

**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.