not be highly visible behind the boundary wall. Comments have been received regarding the protrusion of this extension beyond the building line of Hinton Road. This extension is not set forward of the principle front elevation of this property in Whittlebury Close and the side elevations of both the existing dwelling and conservatory are already situated in front of the dwellings in Hinton Road. Therefore, as it will only be 2 metres nearer to the boundary than the existing conservatory and given its single storey scale, it is not considered that it would have a detrimental effect on the street scene or harm the character of the area.

Future use of the property

- 7.4 A significant number of representations have been received relating to the possible future use of the property. It is appreciated that residents have had concerns regarding the use of a number of properties as HIMO's in the locality. Nonetheless this application is submitted as a householder application for an extension to a house and must be considered and determined as such. If it was planned to use the property as a HIMO in the future, then a further planning permission would be required and this would be considered at that stage.
- 7.5 Including the proposed extensions, the property would have 4 bedrooms which would all be of reasonable proportions comparable to those of other four-bedroom houses that can be found elsewhere in the Borough. This is considered to be normal and acceptable for a detached dwelling on a relatively large plot in a residential area.

Parking and highway safety

- 7.6 The local residents also have concerns regarding parking provision and the associated highway safety issues. Whilst it is acknowledged that Whittlebury Close is a relatively narrow road which makes street parking difficult, even with the loss of the garage, there is still enough room for the parking of at least 4 vehicles on the driveway. This is considered sufficient for a dwelling with 4 bedrooms and complies with the relevant parking guidance. There is adequate visibility for vehicles egressing from the site to ensure that highway safety is not compromised.

Conclusion

- 7.7 The proposed extensions and alterations are considered acceptable as the design and appearance of the resulting dwelling will not be detrimental to either residential or visual amenity. There is sufficient on-

site parking for a dwelling of this size and if the property is to become a HIMO in the future, a further permission will be required on which the local residents will be consulted.

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 development hereby permitted shall be carried out in accordance with the following approved plans: A117-3 (January 2013); A117-1 (August 2012).
Reason: For the avoidance of doubt.
- 3) 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 EH18 of the Northampton Local Plan.
- 4) 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 southern side elevation of the proposed development 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.

10. BACKGROUND PAPERS

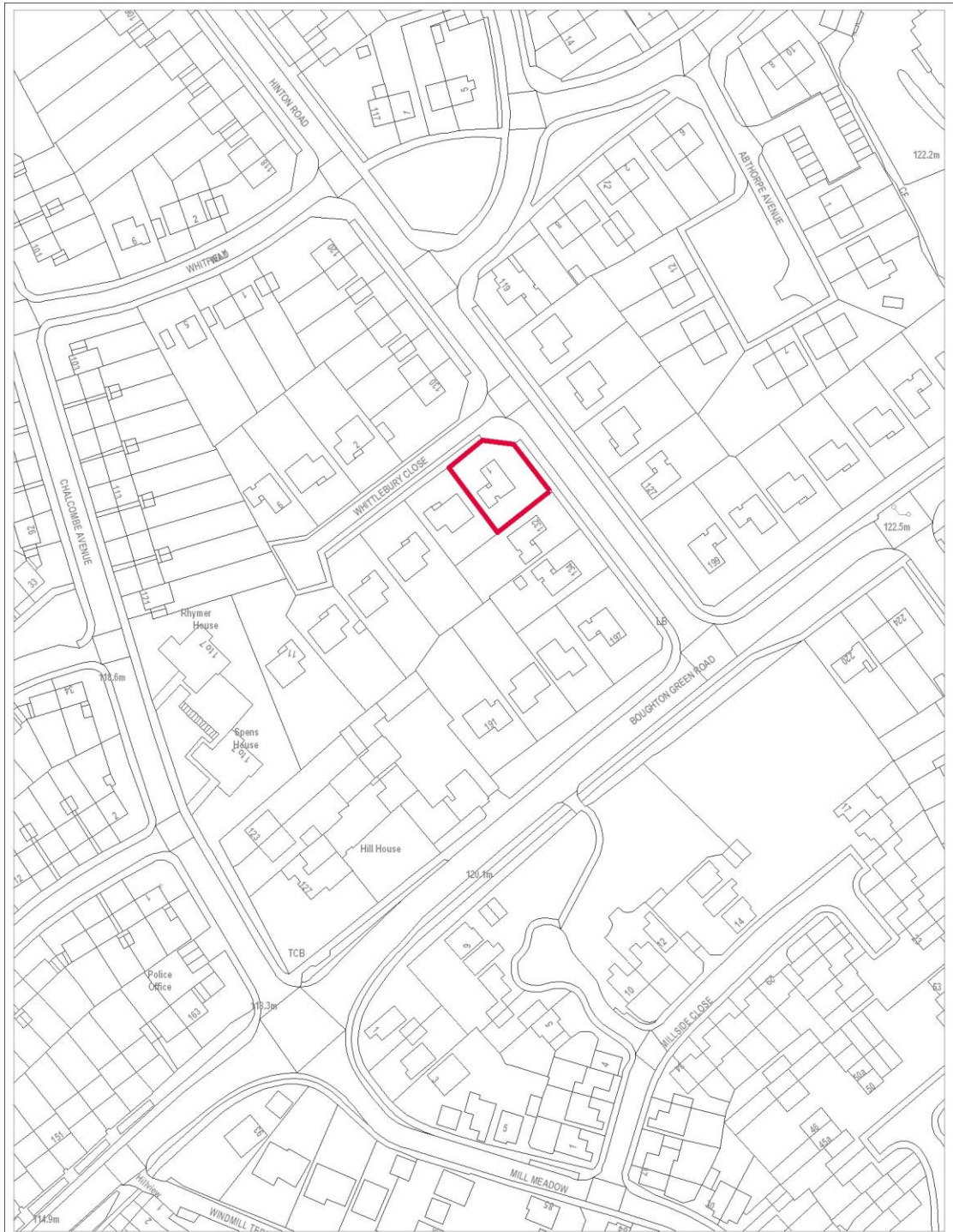
- 10.1 N/2012/0904

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: Becky Gittins
 Date: 29th January 2013
 Scale: NTS
 Dept: Planning Registration Team
 Project: Location Plan

Title
1 Whittlebury Close

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