

**PLANNING COMMITTEE:** 27<sup>th</sup> October 2020  
**DEPARTMENT:** Planning Service  
**DIRECTOR OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2020/0952

**LOCATION:** 42 Aynho Crescent

**DESCRIPTION:** Single storey side extension and new front porch together with internal alterations and vehicular crossover

**WARD:** Sunnyside 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 design and appearance of the proposed development is acceptable and would not lead to any unacceptable impacts on the character of the existing dwelling, local area or the amenity of the occupants of neighbouring dwellings. The proposed development would be in accordance with the aims and objectives of the National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved Policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

### **2 THE PROPOSAL**

- 2.1 The current application seeks planning permission for a single storey side extension and new front porch together with internal alterations and a vehicular crossover.
- 2.2 The proposed side extension would replace the existing storeroom.

### **3 SITE DESCRIPTION**

- 3.1 The application site consists of a two storey semi-detached house with a side and rear garden.
- 3.2 The local area is predominantly residential with two-storey terraced and semi-detached houses.

## **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.

#### **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**

6.1 No comments received.

## **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 proposed development would result in a single storey side extension and front porch, which will increase the footprint of the application property. However, owing to the plot size and the fact that the proposed side extension would replace the storeroom, it is not considered that the proposed extension would result in overdevelopment of the site.
- 7.3 The proposed single storey side extension would be set back from the principal elevation, however, owing to the scale of the extension being single storey, it would appear as a subordinate addition to the property. It is considered to be in keeping with the character of the local area, which is defined by attached garages and similar extensions. Whilst the proposed side extension would be visible from the street, a material to match condition would ensure that the extension would merge with the existing house and would not have any adverse impact on the streetscene.
- 7.4 The proposed front porch would be visible in the streetscene, however, owing to the scale of the proposed porch and matching materials, it is not considered to have any adverse impact on the character of the area.
- 7.5 The proposed vehicular crossover and a driveway would be similar to the existing driveways in the wider area and is not considered to have any adverse impact on visual amenity.
- 7.6 It is considered that the proposed development would accord with the advice given within the National Planning Policy Framework and saved policies H18 and E20 in the Northampton Local Plan and Council's Residential Extensions and Alterations Design Guide a Supplementary Planning Document.

### **Residential Amenity**

- 7.7 The proposed single storey side extension would be attached to the south (side) elevation, which sits adjoining to the blank elevation to the neighbouring property at no.40. It is considered that the proposed extension would not result in any adverse impact on the residential amenity of this property.
- 7.8 The proposed single storey side extension would be screened by the original house and would not affect the neighbouring property at no.44.
- 7.9 The proposed porch, due to its scale and siting, is not considered to have any adverse impact on any adjoining properties.

### **Parking**

- 7.10 The application property is a 2-bed house and the proposed extension would result in one additional bedroom. As per the Northamptonshire Parking Standards, the parking requirements for a 2-bed house and a 3-bed house are same. So, the proposal would not generate any additional parking requirements. The local area has no parking restrictions on the streets. Therefore, it is considered that the proposed development would not have adverse impact on the highway safety.
- 7.11 Moreover, the proposed development seeks planning permission for the vehicular crossover and to install a driveway to the front of the property. Aynho Crescent is not a Classified Road so the vehicular crossover would not require planning permission and is considered to be deemed acceptable. It is considered that the proposal would provide a parking space for the application site, which would contribute positively towards highways safety.

## **8 CONCLUSION**

- 8.1 It is considered that the proposed development is of a scale and design appropriate to the main dwelling and surrounding area. There would not be any unacceptable impact on the residential amenity of the neighbouring properties.

- 8.2 It is considered that the proposal would be in accordance with advice given within National Planning Policy Framework, Policy S10 of the West Northamptonshire Joint Core Strategy, saved policies E20 and H18 of the Northampton Local Plan, Residential Extensions and Alterations Design Guide a Supplementary Planning Document.
- 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 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: SK18-02-Proposed, SK18-03-Block and Location Plan.

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

3. The external walls of the extension 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.

4. The external walls and roof of the porch 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.

## **10 BACKGROUND PAPERS**

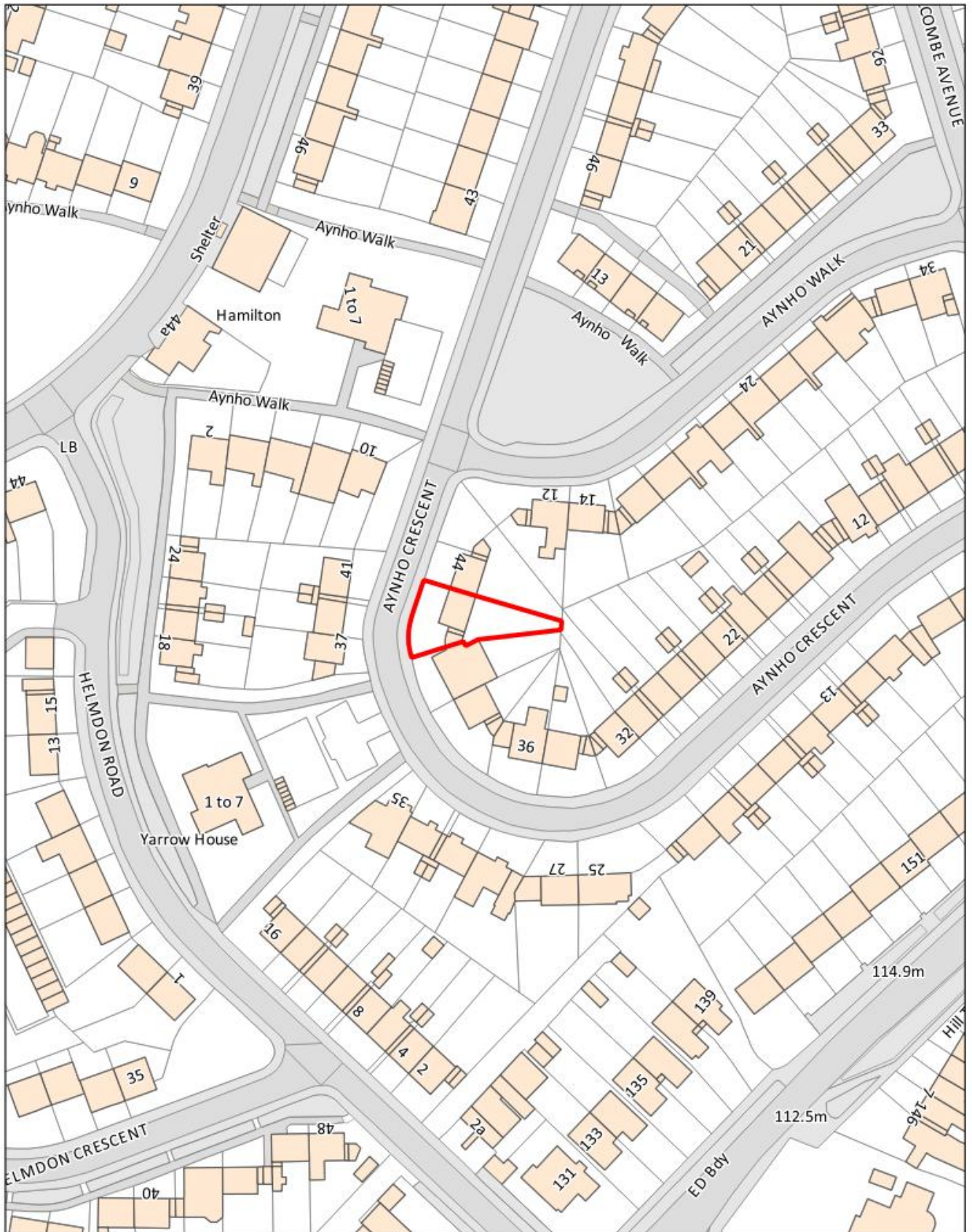
- 10.1 N/2020/0952.

## **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.



NORTHAMPTON  
BOROUGH COUNCIL

Title: **42 Aynho Crescent**

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Date: 16-10-2020

Scale: 1:1,000

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