



PLANNING COMMITTEE: 7th June 2018
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/0529

LOCATION: Land Adjoining 54 Thorn Hill

DESCRIPTION: Variation of Condition 2 of Planning Permission N/2017/0736 (Erection of 3 self-contained flats) to amend development to match adjoining property in terms of ridge height and front building line

WARD: Delapre & Briar Ward

APPLICANT: Apex Solutions
AGENT: Rod Kilsby Partnership

REFERRED BY: Head of Planning
REASON: Part NBC owned land

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The principle of residential development has already been accepted by the previous planning permission N/2017/0736. Due to its siting, scale and design, the amended scheme would have an acceptable impact on the appearance and character of the host building, wider area, amenity of adjoining occupiers and highway safety/ parking to comply with Policies E20 of the Northampton Local Plan, S10 and H1 of the West Northamptonshire Joint Core Strategy and aims and objectives of the National Planning Policy Framework.

2 THE PROPOSAL

2.1 This is a Section 73 application that seeks a variation of the approved plans condition on planning permission N/2017/0736, to amend the design of the previously approved scheme. The revisions include raising the roof ridge of the proposed extension by 30 cm to be in line with the existing roof of the house and bringing the front elevation of the approved development forward by 1.5 metres. The internal layout of the ground floor flat has also been rearranged swapping the position of the lounge/ diner and bedroom around.

3 SITE DESCRIPTION

3.1 The application site consists of the existing side garden of 54 and 56 Thorn Hill. The site is located in a residential estate and forms a highly prominent position at the bend of 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 site is not in a conservation area nor is near any listed buildings.

4 PLANNING HISTORY

- 4.1 Planning permission was granted for erection of 3 self-contained flats under application N/2017/0736. This application was approved by the Committee in September 2017. An application for a non-material amendment was refused earlier this year (N/2018/0098) as it was considered that the amendments proposed require planning permission.

5 PLANNING POLICY

Statutory Duty

- 5.1 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.

National Policies

- 5.2 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:
- 5.3 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.
- 5.4 Paragraph 35: create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.
- 5.5 Paragraph 47: requires Authorities to have a five year housing land supply.
- 5.6 Paragraph 49: advises that housing applications should be considered with a presumption in favour of sustainable development.
- 5.7 Paragraph 57: requires development to be of a good quality design.

West Northamptonshire Joint Core Strategy (2014)

- 5.8 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:

H1 Housing Density, Mix and Type of dwellings
S10 Sustainable Development Principles

Northampton Local Plan 1997 (Saved Policies)

- 5.9 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)

Supplementary Planning Documents

- 5.10 Northamptonshire Parking Standards (September 2016)
Planning out Crime in Northamptonshire SPG (2004)

6 CONSULTATIONS/ REPRESENTATIONS

6.1 No comments received.

7 APPRAISAL

7.1 The principle of residential development has already been accepted through the previous planning permission N/2017/0736. The current proposal includes a higher roof form and bringing the front wall forward to continue with the existing building line, reducing the degree of visual subordination.

7.2 Given the small scale of the changes in the context of the approved scheme, the proposal is considered acceptable and would be in keeping with the host building and wider street scene.

7.3 In terms of neighbouring amenity, the effect would be reasonably limited in terms of loss of outlook, light, overbearing and privacy due to the separation with the properties to front, side and rear. In terms of parking, this remains unchanged from the previous application and that they will be provided on-street. All rooms would still have sufficient outlook and light. Refuse and cycle storage would be secured by conditions.

8 CONCLUSION

8.1 As compared to the previous approval, the amended design is considered acceptable and would have a satisfactory impact on the appearance and character of the host building and street scene, neighbouring amenity and highway safety.

9 CONDITIONS

1) The development hereby permitted shall be begun before 6th September 2020.

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: 17-164B.

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 at 54-56 Thorn Hill.

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 and S10 of the West Northamptonshire Joint Core Strategy.

4) The bin storage area shown on approved drawing 17-164B shall be implemented prior to the occupation of the flats and retained in that form throughout the lifetime of development.

Reason: In the interests of residential amenity to accord with Policy H1 of the West Northamptonshire Joint Core Strategy.

5) Prior to the occupation of development, full details of facilities for the secure and covered parking of bicycles shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and fully implemented prior to the development being first brought into use and retained thereafter.

Reason: To ensure the provision of adequate facilities and to promote sustainable development in accordance with the aims and objectives of the NPPF.

10 BACKGROUND PAPERS

10.1 N/2018/0529 and N/2017/0736.

11 LEGAL IMPLICATIONS

11.1 The development is 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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Date: 17-05-2018

Scale: 1:1,250

Drawn by: -----