



PLANNING COMMITTEE: 8th April 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0227: Two-storey and single-storey side extension including an additional rear dormer and amendments to existing rear dormer and front porch (part retrospective) at 7 Hedgerow Drive

WARD: Spring Park

APPLICANT: Mr Neil Marriott

REFERRED BY: Head of Planning
REASON: Applicant is related to a Councillor

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

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

The proposed development, due to its siting, scale and design would not have an undue detrimental impact on the appearance and character of the host building or street scene and would have an acceptable impact on the amenity of adjoining properties to comply with Policies E20 and H18 of the Northampton Local Plan and advice in the Council's Supplementary Planning Document on Residential Extensions.

2. THE PROPOSAL

2.1 Permission is sought for the erection of a two storey side extension set back 2.8m from the front main wall of the property. The proposal provides an extended kitchen at ground floor level with bedroom and bathroom above. The proposal also includes the erection of an enlarged rear dormer and single storey utility room. The proposed

materials would match the existing house. The front porch which was erected in 2012 also forms part of this application.

3. SITE DESCRIPTION

- 3.1 The site consists of a semi-detached dwellinghouse located in a quiet residential street with similar properties. There is an existing flat roof detached garage to the side of the house and private garden to rear.

4. PLANNING HISTORY

- 4.1 None recent.

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 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 Planning Guidance

Residential Extensions and Alterations Design Guide 2011

6. CONSULTATIONS/ REPRESENTATIONS

- 6.1 None received.

7. APPRAISAL

- 7.1 The main issues to consider are the impact on character and appearance of host building, street scene and whether the proposal would have an acceptable impact on adjoining neighbours.

Impact on character and appearance of host building and street scene

- 7.2 The applicant's property is situated at the end of a quiet cul-de-sac with no through traffic. The proposed two storey side extension would be

set back 2.8m from the front main wall of the house. Given that the proposed extension would not be readily visible from much of the street, it is considered that the effect on street scene would be limited.

- 7.3 Whilst it is acknowledged that the proposed design and roof form of the first floor side extension is somewhat unconventional in relation to the existing house roof profile, Officers consider that the scale and proportion and the general appearance of the proposal are acceptable and would not be out of keeping with the existing dwelling.
- 7.4 The proposed rear dormer would be large in size, however, given that it would not be visible from Hedgerow Drive the effect on street scene would be minimal. The cheeks of the proposed dormer would also match the roof materials on the existing building and this would be secured by condition on any grant of planning permission to ensure a satisfactory external appearance of the development.
- 7.5 The design of the existing front porch, roof form and materials are considered to be in keeping with the existing building and street scene. This would comply with Policies E20 and H18 of the Northampton Local Plan and advice contained in the SPD on Residential Extensions.

Impact on amenity of adjoining neighbours

- 7.6 Given the existing rear to rear separation distance in excess of the Council's minimum 21 metres standard as contained in the Residential Extensions Guide, it is considered that the proposed rear dormer would not result in significant overlooking to the properties on Rookery Lane. In terms of the impact on the adjoining neighbour to the immediate south at no. 6 Hedgerow Drive, it is considered that due to the orientation, separation and relationship involved the effect on that property in terms of overlooking, overshadowing and loss of outlook would be minimal. The proposed extensions would have a very limited effect on the adjacent semi at no. 8 Hedgerow Drive given that the development would be on the other side of the applicant's house away from their main windows. The development would comply with Policies E20 and H18 of the Northampton Local Plan and aims of the SPD on Residential Extensions.

8. CONCLUSION

- 8.1 For the reasons cited above the proposed development is considered acceptable and would not have any undue impact on nearby neighbours or character of the area.

9. CONDITIONS

1. The development hereby permitted (excluding the retrospective porch) 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 and cheeks of the rear dormer 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 interest of visual amenity to comply with Policy E20 of the Northampton Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and Proposed Elevations and Floor Plans received on 3 March 2014.

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

10. BACKGROUND PAPERS

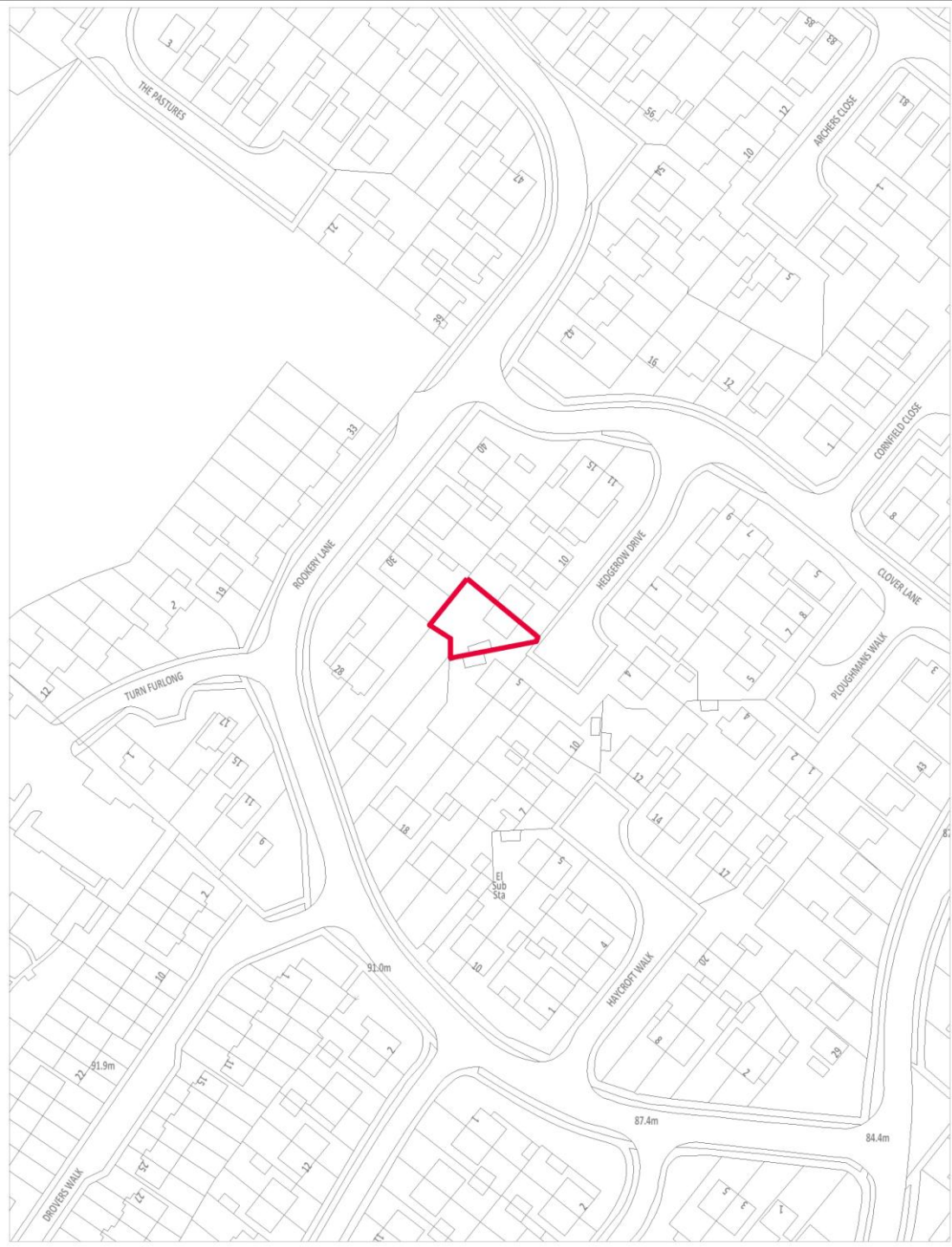
- 10.1 N/2014/0227

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: **13th March 2014**
 Scale: **1:1250**
 Dept: **Planning**
 Project: **Committee**

Title
7 Hedgerow Drive

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