

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

**APPLICATION REF:** N/2018/0098

**LOCATION:** Land Adjoining 54 Thorn Hill

**DESCRIPTION:** Non-material amendment to Planning Permission N/2017/0736 (Erection of 3no one bed self-contained flats) for change to elevations to allow the building to be in line with adjoining property and alteration to roof height

**WARD:** Delapre & Briar Ward

**APPLICANT:** Apex Solutions Limited  
**AGENT:** Rod Kilsby

**REFERRED BY:** Head of Planning  
**REASON:** Part Council owned land

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

**1.1 REFUSAL** for the following reason:

As the proposed amendments would materially affect the external appearance of the approved scheme, with increased footprint and change to the roof profile, the proposal cannot be accepted as a non-material amendment.

**2. THE PROPOSAL**

**2.1** Members will recall that planning permission N/2017/0736 was granted by the Planning Committee in September 2017, for the erection of three self-contained flats at this address. The development has not commenced.

**2.2** The current application is for a non-material amendment to the planning permission to increase the footprint of the development and bring the front elevation forward by 1.2 metres to be in line with the rest of the building, including raising the roof ridge height. The floor area would be increased by approximately 3.75 square metres per flat.

**3. SITE DESCRIPTION**

3.1 The application site consists of the existing side garden of 54-56 Thorn Hill. The site is located in a residential estate and forms a very prominent position on the street at the bend in the road. There is a garage court to the rear of the property outside the application site. Part of the site is Council owned land. The existing building at 54-56 Thorn Hill is also under the applicant's ownership. The site is not in a conservation area nor is near any listed buildings.

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

4.1 N/2017/0736 Permission granted for erection of three self-contained flats at 54 Thorn Hill.

#### **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.

##### **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: always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 49: advises that housing applications should be considered with a presumption in favour 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:

S10 Sustainable Development Principles  
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 policy is material to this application:

E20 New development

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

Northamptonshire Parking Standards (September 2016)

## **6. CONSULTATIONS/ REPRESENTATIONS**

6.1 None.

## **7. APPRAISAL**

7.1 The principal issue to consider is whether the proposed changes are sufficiently minor to be accepted as a non-material amendment to planning permission N/2017/0736.

7.2 The two main changes relate to the increase in roof ridge of the approved development and bringing the front wall forward. Although the proposed changes are considered to be reasonably small scale in the context of the wider scheme, the proposal includes increasing the floor space of the development with higher roof form. Given this, neighbours should have the opportunity to comment further on these material changes to the scheme.

7.3 It is therefore recommended that the application for non-material amendment be refused and the applicant can either submit a revised full planning application or an amendment under Section 73 of the Town and Country Planning Act 1990 to pursue the amendments to the scheme.

## **9. CONDITIONS**

9.1 Not relevant.

## **10. BACKGROUND PAPERS**

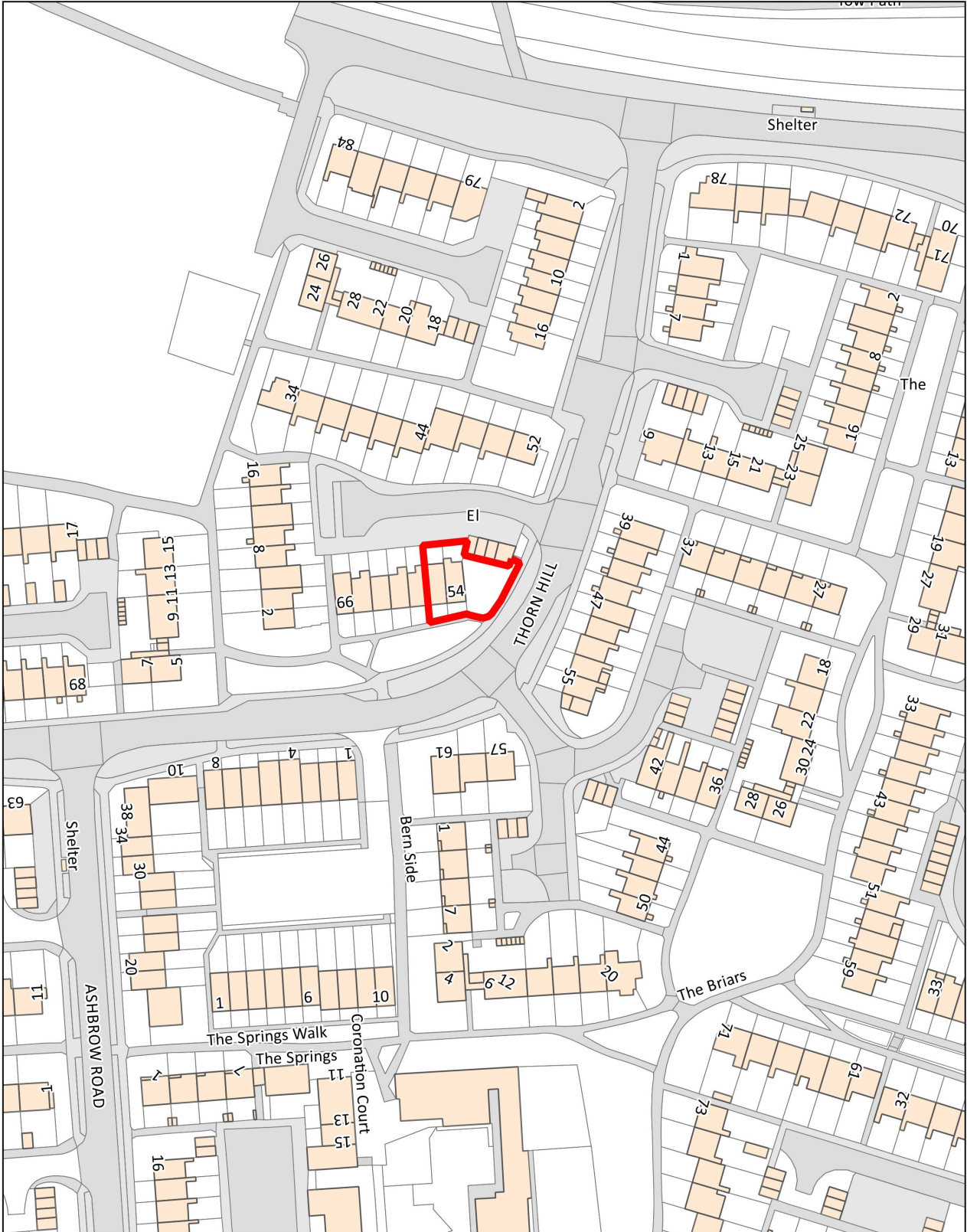
10.1 N/2017/0736.

## **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: **Land adjoining 54 Thorn Hill**

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Scale: 1:1,250

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