

PLANNING COMMITTEE:	14 th June 2016
DIRECTORATE:	Regeneration, Enterprise and Planning
DIRECTOR:	Steven Boyes
APPLICATION REF:	N/2016/0173
LOCATION:	Bay Tree Cottage , The Cross, Great Houghton
DESCRIPTION:	Single storey rear extension (part retrospective) and replacement of front porch
WARD:	Rushmills Ward
APPLICANT:	Ms Lansdell
AGENT:	Ms Lansdell
REFERRED BY:	Called in by Councillor Penny Flavell
REASON:	Concern about impact on the conservation area
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, subject to planning conditions, would not have an undue detrimental impact on the appearance and character of the host building, conservation area and neighbour amenity to comply with Policies E20, E26 and H18 of the Northampton Local Plan, S10 and BN5 of the West Northamptonshire Joint Core Strategy, SPD on Residential Extensions and aims of the National Planning Policy Framework.

2. THE PROPOSAL

2.1 Permission is sought for the erection of a flat roof single storey rear extension and front porch with hipped roof. The extension is retrospective and is built in breeze blocks. The proposed porch would measure 3.1m high, 2.1m wide and project 1.4m off the front wall. The applicant has omitted the proposed rendering of the whole property from the application following advice from the Council's Conservation Officer.

3. SITE DESCRIPTION

3.1 The application site consists of a detached 2 storey dwelling located in the Great Houghton Conservation Area. The property is located close to the junction of the Cross and Cherry Tree Lane. It is not a listed building.

4. PLANNING HISTORY

4.1 None recent.

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), Northampton Local Plan (1997) saved policies.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities when considering development to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

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:

Paragraph 17 relates to design and protecting amenity of other properties.

Paragraphs 56 and 57 promote good design in new development.

Paragraphs 128 and 129 require Local Planning Authorities to consider the impact of development on heritage assets in determination of planning applications.

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:

S10 Sustainable Development Principles - encourages high quality design of new development and to create a strong sense of place.

BN5 Heritage Assets - relates to heritage assets including conservation areas.

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 Design of new development - promotes good design in new development with respect to materials, layout and scale and impact on privacy, light.

E26 Conservation Areas - new development should preserve or enhance appearance and character of conservation areas.

H18 Residential Extensions - relates to domestic extensions. Consideration to be given to design and effect on neighbour amenity.

5.5 **Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD.

6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

- 6.1 **NBC Conservation** – the reduced design of the porch will result in the structure having an acceptable impact on the character and appearance of the conservation area.
- 6.2 **Great Houghton Parish Council** - object to the application; adverse effect on conservation area and nearby listed building. The design is not in keeping with the conservation area. The porch may encroach onto common land.
- 6.3 **Councillor Penny Flavell** – called in application; concern about impact on conservation area from the proposed porch and concern that windows would change.
- 6.4 **1A Willow Lane and The Manor House** object to the application for the following reasons:
- The plans do not describe all the alterations made. The windows and porch are out of keeping with the age of the property and impact adversely on conservation area
 - Concern that extension is built in breeze block
 - Out of keeping with nearby listed building
 - Concern on render proposed and how it will be applied
 - The porch glazing does not sit well with the historic area
 - Over-development
 - Porch would encroach outside applicant's ownership

7. **APPRAISAL**

Main issues

- 7.1 The main issues to consider are the impact on the appearance and character of the conservation area and nearby listed building, street scene and neighbour amenity.

Impact on appearance and character of Conservation Area and nearby listed building

- 7.2 Given that the single storey extension is located at the rear of the property and not visually prominent when viewed from the front, it is considered that the effect on the conservation area and street scene is limited. This is a view supported by the Council's Conservation Officers. There would not be any undue impact on the setting of nearby listed buildings, the closest of which is some 20 metres away. The rear extension has partially completed and finished in breeze blocks. This would not be acceptable and the applicant has agreed that the extension could have a different external finish. A planning condition is therefore recommended requiring details of external finish to be agreed and then completed in six months. In terms of the front porch, it is considered that the design is in keeping with the host building in scale, appearance and form and would not adversely impact on the conservation area or the setting of nearby listed buildings.

Impact on amenity of neighbours

- 7.3 Given that the extension is single storey and has a reasonable separation from the side of the adjoining neighbour at no. 2 Cherry Tree Lane, the effect on their amenity would be reasonably limited in terms of overbearing, overshadowing and overlooking. As the only windows are rear facing, given the separation to adjoining properties, there would be no undue overlooking. The proposed porch is modest in scale and due to separation to the adjoining property, would have minimal impact on neighbouring living conditions.

Other issues

- 7.4 In terms of changes to windows, given that these can be undertaken without the need of planning permission, no objection can be raised in this regard. In addition, the land in front of the site is adjoining highway land, however, the porch would not encroach over third party land.

8. CONCLUSION

- 8.1 The proposed development is considered acceptable. The design, scale and siting would be in keeping with the host building and the conservation area. It would also not have an undue detrimental impact on amenity of adjoining properties. For this reason the proposal is considered acceptable and recommended for approval subject to the conditions below.

9. CONDITIONS

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Floor Plan and elevation. Revised elevation of porch received 25 April 2016.

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

(2) Within three months of the date of the planning permission, full details of the external treatment of the rear extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full within six months of the date of the planning permission.

Reason: To secure a satisfactory standard of development and in the interests of the character of the conservation area in accordance with Policies E20 and E26 of the Northampton Local Plan.

(3) Prior to the construction of the approved porch, details of all proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. 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 E26 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 N/2016/0173

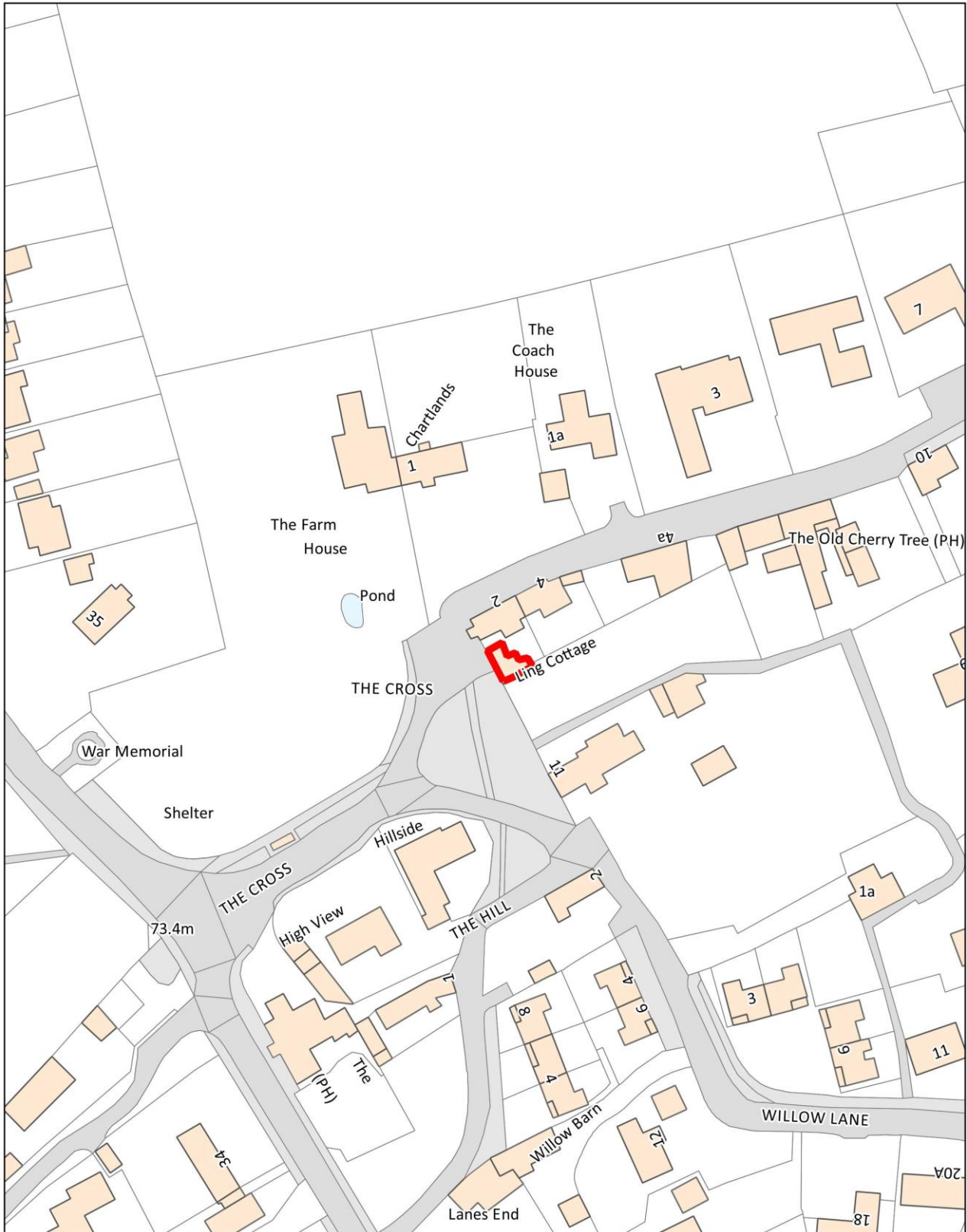
11. LEGAL IMPLICATIONS

- 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.



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