

PLANNING COMMITTEE: 18th February 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0006

LOCATION: 17 Spinney Hill Road

DESCRIPTION: Proposed loft conversion with new rear roof dormer and new rooflights

WARD: Parklands Ward

APPLICANT: Mr Michael Hallam
AGENT: Mr Paul Toone

REFERRED BY: Director of Planning and Sustainability
REASON: Applicant is a Council Member

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1 RECOMMENDATION

1.1 REFUSAL for the following reason:

Due to the close relationship between the application site and the bungalow at 4 Spinney Hill Crescent at the rear of the site, the proposed dormer windows, French doors and Juliet balcony would overlook directly to the rear windows and private garden at 4 Spinney Hill Crescent, detrimental to residential amenity. This would be contrary to the aims and objectives of the National Planning Policy Framework, Policies E20 and H18 of the Northampton Local Plan and the Council's Residential Extensions and Alterations Design Guide.

2 THE PROPOSAL

- 2.1 Permission is sought for a proposed loft conversion with new rear box dormer, Juliet balcony, French doors, windows and two new rooflights on the side roof slope. The proposed conversion would accommodate an en-suite double bedroom with an associated dressing room.
- 2.2 Rear dormers can often be installed under permitted development rights, subject to meeting certain criteria set down in Part 1 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). In this case, the property has previously been extended, with the combined roof volume of the existing extension and the proposed rear dormer, the proposal exceeds the criteria for permitted development and hence planning permission is required.

3 SITE DESCRIPTION

- 3.1 The application site consists of a brick built semi-detached dwelling along a residential street with access off Kettering Road. The property has an integral garage, lounge, dining room and kitchen on the ground floor and with five bedrooms and a bathroom at first floor level. The site has a relatively short garden as compared with other properties in the locality.
- 3.2 To the rear of the site is a detached bungalow at 4 Spinney Hill Crescent, which also has a small back garden and faces the application site at an angle. This neighbour also has a small rear conservatory. An 1.8m high fence separates the rear of the application site from this neighbour.
- 3.3 The site is not in a conservation area or near any listed buildings.

4 PLANNING HISTORY

- 4.1 N/1978/0107 Permission for erection of garage and extension above 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.

6 National Policies

- 6.1 **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:

- 6.2 Paragraph 127 Design and residential amenity

6.3 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:

S10 Sustainable Development Principles

6.4 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:

E20 New development
H18 Residential extensions / alterations

6.5 Supplementary Planning Documents

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

7 CONSULTATIONS/ REPRESENTATIONS

7.1 No comments received.

8 APPRAISAL

8.1 The main issues to consider are the impact on the appearance and character of the host building, wider area, neighbour amenity and parking/highway safety.

Impact on appearance and character of the host building and wider area

- 8.2 The Council's Adopted Supplementary Planning Document (SPD) on Residential Extensions seeks to ensure extensions and alterations are sympathetic to the form and character of the existing dwelling. In addition, the Council's SPD on Residential Extensions refers to dormer windows.
- 8.3 Paragraph 7.12 refers: "Dormer extensions should be in proportion to the roof and set into the roof slope so that they are not a dominant feature and ideally have a pitched roof. Flat roof dormers added to pitched roofs can often look out of place and unacceptably harm the character of the host house and the wider area, complement the window design and align vertically with the windows of the property below; and be set back from the eaves and provide an appropriate distance between the cheek of the dormer and the common building line".
- 8.4 The proposed box dormer is large and would cover a large proportion of the rear roof slope. Although box dormers are not ideal in design, in this instance, the proposal is acceptable visually as it is not considered unduly prominent with views being restricted to "glimpses" between the gaps between properties at the rear of the site on Spinney Hill Crescent. Materials for the dormer cheeks would match the existing roof to ensure a satisfactory external appearance of development in accordance with Policy S10 of the Joint Core Strategy and E20 of the Northampton Local Plan.
- 8.5 In terms of the proposed two side roof windows, these are reasonably small and are considered of a design and size in keeping with the host building. They would also not be particularly conspicuous from the front and therefore their effect on the street scene would be limited. The applicant has also confirmed that they would be obscure glazed.

Impact on neighbour amenity

- 8.6 The main neighbour impact would be on the living conditions of the bungalow to the rear of the site and two dwellings on either side at 15 and 19 Spinney Hill Road.
- 8.7 Given that any views from the proposed rear dormer windows would be from an oblique angle of view, direct overlooking to 15 and 19 would be kept to a minimum to these properties' private rear gardens and windows. The impact on the property to the rear at 4 Spinney Hill Crescent, is considered much more substantial, with back to back distance to be less than 12m, which is significantly below the minimum standard of 27m as set down in the Council's Residential Extensions Design Guide.
- 8.8 As a consequence, the rear facing bedroom windows would result in significant overlooking to no.4. Although it is noted that the existing first floor windows already overlook the rear of this property, the proposed dormer would exacerbate the impact to an unacceptable degree. This would create an unacceptable relationship between the properties involved.
- 8.9 Due to the relationship, projection and separation, the impact in terms of overbearing, loss of light and outlook on adjacent neighbours are considered to be acceptable.
- 8.10 In terms of the installation of the 2 side facing roof windows, these would face towards the existing first floor side facing window on the flank wall of 15 Spinney Hill Road. However, due to the size

and type of glazing of the roof lights proposed, overlooking and loss of amenity would be considered acceptable. It is worth noting that these features could be installed under permitted development if they are non-opening or with opening parts more than 1.7m above internal floor level.

Parking and Highway Safety

- 8.11 The existing house consists of five bedrooms. If permitted, the proposal would retain the same number of bedrooms (five). When assessed against current parking standards, this necessitates the provision of a minimum of three off road parking spaces, two of which can be accommodated within the applicant's boundary and one on the adjacent street, without impacting significantly upon highway safety.

9 CONCLUSION

- 9.1 The proposed development would have an unacceptable overlooking effect on the bungalow at the back of the site creating a significant harmful impact on residential amenity. This is contrary to national policy, development plan policy and the NBC Residential Extensions Design Guide.

10 BACKGROUND PAPERS

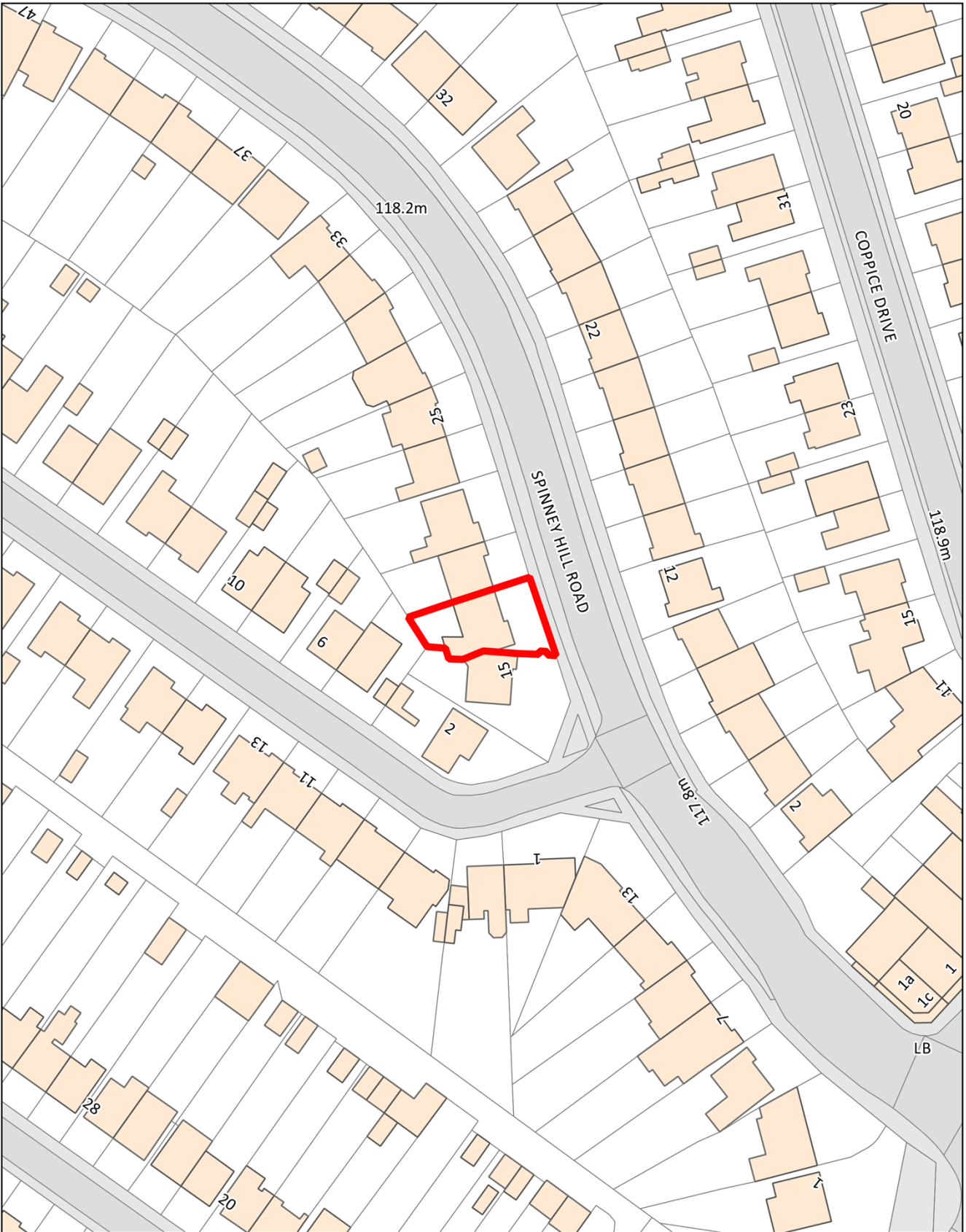
- 10.1 N/2020/0006.

11 LEGAL IMPLICATIONS

- 11.1 The development is not CIL liable being under 100 square metres floor space.

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: **17 Spinney Hill Road**

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Scale: 1:850

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