

**North Northamptonshire Area Planning Committee
(Thrapston)
1 February 2023**

Application Reference	NE/22/01075/FUL
Case Officer	Jacqui Colbourne
Location	2 Pleasant Row, Woodford, NN14 4HP
Development	Single storey rear extension and removal of Conservatory at the front of property.
Applicant	Mr Barry Mcaleer
Agent	Blueprint Architectural Design - Miss Nicole King
Ward	Irthlingborough Ward
Overall Expiry Date	20.10.2022
Agreed Extension of Time	05.02.2022

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 planning permission for a single storey rear extension at 3.657 metres in height, 4.208 metres in depth and 3.4 metres in width. In addition, the removal of an existing conservatory to the front elevation of the property is proposed.

3. Site Description

- 3.1 The application relates to a two-storey end of terrace dwellinghouse. The property is surrounded by properties of various ages and designs to its north south and west, to the east of the dwellinghouse is an area of land occupied by allotment gardens. The site is located to the west of Pleasant Row and is located within the designated Woodford Conservation Area. The application property is not included on the statutory list of buildings.

4. Relevant Planning History

- 4.1 None.

5. Consultation Responses

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

5.1 Woodford Parish Council

The application was discussed again and your comments re existing access arrangements noted. Also noted was the fact that at present there is only space for one car (officially) but often two are accommodated, despite "hanging over" the pavement. There is a huge parking issue in this part of Woodford, with Police being called out on a regular basis about twelve months ago to "arbitrate" and councillors are of the opinion that the loss of one-off road space - even though it was only half a space will mean a further vehicle will need to be parked on the road.

As a result, the Parish Council decided not to change their stance.

5.2 Neighbours / Responses to Publicity

One letter of objection has been received. Material planning issues raised are summarised below:

- Overlooking; and
- Parking

5.3 Principal Conservation Officer

No comments received.

5.4 Community Development

No comments received.

5.5 GCN Nature Space

No comments received.

5.6 Natural England

No comments received.

5.7 Ecology

No comments received.

5.8 Highways

Whilst the LHA can confirm no objections as the proposal does not demonstrate any intensification or increase in the number of parking spaces required, please note the below observations:

- The applicant is required to provide the correctly dimensioned parking spaces; parking spaces will need to measure 3 metres x 5.5 metres, in line with the detail contained within the NNC Adopted Parking Standards. Where the spaces is between structures the width must be increased to 3.3 metres. This is consistent with internal width dimensions required for a single garage. This allows for the opening of doors and room to walk around vehicles.
- 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.

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 2 - Historic Environment
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 – Sustainable buildings

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

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

- 6.5 Rural North, Oundle and Thrapston Plan (RNOTP) (2011)
Policy 2 – Historic Environment
- 6.6 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 and impact on Heritage Assets
- Highway Safety and Parking
- Residential Amenity

7.1 Design and Visual Impact and impact on Heritage Assets

- 7.1.1 The application site lies within the designated Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires that special attention should be paid to the desirability that the character or appearance of the conservation area should be preserved or enhanced.
- 7.1.2 The proposed removal of the existing conservatory to the front elevation would be visible from the street scene. French doors are proposed to the front elevation with glazed panels to either side, in place of the existing Conservatory. These are proposed in a style which is reflective and complementary to the existing glazing, with detailing to the sides proposed to match that surrounding the existing windows. However, whilst it is noted that a traditional front door is not proposed, the removal of the Conservatory and installation of the French doors would in design terms be more reflective of the frontage of a dwellinghouse, and as such this is considered a betterment.
- 7.1.3 The single storey rear extension would be visible in the street scene. However, it is noted that the extension is modest in its scale, has a single pitch roof, and a design which is both complementary to, and reflective of what is existing, and to structures in the immediate area. The proposed extension would provide a kitchen extension and link the property to the existing outbuilding which houses a utility space and storage. This extension is proposed to have a window and door to the southern elevation and two roof lights to the southern roof slope. The extension is proposed in matching materials and these can be secured via condition.
- 7.1.4 It is therefore considered that the proposal is acceptable in terms of its visual impact and its impact on the character and appearance of the Conservation Area. It is therefore compliant with the requirements of Policy 2 and 8 of the JCS, the National Design Guide and the guidance contained within the Householder Extensions SPD.

7.2 Highway Safety and Parking

- 7.2.1 It is noted that both the Woodford Parish Council and a member of the public have raised concerns in relation to the off-road parking. However, this proposal does not result in any intensification as no additional bedrooms are proposed; as such, there is no requirement for any increase in off road parking to be provided. It is also noted that the applicant has submitted amended plans to reduce the width of the proposed single storey extension in order to increase the remaining space for off road parking.
- 7.2.2 Whilst comments suggesting that there are two existing off-road parking spaces are noted, a site visit by the Officer on 25.10.2022 confirmed that the existing site provides only one-off road parking space to the adopted Highways Standards. It has been stated that two cars have utilised the existing off-road parking space, this being enabled by a vehicle overhanging the public highways (footpath/road). It should be noted that Officers cannot endorse nor encourage the obstruction of either or both the public pedestrian and vehicular highways located to the side of the dwellinghouse.
- 7.2.3 The proposed extension would allow for an off-road parking space of 5.156 metres by 4.208 metres remaining. Whilst the Highways Parking Standards state that residential off-road parking spaces should be 3 metres by 5.5 metres, they state that non-residential and parking court spaces should be 2.5 metres by 5 metres. Whilst the proposed space may not be in line with current specification, historically the 5.5m depth for a driveway was to allow space for an up and over garage door to swing out, which is not a factor here, and given this on balance the proposed size of the off road parking space is considered acceptable
- 7.2.4 Highways have raised no objections to the proposal. Their observations regarding residential parking size standards are noted, and these have been addressed in the report. With regard to the visibility splays, given this relate to an existing off road parking area, it would be unreasonable to require these be addressed
- 7.2.5 Overall, as a result of the proposal there is no policy requirement to change / increase the existing parking arrangement and nor would the proposal exacerbate existing highway matters, which would be unreasonable to request the proposal to resolve. A reason for refusal on these grounds would not be substantiated.

7.3 Residential Amenity

- 7.3.1 The extension is single storey and modest in scale. When noting what could be constructed under permitted development, the existing two storey rear extension to the rear of the attached neighbouring dwellinghouse (number 2 Pleasant Row) and the separation distances to The Old Chapel as well as Newtown Street, it is considered that the proposed extension would not result in any unacceptable overbearing or overshadowing impact.
- 7.3.2 Two rooflights, a window and a pedestrian door are proposed to the south elevation of the single storey extension. Given the separation distances

involved, it is not considered that there will be any unacceptable additional overlooking of the unattached neighbouring property, located on the opposite side of Newtown Street, namely The Old Chapel.

7.3.3 It is noted that a walled garden area is located to the east of the site, in addition to the off-road parking area. Given this, it is considered that adequate amenity space would remain for the application dwellinghouse.

7.3.4 Given the above, the development is acceptable in terms of its impact on residential amenity.

8. Other Matters

8.1 Neighbour comments: Concerns relating to the potential impacts of both overlooking and parking have been addressed in the paragraphs above. In addition, concerns regarding the applicants off road parking space not always being used and construction vehicles potentially blocking driveways are noted. However, these are private, not planning matters, any householder could choose not to utilise their off-road parking provision; this is not a planning consideration.

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

8.3 Woodford Parish Council comments: The Parish Council concerns regarding the off-road parking have been addressed in the paragraphs above. In addition, whilst concerns regarding the applicants off road parking space not always being used are noted, these are private, not planning matters, any householder could choose not to utilise any off-road parking provision; this is not a planning consideration.

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
Received by this council 10.11.2022

Applicant photographs
Received by this council 03.11.2022

Proposed Elevations Dwg No: 22-076-04C
Site Location and Block Plan Dwg No: 22-076-05
Received by this council 10.11.2022

Proposed Ground Floor Plan Dwg No: 22-076-03D
Received by this council 09.12.2022

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 application form to match the existing dwellinghouse.

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 north or south elevations of the extensions hereby approved.

Reason: In the interests of neighbouring amenity.