

**North Northamptonshire Area Planning Committee
(Thrapston)
23 November 2022**

Application Reference	NE/22/00816/FUL
Case Officer	Jacqui Colbourne
Location	3 Main Street, Woodnewton, Peterborough, PE8 5EB
Development	Double storey rear extension and front dormer window
Applicant	Mrs Laura Leasons
Agent	
Ward	Oundle
Overall Expiry Date	23.08.2022
Agreed Extension of Time	28.10.2022

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Officer recommendation is contrary to the Parish Council's objection.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application seeks retrospective planning permission for a two-storey rear extension. The proposal also seeks to change the roof to the front of the property by adding a gable. It is noted that this is a retrospective application; what has been constructed is not in line with the previously approved application 19/02000/FUL.

3. Site Description

- 3.1 The site accommodates a two-storey detached dwellinghouse. The property is surrounded by properties of various ages and designs. The site is located to the south west of Main Street and not located within the designated Woodnewton Conservation Area. The application property is not included on the statutory list of buildings.

4. Relevant Planning History

- 4.1 19/02000/FUL - Two storey rear extension – PERMITTED – 02.04.2020
- 4.2 19/01380/FUL - Two storey rear extension - WITHDRAWN - 26.11.2019

5. Consultation Responses

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

5.1 Woodnewton Parish Council

The Parish Council (PC) have objected to the development. Their concerns relate to the fact that what has not been constructed as per the planning permission 19/02000/FUL which was not objected to by residents, or the Parish Council and is severe breach of this planning permission. They are concerned that a precedence must not be set for others to think they can flout planning permission secured. They state that the current footprint of the building lies 3m beyond the proposed site plan and the ridge line is also higher than the plans submitted. In addition, that what has been constructed severely impacts 7a who are overlooked and overshadowed by the development. They also state that what has been constructed is visible from Oundle Road, Sycamore Road, Main Street and Pound Lane.

Furthermore, the PC has concerns regarding the design of the dormer windows and the materials which have been used.

5.2 Neighbours / Responses to Publicity

Three letters of objection, and seven letters of support have been received. Material planning issues raised are summarised below:

- Scale;
- Inaccuracy,
- Window openings/overlooking,
- Design and visual impact;
- Impact on light;
- Overbearing; and
- Parking

5.3 Natural England

Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application and whilst this does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies.

5.4 Community Development

No comments received.

5.5 Ecology

No comments received.

Highways

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations:

- Due to increase in the number of bedrooms from 3no. to 4no. the applicant will need to demonstrate the correct number of parking spaces per number of bedrooms (in accordance with the NNC Parking Standard Documents dated September 2016);
Parking for a 1 Bed = 1 Space,
Parking for a 2 Bed = 2 Spaces,
Parking for a 3 Bed = 2 Spaces,
Parking for a 4+ Bed = 3 spaces,
Residential Spaces must be a minimum of 3 metres x 5.5 metres in size,
- The applicant will be required to demonstrate the necessary vehicular visibility splays of 2 metres x 43 metres (for a 30mph road) on both sides of the access. These splays must not contain any other third party owned land and shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level.
- The applicant must provide the necessary 2 metres x 2 metres pedestrian visibility splays required on both sides of the access. These splays must be contained fully within the applicant's site and not include any public highway land, or any other third party owned land. The splays shall be permanently retained and kept free of all obstacles to visibility over 0.6 metres in height above access / footway level.
- The access must be constructed in a hard bound material for the first 5.5 metres from the highway boundary in the interests of highway safety. This prevents loose material such as gravel being transferred to the public highway where it is a danger, particularly to cyclists and motorcyclists. Please note that this authority does not accept resin bound gravel as a hard bound material due to the fact that, over time, the gravel often comes away from the binder.

- The gradient of the access must not exceed 1:15 for the first 10 metres into the site from the back of the highway boundary.
- A means of drainage across the back of the highway boundary, across the proposed site access draining to soakaways contained within the applicant's own land is required.

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 (NPPF) (2021)
National Planning Practice Guidance (NPPG)
National Design Guide (NDG) (2019)

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

Policy 1 - Presumption in Favour of Sustainable Development
Policy 8 - North Northamptonshire Place Shaping Principles

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

EN1 – Spatial Development Strategy

6.5 Other Relevant Documents

Local Highway Authority Parking Standards (2016)
Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Householder Extensions Supplementary Planning Document (SPD) - (Adopted June 2020)

7. Evaluation

The key issues for consideration are:

- Design and Visual Impact
- Highway Safety and Parking
- Residential Amenity

7.1 **Design and Visual Impact**

7.1.1 Application 19/02000/FUL was previously permitted at the site. This granted permission for a two-storey rear extension. What has been constructed differs to what has been permitted. This application seeks retrospective permission for a two-storey rear extension to the dwellinghouse which will result in the addition of one further bedroom at the property, giving it five bedrooms in total. Also, the addition of a gable to the front elevation is sought retrospectively.

- 7.1.2 The two-storey, rear extension is partially visible in the street scene. However, the design is in keeping with the design of the host dwelling and the dwellings in the immediate area. The use of render across the rear extension with stone quoins at the corners is complementary and ensures that the extension blends well with the main house. There are other examples of rendered properties in the nearby vicinity and the finish and colour can be secured via condition.
- 7.1.3 Whilst comments regarding the ridge height from the Parish Council are noted, the ridge height of the rear extension is set down fractionally from the existing dwellinghouse. This has ensured that the extension appears subservient to the host dwelling and has reduced the bulk of the extension to an acceptable level.
- 7.1.4 The addition of a gable to the front elevation allows greater head height to an existing bedroom. Currently a mid-20th century style dormer window is in place, and whilst the gable is clearly visible from the street scene, this represents a betterment when compared to what was existing. This element has been constructed in materials to match and complement the existing dwellinghouse and can be secured via planning condition.
- 7.1.5 This retrospective application is of the same dimensions as what was previously approved, the changes being to the fenestration details and materials.
- 7.1.6 What has been constructed includes the addition of one small window to serve the proposed living room, and three windows instead of the three sets of French doors to the kitchen dining space to the ground floor eastern elevation. Three roof lights rather than the two approved dormers have been installed to the first floor of the western elevation. In addition, sliding patio doors to the ground floor and sliding patio doors within a Juliet balcony to the first floor of the southern elevation instead of the previously approved bi fold doors have been installed. The installed dormer windows are slightly taller in design than those previously approved, and whilst not matching those on the existing dwellinghouse, these are complimentary to those on the existing dwellinghouse and are not highly visible in the street scene.
- 7.1.7 The previously approved application proposed matching roof tiles; however, concrete grey roof tiles have been used and these do not match the existing dwellinghouse, they are however, complimentary and sympathetic to what was existing. Furthermore, it is noted that surrounding properties extensions, have complimentary rather than matching roof tiles, and as such, on balance are considered acceptable and can be secured via planning condition.
- 7.1.8 It is also noted, as stated in comments received, that the two-storey extension is partially visible in the street scene. It is not unusual for extensions such as this to be visible from the street scene. The rear extension has been constructed in materials to compliment or match the existing dwellinghouse, and the property is not located within a conservation area. On balance, the visual impact of what has been constructed is considered acceptable.

7.2 Highway Safety and Parking

- 7.2.1 Details of off-road parking are compliant with the Northamptonshire Highways Authority's parking standards; however, the highways authority have noted that the sizes of these spaces may not be in line with current specification.
- 7.2.2 Whilst it is noted that concerns have been received, with regard to the off-road parking, this is an existing arrangement and this proposal does not require the addition of any further off-road parking spaces. Given that these proposals would not result in any additional off-road parking being required, it is not reasonable to request any changes to the existing off road parking arrangements.

7.3 Residential Amenity

- 7.3.1 The extension is two storeys, however, given its orientation and the separation distances involved it would not result in any overbearing or overbearing impact or overshadowing to neighbouring dwellings.
- 7.3.2 To the first floor three rooflights to the west elevation are proposed (previously two windows were approved) and five dormer windows to the east (five dormer windows were previously approved), this represents a reduction in potential overlooking, and, given the separation distances involved, it is not considered that there will be any unacceptable additional overlooking of the neighbouring properties, namely number 1 and 5 Main Street.
- 7.3.3 The gable to the front of the property does not result in any unacceptable impact on neighbouring properties in terms of overshadowing, massing or overlooking.
- 7.3.4 The development is acceptable in terms of its impact on residential amenity, subject to a condition to ensure that the proposed en suite window is obscure glazed.

8. Other Matters

- 8.1 Neighbour comments: Concerns relating to the impact on light, scale, potential overbearing and parking have been addressed above. It is noted that the dimensions of the proposed rear extension on the submitted plans have been called into question.

The applicant's agent has confirmed that the measurements correlate with what has been constructed, however concedes that confusion may exist as the OS map is inaccurate in its position of the adjacent stable block. A site visit by the case officer has established that the length of the extension is 8.23 metres and whilst we do not have the capacity to measure the height of the extension it sits below the overall height of the existing dwellinghouse by the ridge tile and one roof tile. Both these measurements are slightly more than those stated on the proposed plans.

The applicant has confirmed via email, on the 13.10.2022, that the submitted proposed plans show the internal measurements on the ground floor and the external measurements on the first floor of 8.329mm in depth; slightly more than the officer measured the actual structure. As such, given these dimension differentials are exceptionally minor in nature, the extension as constructed is considered acceptable.

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

8.3 Woodnewton Parish Council comments: The Parish Council concerns that what was approved has not been built, and that this is severe breach of planning permission, is noted. Whilst the Parish Council have stated that a precedence must not be set for others to think they can flout planning permission, it should be noted that the planning authority are required to assess a retrospective application in the same manner as any other application received.

Concerns in relation to the accuracy of the submitted plans have been addressed at 8.1 above, furthermore it has been observed on site that the ridgeline is set down from existing dwellinghouse as per the submitted plans. The Parish Council have also stated that the ridge height severely impacts 7a Main Street who are overlooked and overshadowed by the development resulting in loss of light on their predominant living areas within their own home and garden. Number 7a is located next door but one, being separated from this development by number 5 Main Street and, a separation distance of over 9 metres extends between the application site and this number 7a. Furthermore, considering the path of the sun, it is considered that no unacceptable impact in terms of overshadowing, overlooking or over massing has resulted from this development.

Points raised by the Parish Council in relation to the rear extensions' visibility from the street scene or any other public viewpoint and the dormer windows not matching those existing have been addressed in paragraphs 7.1.2 and 7.1.6 above.

The Parish Council has stated that comments regarding material shortages due to the global pandemic shortages in the Design and Access Statement are unacceptable. Furthermore, the observation that permission should not be granted, and that to approve this application "would imply a precedent that belittles the entire planning process. It would lead to lack of respect for the process and a laissez faire approach by others who build in and around this conservation area. A precedent should be set and indeed, earlier planning applications have not been privy to any leniency in this matter." are noted. This application has been assessed in line with Policy, Legislation and Supplementary Planning Guidance as is required, with no special treatment or leniency.

9. Conclusion / Planning Balance

9.1 Overall, the proposal is considered to be of an acceptable design, and there is no adverse impact on the amenities of neighbouring properties or the highway which would justify refusing the application.

10. Recommendation

- 10.1 That Planning Permission be GRANTED subject to conditions.

11. Conditions

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended.

- 2 Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following:

Application Form

Site Location Plan Dwg LH 08 00 01 Rev D00

Site Plan as Proposed Dwg HFD LH 08 00 03 Rev D00

Floor Plans Proposed Dwg HFD LH 08 00 05 Rev D04

Roof Plans Existing and Proposed Dwg HFD LH 08 20 01 Rev D02

Elevations as Proposed Dwg HFD LH 08 70 03 Rev D00

Elevations as Proposed Dwg HFD LH 08 70 04 Rev D00

Design and Access Statement

Received by this council 23.06.22

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

- 3 The development hereby permitted shall be carried out using materials detailed in the submitted plans.

Reason: In the interests of visual amenity.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification), no windows shall be added to the west or east elevations of the extensions hereby approved.

Reason: In the interests of neighbouring amenity.

- 5 The en-suite bathroom window to the east elevation hereby permitted shall be fitted with obscured glazing, to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent. The windows shall be permanently retained in that condition thereafter.

Reason: To protect the amenity of the occupiers of the neighbouring property at 1 Main Street.