

# Public Document Pack




**Meeting:** North Northamptonshire Area Planning Committee (Corby)  
**Date:** 24 August 2022  
**Time:** 07:00 pm  
**Venue:** The Cube, Corby

To members of the North Northamptonshire Area Planning Committee (Corby)

Councillors Watt (Chair), Sims (Vice Chair), Addison, Armour, Buckingham, Colquhoun, Dalziel, McEwan, Riley

Substitute Councillors Buckingham, Nichol, McGhee

Item	Subject	Officer Presenting Report	Page No
01	Apologies for non-attendance	Pauline Brennan	-
02	Minutes of previous meeting held on 22 May 2022		-
03	Members' Declarations of Interests		5-8
<b>Items requiring a decision</b>			
04	Applications for planning permission, listed building consent and appeal information.	Planning Officer	
	i) <b>NC/22/00191/DPA</b> Change of use from C3 dwelling house to 8 Person Sui Generis House in Multiple Occupation (Retrospective).		9-18
	ii) <b>NC/22/00263/DPA</b> (Disabled Adaption): Single storey rear extension for ground floor bedroom.		19-24
	iii) <b>NC/22/00252/DPA</b> Change of use of a property (Class C3) to a Sui Generis HMO for up to 7 people including provision of bin storage and bicycle parking area (retrospective)		25-32
	iv) <b>NC/22/00190/DPA</b> Proposed Two Storey Rear Extension		33-40

	v) <b>NC/22/00217/DPA</b> Proposed Two Storey Side and Rear Extension		41-48
05	Close of Meeting		
	Adele Wylie, Monitoring Officer North Northamptonshire Council    <b>Proper Officer</b> <b>16 August 2022</b>		

\*The reports on this agenda include summaries of representations that have been received in response to consultation under the Planning Acts and in accordance with the provisions in the Town and Country Planning (Development Management Procedure) Order 2015.

This agenda has been published by Democratic Services.

Committee Administrator: Pauline Brennan

✉ [pauline.brennan@northnorthants.gov.uk](mailto:pauline.brennan@northnorthants.gov.uk)

### Meetings at the Council Offices

Due to the Covid-19 pandemic seating in the Council Chamber will be limited. If you are intending to attend the meeting as a spectator, please contact the committee administrator

Where there is a need for the Council to discuss exempt or confidential business, the press and public will be excluded from those parts of the meeting only and will have to vacate the room for the duration of that business.

### Public Participation

The Council has approved procedures for you to request to address meetings of the Council.

ITEM	NARRATIVE	DEADLINE
Members of the Public Agenda Statements	Requests to address the committee must be received by 12 Noon on the day before the meeting. Speakers will be limited to speak for 3 minutes.	12 Noon 23 August 2022
Member Agenda Statements	A request from a Ward Councillor must be received by 12 Noon on the day before the meeting. The Member will be limited to speak for 5 minutes.	12 Noon 23 August 2022

Please see the [procedures for speaking at the Planning Committee](#) before registering to speak.

If you wish to register to speak, please contact the committee administrator

## **Members' Declarations of Interest**

Members are reminded of their duty to ensure they abide by the approved Member Code of Conduct whilst undertaking their role as a Councillor. Where a matter arises at a meeting which **relates to** a Disclosable Pecuniary Interest, you must declare the interest, not participate in any discussion or vote on the matter and must not remain in the room unless granted a dispensation.

Where a matter arises at a meeting which **relates to** other Registerable Interests, you must declare the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but must not take part in any vote on the matter unless you have been granted a dispensation.

Where a matter arises at a meeting which **relates to** your own financial interest (and is not a Disclosable Pecuniary Interest) or **relates to** a financial interest of a relative, friend or close associate, you must disclose the interest and not vote on the matter unless granted a dispensation. You may speak on the matter only if members of the public are also allowed to speak at the meeting.

Members are reminded that they should continue to adhere to the Council's approved rules and protocols during the conduct of meetings. These are contained in the Council's approved Constitution.

If Members have any queries as to whether a Declaration of Interest should be made please contact the Monitoring Officer at – [monitoringofficer@northnorthants.gov.uk](mailto:monitoringofficer@northnorthants.gov.uk)

## **Press & Media Enquiries**

Any press or media enquiries should be directed through the Council's Communications Team to [NNU-Comms-Team@northnorthants.gov.uk](mailto:NNU-Comms-Team@northnorthants.gov.uk)

## **Public Enquiries**

Public enquiries regarding the Authority's meetings can be made to [democraticservices@northnorthants.gov.uk](mailto:democraticservices@northnorthants.gov.uk)

This page is intentionally left blank

## Public Document Pack



### **Minutes of a meeting of the Area Planning Committee Corby**

At 7.00 pm on Thursday 19 May 2022

Held at: Council Chamber, Corby Cube, George Street, Corby, NN17 1QG

#### **Present: -**

Members

Councillor Kevin Watt (Chair)

Councillor Alison Dalziel

Councillor David Sims (Vice Chair)

Councillor Peter McEwan

Councillor Jean Addison

Councillor Ross Armour

Councillor Lyn Buckingham

Councillor William Colquhoun

#### **51 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Zoe McGhee and Simon Rielly, Councillor McEwan substituted.

#### **52 MEMBERS' DECLARATIONS OF INTEREST**

No Declarations were made.

#### **53 MINUTES OF THE MEETING HELD ON 28 April 2022**

The minutes of the previous meeting were moved by Councillor Addison and seconded by Councillor Colquhoun.

RESOLVED that: The Area Planning Committee Corby agreed the minutes of the meeting held on 28 April 2022.

#### **54 APPLICATIONS FOR PLANNING PERMISSION, LISTED BUILDING CONSENT AND APPEAL INFORMATION\***

The Committee considered the following application for planning permission, which were set out in the Planning Application report and supplemented verbally at the meeting.

The report included details of the application and, where applicable, results of statutory consultations and representations which had been received from interested bodies and individuals, and the Committee reached the following decisions: -

**55 NC/22/00049/DPA**

<u>Proposed Development</u>	<u>Decision</u>
<p>*4.1 Change of use to Sui Generis (HMO) for up to 7 people, bin storage and cycle parking (Retrospective).</p> <p>Application No: NC/22/00049/DPA</p> <p><u>Speakers:</u></p> <p>Mr Ekole addressed Committee as Agent for the applicant. Mr Ekole briefly explained that it could be demonstrated there was parking available, this was a residential area and there was no impact to the area, no changes had been made to the exterior of the property.</p> <p>If the application was refused then six people could still live in the property without HMO requirements.</p>	<p>Members received a report that sought planning permission for a change of use from (C3) residential to Sui Generis (HMO).</p> <p>Members heard from the Agent and asked him about bin provision, Mr Ekole confirmed that officers had included a condition regarding waste and as previously stated there was available parking in the area.</p> <p>Following debate, it was proposed by Councillor Dalziel and seconded by Councillor McEwan that the application be approved, in line with the officers' recommendation.</p> <p>It was agreed that the application be <b>APPROVED</b> with the following conditions:</p>

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

**56 Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by 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 conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. The cycle storage area (detailed on Drawing No.4 (Jan 22) received 9.2.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.

Reason: In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

4. The refuse bins storage area and associated bins (detailed on Drawing No.4 (Jan 22) received 9.2.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of bins.

Reason: In the interests of neighbouring residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

(Voting: For 8; Against 0)  
The application was therefore **Agreed**

**50. CLOSE OF MEETING**

The meeting closed at 7:28 pm.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

This page is intentionally left blank





**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE  
(CORBY AREA)  
Wednesday 24<sup>th</sup> August 2022.**

<b>Application Number:</b>	<b>NC/22/00191/DPA</b>
<b>Case Officer:</b>	<b>Fernando Barber-Martinez</b>
<b>Location:</b>	<b>50 Croyde Avenue, Corby, NN18 8EG</b>
<b>Development:</b>	<b>Change of use from C3 dwelling house to 8 Person Sui Generis House in Multiple Occupation (Retrospective).</b>
<b>Applicant:</b>	<b>Mr Amar Sadarangani</b>
<b>Agent:</b>	<b>Mr Leonard Hawkins</b>
<b>Ward:</b>	<b>Kingswood Ward.</b>

<b>Overall Expiry Date:</b>	<b>12<sup>th</sup> July 2022 (AET until 31.08.2022).</b>
-----------------------------	--

### **List of Appendices**

None.

### **Scheme of Delegation:**

This application is brought to Committee because a material written objection has been received from a statutory consultee (Corby Town Council) that is contrary to the Officer recommendation, and cannot be resolved through negotiation

### **1. Recommendation:**

---

1.1 That Planning Permission be GRANTED subject to planning conditions.

### **2. The Proposal**

---

2.1.1 The proposal is for the retrospective change of use from C3 dwelling house to 8 Person Sui Generis House in Multiple Occupation (Retrospective) within the fabric of the existing dwelling namely involving the following internal accommodation arrangements which have already been implemented forming a 5 bedroomed property:

*Ground floor: 2 Separate Bedrooms with ensuite shower/toilet, kitchen area leading to separate 6 seat galley eating area. (Floor space 10.8 sq. m, 8,8 sq. m and 17.9 sq. m respectively).*

*First Floor: 3 bedrooms (2 ensuite toilet and shower, 1 without ensuite but using shared toilet on same floor) (Floor space 7.0 sq. m, 11.1 sq. m and 13.5 sq. m respectively).*

2.1.2 There is an existing outdoor wooden shelter area with seating underneath and a cycle storage area in the rear garden area.

2.1.3 This Council's Private Sector Housing Team advised on 17.06.2022 that there were 4 other licensed HMO's in Croyde Avenue.

2.1.4 The planning application has been accompanied by a design and access statement and parking beat survey (of available car-parking in the vicinity of the proposal).

### **3. Site Description**

---

3.1.1 The site is located south- east of Corby town centre accessed off Oakley Road via the Cecil Road and Burghley Drive entry points into the residential estate. This comprises a mid-terrace former dwelling -which has parking for two cars on the frontage area, and a very long rear garden backing onto undeveloped land.

3.1.2 Croyde Avenue is traffic calmed with occasional speed humps (raised surfaces). Parts of Croyde Avenue are one way traffic but is two way traffic in the vicinity of the application site.

### **4. Relevant Planning History**

---

4.1.1 There are a number of recent planning applications that have been withdrawn (i.e. not decided by the Local Planning Authority) made by the same applicant (Mr Sadarangani) these being:-

NC/21/00395/DPA Rear Single Storey Extension and Change of Use C3a Dwellinghouse to Sui Generis House in Multiple Occupation (HMO) with up to 9 tenants (withdrawn).

NC/21/00359/DPA Single Storey Extension (withdrawn).

NC/21/00237/DPA Two Storey Extension ((withdrawn).

### **5. Statutory Consultation Responses**

---

#### **Internal**

##### **5.1.1 Highway Engineer**

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: -

1. The LHA note the application is retrospective with works completed and have no objections in principle.
2. The LPA must satisfy itself as regards cycle parking.

The application site is not affected by a Public Right of Way.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

##### **5.1.2 Environmental Health**

Page 3 of 10

Thank you for consulting me on this application, on behalf of Environmental Services I have no objection to make but would recommend the following informative be attached should consent be given;

Acoustic separation (all domestic dwellings) - informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

### **5.1.3 Private Sector Housing**

Notified.

### **5.1.4 Housing Strategy Officer**

Thank you for providing an opportunity to comment on this planning application. With all HMO planning applications, we would request you consult with Private Sector Housing in the first instance. However, I have provided some comments below:

Houses in Multiple Occupation play an important role in housing people who do not meet the higher priority criteria of social and affordable housing. They are also an important tenure that is widely used as interim accommodation whilst seeking a more settled housing option and therefore their place in the housing market is important.

However, by their nature they tend to be transient tenures that can often only last for a few months, so when delivered in bulk can have an unsettling impact on a community.

Having researched the contents of HMOs in the Exeter Estate area where this proposed HMO is, it was noted that there is already 4 HMOs within a few doors away. Therefore, whilst remaining open to be convinced that this unit would not have a detrimental impact, it does seem excessive for such a small area to add another to the community, considering the wider estate also has 22 licensed HMOs dotted around it.

### **Advertisement/ Representation**

5.2.1 The Case Officer visited the site on Friday 8<sup>th</sup> July 2022. A Site Notice was posted on Friday 8<sup>th</sup> July 2022.

5.2.2 Neighbours were consulted on Wednesday 29<sup>th</sup> June 2022, and to date 3 letters of objection representation (5 in total but 2 duplicates) have been received raising the following points:

- Increase in traffic;
- Overdevelopment of the site;
- Parking problems;
- Possible problems with noise;

- Many HMO's already in Croyde Avenue;
- Noise and potential anti-social behaviour (especially at night);
- Safety of children playing from increased traffic;
- Against planning policy (policies not specified);
- Stress of repeat planning applications at the same site;
- Amenity;
- There are 6 HMO's already in Croyde Avenue [note there are 4]

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=RC18DKFFGSZ00>

### **5.2 3 Corby Town Council**

Thank you for the extension of time to comment. At a meeting of Corby Town Council held on 4<sup>th</sup> July, it was RESOLVED to OBJECT to this application due to the increase in noise, the increased pressure on parking and the suitability of the area which is predominantly single occupational use. The fact that this application is retrospective should be taken into account when the decision is made, and planning conditions imposed.

## **6. Relevant Planning Policies and Material Considerations**

---

### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning

Authorities to determine planning applications in accordance with the Development

Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

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;*

*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.”*

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), Policy 8 (place shaping principles) and Policy 11 (network of urban and rural areas).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

No relevant planning policies or planning constraints.

### **6.1.5 Neighbourhood Development Plan**

There is no emerging neighbourhood development plan of any material weight in decision making.

### **6.1.6. DCLG (2015): Technical Housing Standards- nationally described space standard**

This document contains internal space standards for new dwellings and new flats.

## **7. Evaluation**

---

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity and Amenity of Occupants;
- Highway Safety;
- Other Matters.

### **7.1 Principle of Development**

---

7.1.1 The gist and thrust of planning policy is that Policy 8 of the Core Strategy provides place shaping principles for new development such as pleasant streets and spaces, distinctive local character and ensuring the quality of life and safe and healthier communities by protecting amenity and designing out crime and anti-social behaviour. Policy 11 of the Core Strategy directs new residential development to within existing urban and rural settlements in the interests of sustainable development.

### **7.2. Impact on the Character of the Area**

---

7.2.1 There are no changes to any of the existing elevations of the building which means that there is no visual change to the appearance of this mid terraced property in its change from a dwellinghouse to an 8 person HMO- this being 'in keeping' with the wider residential character of Croyde Avenue. The former dwellinghouse could potentially be used as a 6-person unit of accommodation (as a planning fallback position) without the need for planning permission as that use (C4) is already permitted in law. The comparative comings and goings of up to 8 occupants from the site is unlikely be overly discernible in terms of noise and disturbance when compared with an ordinary dwellinghouse used at capacity. Therefore, it is considered that the impact on the quiet character of the area in Croyde Avenue and immediate environs is likely to be neutral rather than adverse.

### **7.3 Neighbouring Amenity and Amenity of Occupants**

---

7.3.1 The comings and goings of up to 8 occupants using the property (in that occupancy can be variable) , outdoor long rear garden area and existing two space parking (at the front of the property), and nearby on road parking for residential purposes is unlikely to give rise to an adverse impact on neighbouring amenity through additional noise, and as there is no new external building work proposed this does not give rise to any adverse loss of daylight, sunlight or privacy to immediate neighbours as there is no quanta of new development in terms of built form.

7.3.2 In terms of the amenities of occupants themselves - a kitchen area is being provided and the bedroom, toilet and bathing facilities. No objection to the proposal has been raised by this Council's Environmental Health Officer. This is in line with Paragraph 130 of the National Planning Policy Framework in terms of quality of design and amenity over the lifetime of the development.

### **7.4 Highway Safety**

---

7.4.1 The roads and pavements leading to the site are to a relatively modern standard in terms of road width, and provision of footpaths for pedestrians. In that respect access to the site on foot and by bicycle or car is safe particularly from the nearby Corby town centre.

7.4.2 In terms of technical requirements (highways) – the proposal requires 5 car parking spaces to be provided (one for each bedroom not person). This cannot be provided within the existing curtilage – as there is only presently two (off road) car parking space available. A Parking Beat Survey undertaken indicates that there is satisfactory on road parking provision that the additional 3 on road parking space capacity could be found within easy walk of the application site. On this point this Council's Highway Engineer raises no objection to the proposal on highway safety and parking provision (car and bicycle). At the time of the Case Officer's site visit there was one car parked on the driveway.

### **7.5 Other Matters**

7.5.1 While the proliferation of HMOs in general is a genuine planning concern, there is presently no development plan policy specific to that nature of proposal which would thereby give a specific criterion for the assessment of HMOs- particularly in relation proliferation of HMOs within a defined neighbourhood area. This aspect is being looked at as part of the review of the Core Strategy by the planning policy team. The planning application remains to be determined on its merits.



## 8. Conclusion

---

8.0.1 The proposal will lead to additional occupants' accommodation within to this mid-terraced former dwelling without any adverse amenity, highway safety or local character concerns. This accords with the relevant development plan policies, and the recently issued National Planning Policy Framework (2021).

## 9. Recommendation

---

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

## 10. Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by 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 conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of

development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. The cycle storage area (detailed on Drawing PL.01 received 17.05.2022 shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.

Reason: In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

#### INFORMATIVE NOTES(S)

1. Acoustic separation (all domestic dwellings) - informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.



## NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE (CORBY AREA)

<b>Application Number:</b>	<b>NC/22/00263/DPA</b>
<b>Case Officer:</b>	<b>Fernando Barber-Martinez</b>
<b>Location:</b>	<b>7 Caythorpe Square, Corby,</b>
<b>Development:</b>	<b>(Disabled Adaption): Single storey rear extension for ground floor bedroom.</b>
<b>Applicant:</b>	<b>North Northamptonshire Council.</b>
<b>Agent:</b>	<b>Dave Higgins (NNC Planned Maintenance: Team Leader).</b>
<b>Ward:</b>	<b>Corby West.</b>
<b>Overall Expiry Date:</b>	<b>25.08.2022 (With Agreed Extension of Time until 31.08.2022)</b>

### List of Appendices

None.

### **Scheme of Delegation:**

This application is brought to Committee because it involves a planning application to which this Council is the developer (Council's own development) to which the Scheme of Delegation does not allow for an Officer delegated decision.

## **1. Recommendation:**

---

1.1 That Planning Permission be GRANTED subject to planning conditions.

## **2. The Proposal**

---

2.1.1 The proposal is for a single storey extension on the rear elevation of the dwelling finished in a matching brick and tile, with a simple lean-to roof arrangement and windowless side elevations. The new rear elevation features a window and separate door leading onto the rear garden. The proposed extension measures 3.3 metres deep and 5.65 metres wide.

2.1.2 Internally the new extension would provide for a new ground floor bedroom, with other ground floor alterations changing the present kitchen into an ensuite bathroom and toilet, while the dining room is shown to become a kitchen. A small storeroom is shown to be reconfigured into a carers seating area.

## **3. Site Description**

---

3.1.1 The site is located to the south of the main Cottingham Road (A427) in Corby just off the Beanfield Road junction (not far from the BP garage) via Mantlefield Road, in a post war residential area circa 1950's comprising an "L" footprint of dwellings in Caythorpe Square which has separate communal garaging/parking arrangements for cars. The rear garden area backs onto other dwellings rear garden area to those found on Mantlefield Road (to the south).

## **4. Relevant Planning History**

---

4.1.1 No recent planning history to this site.

## **5. Statutory Consultation Responses**

---

### **Internal**

#### **5.1.1 Highway Engineer**

No objection: With regards to the above application, the LHA have no objections in principle. The LPA must satisfy itself as regards parking/servicing of the site.

#### **5.1.2 Environmental Health**

No objection or comments.

### **Advertisement/ Representation**

5.2.1 The Case Officer visited the site on Friday 8<sup>th</sup> July 2022. A Site Notice was posted on Friday 8<sup>th</sup> July 2022.

5.2.3 Neighbours were consulted on Tuesday 5<sup>th</sup> July 2022 , and to date no letters of representation have been received.

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?keyVal=REAT8HFF00900&activeTab=summary>

### **5.2 3 Corby Town Council**

Notified.

## **6. Relevant Planning Policies and Material Considerations**

---

### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

- 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;*
  - 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."*

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), Policy 8 (place shaping principles) and Policy 11 (network of urban and rural areas).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

No relevant planning policies or planning constraints.

### **6.1.5 Neighbourhood Development Plan**

There is no emerging neighbourhood development plan of any material weight in decision making.

## **7. Evaluation**

---

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity;
- Highway Safety;

### **7.1 Principle of Development**

---

7.1.1 The gist of relevant planning policy is that Policy 8 of the Core Strategy provides place shaping principles for new development such as pleasant streets and spaces, distinctive local character and ensuring the quality of life and safe and healthier communities by protecting amenity and designing out crime and anti-social behaviour. Policy 11 of the Core Strategy directs new residential development to within existing urban and rural settlements in the interests of sustainable development.

### **7.2. Impact on the Character of the Area**

---

7.2.1 The proposal is located in a secluded rear garden area and does not give rise to any wider street-scene implications. Therefore, the visual impact on the character of the area is neutral. The design and use of materials is compatible with the appearance of the existing dwelling. This is considered acceptable.

### **7.3 Neighbouring Amenity**

---

7.3.1 The proposed single storey extension is modest in massing (i.e. volume), and this does not give rise to any appreciable adverse loss of daylight or sunlight to adjoining dwellings. Being ground level development this does not result in any new overlooking of the adjoining existing dwellings to the south of the site on Mantlefield Road- privacy therefore being maintained as existing.

**7.4 Highway Safety**

---

7.4.1 The Highway Engineer raises no objection on highway safety grounds to the proposal, and as this is an adaption for a disabled person with care no new parking implications arise in this instance. This aspect is considered acceptable.

**8. Conclusion**

---

8.0.1 The proposed design and appearance of the single storey extension is acceptable for this era of dwelling, and this does not give rise to any adverse local character, neighbouring amenity, or highway safety concerns.

**9. Recommendation**

---

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016), Part 2 Local Plan for Corby (2021), and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

**10. Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by 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 conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

This page is intentionally left blank





## NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE (CORBY AREA)

<b>Application Number:</b>	NC/22/00252/DPA
<b>Case Officer:</b>	Fernando Barber-Martinez
<b>Location:</b>	6 Trent Road, Corby, NN17 2HD.
<b>Development:</b>	Change of use of a property (Class C3) to a Sui Generis HMO for up to 7 people including provision of bin storage and bicycle parking area (retrospective).
<b>Applicant:</b>	Mr Alcin Tuncel
<b>Agent:</b>	Mr Moses Ekole- MEK Town Planning and Design Consultants Ltd.
<b>Ward:</b>	Corby West Ward
<b>Overall Expiry Date:</b>	20 <sup>th</sup> August 2022 (AET until 31.08.2022).

### List of Appendices

None.

### **Scheme of Delegation:**

This application is brought to Committee because a material written objection has been received from a statutory consultee (Corby Town Council) that is contrary to the Officer recommendation (that cannot be overcome through negotiation).

## 1. Recommendation:

---

1.1 That Planning Permission be GRANTED subject to planning conditions.

## 2. The Proposal

---

2.1.1 The proposal is for the retention of a 7 person House in Multiple Occupation [HMO] (sui-generis use) involving 5 bedrooms namely: -

*Ground Floor: Bedroom 1- 1 person 10.5 sq. m with ensuite shower and toilet. Kitchen area with 4 place table, range cooker, two microwaves.*

*First Floor Bedrooms 2 (15.5 sq. m 2-person double bed) and Bedroom 3 (1-person single bed 11.9 sq. m) both with ensuite toilet and shower.*

*Second Floor Bedroom 4(15.5 sq. m) 2-person double bed. Bedroom 5 (11.9 sq. m 1-person single bed) both with ensuite toilet and shower.*

2.1.2 Drawings also detail a proposed 3-bin storage area in the present rear communal garden area (of 53 square metres), along with a 7-bicycle parking area on the rear boundary of the site- which has a separate pedestrian entrance from the footpath (alleyway) at the rear of the flats.

## 3. Site Description

---

3.1.1 The site is located along Trent Road, on the northern side of Corby town, accessed from the northern end of Willow Brook Road via Shire Road. This comprises a mid-terrace three-storey flat (townhouse) in a terrace of similar either side of Trent Road finished in brick and fascia cladding with a flat roof, and this has a single car-parking to frontage with garden to rear. Shire Road itself has a bend in the road near to the junction with Trent Road, and has a small parking layby on the southern carriageway when heading in a westerly direction, and that road has mainly semi-detached dwellings from circa 1960's /1970's. There is also a large hardstanding area at the far-end of Trent Road which is a communal car-parking area (unmarked car-parking spaces on a concrete hardstanding area).

## 4. Relevant Planning History

---

4.1.1 No recent planning history to this site.

As background this Area Planning Committee approved a similar proposal at 1 Trent Road (NC/22/00049/DPA), by the same applicant, on 19<sup>th</sup> May 2022.

## 5. Statutory Consultation Responses

---

### Internal

### **5.1.1 Highway Engineer**

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments, and recommendations: -

1. The LHA note the application is retrospective as the CoU is complete.
2. A 5-bedroom HMO requires at least 5 car parking spaces and 5 cycle parking spaces, as per Northamptonshire Parking Standards (2016). The findings of the supplied parking bet survey suggest a reasonable ability to park the required quantum within 200m of the site.
3. A provision of 7 secure, covered and overlooked cycle parking spaces is welcomed.

The application site is not affected by a Public Right of Way.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

### **5.1.2 Environmental Health**

Thank you for consulting me on this application, on behalf of Environmental Services I have no objection to make but would recommend the following be attached as an informative should consent be given:

Acoustic separation (all domestic dwellings) - informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

Reason [for informative note]: In the interest of residential amenity

### **5.1.3 Housing Strategy Officer**

Thank you for providing an opportunity for us to consult on this planning application. We would request that HMO applications are consulted with Private Sector Housing (PSH) in the first instance.

I have taken a look at the application and will say, Trent Road comes under the Shire Lodge area which has 22 licensed HMOs in it and Trent Road has 2. With this addition, numbers 1,6 and 11 Trent Road will be HMO's .This is something PSH will need to consider.

### **5.1.4 Private Sector Housing**

Notified (06.07.2022).

### **Advertisement/ Representation**

5.2.1 The Case Officer visited the site on Friday 8<sup>th</sup> July 2022. A Site Notice was posted on Friday 8<sup>th</sup> July 2022.

5.2.3 Neighbours were consulted on Wednesday 29<sup>th</sup> June 2022, and to date no letters of representation have been received.

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&eyVal=RE0RDPFFHF800>

### **5.2 3 Corby Town Council**

Corby Town Council: At a meeting of Corby Town Council held on the 4<sup>th</sup> of July 2022, it was RESOLVED to OBJECT to this application, due to the pressure on parking in the area, the poor quality plans submitted in the application and the impact on the neighbourhood due to the high proportion of HMOs in this area.

## **6. Relevant Planning Policies and Material Considerations**

---

### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

- 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;*
  - 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."*

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), Policy 8 (place shaping principles) and Policy 11 (network of urban and rural areas).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

No relevant planning policies or planning constraints.

### **6.1.5 Neighbourhood Development Plan**

There is no emerging neighbourhood development plan of any material weight in decision making.

### **6.1.6. DCLG (2015): Technical Housing Standards- nationally described space standard**

This document contains internal space standards for new dwellings and new flats.

## **7. Evaluation**

---

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity and Amenity of Occupants;
- Highway Safety;
- Other Matters.

### **7.1 Principle of Development**

---

7.1.1 The gist of relevant planning policy is that Policy 8 of the Core Strategy provides place shaping principles for new development such as pleasant streets and spaces, distinctive local character and ensuring the quality of life and safe and healthier communities by protecting amenity and designing out crime and anti-social behaviour. Policy 11 of the Core Strategy directs new residential development to within existing urban and rural settlements in the interests of sustainable development.

### **7.2. Impact on the Character of the Area**

---

7.2.1 There are no changes to any of the existing elevations of the building which means that there is no visual change to the appearance of the townhouse in its change from a dwellinghouse to a 7 person HMO- this being 'in keeping' with the wider residential character of Trent Road. The former dwellinghouse could potentially be used as a 6-person unit of accommodation (as a planning fallback position) without the need for planning permission as that use (C4) is already permitted in law. The comparative comings and goings of 7 occupants from the site is unlikely be discernible in terms of noise and disturbance when compared with an ordinary dwellinghouse potentially used at capacity. Therefore, it is

considered that the impact on the quiet character of the area in Trent Road and immediate environs is likely to be neutral.

### **7.3 Neighbouring Amenity and Amenity of Occupants**

---

7.3.1 The comings and goings of 7 occupants using the townhouse, outdoor rear garden area and existing single space parking (on-site), and nearby on road parking for residential purposes is unlikely to give rise to an adverse impact on neighbouring amenity through additional noise, and as there is no new external building work proposed this does not give rise to any adverse loss of daylight, sunlight or privacy to immediate neighbours as there is no quanta of new development in terms of built form.

7.3.2 In terms of the amenities of occupants themselves - a large kitchen area is being provided and the bedroom, toilet and bathing facilities presently satisfy the separate HMO licensing requirements for the described development. No objection to the proposal has been raised by this Council's Environmental Health Officer. This is in line with Paragraph 130 of the National Planning Policy Framework in terms of quality of design and amenity over the lifetime of the development.

### **7.4 Highway Safety**

---

7.4.1 Trent Road is accessed off Shire Road, with the application site being mid terrace on Trent Road - both being roads to a relatively modern standard in terms of road width and provision of footpaths for pedestrians. In that respect access to the site on foot and by bicycle or car is safe.

7.4.2 In terms of technical requirements (highways) – the proposal requires 5 car parking spaces to be provided (one for each bedroom not person). This cannot be provided within the existing curtilage – as there is only presently one (off road) car parking space available in practice. There is however a large communal parking area at the end of Trent Road (with associated garaging) which at the time of the Case Officer's recent site visit did indicate adequate parking availability. Nonetheless a Parking Beat Survey has been provided by the applicant's agent which indicates that the additional 4 parking space capacity could be found within easy reach of the application site. On this point this Council's Highway Engineer raises no objection to the proposal on highway safety and parking provision (car and bicycle).

### **7.5 Other Matters**

7.5.1 Waste storage (3 bins) are shown to be located in the rear garden place and this is considered acceptable and can be made a requirement of planning permission by way of planning condition 4. This will avoid them being sited and visible in the street-scene when not being collected.

7.5.2 Corby Town Council has raised concerns about parking pressures and the impact of HMOs in this area- those points having been carefully considered in the above text. While the proliferation of HMOs in general is a genuine planning concern, there is presently no development plan policy specific to that nature of proposal which would thereby give a specific criterion for the assessment of HMOs- particularly in relation proliferation of HMOs

within a defined neighbourhood area. This aspect is being looked at as part of the review of the Core Strategy by the planning policy team.

## **8. Conclusion**

---

8.0.1 The proposal will lead to additional occupants' accommodation within the townhouse without any adverse amenity, highway safety or local character concerns. This accords with the relevant development plan policies, and the recently issued National Planning Policy Framework (2021).

## **9. Recommendation**

---

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016) and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

## **10. Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by 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 conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

3. The cycle storage area (detailed on Drawing No.3 received 25.06.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.

Reason: In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

4. The refuse bins storage area and associated bins (detailed on Drawing No.3 received 25.06.2022) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of bins.

Reason: In the interests of neighbouring residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

## INFORMATIVE NOTE(S)

### 1. Acoustic separation (all domestic dwellings) - informative

The applicant should have regard to the Building Regulations Approved Document E 'resistance to the passage of sound' in order to ensure the acoustic insulation is adequate to minimise airborne and structure borne noise to occupants. Where the development is flats or houses in multiple occupation, this shall include individual units and shared amenity spaces.

Reason for Note: In the interest of residential amenity





## NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE (CORBY AREA)

<b>Application Number:</b>	NC/22/00190/DPA
<b>Case Officer:</b>	Fernando Barber-Martinez
<b>Location:</b>	3 Kirby Road, Gretton, NN17 3DB.
<b>Development:</b>	Proposed Two Storey Rear Extension
<b>Applicant:</b>	Mr D Whittington.
<b>Agent:</b>	Peter Philpin Design.
<b>Ward:</b>	Corby Rural Ward.
<b>Overall Expiry Date:</b>	12.07.2022 (with Agreed Time Extension until 19.07.2022).

### List of Appendices

None.

### **Scheme of Delegation:**

This application is brought to Committee because it involves a planning application to which an objection has been received from a Statutory Consultee (Gretton Parish Council).

### **1. Recommendation:**

1.1 That Planning Permission be GRANTED subject to planning conditions.

## **2. The Proposal**

---

2.1.1 This is a revised proposal to NC/22/00077/DPA which was refused (26<sup>th</sup> April 2022) on privacy and amenity grounds earlier this year.

2.1.2 The proposal is for a two-storey gable ended extension onto the rear elevation of the dwelling being off set in orientation to allow for the retention of an existing conservatory found on the rear elevation. This is shown to be finished in a matching render with plastic window frames/ door openings and a matching tiled roof. The proposal would be 3.25 m deep and 5.9m wide in building footprint onto the rear elevation taking the intervisibility distance between the dwelling and the two-storey annex to the north to around 13 metres (window to window).

2.1.3 Internally the bedroom space would remain as a 3-bed dwelling as one room on the first floor will become a study and not a bedroom (although this particular use cannot be controlled by way of a planning condition).

2.1.4 This revised proposal features two rooflights on the gable roof extension and a small high level clerestory window (instead of a large window) to the new northern (rear) elevation.

## **3. Site Description**

---

3.1.1 The site lies within Gretton Conservation Area near to the primary school (which is on the opposite side of the road), and in close proximity with the Kirby Road/ Corby Road junction – all found on the southern approach into Gretton village- which itself lies due north of Corby town in the open countryside.

3.1.2 The application site is bordered by other residential properties- with the access way and rear pub outdoor seated courtyard area (Bluebell Inn on the High Street) found to the left of the application site with low boundary brick wall topped with wooden privacy. To the rear of the application site lies an evergreen tree screen unusually around one to two storeys in height (estimated from site visit). The other side boundary is an informal boundary of wall and hedge further into the site with a detached stone dwelling (No.5) to roadside – with an additional dwelling (Welland Barn) in tandem to the rear which has first floor window(s) overlooking the rear garden area of the application site.

3.1.3 There is a vehicle access into the site about midpoint along the frontage which accommodates one car. The remainder of the frontage to 3 Kirby Road is a low brick wall topped in a well weathered buff/cream stone/ brick.

3.1.4 The rear elevation of the present detached modern render, brick and tile dwelling (c20 in origin) on the application site is located 16 metres approximately to the nearest overlooking south-easterly facing window found on the two-storey annex building to the north-west (which is in separate ownership -presumably that of No.88 High Street – and is just beyond the rear boundary natural evergreen screening).

#### **4. Relevant Planning History**

---

NC/22/00077/DPA Two storey extension. Refused 26.04.2022 under delegated powers on privacy/amenity grounds.

NC/21/00050/DPA Proposed Widening of Parking Access involving part demolition of stone front boundary wall. (Withdrawn).

#### **5. Statutory Consultation Responses**

---

##### **Internal**

##### **5.1.1 Highway Engineer**

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: -

1. The existing dwelling has 3 bedrooms. The proposed dwellings has 3 bedrooms + study. Studies can and often are used as bedrooms. A 4 bed dwelling has different parking requirements compared to a 3 bed dwelling, as per Northamptonshire Parking Standards (2016).

The LPA must satisfy itself as regards parking.

2. Should the LPA be minded to approve the application, the LHA request a suitably worded condition to ensure any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

The application site is not affected by a Public Right of Way.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

##### **5.1.2 Environmental Health**

No objection or comment.

##### **Advertisement/ Representation**

5.2.1 The Case Officer visited the site on Monday 27<sup>th</sup> June 2022. A Site Notice was posted on Monday 27<sup>th</sup> June 2022.

5.2.2 Neighbours were consulted on Friday 24<sup>th</sup> June 2022, and to date no letters of representation have been received. Newspaper notice placed in Evening Telegraph on 21.07.2022.

The following is a link to representations made online:

### **5.2 3 Gretton Parish Council**

The above application has been discussed and the Parish Council is objecting as there is insufficient provision for parking in accordance with the Conservation Area Management Plan and Policy 2 of the Joint Core Strategy.

## **6. Relevant Planning Policies and Material Considerations**

---

### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

- 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;*
  - 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."*

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), Policy 8 (place shaping principles) and Policy 11 (network of urban and rural areas).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

No relevant planning policies. Gretton Conservation Area is identified as a planning constraint.

### **6.1.5 Neighbourhood Development Plan**

Gretton Neighbourhood Development Plan (adopted June 2021).

*“POLICY H3: DESIGN POLICIES - Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish.”*

5.4 Part 2 Corby Local Plan (adopted September 2021): No relevant planning policies.

## **7. Evaluation**

---

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Conservation Area;
- Neighbouring Amenity;
- Highway Safety;

### **7.1 Principle of Development**

---

7.1.1 The gist of relevant planning policy is that Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 2 seeks to preserve or enhance the historic environment and associated heritage assets. Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.

### **7.2. Impact on the Character of the Conservation Area**

---

7.2.1 The host dwelling is relatively modern in comparison to nearby buildings which are older in age of construction. Nonetheless the proposed two storey extension is compatible with the host dwelling in that it is modest in massing, is acceptable in the use of matching materials and building design. Being situated to the rear of the dwelling makes this proposal viewable only from private land and the rear outdoor seating area of the public house on the High Street. To conclude there would be a neutral impact on the wider character and appearance of Gretton Conservation Area which is acceptable.

### **7.3 Neighbouring Amenity**

Page 5 of 7

---

7.3.1 The proposed two storey extension would be around 13 metres away from the nearest directly facing building with windows (to the north-west -albeit with a high intervening evergreen hedge which appears to have been grown tall to provide screening between residential properties). This was in an earlier planning application considered to be too close for amenity and privacy of habitable rooms to be maintained. Indeed paragraph 130 (a) and (f) indicate that a high standard of amenity should be secured over the lifetime of the development. A great concern was that the present evergreen screen will naturally be removed in the short to medium term leaving the amenity of residents and their privacy being severely reduced over and above the present poor privacy/amenity situation.

7.3.2 This revised however proposal overcomes the previous loss of privacy concern through an altered window design (now a clerestory (high level) window with rooflights) which avoids loss of privacy through intervisibility, and this aspect is now considered to be acceptable.

## **7.4 Highway Safety**

---

7.4.1 The Parish Council have raised an objection to the proposal in respect of insufficient parking. Drawings identify this dwelling as presently being a 3 -bedroom property. The proposal will result in 3 -bedroom spaces and a study area. This means there is a neutral change to the parking requirements at this location and that the present parking arrangements will continue to take place by the occupants of the dwelling. There is off road parking availability for one car- with on road parking possible but not ideal close to the junction with Kirby/ Corby Road. Present highway safety in the vicinity of the proposal will not be reduced by this proposal to an adverse degree. The Highway Engineer does not raise a formal objection to this proposal.

## **8. Conclusion**

---

8.0.1 While there would be a neutral impact on the Gretton Conservation Area, and that of highway safety in the immediate area, the main issue of privacy has been addressed in the revised design which is acceptable. This accords with the relevant development plan policies and the recently revised National Planning Policy Framework (2021).

## **9. Recommendation**

---

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016), Part 2 Local Plan for Corby (2021), and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

## **10. Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by 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 conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northampton Joint Core Strategy.

This page is intentionally left blank





## NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE (CORBY AREA)

<b>Application Number:</b>	NC/22/00217/DPA
<b>Case Officer:</b>	Fernando Barber-Martinez
<b>Location:</b>	33 East Carlton Park, East Carlton, LE16 8YD.
<b>Development:</b>	Proposed Two Storey Side and Rear Extension.
<b>Applicant:</b>	Mrs S. Armstrong.
<b>Agent:</b>	RMC Designs Ltd.
<b>Ward:</b>	Corby Rural
<b>Overall Expiry Date:</b>	21.07.2022.

### List of Appendices

None.

### **Scheme of Delegation:**

This application is brought to Committee because it involves a planning application to which an objection has been received from a Statutory Consultee (East Carlton Parish Council).

### **1. Recommendation:**

1.1 That Planning Permission be GRANTED subject to planning conditions.

## **2. The Proposal**

---

2.1.1 The proposal is for a modest side extension (running the depth of the existing building) which is 1.5 storeys in height (meaning that the roof plane void at first floor incorporates living space which is some 4.61 m deep and 4.57 m wide in footprint). This is shown to be finished in matching bricks and tiled roof. The proposal includes new first floor dormers to front and rear elevations. Drawings indicate that 3 car-parking spaces would remain the building's frontage. An existing small side extension would be removed as part of the redevelopment.

## **3. Site Description**

---

3.1.1 The site comprises one of a number of 1930's semi -detached dwelling which lie in an unusual linear fashion behind the A427 and B670 roads in East Carlton village which lies generally west of Corby town in the open countryside. The site is found midpoint along of East Carlton Park (cul-de-sac) opposite the cricket field. The site lies in a Conservation Area.

## **4. Relevant Planning History**

---

4.1.1 No recent planning history.

## **5. Statutory Consultation Responses**

---

### **Internal**

#### **5.1.1 Highway Engineer**

With regards to the above application, the LHA have no objections in principle. A suitably worded condition is requested to ensure any debris deposited on the adopted highway (maintainable at public expense) during construction is to be removed and the highway cleansed.

#### **5.1.2 Environmental Health**

No objections or comments.

#### **5.1.3 Conservation Officer**

No objection.

The application proposes the construction of a new two storey side and rear extension, providing a bedroom at first floor and home office, larger kitchen family room and secure store to the ground floor.

The existing house is located within the East Carlton Park Conservation Area and as such any development must reflect the origins and character of the area and the impact of the proposed design on that area.

The subject site is a semi-detached left hand end house, of a pair of houses. The subject site has previously been extended to the left hand side, which increases the width of the left hand house, as opposed to the right hand half, and unbalances the initial design, although this has been sensitively undertaken with the extension subservient to the existing.

The house is of facing brickwork construction and central gable feature and a gable dual pitched tiled roof, typical of the estate pattern within East Carlton Park Conservation Area and a common feature within the street scene.

The subject site is located facing onto the central cricket pitch, clearly visible, with the front elevation facing due north, as such any development to the front elevation would be clearly visible.

The rear elevation is only visible from within the rear garden of the subject site and the neighbouring houses.

The new rear extension has been designed, consisting of matching facing brickwork, set under a dual pitched gable end roof, set down from the main roof, complete with a feature gable dormer window centrally to the front and rear elevations. The windows comprise two and three light simple casement design in white UPVC to match the existing, with a large set of sliding folding door serving the rear kitchen/family room, within the single storey rear extension.

The extension to the rear elevation is also set beneath a dual pitched tile finished roof, complete with rooflights, which should be conservation rooflights to reflect the simplicity of the surrounding area, with the addition of large, glazed doors with vertical emphasis to reflect the existing proportions of the existing glazing.

There are no specific details of the materials within the application other than to match the existing.

The design seeks to complement the original design ideas and detailing of the Park and as such complements the simple design ethos of the period.

### Summary and Recommendation

I have no objections to the proposed new side and rear extensions, which with simple design and appropriate materials, has resulted in an appropriate scheme and my recommendation is for approval subject to the following prior to commencement conditions: -

The provision of a sample external facing brick and roof tile, on site, with full manufacturers details and make, to be approved in writing prior to commencement, complete with a physical sample for on-site comparison.

Detailed drawings at a scale of 1:20 are required showing the frame and glazing sizes to the proposed windows and doors and rooflights, complete with RAL colour information.

### Advertisement/ Representation

5.2.1 The Case Officer visited the site on Friday 10<sup>th</sup> June 2022. A Site Notice was posted on Friday 10<sup>th</sup> June 2022. Newspaper notice placed in Evening Telegraph 23.06.2022.

4.2.2 Neighbours were consulted on Wednesday 8<sup>th</sup> June 2022, and to date no letters of representation have been received.

The following is a link to representations made online:

<https://publicaccess.corby.gov.uk/publicaccess/applicationDetails.do?keyVal=RCQYVIF00900&activeTab=summary>

### **5.2.3 East Carlton Parish Council**

East Carlton Parish Council has considered the above application and objects on the following grounds:

- The proposed extensions are not in keeping with those of the surrounding properties and would be an overdevelopment of the site.
- The proposals would have an adverse impact on the scale and character of the original semi detached dwelling. The character of the street scene and its views into and out of East Carlton Park are defined by the design origins and symmetry and repeated patterns of the house designs within this area.
- There would be a resultant unacceptable loss of outlook and light by the owner of the adjoining property.
- The Council stressed the importance of the village not becoming dominated by larger properties with a loss of vital smaller housing units.

## **6. Relevant Planning Policies and Material Considerations**

---

### **6.1.1 Statutory Duty**

Section 38(6) of the Planning and Compulsory Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material planning considerations are considered to outweigh it. The 'development plan' comprises the North Northamptonshire Joint Core Strategy 2016 and Part 2 Corby Local Plan 2021. The National Planning Policy Framework 2021 is a material consideration.

### **6.1.2 National Planning Policy Framework (NPPF) (2021)**

- 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;*
  - 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.”*

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

### **6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)**

Policies 1 (sustainability), Policy 8 (place shaping principles) and Policy 11 (network of urban and rural areas).

### **6.1.4 Part 2 Corby Local Plan (adopted 2021)**

No relevant planning policies: East Carlton village identified as a Restraint Village for new housing and the site is away from BAP habitat at East Carlton Park.

### **6.1.5 Neighbourhood Development Plan**

There is no emerging neighbourhood development plan of any material weight in decision making.

## **7. Evaluation**

---

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Conservation Area;
- Neighbouring Amenity;
- Highway Safety;

### **7.1 Principle of Development**

---

7.1.1 The gist of relevant planning policy is that Policy 1 of the Core Strategy seeks to deliver sustainable development through policies in the plan. Policy 2 of the Core Strategy states

that “proposals should complement their surrounding historic environment through form, scale design and materials.”

6.1.2 Policy 8 of the Core Strategy provides place shaping principles that seek to deliver safe and pleasant streets, protect amenity, and design out crime and anti-social behaviour amongst other matters.

## **7.2. Impact on the Character of the Conservation Area**

---

7.2.1 The 1930’s cul de-sac (while in a designated conservation area) would remain the same in visual character with its sense of spaciousness, and the proposal would not be detrimental to the overall character of the dwelling nor wider area and would be an acceptable visual element in the street-scene. There would be a neutral impact on the character and appearance of the Conservation Area. This accords with Policies 1,2 and 8 of the Core Strategy.

7.2.1 In terms of design and appearance – the design is considered to be acceptable to this Council’s Conservation Officer for the reasoning set out in paragraph 5.1.3 above. In terms of appearance a planning condition (3) is being imposed to secure the satisfactory use of materials at this sensitive location in a Conservation Area, while planning condition 4 will secure satisfactory new windows, doors and rooflight detailing.

## **7.3 Neighbouring Amenity**

---

7.3.1 No new adverse planning implications arise in respect of loss of sunlight, daylight or nor overlooking to the immediate neighbour at No31 due to the sympathetic massing of the proposed extension in relation to No31 East Carlton Park- which avoids a cramped form of development that might otherwise occur with a full height two storey side extension

## **7.4 Highway Safety**

---

7.4.1 No new highway implications arise from this additional accommodation. The remaining frontage is considered to have capacity to meet the highway standards required for the resulting 4-bedroom dwelling.

## **8. Conclusion**

---

8.0.1 The proposal has a neutral impact on the historic environment, and there are no adverse amenity or highway safety concerns and therefore this proposal accords with the above identified development plan policies and the recently issued National Planning Policy Framework 2021.

## **9. Recommendation**

---

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016), Part 2 Local Plan for Corby (2021), and other material considerations it is recommended that planning permission is granted subject to the conditions set out below.

## **10. Conditions**

1. The development hereby permitted shall begin before the expiration of three years from the date of this application.

Reason: As required by 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 conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. No development shall commence until details of material samples (including physical samples to be left for visual inspection at the site), have been submitted to and approved in writing by the Local Planning Authority. Development shall take place in strict accordance with the approved details.

Reason: In the interests of the visual amenities of the area within a Conservation Area, in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

4. No development shall commence until details of the frame and glazing sizes (of the windows, doors and rooflights including RAL colour information) have been submitted to and approved in writing by the Local Planning Authority. Development shall take place in strict accordance with the approved details.

Reason: In the interests of the visual amenities of the area within a Conservation Area, in accordance with Policies 2 and 8 of the North Northamptonshire Joint Core Strategy.

This page is intentionally left blank