

**North Northamptonshire Area Planning Committee
(Thrapston)
13 July 2022**

Application Reference	NE/21/00298/FUL
Case Officer	Jacqui Colbourne
Location	9 Rock Road, Oundle, Peterborough, PE8 4LN
Development	Two storey rear extension, single storey side extension, and raising of roof on existing rear projection
Applicant	Mr And Mrs Marshall
Agent	Blueprint Architectural Design - Miss Katherine Davis
Ward	Oundle
Overall Expiry Date	03.05.2022
Agreed Extension of Time	15.07.2022

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Officer recommendation is contrary to the Town Council's objection.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application proposes the erection of a two storey rear extension, a single storey rear extension and raising the roof on an existing first floor projection to provide a dining/family area, and additional bedroom.

3. Site Description

- 3.1 The application relates to a two storey, semi-detached dwellinghouse which is surrounded by similar aged properties in a variety of designs within a residential area of Oundle.

4. Relevant Planning History

- 4.1 None.

5. Consultation Responses

A full copy of all comments received can be found on the Council's website [here](#)

5.1 Oundle Town Council

Oundle Town Council object to the development; they agree with the objections from the immediate neighbour and believe the application amounts to overdevelopment of the site.

5.2 Neighbours / Responses to Publicity

Three letters of objection have been received. Material planning issues raised are summarised below:

- Contrary to Householder Extensions Supplementary Planning Guidance;
- Design and visual impact;
- Impact on light; and
- Overlooking.

5.3 Natural England

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If the Local Planning Authority considers there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision-making process.

5.4 Community Development

No comments received.

5.5 Ecology

No comments received.

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

6.2 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 8 - North Northamptonshire Place Shaping Principles

6.4 Emerging East Northamptonshire Local Plan (LPP2) (2021)

EN1 – Spatial Development Strategy

6.5 Neighbourhood Plan

None.

6.6 Other Relevant Documents

Local Highway Authority Parking Standards (2016)
Householder Extensions Supplementary Planning Document (SPD) -
(Adopted June 2020)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Amenity
- Highway Matters

7.1 **Visual Impact**

7.1.1 Revised plans were submitted during the determination of the application to address the concerns raised with regards to the scale and impact on light from this proposal and the breaches of the 45 and 60 degree lines with the neighbouring windows.

7.1.2 The proposed rear extensions would not be visible from Rock Road. The revised plans show the ground floor element at 2.986 metres in height and 5.193 metres in depth at the northern side reducing to 3.5 metres in depth on the southern side. The proposed first floor element would be 6.1 metres

in height and 2.025 metres in depth. The existing first floor element would have its roof height increased by 1.37 metres and as such changes to the chimney are proposed.

- 7.1.3 In terms of design, this proposal would be sympathetic to the existing dwelling house and whilst comments have been received and noted regarding the design, this would not be unusual on properties of this age and nature which have had various additions and modifications over the years. In addition, it would be to the rear where it would not be visible from a public viewpoint. The proposal will be in materials to match the existing dwellinghouse, other than the potential for cladding instead of brick at ground floor level, but either is considered to be acceptable and can be secured via planning condition.
- 7.1.4 The rear extension would not be longer than the depth of the original dwellinghouse, nor taller in height, and this is in line with the Supplementary Planning Document. Furthermore, whilst there would not be a 1 metre gap between the proposal and the side boundary, which could help to avoid a terraced effect and could allow continued access from the front of the property to the rear for items such as wheelie bins, the proposal is in line with the existing dwellinghouse and no side access currently exists.
- 7.1.5 This element of the proposal is therefore considered acceptable.

7.2 **Impact on Amenity**

- 7.2.1 It is noted that concerns have been raised regarding the impact on the neighbouring unattached property to the south, No. 7 Rock Road. There are no windows proposed to the southern elevation of the extensions, and therefore no unacceptable additional overlooking of No.7 would result from these proposals. This property is located to the south and, given the path of the sun and that the amended plans demonstrate that the ground floor element does not breach the 60 degree line with the ground floor window of this neighbouring property, or the 45 degree line with its first floor window, it is compliant with the Householder Extensions SPD in terms of its impact on light to the neighbouring properties.
- 7.2.2 Concerns in relation to the attached neighbouring property to the north, No. 11 Rock Road, have been raised. There are no windows proposed to the northern elevation of the extension and therefore no unacceptable additional overlooking of No.11 would result from these proposals. The proposal would sit to the south west of the existing ground and first floor projecting elements of the host dwelling. The exception to this is the proposed increase in roof height to the existing first floor element, and chimney changes. These proposals would not project out any further than the existing ground floor of the host dwelling and the first floor element would not project out any further than the first floor of No.11. As such, this would not result in any unacceptable impact on light to this neighbouring property.
- 7.2.3 Whilst the proposed single storey extension would be 2.986 metres in overall height, it is proposed to be constructed with a flat roof to reduce its

height; its overall proposed depth is 5.193 metres. It is noted that, given this is a semi-detached property, under extended permitted development rights a single storey rear extension of up to 6 metres in depth and 4 metres in height could be constructed under the prior approval procedure, subject to the council assessing the impact on neighbouring amenity. Were this to be the case, and regardless of the conclusion on residential amenity the application would not be presented to committee for a decision in line with the scheme of delegation.

- 7.2.4 The first floor extension, to accommodate the second bedroom, would be 6.1 metres in height and 2.025 metres in depth. With the increased roof height of the existing first floor element being raised to 6.428 metres descending to 5.021metres and this would be 2.581 metres from the boundary to the south. Given this, it is not considered that the proposed extensions would have an unacceptable increase on overbearing on the neighbouring properties. Furthermore, as no windows are proposed to either the north or south elevations there would be no additional overlooking impact from these proposals.
- 7.2.5 There are no other nearby properties that would be affected by the proposal.
- 7.2.6 Satisfactory amenity space serving this dwelling would remain as a result of these proposals and as such the proposal is not considered to be an overdevelopment of the site as raised as a concern by the Town Council.
- 7.2.7 These elements of the proposal are therefore considered acceptable.

7.3 **Highway Matters**

- 7.3.1 The application proposes one additional bedroom, resulting in the property having four bedrooms rather than three. Whilst it is noted that the Highways standards would require an additional off road parking space for this additional bedroom, a loft conversion creating an additional bedroom could be constructed under permitted development without the addition of a parking space. When visiting the site, on road parking was available and the norm for most properties, given what could be constructed under permitted development, on balance, the current on road parking provision is considered acceptable.

8. **Other Matters**

- 8.1 Neighbour comments: Concerns relating to the design, impact on light, scale and potential overbearing have been addressed above.
- 8.2 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.3 Oundle Town Council comments: The Town Council objects as they consider the proposal to be an overdevelopment of the site and not in keeping with the area. These concerns have been addressed above and Officers consider the application to be acceptable in these regards.

- 8.4 Natural England: The most recent comments received are noted in that they can not assess the site, however, given this is a householder proposal there are no concerns in this regard. Whilst the generic advice suggests ponds, birdboxes, woodland and dry stone walls these are not proposed and are not considered to be necessary to make the development acceptable in planning terms.

9. Conclusion / Planning Balance

- 9.1 Overall, the proposal is considered to be of an acceptable design, and there is no adverse impact on the amenities of neighbouring properties which would justify refusing the application.

10. Recommendation

- 10.1 That Planning Permission be GRANTED subject to conditions.

11. Conditions

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

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

- 2 Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following:

Site Location and Proposed Block Plan 21-165-09
Received by the Local Planning Authority on 02.03.2022

Application Form
Received by the Local Planning Authority on 03.03.2022

Proposed Elevations Option 3 21-165-08B
Proposed Floor Plans Option 3 21-165-07D
Received by the Local Planning Authority on 13.05.2022

Reason: In order to clarify the terms of the Planning Permission and to ensure that the development is carried out as permitted.

- 3 The development hereby permitted shall be carried out using materials detailed in the submitted application form and plans.

Reason: In the interests of visual amenity.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification), no windows or doors (other than those expressly authorised by this consent which are detailed on the approved drawings) shall be added to the north or south elevations of the extension hereby approved.

Reason: In the interests of neighbouring amenity.