



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

**PLANNING COMMITTEE:** 30 July 2013  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2013/0587:** Erection of two storey dwelling (revision of planning permission N/2011/120) at 56 Greenfield Road

**WARD:** Eastfield

**APPLICANT:** Mr. B. Lee  
**AGENT:** Mr. P. Toone

**REFERRED BY:** Cllr Gowen  
**REASON:** The proposal has insufficient detail regarding parking arrangements and is out of character with the locality

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The revision to the residential development is acceptable as its siting, design and appearance will not be detrimental to visual and residential amenity or highway safety in accordance with Policies H6 and E20 of the Northampton Local Plan.

**2. THE PROPOSAL**

2.1 Revision of an approved scheme for the erection of a two storey detached dwelling to be constructed of brick and render finish. The site comprises of part of the rear garden of No. 56 Greenfield Road measuring 18.5 metres wide and 10.5 metres deep. There would be no on-site parking provision for either the proposed or existing dwellings. Work has already commenced on the construction of a dwelling on this site based on the premise that it is the development previously approved by Planning Committee in March 2012 under reference N/2011/1120.

- 2.2 The revision to the previously approved scheme includes an increase in the number of bedrooms from two to three, which would require a first floor rear addition of approximately 5.7 square metres compared to the originally approved dwelling and the installation of an oriel window in the western side elevation which would be partially obscure glazed.

### **3. SITE DESCRIPTION**

- 3.1 The site is situated in a residential area and contains predominantly semi-detached dwellings. The proposed dwelling would have a road frontage to Elmhurst Avenue. There is a private vehicular access situated to the west of the site which serves properties in Greenfield Road.

### **4. PLANNING HISTORY**

- 4.1 N/2001/0986 Erection of two semi-detached dwellings – refused  
N/2007/1541 Erection of two semi-detached dwellings – refused.  
N/2011/1120 Erection of detached dwelling approved by the Planning Committee on 6 March 2012.

### **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 Northampton Local Plan 1997.

#### **5.2 National Policies**

National Planning Policy Framework (NPPF)

#### **5.3 Northampton Borough Local Plan**

E20 - New Development

E19 - Implementing Development

H6 - Housing Development within Primarily Residential Areas

### **6. CONSULTATIONS/ REPRESENTATION**

The representations received are summarised as follows:

- 6.1 **50 Greenfield Road** - No objections.
- 6.2 **54 Greenfield Road** – Objection – the proposal would be overbearing to property and there would be loss of light into garden, privacy would be affected. The third bedroom will add an additional apex to the roof restricting even more light into property, overbearing and further privacy lost. Development has started and have to bare the noise from the works.

- 6.3 **44 Elmhurst Avenue** – Objection – the revised plans include a window which is not fully obscured and will result in overlooking their property.
- 6.4 **45 Elmhurst Avenue** - Objection – will result in overlooking, result in parking problems and the development is not in keeping with the locality.
- 6.5 **49 Elmhurst Avenue** – Objection – fail to see how the Council could approve the amendment to make the property a three bedroom dwelling when an almost identical design was previously withdrawn and revised to the current two bedroom property; would add to parking problem in the area.
- 6.6 **51 Elmhurst Avenue** – Objection – would lead to overlooking of nos. 44 and 45 Elmhurst Avenue as the window of the requested 3<sup>rd</sup> bedroom will have clear glass to one side; parking situation will be worsen.
- 6.7 **Councillor Elizabeth Gowen** – would like to call in application on the grounds of insufficient detail on parking arrangements and not keeping in character with immediate surrounding dwellings.

## 7. APPRAISAL

- 7.1 The revisions to the approved scheme are considered acceptable as they would not have a significant impact on visual or residential amenity. The proposed dwelling would be built on the same footprint as the approved one and there would not be an increase in the ground floor area of the building. There is a slight increase in the area of the first floor by approximately 6 square metres to provide an extra bedroom but as this is such a marginal increase in size this would not result in an overdevelopment of the plot.
- 7.2 This addition has been designed with a hipped roof to reduce any impact on the garden of the property to the rear at No. 54 Greenfield Road. Furthermore, the proposed first floor addition is less than 4 metres wide with a separation of over a metre to the boundary with that property which would ensure there is only a marginal impact on the amenity of the occupiers of No. 54.
- 7.3 Any overlooking of the adjoining dwelling at No. 44 Elmhurst Avenue would be significantly reduced by the installation of an oriel window which would be configured such that the bay window facing the rear garden of that property and it would be obscure glazed and fixed thereby mitigating potential overlooking / loss of privacy.
- 7.4 Whilst there is no parking provision for either the proposed or existing dwellings, there are no parking restrictions on Elmhurst Avenue or the nearby streets. Furthermore, although the number of bedrooms of the dwelling would be increased to three, this may not result in the future

occupiers having more demand for parking than if there were only two bedrooms.

## **8. CONCLUSION**

- 8.1 The proposed revisions to the approved scheme are considered to be only modest and will not have an adverse impact on the amenity of nearby residents, the character of the locality or result in parking issues.

## **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. Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure that the development will harmonise with its surroundings in accordance with Policy E20 of the Northampton Local Plan.

3. Full details of the method of the treatment of the external boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority, implemented prior to the occupation of the building hereby permitted and retained thereafter.

Reason: To ensure that the boundaries of the site are properly treated so as to secure a satisfactory standard of development in accordance with Policy E20 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 extensions or outbuildings shall be erected to the residential development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overdevelopment of the site in accordance with Policy E20 of the Northampton Local Plan.

5. 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 window(s) shall be installed in the first floor side and rear elevations 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 E20 of the Northampton Local Plan.

6. The oriel bay window of Bedroom 3 facing the rear garden of the adjoining dwelling at No. 44 Elmhurst Avenue shall be glazed with obscure glass and fixed at all times. The windows to the bathroom/en-suite and landing on the first floor shall also be glazed with obscure glass prior to the development hereby permitted is occupied and retained in that form at all times.

Reason: To safeguard the privacy of the adjoining properties in accordance with Policy E20 of the Northampton Local Plan.

7. The development hereby permitted shall be carried out in accordance with the following approved plan: PT.10511.2.

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

## **10. BACKGROUND PAPERS**

- 10.1 N/2001/0986, N/2007/1541, N/2011/1120 and N/2013/0587.

## **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: Planning  
 Date: 18th July 2013  
 Scale: 1:1250  
 Dept: Planning  
 Project: Committee

Title  
**56 Greenfield Road**

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