



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

**PLANNING COMMITTEE:** 13<sup>th</sup> February 2018  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2017/1602

**LOCATION:** 19 Mendip Road

**DESCRIPTION:** Demolition of existing conservatory, erection of part two storey/part single storey rear extension and two storey side extension and erection of front porch

**WARD:** Old Duston Ward

**APPLICANT:** Mr & Mrs Howard  
**AGENT:** Blueprint Architectural Design

**REFERRED BY:** Councillor T Hadland  
**REASON:** Impact on neighbouring amenity

**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 is of a scale and design appropriate to the main dwelling and surrounding area. It is considered that there would not be any undue impact on the visual or residential amenity of the neighbouring properties or existing highway conditions. The proposal would be in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy, saved policies H18 and E20 of the Northampton Local Plan, the Council's Residential Extensions and Alterations Design Guide and advice given within the National Planning Policy Framework.

**2. THE PROPOSAL**

2.1 The current application seeks planning permission for a two storey side extension, part single storey and part two storey rear extension and a front porch.

2.2 The proposal has been amended during the course of the application and the two storey rear extension has been altered to have part as a single storey extension nearest to the neighbouring property at No. 17 Mendip Road, with the remainder of the rear extension as two storey.

2.3 The proposed two storey side extension would be attached to the north-eastern elevation and would sit adjacent to No.17 Mendip Road.

### **3. SITE DESCRIPTION**

3.1 The application site consists of a two storey, detached house. The property has a reasonable rear garden, which is enclosed by 1.8m high close-boarded fence to the side and to the rear.

3.1 The local area is predominantly residential with varying house types and designs.

3.2 The neighbouring property to the south-west is a two storey dwelling, however, the neighbouring property to the north-east is a bungalow, which is located at slightly lower ground levels than the application site.

### **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), Northampton Local Plan (1997) saved policies and Neighbourhood Development Plans.

#### **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 56 - Good design is a key of sustainable development
- Paragraph 57 requires development to be of a good quality design.

#### **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 – New development  
Policy H18 - House extensions

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

## 5.6 Other Material Considerations

### Duston Neighbourhood Plan

At Full Council on 14<sup>th</sup> 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 (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

Policy H5 - This policy advises on the design of residential conversions and extensions to reflect the character of nearby buildings and their settings.

## 6 CONSULTATIONS/ REPRESENTATIONS

6.1 **Councillor Tim Hadland** – Calls in the application to Committee and has advised that proposed development (as amended) will have an over-bearing effect on the setting of the adjoining single storey dwelling, exacerbated by the difference in ground levels between the two properties.

6.2 **1 public representation** has been received, which has been summarised as follow:

- Proposed extension will be overbearing
- Overbearing
- Loss of privacy
- Overdevelopment
- Loss of daylight and sunlight.

## 7 APPRAISAL

7.1 The two main issues to be considered would be impact on the character of the original house and local area and the impact on the residential amenity of the neighbouring properties.

### **Design and Appearance**

7.2 The application property is located on a street with varying house types on either side of the street. As such, the local character of the surrounding area is subject to varying designs and styles.

7.3 The proposed two-storey side extension and part two storey and part single storey extension would increase the footprint of the main dwelling, however the application property has a reasonable sized rear garden and, therefore, it is not considered overdevelopment of the site would occur. The existing conservatory to the rear would be demolished and would be replaced by the rear extension.

7.4 The roof of the proposed two-storey side extension, whilst visible within the streetscene, would sit level with the main ridgeline and would complement the existing roof design in accordance with advice contained within the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document (SPD). The scale of the proposed side extension is considered acceptable.

- 7.5 The proposed part single and part two storey rear extension would sit subservient to the main ridgeline, and would not be widely visible in the streetscene. The scale and appearance are considered in keeping with the existing dwelling, and to ensure a satisfactory external appearance, a materials to match condition is recommended.
- 7.6 The proposed bay window on the front elevation will contribute positively towards the character of the house.
- 7.7 The proposed porch can be erected under permitted development rights and would have a neutral impact on the character and appearance of the main dwelling and the local area.
- 7.8 It is considered that the proposed extensions and alterations would accord with saved policies H18 and E20 in the Northampton Local Plan and advice contained within the Council's Residential Extensions and Alterations Design guide SPD and the National Planning Policy Framework.

### **Residential amenity**

- 7.9 The proposed two-storey side extension would be attached to the north-eastern elevation of the original dwelling.
- 7.10 The neighbouring property No.17 Mendip Road is a semi-detached bungalow, which has a long driveway that runs along the side adjoining the application site. There is an obscure glazed window serving a toilet on the side elevation facing towards the proposed extension. In addition, No.17 has a bedroom to the rear of the property on a side elevation, which has a clear window overlooking the application property.
- 7.11 The proposed scheme has been amended to move the two storey rear extension away from No.17 and reduce part of the rear extension to single storey. This amendment will reduce the mass of the proposed development and its impact on this bedroom window. It should be noted that a 4m deep extension, up to 4m high with a dual pitched roof could be erected as permitted development in this position. The remaining part of the two storey rear extension would sit nearly 8m away from this neighbouring bedroom window with a blank side elevation. Whilst it is acknowledged there would be some impact on the outlook from this neighbouring bedroom window, it is considered that the distance is sufficient so as to not lead to any significant and unacceptable impact that would warrant refusal of the application.
- 7.12 Whilst, the proposed two storey side extension will bring the application property closer to the No. 17 by 2.7m, this extension will be largely screened behind the bungalow and will not be widely visible from the bedroom window or the kitchen window to the rear. The proposed side elevations overlooking No.17 will not have any new windows and a condition is recommended to withdraw permitted development rights to insert any additional windows to ensure privacy is maintained. It is therefore considered that there would be minimal impact resulting from the proposed side extension.
- 7.13 The proposed rear elevation will have an ensuite window, a condition has been recommended to obscurely glaze this window to ensure that there is minimal impact in terms of overlooking into neighbouring properties.
- 7.14 Owing to the orientation of the both properties, the proposed extension will not result in any increased overshadowing than which already exists from the existing dwelling.
- 7.15 The neighbouring property No.21 to the side will partly see the two storey rear extension. However, there is an existing garage on the application site and an existing conservatory at No.21. These structures will separate and screen the proposed two storey rear extension from

main habitable room windows to the rear of No.21. The proposed first floor windows will look in to the farthest point of the rear garden and are not considered to result in any unacceptable overlooking of No.21. It is considered that the proposed development will have a minimal impact in terms of overshadowing and overlooking to this neighbouring property.

- 7.16 The neighbouring property to the rear, No.61 Bants Lane is located over 22m away, and the neighbouring property No.59 presents its flank towards the application property and would be separated by over 14m, both complying with the Council's guidance.
- 7.17 It is considered that the scale, design and orientation of the proposed development would have minimal impact on the residential amenity of the adjoining neighbouring properties Nos.17 and 21 Mendip Road to the sides, and Nos.59 and 61 Bants Lane to the rear.

### **Parking**

- 7.18 The application property is currently a 4-bed property and the proposed extension would not result in any additional bedrooms that would require any additional parking. It is therefore considered that the proposed development would have neutral impact on highway safety.

## **8 CONCLUSION**

- 8.1 It is considered that the proposed development for two-storey side extension is of a scale and design acceptable to the main dwelling and surrounding area and would not lead to any undue adverse impact on neighbouring amenity.
- 8.2 The proposed development is therefore 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: 17-032-06 A, 17-032-03 B, 17-032-04 B and 17-032-05 A.

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

3. The proposed first floor ensuite window on the rear elevation shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent as may be agreed in writing by the Local Planning Authority before the development hereby permitted is first occupied and thereafter retained in that form at all times.

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

4. The external walls and roof of the extension 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 extension harmonises with the existing building in accordance with Policy E20 of the Northampton Local Plan.

5. 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 additional windows shall be installed in the side elevations of the proposed extension.

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

## **10. BACKGROUND PAPERS**

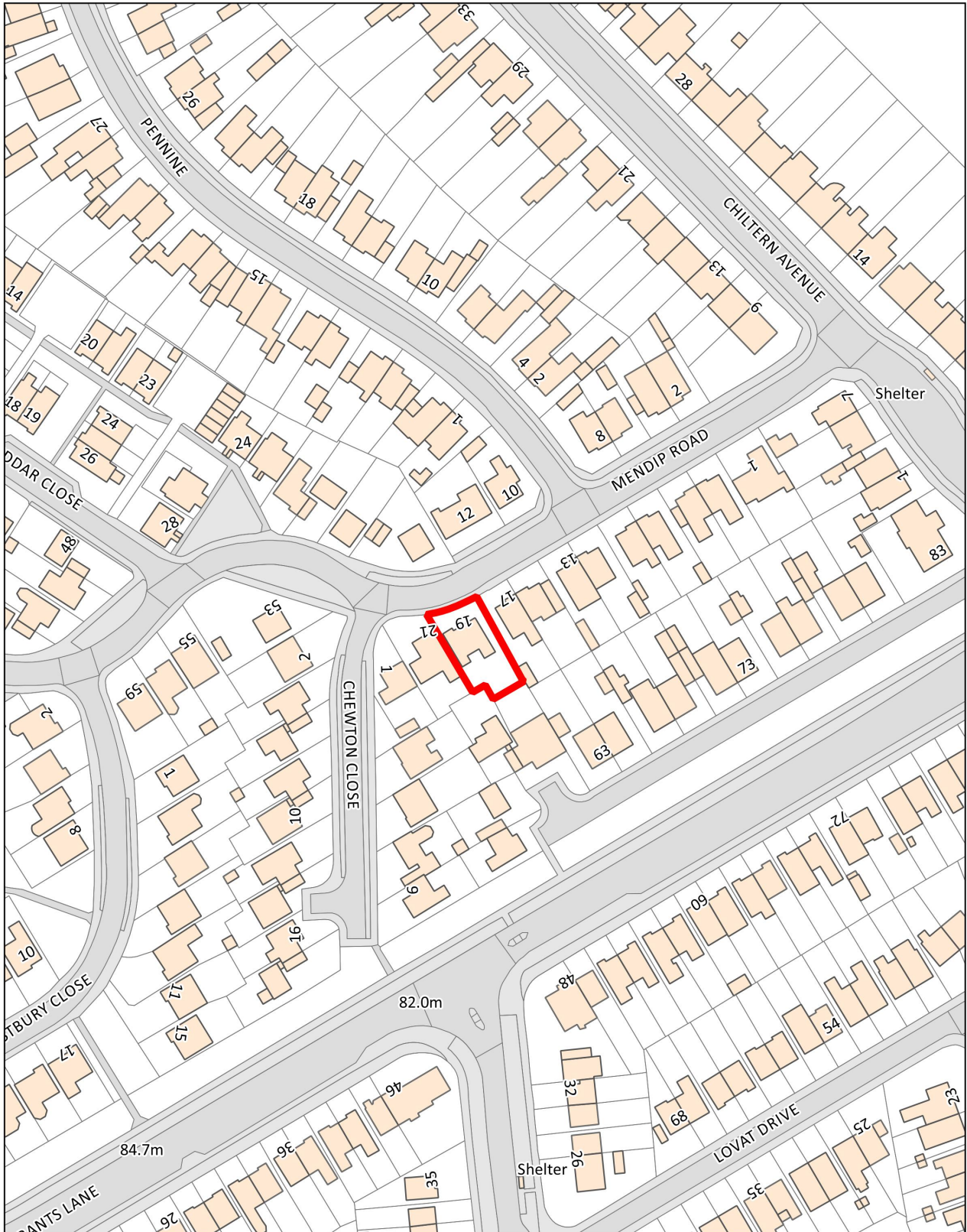
- 10.1 N/2016/1602.

## **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: **19 Mendip Road**

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Date: 02-02-2018

Scale: 1:1,250

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