



Planning Committee Report

Committee Date: 5th July 2022

Application Number: WNN/2022/0307

Location: 26 Tanfield Lane, Northampton, NN1 5RN

Development: First floor extension over existing garage and utility, part two storey and single storey rear extension and porch extension to front including rear garden extension

Applicant: Mr Anatolii Petrici

Agent: LMR Designs Ltd

Case Officer: Jonathan Moore

Ward: Delapre and Rushmere Unitary Ward

Referred By: Councillor J Davenport

Reason for Referral: Object to over-development and impact on character of the area, concern over height and effect on neighbouring privacy

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: GRANT PERMISSION SUBJECT TO CONDITIONS as set out below with delegated authority to the Assistant Director for Place and Economy to approve any amendments to those conditions as deemed necessary.

Proposal

Planning permission is sought for a first floor extension over existing garage and utility, part two storey and single storey rear extension and porch extension to front including rear garden extension by 1.2m to the back. The single storey rear extension would have a flat roof and project just under 4 metres off the back wall of the house and provide kitchen/ dining and family room. The two storey additions would have a front facing gable roof to echo that on the left hand side of the existing house. There would also be a small front porch extension, Materials would match the existing house.

Consultations

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

Councillor J Davenport- object to over-development and impact on character of the area, concern over height and effect on neighbouring privacy

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

- Northampton Town Council

3 public letters of objection 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
- Impact on character and appearance of host building and area
- Neighbour amenity
- Parking and 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 an existing large two storey detached dwelling located in an established residential street of other detached houses. The property has a relatively modest back garden enclosed on all sides. There is an existing driveway to the front that can accommodate about 3 cars off road.

2 CONSTRAINTS

- 2.1 N/A

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 Planning permission is sought for a first floor extension over existing garage and utility, part two storey and single storey rear extension and porch extension to front including rear garden extension by 1.2m to the back. The single storey rear extension would have a flat roof and project just under 4 metres off the back wall of the house and provide kitchen/ dining and family room. The two storey additions would have a front facing gable roof to echo that on the left hand side of the existing house. There would also be a small front porch extension, Materials would match the existing house.

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4 RELEVANT PLANNING HISTORY

4.1 There is no planning history directly relevant to the proposal

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 and the adopted Northampton Local Plan. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy (Local Plan Part 1)

5.3 The relevant policies of the LLP1 are:

- Policy S10 – Sustainable Development Principles

Northampton Local Plan (1997) – Saved Policies

5.4 The relevant policies of the NLP1 are:

- E20 – Design for new development
- H18 – Extensions to dwellings

Material Considerations

5.5 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)

The 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 sections are of particular relevance to this application:

- Paragraph 130

Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Northampton Local Plan Part 2 (2011-2029) (Emerging)

Following the decision at the Full Council on 18 January 2021, the former Northampton Borough Council submitted the Northampton Local Plan Part 2 (2011 – 2029) and supporting documents to the Secretary of State for Housing, Communities and Local Government (now Secretary of State for Levelling Up, Housing and Communities) on 4 February 2021 for examination. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In line with Paragraph 48 of the National Planning Policy Framework, the policies contained with the emerging Northampton Local Plan Part 2 are therefore a material consideration in the determination of planning applications. The weight afforded to the policies relevant to this application are set out below:

- Policy 1 Sustainable Development- significant weight
- Policy 2 Place Making- moderate weight
- Policy 3 Design- moderate weight
- Policy 4 Amenity- moderate weight
- Residential Extensions and Alterations Design Guide SPD
- Northampton Parking Standards Supplementary Planning Document
- Northamptonshire Parking Standards

6 RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website.

Consultee Name	Position	Comment
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Cllr J Davenport	Local Councillor	Object on over-development, impact on character of the area, privacy and height of extension
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7 RESPONSE TO PUBLICITY

7.1 Below is a summary of the third party and neighbour responses received at the time of writing this report.

Objections on following grounds:

- Rear extension is large and substantial
- Query on guttering and services
- Close to property
- Fence would set precedent for others
- Loss of shrubbery, fence not like for like replacement
- Disregard for original plans for estate
- Out of character

8 APPRAISAL

Main issues

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

Principle of development

8.2 The site is located in an established residential area where subject to design and effect on residential amenity the principle is considered acceptable.

Design and impact on the appearance and character of area

8.3 Any development must be designed to a high standard to accord with the aims of Paragraph 130 of the NPPF and Policy S10 of the JCS and E20 of the Northampton Local Plan. The NPPF cites that Planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

8.4 Given that the single storey rear extension would be screened behind the existing house the visual impact would be on balance acceptable not being visible from the public highway (Tanfield Lane). The proposed flat roof design is considered acceptable and not of keeping with the existing building in size and general appearance. Extensions of similar size are reasonably common around the town on detached buildings.

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- 8.5 In terms of the proposed side/ front extensions, the second front facing gable would echo that on the other side of the house presenting a symmetrical and balanced frontage that would complement the host building and street scene. Even though the side additions are not subordinate, they would still retain visual symmetry and have an acceptable impact. The proposed fenestration would also tie in with the existing dwelling.
- 8.6 Due to the relative variety in house types the impact on the street scene would be acceptable and the design considered satisfactory subject to matching materials to be agreed by condition to ensure satisfactory external built form. This would accord with Policy E20 of the Northampton Local Plan and S10 of the JCS.
- 8.7 The proposed porch extension is considered modest in size and also considered to be keeping with the host building in appearance and design and would be subject to matching materials to ensure satisfactory visual effects. Regarding the garden extension this would be a minor addition to the rear (1.2m) and would unlikely raise any significant concerns visually with the new fence line complementing the line of that of the adjacent hedge at the back of the pavement adjacent to Tanfield Lane. Although there would be some loss of vegetation this could be removed in any event without needing any form of consent.

Effect on neighbouring amenity

- 8.8 Turning to the effects upon residential amenity. the proposed single storey extension would have a similar effect to one erected under permitted development being no more than 4m deep and therefore loss of light, outlook and privacy would be considered reasonably limited on the rear and side of numbers 24 and 28. Tanfield Lane. The effect on the rear of number 24 would be limited to one part of their back garden and no habitable windows would be impacted upon in the rear elevation close to the boundary as the effect would be on the hack of a garage. In terms of the two storey additions, the impact is considered greater on number 28 Tanfield Lane being close to their boundary line and existing patio/ rear projection.
- 8.9 It is noted that the adjacent number 28 Tanfield Lane has their own single storey extension close to the boundary with side facing roof windows. There is a small window in the side of the original house which is a small secondary window to the kitchen with the rear windows in the extension being the main primary source of outlook which is a large patio style set of windows and not particularly affected. The impact on these would be acceptable due to relationship and separation involved. In terms of the proposed porch extension this is considered modest in scale and would have minimal neighbour impact given the relation ship and separation to adjoining occupiers.
- 8.10 In terms of the garden extension this is considered reasonably minor in scale. In terms of the fence, the visual impact on the fence line would be reasonably limited and the applicant confirms would be a like for like replacement of existing fence fronting Tanfield Lane. The new fence lines would follow the line of the existing hedge adjacent and given separation would not effect the amenity of the occupiers occupier opposite at 27 Tanfield Lane. There would be minimal effect on highway safety or vision splays.

Parking and Highway safety

- 8.11 The site is also served by adequate off road parking on an existing front hard standing for about 3 cars and it is considered that this is sufficient for the needs of the proposed extension meeting local parking requirements.

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Other issues

- 8.12 In terms of other issues, one neighbour queries the issue of guttering however there is no requirement to show that on plan form. Concern over precedent holds limited weight as each planning application are considered on their own merits.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is not CIL Liable being under 100 square metres floor area

10 PLANNING BALANCE AND CONCLUSION

- 10.1 Weighing up the proposal against development plan and national policy the proposal is on balance considered to be acceptable and subject to the conditions below is recommended for approval.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 The proposed development is recommended for approval subject to the following conditions.

Time

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.

Plans

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. 003, 004C, 005A

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Materials

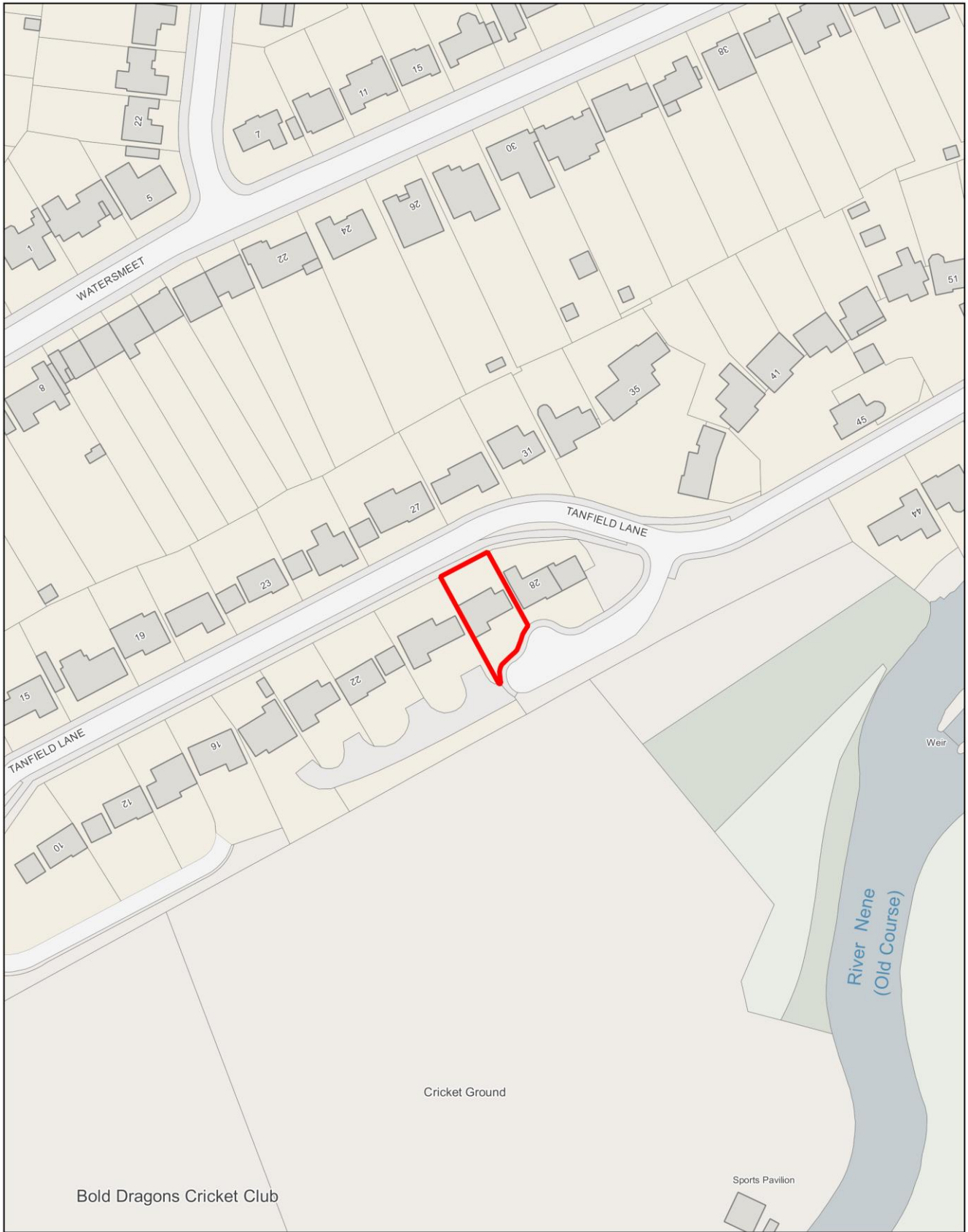
3. The external walls and roof of the extensions shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

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

Permitted Development Rights

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall be installed in the side elevations of the proposed extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy E20 of the Northampton Local Plan.



**West
Northamptonshire
Council**

Title: **26 Tanfield Lane**

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Date: 24-06-2022

Scale: 1:1,250 @A4

Drawn: M Johnson