



**NORTHAMPTON**  
**BOROUGH COUNCIL**  
Planning Committee

<b>PLANNING COMMITTEE:</b>	17 <sup>th</sup> December 2015
<b>DIRECTORATE:</b>	Regeneration, Enterprise and Planning
<b>DIRECTOR:</b>	Steven Boyes
<b>APPLICATION REF:</b>	N/2015/1110
<b>LOCATION:</b>	Eleonore House, 3 Buttermere Close
<b>DESCRIPTION:</b>	Demolish existing conservatory, erect single-storey rear extension and single-storey front extension
<b>WARD:</b>	Eastfield Ward
<b>APPLICANT:</b>	Northampton Partnership Homes
<b>AGENT:</b>	Drawing Office Associates Ltd
<b>REFERRED BY:</b>	Director of Regeneration, Enterprise and Planning
<b>REASON:</b>	NBC owned land
<b>DEPARTURE:</b>	No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The proposal will have no adverse impact upon visual or residential amenity and is in accordance with Policy E20 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy and the National Planning Policy Framework.

**2. THE PROPOSAL**

2.1 Permission is sought for single storey front and rear extensions, with the demolition of the rear conservatory, together with some alterations to windows and doors.

**3. SITE DESCRIPTION**

3.1 A sheltered housing complex in a residential area with open space to the north and west. The building is two storey of red brick construction, with car park to the front.

**4. PLANNING HISTORY**

4.1 N/2009/0976 – extension to accommodate lift – approved.

**5. PLANNING POLICY**

## 5.1 Statutory Duty

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 Northampton Local Plan (1997) saved policies.

## 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 sections are of particular relevance to this application:

Para.17 – always seek to secure high quality design and a good standard of amenity 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. Policies of particular relevance are:

**Policy S10 – Sustainable Development Principles** – development will achieve the highest standards of sustainable design, incorporating safety and security considerations and a strong sense of place.

## 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:

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

## 6. CONSULTATIONS/ REPRESENTATIONS

6.1 None received.

## 7. APPRAISAL

7.1 The proposed new lobby at the front is of pitched roof design (existing is flat roofed). Other alterations include reconfiguration of the property to incorporate a scooter store and bin store to the front, with required alterations to windows and doors.

7.2 At the rear the conservatory would be formed into a lounge, and a small lobby added with single pitch roof, together with required alterations to windows and doors.

- 7.3 The proposal would improve facility for this sheltered housing complex and in design terms the proposal is considered acceptable and will not have undue impact on visual and residential amenity.

## **8. CONCLUSION**

- 8.1 The proposal is considered acceptable as it will not have undue impact upon surrounding visual or residential amenity.

## **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: location plan, block plan, 1, 3A, 7, 8, 10, 11.

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

3. The external walls and roof of the extensions 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 extensions harmonise with the existing building in accordance with Policy E20 of the Northampton Local Plan.

## **10. BACKGROUND PAPERS**

- 10.1 N/2015/1110

## **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.

Playing Field



Title: **Eleanore House, 3 Buttermere Close**

Date: 07-12-2015

Scale: 1:957

Drawn by: Planning

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