



Planning Committee Report

Committee Date: 5th July 2022
Application Number: WNN/2022/0326
Location: 149 Birchfield Road, Northampton, NN1 4RQ
Development: Single storey side/rear extension

Applicant: Mrs Hina Byron
Agent: LMR Designs Ltd
Case Officer: Kanchan Sharma

Ward: Abington and Phippsville Unitary Ward

Referred By: Assistant Director of Place and Economy

Reason for Referral: West Northamptonshire Council employee

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

The current application seeks planning permission for single storey side/rear extension. The extension would in fill the gap between the outrigger and the common boundary with the neighbouring property.

Consultations

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

- None

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

- None

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

- None

One letter of support has been received.

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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:

- Impact on the character of the area, design and appearance.
- Residential Amenity.

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 mid -terraced 4 storey house. The basement and roof have been converted to create habitable spaces.
- 1.2 The local area is predominantly residential with similar terraced properties on both side of the street. The properties in the local area have been altered and extended over the period of the time.

2 CONSTRAINTS

- 2.1 None

3 DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1 The proposed development seeks planning permission for single storey rear/side extension. The proposal has been amended during the course of the application and the proposed design has been altered to s minimise the impact on the neighbouring property.

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.

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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

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

Material 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:

Section 12 – Achieving well designed places

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

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- 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.

None received.

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.

None received.

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.

Impact on character and appearance of the area

8.2 The application proposes the erection of a single storey extension to the rear/side of this property. The proposed extension would be attached to the existing extension and would project 4.7m. The extension would be lean-to roof with an eave's height of 2.5 metres and a ridge height of 3.6 metres.

8.3 The proposed extension would be single storey in scale and being positioned to the rear of the property would not be readily visible in the streetscene. The extension does not dominate or overwhelm the host property. It is considered, therefore, that the proposed extension would be acceptable in design terms and would not have an unacceptable impact on the character and appearance of the area.

Residential amenity

8.4 No adverse comments have been received from any neighbouring properties. A letter of support has been received for the amended proposal.

8.5 The proposed side extension would sit adjoining to the common boundary between the application site and the neighbouring property, No.151. Whilst the proposed extension with an extended length would have some overbearing visual impact on the neighbouring property, it is considered that the amended design with the lean to roof would help to shift the mass away from the common boundary. Moreover, weightage has been given to the fact that similar extension could be carried out under the provisions of the permitted development rights for larger homes

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extension and as such, since no objection has been received, the proposal would be acceptable. As such it would not have any detrimental impact on the amenity of this neighbouring property. In addition, no window has been proposed on the side elevation facing and a condition has been recommended to withdraw the permitted development rights to insert any window on the side elevation. The proposed velux roof lights are at such height that it would not create any overlooking issues. It is considered that the proposal would not have an unacceptable impact on the amenities of this neighbouring property.

- 8.6 The proposed extension would be largely screened for neighbouring property, no.147 and as such would have no adverse impact resulting from the proposed extension.
- 8.7 Given the separation to the rear boundary and single storey nature of the proposal, it would not have an adverse impact on the amenities of the neighbours to the rear of the site.
- 8.8 Overall, the proposed extension would have an acceptable impact on the residential amenity of all neighbouring properties.

9 FINANCIAL CONSIDERATIONS

- 9.1 The development is not CIL chargeable.

10 PLANNING BALANCE AND CONCLUSION

- 10.1 It is considered that the proposed development would not result in an unacceptable detrimental impact on the character of the area or the residential amenity of any neighbouring property. No objections are therefore raised with regards to Policy S10 of the Joint Core Strategy, Saved Policies E20 and H18 of the Northampton Local Plan, the Residential Extensions and Alterations Design Guide Supplementary Planning Document and advice given within the National Planning Policy Framework. As such, the proposal is considered acceptable and recommended for approval.

11 RECOMMENDATION / CONDITIONS AND REASONS

- 11.1 The proposal is considered acceptable and 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 carried out in accordance with the following approved plans: 021-108-003 Rev B, 021-108-004 Rev B, 021-108-005.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.



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Materials

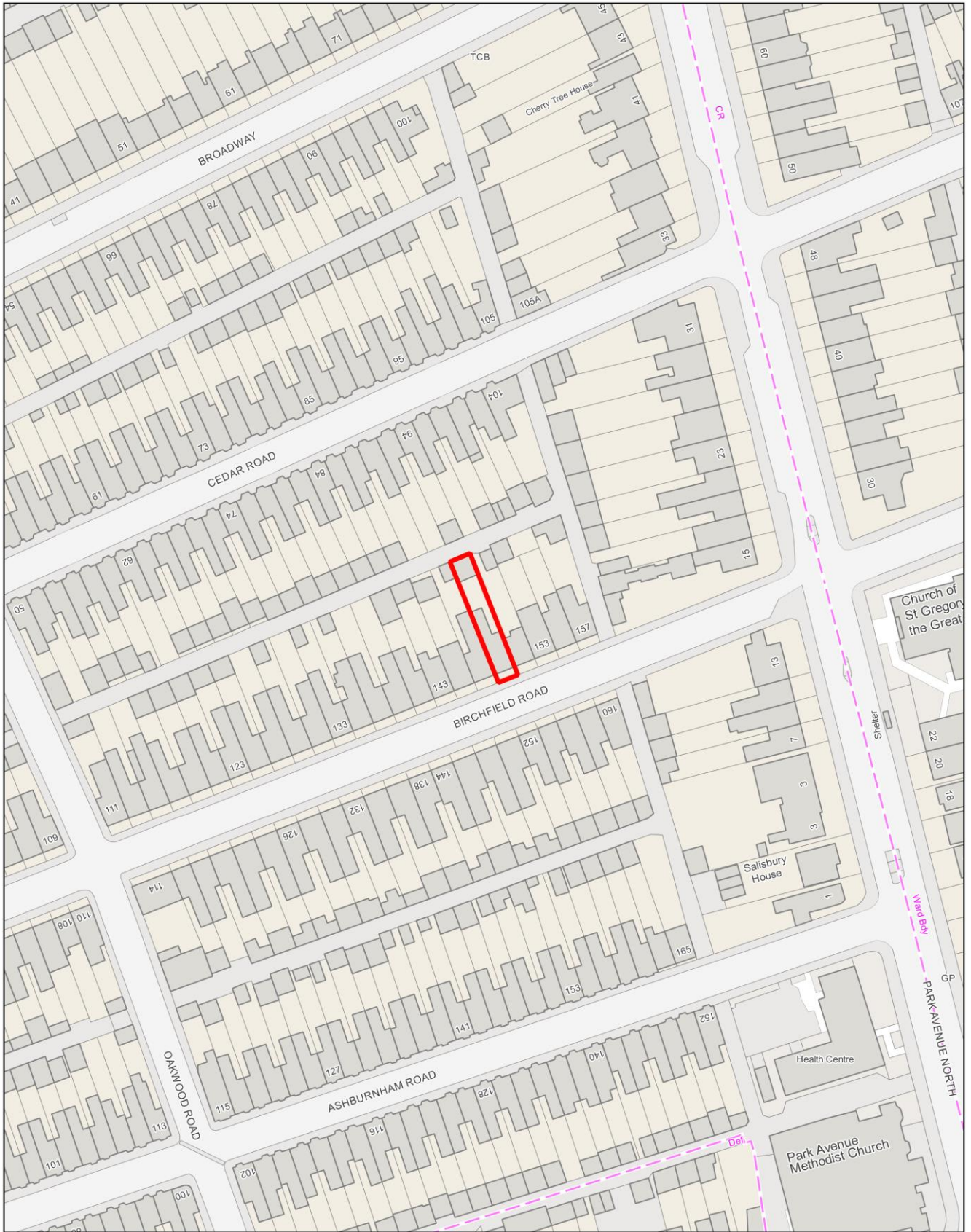
3. The external walls and roof of the extension shall be constructed with materials of the same type, texture and colour as the external walls and roof of the existing building.

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.

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 elevation of the proposed extension.

Reason: To safeguard the privacy of adjoining properties in accordance with Policy H18 of the Northampton Local Plan.



**West
Northamptonshire
Council**

Title: **149 Birchfield Road**

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Date: 24-06-2022

Scale: 1:1,250 @A4

Drawn: M Johnson