



PLANNING COMMITTEE: 2nd September 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0677: Single storey side/rear extension at Unit 2,
Prentice Court

WARD: Talavera

APPLICANT: Mr Sidhu
AGENT: Mr Ali Ay

REFERRED BY: Head of Planning
REASON: Council own land

DEPARTURE: No

APPLICATION FOR DETERMINATION BY:

1. RECOMMENDATION

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

The proposed development would due to its siting, scale and design not have an undue detrimental impact on the appearance and character of the host building, street scene, amenity of neighbours and highway safety to accord with Policy E20 of the Northampton Local Plan and aims of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for a single storey flat roof rear extension to create storage area within the existing loading area of the premises. The extension measures some 15.7m by 6.2m and 3.6m high. It would be constructed in brick to match the existing building.

3. SITE DESCRIPTION

3.1 Single storey brick built building consisting of supermarket, takeaway with associated rear service yard enclosed by palisade security fencing

about 2 metres high. The site is located in a residential area and adjacent to a car park that could accommodate around up to fifteen to twenty cars off road.

4. PLANNING HISTORY

- 4.1 Planning permission was granted in 2014 for a single storey front extension and repositioning of cash machine to the supermarket.

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 Northampton Local Plan 1997.

5.2 National Policies

A number of areas of the National Planning Policy Framework (NPPF) are pertinent to this application. Paragraph 14 states that on matters where there are no up to date development plan policies, the presumption in favour of sustainable development takes precedence. Paragraph 17 requires that new developments be of good standard of design and satisfactory amenity for all existing neighbours. Paragraph 32 of the NPPF states that development that generates significant amount of movement should be safe and there should be suitable access.

5.3 Northampton Local Plan

Policy E20 – Design of New Development - promotes good design in any new development and acceptable impact on amenity of neighbours in terms of light, privacy and outlook.

5.4 Other Material Considerations

Submitted West Northants Joint Core Strategy (a subsequently modified)

An increasing amount of weight can be given to the JCS which provides an up to date policy basis as it fully considers the current Government requirements for plan making and is in full conformity with the NPPF. The plan has been subject of an examination in public and the findings of the Inspector are awaited.

5.5 Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

6. CONSULTATIONS/ REPRESENTATIONS

Residents Association - no comments received.

Environmental Health - no objection.

County Highways - no objection.

7. APPRAISAL

- 7.1 The principal issues to consider are the impact on character and appearance of host building, wider area, amenity of adjoining occupiers and highway safety.

Impact on appearance and character of host building and wider area

- 7.2 The proposed extension is single storey with a flat roof. It would be visible from the rear of the shop from the properties opposite and as a result have some impact on the appearance of the area. However given the fact that the extension would be constructed in materials that match the existing building and its relatively small scale, and the fact that goods and materials can be stored within the proposed extension rather than within the existing service yard, it is considered that this would provide a satisfactory external appearance in the locality.

Impact on amenity of neighbours

- 7.3 Although the proposed extension would be visible from the properties opposite on Prentice Court, given that there is a separation of 17 metres, it is considered that the effect on their amenity in terms of overbearing, overlooking and visual intrusion would be acceptable. This would comply with Policy E20 of the Northampton Local Plan and the NPPF. The Council's Environmental Health Officers raise no objections and given deliveries would only take place between the hours of 8am and 5pm in the existing service yard, noise and disturbance is not considered a serious concern.

Parking and Highways

- 7.4 The proposed extension is to provide storage for the existing use. Although it would result in a reduction of the existing loading area to the rear, it is not considered to have a significant adverse impact on highway network or parking given that there would still be adequate space within the yard area. The applicant has confirmed that deliveries will normally be carried out by smaller vehicles and there would be no HGVs visiting the site. The Local Highway Authority raise no objections to the proposal.

8. CONCLUSION

- 8.1 The proposal is considered to be acceptable and it would not have an undue detrimental impact on the appearance, amenity or character of the area or on highway safety and complies with development plan policy and aims of the National Planning Policy Framework.

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 of the extension shall be constructed with materials of the same type, texture and colour as the walls of the existing building

Reason: In the interests of visual amenity to comply with Policy E20 of the Northampton Local Plan.

- (3) The development hereby approved shall be implemented fully in accordance with approved plans 91.14/01, 02, 03, 04, 05, 06.

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

10. BACKGROUND PAPERS

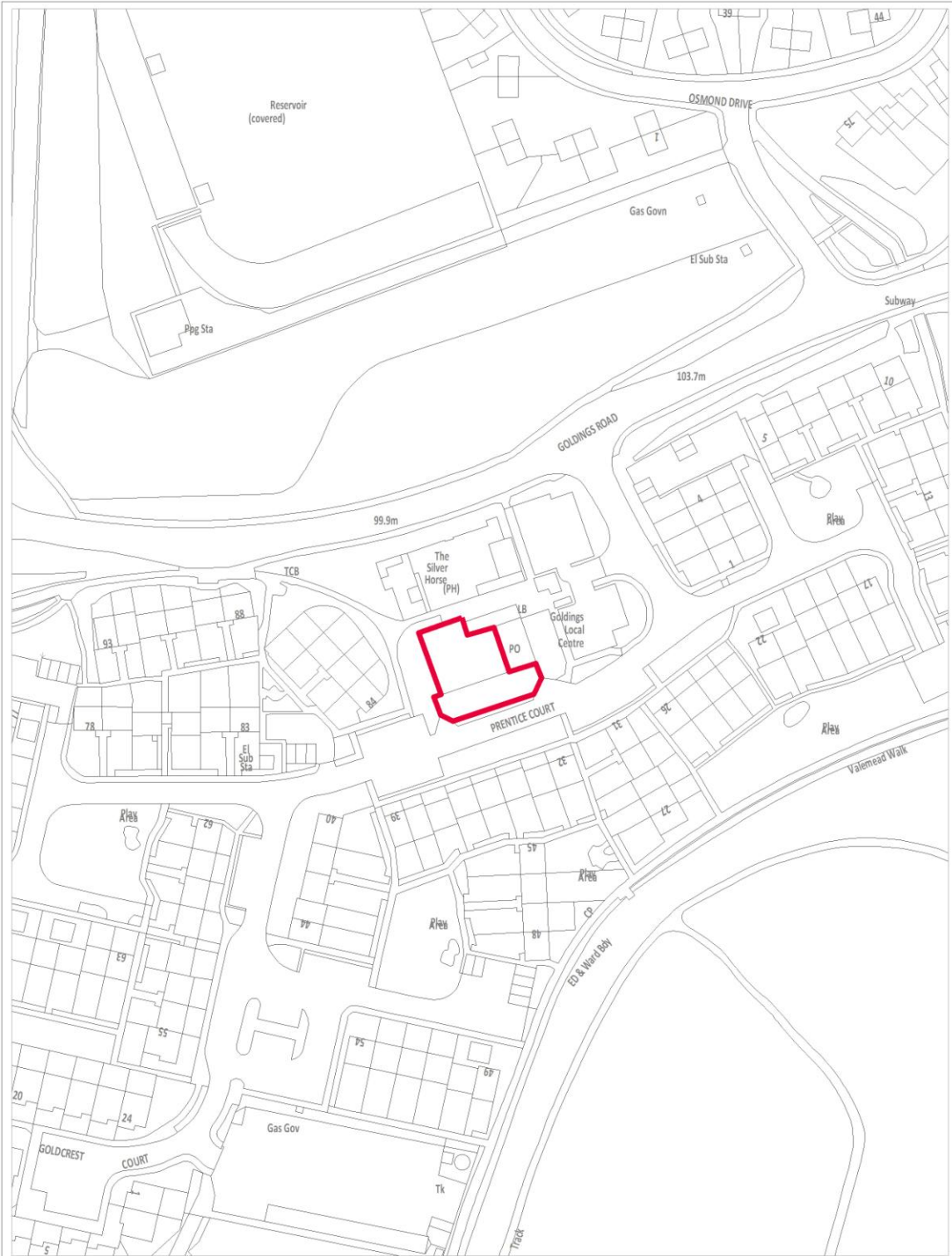
- 10.1 N/2014/0677.

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: Location Plan
 Date: 13th August 2014
 Scale: 1:1250
 Dept: Planning
 Project: Committee

Title

Unit 2 Goldings Supermarket, Prentice Court

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