



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

Application Number:	NC/23/00002/DPA
Case Officer:	Fernando Barber-Martinez
Location:	16 Sulgrave Drive, Corby, NN17 2PF.
Development:	New 3-bedroom dwelling that is attached to 16 Sulgrave Drive. The proposed application is being submitted to renew a previous planning application that expires on the 22nd of January 2023. The previous approval reference is 19/00565/DPA.
Applicant:	Mr Jim Thornton.
Agent:	None.
Ward:	Corby West.
Overall Expiry Date:	Agreed extension of time until 31st March 2023.

List of Appendices

None.

Scheme of Delegation:

This application is brought to Committee because Corby Town Council (statutory consultee) has raised an objection to the proposal.

1. Recommendation:

1.1 That Planning Permission be GRANTED subject to planning conditions.

2. The Proposal

2.1.1 The proposal is for a new 3-bedroom dwelling attached to the host dwelling of No.16 Sulgrave Drive. Drawings show a mirror image of No.16 in a matching floor plan, massing, and use of materials. Proposed materials do include a white render to elevations, brown roof tiles and plastic windows and doors.

2.1.2 Externally 2 car-parking spaces would be provided off Kelmarsh Road (opposite to No1 Kelmarsh Road- the subject of a neighbour objection), along with a cycle and bin store. The new perimeter would have a high fence along with separate access to the rear of the host dwelling (from Kelmarsh Road). More specifically a 1.8m high close-boarded fence is shown to the perimeter of the new dwelling (side) with a 1.5m high fence demarcating the new frontage boundary with existing No.16 Sulgrave Drive.

3. Site Description

3.1.1 The site is an end terrace (one of four) post war dwellings located along Sulgrave Drive (with its side boundary bordering Kelmarsh Road) found just off the arterial Willowbrook Road to the west of Corby town centre (in a residential area).

3.1.2 This presently comprises amenity/garden land in the control of the applicant.

4. Relevant Planning History

4.1.1 All of the following planning decisions are relevant to the consideration of this planning application: -

- **New 3 bedroom dwelling attached to 16 Sulgrave Drive (resubmission of 16/00324/DPA which has expired)**

16 Sulgrave Drive Corby Northamptonshire NN17 2PF
Ref. No: 19/00565/DPA | Received: Wed 27 Nov 2019 | Validated: Wed 27 Nov 2019 | Status: Unimplemented Planning Permission Granted 22.01.2020 and time expired 22.01.2023.

- **Discharge of Condition 3 (External Materials) Pursuant to Planning Permission 16/00324/DPA - Erection of a single dwelling**

16 Sulgrave Drive Corby Northamptonshire NN17 2PF
Ref. No: 19/00385/CON | Received: Thu 01 Aug 2019 | Validated: Thu 01 Aug 2019 | Status: Permission Granted: 26.09.2019.

- **Erection of a single dwelling**

16 Sulgrave Drive Corby NN17 2PF
Ref. No: 16/00324/DPA | Received: Tue 09 Aug 2016 | Validated: Tue 09 Aug 2016 | Status: Planning Permission Granted 04.10.2016.

- **Detached dwelling on land adjacent to 16 Sulgrave Drive, Corby**

16 Sulgrave Drive Corby Northamptonshire NN17 2PF
Ref. No: 15/00251/DPA | Received: Wed 24 Jun 2015 | Validated: Fri 24 Jul 2015 | Status: Refused 17.09.2015.

5. Statutory Consultation Responses

Internal

5.1.1 Highway Engineer

No objection. In respect of the above planning application, the local highway authority (LHA) has the following observations, comments, and recommendations: -

1. The LHA have no objections in principle however the LPA must satisfy itself as regards cycle parking.

Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way.

5.1.2 Environmental Health

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)'.

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.

Advertisement/ Representation

5.2.1 The Case Officer visited the site on Monday 9th January 2023 with a Site Notice posted the same day.

4.2.2 Neighbours were notified on 9th January 2023. To date one letter of representation has been received raising the following points of concern: -

- The new access point will affect on road parking provision where there is already an issue on Kelmars Road.

The following is a link to representations made online:

[NC/23/00002/DPA | New 3 bedroom dwelling that is attached to 16 Sulgrave Drive. The proposed application is being submitted to renew a previous planning application that expires on the 22nd January 2023. The previous approval reference is 19/00565/DPA. | 16 Sulgrave Drive Corby Northamptonshire NN17 2PF](#)

5.2 3 Corby Town Council

Thank you for the extension of time. Corby Town Council OBJECTS to this 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 both 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: -

Chapter 2 Achieving Sustainable Development;

Chapter 9 (Promoting Sustainable Transport);

Chapter 12 Well Designed Places.

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."

6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)

Policies 1 (sustainability), 6 (land contamination), 8 (place shaping principles), 11 (network of urban and rural areas), 28, 29, 30 (housing delivery).

6.1.4 Part 2 Corby Local Plan (adopted 2021)

Policy 16 – Residential Gardens

“Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will be permitted where:

- a) the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area; and*
- b) the amenity and privacy of neighbouring, existing and new properties is protected; and*
- c) provision is made for safe and convenient access; and*
- d) adequate parking spaces and services can be provided for the proposed and existing properties.*

Proposals in the form of ‘tandem’ development will not be permitted.”

6.1.5 Neighbourhood Development Plan

There is no adopted Neighbourhood Development Plan of any material weight in decision making.

7. Evaluation

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Area;
- Neighbouring Amenity/ Land Contamination;
- Highway Safety.

7.1 Principle of Development

7.1.1 In principle the site is located within a sustainable existing urban area where new housing is directed towards.

7.1.2 Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan.

Policy 6 (land contamination):

“In allocating land for development and determining planning applications, the local planning authorities will seek to maximise the delivery of development through the reuse of suitable previously developed land and buildings within the urban areas. Where development is situated on a site with known or high likelihood of contamination, remediation strategies to manage this contamination will be required. Subject to the Policies in this Plan, planning permission will be granted for development on land affected by contamination where it can be established by the proposed developer that the site can be safely and viably developed with no significant impact on either future users or on ground and surface waters.”

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 Part 2 Local Plan for Corby Policy 16 provides the specific planning criteria by which to assess this proposal.

7.2. Impact on the Character of the Area

7.2.1 There is sufficient space and a separation gap on the corner plot to accommodate the proposal without any adverse impact on the overall visual character of the area. The design is compatible with the host dwelling (in terms of form, height, and layout), along with the proposed matching materials. The proposed dwelling sits within the 'building line' along Sulgrave Drive and Kelmarsh Road following in principle the pattern and character of development in the local area. This is not considered to be overdevelopment of the site. The proposal is also not 'tandem' development which otherwise would be resisted. This element is acceptable.

7.3 Neighbouring Amenity/ Land Contamination

7.3.1 The proposed design and massing of the proposal in this instance does not lead to any adverse neighbouring amenity implications from overlooking, loss of privacy or daylight to any nearby existing dwellings adjoining the site. There is sufficient garden area associated with the new plot, and any *unexpected* land contamination found during the construction phase (that might raise health implications for future occupants) can be properly addressed by way of proposed planning condition 4.

7.4 Highway Safety

7.4.1 This Council's Highway Engineer raises no objection to this proposal with the new vehicle access off Kelmarsh Road being safe and to 'highway standards' namely a safe and convenient new access. Adequate cycle and car-parking is proposed for the new dwelling- which is acceptable. While a neighbour has raised concerns regarding on street parking pressure- this is not so adverse in highway safety terms to lead to a recommendation of refusal on that aspect.

8. Conclusion

8.0.1 This application follows a recently lapsed planning permission for a similar dwelling. The proposed new dwelling design is acceptable, and this does not give rise to any adverse impact upon the street-scene, amenity, or highway safety. The proposal accords with the relevant development plan policies, in particular the criteria contained within Policy 16 of the Part 2 Local Plan for Corby (2021), and the National Planning Policy Framework (2021).

9. Recommendation

9.1 For all the reasons considered above and weighing up the policies of the North Northamptonshire Joint Core Strategy (2016), Part 2 Local Plan for Corby (2021) 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.

[Drawings to be Defined in Decision Notice]

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building (No.16 Sulgrave Drive) unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to maintain local distinctiveness and character - in accordance with the 'place making' principles contained within Policy 8 of the North Northamptonshire Joint Core Strategy (2016) and Policy 16 of the Part 2 Local Plan for Corby (adopted 2021).

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.

Reason: In order to secure the future amenities of residents of the new dwelling- in accordance with Policy 6 of the North Northamptonshire Joint Core Strategy (2016).

5. The cycle storage area (detailed on Drawing SK05) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of cycles.

Reason: In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

6. The bin storage area (detailed on Drawing SK05) shall be provided on site within 3 months from the date of this planning permission, and thereafter retained for the storage of bins.

Reason: In the interests of promoting alternative forms of travel in accordance with Policies 1 and 8 of the North Northamptonshire Joint Core Strategy (adopted 2016).

INFORMATIVE NOTE(S)

1. This development 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)'.

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.