



**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE
(CORBY AREA)
Wednesday 22nd March 2023.**

Application Number:	NC/23/00006/DPA
Case Officer:	Hollie McPherson
Location:	Wednesday 22nd March 2023
Development:	Construction of a new detached bungalow including single detached garage
Applicant:	Mr MacFarlane
Agent:	Mrs Allen
Ward:	Corby West Ward
Overall Expiry Date:	Extension of time agreed 31.03.2023

List of Appendices

None.

Scheme of Delegation:

This application is brought to Committee because a material written objection has been received from a statutory consultee (Corby Town Council) that is contrary to the Officer recommendation and cannot be resolved through negotiation.

1. Recommendation:

1.1 That Planning Permission be GRANTED subject to planning conditions.

2. The Proposal

2.1.1 The application seeks consent for the erection a new detached bungalow dwellinghouse on this land to the east of 9 Fermyn Place, with associated parking facilities and private amenity space to the rear.

2.1.2 The proposed bungalow dwelling has a height of 5.53m, maximum depth of 13.33m, maximum width of 11.46m, with a detached garage for secure cycle storage, measuring 3.2m x 6.2m and subservient in height to the dwelling.

2.1.3 This application seeks a small revision to the rear of the proposed dwelling – an extension which is 1.7m in depth, and 4.7m in width. There are no other proposed changes.

2.1.4 This application is a revision of planning reference NC/22/00063/DPA, which has not yet lapsed.

2.1.5 Although this application is a minor amendment to this previously approved scheme, it has been submitted as full planning application rather than through a S73 (Town and Country Planning Act 1990) application to revise condition 2 of planning reference (accordance with the approved plans). It therefore must be assessed as a full application accordingly, noting the previous permission as a material consideration.

3. Site Description

3.1.1 The application relates to land adjacent to No.9 Fermyn Place, which is located within the Corby West area. The application site is approximately 554.11sqm, surrounded by residential dwellings to the north, east and west, and woodland to the south. Dwellings within this part of the area of mainly detached properties, with varying styles and sizes. The site not located within a conservation area and is in flood zone 1.

4. Relevant Planning History

4.1.1 NC/22/00063/DPA - Construction of a new detached bungalow including single detached garage – approved 14.04.2022

5. Statutory Consultation Responses

Internal

5.1.1 Highway Engineer

The North Northamptonshire Highways liaison officer has observed that the existing access proposed for shared use does not meet the widths prescribed.

The access has already been granted under planning permission reference NC/22/00063/DPA and has not been altered on this new application. The applicant has also informed the LPA that it is not possible to widen the access as the land is not within the client's ownership.

5.1.2 Environmental Health

The North Northamptonshire Environmental Health Liaison Officer has raised no objection to the proposal, though a condition of actions in the event of unexpected contamination is to be attached, to ensure that risks from land contamination to the future users of the development and neighbouring land area minimised, and that works can be carried out safely on site.

Advertisement/ Representation

Public consultation was carried out by way of site notice: posted on 11.01.2023, as well as notification to the below neighbours on 10.01.2023:

- 8 Delapre Place, NN18 9AG
- 10 Delapre Place, NN18 9AG
- 7 Fermyn Place, NN18 9AH
- 6 Fermyn Place, NN18 9AH
- 8 Fermyn Place, NN18 9AH

1 neighbour objection has been received from 8 Delapre Place, based on loss of privacy and overshadowing, dominant or oppressive impact.

The following is a link to representations made online:

[NC/23/00006/DPA | Construction of a new detached bungalow including single detached garage | 9 Fermyn Place Corby Northamptonshire NN18 9AH](#)

5.2 3 Corby Town Council

Objection. Corby Town Council, OBJECT to the application, due to overdevelopment of the site and the surrounding area.

6. Relevant Planning Policies and Material Considerations

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)

Of relevance within the NPPF can be found: -

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 12 Well Designed Places.

6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)

Policies 1 (sustainability), Policy 8 (place shaping principles), Policy 30 (housing mix).

6.1.4 Part 2 Corby Local Plan (adopted 2021)

No relevant planning policies or planning constraints.

6.1.5 Neighbourhood Development Plan

There is no emerging neighbourhood development plan of any material weight in decision making.

7. Evaluation

Key Determining Issues:

- Principle of Development;
- Design and Impact upon the Character of the Area;
- Neighbouring Amenity;
- Highway Safety and Parking

7.1 Principle of Development

7.1.1 The National Planning Policy Framework (NPPF) 2021 gives great weight to achieving well-designed places. The Framework notes that good design is a key aspect of sustainable development, creates better places and helps make development acceptable to communities. Furthermore, paragraph 130 of the NPPF clearly states that developments should function well and be sympathetic to local character.

7.1.2 Policy 1 of the Joint Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 8 of the Core Strategy provides place shaping principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour.

7.1.3 Development of this site is considered to be desirable, as it is in a sustainable location, close to shops and other services, as well as being a brownfield site. The bulk of the dwelling also has a previous planning permission which has not lapsed, which serves as a material consideration to deem the principle of a dwelling on this site acceptable.

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 The proposed dwelling is of a relatively modern design and regular fenestration to all elevations. There are varying styles of dwelling within the current street scene, with the

adjacent houses built in facing brick, with other materials used in the immediate vicinity including brick and render. The proposed dwelling would be of harmonious design within the street scene and would contribute to the character of the area. It is proposed to use facing brickwork with monocouche render on external fenestration under clay roof tiles. It is considered that the design and size complements that of the houses across the estate with the detached nature of the proposed development.

7.2.4 This application is a revision to the previously approved design. The application is for a small rear extension, measuring a width of 4.7m, and a depth 1.7m. This is deemed to be of appropriate scale to the dwelling and will have minimal impact on the design.

7.2.5 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 character of the area, and will comply with Policy 8 of the Core Strategy and chapter 12 of the NPPF.

7.3 Neighbouring 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 Policy 30 of the North Northamptonshire Joint Core Strategy states that minimum space standards would be applied to all new housing developments. These have been set nationally as well as locally within the same policy. The proposed 3 bedroom bungalow would have gross internal floor area (GIA) of 114m² and would therefore comply with the minimum limit. As a result, the proposed bungalow dwelling would provide adequate accommodation for the future occupiers. It is also considered that the proposed layout includes sufficient amenity space for the proposed dwelling.

7.3.3 There is an extant permission for a 3 bedroomed bungalow plus garage 2 parking spaces granted on 14th April 2022. The current proposal involves a modest rearward projection measuring a width of 4.7m, and a depth of 1.7m, so it would not project across the full width of the proposed bungalow. This addition is considered to retain a high standard of amenity for neighbouring dwellings.

7.3.4 The closest property to the east, No.9 Fermyn Place, would not be adversely affected by the proposal as there are no windows proposed in the extension facing the common boundary. As per the previous permission, there is sufficient distance between No.8 Delapre Place and the new dwelling and the relationship is considered to be acceptable.

7.3.5 The site is already well screened from the adjoining properties to the east and north with a 2m high timber fencing and some landscaping.

7.3.6 Therefore, it is considered that the proposal would not cause any adverse effect on the amenities of adjoining residents. 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.

7.4 Highway Safety

7.4.1 Access to the site would be via the private shared drive onto the Fermyn Place and the proposal will involve creation of two on-site parking spaces for the new dwelling along with a detached cycle storage block to the west of the site. NCC highways have recommended additional amendments to fully assess the proposal. However, these are not deemed necessary to adhere to given that the vehicular access was approved under the extant permission.

7.4.2 The Highways officer previously recommended a planning condition relating to a Construction Management Plan (CMP). It is considered necessary to ensure that the impact of construction is mitigated.

7.4.3 Overall, the proposal accords with Policy 8 of the North Northamptonshire Joint Core Strategy in so far as it requires that development should ensure highway safety and healthier communities.

8. Conclusion

8.1.1 The proposed development involves a minor change to the extant permission granted in 2022. The overall design, size, footprint, scale and appearance, and parking is acceptable in planning terms and would not adversely affect the amenity of local residents.

8.1.2 It is also considered that the development is not detrimental to the character and appearance of the wider area.

8.1.3 Subject to the proposed safeguarding conditions, the proposal is considered to comply with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy, Part 2 Local Plan for Corby and the National Planning Policy Framework 2021, and no other material considerations indicate that the policies of the development plan should not prevail.

9. Recommendation

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016) 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 in writing 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 Northampton Joint Core Strategy.

3. The development hereby approved shall be constructed entirely of the materials as detailed in the drawing/application form, received by the Local Planning Authority. Specification details of the materials to be used in the construction of the dwelling, boundary walls/fences and hard surfaced areas shall be submitted to and be approved in writing by the Local Planning Authority before the relevant parts of the work have commenced. The development shall be completed in accordance with the approved details before the building is occupied.

Reason: In order to ensure 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. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

Informative: This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

Reason: To ensure that risks from land contamination to the future users of the development and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. 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:

- o Parking of vehicle of site operatives and visitors
- o routes for construction traffic
- o Site HGV delivery / removal hours to be limited to between 10:00 - 16:00
- o 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.
- o pedestrian and cyclist protection
- o proposed temporary traffic restrictions or 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.

Informatives/s

6. In dealing with the application the Council has taken into account in the National Planning Policy Framework 2021, the Joint Core Strategy Adopted July 2016, Part 2 Local Plan for Corby 2021, and any relevant material considerations.