

PLANNING COMMITTEE: 21st January 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1232

LOCATION: 11 Toms Close

DESCRIPTION: Two storey side extension, front porch, rear conservatory, replacement windows, external finish of house in brick, demolition of single garage and replacement with double garage, and additional hardstanding (Retrospective)

WARD: Nene Valley Ward

APPLICANT: Northampton Partnership Homes
AGENT: Northampton Partnership Homes

REFERRED BY: Director of Planning and Sustainability
REASON: Affect 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 have no undue detrimental impact on the amenities of neighbouring occupiers and would not be out of keeping with the character and appearance of the area. The proposed development would therefore comply with Policy S10 of the West Northamptonshire Joint Core Strategy, Policies E20 and H18 of the Northampton Local Plan and the National Planning Policy Framework.

2 THE PROPOSAL

2.1 The application relates to the retention of a two storey side extension, front porch, rear conservatory, replacement windows, external finish of house in brick, demolition of single garage and replacement with double garage, and additional hardstanding (Retrospective).

3 SITE DESCRIPTION

- 3.1 The site comprises of a two-storey semi-detached house within a cul-de-sac of similar properties. The houses around have recently been redeveloped by Northampton Partnership Homes, which has seen the previous 'Airey' Houses replaced with new brick and tile constructed dwellings.

4 PLANNING HISTORY

- 4.1 N/2016/1152 - Construction of two storey side extension, new porch to the front and a conservatory to the rear. Existing garage is to be demolished and replaced by a double garage. Approved by the Planning Committee in October 2016.

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.

National Policies

- 5.2 **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:

Paragraph 124 - Good design is a key aspect of sustainable development.

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 – Design

Policy H18 – Household Extensions

5.5 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD 2011

6 CONSULTATIONS/ REPRESENTATIONS

- 6.1 **Collingtree Parish Council** – no comments or objections in respect of this application.

7 APPRAISAL

- 7.1 Planning Permission was granted for a similar proposal in 2016. Works commenced on site, but the conservatory and detached garage have not been constructed in accordance with the approved plans. This application seeks to regularise the works that have been completed.
- 7.2 The extensions and garage have all been constructed in a buff brick with a tiled roof. The main changes relate to the shape of the garage and the design of the conservatory.
- 7.3 The garage that has been constructed is now 6.7m x 6.7m, rather than the 4.8m x 8m garage approved under the 2016 application.
- 7.4 The conservatory was original shown as 3.98m, which is a similar depth to what has been constructed, but the shape has been squared off and a solid roof added.
- 7.5 No amendments have been made to the side extension or the porch from that previously approved.
- 7.6 The impact on neighbouring properties and the street scene was assessed at the time of the 2016 application. It is considered that in planning terms the amended scheme, as built would not significantly adversely impact on the amenities of the neighbouring properties. No representations have been received from the neighbouring properties.
- 7.7 The garage has been constructed on the boundary with 10 Toms Close and has been constructed with the guttering overhanging the garden of 10 Toms Close, which is in the ownership of Northampton Partnership Homes (the applicant) and NBC. Whilst this is not an ideal situation, notice has been served on NBC, which meets the requirements for the planning process.

8 CONCLUSION

- 8.1 It is considered that the proposed development would have no adverse impact on the street scene or on the amenities of the adjoining residential occupiers. The application is recommended for approval.

9 CONDITIONS

- (1) The development hereby permitted shall be carried out in accordance with the following approved plans: 301-809 (site location plan), 061-(CO)-8009 Rev B (Site plan), 321-(CO)-8009 Rev D (floor plans), 341-(CO)-8009 Rev B (garage elevations), 0322-(CO)-8009 (Proposed Elevations) Rev D and 351-809 Rev D (garage sections)

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

10 BACKGROUND PAPERS

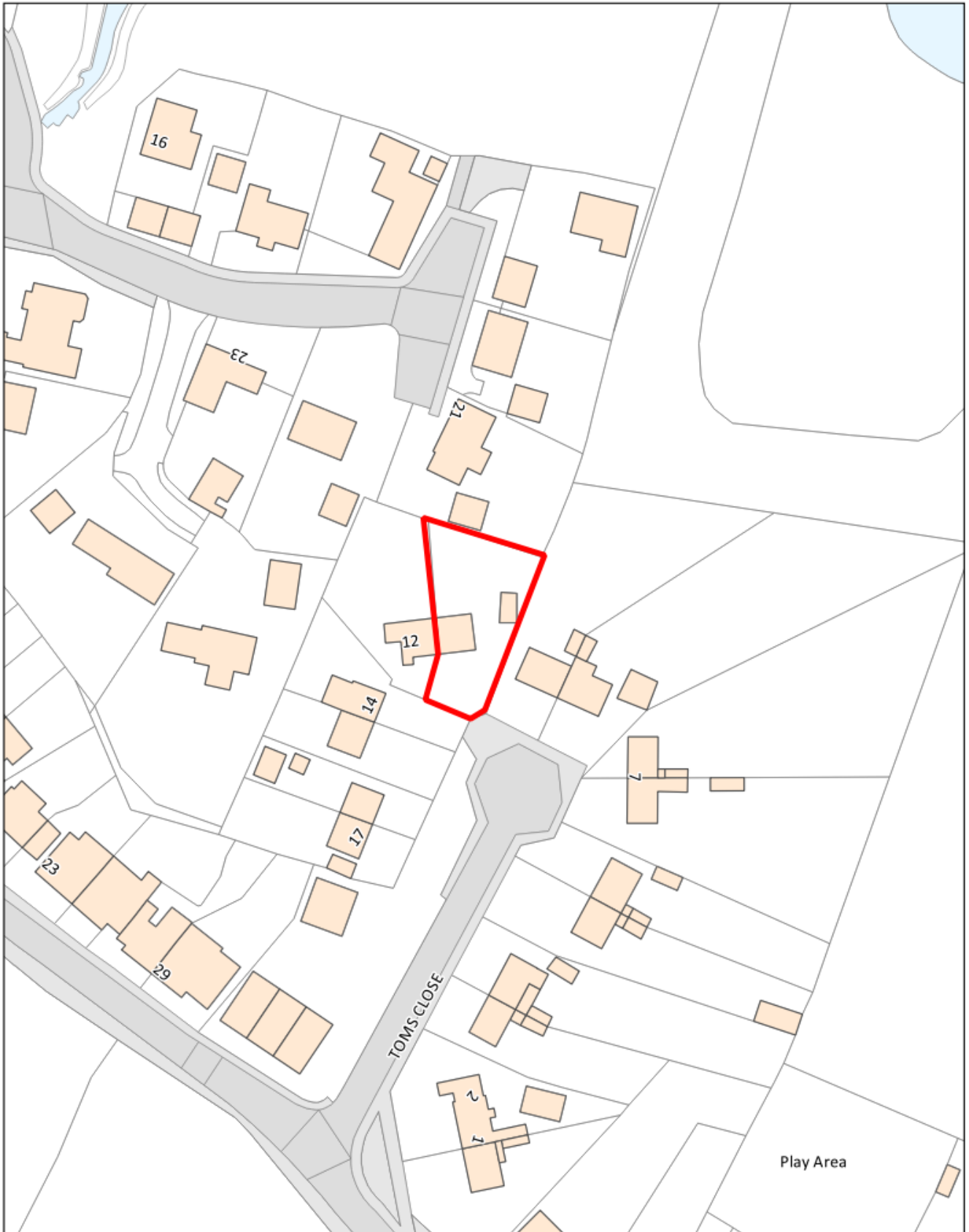
- 10.1 N/2019/1232.

11 LEGAL IMPLICATIONS

- 11.1 The development is 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: **11 Toms Close**

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Date: 10-01-2020

Scale: 1:850

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