

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

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

**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**

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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**

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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**

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4.1.1 No recent planning history.

## **5. Statutory Consultation Responses**

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### **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**

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### **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**

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Key Determining Issues:

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

### **7.1 Principle of Development**

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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**

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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**

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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**

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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**

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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**

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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.