



# Planning Committee Report

**Application Number:** 2024/0136/FULL  
**Location:** 17 Spinney Hill Road, Northampton, NN3 6DH  
**Development:** Conversion of existing integral garage to Study

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**Applicant:** Mr Michael Hallam  
**Agent:** Paul Toone Design Consultants  
**Case Officer:** Molly Finch

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**Ward:** Boothville and Parklands Unitary Ward

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**Reason for Referral:** Applicant is an elected member of the Council  
**Committee Date:** 15 May 2024

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## **EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION**

**RECOMMENDATION:** THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT BE GIVEN DELEGATED POWERS TO GRANT PERMISSION FOR THE DEVELOPMENT SUBJECT TO CONDITIONS

### **Proposal**

Conversion of existing integral garage to Study

### **Consultations**

There were no consultation responses for this application.

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 4 of the report.

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 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. The site is not in a conservation area or near any listed buildings.

## 2 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The development is to convert the existing attached garage, into a habitable office space for the dwelling.
- 2.2 The proposal consists of minimal external alterations with the existing garage door being replaced by a white uPVC window and matching facing brickwork to build the front elevation wall up to window level.
- 2.3 Planning Permission was approved for the erection of the garage with a condition implemented that stated it the garage shall only be used for the storage of a private motor vehicle and for no other purpose whatsoever, therefore planning permission is required for the change of use.

## 3 RELEVANT PLANNING HISTORY

N/2020/0006 - Proposed loft conversion with new rear roof dormer and new rooflights – Approved  
N/1978/0107 – Permission for erection of garage and extension above – Approved

## 4 RELEVANT PLANNING POLICY AND GUIDANCE

### **Statutory Duty**

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

### 4.3 Development Plan

West Northamptonshire Joint Core Strategy (Local Plan Part 1)  
- S10 Sustainable Development Plans

Northampton Local Plan Part 2 (2011-2029) Adopted March 2023  
- Q1 – Placemaking and Design  
- Q2 – Amenity and Layout

### 4.4 Material Considerations

National Planning Policy Framework (NPPF)  
- Paragraph 127 Design and Residential Amenity

West Northamptonshire Local Plan - 2041 (Regulation 18) (Emerging Local Plan)

- PL1 – Sustainable design and Construction
- PL7 – Design and Amenity

#### 4.5 Supplementary Planning Guidance

- Residential Extensions and Alterations Design Guide SPD
- Northampton Parking Standards Supplementary Planning Document
- Northamptonshire Parking Standards

### 5 **RESPONSE TO CONSULTATION**

5.1 No consultation responses have been received.

### 6 **RESPONSE TO PUBLICITY**

6.1 No third party or neighbour responses have been received.

### 7 **APPRAISAL**

#### Principle of Development

7.1 The application proposes to convert the existing garage into a study. The application site is a residential dwellinghouse situated within a residential area. Given the existing use of the site and its surroundings, the principle of the development is deemed acceptable.

#### Impact on Neighbouring Amenity

7.2 The proposal would look to convert the existing garage to a habitable study or office space. The existing garage door would be removed and replaced with a matching uPVC window on the front elevation. The side elevations would remain altered. The floorspace would not be increased or extended. It is considered the proposed conversion would not adversely impact the residential amenity of the adjoining neighbouring occupiers through overbearing, loss of light or loss of privacy.

#### Impact on Visual Amenity

7.3 Policy Q2 in the Northampton Local Plan Part 2 (2011-2029) states development will be required to create and protect a high standard of amenity of occupiers. The outlook and visual amenity afforded from within buildings and private / communal garden areas should be satisfactory taking account of the relationship with neighbouring buildings and the wider street scene, including the design of parking, boundary treatments and landscaping.

7.4 The proposal would look to use matching materials for the brickwork and proposed window. The proposal would not increase the size of the existing garage. The external changes would be replacing the garage door with white upvc window and brick infill to close the gap left from the garage door.

7.5 The street scene is made up of uniform mainly semi-detached dwellings with attached garages. There are other dwellings on the street that have converted their garage into

habitable spaces similar to the proposed application. Therefore, the proposal would not negatively impact the street scene with the removal of the garage and addition of the habitable space.

#### Parking and Highway Safety

- 7.6 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.

### **8 FINANCIAL CONSIDERATIONS**

- 8.1 This applications is not CIL liable.

### **9 PLANNING BALANCE AND CONCLUSION**

- 9.1 The alterations are considered to be acceptable changes to the existing dwelling and are in keeping with the character and appearance of the property. They would have limited impact on the appearance of the street scene, and the landscaped appearance of the application site and surrounding area will not be significantly changed by the proposal. The impact of the loss of a parking space has been considered and on balance it is concluded that this is unlikely to result in an unacceptable impact on highway safety. The development is considered not to result in harm to neighbouring amenity and the relevant conditions have been recommended to make the proposal acceptable in planning terms.

- 9.2 As such, it is considered that the proposal should be approved in line with the principle of sustainable development as it accords with the relevant policies, guidance such as policy Q1, Q2 of Northampton Local Plan Part 2, and S10 of West Northamptonshire Joint Core Strategy.

### **10 RECOMMENDATION**

- 10.1 GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director – Planning and Development to approve an amendment to conditions as deemed necessary:

#### Time Limit

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

#### Approved Plans

2. The development hereby permitted shall be carried in strictly in accordance with drawing reference PT-20323-1 Existing & Proposed Floor Plans & Elevations registered valid by the Local Planning Authority on the 10<sup>th</sup> January 2024.

Reason: To ensure that the development is carried out in accordance with the approved drawings and to enable the Local Planning Authority to consider the impact of any changes to the approved drawings.

Materials

3. The materials to be used in the external surfaces of the works hereby permitted shall be as specified in the application.

Reason: In the interests of visual amenity and to ensure that the materials are appropriate to the appearance of the dwelling and the surrounding area

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