



PLANNING COMMITTEE: 2nd September 2015
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

N/2015/0816: Erection of front porch at 14 Woodland Avenue

WARD: Phippsville

APPLICANT: Mr. E. McTaggart
AGENT: Mr. I. Flaxman

REFERRED BY: Steven Boyes
REASON: Previous application was determined by Planning Committee

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development will have no significant undue impact upon the character of the original building, street scene and residential amenity, and is therefore considered acceptable and in accordance with Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the aims and objectives of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for a front porch.

3. SITE DESCRIPTION

3.1 A 1920's detached dwelling with spacious gardens located in a residential street mostly of similar era dwellings. The street runs north-south, rising slightly to the north, and the application site is on the east side of the road. The dwelling is of a pebble-dash finish with a front gable, turret, and an integral garage.

4. PLANNING HISTORY

4.1 N/2013/1054 – single storey front and two storey rear extensions – withdrawn.

N/2014/0311 – single storey rear and two storey front extensions with new first floor side window – approved in May 2014.

N/2014/1264 – single storey rear extension, two storey front extension, new first floor window in side elevation, alterations to first floor rear windows and front porch (part retrospective) – refused in December 2014.

N/2015/0555 – single storey extension to rear, two storey front extension, new first floor window in side elevation, alterations to first floor rear windows and front porch (part retrospective) – refused in June 2015.

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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014), and the saved policies of the Northampton Local Plan (1997).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document. However, the following paragraph is of particular relevance to the application:

Paragraph 17 states that high quality design and a good standard of amenity should always be sought for all existing and future occupants of land and buildings.

5.3 West Northamptonshire Joint Core Strategy (2014)

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. The Policy of particular relevance is:

Policy S10 – Sustainable Development Principles – development will achieve the highest standards of sustainable design and protect, conserve and enhance the natural and built environment.

5.4 Northampton Local Plan 1997 (Saved Policies)

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policies are material to this application:

Policy E20 of the Local Plan allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale and appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

Policy H18 of the Local Plan allows for extensions to dwellings provided the design is acceptable and in keeping with the appearance and character of the host dwelling; and the effect upon adjoining properties.

5.6 **Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

6. **CONSULTATIONS/ REPRESENTATIONS**

6.1 Surrounding neighbours and Ward Councillor were notified of the application. At the time of writing this report, no representations have been received.

7. **APPRAISAL**

Background

7.1 Planning application N/2013/1054 for a single storey front and two storey rear extensions to the property was submitted in October 2013. The application was subsequently withdrawn by the applicant as Officers considered that the proposal was unacceptable due to the potential impact on neighbouring properties.

7.2 A second planning application N/2014/0311 for the two storey front and single storey rear extension was submitted in March 2014. The nearby residents were consulted and a significant number of objection letters received. Following consideration of the submitted proposal against Development Plan Policy, notwithstanding the objections received, the proposal was considered acceptable and the application was determined and approved under delegated powers by Officers, in accordance with the Council's Constitution.

7.3 Following the planning approval, the applicant commenced construction work. Unfortunately the development carried out was not fully in accordance with the approved plans, and the applicant submitted application N/2014/1264 to regularise the situation. This application was refused by the Planning Committee in December 2014, against Officer's recommendation. The reason of refusal states:

"The development would have a detrimental impact on the amenity of neighbouring residents due to overshadowing and loss of light. This would be contrary to Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the aims and objectives of the National Planning Policy Framework".

7.4 The applicant subsequently appealed against the refusal. However, the appeal was not accepted by the Planning Inspectorate as it was received outside the statutory 12 week time frame.

7.5 A further application (N/2015/0555) was then submitted which, although substantially the same as the previously refused scheme, included changes to

the design of the front porch. This application was also refused by the Committee for the same reasons.

- 7.6 The current application seeks permission for a front porch only, which would be adjoined to the front extension that was previously approved under N/2014/0311.

Design and Layout

- 7.7 The proposed front porch has a single-pitch roof and will project 1m beyond the garage frontage, but not beyond the existing bay-window frontage. In design terms this is considered acceptable, as it will not significantly detract from the character and appearance of the host dwelling or the street scene. A central front door with windows either side is proposed.

Residential Amenity

- 7.8 Due to the small scale and siting, it is considered that the proposed front porch will not unduly affect the residential amenity of neighbouring properties by way of overshadowing, overbearing or overlooking.

8. CONCLUSION

- 8.1 It is considered that the proposed development would be in keeping with the character of the building and the street scene, and will not affect residential amenity.
- 8.2 Accordingly, this application is considered to be in line with Development Plan policies and recommended for approval.

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: 13/E178/12e, 13/E178/1A.

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

10. BACKGROUND PAPERS

- 10.1 Application files N/2014/0311, N/2014/1264, N/2015/0555.

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: Site Location Plan
 Date: 18th August 2015
 Scale: 1:1250
 Dept: Planning
 Project: Planning Committee

Title
14 Woodland Avenue

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