



PLANNING COMMITTEE: 22nd December 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0920

LOCATION: 42 Gloucester Crescent

DESCRIPTION: Single storey rear extension and new front porch (Retrospective)

WARD: Delapre & Briar Ward

APPLICANT: Miss Shaun Dundas
AGENT: Mr Kain Paley

REFERRED BY: Councillor J Davenport
REASON: Residential amenity and overdevelopment

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

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

The development due to its siting, design and scale would not result in any adverse impact on the character of the existing dwelling and wider area or adjacent residential amenity. The development would accord with the aims and objectives of National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core strategy, Saved Policies H18 and E20 of Northampton Local Plan and the Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

- 2.1 The current application seeks retrospective planning permission for a single storey rear extension and a single storey front porch.
- 2.2 The single storey rear extension is 3.1m in depth and expands across the entire width of the house, including the newly built two storey side extension.
- 2.3 The porch is approximately 5m wide and 1.75m deep.

3 SITE DESCRIPTION

- 3.1 The application site contains a two storey, semi-detached house paired with no. 40 Gloucester Crescent. The application site is a corner property and has a large rear garden at higher ground levels.
- 3.2 The rear boundary and one of the side boundaries are marked with 1.8 metres high close boarded fence panels. The other boundary treatment has been removed to allow the on-going building works. The local area has similar sets of semi-detached houses in varying materials. The area is predominantly residential.
- 3.3 Previous planning permission was granted for a two storey side extension, which has been implemented.

4 PLANNING HISTORY

- 4.1 N/2017/0176 - Two storey side extension. 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), Northampton Local Plan (1997) saved policies.

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 section is of particular relevance to this application:

- Section 12 - Achieving well designed places.

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:

- Policy E20 – New Development (Design)
- Policy H18 – Household Extensions

5.5 Supplementary Planning Documents

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

6 CONSULTATIONS/ REPRESENTATIONS

Comments are summarised as follows:

- 6.1 **Councillor J Davenport:** Objected and called in the application to be determined by the Planning Committee so that the local residents can exercise their democratic right to present their views. There are two kitchens which could sub divide the property into two properties. Also, there would be increase in anti-social behaviour because of the proposed games room and bar with large French doors opening into garden. The proposed porch is large and there is no precedent in the area. The rear garden has been bisected to store industrial scaffoldings, which reduced the land for the property and result in overdevelopment.
- 6.2 9 representations have been received. 4 in objections, 4 in support and one letter with comments. The letters have been summarised as follow:

Objection letters have been summarised as follow:

- The works have already been carried out and retrospective permission has been requested.
- The plans are inaccurate and the building materials are not accurately described.
- The applicant has ignored the rules and carried on with the works on the site.
- The rear extension would block the daylight and sunlight and infringe the 45' rule from the nearest habitable window.
- No room is left to allow the maintenance of the adjoining fence.
- Increase in noise and antisocial behaviour due to the proposed game room and bar adjoining to the neighbouring properties.
- The brick wall has been removed from the other side, which would increase the potential of burglaries.
- The front porch is excessive and breaks the building line.
- The Juliet balconies on the front elevation are not in keeping with the wider character of the area.
- The rear garden has been bisected to store industrial scaffoldings, which reduced the land for the property and result in overdevelopment.
- Breach of original planning permission.
- Application form has not accurately to describe the parking arrangements and impact on the existing hedges.
- Working on the site at unsocial hours.
- Block the pedestrian access with the working vans.
- Inaccurate plans were submitted even after the retrospective permission has been applied.

Support letters have been summarised as follow:

- No objection as they were always being informed of the works taking place.
- Once complete, it would look good. Recently, many houses have face uplift with changed window and new rendering, this property is slightly larger and is no different to the works done at the other properties.
- The house will look nice when completed. Throughout the works, the street was kept tidy and there has been no noise at antisocial hours.
- No problem with the building works and the street has started to look more appealing.

7 APPRAISAL

- 7.1 The main issues to consider are the impact on the appearance and character of the host dwelling, local area and impact on the residential amenity of neighbours.

Design and appearance

- 7.2 The development includes a single storey rear extension and front porch, which would increase the footprint of the application property. However, owing to the plot size, the extensions would not result in overdevelopment of the site.
- 7.3 The single storey side extension has been proposed in render to match the existing house and is considered to be in keeping with the character of the local area. Whilst the rear extension would be partly visible from the street, it is not considered the proposal would have any adverse impact on the streetscene.
- 7.4 The porch to the front elevation of the house would be visible in the streetscene. The front porch would interrupt the building line of the semi-detached pair by protruding 1.75m to the front of the property. Whilst the porch would be visible in the street scene, with the use of render assimilating the appearance with other properties along Gloucester Crescent, which also have storm porches, the porch would not appear out of character in the locality. Moreover, a smaller porch with 3 square metres area could be erected without the need for planning permission, the impact of the proposed porch is not considered to be of any significant detriment to warrant a refusal of the application.
- 7.5 It is considered that the development would accord with the advice within the National Planning Policy Framework and saved policies H18 and E20 of the Northampton Local Plan.

Residential Amenity

- 7.6 The single storey rear extension is 3.1m deep and 3.7m high at the highest point. However, a 3m deep single storey rear extension up to 4m high could be erected under permitted development rights. The proposal is just slightly over such limits.
- 7.7 The neighbouring property at no.40 has a French door on the rear elevation that sits adjacent to the new single storey rear extension. As per the guidance outlined in the Council's adopted Residential Design Guide, the virtual 45' line taken from the centre of these French doors is being infringed by the single storey extension; however, owing to the fact that a 3m deep extension could be erected under the provisions of the permitted development rights, the additional depth of 0.1m is not considered to have unacceptable impact on the amenity of this property. A condition has been recommended to withdraw the permitted development rights to insert any window on the side elevation to ensure that there is not undue overlooking for this property.
- 7.8 Owing to the ground levels, the single storey rear extension is located at the lower levels than the neighbouring property at no.44. Owing to the separation, this extension is not considered to have any undue impact on the amenity of this neighbouring property.
- 7.9 Owing to the scale and siting of the porch, it is not considered to have any adverse impact on the amenity of the any neighbouring properties.
- 7.10 The rear extension is indicated to be used as a bar and a games room. There is nothing to suggest that such facilities would be used for anything else other than domestic circumstances. Overall, it is considered that the scale, design and orientation of the developments would not have adverse impact on the residential amenity of the adjoining neighbouring properties.

Parking

- 7.11 The developments would not result in any additional bedroom; therefore, it would not require any additional parking space.

Other matters

Juliet balconies on the front elevation

- 7.12 It is noted that Juliet balconies have been inserted to the front of the property. As the current application only relates to the rear extension and the front porch, any permission for these features would be dealt with under a separate application.

Impact on the maintenance of the fence

- 7.13 Concerns raised relation to the maintenance issue of the boundary fence are civil matters and are not considered to be material to the assessment of the current application.

Inaccurate Plans

- 7.14 During the course of the application, amended elevation drawings were submitted for the front elevation, which demonstrate the accurate details of the works carried out on the site.

Rear garden been used for industrial storage

- 7.15 Concerns have been raised in relation to the storage of scaffoldings in the rear garden, however, the scaffolding has been used during the construction period at the property and the Applicant has confirmed that after completion of the works, the rear garden would be reinstated.

Removal of the hedging to the front

- 7.16 The front hedge was removed before the original permission was implemented and is not part of the current application. Moreover, the application property is not located a conservation area or under any preservation order so the hedge removal would not have required any permission.

8 CONCLUSION

- 8.1 It is considered that the developments are of a scale and design appropriate to the main dwelling and surrounding area. There would not be any unacceptable detrimental impact on the residential amenity of the neighbouring properties.
- 8.2 It is considered that the proposal would be in accordance with saved policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, Residential Extensions and Alterations Design Guide a Supplementary Planning Document and advice given within National Planning Policy Framework.
- 8.3 The proposal is considered acceptable and recommended for approval subject to the following conditions.

9 CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Front elevation received on 16.11.2020, Proposed side elevation, Proposed rear elevation, Proposed Ground floor plan.

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

2. 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 window shall be installed in the side elevations of the single storey rear extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.

3. The external walls of the extensions shall be rendered in similar texture and colour as the external walls of the existing building and as specified in the application form.

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.

10 BACKGROUND PAPERS

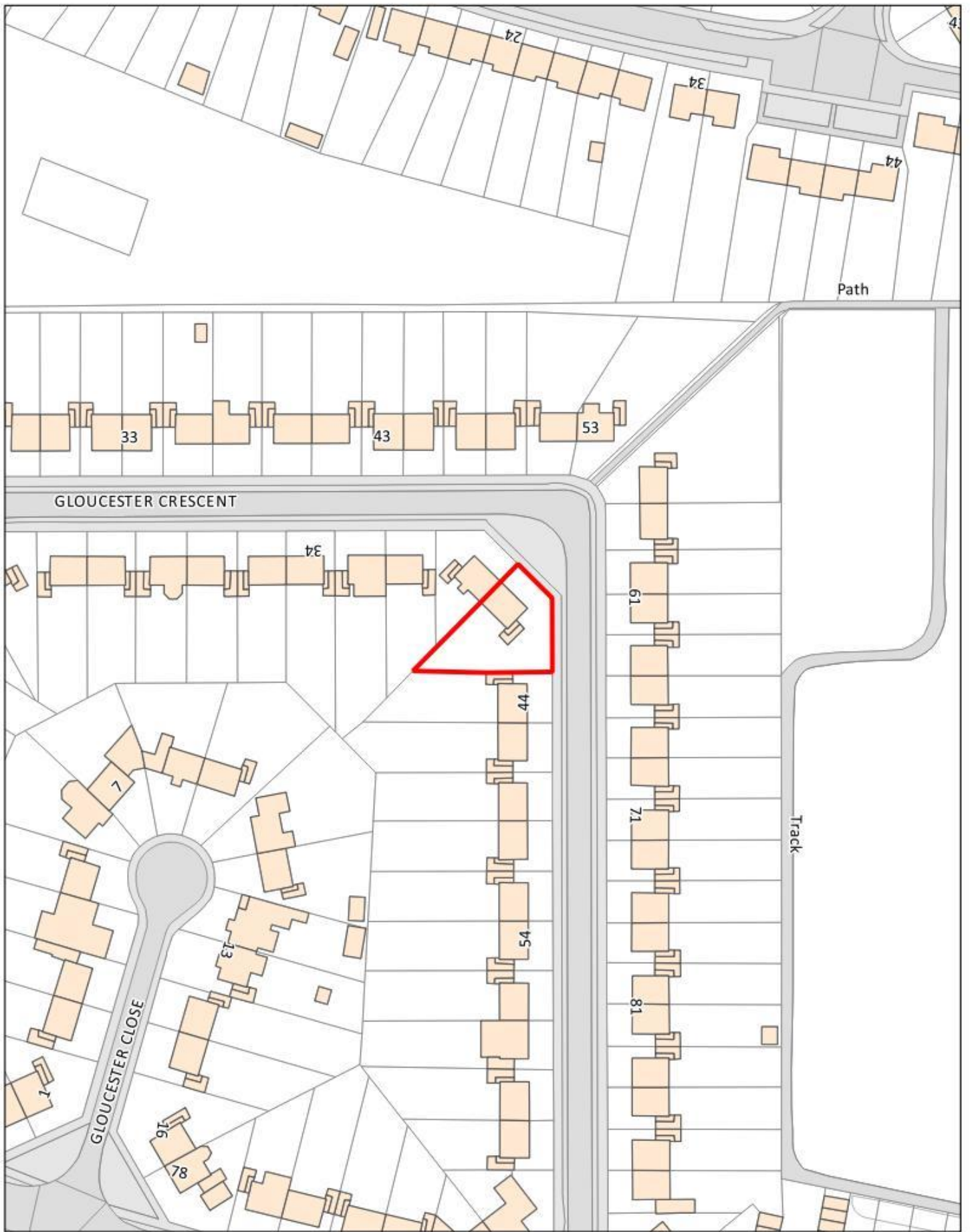
- 10.1 N/2020/0920 and N/2017/0176.

11 LEGAL IMPLICATIONS

- 11.1 The development is not 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: **42 Gloucester Crescent**

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Date: 10-12-2020

Scale: 1:1,000

Drawn by: -----