



PLANNING COMMITTEE: 3 September 2013
DIRECTORATE: Regeneration Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2013/0615 **Single storey rear extension – resubmission
of planning application N/2012/1233 at 30
Underbank Lane, Northampton**

WARD: Boothville

APPLICANT: Mr Matthew George
AGENT: None

REFERRED BY: Councillor Hallam
REASON: Overbearing impact on surrounding
properties

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The siting, size and design of the extension and its impact on residential amenity are considered acceptable in accordance with Policies H18 and E20 of the Northampton Local Plan and the SPG Residential Extensions Design Guide.

2. THE PROPOSAL

2.1 The proposal is for the erection of a single storey rear extension to the existing dwelling at 30 Underbank Lane, to form an extended kitchen, a utility room, a dining room and a games room. The proposed extension would be constructed in brick with a sloping concrete tile roof to match the existing building.

3. SITE DESCRIPTION

3.1 The application site consists of a two storey detached dwelling situated on the south side of Underbank Lane, backing onto Talavera Way. The property sits on a larger than average plot in this area as it is located at a bend in the road and the rear garden widens to the rear. The property

has an existing two storey side extension. The front garden has been hard paved and provides off-street parking for several cars.

4. PLANNING HISTORY

- 4.1. N/2012/1233 - Single storey rear extension – Approved.
- 4.2. N/2006/0721 - Single storey rear extension to house and garage – Approved.
- 4.3. N/1987/0310 - 2 storey extension and double garage – Approved.

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 for the area is the saved policies of the 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

Residential Extensions and Alterations Design Guide SPD

6. CONSULTATIONS/ REPRESENTATIONS

6.1 **Councillor Mike Hallam** – called in the application on grounds of its overbearing nature on surrounding properties.

6.2 **28 Underbank Lane** – object to the application for the following reasons:

- The applicant intends to use this proposed extension to enlarge her already overstretched child minding business. The dropping off and the collection of children led to increased volume of vehicular traffic in Underbank Lane.
- The proposed extension, by reason of its enormous size and siting, represents an unneighbourly form of development that would have an adverse impact on the amenity of neighbouring properties by reason overbearing effects. The cumulative size of all extensions should be taken into account.
- The original full sized rear first floor windows have already been replaced and the new windows are out of character compared to the rest of the house.
- Historic boundary dispute has never been resolved.

6.3 **32 Underbank Lane** – object to the application for the following reasons:

- The height of the roof has an overbearing effect and creates a claustrophobic environment as well as restricting the light available.
- The actual extension being built is not staying in line with the proposed plans.
- If the applicant intends to expand her already busy business this can only mean even more unwanted traffic and unsafe parking when parents are dropping off and collecting their children.

7. APPRAISAL

7.1. The current application follows approval for a larger scheme that was granted planning permission in January 2013. Work had started to build the extension however the applicant concluded that the proposals could not be built in accordance with the approved plans and the internal layout has changed. A new application has therefore been submitted.

7.2. The current proposal is for a single storey rear extension reduced in depth from 6.1 metres to 4.6 metres. The height of the extension at its highest point has increased by 0.1metre (10cm). The width of the extension has decreased from 11.7 metres to 10.6 metres and is now positioned further away from the boundary with the adjoining property. The configuration of windows/doors has changed with the introduction of patio doors to the proposed dining room and a side window installed in a ground floor cloakroom. It is not considered that any of these changes will be detrimental to the appearance of the property or the amenity of neighbouring properties and would have a reduced impact compared to the previously approved scheme. Therefore the current proposals are considered to be acceptable.

7.3. The comments from the neighbours regarding the applicant's child minding business are noted. The current proposal relates to the extension of the house only (i.e. not the use of the property) and the application should be considered as such. Officers will monitor the situation and advise the applicant on any planning requirement in relation to any potential change of use.

8. CONCLUSION

8.1 The current proposal is of a reduced scale as compared with the previous approval. It is considered that the proposed extension is acceptable and would not cause undue impact on adjoining properties.

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 extension 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 extension harmonises with the existing building in accordance with Policy H18 of the Northampton Local Plan.

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: location plan, existing and proposed plans/elevations and roof details dated 2nd July 2013.

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

10. BACKGROUND PAPERS

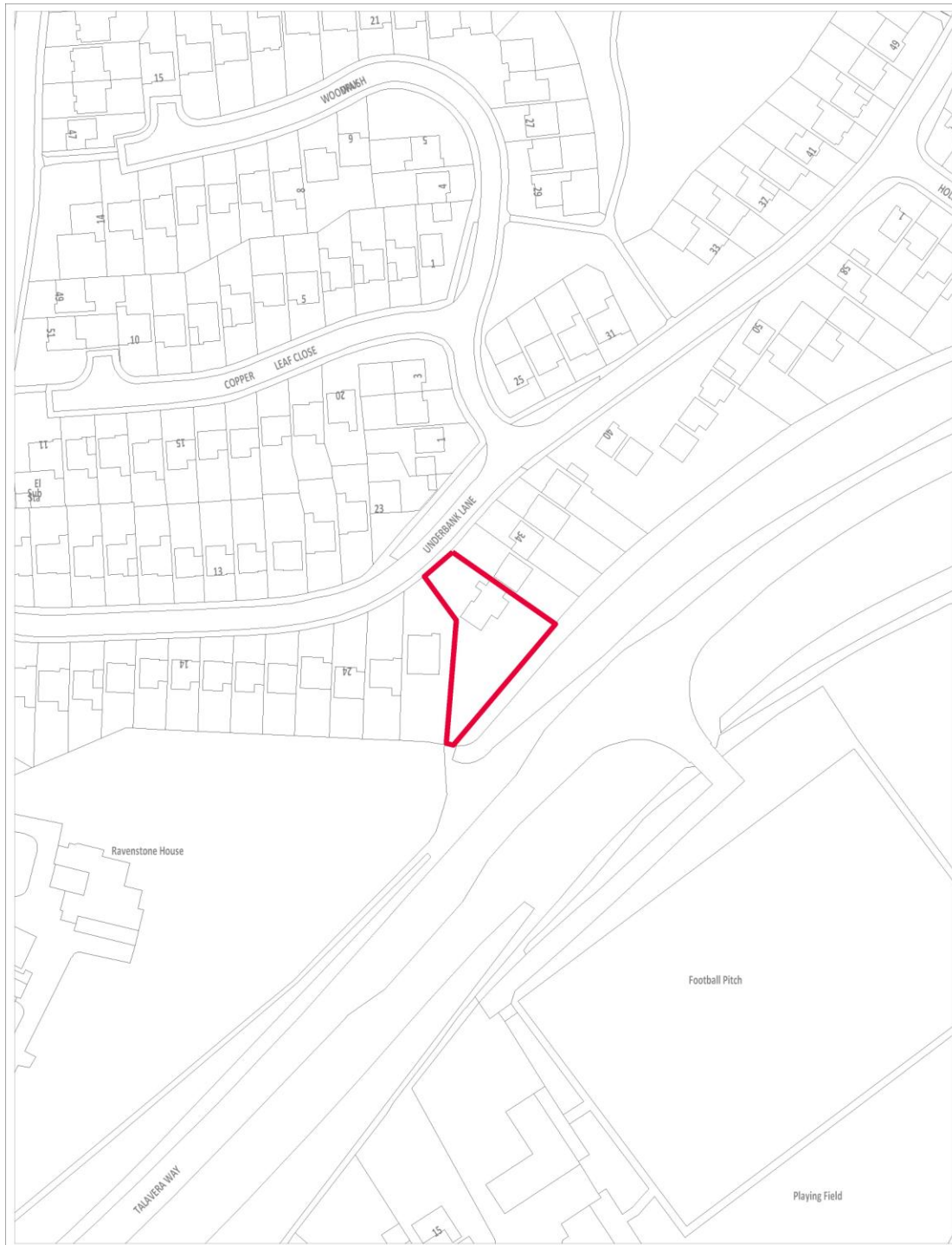
- 10.1 N/2013/0615 and N/2012/1233.

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: 16th August 2013
Scale: 1:1250
Dept: Planning
Project: Committee

Title
30 Underbank Lane

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