

## North Northamptonshire Area Planning Committee (Corby) 21/09/2022

<b>Application Reference</b>	NC/22/00215/DPA	
<b>Case Officer</b>	Farjana Mazumder	
<b>Location</b>	Land Adjacent to Gretton Village Hall 61 Kirby Road Gretton Corby NN17 3DB	
<b>Development</b>	Erection of a new four bed dwelling with driveway and landscaping. Removal and rebuilding of the low level stone boundary wall	
<b>Applicant</b>	Mr & Mrs Barton	
<b>Agent</b>	Mrs Sally Wetherell, SW Architects	
<b>Ward</b>	Corby Rural Ward	
<b>Overall Expiry Date</b>	26 <sup>th</sup> July 2022	
<b>Agreed Extension of Time</b>	23 <sup>rd</sup> September 2022	
<b>Checked</b>	<b>Designate: Principal</b>	<b>Name: Jasbir Sandhu</b>

### List of Appendices

None.

### Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because there is a written objection from Parish Council to the proposal and comes before the Area Committee for determination.

#### **1. Recommendation**

---

1.1 That planning permission be GRANTED subject to conditions.

#### **2. The Proposal**

---

2.1 The application seeks consent for the erection of a new four bed dwelling with integrated store, driveway and landscaping as well as the removal and rebuilding of the low level stone boundary wall to the front of the site.

- 2.2 The property would have an overall height of 9.8m and a maximum width of 15m and depth of 21m and incorporates 4 bedrooms along with an education room, sensory room and an open plan kitchen/dining/sitting area. There is also a separate store, utility room and attic. The dwelling incorporates 193sqm internal floor area.

### **3. Site Description**

---

- 3.1 The application site is situated on Kirby Road within the Conservation Area of Gretton and set within the confines of the village envelope. The site is bounded to the south-west by Gretton Village Hall and to the north-east lies the new development for 10 dwellings (Application ref 18/00024/DPA).
- 3.2 There are a series of detached historic properties on the opposite side of High Street, some of which are Listed. Manor Farm House is a large stone built property situated approximately 100m north of the site, is dated 1675 and is Grade II listed. On the north side of High Street, a series of Grade II listed buildings – Gretton House, Chantry Cottage, 5, 7, 9 (Stoneleigh) and 13 are situated.
- 3.3 The subject site comprises an area of 714m<sup>2</sup>. The former use of the site is as a paddock, but it is understood the site is temporarily being used as part of the construction of the neighbouring properties. There are no protected trees on the application site or within the vicinity. However, there are existing Hawthorn trees on Gretton Village Hall boundary with the application site.

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

---

- 4.1 04/00056/DPA- Erection of replacement village hall. Application permitted on 18.03.2004.

### **5. Consultation Responses**

---

- 5.1 **Environmental Health:** ((09.06.2022) Senior Environmental Health Officer (EHO) has been consulted in relation to this development. The officer raised concerns due to the close proximity of the proposed dwelling to Gretton Village Hall which presently benefits from a Premises Licence for live and recorded music, performances of dance and anything similar to music or dance until 12 midnight each day.

EHO suggested that a noise impact assessment should be submitted, that demonstrates the development will be protected from noise from activities at the village hall in addition to meeting the indoor noise levels for dwellings outlined in table 4 and the design criteria for external noise contained in BS 8233:2014.

(01.09.2022) Applicant has submitted a Noise Impact Assessment report to address the raised concerns by EHO. The officer reviewed the submitted assessment and advised that the proposed 1.8m timber fence is upgraded to a 2m close boarded wooden fence to comply with BS 1722-5:2006+A1:2018 'Specification for close-boarded fences and wooden palisade fences',

constructed of good quality timber (with a board mass of 10-15 kg/m<sup>2</sup>, and no warping, knot holes or damage) of at least 20mm (ideally 25mm) thickness in all places, including where the boards overlap. Boards should continue across the front of posts to minimise gaps and wide overlaps (minimum 25mm is recommended), allow for timber expansion and contraction whilst minimising the possibility of gaps appearing over time.

- 5.2 **Local Plans Section-** (06.07.2022) Council's Local Plans Section was consulted on this application. No formal objection has been raised by the Policy Officer, however requested additional information to fully assess the proposal.
- 5.3 **Tree Officer-** (28.06.2022) Tree officer requested tree protection plan to fully assess the proposal.
- 5.4 **Conservation Officer:** (07.09.2022) No objection has been raised by the Conservation Officer. The officer confirms that the proposed scheme complements the existing approved development to the north of the site. A material conditions has been also proposed.
- 5.5 **Anglian Water:** (13.06.2022) No objection/comments.
- 5.6 **Crime Prevention Officer-** (08.01.2021) No Objection. Crime prevention officer was consulted on this application and suggested a planning condition related to scheme of boundary treatment if consent be given.
- 5.7 **Local Highways Authority (LHA):** (10.06.2022) No Objection. The Highway Authority has been consulted on the proposal and suggested that 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 is requested.
- 5.8 **Crime Prevention Officer:** (15.06.2022) No objection/comments.
- 5.9 **Gretton Parish Council:** (20.06.2022) Gretton Parish Council has been consulted on this application and the observations are as followed:

The above application was discussed by Gretton Parish Council, who agreed to object to the application on the following grounds:

1. *Concerns regarding the proximity of the proposed dwelling to Gretton Village Hall, which presently benefits from a Premises Licence for live and recorded music, performances of dance and anything similar to music or dance until midnight each day. Therefore, it was felt there is a potential for an unacceptable impact for the future occupiers of the proposed dwelling from activities at the village hall.*
2. *Gretton Neighbourhood Plan*
  - *H4 Windfall Sites – Development proposals for infill and redevelopment sites will be supported where “They help to meet the identified housing requirements for Gretton.”*
  - *H5 Housing Mix – New housing development proposals should provide a mixture of housing types specifically to meet the latest assessment of*

*identified local needs in Gretton. Applications for small family homes (2 or 3 bedrooms) or homes suitable for older people will be supported. The application for a larger house, of the nature proposed in the application, does not fit these criteria.*

*The Design and Access Statement states that the site was offered to Gretton Parish Council during the planning process of the adjacent development, but the Parish Council did not see a need for it. The Parish Council would like to state that at no stage was there any formal offer made to transfer the land to the Council or indeed any consideration given to its future use.*

- 5.10 **Neighbours-** Letters were sent to 8 neighbouring units with consultation period expiring on 2<sup>nd</sup> July 2022.

## **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 2021:

NPPF Section 2- Achieving Sustainable Development

NPPF Section 5- Delivering a Sufficient Supply of Homes

NPPF Section 8- Promoting Healthy and Safe Communities

NPPF Section 12- Achieving well-designed places

NPPF Section 16- Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

National Design Guide (NDG) (2019)

### 6.3 North Northamptonshire Joint Core Strategy (NNJCS) (2016)

Policy 1 (Presumption in favour of Sustainable Development)

Policy 2 (Historic Environment)

Policy 3 (Landscape Character)

Policy 7 (Community Services and Facilities)

Policy 8 (North Northamptonshire Place Shaping Principles)

Policy 11 (The Network of Urban and Rural Areas)

Policy 15 (Well-connected Towns, Villages and Neighbourhoods)

Policy 25 (The Delivery of Green Infrastructure)

Policy 28 (Housing Requirements)

Policy 29 (Distribution of New Homes)

Policy 30 (Housing Mix and Tenure)

### 6.4 Part 2 Local Plan For Corby, 2021

Part 2 Local Plan, was adopted in September 2021 and form part of the North Northamptonshire Development Plan.

Policy 1 (Open Space, Sport and Recreation)  
Policy 2 (Health and Wellbeing)  
Policy 11 (Delivering Housing)

## 6.5 Gretton Neighbourhood Plan 2019-2031

Policy H2: Limits to Development  
Policy H3: Design Policies  
Policy H4: Windfall Sites  
Policy H5: Housing Mix  
Policy ENV 4: Buildings and Structures of Local Heritage Significance

## **7 Evaluation**

---

The key issues for consideration are:

- Principle of Development
- Design and Impact upon the Character of the Area
- Residential amenity
- Neighbouring Amenity
- Highways and Parking
- Noise Impact

### **7.1 Principle of Development**

- 7.1.1 Key material considerations in this case include the National Planning Policy Framework (2021), Planning Practice Guidance (as amended), North Northamptonshire Joint Core Strategy (adopted in 2016), Part 2 Local Plan for Corby (adopted in 2021) and Gretton Neighbourhood Plan (adopted in 2021)
- 7.1.2 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.
- 7.1.3 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 7.1.4 National Planning Policy Framework sets a great weight on achieving well-designed places. According to the framework good design is a key aspect of sustainable development, creates better places and helps make development acceptable to communities. Moreover, paragraph 127 of NPPF clearly states that developments should function well and being sympathetic to local character and history.
- 7.1.5 The joint core strategy is also keen to ensure sustainable development through Policy 8 - Place shaping principles. It defines good design as a critical element in ensuring that new developments create sustainable, connected, characterful and healthy places which people will enjoy for years to come. In terms of character the core strategy urges that new development should either response

comprehensively to the established surrounding character of the area or sufficiently distinctive in themselves.

- 7.1.6 Policy 11 of the North Northamptonshire Joint Core Strategy (JCS) allows for small scale infill development on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity – or exceed the capacity of local infrastructure and services.
- 7.1.7 Policy 17 of the adopted Part 2 Local Plan for Corby (P2LP, 2021) and Policy H2 of the adopted Gretton Neighbourhood Plan (2021) show the site is within the defined limits to development or settlement boundary for Gretton village. Policy H2 of the Gretton Neighbourhood Plan supports proposals on sites within the limits to development where they respect the shape and form of Gretton subject to satisfying other policy requirements.
- 7.1.8 Policy H4 of the Gretton Neighbourhood Plan sets out further criteria to be satisfied in supporting infill proposals and Policy H5 requires proposals for new housing development to provide a mix of housing types to meet the latest local needs assessment, with small family and older people homes supported, and larger homes of four bedrooms or more expected to provide a minority on any single site. The proposed development generally accords with the Gretton Neighbourhood Plan
- 7.1.9 The proposed scheme is for a single dwelling which comprises 4 bedrooms. It is accepted, that there is a degree of non-compliance and a degree of compliance with various neighbourhood plan policies. On balance, it is considered that there is overall general conformity with the neighbourhood plan when considered as a whole which is a matter of planning judgment and is considered a reasonable approach to take upon careful analysis of all of the relevant policies. There is thus not considered to be an overall departure from the plan, albeit there is a degree of non-compliance.
- 7.1.10 The former use of the site was as a paddock, but it is evident from the site visit that the subject site is temporarily being used as part of the construction of the neighbouring properties. JCS Policy 7 and P2LP Policy 1 require development proposals to not result in a net loss of open space unless the facility is surplus to requirements; a site of equivalent quantity, quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or the development is for alternative sport and recreation provision, the need for which clearly outweighs the loss.
- 7.1.11 Applicant has provided a supporting statement which confirms that the existing site is privately owned land and has been rendered surplus to requirement for several years with the advent of the adjacent development. It is also stated within the statement that the site has no facilities to accommodate horses and the space is not sufficient to exercise horses. Moreover, the applicant also confirmed that the subject site is not open to the public as a facility. It should be noted that, the application site has not been identified in the Gretton Neighbourhood Plans as a Local Green Space or an Important Open Space.
- 7.1.12 Development of this site is considered to be desirable, as it is in a sustainable location, close to shops and other services. It is considered that the principle of

residential development on this site is acceptable subject to other policies being satisfied due to its location within the development confines of the village.

## **7.2 Design and Impact upon the Character of the Area**

- 7.2.1 Paragraph 127 of the NPPF also elaborates how well-designed places can be achieved through sustainable development.
- 7.2.2 Policy 8 of NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context, the landscape setting and the local streetscape and local building material.
- 7.2.3 Dwellings within this part of the area comprises mainly detached properties with varying styles. The proposed dwelling is of a relatively modern design and regular fenestration to all elevations. In terms of scale, the development is in keeping with the area as is the varying roof heights being two storey at the central element with and single storey elements projecting from the two storey section.
- 7.2.4 From the site visit it is evident that, there are varying styles which typifies the overall street scene. The adjacent houses are built in facing brick/local stones under varying roofs along with other walling materials used in the neighbourhood including brick, stone and render. The proposed dwelling would be of harmonious design within the street scene and to contribute to the character of the area. It is proposed to use the materials on the principle elevations fronting the highway are to be local stone, to match the development adjacent to the site with stone quoin detailing, stone cills and heads and a slate roof. To the rear, buff brick is to be used as the facing material.
- 7.2.5 Conservation Area Officer has assessed the submission and commented that the house is of modern construction using local limestone, slate roofs and flush UPVC casement windows to reflect the traditional materials of the location within the conservation area. The officer concluded that the proposed scheme would complement the adjacent committed development.
- 7.2.6 Due to its siting, scale and simple design it would not have any adverse impact upon the setting of the subject site and will not appear out of keeping within the established context. Therefore, the proposal will not be harmful to the setting of the heritage asset/Conservation Area and comply with Policy 8 of the Core Strategy and chapter 12 of the NPPF.

## **7.3 Residential Amenity**

- 7.3.1 National Planning Policy Framework (2021) advises that planning should seek to secure a high quality of design, a high standard of amenity for all existing and future occupants of such conversions this is further supported and elaborated upon by Policy 8 of the North Northamptonshire Joint Core Strategy (2016) which states:

*Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.*

- 7.3.2 In terms of standards of accommodation, Policy 30(b) on Housing Mix and Tenure from the North Northamptonshire Joint Core Strategy (2016) emphasises that the internal floor area of new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyle changes.
- 7.3.3 The proposed 4 bedroom house would have Gross internal floor area (GIA) of 193m<sup>2</sup> and therefore comply with the minimum limit. As a result, the proposed house would provide adequate accommodation for the future occupiers. It is also considered that the submitted layout ensures sufficient amenity area for the existing and proposed dwelling.
- 7.3.4 The proposed units are in accordance with the National Space Standards and satisfies the standards of accommodation criteria and as such considered to be acceptable. Therefore, the proposed development conforms to Policy 8 and Policy 30 of the North Northamptonshire Joint Core Strategy (2016) as well as the National Planning Policy Framework (2021).

#### **7.4 Neighbouring Amenity**

- 7.4.1 The application site is located within the Gretton settlement boundary. The Local Plan is very explicit in requiring the highest possible standards of design and environmental performance through maximising the use of sustainable design and construction techniques.
- 7.4.2 Policy 8 stresses the need for creating distinctive local character by responding to the site's immediate and wider context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation.
- 7.4.3 In particular, Plot 1 of the consented development to the north of the site would be the closest property and would not be adversely affected by the proposal, as there are no windows at first floor on the North East elevation which is facing Plot 1 and therefore the elevation of the new property will not cause any overlooking issue. Moreover, the single storey element closest to Plot 1 of the adjacent development complies with the 45 degree rule from the centre of the dining room doors of Plot 1. The room next to the Dining Room is a Utility Room and not classed as a habitable room.
- 7.4.4 Distance between the proposed dwelling and the closest first floor window of Plot 2 would be approximately 20m so the relationship is considered to be acceptable. Moreover, garage of the above plot would act as a screen between these properties. Overall, it is considered that there is sufficient distance not to give any sense of overlooking or over bearing impact. Windows on the south-west elevation look out over the roof of the village hall and the Hawthorn trees and not into the car parking areas for privacy to both the Village Hall and to the dwelling.



- 7.4.5 In terms of impact on the neighbouring residential amenity (loss of light, loss of privacy and loss of outlook) the overall design, appearance, scale and siting of the dwelling is considered to cause no detrimental impact on the existing occupants. In addition, the proposed site would be well screened from the adjoining properties with 2m high timber fencing and will not cause any overlooking issue to the neighbouring properties due to the proposed height of the new dwelling.
- 7.4.6 Therefore, it is considered that the proposal would not cause any adverse effect on the living conditions of the existing and future occupiers. The proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy in so far as it requires that development should ensure quality of life and safer and healthier communities by protecting amenity.

## **7.5 Highway Safety and Parking**

- 7.5.1 Access to the site would be via the existing off Kirby Road and the proposal will involve creation of three on-site parking spaces for the new dwelling along with an attached storage block to accommodate 4 bicycle parking spaces. The existing site access will be slightly altered to improve the visibility sight lines in both directions on Kirby Road and to move it further away from the Bus Stop which is situated just outside the southern corner of the site.
- 7.5.2 Highways Authority have assessed the proposal and suggested that 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 is requested. Therefore, it is considered that suitably worded conditions can adequately mitigate issues related to highways.
- 7.5.3 Overall, it is considered that the proposal would conform with JCS Policies and the NPPF which seek to ensure new development meets the need of the area without compromising the safe and satisfactory operation of the highway network.

## **7.6 Noise Impact**

- 7.6.1 Senior Environmental Health Officer (EHO) has been consulted in relation to this development. Initially the officer raised concerns due to the close proximity of the proposed dwelling to Gretton Village Hall which presently benefits from a Premises Licence for live and recorded music, performances of dance and anything similar to music or dance until 12 midnight each day.
- 7.6.2 To address the above concerns applicant has submitted a Noise Impact Assessment within which noise mitigation/ventilation measures have been outlined in chapter 6 and accepted by the EHO. To ensure implementation of the mitigation measures planning conditions have been suggested in the relevant section.

## **8. Conclusion/Planning Balance**

---

- 8.1 Officers have undertaken careful scrutiny of the relevant policies in the development plan and have concluded that whilst not every element of every policy in the plan is satisfied there is overall, on balance, general conformity with the development plan as a whole.
- 8.2 The development hereby approved, by virtue of its design, size, scale and appearance, would not adversely affect the amenity of local residents. It is of harmonious design, form and materials. Furthermore, it is considered that the development is not detrimental to the character and appearance of the wider area.
- 8.3 Subject to the conditions attached to this permission, the proposal is therefore in accordance with Policy 2, 8, 11, 15, 28, 29 and 30 of the North Northamptonshire Joint Core Strategy, Part 2 Local Plan for Corby, Gretton Neighbourhood Plan and the National Planning Policy Framework, and no other material considerations indicate that the policies of the development plan should not prevail, furthermore the decision has been reached taking into account 186-187 of the National Planning Policy Framework.

## **9. Recommendation**

---

- 9.1 It is therefore recommended that the application be Approved subject to conditions as set out below.

## **10. Conditions**

---

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

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 hereby approved shall be built in accordance with the approved plans as listed below in the 'Schedule of Plans'. The development shall be completed in accordance with the approved plans as listed below in the 'Schedule of Plans' unless alternative details have been subsequently approved following an application for a non-material amendment.

Reason: To specify the permission and for the avoidance of doubt.

3. Samples of the materials to be used in the construction of the dwellings; boundary walls/fences and hard surfaced areas; and full details, at a scale of 1:20 of the new joinery, doors and windows shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the building is occupied.

Reason: In order that the external appearance of the building is satisfactory and its relationship with the wider area, in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. The noise mitigation/ventilation measures outlined in chapter 6 of the report

reference P5667-R1-V1 dated 26th August 2022 by Noise Air or agreed equivalent shall be implemented in full before occupation of the proposed dwelling. Following completion, no alterations shall be made to the approved structure of the units including roof, doors, windows and external facades, layout of the units or noise barriers without prior written approval from the Local Planning Authority.

Reason: In the interest of residential amenity

5. A 2m close boarded wooden fence to comply with BS 1722-5:2006+A1:2018 'Specification for close-boarded fences and wooden palisade fences', shall be erected on the boundary line surrounding the proposed development

*Informative: The fence shall be constructed of good quality timber (with a board mass of 10-15 kg/m<sup>2</sup>, and no warping, knot holes or damage) of at least 20mm (ideally 25mm) thickness in all places, including where the boards overlap. Boards should continue across the front of posts to minimise gaps and wide overlaps (minimum 25mm is recommended), allow for timber expansion and contraction whilst minimising the possibility of gaps appearing over time.*

Reason: In the interest of residential amenity

6. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- routes for construction traffic
- Site HGV delivery / removal hours to be limited to between 10:00 – 16:00 unless otherwise
- approved as part of the CMP.
- Details of debris management including location of wheel wash, programme to control debris spill/ tracking onto the highway to also include sheeting/sealing of vehicles and dust management.
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

## **11. Informatives**

---

- 11.1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework 2021 to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Joint Core Strategy Adopted July 2016, Part 2 Local Plan For Corby Adopted September 2021,

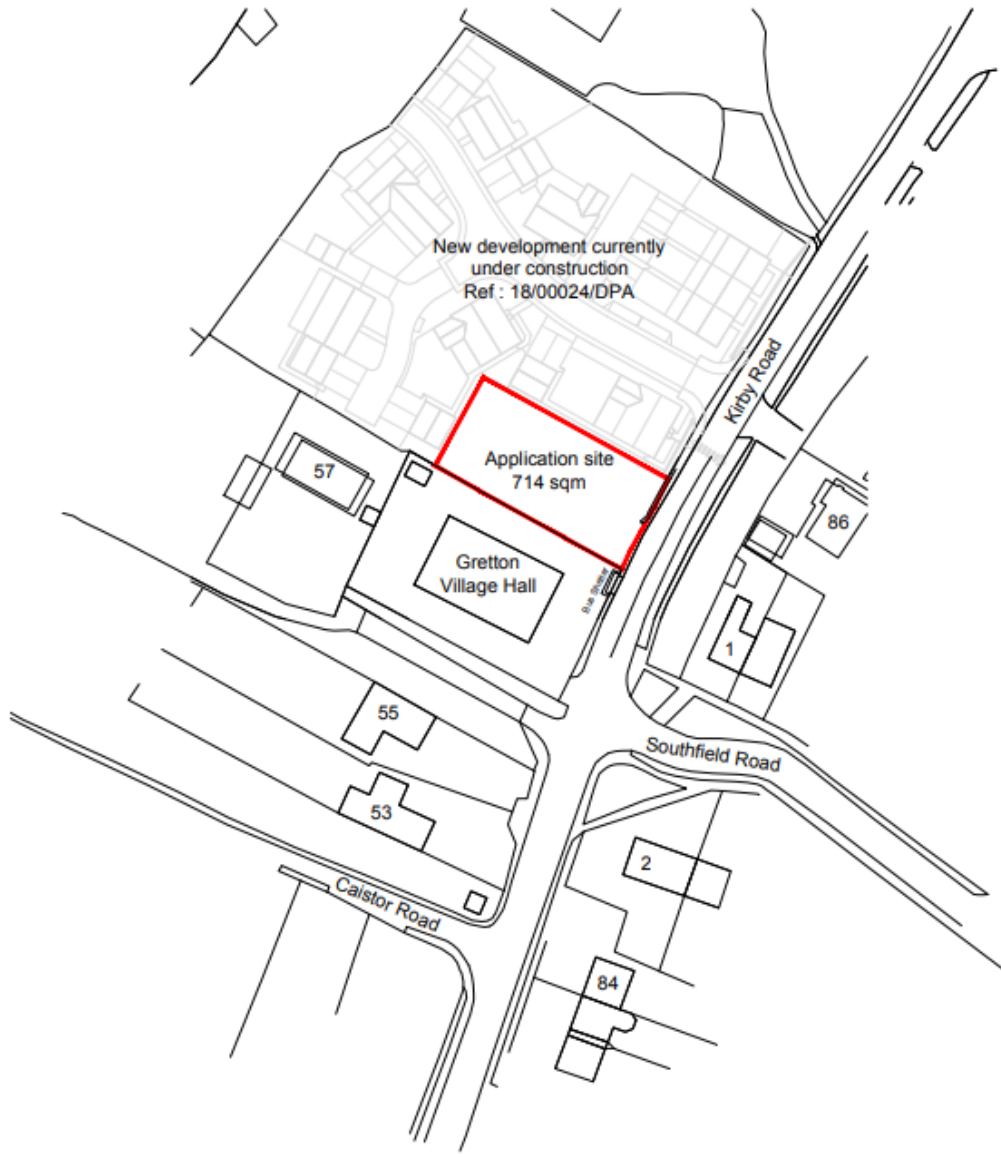
Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## **12. Schedule of Plans**

Ex Location Plan, Proposed Block Plan and Site Access Plan, Dwg. No.- 2204 – 02, Rev-d

Proposed Floor Plans & Sections, Dwg. No.- 2204 – 03, Rev-f

Proposed Elevations and Site Plan, Dwg. No.- 2204 – 04, Rev- g



**Land Adjacent to Gretton Village Hall, 61 Kirby Road, Gretton, Corby, NN17 3DB**  
**Planning Application Reference: NC/22/00215/DPA**  
**Planning Committee Date: 21/09/2022**

Scale: 1:1250

