

PLANNING COMMITTEE: 8th May 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0287

LOCATION: 34 Sam Harrison Way

DESCRIPTION: Two storey/single storey rear extension with internal alterations and new obscure glazed window to first floor side elevation

WARD: Old Duston Ward

APPLICANT: Mr & Mrs J Willoughby
AGENT: Architectural Solutions

REFERRED BY: Head of Planning
REASON: Applicant is employee of NBC

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 extension, subject to conditions, would have no adverse impact on the street scene or on the amenities of adjoining occupiers and would thereby comply with Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan, Policy H5 of the Duston Neighbourhood Plan and the National Planning Policy Framework.

2. THE PROPOSAL

2.1 The proposal is for a part single storey and part two storey rear extension, incorporating a Juliet balcony, together with the insertion of new windows in the rear and side elevations. The proposal would enlarge one of the bedrooms and would also provide additional ground floor space.

3. SITE DESCRIPTION

3.1 The application site comprises a two storey four bedroom detached house within a modern estate.

4. PLANNING HISTORY

4.1 None for this particular property (the estate was approved in 2006 – 08).

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 17 details the core planning principles and these include to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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

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 (Design)

H18 – Residential Extensions

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Planning out Crime in Northamptonshire SPG 2004

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 (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

H5 – The Design of Residential Extensions and Conversions.

6. CONSULTATIONS/ REPRESENTATIONS

6.1 No comments received.

7. APPRAISAL

7.1 The extension would be to the rear of the property and therefore not particularly visible within the street scene, but would be seen from the side of the house and by neighbours to the rear. It is considered that the proposed design and scale of the extension would be in keeping with the style of the building and the wider street scene.

- 7.2 The proposal also includes four side facing windows. Subject to the first floor windows being obscurely glazed and one non-opening, it is considered that the impact on adjacent properties are acceptable.
- 7.3 The extension would project only 2.1m from the existing rear wall of the house and would be single storey in height adjacent to the closest neighbour at 32 Sam Harrison Way. This part of the extension would be screened from this neighbour by the existing boundary planting, thereby not leading to a significant impact. In addition, a single storey extension of this size could be built as permitted development.
- 7.4 The two storey element of the extension would be 5.7m away from no. 32 and due to the limited projection, there would be no undue impact in respect of overshadowing. A side facing window is proposed at first floor level which would look towards the garden area of no. 32. A planning condition is therefore recommended to make sure that this window will be obscurely glazed and fitted shut to avoid overlooking of this neighbouring property.
- 7.5 The two storey element of the extension would be 2.7m away from the other neighbour at 36 Sam Harrison Way and would result in a total projection of 2.9m beyond the rear of this neighbour. Due to the separation and limited projection, this would not have a significant impact in respect of overshadowing of the garden area of this neighbour, or loss of light to windows.
- 7.6 The plans also include at first floor level an additional rear facing window to the existing house and a Juliet balcony to the proposed extension. These would face towards neighbours to the rear but any overlooking would be minimised by the existing garages at the application premises and the neighbouring properties. Whilst some view of both neighbouring gardens to the sides would be possible, this is no different to what would occur with the majority of houses and it is not considered that a significant impact would result. No objection has been received from neighbour properties on the proposal.
- 7.7 The proposal would increase the size of the property but without adding additional bedrooms, meaning there would be no increase in parking requirements as a result of the proposal.

8. CONCLUSION

- 8.1 The proposed extensions would have no adverse impact on the street scene or on the amenities of adjoining occupiers and would not result in any increased demand for parking. The proposal is considered to comply with Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan, Policy H5 of the Duston Neighbourhood Plan and the National Planning Policy Framework.

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 plan: 18/W173/2b.

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

3. 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.

4. The proposed first floor side elevation window to Bedroom 1 shall be fitted shut non-opening and 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 has brought into use and thereafter retained in that form at all times.

Reason: In the interests of residential amenity in accordance with Policy E20 of the Northampton Local Plan.

5. The propose first floor window to the en-suite 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 has brought into use and thereafter retained in that form at all times.

Reason: In the interests of residential amenity in accordance with Policy E20 of the Northampton Local Plan.

10. BACKGROUND PAPERS

- 10.1 Application file N/2018/0287.

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: **34 Sam Harrison Way**

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Date: 19-04-2018

Scale: 1:1.000

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