

PLANNING COMMITTEE: 2nd July 2019
DEPARTMENT: Planning Service
HEAD OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/0602

LOCATION: 23 Campion Court

DESCRIPTION: Single storey rear extension

WARD: Billing Ward

APPLICANT: Northampton Partnership Homes
AGENT: N/A

REFERRED BY: Head of Planning
REASON: Council owned land

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 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 rear extension.
- 2.2 The proposed extension would be 3m deep and 4.5m wide with a flat roof. The proposed eaves at 2m in height, with the highest part of the extension at 2.2m above ground level.
- 2.3 The external materials proposed would be to match the existing building.

3 SITE DESCRIPTION

- 3.1 The application site consists of a terraced property with brick and hanging tile. There is a large open plan front garden that looks onto a large public open space beyond a 2m palisade fence. The rear garden is accessed via the car park at the back of the site and is enclosed by a 1.8m high

fence for the majority, with the side elevation of a garage to one side. Several of the fence panels between the application site and the adjoining property of no. 22 have been removed.

- 3.2 The local area is predominantly residential, with terraced properties of similar style and varying sizes.

4 PLANNING HISTORY

- 4.1 **N/1999/0574** Construction of new access road. Construction of 1.8m fencing to enclose campion court and construction of new footpaths. Change of use from open space to private gardens **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 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 Adjacent neighbours, ward councillors, Parish Council, residents association and Northampton Borough Council Asset Management were all consulted on the proposal. None have made comment or raised objection.

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 rear extension would not be visible from the street to the rear of the property due to existing boundary treatments. The materials would be in keeping with the host building. The proposed 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

- 8.4 The proposed extension would have some visual impact to the occupiers of the adjoining properties due to its location. However, the relatively small scale of the proposal means that any potential impact in terms of overbearing and overshadowing are considered acceptable.
- 8.5 The proposed extension 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.

9 CONCLUSION

- 9.1 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 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 plans: 23CC.PP005 and PL-BCC-002

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 and Policy S10 of the West Northamptonshire Joint Core Strategy.

11. BACKGROUND PAPERS

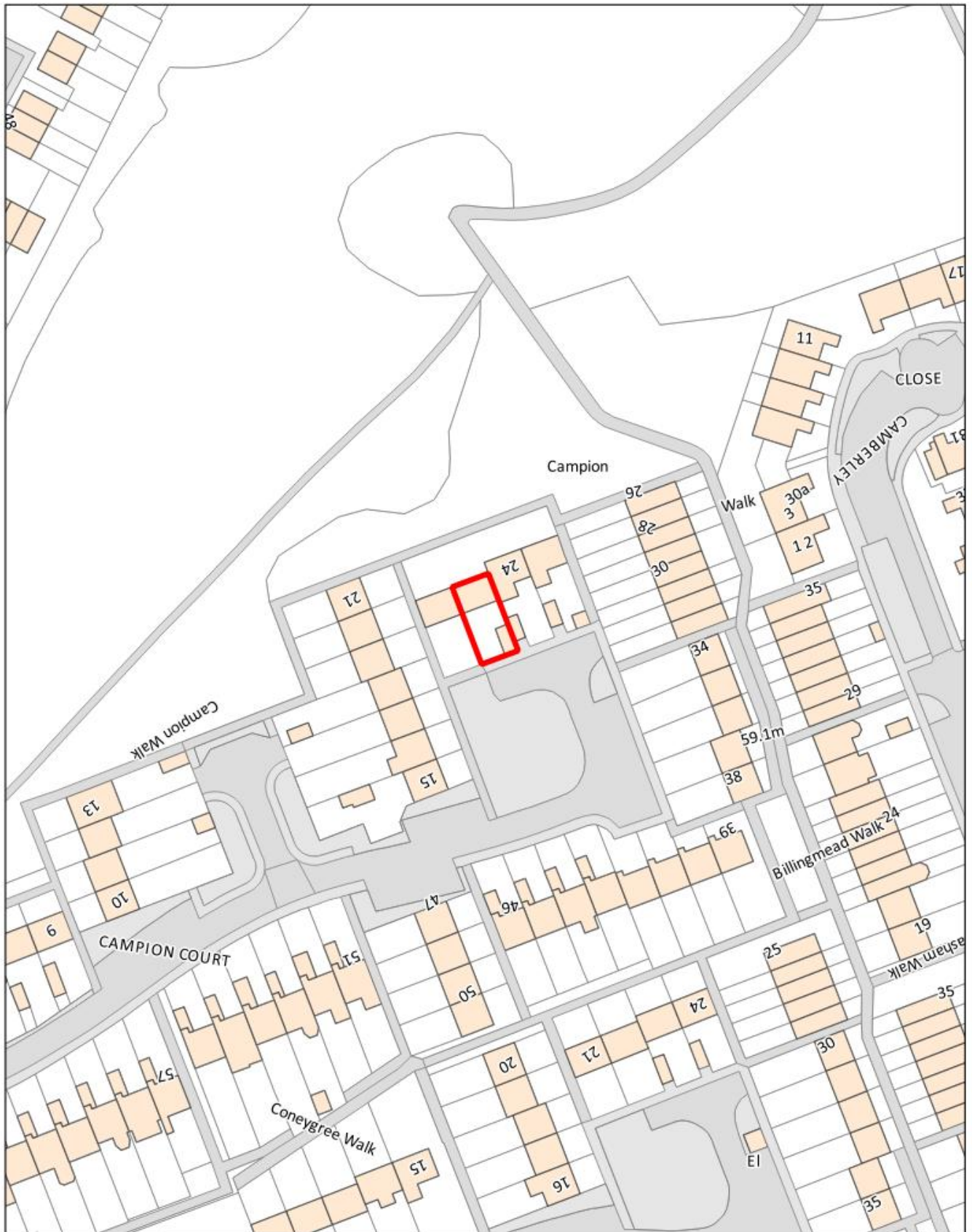
- 11.1 None.

12. LEGAL IMPLICATIONS

- 12.1 The development is not CIL liable.

13. SUMMARY AND LINKS TO CORPORATE PLAN

13. 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: **23 Campion Court**

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Date: 20-06-2019

Scale: 1:1,000

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