



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

**APPLICATION REF:** N/2018/0094

**LOCATION:** 31 High Street, Great Houghton

**DESCRIPTION:** Variation of condition 2 of planning permission N/2016/1443 (proposed demolition of existing garage and erection of two storey side, front and rear extensions, rear balcony and raise roof height of house) to enable habitable space within the roof, additional roof lights, changes to internal layout and amendment to front fenestration

**WARD:** Rushmills Ward

**APPLICANT:** Mr J Jellis  
**AGENT:** Mr Toby Pateman

**REFERRED BY:** Councillor P Flavell  
**REASON:** Impact on street scene and host building

**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 amendments to the development would not have an undue detrimental impact on the appearance and character of the host building, wider area, amenity of adjoining occupiers, parking and on the setting of the Great Houghton Conservation Area and nearby listed buildings to comply with Policies E20 and H18 of the Northampton Local Plan, S10, H1 and BN5 of the West Northamptonshire Joint Core Strategy, the Council's Supplementary Planning Document on Residential Extensions/ Alterations and the aims and objectives of the National Planning Policy Framework.

##### **2. THE PROPOSAL**

###### **2.1** Planning permission N/2016/1443 was granted in February 2017 under delegated powers for the erection of two storey side, front and rear extensions including rear balcony and higher roof height to the application site. The current application is made under Section 73 of the Town and Country Planning Act 1990 to vary the approved plans condition on the previous planning permission, to include habitable space within the roof, additional roof lights (4 to the front and 4 to the rear roof planes), changes to internal layout to include amended position of internal staircase

and amendment of front fenestration to allow different window style to that approved. The proposed roof windows have not yet been implemented, although the extensions previously approved are at an advanced stage of construction.

### **3. SITE DESCRIPTION**

3.1 The application site consists of a two storey detached dwelling located along a residential street in Great Houghton. The property has off-road car parking to the front on an existing driveway. The site falls outside the village conservation area boundary. There are listed buildings opposite the front of the site and to the rear. There is a substantial private amenity space to the rear over 20 metres in length.

### **4. PLANNING HISTORY**

4.1 N/2016/1443 Permission granted for the demolition of existing garage and erection of two storey side, front and rear extensions, rear balcony and raise roof height of house.

### **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

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Local Planning Authorities when considering development to pay special attention to preserving a listed building or its setting and 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 impact on amenity of future occupiers and residential amenity.

Paragraph 56 and 57 requires good design.

Paragraph 134 impact 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

BN5 Historic Environment and Landscape

H1 Housing Density, Mix and type of dwellings

#### **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 New development  
H18 Extensions

## 5.5 **Supplementary Planning Documents**

Northamptonshire Parking Standards (September 2016)  
Residential Extensions and Alterations Design Guide SPD (December 2011)

## 6. **CONSULTATIONS/ REPRESENTATIONS**

Comments received are summarised as follows:

6.1 **Built Conservation (NBC)** No objection on conservation grounds. The addition of the roof lights and change to the windows will not have any further impact on the character and appearance of the adjacent conservation area.

6.2 **Great Houghton Parish Council** raise objections:

- Concern that application deviates from the original permission
- Loss of privacy from roof windows
- Would significantly alter street scene

6.3 **Councillor P Flavell** called in for the following reasons:

- Impact on character and appearance of host building and street scene
- In breach of previous planning permission

## 7. **APPRAISAL**

### **Impact on setting of the Great Houghton Conservation Area and nearby listed buildings**

7.1 As compared with the previous approval, the only externally alterations relate to the installation of roof lights to the front and rear roof slopes and also revision to the style of the windows to be installed.

7.2 The property is approximately 19 metres from the Great Houghton Conservation Area boundary and significantly further from the listed buildings opposite the front of the site and to the rear, which are both over 55 metres away. The Council's Conservation Officers have no objections to the proposal in terms of the effect on nearby heritage assets. It is considered that the impact on the setting of nearby heritage assets would be limited.

### **Impact on host building and appearance and character of the area**

7.3 The installation of the roof lights would not significantly alter the external appearance of the house, with several of them being proposed on the rear roof slope out of public view. The changes to the front fenestration are considered acceptable and the general proportions and design of windows are in keeping with the host building. It is not considered that they would detract from the wider street scene which comprises a mix of house types and designs.

7.4 Given that the proposal comprises a number of elements that could on their own be carried out under permitted development, including the loft conversion and installation of roof lights and

revisions to the internal layout, it is considered that it would be unreasonable to object to these elements.

### **Impact on amenity of neighbours**

- 7.5 As the front roof lights will face onto High Street, it is not considered that there would be any adverse impact on two adjoining occupiers at 29 and 33 High Street in terms of overlooking and loss of residential amenity. The rear roof windows would face down the applicant's long back garden and would not have a significant impact on the property to the rear.
- 7.6 There are a pair of residential properties at 28 and 30 High Street across the road. However, due to the separation distance of over 20 metres, it is not considered that the proposed windows would cause unacceptable overlooking impact.

### **Other issues**

- 7.7 Given that there is sufficient space to park at least 3 cars on the existing driveway, there would be no additional effect on off-road car parking.

## **8. CONCLUSION**

- 8.1 Compared to the previous planning permission, the proposal is reasonably minor and it is considered that the impact on the setting of the conservation area, nearby listed buildings, host building, street scene and neighbouring amenity would be acceptable.

## **9. CONDITIONS**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 11/17/02C.

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

2. 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 facing elevations of the approved rear extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

## **10. BACKGROUND PAPERS**

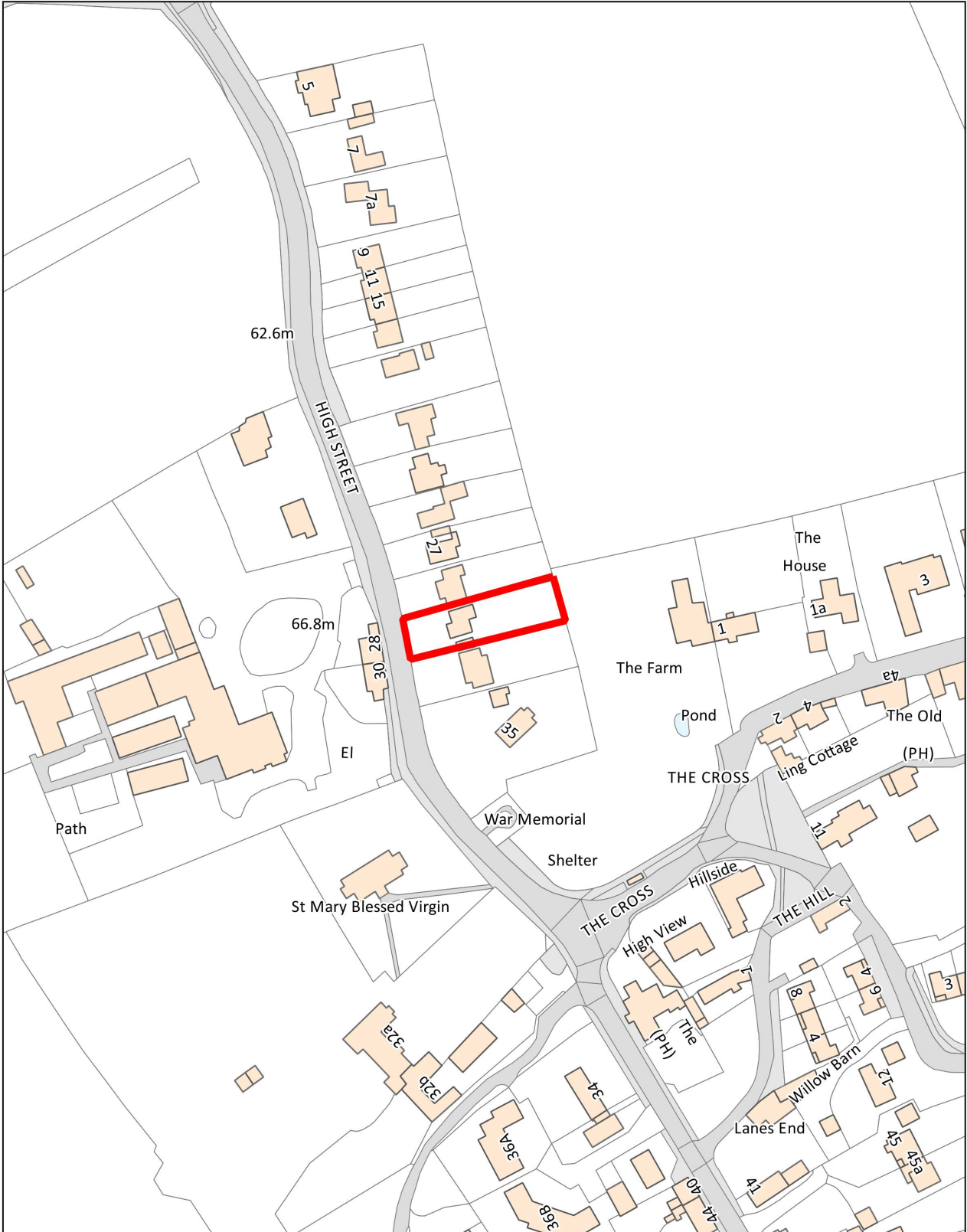
- 10.1 N/2018/0094.

## **11. LEGAL IMPLICATIONS**

- 11.1 The development not CIL chargeable.

## **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: **31 High Street**

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Date: 27-02-2018

Scale: 1:1,500

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