



**PLANNING COMMITTEE:** 4<sup>th</sup> March 2014  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2013/1156:** Single storey front and side extension with garage conversion at 31 Samwell Way

**WARD:** Upton

**APPLICANT:** Mr Colin Beswick  
**AGENT:** Mr James O’Riordan

**REFERRED BY:** Councillor B Sargeant  
**REASON:** Concerned about highway safety and impact on the character of the area

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The proposed development would have no undue adverse impact on the street scene or on the amenities of existing neighbouring residents and would not give rise to highway safety concerns. The proposal would thereby comply with Policies E20 and H18 of the Northampton Local Plan.

**2. THE PROPOSAL**

2.1 The proposal is for a single storey front extension including a double garage and gym / jacuzzi room as well as the conversion of the existing garage to living accommodation.

2.2 The proposal also includes a vehicle turning area to the front of the existing dwelling.

### **3. SITE DESCRIPTION**

- 3.1 The site comprises a detached house within a generous plot in a predominantly residential area. The dwelling is two storey in height with a double integral garage. Access to the site is via Samwell Way. There is an existing driveway and garden to the front of the property.

### **4. PLANNING HISTORY**

- 4.1 The estate including this house was approved in outline in 1993 with reserved matters being approved in 1998. There is no other relevant planning history related to this property.

### **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 the saved policies of the Northampton Local Plan.

#### **5.2 National Policies**

National Planning Policy Framework (NPPF)

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

E20 – New development  
H18 – Extensions

#### **5.4 Supplementary Guidance**

Residential Extensions and Alterations Design Guide SPD

### **6. CONSULTATIONS/ REPRESENTATIONS**

- 6.1 Letters of objection received from neighbouring occupiers at nos. **33 and 38 Samwell Way** and **12 Lynmore Close** and can be summarised as follows:

- The extension will overshadow and visually dominate no.33 Samwell Way;
- Trees and hedges will be removed to allow access and turning into the garage extension;
- The current garage is not used for vehicles and cars consistently parked on verge between pavement and road;
- The proposal would reduce driveway width;
- Detrimental effect on highway safety and vision splay as property sits on a bend;
- Existing L-shaped properties on Samwell Way are effectively back to back and do not cause visual dominance problem;

- The proposed new driveway is only 3m wide and other driveways on Samwell Way are in excess of 5m;
  - The proposed garage could be constructed the other way round thus removing the majority if not all objections;
  - The extension could be granted without the garage;
  - The proposed garage is out of proportion and character with other properties and is too close to footpath;
  - The proposed planting could reduce the vision splay.
  - Trees and hedges to the front of the site have been removed, contrary to what is stated in the application.
  - The crossover should be widened to be in line with the amended drive.
- 6.2 Letters in support received from nos. **29 and 36 Samwell Way** and comments are summarised as follows:
- The proposal has no detrimental effect and does not represent overdevelopment;
  - No issue providing materials are closely matched to the existing;
  - No reason why the application should not be given the green light.
- 6.3 A **petition** with 19 signatures from local residents of Samwell Way and Lynmore Close object to the application on the grounds of safety and effect on the street scene.
- 6.4 **Northamptonshire Highways** – no observation to make on the revised plan showing visibility splays.
- 6.5 **Councillor Brian Sargeant** – would call in the application on the grounds that the proposed extension would reduce visibility for motorists and cause a safety risk to pedestrians and motorists, and that if allowed it would set a precedent for further building that could cause issues with the look and character of the area.

## 7. APPRAISAL

- 7.1 The issues to consider are the impact on the street scene and on the amenities of adjoining occupiers and highway safety.

### Design and Layout

- 7.2 The proposal is for a front extension incorporating a single storey extension and a new double garage. This has been the subject of pre-application advice and the proposal has been designed to reflect the similar layout and design of other L-shaped garages in the area. Similar front garages can be found at the neighbouring properties at nos. 29 and 33 Samwell Way and a few other properties in the estate.
- 7.3 It is considered that the design, siting and scale of the front extension and garage as proposed would be in keeping with the host building and the street scene and would not be out of character with the general appearance of the area as it reflects similar development in the area in line with Policy E20 of the Northampton Local Plan.

## **Residential Amenity**

- 7.4 In terms of the impact on adjoining occupiers, it is considered that the relationship with the main living room window of the adjoining property at no. 33 Samwell Way would be very similar to the relationship which no.31 has with the adjacent garage at no.29, but with a lesser impact as the separation distance with this living room window is even greater. It is not considered that the proposed extension and garage would unduly affect light and outlook of the main living room window at no.33 Samwell Way.
- 7.5 Objections have been received from no.33 Samwell Way regarding the impact on the outlook from the side facing office window at that property.
- 7.6 Site visits involving internal inspection of this office have been undertaken and whilst it was considered that there was an impact, it is not sufficiently detrimental to result in a refusal of planning permission, as the rear wall of the proposed garage would be 10m from this window. At this distance it is not considered that substantial harm could be substantiated due to visual dominance as the driveway and garden areas of this property would be seen in the foreground. Whilst the garage and extension would be seen beyond this, it is considered that the objection to this relates primarily to the loss of a view, which can be given little weight.
- 7.7 Reference has been made by an objector to the removal of hedges which were previously on the site. These were removed prior to the application being submitted and were not protected.

## **Highway Safety**

- 7.8 In terms of highway safety and amenity, it has been confirmed by the Local Highway Authority that the requisite visibility splays and turning area for vehicles as shown on the additional plan are acceptable as is the driveway width as indicated. No requirement for the crossover to be widened has been stipulated. It is considered, therefore, that no adverse impact on highway or pedestrian safety would result from this proposal in line with the NPPF.
- 7.9 A condition is proposed requiring the driveway to be laid out and the visibility splays are provided and maintained. This will ensure that the proposed hedging barrier is not allowed to grow to the point where this becomes an obstacle to visibility.

## **8. CONCLUSION**

- 8.1. It is considered that the proposed development would have no adverse impact on the street scene or the amenities of neighbouring occupiers and would be acceptable in terms of highway and pedestrian safety in accordance with Development Plan Policies and the NPPF.

## **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 development hereby permitted shall be carried out in accordance with the following approved plans: 31/SW/13/01, 31/SW/13/02.

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

- (3) Details and/or samples of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority, before development commences. 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.

- (4) Prior to the occupation of the extension hereby approved, the extended driveway and turning area shall be laid out and made available for use in accordance with the details as set out on drawing number 31/SW/13/02 and maintained thereafter. The visibility splays shall be maintained free of any obstruction to visibility exceeding a height of 600mm above the existing ground level.

Reason: In the interests of highway and pedestrian safety, in accordance with the NPPF.

## **10. BACKGROUND PAPERS**

- 10.1 N/2013/1156

## **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 February 2014  
 Scale: 1:1250  
 Dept: Planning  
 Project: Committee

Title  
**31 Samwell Way**

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