

PLANNING COMMITTEE: 3 September 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0519

LOCATION: 22 Atterbury Way

DESCRIPTION: Single storey and two storey rear extension, first floor pitched roof extension above garage and pitched roof porch to front elevation

WARD: Rushmills Ward

APPLICANT: Mr Calum Taylor
AGENT: Ellis Architectural Design

REFERRED BY: Councillor P Flavell
REASON: Impact on neighbours

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 have no undue impact on the street scene or the character of the area and the proposal would not lead to any unacceptable impacts on adjacent residential amenity. The proposed development would be in accordance with aims and objectives of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policies H18 and E20 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

2.1 The application seeks planning permission for a single storey rear extension, first floor extension above the garage, two storey rear extension and a pitched roof porch to the front.

2.2 The proposed scheme has been amended during the course of the application and the proposed single storey rear extension has been reduced in width to be sited away from adjoining property at no. 24. In addition, the first floor layout has been amended and the location of bedroom and ensuite/dressing room has been swapped. The proposed scheme would have a bedroom window on the front elevation and dressing room and ensuite windows to the rear.

3 SITE DESCRIPTION

- 3.1 The application site is a large detached property located in a residential cul-de-sac. The application site has a large rear garden. The application site has varying ground floor levels and the rear garden is located at a higher ground level than the actual property.
- 3.2 There is a mix of dwellinghouses and bungalows in varying designs within the cul-de-sac.

4 PLANNING HISTORY

- 4.1 None relevant.

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.

6 National Policies

- 6.1 **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:

- Section 12 – Achieving well-designed places.

6.2 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

6.3 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 developments
- H18 – Household extensions.

6.4 Supplementary Planning Documents

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

7 CONSULTATIONS/ REPRESENTATIONS

Comments received are summarised as follows:

7.1 **Great Houghton Parish Council:** Objected on the original scheme and stated that the proposal would have an impact on the neighbouring property and would invade their privacy. The Parish Council would seek that their objection be taken into account as a material consideration when determining this application. Comments submitted on the revised scheme stated that the amendments would not address originally raised objections.

7.2 **Councillor P Flavell:** The proposed development would result in issues like privacy intrusion and impact on neighbour as raised by Parish Council and would like to call-in the application to be determined by Committee. No comments were submitted on the revised scheme.

7.3 1 neighbour representation has been received in objection on the original as well as revised drawings. Comments on revised scheme have been summarised as follow:

- Encroachment and lack of privacy from the first floor windows on the rear elevation.
- Visual impact on the private amenity space in the rear garden.
- Overshadowing on the garden and vegetation.
- The first floor extension would not be in keeping with the character of the area.

8 APPRAISAL

8.1 The main issue to be considered would be the impact on the proposed changes on character of the original house and local area, residential amenity of the neighbouring properties and highway safety.

Design and Appearance

8.2 The application property is located in a residential cul-de-sac with a mix of house designs and types so the local character of the area is defined with varying designs.

8.3 The proposed development would result in a first floor side extension over the garage, a single storey front porch and part single and part two storey rear extension, which would increase the footprint of the application property. Whilst it is agreed that the proposal would add footprint and mass to the existing dwelling, owing to the size of the application site, it is not considered that proposed development would result in an overdevelopment of the site and the overall scale and mass is considered acceptable.

8.4 The proposed first floor side extension and the front porch would be visible in the streetscene. The proposed first floor extension would sit level to the main ridgeline and would follow the existing roof style and design. It is considered that the proposal would be in keeping with the host dwelling and not considered to adversely affect the character of the area.

8.5 The proposed rear extensions would not be visible in the streetscene. The proposed two storey rear extension would appear as a subservient addition to the main house. It is considered that the proposed extension would accord with the advice contained in the Council's Residential Extensions and Alterations Design guide SPD and would not adversely affect the character of the area.

8.6 It is considered that the proposed design and appearance of the extensions are in keeping with the existing house and would accord with the saved policies H18 and E20 in the Northampton Local Plan and advice contained within the Council's Residential Extensions and Alterations Design guide SPD.

Residential amenity

8.7 The proposed first floor side extension would be sited adjacent to the side elevation of No.20, which has one obscurely glazed window on the first floor. There is an existing garage /outbuilding between the application property and No.20. The amended scheme has changed

the internal layout to move the bedroom window to the front and there would be two first floor obscurely glazed windows serving en-suite and dressing room to the rear. These windows have been conditioned to be obscurely glazed and be non-opening before 1.7m from finished floor levels, which would ensure there will be minimal potential of overlooking into the rear garden of no.20.

- 8.8 The proposed two storey rear extension would be sited away from the common boundary between these two properties and the first floor window on the rear elevation would have a very oblique view into the rear-end of the garden at No.20. It is therefore not considered to have detrimental impact on the amenity of this neighbouring property. Moreover, the proposed part single and part two storey extension could be carried out as permitted development without planning permission under current legislation, there would be a neutral impact resulting from the rear extensions. A condition has been recommended to withdraw the permitted development rights to install any new window on the side elevations without the prior approval from Local Planning Authority to ensure the privacy of the adjoining properties.
- 8.9 The proposed first floor side extension would sit flush with the existing rear elevation of the application property and no.20 next door so this extension would not create any unacceptable overshadowing than that which already exists from the original house. The proposed single storey rear extension would be sited at a separation distance of 2.5 m from the common boundary and is not considered to create any overshadowing on the private amenity space for no.20. Considering the orientation of the application property, it is considered that the proposed developments would not result in any detrimental impact on the residential amenity of this neighbouring property to warrant the refusal of the application.
- 8.10 The neighbouring property to the other side at no.24 Atterbury Way would see the proposed two storey rear extension from the rear garden; however, owing to the siting it is considered that there would be minimal impact on this property in terms of any loss of light or overlooking.
- 8.11 It is considered that the scale, design and orientation of the proposed development would have a minimal impact on the residential amenity of the adjoining neighbouring properties Nos.22 and 24 Atterbury Way.
- 8.12 The application site backs onto open fields and therefore has no residential property to the rear.

Parking

- 8.13 The application property is currently a 4-bed property and the proposed extension would result in an additional bedroom. However, the parking requirements for 4+ bedrooms is same as a 4-bed property and so there would be no requirement of any additional parking space.
- 8.14 There is hardstanding area to the front of the property that remains unaltered. In addition, the local area relies on on-street parking and there are no parking restrictions. The proposal would not create any highway safety issues.

9 CONCLUSION

- 9.1 It is considered that the proposal is of a scale and design appropriate to the main dwelling and surrounding area. Subject to conditions, there would not be detrimental impact on the residential amenity of the neighbouring properties.
- 9.2 The proposal would be in accordance with the advice given in the National Planning Policy Framework, Policies S10 of the West Northamptonshire Joint Core Strategy, saved policies H18 and E20 of the Northampton Local Plan, the Council's Residential Extensions and Alterations Design Guide Supplementary Planning Document.

10 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: Block Plan and SE/1254/2C.

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

3. 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 window shall be installed in the side elevations of the proposed extensions.

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

4. The proposed first floor en-suite and dressing room windows shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent and shall be non-opening before 1.7m from the finished floor levels. The proposed windows shall be implemented prior to the accommodation is brought into use and thereafter retained in that form at all times.

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

5. The external roof of the extension shall be constructed with materials of the same type, texture and colour as the external 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.

11 BACKGROUND PAPERS

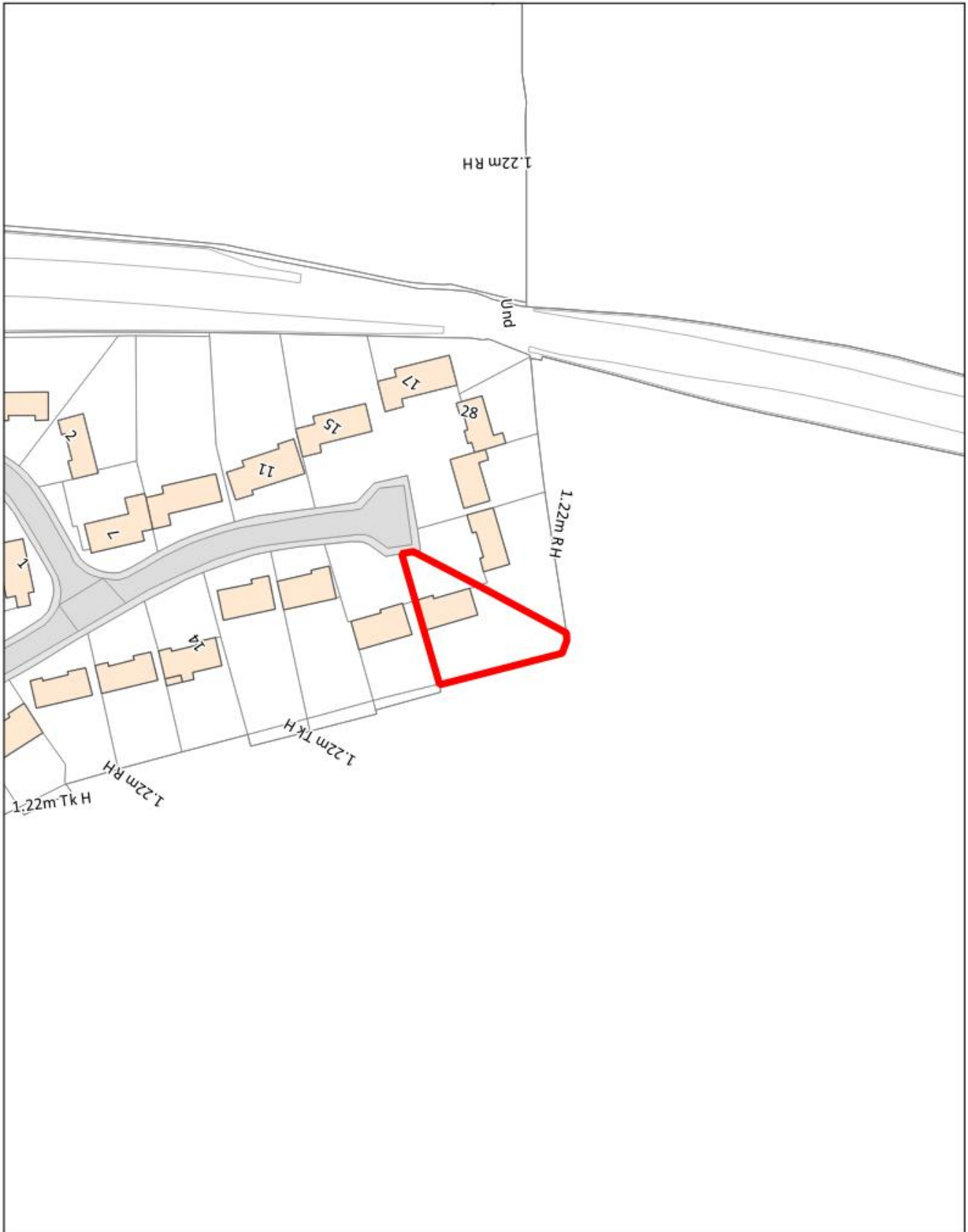
- 11.1 N/2019/0519.

12 LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

- 13.1 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: **22 Atterbury Way**

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Date: 14-08-2019

Scale: 1:1,250

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