



NORTHAMPTON
BOROUGH COUNCIL
Planning Committee

PLANNING COMMITTEE: 9 April 2013
DIRECTORATE: Regeneration Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/1281 **Single storey front porch extension, first floor balcony/terrace to rear, and erection of detached double garage at 5 Belfry Lane, Collingtree Park, Northampton**

WARD: East Hunsbury

APPLICANT: Mr I Fernandez
AGENT: Mr Philip Corbett

REFERRED BY: Cllr M Hill
REASON: Out of character with surrounding properties

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. BACKGROUND

- 1.1 This application was deferred at the March Planning Committee meeting to allow officers to discuss with the Applicant the garage element of the application in terms of its inclusion as an element of the application, its proposed size and location within the plot.
- 1.2 This process has resulted in the submission of amended plans which reduce the size of the proposed garage, from a triple garage with study over, to a single storey double garage.
- 1.3 As the period for re-notifying/re-consulting interested parties of the amended plans will expire after this report has been prepared, any further representations will be reported to the Committee via the Addendum report. All of the representations made in respect of the application, as originally submitted and as previously considered by the Committee, are reiterated below.

2. RECOMMENDATION

2.1 APPROVAL subject to conditions and for the following reason:

The impact of the proposed 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.

3. THE PROPOSAL

3.1 Permission is sought for a small front porch extension, a rear balcony, and a detached double garage at the front of the property.

4. SITE DESCRIPTION

4.1 A large detached dwelling located in Collingtree Park, a residential estate characterised by similarly large dwellings with spacious gardens. There is an attached double garage to the property.

4.2 The property includes a substantial front garden with paved driveway and enclosed by lower brick walls with ironing railings and metal gates. The site falls within Flood Zone 2.

5. PLANNING HISTORY

5.1 N/2005/1250 – loft conversion – approved N/2006/0095 – front wall and gates – approved Also see “Background” section above.

6. PLANNING POLICY

6.1 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.

6.2 National Policies

National Planning Policy Framework

6.3 Northampton Local Plan

E20 – New Development
H18 – House Extensions

6.4 Supplementary Planning Guidance

Residential Extensions and Alterations Design Guide SPD

7. CONSULTATIONS / REPRESENTATIONS

- 7.1 **Collingtree Parish Council:** supports local concerns re overdevelopment of the site, the garages will be an unnecessary/unwelcome intrusion to the street scene which will block views along the street and cause impairment to the amenity, light and vista of the house to the west. Also concerns re the development impinging upon underground pipework in an area prone to flooding.
- 7.2 **14 Belfry Lane** – objecting on the following grounds:
- plans not accurate;
 - overdevelopment of the site, property would have 5 garages;
 - less off-road parking resulting in vehicles parking on the road;
 - garages too close to boundary and will restrict light to neighbouring property;
 - drainage lines discharge along boundaries of nos. 5 and 7;
 - new garage will be forward of accepted building line, not in keeping with existing landscaping layout of Belfry Lane;
 - balcony overlooking adjoining property.
- 7.3 **7 Belfry Lane** – objecting on following grounds:
- no.5 plot is too small to carry such a large garage block extension;
 - building work would take months and horrendous to tolerate the noise/mess, inconvenience re. road obstruction;
 - triple garage to be built right next to boundary, which will block out light to house and garden, also obstruct outlook;
 - unwilling for builders to come onto their property;
 - garage will ruin the dynamics of the lane;
 - no. 5 will have 5 garages, and garages not used.
- 7.4 Letter from an unidentified **Belfry Lane** address: considers extension unnecessary as it will make the street too crowded and increase risk of flooding.
- 7.5 Letter from an unidentified **Turnberry Lane** address: street is already very crowded; unnecessary extensions such as these should not be allowed as it will increase risk of flooding.

8. APPRAISAL

Design and appearance

- 8.1 The main issue is considered to be the impact of the garage block on the street scene and visual amenity.
- 8.2 The proposed garage now measures 7.1m x 6.1m, 5.2m high, reduced from 6m x 10m, 5.65m high, and would be positioned approximately 8m back from the footpath (highway). The dwellings are generally set well back from the highway on this estate, with some garages forward of the main building line. It is considered that the proposed garage

block will appear somewhat prominent to the generally open character of this part of the street, however, given the size of the plot and similar development at no.7 Belfry Lane, the visual impact to the wider street scene is not considered to be significant enough to warrant refusal of the application.

- 8.3 The proposed balcony measures 2.5m x 3.2m and is positioned on the SW corner of the dwelling, built over an existing rear conservatory. In design terms, the balcony is considered acceptable as it will have no significant adverse visual impact upon the host dwelling or the surrounding.
- 8.4 The front porch extension measures 1.4m x 3.35m, with a single pitch roof, is considered in keeping with the existing dwelling and acceptable in scale and design.

Impact on neighbours

- 8.5 The proposed garage would now be situated 12m away from the front of the adjacent property at no.7 immediately to the west boundary. It is considered that the increased distance will lessen any impacts of overbearing/enclosure to no.7, given the angle of view and the distance between (the closest ground floor window serving a habitable room would be some 14m away). The issue of restriction of outlook is not considered to cause substantial harm to warrant refusal of the application.
- 8.6 A 1.8m high glazed screen is proposed on the west side of the proposed balcony. This is considered to acceptably mitigate the issue of potential overlooking to no.7.

Other material considerations

- 8.7 Neighbours have raised the following additional issues:
- 8.8 Overdevelopment of the site - it is considered that the size of the site is of sufficient size to accommodate the proposed development, with adequate spacing between the buildings and sufficient space for off-street parking and manoeuvring of vehicles.
- 8.9 Drainage issues - the effect of the proposed development upon underground services would be covered by Building Regulations. The applicant has completed the required Flood Risk Assessment for householders, as required by the Environment Agency, and an Informative Note will be added to any permission directing the applicant's attention to flood-proofing/resilience and resistance techniques in the relevant Government publication.
- 8.10 Accuracy of plans - it is noted that the rear conservatory on the SE corner of no.5 and the timber framed structure in the rear garden are

not shown on the submitted plans. However, it is considered that this does not materially affect the application proposal under consideration, and the plot is sufficiently large to accommodate the proposed development.

- 8.11 The other issues raised by neighbours, including number of garages and whether they are used, inconvenience during construction, and underground pipes, are not material planning considerations.

9. CONCLUSION

- 9.1 It is considered that the proposal is acceptable in design terms, and that it will cause no substantial harm to the street scene or neighbouring amenity. Accordingly, the application is recommended for approval.

10. 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 development hereby permitted shall be carried out in accordance with the following approved plans: 12/077/01a, 12/077/02a (received on 19 Mar.13), 12/077/03a.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

- (3) The external walls and roof of the garage block 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 ensure that the garage block harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

- (4) The balcony screening as detailed on plan ref. 12/077/01a shall be implemented prior to the first use of the balcony hereby permitted and retained thereafter.

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

- (5) The garage shall be used only for purposes incidental to and in connection with the use of the site as a dwellinghouse and no trade or business shall be carried out therefrom.

Reason: To protect the residential amenities of nearby properties in accordance with Policy E20 of the Northampton Local Plan.

Informative Note:

Information on flood-proofing/resilience and resistance techniques is available from publication 'Improving the flood performance of new buildings' CLG (2007), as per the Environment Agency Guidance for Householder extensions in Flood Zones.

11. BACKGROUND PAPERS

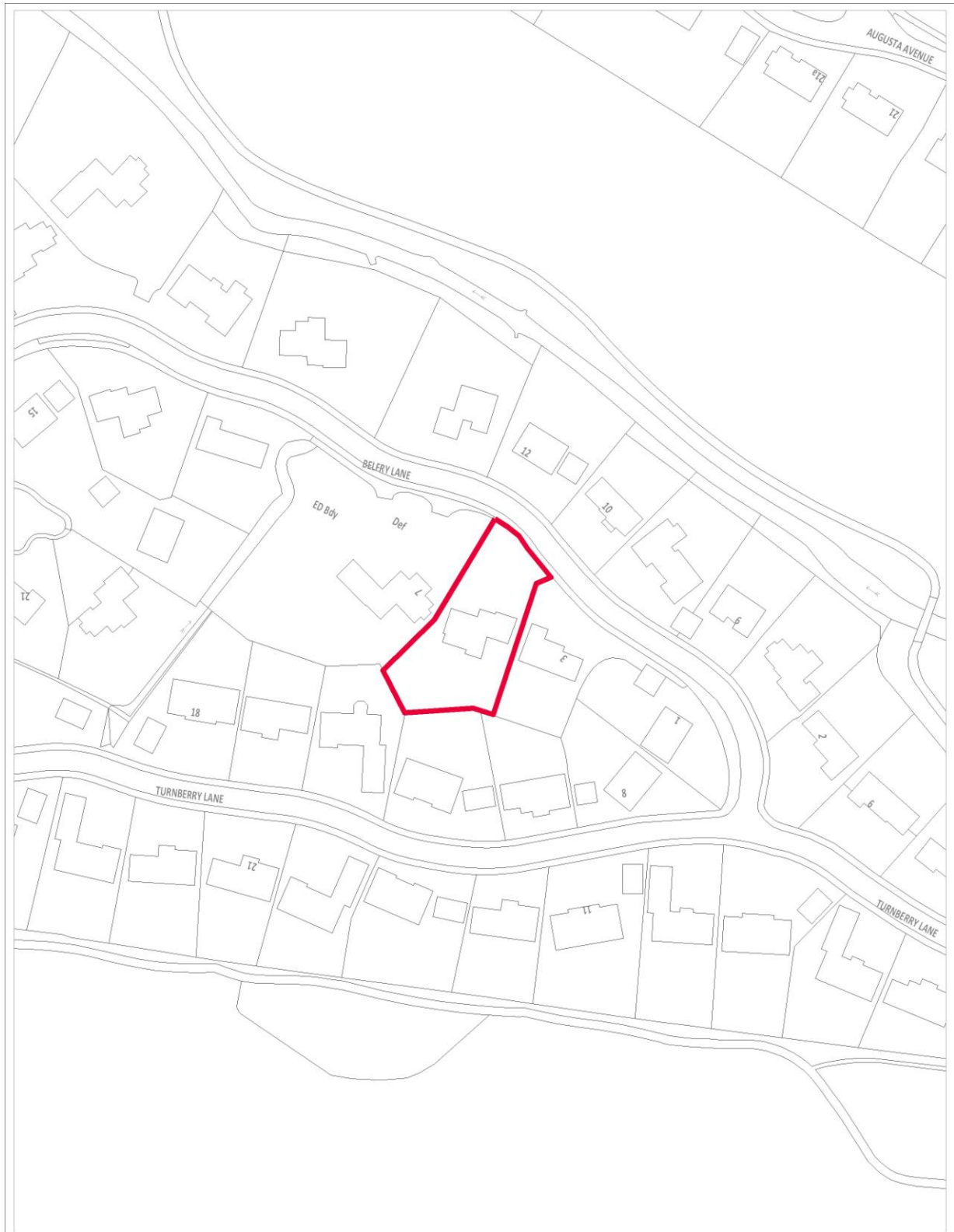
11.1 None.

12. LEGAL IMPLICATIONS

12.1 None.

13. SUMMARY AND LINKS TO CORPORATE PLAN

13.1 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: **Planning**
Date: **25th March 2013**
Scale: **1:1250**
Dept: **Planning**
Project: **Committee**

Title
5 Belfry Lane

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