

**PLANNING COMMITTEE:** 25<sup>th</sup> October 2016  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**DIRECTOR:** Steven Boyes

**APPLICATION REF:** N/2016/1152

**LOCATION:** 11 Toms Close

**DESCRIPTION:** Construction of two storey side extension, new porch to the front and a conservatory to the rear. Existing garage is to be demolished and replaced by a double garage. External finish of house in brick

**WARD:** Nene Valley Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Michael Dyson Associates Ltd

**REFERRED BY:** Director of Regeneration, Enterprise and Planning  
**REASON:** Council owned land

**DEPARTURE:** 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 proposed development would have no undue detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the area. The proposed development would therefore comply with Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the National Planning Policy Framework.

**2. THE PROPOSAL**

2.1 The proposal is for a two storey side extension following the demolition of an existing outbuilding and garage, also proposed is a rear conservatory as well as the cladding of the building in a brick finish.

**3. SITE DESCRIPTION**

3.1 The site comprises a two-storey semi-detached house within a cul-de-sac of similar properties. The houses are constructed of pre-cast concrete using the "Airey" system.

#### **4. PLANNING HISTORY**

4.1 None.

#### **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 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 section is of particular relevance to this application:

Paragraph 56 - Good design should contribute positively to making places better.

##### **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.

##### **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 – Design

Policy H18 – Household Extensions

##### **5.5 Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

#### **6. CONSULTATIONS/ REPRESENTATIONS**

6.1 No comments received.

#### **7. APPRAISAL**

7.1 The issues to consider are the impact on the street scene and on the amenities of adjoining occupiers.

- 7.2 The property would be faced with buff brickwork in place of the existing precast concrete construction, with the necessary structural work also taking place within the building. The proposal also includes a front porch, a 3.7m wide two storey side extension and a 3.98m long rear conservatory, as well as a detached double garage, following the removal of the existing garage and shed.
- 7.3 In terms of the street scene impact, the re-facing of the building would improve the building by giving it a more conventional appearance and would improve the heat efficiency of the structure.
- 7.4 This appearance of the building would differ from that of the neighbouring attached property at 12 Toms Close, however it is not considered that this would have a detrimental impact on the street scene overall. In any event the change of appearance is necessary to make the building habitable in the long term. It is also likely that the other buildings in the street may be similarly altered in due course as with the neighbouring property at 10 Toms Close, for which there is an application on the current Committee agenda.
- 7.5 The porch, side extension and garage would also be visible from the street and would be in brickwork to match the altered appearance of the main building. The porch is of limited scale and typical design, whilst the extension would be set well back from the front elevation of the property and would therefore have a limited, and acceptable, impact on the street scene.
- 7.6 In terms of the impact on adjoining occupiers, the two storey extension would be 7m from the boundary with the neighbouring property at 10 Toms Close, there would be no undue impact in terms of loss of light or overshadowing. There are no side facing windows on no. 10, therefore no overlooking or loss of privacy would result from the proposals. The proposed conservatory would be 2.8m from the boundary with the other neighbouring property at no. 12 Toms Close, and whilst the side of the conservatory facing the boundary would be glazed, any overlooking would be avoided by the separation distance and by the boundary treatment.
- 7.7 The proposed garage would be 8m in length and would be 2.5m high to the eaves and 3.65m high overall. This would be in a brick finish. The garage would be close to the boundaries of the neighbouring properties at both 10 Toms Close and 21 Glebe Farm Close. In respect of 10 Toms Close, although the full 8m depth of the garage would be visible from this property, this neighbour has a very large garden and it is considered that the impact of this would be limited. Only the 4.8m wide end of the garage would be seen from 21 Glebe Farm Close and it is considered that the impact on this property would be acceptable. No representation has been received from neighbouring occupiers on the application.

## **8. CONCLUSION**

- 8.1 The proposed development would have no adverse impact on the street scene or on the amenities of adjoining residential occupiers.

## **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: 030-(PL)-8009, 031-(PL)-8009, 032-(PL)-8009 Rev A, 033-(PL)-8009 (Proposed Elevations) Rev A, 033-(PL)-8009 (Proposed Garage), 103-(PL)-8009.

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

(3) Details of all proposed external facing materials shall be first 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.

## **10. BACKGROUND PAPERS**

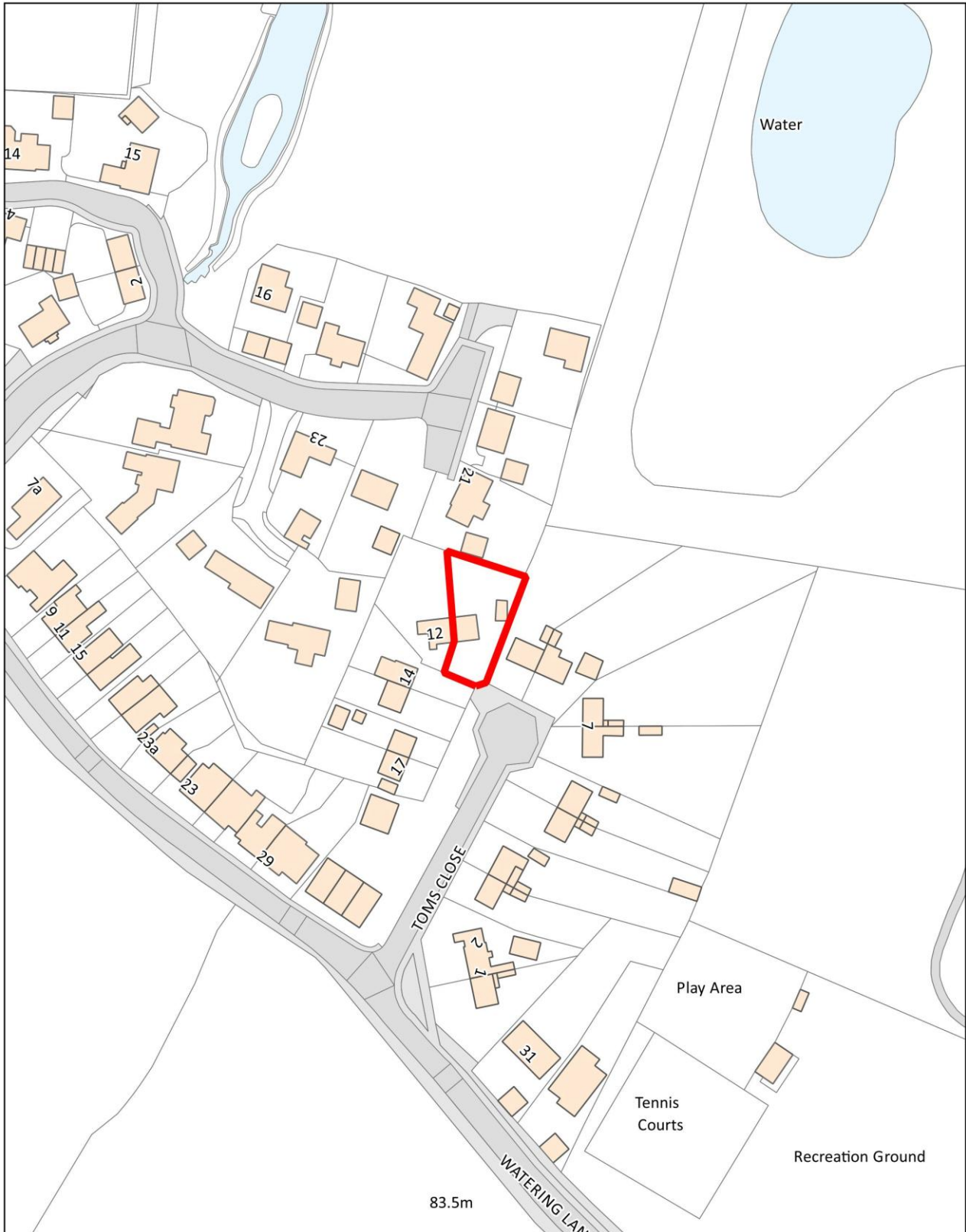
10.1 Application N/2016/1152.

## **11. LEGAL IMPLICATIONS**

11.1 The development is not CIL liable.

## **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: **11 Toms Close**

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Date: 13-10-2016

Scale: 1:1,250

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