Application Number: WNS/2021/0724/FUL

Location: 35 John Clare Close, Brackley, NN13 5GG

Proposal: Single Storey Rear Extension

Applicant: Mr and Mrs A Bagot-Webb

Agent: Cadmonkies

Case Officer: Hannah Hayward

Ward: Brackley

Reason for Referral: **Elected Councillor**

Committee Date: 05/08/2021

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS

Proposal
Single storey rear extension to replace existing conservatory and bay window.

Consultations
The following consultees have raised **objections** to the application:

- None received

The following consultees have raised **no objections** to the application:

- Brackley Town Council

The following consultees are **in support** of the application:

- None received

0 letters of objection have been received and 0 letters of support have been received.

Conclusion
The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Design and Impact on Character of Area
- Residential Amenity
- Highway Safety

The report looks into the key planning issues in detail, and Officers conclude that the

proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

1.1 The application site is a two-storey detached property located on a corner plot on John Clare Close, with the rear elevation partially viewable from the street scene. The property is constructed of red brick with brick lintel detailing above the windows. The existing boundaries consist of wooden fencing between the neighbouring properties to the west and south and a red brick wall along the east boundary adjacent to the road. There are various examples of rear extensions and conservatories on properties located on John Clare Close.

2. CONSTRAINTS

SWFL - Low Risk of Surface Water Flooding - Distance: 0
AC4 - Aerodrome Consults, Height Consultation: 90m Obstacles - Distance: 0

SGW - Technical Site Safeguarding Map for Wind Turbine Developments (all wind turbine applications must be forwarded to NATS for consultations, irrespective of size and location) - Distance: 0

LWSB - Local Wildlife Site - Within 2km buffer, Name: Fox Covert (Whitfield), Site ID: S327 - Distance: 0

LWSB - Local Wildlife Site - Within 2km buffer, Name: Brackley Railway Embankment, Site ID: S392 - Distance: 0

LWSB - Local Wildlife Site - Within 2km buffer, Name: Brackley Disused Railway (West), Site ID: S396 - Distance: 0

CIL - CIL Charging Zones, Name: Urban Zone Brackley, Charge: 50 pounds - Distance: 0

3. DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The application seeks planning permission for a single storey rear extension to replace the existing conservatory and bay window. The rear extension has a maximum projection of 4 metres from the original dwelling and a pitched roof reaching a height of 3.4 metres, with the eaves at a height of 2.55 metres.

4. RELEVANT PLANNING HISTORY

4.1. The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
S/1994/0307/PO	Residential Development (Outline)	Approval
S/1994/0586/P	Erection of 78 Two Storey Dwellings	Approval
S/1996/0665/P	Substitution of House Types	Approval

5. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

5.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

5.2. The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

5.3. The relevant polices of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles

South Northamptonshire Local Plan (Part 2) (LPP2)

5.4. The relevant policies of the LPP2 are:

- SS2 – General Development and Design Principles
- SDP1 – Residential Extensions and Upward Extensions

Material Considerations

5.5. Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance – South Northamptonshire Design Guide

6. RESPONSE TO CONSULTATION

The one consultation response received at the time of writing this report was from Brackley Town Council who had no objections to the proposed development.

7. RESPONSE TO PUBLICITY

There were no third party or neighbour responses received at the time of writing this report.

8. APPRAISAL

Principle of Development

8.1. Policies SS2 and SDP1 of the South Northamptonshire Local Plan Part 2 allows for extensions to residential properties, subject to ensuring the proposal is in keeping with the host property as well as the character of the area and that it doesn't adversely affect the amenities of neighbouring properties.

8.2. As such the proposed rear extension on the property is acceptable in principle, the property is located within the development confines of Brackley. The proposed extension will cause no further adverse impacts on the character or appearance of the existing property. Furthermore, it will not result in harmful impacts on the amenities of any adjacent residential. Further assessment of these are set out below.

Design and Impact on Character of Area

8.3. Policy SDP1 requires extensions to respect the scale and character of the existing dwelling and adjacent properties. The design of the proposed rear extension is in keeping with that of the original property and the materials proposed will be in keeping with that seen on the original property. The proposed extension is subservient in scale to the existing dwelling, as it is single storey and has a modest footprint.

8.4. Although the proposed rear extension will be viewable from the street scene, it will use materials to match the existing dwelling, and therefore will cause no adverse impacts on the character of the property or the surrounding area.

8.5. It should also be noted that the proposed extension's projection as measured from the original properties rear elevation is 4 metres and, as the property is detached, the proposed extension would be classed as Permitted Development (PD) under Schedule 2, Part 1, Class A.

Impact on Residential Amenity

8.6. The proposed extension will not cause any further impact to neighbouring properties. The rear extension follows guidance from the South Northamptonshire Design Guide and has taken into consideration the outlook of the nearest habitable window on the neighbouring property to the west. The proposed extension will replace the existing conservatory and have a reduced projection by 1 metre. Furthermore, there are no habitable windows located on the property to the north that will be adversely impacted by the proposed development. Therefore, there will be no adverse impact to in terms of outlook or privacy of neighbouring properties.

9. FINANCIAL CONSIDERATIONS

9.1. The application is not CIL Liable as the floorspace created will be less than 100sqm.

10. PLANNING BALANCE AND CONCLUSION

10.1. The proposal complies with the relevant Development Plan policies and guidance listed in Section 8 of this report, and so is considered to be acceptable in principle. There are no further material considerations that dictate otherwise, and so permission should therefore be granted.

11. RECOMMENDATION / CONDITIONS AND REASONS

11.1. **RECOMMENDATION – DELEGATE TO THE ASSISTANT DIRECTOR – GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

Recommendation :

Conditions, Reasons and Informatives

CONDITIONS:-

TIME LIMITS AND GENERAL IMPLEMENTATION 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 the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:
   Proposed Plans (drawing no. P/21/170/003 C) as received by the Planning Authority 22.07.2021.

   Reason : To clarify the permission and for the avoidance of doubt.

   MATERIALS, FINISHES AND DESIGN

3. The materials to be used for the external walls and roof of the development hereby permitted shall match in terms of colour, type and texture those used on the existing building.

   Reason : To ensure that the development is constructed and finished in materials which are in harmony with the materials used on the existing building and to comply with Policies SS2 of the South Northamptonshire Local Plan and Government guidance contained within the National Planning Policy Framework.