

PLANNING COMMITTEE: 12th May 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2020/0123

LOCATION: 191 Fullingdale Road

DESCRIPTION: Demolition of outbuilding and erection of new single storey side extension together with new off road parking and dropped kerb

WARD: Headlands Ward

APPLICANT: Northampton Partnership Homes
AGENT: Sketchhaus Ltd

REFERRED BY: Director of Planning and Sustainability
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, highway safety 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, mono-pitched roof side extension to replace the existing outbuilding and store located in the same position.

2.2 The proposed extension would project 1.4m from the side elevation and measure 6.8m in length. The proposed eaves would be at 2.1m in height, with the highest part of the extension at 2.4m above ground level. The external materials proposed would be to match the existing building.

2.3 The application also seeks planning permission for the installation of a vehicle crossover with new off-road parking to the front of the property.

3 SITE DESCRIPTION

- 3.1 The application site consists of a two-storey property with cream render and white cladding exterior. There is a grass front garden with dwarf boundary wall to the front and hedges to the side. A wide grass highway verge separates the site boundary to the front from the footpath and road. A gated side entrance leads to the rear garden, mostly enclosed by a 2m high boundary fence. Part of the common boundary between the application site and no. 189 Fullingdale road is a 1m high chain link fence.
- 3.2 The local area is predominantly residential, with semi-detached properties of similar size and repetitive styles.

4 PLANNING HISTORY

- 4.1 None

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

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:

Policy E20 – New Development (Design)

Policy H18 – Residential Extensions/Alterations

6.4 Supplementary Planning Documents

Residential Extensions and Alterations Design Guide SPD

7 CONSULTATIONS/ REPRESENTATIONS

- 7.1 **NCC Highways** – raise no objection to the proposal but stated that the applicant must obtain a separate crossover license from the Northamptonshire Highways Regulations Department.

8 APPRAISAL

Impact on the street scene

- 8.1 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.
- 8.2 The proposed single storey side extension would be visible from the street to the front of the property and would replace the existing attached outbuilding and storage in the same location. The materials would be in keeping with the host building and the proposed addition would appear subordinate to the original house with a lower roof form. As such, 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.
- 8.3 Many of the residential properties in the immediate area benefit from vehicle crossovers and hardstandings to the front and as such, the installation of this at the application site would not cause undue harm to the appearance of the area or seem out of character and as such, is considered acceptable.

Impact on the amenities of adjoining occupiers

- 8.4 The proposed extension would only be partially visible above the 2m boundary fence that sits along the common boundary between the application site and no. 193 Fullingdale Road. Furthermore, the proposed extension would cause no more visual impact to the occupiers of the adjoining property than the current structure that it replaces and is therefore considered acceptable.
- 8.5 The proposed extension would not cause any objectionable impact to any of the other surrounding properties as it would be screened from view by the host dwelling.
- 8.6 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.

Impact on Parking and Highways

- 8.7 The proposed vehicle crossover and hardstanding to the front of the property would provide on-site parking whilst maintaining pedestrian safety by adhering to the Northamptonshire County Parking Standards SPF. As such, the proposed vehicle crossover and hardstanding is considered acceptable.
- 8.8 An informative shall be included notifying the applicant of the need to obtain separate consent from the Local Highways Authority as per their comments.

9 CONCLUSION

- 9.1 It is considered that the extension, vehicle crossover and hardstanding 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 plan: 20/02a.

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.

Informative

The applicant will need to obtain a crossover (Section 184) license from the Northamptonshire Highways Regulations Department for the purpose in installing the vehicle crossover of the publicly maintained highway land.

11. BACKGROUND PAPERS

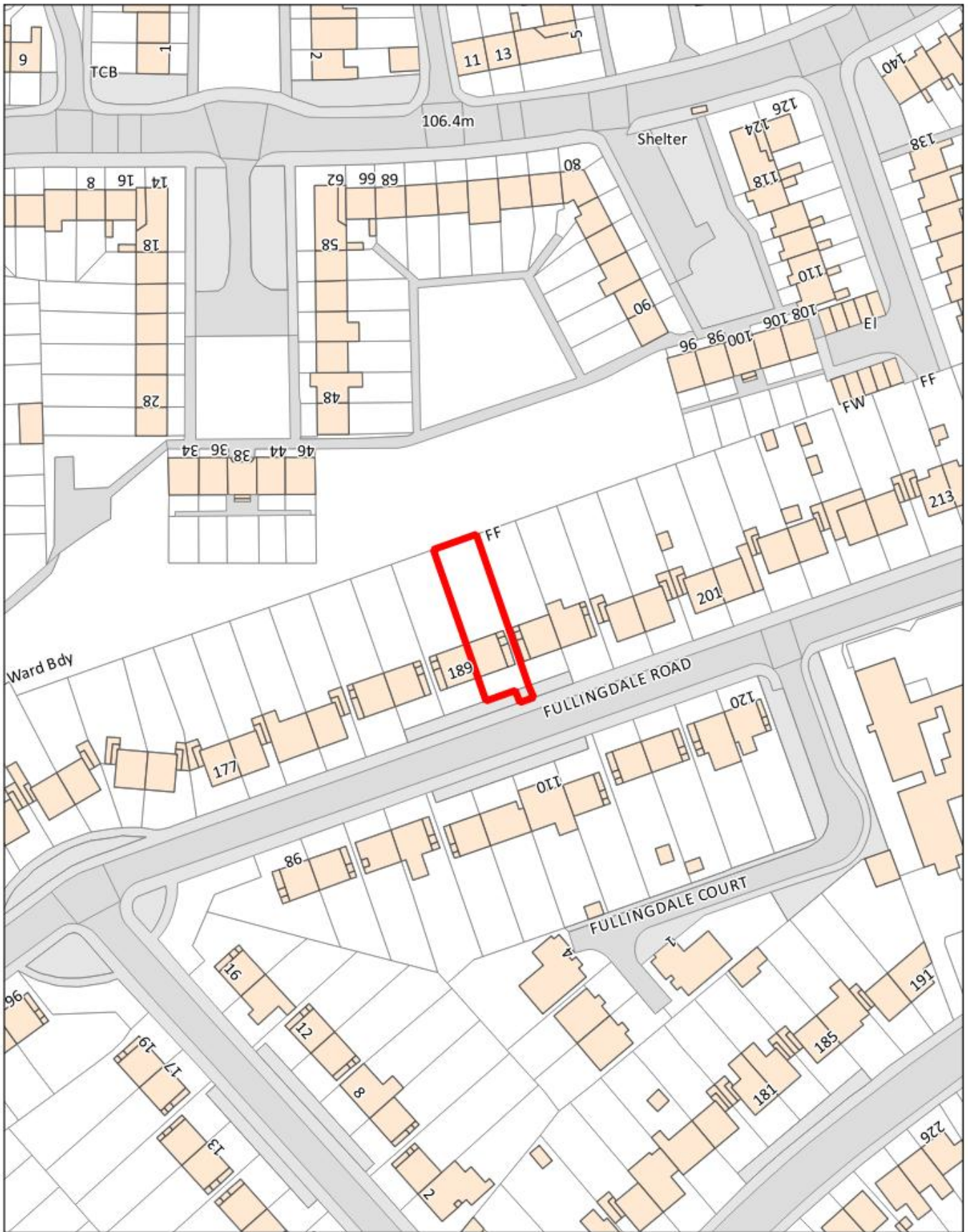
- 11.1 None.

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: **191 Fullingdale Road**

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Date: 22-04-2020

Scale: 1:1,000

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