

PLANNING COMMITTEE: 14th June 2016
DIRECTORATE: Regeneration, Enterprise and Planning
DIRECTOR: Steven Boyes

APPLICATION REF: N/2016/0350

LOCATION: 63 Wrenbury Road

DESCRIPTION: 1.5 storey side extension incorporating existing garage
WARD: New Duston Ward

APPLICANT: Mr & Mrs Smith
AGENT: Archi-tec Architectural Design

REFERRED BY: Councillor John Caswell
REASON: Loss of light and neighbour amenities

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 would due to its siting, scale and design not have an undue detrimental impact on the appearance and character of the host building, wider area or amenity of adjoining occupiers to comply with Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, SPD on Residential Extensions and aims of the National Planning Policy Framework (NPPF).

2. THE PROPOSAL

2.1 Permission is sought for the erection of a side extension above and to the rear of the existing garage to provide an annexe for a family member. The proposed extension would provide ground floor accommodation with bedroom and shower room above. The materials proposed would be part stone and part brick of similar colour to the existing building.

3. SITE DESCRIPTION

3.1 The application site consists of a 2 storey detached dwelling house along residential street characterised mainly by detached houses. The property has an existing double garage to the side and parking on hardstanding in front. There is a rear garden and the site is separated from no. 61 Wrenbury Road by a fence about 2 metres high. The site is not in a conservation area.

4. PLANNING HISTORY

4.1 No recent applications.

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, and Duston Neighbourhood Plan.

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.

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. Policy of particular relevance is:

S10 Sustainable Development Principles - promotes high quality design in determination of planning applications.

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 - encourages good design and consideration given the amenity of adjoining occupiers in terms of light, outlook and privacy.

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

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

5.6 Other Material Considerations

Duston Neighbourhood Plan

At Full Council on 14th December 2015 Northampton Borough Council made the Duston Neighbourhood Plan. It now forms part of the Development Plan for Northampton. Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Policy H5 Residential Extensions/Conversions is relevant to the determination of this proposal.

6. CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

- 6.1 **Duston Parish Council** - The proposal is a vast over-development of the site and would increase the size by up to 50 per cent, the designs are not sympathetic with the aesthetics of the existing houses. The proposed development would be overbearing to neighbours and detrimental to the street scene. The committee would refer to Policy H5 of the Neighbourhood Plan. Features connected with sustainable design will be required where feasible provided that it is incorporated into an overall design that complements the character of the area.
- 6.2 **Councillor John Caswell** – called in the application on loss of light and neighbour amenities.
- 6.3 **61 Wrenbury Road and 29 Excelsior Gardens** object to the application for the following reasons:
- Overbearing - due to proximity to boundary, the proposed extension would be much too large with excessive height resulting in an overbearing effect.
 - Design - has a variety of angles, lines and materials and would appear as a discordant addition creating a terraced effect and strident feature.
 - Materials - the proposed materials would look totally out of keeping with the area.
 - Character - adverse impact on visual amenity given that there are limited examples of structures close to the boundary in the locality.
 - Overlooking - loss of privacy from rear roof windows and heighten perception of overlooking.
 - Noise - from people, moving within the extension.
 - Light - impact on side doors serving kitchen and living area and rear of 29 Excelsior Gardens.
 - Concern over possible discharge of fumes if the annexe includes a kitchen.

7. APPRAISAL

Main issues

- 7.1 The principal issues to consider are the impact on the appearance and character of the host building, street scene and amenity of adjoining occupiers.

Impact on appearance and character of host building and wider area

- 7.2 While the proposed extension would increase the accommodation of the existing house, it is considered that the proposed design is in keeping with the host building and street scene, the latter of which comprises a relative mix of house types. Although the submitted plans show 2 different materials to the side wall of the proposed extension (stone and brickwork), as the site is not unduly prominent this is considered acceptable. Any approval would be subject to materials being agreed by planning condition to ensure a satisfactory external appearance of the development. While it is noted that the proposed extension would be less than 2 metres from the side wall of no. 61 Wrenbury Road, no terracing effect would result.
- 7.3 The application site is located within a substantial plot. The proposed extension would be of a scale in keeping with the host building and it is not considered that there is an overdevelopment of the site. The proposal is considered to comply with development plan policy.

Impact on amenity of neighbours

- 7.4 The most significant impact would be on the rear/side of no. 61 Wrenbury Road. That property has 2 side facing ground floor windows and 2 doors, serving a kitchen, a study/living area and an obscure glazed window serving a non-habitable room.
- 7.5 Given that the proposed development would be located to the south of that property, there is likely to result in some overshadowing. However, the proposed development would not contravene the 45 degree guide as contained in the Council's Supplementary Planning Document on Residential Extensions, and the fact that most of the windows affected would be secondary windows or already have limited outlook due to the existing boundary fence and neighbouring garage, it is not considered that the impact is as such that it warrants a refusal of planning permission.
- 7.6 The property at the rear at no. 29 Excelsior Gardens has concern that the extension may overshadow their rear garden/patio. However given the separation of 11 metres to their boundary from the rear wall of the proposed extension and there would be no additional first floor windows apart from 3 rooflights, it is considered that there would be no adverse impact in terms of loss of light or overlooking. The same can be said for the impact on no. 1 Douglas Road.
- 7.7 In terms of loss of privacy to no. 61, as the proposed windows would be rear facing roof lights and given that any overlooking would be from an oblique angle, it is considered there would be no significant overlooking to the rear of that neighbour. A condition is to be secured to remove permitted development rights for future side windows.
- 7.8 It is acknowledged that the proposed extension would be close to the boundary with no.61 Wrenbury Road, there would be some degree of overbearance. However, it is not considered that the effect is so severe that justifies a refusal of the application.
- 7.9 Due to the separation of some 20 metres between the front wall of the proposed development and properties opposite on 108 Wrenbury Road, there would be limited effect on their living conditions.

Other issues

- 7.10 No kitchen has been proposed in the annex and therefore there will be no impact in terms of fume. The concern that there could be noise within the extension holds little weight given that the relationship and separation is no different from that between other properties in the Borough.

8. CONCLUSION

- 8.1 While it is acknowledged that the proposed development would have an impact on the amenity of the adjoining occupiers at no. 61 Wrenbury Road, it is not considered that the effect would be significant enough to justify refusal of planning permission. On balance, the proposal is being recommended for approval subject to the following conditions.

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: S42-1A and 2C.

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

(3) Prior to the commencement of development, 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 E20 of the Northampton Local Plan. This is a pre-commencement condition to ensure that acceptable materials are agreed before work starts.

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be installed in the side elevation of the proposed extension.

Reason: To safeguard the privacy of adjoining property in accordance with Policy E20 of the Northampton Local Plan.

(5) The extension hereby permitted shall be occupied for residential purposes by dependants of and ancillary to 63 Wrenbury Road and shall at no time form a separate planning unit.

Reason: For the avoidance of doubt as a separate planning unit would be undesirable in this location in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

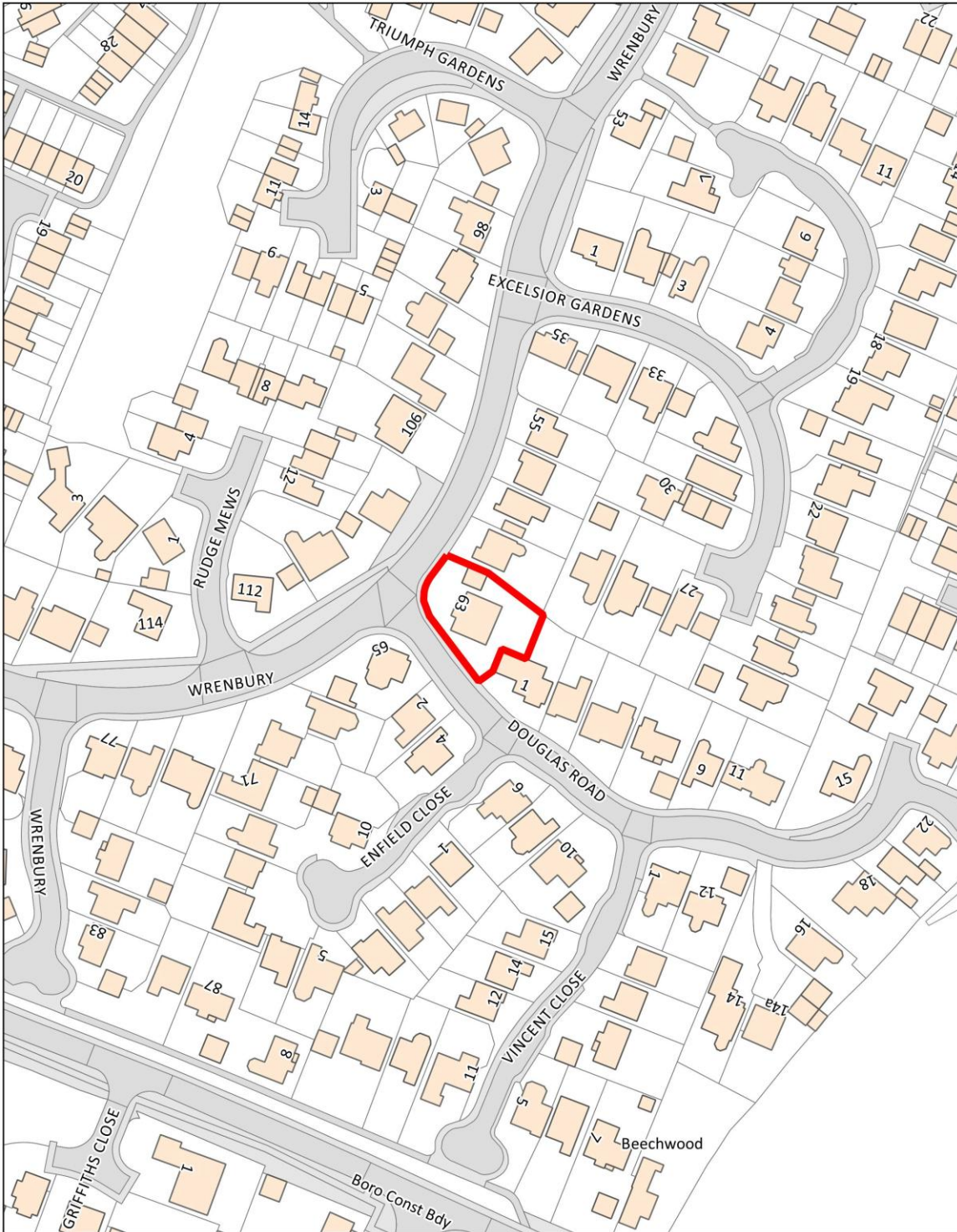
10.1 N/2016/0350.

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.



Title: **63 Wrenbury Road**

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Date: 31-05-2016

Scale: 1:1,250

Drawn by: