

PLANNING COMMITTEE: 7th May 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0289

LOCATION: 24 Tollgate Close

DESCRIPTION: Single storey side extension and rebuild of unstable boundary screen wall

WARD: Kingsthorpe Ward

APPLICANT: Sefolli Development Ltd
AGENT: BHC Architects

REFERRED BY: Head of Planning
REASON: Applicant is a Council Member

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 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 Policies E20 and H18 of the Northampton Local Plan, Policy S10 of the West Northamptonshire Joint Core Strategy, the Council's Residential Extension and Alteration Design Guide, the aims and objectives of the National Planning Policy.

2 THE PROPOSAL

- 2.1 The proposal is for a single storey side extension and rebuild the side boundary wall.
- 2.2 This extension would be located adjacent to the public footpath and project a maximum of 2.5m from the existing side elevation of the dwelling and measures 5.15m in length.
- 2.2 The proposal would have a pitched roof to match the existing dwelling that would measure 4m at its highest point.
- 2.3 The new boundary wall will include the installation of a gated entrance to the rear garden from the public footpath.

3 SITE DESCRIPTION

- 3.1 The application site consists of a modern two storey brick and cladding detached dwelling located on the corner of a quiet residential estate of similar style and size properties. The property benefits from a detached single garage and driveway with parking for two vehicles and access to the rear garden on either side of the property.
- 3.2 The property benefits from a small enclosed courtyard style rear garden with large patio area and raised grass and flower beds and is enclosed on all sides by a high boundary wall.

4 PLANNING HISTORY

- 4.1 N/2011/0219: Two storey rear 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) and Northampton Local Plan (1997) saved policies.

5.2 National Policies

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 – Extensions

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

6 CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Councillor Sally Beardsworth** (Ward Councillor for Kingsthorpe) raised concerns regarding loss of amenity space for the occupiers of the application site.

7 APPRAISAL

Main issues

- 7.1 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

- 7.2 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.
- 7.3 The proposed single storey side extension and alterations to the boundary wall would be visible from Tollgate Close and surrounding area. There would be some visual impact although the proposed design, roof form and materials are considered in keeping with the host building. The proposed side extension would appear subordinate to the original house with a lower roof form and the appearance is considered to be acceptable. A condition is proposed requiring matching materials to ensure a satisfactory external appearance. This would comply with advice contained within the Council's guidance and the requirements of the above planning policy.

Impact on the amenities of adjoining occupiers

- 7.4 The proposed extension would have some visual impact to the occupiers of the surrounding properties due to its location and size. However, many of the properties in the locality are of varying sizes and shapes and as such, any potential impact cause by the proposal would be considered acceptable.
- 7.5 The proposed extension would not present any impact in terms of overlooking or loss of privacy as the application site sits on a lower ground level to that of the surrounding properties.

Other Matters

- 7.6 The comments from Councillor Beardsworth refer to a loss of amenity space for the occupiers of application site. On inspection of the site, it was noted that the rear garden is partially screened by the two storey rear extension erected in 2011. A calculation of the loss of rear amenity space saw that less than 10% would be lost as a result of the proposal which would be considered acceptable.

8 CONCLUSION

- 8.1 It is considered that the extension 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.

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 plan: 1:500 Site Plan, 03 and 04.

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

3. The external walls and roof of the extension 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 and Policy S10 of the West Northamptonshire Joint Core Strategy.

4. The boundary wall 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.

10. BACKGROUND PAPERS

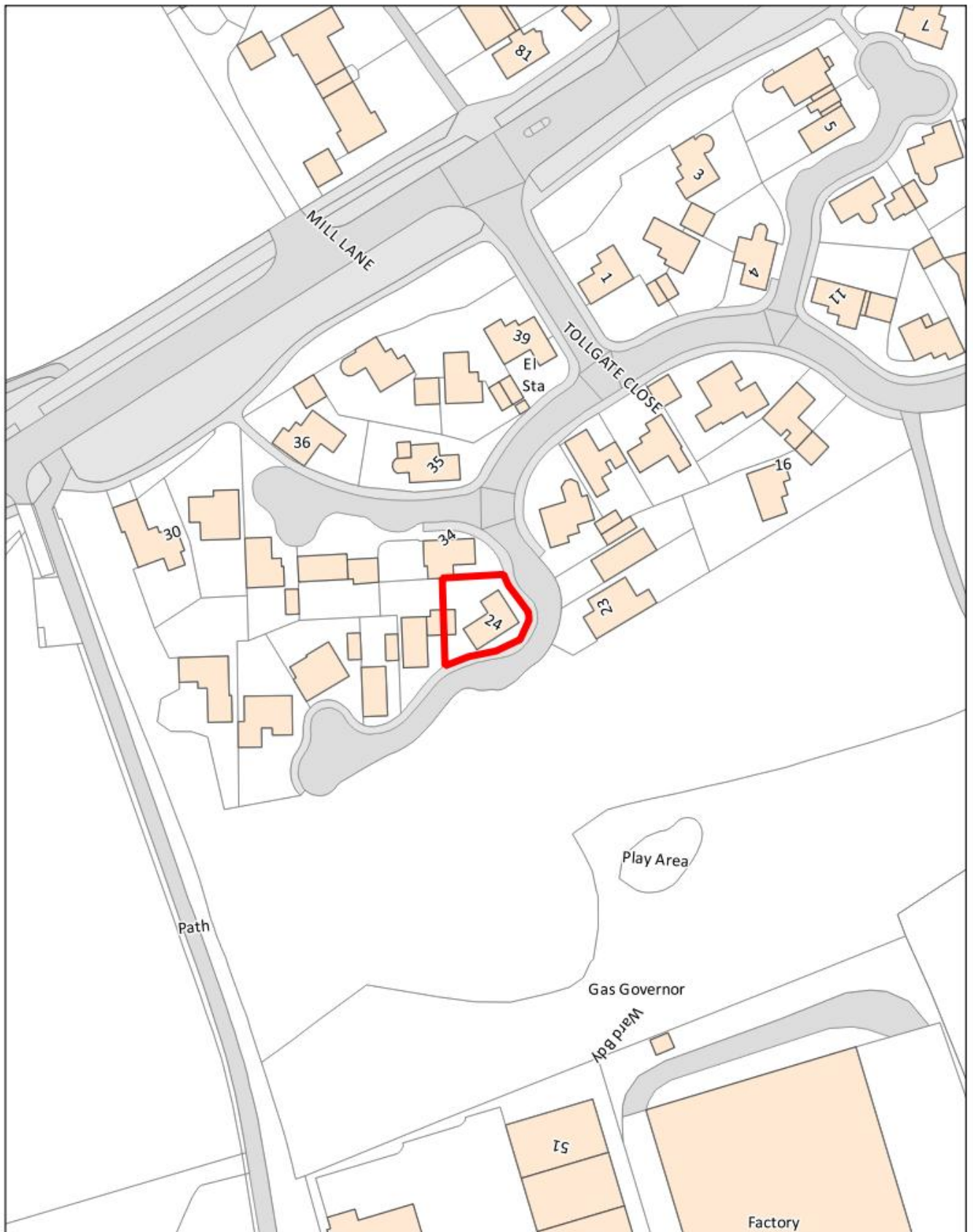
- 10.1 N/2019/0289

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: **24 Tollgate Close**

© Crown copyright and database rights 2018 Ordnance Survey licence no. 10019655

Date: 24-04-2019

Scale: 1:1,000

Drawn by: -----