

PLANNING COMMITTEE: 20th November 2018
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2018/1386

LOCATION: 27 Thruxton Drive

DESCRIPTION: Two storey side extension, single storey side and rear extension with front porch and car port

WARD: Parklands Ward

APPLICANT: Mr Anamul Haque
AGENT: Architectural Services

REFERRED BY: Head of Planning
REASON: Applicant is Member

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 development would due to its siting, scale and design not have an undue detrimental impact on the appearance and character of the host building, wider area, parking, highway safety and neighbouring amenity to comply with Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extensions and Alterations Design Guide and the aims and objectives of the National Planning Policy Framework (NPPF).

2 THE PROPOSAL

2.1 Planning permission is sought for the erection of a two storey side extension including car port, single storey side and rear extensions, and front porch. The single storey rear extension would provide a sun room and project 3 metres off the rear wall. The side extension proposes a car port at ground floor and kitchen extension with en-suite bedroom above. Materials proposed would match the existing house.

3 SITE DESCRIPTION

- 3.1 The site consists of a modern, two storey, terraced dwelling located along a residential street of similar properties. There is a driveway to the side and front capable of accommodating two to three cars off road. There is also a private back garden enclosed on all sides approximately 16 metres in length. There are other properties in the vicinity of the site that have been extended, including the adjacent property, No. 29 Thruxton Drive. The site is not in a conservation area, flood zone or near any listed buildings.

4 PLANNING HISTORY

- 4.1 No recent planning applications

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.

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 127- requires good design and consideration of amenity of other occupiers.

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:

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:

E20 New development (design)

H18 Residential extensions

5.5 Supplementary Planning Documents

Northamptonshire Parking Standards (September 2016)

Residential Extensions and Alterations Design Guide SPD (December 2011)

6 CONSULTATIONS/ REPRESENTATIONS

One neighbour objection received on following grounds;

- Loss of light
- Loss of privacy

- Concern that existing house is used as a HIMO and the extension will increase number of occupiers
- Impact on boundary line

7 APPRAISAL

Main issues

- 7.1 The main issues to consider are the design and impact on the appearance and character of the host building, wider area, amenity of adjoining occupiers and parking.

Design Impact on appearance and character of host building and wider area

- 7.2 Relevant planning policy requiring good design is contained within Policies E20 of the Northampton Local Plan and Policy S10 of the Joint Core Strategy. Policy H18 of the Local Plan relates specifically to domestic extensions/alterations. Guidance is also contained in the Council's Supplementary Planning Document on Residential Extensions (2011) which sets down design principles relating to domestic extensions recommending that extensions should be sympathetic to the existing house in terms of roof form, materials and proportions and side extensions should be sub-ordinate. Paragraph 127 of the NPPF also requires high standards of residential amenity for neighbouring occupiers.

- 7.3 Given that the proposed single storey rear extension would not be visible from Thruxton Drive, the resultant effect on the street scene would be considered minimal, being concealed from public view behind the existing building. As the side and front extensions would be conspicuous from the street, they would have some visual impact although the proposed design, roof form and materials are considered in keeping with the host building. The proposed side extension would appear sub-ordinate to the original house with a lower roof form and 'visual terracing' would be limited as a gap would be retained with the side elevation of No. 25. As the front porch is more modest in size, the impact on the existing building would be reasonably limited and the appearance is considered to be acceptable. A condition is proposed requiring matching materials to ensure a satisfactory external appearance. This would comply with advice contained within the Council's guidance and the requirements of the above planning policy.

Impact on amenity of neighbouring occupiers

- 7.4 In respect of impact on neighbouring occupiers, No. 25 Thruxton Drive has a side door with a first floor obscure glazed bathroom window above facing the side of the applicant's property. While it is noted that the side extension would result in some impact on these existing openings, given, the side window is in use as a bathroom, combined with the relationship and separation, the impact is considered acceptable in terms of loss of outlook, light and overbearing. By way of privacy, the proposed first floor side window to the extension would be obscure glazed, and therefore overlooking would be limited. A planning condition would ensure the window is retained as obscure glass. The proposed ground floor kitchen window faces the existing 1.8m boundary fence which acts as a screen, limiting views into the neighbouring rear garden. In terms of the impact on this neighbour's rear windows, the proposal would accord with the "45 degree guide" set down in the Residential Extensions Design Guide and therefore overshadowing would be considered reasonably limited.
- 7.5 In respect of No. 29 Thruxton Drive, the main impact would be from the proposed rear extension and front porch, however due to the projection of the rear extension and relationship to adjacent windows, it is considered that there would be no undue impact. It is also worth noting that a single storey rear extension of similar size could be erected without needing planning permission. The porch would be set back 2.8m from the boundary line with this neighbouring property, and therefore impact on the front facing neighbouring window would be limited.
- 7.6 Due to existing front separation of 35 metres, it is considered that the impact upon the properties opposite would be limited in terms of loss of privacy, light and outlook. The same can be said in

terms of the properties to the rear which are approximately 24 metres away at the closest point. This accords with Policies H18 and E20 of the Local Plan, the Council's SPD on Residential Extensions and Paragraph 127 of the NPPF.

Parking and Highway safety

- 7.7 If permitted, the site would retain two to three off road parking spaces on the existing front hard standing. The proposal would not increase the overall number of bedrooms above three. It is considered that there is adequate off road parking to cater for the needs of the occupiers in accordance with Northamptonshire Parking Standards which require the provision of two off road spaces for a property of this size.

Other issues

- 7.8 Concern that the boundary line may become displaced is a civil matter. In terms of the use of the property, the applicant confirms that the property is lived in by a single family and there is no intention for it to become a house in multiple occupation.

8 CONCLUSION

The proposal is considered acceptable in principle being within an established residential area. It would have an acceptable impact on the visual and residential amenity of the area, parking and highway safety, and is compliant with the development plan, national policy and the Council's Guidance on Residential extensions.

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: 18/2253/100, 02 and 03.

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

- 3) The external walls and roof of the front, side and rear extensions 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 and Policy S10 of the West Northamptonshire Joint Core Strategy.

- 4) The first floor side window 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.

- 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 facing elevations of the approved extensions.

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

10 BACKGROUND PAPERS

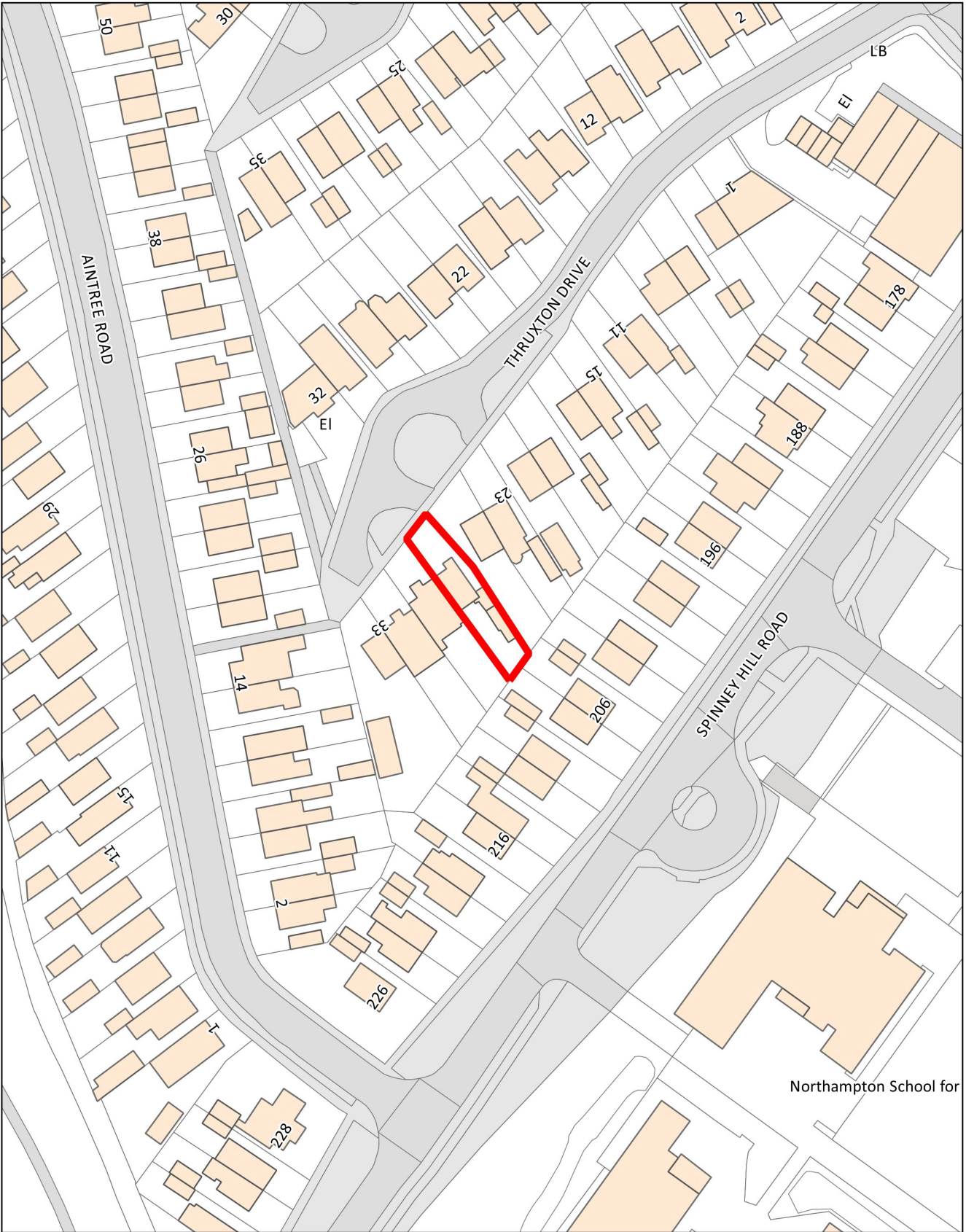
10.1 N/2018/1386

11 LEGAL IMPLICATIONS

11.1 The development is not CIL liable being under 100 square metres floor space.

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: **27 Thruxton Drive**

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Date: 06-11-2018

Scale: 1:1.000

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