



PLANNING COMMITTEE: 17th March 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0006

LOCATION: 17 Spinney Hill Road
DESCRIPTION: Proposed loft conversion with new rear roof dormer and new rooflights

WARD: Parklands Ward

APPLICANT: Michael & Shannon Hallam
AGENT: Mr Paul Toone

REFERRED BY: Director of Planning and sustainability
REASON: Applicant is a Council Member

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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, highway safety/parking and neighbour amenity to comply with the aims and objectives of the National Planning Policy Framework. Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

- 2.1 Members will recall that the application was deferred at the meeting of the last Planning Committee on 18th February 2020, in order that further consideration could be given by officers to reach a design solution to address the recommended refusal reason, on overlooking to 4 Spinney Hill Crescent.
- 2.2 The revised application is for a proposed loft conversion with new rear box dormer, two new front roof lights including one new rooflight on the side roof slope. The proposed conversion would accommodate an en-suite double bedroom with an associated dressing room.

- 2.3 Rear dormers can often be installed under permitted development rights, subject to meeting certain criteria set down in Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). In this case, the property has previously been extended, with the combined roof volume of the existing extension and the proposed rear dormer, the proposal exceeds the criteria for permitted development and hence planning permission is required.

3 SITE DESCRIPTION

- 3.1 The application site consists of a brick built semi-detached dwelling along a residential street with access off Kettering Road. The property has an integral garage, lounge, dining room and kitchen on the ground floor and with five bedrooms and a bathroom at first floor level. The site has a relatively short garden as compared with other properties in the locality.
- 3.2 To the rear of the site is a detached bungalow at 4 Spinney Hill Crescent, which also has a small back garden and faces the application site at an angle. This neighbour also has a small rear conservatory. An 1.8m high fence separates the rear of the application site from this neighbour.
- 3.3 The site is not in a conservation area or near any listed buildings.

4 PLANNING HISTORY

- 4.1 N/1978/0107 Permission for erection of garage and extension above APPROVED.

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.

6 National Policies

- 6.1 **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:

- 6.2 Paragraph 127 Design and residential amenity

6.3 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

6.4 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

6.5 **Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD 2011
Northamptonshire County Parking Standards 2016
Northampton Parking Standards 2019

7 **CONSULTATIONS/ REPRESENTATIONS**

- 7.1 No comments received at the time this report was prepared. Any comment received will be reported to the Committee via the addendum.

8 **APPRAISAL**

- 8.1 The main issues to consider are the impact on the appearance and character of the host building, wider area, neighbour amenity and parking/highway safety.

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

- 8.2 The Council's Adopted Supplementary Planning Document (SPD) on Residential Extensions seeks to ensure extensions and alterations are sympathetic to the form and character of the existing dwelling. In addition, the Council's SPD on Residential Extensions refers to dormer windows.
- 8.3 Paragraph 7.12 refers: "Dormer extensions should be in proportion to the roof and set into the roof slope so that they are not a dominant feature and ideally have a pitched roof. Flat roof dormers added to pitched roofs can often look out of place and unacceptably harm the character of the host house and the wider area, complement the window design and align vertically with the windows of the property below; and be set back from the eaves and provide an appropriate distance between the cheek of the dormer and the common building line".
- 8.4 The proposed box dormer is large and would cover a large proportion of the rear roof slope. Although box dormers are not ideal in design, in this instance, the proposal is acceptable visually as it is not considered unduly prominent with views being restricted to "glimpses" between the gaps between properties at the rear of the site on Spinney Hill Crescent. Materials for the dormer cheeks would match the existing roof to ensure a satisfactory external appearance of development in accordance with Policy S10 of the Joint Core Strategy and E20 of the Northampton Local Plan.
- 8.5 In terms of the proposed side roof window, this is reasonably small and considered of a design and size in keeping with the host building. It would also not be particularly conspicuous from the front and therefore its effect on the street scene would be limited. The applicant has also confirmed the roof window would be obscure glazed. Regarding the front roof windows, as these can be installed as permitted development, it would be unreasonable to raise objection to these in design terms.

Impact on neighbour amenity

- 8.6 The main neighbour impact would be on the living conditions of the bungalow to the rear of the site at 4 Spinney Hill Crescent and two dwellings on either side at 15 and 19 Spinney Hill Road.
- 8.7 Previously a Juliet balcony together with two other windows were proposed for the rear dormer. Officers were concerned about the potential overlooking to 4 Spinney Hill Crescent as a result of these high level windows and doors. Following the deferral of the application at the last Committee meeting, the applicant has amended the proposal which includes the replacement of the Juliet balcony with a window, which is proposed to be top hung with the lower part to be obscure glazed to 1.7m above floor level. One of the other windows was also removed, with the other remaining window to be obscure glazed to serve the en-suite.

- 8.8 Notwithstanding the fact that the separation distance between the application site and 4 Spinney Hill Crescent to be substandard i.e. 12m in comparison with 27m as set down in the Council's Residential Extensions Design Guide, the revised proposal is now considered to have address the overlook issue. It is worth noting that the neighbour at the rear did not raise any objection to the previous proposal and no objection has been received on the revised plan at the time this report has been prepared.
- 8.9 Due to the relationship, projection and separation, the impact in terms of overbearing, loss of light and outlook on adjacent neighbours are considered to be acceptable.
- 8.10 In terms of the installation of the side facing roof window, this would face towards the existing first floor side facing window on the flank wall of 15 Spinney Hill Road. However, due to the size and type of glazing of the roof light proposed, the impact in terms of overlooking and loss of amenity would be considered acceptable. It is not considered that the proposal would adversely impact on the amenity of the occupiers of 19 Spinney Hill Road. The proposed front rooflights to the front can be installed without needing planning permission.

Parking and Highway Safety

- 8.11 The existing house consists of five bedrooms. If permitted, the proposal would retain the same number of bedrooms (five). When assessed against current parking standards, this necessitates the provision of a minimum of three off road parking spaces, two of which can be accommodated within the applicant's boundary and one on the adjacent street, without impacting significantly upon highway safety.

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: PT.17919/1A and site location plan.

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

- 3) The external walls/cheeks of the rear dormer hereby approved 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 dormer harmonises with the existing building in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy and E20 of the Northampton Local Plan.

- 4) The side roof 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) The rear WC window in the approved dormer 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.

6) The proposed rear bedroom window in the dormer hereby approved shall be glazed with obscured glass to Level 3 or higher of the Pilkington scale of privacy or equivalent to 1.7m above internal floor level and fixed shut 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.

7) 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 rear windows shall be installed in the dormer hereby approved.

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

10 CONCLUSION

10.1 The proposed development would have an acceptable overlooking effect on the bungalow at the back of the site creating a significant harmful impact on residential amenity. This is contrary to national policy, development plan policy and the NBC Residential Extensions Design Guide.

11 BACKGROUND PAPERS

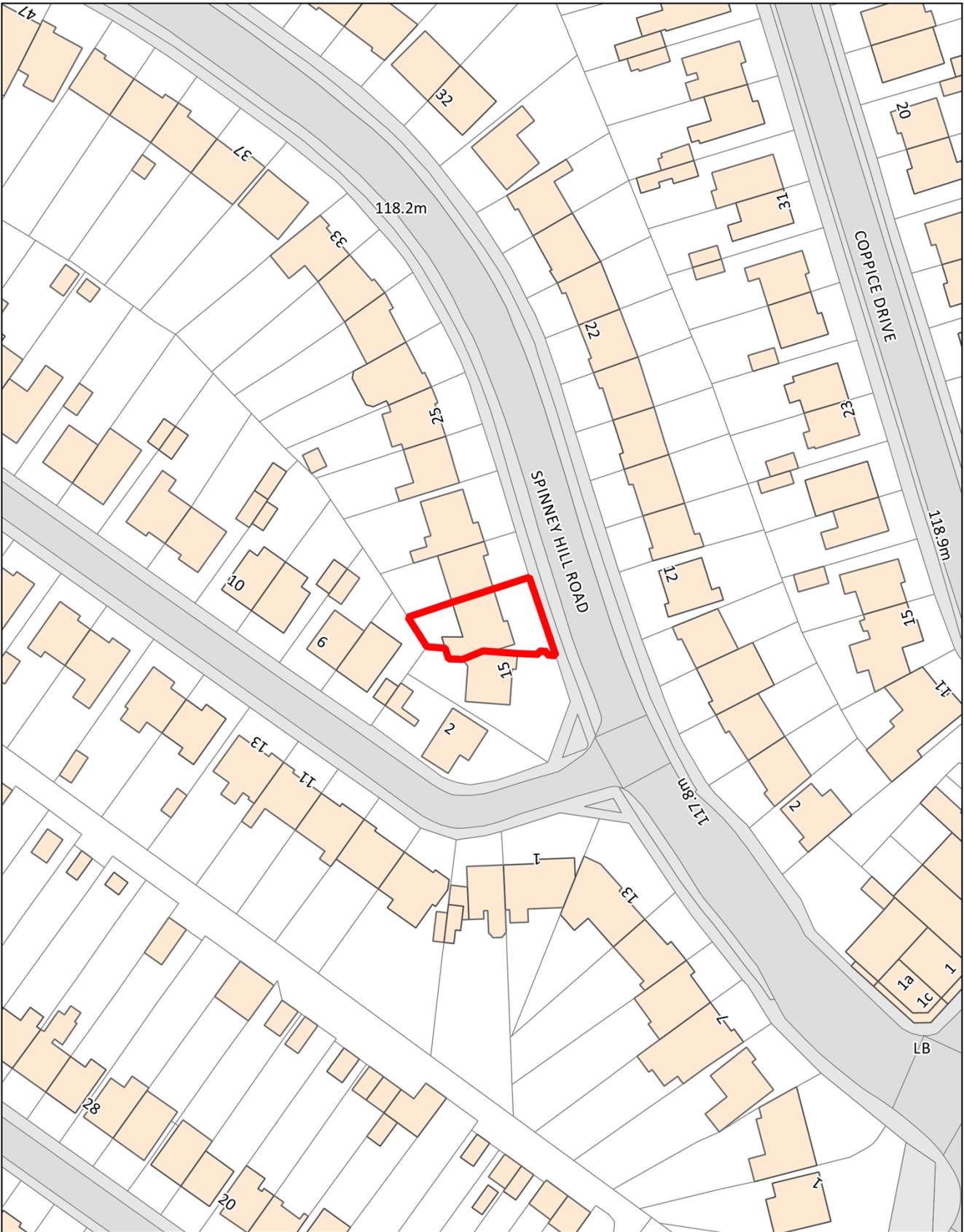
11.1 N/2020/0006.

12 LEGAL IMPLICATIONS

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

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.



NORTHAMPTON
BOROUGH COUNCIL

Title: **17 Spinney Hill Road**

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Date: 28-01-2020

Scale: 1:850

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