



North
Northamptonshire
Council

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

Application Number:	NC/22/00190/DPA
Case Officer:	Fernando Barber-Martinez
Location:	3 Kirby Road, Gretton, NN17 3DB.
Development:	Proposed Two Storey Rear Extension
Applicant:	Mr D Whittington.
Agent:	Peter Philpin Design.
Ward:	Corby Rural Ward.
Overall Expiry Date:	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 (26th 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 27th June 2022. A Site Notice was posted on Monday 27th June 2022.

5.2.2 Neighbours were consulted on Friday 24th 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

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.