

**PLANNING COMMITTEE:** 12<sup>th</sup> May 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2020/0326

**LOCATION:** 24 Mortar Pit Road

**DESCRIPTION:** New porch to front entrance together with garage conversion

**WARD:** Rectory Farm Ward

**APPLICANT:** Northampton Partnership Homes  
**AGENT:** Sketchhaus Ltd

**REFERRED BY:** Director of Planning and Sustainability  
**REASON:** Council owned land

**DEPARTURE:** No

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## **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 and neighbour amenity to comply with 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 Extension and Alterations Design Guide.

### **2 THE PROPOSAL**

- 2.1 The current application seeks permission for a single storey, flat roof, front porch extension.
- 2.2 The proposed extension would project 2.2m from the front elevation and measure 3.1m in width. The maximum height of the proposed porch extension would be 2.3m.
- 2.3 The proposed external materials of the wall would match the existing building.
- 2.4 The application also seeks planning permission for the conversion of the existing garage into habitable accommodation to include the removal of the garage door and installation of two windows to match the existing.

### **3 SITE DESCRIPTION**

- 3.1 The application site consists of a brick and render, terraced bungalow with integrated single garage. There is a grass front garden with driveway for one vehicle. The rear garden is enclosed by low chain link fencing and varying heights of wood fencing with a main road running along the rear boundary.
- 3.2 The local area is predominantly residential consisting of terraced bungalows and two storey dwellings.

## **4 PLANNING HISTORY**

- 4.1 N/1975/0629 – Proposed residential development – Approved 06/08/1975.

## **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 the 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 – development will achieve the highest standards of sustainable design, incorporating safety and security considerations and a strong sense of place.

### **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 – allows for new development providing that the design reflects the character of its surroundings in terms of layout, siting, form, scale & appropriate use of materials and that the proposal is designed and located to ensure adequate standards of privacy, daylight and sunlight.

H18 – allows for house extension provided design acceptably in keeping with character and appearance of the host dwelling; and effect upon adjoining properties.

### **6.4 Supplementary Planning Documents**

Residential Extensions and Alterations Design Guide SPD

## **7 CONSULTATIONS/ REPRESENTATIONS**

7.1 None received.

## **8 APPRAISAL**

### **Main issues**

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

### **Impact on the street scene**

8.2 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.

8.3 The proposed single storey front extension would be visible from the street to the front of the property, however, the relatively small scale of the proposal ensures that the addition is not overly harmful to the street scene and appears subservient to the host dwelling.

8.4 The proposed garage conversion would alter the street frontage and disrupt the repetitive appearance of the line of bungalows, however, the garage conversion is considered Permitted Development by virtue of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Part A. For this reason, it would be unreasonable to refuse the application.

### **Impact on the amenities of adjoining occupiers**

8.5 The proposed extension would not be visible from adjoining neighbours due to the staggered frontages of the line of dwellings. Therefore, there would be no objectionable impact to the adjoining neighbours.

### **Impact on Parking and Highways**

8.6 The garage is not considered a parking space within the Northamptonshire County Parking Standards SPF and as such, parking would be unaffected by the proposal. There is still one on-site parking space available to the front.

## **9 CONCLUSION**

9.1 It is considered that the extension and garage conversion would not result in any undue adverse impact on the street scene or on the amenities of adjoining. The development is therefore in line with Development Plan Policy and recommended for approval.

## **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 plan: 20/02.

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

- (3) The external walls of the extension and garage conversion shall be constructed with materials of the same type, texture and colour as the external walls 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.

## **11. BACKGROUND PAPERS**

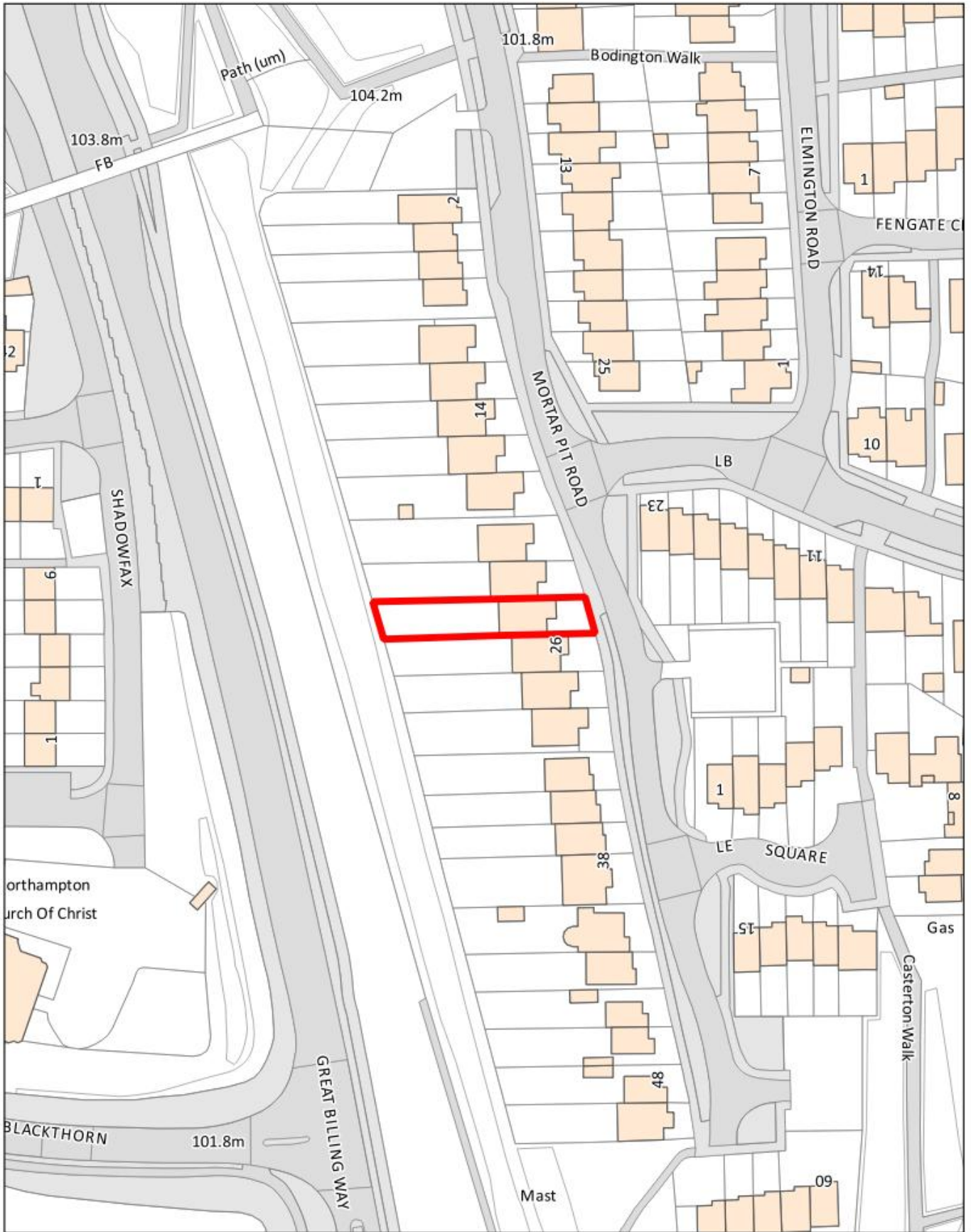
- 11.1 None.

## **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.



NORTHAMPTON  
BOROUGH COUNCIL

Title: **24 Mortar Pit Road**

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Date: 22-04-2020

Scale: 1:1,000

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