



**North Northamptonshire Area Planning Committee
(Thrapston)
19th July 2021**

Application Reference	21/00558/FUL
Case Officer	Peter Baish
Location	55 Butts Road, Raunds, Northamptonshire, NN9 6JG
Development	First-floor extension; loft conversion; internal and external alterations
Applicant	Mr Lee Wilkes
Agent	Mr K Fox (Fox Architectural Design Ltd)
Ward	Raunds
Overall Expiry Date	18 June 2021
Agreed Extension of Time	20 July 2021

List of Appendices

None

Scheme of Delegation

This application is brought before the Committee because the applicant is a Councillor of North Northamptonshire Council.

1. Recommendation

- 1.1 That Planning permission is GRANTED subject to conditions.

2. The Proposal

- 2.1 Planning permission is sought for a first-floor extension and a loft conversion with internal and external alterations.

3. Site Description

- 3.1 The application site consists of an existing detached dwelling that has previously been extended with a two-storey side extension and a single-storey rear extension. The property is situated on the southern side of Butts Road with a good level of off-street parking within Raunds. The application site is surrounded in all directions by residential development of a mixture in size, form and appearance. Access for the proposed property would remain as existing.
- 3.2 The building is not listed and the site is not located within a Conservation Area. In terms of flood risk, the site is identified as being located within Flood Zone 1 and at a low risk of flooding.

4. Relevant Planning History

- 4.1 10/01207/FUL – Single storey rear extension – PERMITTED – 20.08.2010
- 4.2 08/00207/FUL - Two storey rear extension and associated works (re-submission) – PERMITTED – 25.03.2008
- 4.3 02/00104/FUL - Two storey side extension – PERMITTED – 12.04.2002

5. Consultation Responses

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

5.1 Raunds Town Council

Members carefully deliberated all material planning considerations and comments received to date and agreed that due to the distance and angle of the property the extension should not impact on neighbouring properties.

Cllr K Harrison abstained from the vote.

- RESOLVED that Raunds Town Council have no objections, subject to appropriate screening or foliage required to ensure that neighbouring properties are not overlooked.

5.2 Neighbours / Responses to Publicity

Five representations were received in response to the application, raising the following material considerations:

- As the applicant and the rest of the Planning Committee will have an interest in this application, they will need to declare this abstain from voting;
- The property would become unnecessarily large;
- The property would overlook neighbours and invade privacy;
- The proposal would be out of proportion with the immediate area and be an eyesore;
- Adjacent properties have experienced extreme flooding in past;
- Side windows will impact on neighbouring privacy; and

- Effect on light levels of neighbours

5.3 Local Highway Authority

The LHA confirms no observations as the land under the ownership of the applicant has sufficient space required to park 3 vehicles for a dwelling with 4+ bedrooms.

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 and Guidance

National Planning Policy Framework (NPPF) (2019)

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 3 – Landscape Character

Policy 4 – Biodiversity and Geodiversity

Policy 5 – Water Environment, Resources and Flood Risk Management

Policy 6 – Development on Brownfield Land and Land Affected by Contamination

Policy 8 – North Northamptonshire Place Shaping Principles

Policy 9 – Sustainable Buildings

Policy 11 – The Network of Urban and Rural Areas

6.4 East Northamptonshire Local Plan Part 2: Submission Plan March 2021 (2011 – 2031)

Policy EN1 – Spatial Development Strategy

Policy EN2 – Settlement Boundary Criteria – Urban Areas

Policy EN13 – Design of Buildings/Extensions

6.5 Raunds Neighbourhood Plan 2011 – 2031 (2017)

Policy R2 – Promoting Good Design

Policy R3 – Flexibility and Adaptability in New Housing Design

6.6 Other Documents

Northamptonshire County Council – Local Highway Authority Standing Advice for Local Planning Authorities (2016)

Northamptonshire County Council – Local Highway Authority Parking Standards

Joint Planning Unit – Design Supplementary Planning Document (March 2009)

East Northamptonshire Council – Domestic Waste Storage and Collection Supplementary Planning Document (July 2012)

Biodiversity Supplementary Planning Document (February 2016)

7. Evaluation

The key issues for consideration are:

- Design and visual impact
- Impact on neighbouring amenity
- The effect on highway safety and parking
- Other issues

7.2 Design and Visual Impact

- 7.2.1 The site is located within the built-up area of Raunds and comprises a 4 bedroom dwelling that is constructed of brick and render under a red plain tile roof. The site is surrounded by existing residential development in all directions with properties on Butts Road to the north, east and west and properties on Derling Drive to the south.
- 7.2.2 In terms of the site itself, the appearance of the dwelling would not significantly alter from the street scene (Butts Road) as other than the inclusion of a small bay window to the first floor bedroom and minor alterations to the front door, the main bulk of the development is confined to the rear of the property. It is noted that due to a previous two storey side extension the property is close to both of the neighbouring boundaries, however this is not seen as a constraint as the building occupies a substantial plot for a detached property with a large frontage and a large rear garden that stretches some 40 metres to the rear boundary. The scale of development is therefore acceptable in this context as long as it does not impact upon neighbouring residential amenity.
- 7.2.3 Paragraph 127 of the NPPF, Policy 8 of the North Northamptonshire Joint Core Strategy and Policy R2 of the Raunds Neighbourhood Plan expect developments to be designed sympathetically and in keeping in their surroundings, in terms of the detailed design, landscaping and the resultant curtilage size.
- 7.2.4 In terms of appearance, the proposal would sit on top of the existing single storey rear extension that was approved in 2010. The first-floor extension would extend approximately 4.4 metres and essentially sit on top of the existing single storey extension, bringing it in line with the single storey extension below. Above the first-floor extension the roof line would be extended and converted to allow for a master en-suite bedroom and dressing room within the loft space. It is noted that the extension would be a large addition, however it would be contained to the rear of the property, built on top of an existing building footprint and have no impact on the street scene. The extension would be built of matching materials and in this sense will conform with the appearance of the dwelling. In regard to boundary treatment and landscaping, there would be no significant change.

7.2.5 The proposal is considered to be acceptable and would not have a detrimental impact upon the existing street scene by virtue of the fact that the minor works to the front of the dwelling are in keeping and the main extension is to the rear of the site, largely restricted from public view. Accordingly the proposal is deemed to be designed in a way that takes into account the surrounding context and preserves the character and appearance of the area in accordance with the NPPF (Paragraph 127), Policy 8 of the North Northamptonshire Joint Core Strategy 2016 and Policy R2 of the Raunds Neighbourhood Plan (2017).

7.3 Residential Amenity

7.3.1 The NPPF and Policy 8 of the Joint Core Strategy (2016) seek to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*.

7.3.2 The application site is surrounded by residential development in all directions with No. 53 Butts Road to the west, No.57 to the east and No.14 Derling Drive to the south. A number of representations have been received (Section 5.2 of the report) that focus on impacts to neighbouring residential amenity.

7.3.3 In terms of the proposal's relationship with the neighbouring dwellings, it is considered that the extension would have no significant detrimental impact on the amenity of the adjacent dwellings (Nos. 53 and 57 Butts Road) due to the orientation and form of the proposed extension. It is deemed that there will be no harmful impact on sunlight due to the garden being south facing with good levels of sun afforded to the rear of the identified properties. A representation in regard to overlooking was received in relation to a proposed first floor side window. This window serves a bathroom and is indicated to be obscure glazed and would be conditioned as such (alongside a new en-suite bathroom window).

7.3.4 The application site benefits from a large south facing garden at approximately 40 metres in depth. There are windows proposed to serve bedrooms on both the first and second floor rear elevation, however when taking into account the footpath that runs in between the boundary of Butts Road and Derling Drive and the rear gardens of the properties on Derling Drive, the separation distance between the properties would be in excess of 55 metres. It is considered that the proposal would have no detrimental impact upon the private residential amenity of the properties on Derling Drive through overlooking or overshadowing, notwithstanding the good levels of boundary treatment and mature trees and hedgerows that further limit any impacts.

7.3.5 Overall, the relationship with the neighbouring properties is considered to be acceptable, accordingly the proposal is considered to have no significant detrimental impact upon neighbouring amenity and is therefore in accordance with the NPPF (Paragraph 127) and Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

7.4 Highway Safety and Parking

- 7.4.1 The existing access arrangements for the site remain unchanged and the on-site manoeuvring space available will continue to operate as existing. The existing off-road external parking spaces on site are to be retained and the level of parking provision is considered to be acceptable. Northamptonshire Highways has been consulted and offers no objection. As such, the proposed development is considered to be acceptable in this regard. The proposal is deemed to provide sufficient parking on site in accordance with the guidance contained within the Local Highway Authority Standing Advice for Local Planning Authorities.

7.5 Flooding

- 7.5.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, the proposal would result in no additional hard surfaces; there should therefore be no additional impact from surface water run-off. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

7.6 Ecology

- 7.6.1 The application site has no record of any protected species and, being mainly of private garden land, is considered to be of low biodiversity potential. There has been no representation with regards to biodiversity from any third party or the Council.
- 7.6.2 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The proposal is minor in nature and would have a neutral impact upon biodiversity. Therefore the proposal is considered to be in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

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

9. Conclusion / Planning Balance

9.1 In this instance the proposed first floor extension, loft conversion with internal and external alterations are not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal, therefore given the current policy position, the proposed development is considered to be compliant with relevant national and local planning policy as:

- Is of an appropriate scale and design;
- Would not have a harmful impact upon the character and appearance of the area;
- Would not have a significantly detrimental impact upon the amenity of neighbours;
- Would not have a harmful impact upon highways safety;
- Would be acceptable in terms of flood risk;
- Would safeguard existing biodiversity; and
- There are no other material planning considerations which have a significant bearing on the determination of this application

10. Recommendation

10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore that Planning Permission be GRANTED subject to conditions.

11. Conditions

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

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 strictly in accordance with following plans received by the Local Planning Authority:

- 21-15-P-L Rev A – Site Location Plan (23.04.2021)
- 21-15-P-01 Rev A – Proposed Site Plan (23.04.2021)
- 21-15-P-02 – Existing Floor Plans (30.03.2021)
- 21-15-P-03 – Existing Elevations (30.03.2021)
- 21-15-P-05 Rev B – Proposed Floor Plans 01 (23.04.2021)
- 21-15-P-06 Rev C – Proposed Floor Plans 02 (23.04.2021)
- 21-15-P-07 Rev C – Proposed Elevations (23.04.2021)

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

3. The development hereby permitted shall be carried out using materials to match those of the existing building and as specified in section 5 'Materials' of the application form received 30th March 2021.

Reason: In the interests of visual amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

4. The new bathroom window on the western elevation at first floor level and the new en-suite window on the eastern elevation at first floor level will be obscure glazed to the equivalent minimal level of Pilkington Level 4 and shall only be top opening (as shown on drawing number 21-15-P-07 Rev C received by the LPA on 24th April 2021) and thereon retained in perpetuity.

Reason: In the interests of residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy 2016.

12. **Informatives**

N/A