

**North Northamptonshire Area Planning Committee
(Thrapston)
28th September 2022**

Application Reference	NE/22/00729/FUL
Case Officer	Ian Baish
Location	9 Blake Walk Higham Ferrers Rushden NN10 8DB
Development	Single storey rear extension with pitched roof to extend the kitchen; single storey flat roof rear extension with lantern to replace existing conservatory; and first floor rear extension above existing living room.
Applicant	Mrs Melody Reading
Agent	-
Ward	Higham Ferrers
Overall Expiry Date	03.08.22
Agreed Extension of Time	30.09.22

Scheme of Delegation

This application is brought before the Area Planning Committee because it falls outside of the Council's Scheme of Delegation. This is because the applicant has declared that they are a direct relative of Councillor Kirk Harrison, an elected member of North Northamptonshire Council.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The proposal seeks to erect a single storey rear kitchen extension and a first-floor extension above an existing single storey rear extension. The proposal also seeks to remove an existing UPVC conservatory to the rear of the property and replace it with a single storey flat roof extension with a central glazed roof lantern.
- 2.2 The south east elevation of the existing dwelling at number 9 Blake Walk has a total maximum depth of 16.6 which is made up of the original dwelling (7.43 metres), the single storey rear lounge extension (6.10 metres) and the conservatory (3.070 metres).
- 2.3 The proposal seeks to remove the conservatory at ground floor level and replace this with a single storey flat roof garden room extension with a depth of 4.070 metres, therefore the depth of the ground floor at the south east corner of the property would increase by approximately 1 metre.
- 2.4 At first floor level the space above the existing lounge extension would be extended by approximately 5.357 metres with a width of 4.592 metres to provide an en-suite master bedroom. This element of the proposal would have an eaves height of approximately 5.8 metres and a ridge height of approximately 7.500 metres.
- 2.5 Finally, a single storey pitched and tiled roofed kitchen extension would be erected to the south west corner of the dwelling which would have a depth of approximately 3.675 metres with an eaves height of 2.550 metres and a ridge height of 3.670 metres, this extension would sit within the side return between the existing single storey projecting lounge extension and the rear wall of the original dwelling.

3. Site Description

- 3.1 The application relates to a modern two storey detached dwelling of brick construction under a concrete tiled roof. The dwelling has been subject to a previous first floor side extension above the attached garage and a single storey lounge extension with a conservatory to the rear.
- 3.2 The site is surrounded by similar style detached dwellings set around a cul-de-sac, the property is not listed or within a conservation area. However, it is within a Nature Improvement Area and within the 2 kilometre buffer zone of the Upper Nene Valley Gravel Pits Site of Specific Scientific Interest (SSSI) Special Protection Area (SPA).

4. Relevant Planning History

- 4.1 93/00697/FUL - First floor extension over garage and single storey rear extension – PERMITTED (02.12.93)

5. Consultation Responses

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

(Higham Ferrers Town Council

No objection

5.2 Natural England

No objection

5.3 Neighbours / Responses to Publicity

Ten neighbouring properties have been notified by letter and no representations have been received.

6. Relevant Planning Policies and Considerations

(Statutory Duty

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

(National Policy

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

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

1 - Presumption in Favour of Sustainable Development
4 - Ecology and Biodiversity
8 - North Northamptonshire Place Shaping Principles

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

EN1 – Spatial Development Strategy
EN13 – Design of Buildings / Extensions

(Higham Ferrers Neighbourhood Plan (Made 2018)

HF DE1 - Achieving High Quality Design

(Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council - Local Highway Authority Parking Standards (2016)
East Northamptonshire Council - Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (2016)
East Northamptonshire Council Residential Extensions Supplementary Planning Document (2020)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Ecology

7.1 Visual Impact

7.1.1 The proposal relates to extensions to the rear of the property and as such will not be visible in the street scene. The proposed extensions will be visible from the surrounding gardens to the rear of the property. It is also noted that the rear gardens of the properties on the south side of Blake Walk are on significantly lower land levels than the gardens. However, the design of the proposed extensions and the use of matching facing brick and roof tiles would ensure that the extensions related well to the host and surrounding dwellings and did not appear incongruous or out of keeping when viewed from the rear.

7.1.2 Guidance in relation to rear extensions in the adopted Householder Extensions Supplementary Planning Document (SPD) states that they should be in proportion to the depth of the original dwelling. Whilst the first-floor element would be on the upper limit of what could be regarded as acceptable in terms of its depth, (particularly when viewed from the south east and north west), the overall depth will be similar to the existing single storey rear and conservatory extensions. In addition the lower roof height on the first floor element of the extension and the stepping in from the rear wall of the original dwelling ensures that the scale of the proposal is appropriate and the proposal does not appear overly bulky.

7.1.3 The proposal therefore conforms to Policy 8 (d) (i) and (ii) of the North Northamptonshire JCS, paragraph 130 of the NPPF, the National Design Guide and guidance contained within the Householder Extensions SPD.

7.2 Highway Safety and Parking

7.2.1 The existing dwelling contains five bedrooms on the first floor and the proposed extension would not increase the number of bedrooms which would remain at five.

7.2.2 Therefore, there are no concerns regarding intensification of the access and parking arrangements in terms of vehicle movements or demand for off road parking spaces, the proposal is therefore acceptable in this regard.

7.3 Impact on Neighbouring Amenity

7.3.1 7 Blake Walk

Number 7 Blake Walk is a detached dwelling located to the south east of the application property (No.9). This dwelling has a side to side relationship with the south east elevation of No. 9 which faces the south west elevation of No. 7 at a distance of approximately 2.13 metres.

- 7.3.2 No windows are proposed in the south east elevation of No.9 and therefore there are no concerns regarding overlooking of the rear elevation of No.7. A Juliette style balcony is proposed to serve the master bedroom at first floor level facing south west, however any views from this window would be far reaching and across the lower garden area of No. 7 and would not have a detrimental impact on the privacy of the occupants of this neighbour or the application site. A planning condition is also recommended to prevent any windows being installed on the south east elevation of the first floor of the extension to ensure that the privacy of the occupants of No. 7 is protected.
- 7.3.3 No. 7 sits on similar ground levels to that at the application site, with each of the dwellings being raised from their main garden areas with raised patios and steps down to lawned areas. No. 7 has an open plan lounge / dining area on the ground floor closest to the proposed first floor extension. This room is dual aspect with a set of patio doors to the rear (south west) and window to the front (north east) facing the street.
- 7.3.4 The first-floor element of the extension would project from the existing rear first floor elevation by approximately 5.357 metres. This element of the proposal would sit above the existing single storey rear lounge extension, which is stepped in from the side elevation of the original dwelling by approximately 690mm, and would be visible from the rear ground and first floor windows of No. 7 and its garden.
- 7.3.5 The applicant has demonstrated by way of a line drawn from the centre of the ground floor patio door of No 7 that demonstrates the angle of the south east corner of the proposed first floor extension would not breach 45 degrees. Therefore, it is considered that although the proposal would result in some loss of natural light to the rear of No. 7 at certain times of the day, it is not considered that this would be at a level that would cause detrimental harm to the occupiers of this dwelling given that the 45 degree angle has not been breached and that the lounge / dining room is also served by a window to the front elevation. As such a refusal on the grounds of loss of light would not be justified.
- 7.3.6 The first floor extension and single storey garden room would be visible from the rear elevation windows and garden of No. 7 , however, the scale, bulk, mass and positioning of this element of the extension would ensure that it did not appear overbearing due to the open nature of the gardens of the surrounding properties.
- 7.3.7 11 Blake Walk
Number 11 Blake Walk is a detached dwelling located to the west of the application site. This dwelling has a side to side relationship with the side (north west) elevation of No.9 which faces the south east elevation of No. 11. No. 11 has also been subject to side and rear extensions.
- 7.3.8 In terms of overlooking, it is noted that two windows are located in the north west elevation of the first-floor element of the proposal which would face No. 11. However, these windows would face a blank elevation and therefore would not raise any concerns in terms of overlooking. Two roof lights are also proposed in the north west elevation roof-slope; however these would

be set within a full height ceiling and would therefore raise no concerns in terms of overlooking.

7.3.9 Given that the first-floor element of the proposal would be located approximately 8.5 metres from the side wall of No. 11 it is considered that this distance would be adequate to prevent a detrimental level of loss of light and would not have an overbearing impact.

7.3.10 The single storey nature of the rear kitchen extension and garden room would not raise any concerns in terms of amenity impact on No. 11 due to the low roof heights of 3.670 metres for the kitchen extension and 2.895 metres for the garden room.

7.3.11 The proposal therefore conforms to the requirements of Policy 8 (e) i. of the North Northamptonshire JCS, paragraph 130 (f) of the NPPF and the guidance contained within the Householder Extensions SPD.

7.4 Ecology

7.4.1 The minor nature of the proposal does not raise any concerns in terms of impact on ecology and biodiversity. Natural England and the Councils Ecology Advisor have been consulted and neither have raised any objections.

8. Other Matters

Equality: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

9. Conclusion / Planning Balance

9.1 The proposal is considered to be acceptable in terms of its impact on the character and appearance of the area, amenity impact and ecology considerations. The proposal is therefore recommended for approval.

10. Recommendation

That Planning Permission is GRANTED subject to conditions

11. Conditions

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

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out using materials to match the existing dwelling and as stated in the submitted application form and plans.

Reason: In the interests of visual amenity.

3. The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:

Application Form, received on 1st June 2022,

Location Plan, drawing no. R/011/07, received 1st June 2022,

Proposed Ground Floor Plan and Site Plan, drawing no. R/011/04A, received 31st August 2022,

Proposed First Floor Plan, drawing no. R/011/05A, received 31st August 2022,

Proposed Elevations, drawing no. R/011/06A, received 31st August 2022,

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

4. No new window / door openings shall be installed on the south east elevation at first floor level.

Reason: In the interest of neighbouring amenity.

12. Informatives

N/A