

ITEMS TO NOTE

Delegated officers report

Planning appeal decision letters

- (a) 29 Norlington Close, Orlingbury
- (b) 14 Milbury, Earls Barton
- (c) 63 Fullwell Road, Bozeat

**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (WELLINGBOROUGH) -
14 July 2021**

The following applications dealt with under the terms of the Executive Director Place and Economy delegated powers.

WP/20/00797/FUL

- Location** Jubilee Terrace, Middle Street, Isham, Northamptonshire.
- Proposal** Proposed provision of highway and non-highway parking and access in association with the renovation of existing residential properties and the conversion and extension of an existing building to provide a 2 bedroom residential unit
- Decision** Application Refused

NW/21/00272/LBC

- Location** Railway Station, Midland Road, Wellingborough, Northamptonshire.
- Proposal** Listed building consent for four non-illuminated signage panels within stair/lift towers
- Decision** Application Permitted

NW/21/00282/FUL

- Location** 137 Westfield Road, Wellingborough, Northamptonshire, NN8 3HN.
- Proposal** Conversion of the workshop to a residential annexe containing a bedroom and kitchen. Creation of passageway link between annexe and dwelling containing new bathroom which will serve new annexe. Construction of cellar/basement beneath proposed annexe. Open an internal structural passage between living room and dining room to have an open space. Conversion of loft to form new bedroom and toilet as well as installation of a Velux roof light in the southern rear elevation
- Decision** Application Permitted

NW/21/00289/FUL

- Location** 89 Medway Drive, Wellingborough, Northamptonshire, NN8 5WZ.
- Proposal** Two storey rear extension
- Decision** Application Permitted

NW/21/00291/LBC

- Location** Hind Hotel, 38 Sheep Street, Wellingborough, Northamptonshire.
- Proposal** Listed Building Consent for one proposed rooflight (to lightwell roof), proposed changes to ground floor levels, proposed opening between Cavalier Bar/Restaurant, proposed beam and pier (to support existing dilapidated beam), proposed widening of existing door opening (to Accessible w.c.) and proposed replacement of small extent of the render (with more traditional/suitable render)
- Decision** Application Permitted

NW/21/00296/FUL

- Location** Irchester Country Park, Gipsy Lane, Irchester, Northamptonshire.
- Proposal** Construction of a detached shelter for customers using our outdoor seating whilst visiting the Quarryman's Rest Cafe situated within Irchester Country Park.
- Decision** Application Permitted

NW/21/00305/FUL

- Location** 27 Park Road, Wellingborough, Northamptonshire, NN8 4PW.
- Proposal** Single storey rear extension to form a bedroom and shower room
- Decision** Application Permitted

NW/21/00319/FUL

- Location** 38 Blackmile Lane, Grendon, Northampton, Northamptonshire.
- Proposal** Two storey side extension with detached garage
- Decision** Application Permitted

NW/21/00327/FUL

Location 88-92 Midland Road, Wellingborough, Northamptonshire, NN8 1NB.
Proposal Change of use from hotel (C1 use) to 8 residential flats (C3 use) (4 x one bedroom and 4 x two bedroom), remodel existing 4 flats at 88 Midland Road, with rear parking court, bin and cycle stores.
Decision Application Permitted

NW/21/00334/FUL

Location 28 Pytchley Road, Orlingbury, Kettering, Northamptonshire.
Proposal Part retrospective - New boundary wall to plot frontage and adjustment to existing access crossover
Decision Application Permitted

NW/21/00339/FUL

Location 17 Hawthorne Road, Finedon, Wellingborough, Northamptonshire.
Proposal Part 2 storey side, part single storey side and rear extensions, and provision of 2 on plot parking spaces
Decision Application Permitted

NW/21/00343/FUL

Location 19 Varley Close, Wellingborough, Northamptonshire, NN8 4UZ.
Proposal Single Storey rear extension clad externally in white render with a gable end and skylight above
Decision Application Permitted

NW/21/00344/TPO

Location 26A Hatton Park Road, Wellingborough, Northamptonshire, NN8 5AT.
Proposal T1 Sycamore - Crown reduce laterally by approximately 1.0 metre and in height to balance pruning to suitable growth points to retain the flowing lines of the canopy. Crown clean removing all dead, diseased, dying, crossing, rubbing and duplicate branches
Decision Application Permitted

NW/21/00346/LDP

- Location** 8 Bull Close, Bozeat, Wellingborough, Northamptonshire.
- Proposal** Application for a Lawful Development Certificate for a Proposed development - Loft conversion with dormer extension including a french door with a Juliet balcony and one window to rear roofslope, one rooflight to front roofslope and removal of disused chimney stack
- Decision** Application Permitted

NW/21/00349/REM

- Location** Land Area 36 Primary School And Land Area 12A Local Centre Stanton Cross, Irthlingborough Road North, Wellingborough, Northamptonshire.
- Proposal** Application for approval of reserved matters in relation to the provision of public realm at Parcels 12A and 36 of the wider Stanton Cross development, pursuant to condition 2 of planning approval ref: WP/15/00605/VAR
- Decision** Application Permitted

NW/21/00380/FUL

- Location** 101 The Ridge, Great Doddington, Wellingborough, Northamptonshire.
- Proposal** Proposed single storey, flat roof rear extension to provide kitchen and family room to ground floor and first floor roof extension to extend the existing master bedroom and provide an en-suite bathroom.
- Decision** Application Permitted

NW/21/00354/FUL

- Location** 36 Arkwright Road, Irchester, Wellingborough, Northamptonshire.
- Proposal** Conversion of an integral garage to a habitable room including the removal of the garage door and infilling with a window and brickwork and the addition of a roof lantern. Proposed construction of new detached garage to the side
- Decision** Application Permitted

NW/21/00355/FUL

Location 22 Fullwell Road, Bozeat, Wellingborough, Northamptonshire.
Proposal Demolition of existing single storey conservatory and outbuilding and erection of a two-storey attached 3 bedroom house and on-site parking for the existing and new dwelling
Decision Application Permitted

NW/21/00359/LDP

Location 16 The Fairway, Wellingborough, Northamptonshire, NN9 5YS.
Proposal Application for lawful development certificate for a proposed development- converting part of an existing garage into a utility room and small rear brick built extension with a flat roof over
Decision Application Permitted

NW/21/00360/FUL

Location 29 Gordon Road, Wellingborough, Northamptonshire, NN8 1ER.
Proposal Conversion of dwelling (5 bedroom HMO) to 2 flats (1x 1 bed) and (1x 2 bed)
Decision Application Permitted

NW/21/00363/FUL

Location 22 Ecton Lane, Sywell, Northampton, Northamptonshire.
Proposal First floor side dormer extension
Decision Application Refused

NW/21/00367/FUL

Location 6 Hill Top, Furnace Lane, Little Harrowden, Wellingborough.
Proposal Proposed additional Stable
Decision Application Permitted

NW/21/00368/LBC

Location Jubilee Terrace, Middle Street, Isham, Northamptonshire.
Proposal Listed Building Consent for the proposed conversion and extension of an existing out house to provide a 1 bedroom residential unit and parking
Decision Application Refused

NW/21/00371/PNT

Location Finedon Road, Wellingborough, Northamptonshire, .
Proposal Application to determine if prior approval is required for a proposed 18 metre Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works
Decision Prior Approval/Notification Refused

NW/21/00372/FUL

Location 13 High Street, Earls Barton, Northampton, Northamptonshire.
Proposal Single Storey Rear Extension and demolition of rear conservatory
Decision Application Permitted

NW/21/00375/FUL

Location 19 Hilltop Road, Little Harrowden, Wellingborough, Northamptonshire.
Proposal Two storey side extension AMENDED PLANS.
Decision Application Permitted

NW/21/00376/FUL

Location 87 High Street, Wollaston, Wellingborough, Northamptonshire.
Proposal Replacement porch and front door and alterations to leaded windows
Decision Application Permitted

NW/21/00377/LBC

- Location** 87 High Street, Wollaston, Wellingborough, Northamptonshire.
- Proposal** Listed Building Consent for replacement porch and front door, internal alterations to ground floor including replacement stair, underfloor heating, window shutters and internal alterations to first floor bedrooms and bathroom. Alterations to leaded windows, new window seats and replace internal doors
- Decision** Application Permitted

NW/21/00382/TCA

- Location** Manor House, 56 High Street, Ecton, Northampton.
- Proposal** Remove Conifer in garden of property - planted too close to Listed wall and is cracking it. Permission is sought to fell this and to replace with 2 fruit or cherry trees. Addition in 2 other trees (crab apple and plum) in the same part of the garden. Pruning of a pear adjacent to the wall of the property by High Street in line with the pear tree next to it.
- Decision** Application Permitted

NW/21/00385/LBC

- Location** Dairy Cottage, 2 Kings Lane, Little Harrowden, Wellingborough.
- Proposal** Listed Building Consent for 1) Rake out cement mortar joints to exterior of property and re-point with lime mortar including stone repairs to facade where required. 2) Replacement of existing grey uPVC rainwater pipes and guttering with black aluminium rainwater pipes and guttering.
- 3) Replacement of 3 existing rooflights to loft area to rear of property. 4) Reinstatement of pedestrian access door into garage previously bricked up. 5) Installation of gas fired central heating system to property. 6) Reinstatement of cast iron fire place to bedroom 1. 7) Removal of existing fireplaces to the dining room and living room and replacement with log burners. 8) Replacement of internal timber doors. 9) Replacement of existing metal spiral staircase from 1st floor to attic rooms with timber staircase
- Decision** Application Permitted

NW/21/00387/FUL

Location 12 High Street, Ecton, Northampton, Northamptonshire.
Proposal Replace 5 windows to property. Partially brick up single door to form a new opening and install new window (front elevation). New window opening made to side and install new window (against High Street)
Decision Application Refused

NW/21/00388/LBC

Location 12 High Street, Ecton, Northampton, Northamptonshire.
Proposal Listed Building Consent to replace 5 windows to property. Partially brick up single door to form a new opening and install new window (front elevation). New window opening made to side and install new window (against High Street)
Decision Application Refused

NW/21/00389/PNT

Location Wellingborough Road, Finedon, Northamptonshire, .
Proposal Application to determine if prior approval is required for a proposed 20 metre Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works
Decision Prior Approval/Notification Reqd Granted

NW/21/00390/FUL

Location 194 Station Road, Earls Barton, Northampton, Northamptonshire.
Proposal Single storey rear extension and porch extension
Decision Application Permitted

NW/21/00392/TPO

Location 15 Thrift Street, Irchester, Wellingborough, Northamptonshire.
Proposal T1+T2 Cypress fell. T3 Large Privet reduce back 2.5m from road. G1 all trees along road side, cut back to boundary and crown lift to 2.5m.
Decision Application Permitted

NW/21/00395/FUL

Location 148 Northampton Road, Wellingborough, Northamptonshire, NN8 3PJ.

Proposal Single storey rear and side extensions. Demolition of an existing outbuilding and garage

Decision Application Permitted

NW/21/00397/TCA

Location 49 High Street, Finedon, Wellingborough, Northamptonshire.

Proposal T1 - Walnut Laterally reduce by 3-4m Height 1 metre to alleviate lateral loading. T2 Reduce Pear by 2 metres. T3/4 Reduce two apples by 2 metres

Decision Application Permitted

NW/21/00399/TPO

Location 47 Churchill Road, Earls Barton, Northampton, Northamptonshire.

Proposal T1 Contorted Willow - Heavily Ivy clad and in decline - Remove to reduce excessive shading and to allow for construction of a summer house

Decision Application Permitted

NW/21/00405/FUL

Location 4 Bell Hill, Finedon, Wellingborough, Northamptonshire.

Proposal Demolition of an existing single storey side utility and erection of single storey side extension

Decision Application Permitted

NW/21/00429/TPO

Location 49 High Street, Finedon, Wellingborough, Northamptonshire.

Proposal T1 - Walnut Laterally reduce by 3-4m Height 1 metre to alleviate lateral loading

Decision Application Permitted

NW/21/00412/FUL

Location 40 Western Way, Wellingborough, Northamptonshire, NN8 3NA.
Proposal Single storey rear and side extension. Demolition of side conservatory
Decision Application Permitted

NW/21/00408/FUL

Location 70 Main Road, Wilby, Wellingborough, Northamptonshire.
Proposal First Floor Side Extension above existing garages containing new en-suite - Single storey rear extension containing new offices; Single storey front porch extension; Single storey side extension containing new kitchen; Fenestration alterations.

Decision Application Permitted

NW/21/00422/LDP

Location 42 Prospect Avenue, Irchester, Wellingborough, Northamptonshire.
Proposal Application for a Lawful Development Certificate for a proposed development - single storey, flat roof, rear extension to form bedroom.
Decision Application Permitted

NW/21/00414/FUL

Location 9 Wellingborough Road, Little Harrowden, Wellingborough, Northamptonshire.
Proposal Two storey side and part two and part single storey rear extension
Decision Application Permitted

NW/21/00417/FUL

Location Oatfield House, Hardwick Road, Little Harrowden, Northampton.
Proposal Two storey front extension, single storey rear extension and raised decking
Decision Application Permitted

NW/21/00420/FUL

Location 107 Eastfield Road, Wellingborough, Northamptonshire, NN8 1PT.

Proposal Proposed part single storey, part two storey rear extension. Demolition of rear kitchen extension and conservatory

Decision Application Permitted

NW/21/00423/FUL

Location 5 Bramley Court, Wollaston, Wellingborough, Northamptonshire.

Proposal Erection of a single-storey rear extension, projecting 5 metres to provide additional living space. Existing rear patio to be extended around the proposed extension

Decision Application Permitted

NW/21/00427/FUL

Location 3 Unity Close, Wollaston, Wellingborough, Northamptonshire.

Proposal Conversion of garage into habitable space including the removal of the garage door and infilling with brick and a window on the front elevation and the removal of a door and window on the rear elevation and replacement with a window and brick infilling, new roof above the porch and raising garage roof. The replacement of a window and French doors on the ground floor rear elevation with a set of 4 aluminium bifold doors

Decision Application Permitted

NW/21/00430/VAR

Location 1 Dale Close, Wilby Road, Mears Ashby, Northampton.

Proposal Variation of conditions 2 and 3 of planning permission reference WP/18/00713/FUL. Colour of the windows has changed from cream to grey

The RAL colour of the windows is - 7040

Decision Application Permitted

NW/21/00431/FUL

- Location** Glebe Farm Equestrian Centre, 65 Harrold Road, Bozeat, Wellingborough.
- Proposal** Change of use of equestrian pastureland for the siting of 20 storage containers (B8) and construction of a section of hardstanding to provide additional parking area for equestrian events (retrospective).
- Decision** Application Refused

NW/21/00435/PNX

- Location** 68 Eastfield Road, Wollaston, Wellingborough, Northamptonshire.
- Proposal** An application to determine if prior approval is required for a proposed: Larger Home Extension - single storey side extension and alterations to an existing rear garden room comprising of the sealing up of a side window. Internal alterations will comprise the thermal upgrade of the existing external and party wall structures - AMENDED PLAN AND DESCRIPTION
- Decision** Prior Approval/Notification Not Required

NW/21/00436/FUL

- Location** 30 Rectory Lane, Orlingbury, Kettering, Northamptonshire.
- Proposal** Remove existing conservatory, erect single storey Orangery to the side of the property
- Decision** Application Permitted

NW/21/00446/FUL

- Location** 47 Holyoake Road, Wollaston, Wellingborough, Northamptonshire.
- Proposal** Detached outbuilding to be used as an ancillary purpose to the main dwelling
- Decision** Application Permitted

NW/21/00448/FUL

Location 53 Vicarage Farm Road, Wellingborough, Northamptonshire, NN8 5EU.
Proposal Single storey side extension and demolition of shed.
Decision Application Permitted

NW/21/00445/PNX

Location 5 Well Street, Finedon, Wellingborough, Northamptonshire.
Proposal An application to determine if prior approval is required for a proposed:
Refurbishment and extension to existing conservatory
Decision Prior Approval/Notification Not Required

NW/21/00447/PAJ

Location First Floor And Second Floor, 50 Market Street, Wellingborough,
Northamptonshire.
Proposal An application to determine if prior approval is required for a proposed:
Change of Use from Offices (Class B1(a)) to Dwellinghouses (Class C3)
- Change use of office space into three residential apartments. Compliant
to Space Standards. The ground floor has retail use and is to remain.
Decision Prior Approval/Notification Refused

NW/21/00457/TCA

Location Herriotts Court, Herriotts Lane, Wellingborough, Northamptonshire.
Proposal T1 Laterally reduce London Plane by 5-6 meters. T2 Sycamore crown
raise to give 4.5m clearance.
Decision Application Permitted

NW/21/00463/FUL

Location 135 Arkwright Road, Irchester, Wellingborough, Northamptonshire.
Proposal Single storey rear extension.
Decision Application Permitted

NW/21/00474/AMD

Location Chester House No 1, Higham Road, Irchester, Wellingborough.
Proposal Non-material amendment to planning permission reference WP/16/00158/FUL to install wooden gate and plant hedgerow to the outer perimeter of buildings 7 and 17 towards the south and east elevations
Decision Application Refused

NW/21/00479/TCA

Location 9 Paddock Lane, Mears Ashby, Northampton, Northamptonshire.
Proposal T1 Juniper - Section fell to ground level.
Decision Application Permitted

NW/21/00487/AMD

Location Land Rear 260 Northampton Road And Near Wordsworth Road, Park Farm Way, Wellingborough, Northamptonshire.
Proposal Non-Material Amendment application to hand some plots due to achieve level access, along with plot substitutions and relocation of sub-stations
Decision Application Permitted

NW/21/00492/TPO

Location 70 Main Road, Wilby, Wellingborough, Northamptonshire.
Proposal T11 Walnut - Prune to clear building by 1.8 metres at all points and crown lift over drive by removing all impacted and truncated branches.
Decision Application Permitted

NW/21/00506/LDP

Location 5 Ashton Grove, Wellingborough, Northamptonshire, NN8 5ZA.
Proposal Application for a Lawful Development Certificate for a Proposed development. Rear flat roof dormer within the loft conversion and 4 velux rooflights in the front roof elevation
Decision Application Permitted

Location 35 - 45 Burton Road, Finedon, Wellingborough, Northamptonshire.

Proposal Application for a non-material amendment following a grant of planning permission reference WP/20/00090/FUL. Amendment to plant layout and minor shopfront alterations

Decision Application Permitted

BACKGROUND PAPERS

The background papers for the planning and building applications contained in this report form part of the relevant files appertaining to individual applications as referenced.

North Northamptonshire Council, Wellingborough Office, Executive Director Place and Economy, Swanspool House, Doddington Road, Wellingborough.



Appeal Decision

Site Visit made on 24 May 2021

by Mr Ben Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 June 2021

Appeal Ref: APP/H2835/D/21/3267321

29 Norlinton Close, Orlingbury, KETTERING NN14 1FD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr. John Mundy against the decision of the Borough Council of Wellingborough.
 - The application Ref WP/20/00572/FUL, dated 15 September 2020, was refused by notice dated 17 November 2020.
 - The development proposed is to replace all timber windows & doors with conservation double glazed uPVC.
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Decision

1. The appeal is allowed and planning permission is granted to replace all timber windows and doors with conservation double glazed uPVC at 29 Norlinton Close, Orlingbury, KETTERING NN14 1FD in accordance with the terms of the application, Ref WP/20/00572/FUL, dated 23 September 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: location, site and block plans 559-00 and manufacturers specifications 'Timberlock Flush Sash – heritage windows' and proposed door detail image as per email sent 29 October 2020.
 - 3) Prior to installation, a schedule of drawings that show the details of the proposed windows and doors in section and elevation, at a scale of 1:20 (showing details of framing, glazing bars, cills, ironmongery and window/door finish colour), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be permanently maintained as such.
 - 4) The first-floor obscure glazed window, in the south-west elevation, shall be replaced with a similar obscure glazed window and retained as such in perpetuity.

Preliminary Matters

2. Since the determination of the planning application, the subject of this appeal, the Borough Council of Wellingborough merged with other Councils to form North Northamptonshire Council. The Council's Planning Officer's report and decision notice references the North Northamptonshire Joint Core Strategy – Part 1 2011-2031 (2016) (CS). Irrespective of the merger, my consideration of

this appeal has been based on the policies of the adopted development plan as detailed within the decision notice.

Main Issue

3. The main issue is whether the proposed development would preserve or enhance the character and appearance of the Orlingbury Conservation Area (OCA).

Reasons

4. Norlinton Close is a housing estate that was approved in 2005. The estate consists of newly built dwellings and the conversion of former farm buildings. The appeal site is a relatively discrete dwelling set back from the highway. This partly consists of a previous farm building and includes decorative brick arches, wooden windows and doors, and architectural features that suit its agrarian origins. The appeal site and the surrounding dwellings share similar architectural features that result in a group homogeneity with unified characteristics. Consequently, the appeal dwelling makes a positive contribution to the character and appearance of the area.
5. The central and south sections of Orlingbury are within the OCA. The statutory requirements¹ entail that special attention be paid to the desirability of preserving or enhancing the character and appearance of a conservation area. Furthermore, paragraph 193 of the National Planning Policy Framework (the Framework) requires great weight to be given to an asset's conservation when considering the impact of a proposal on its significance. The village is arranged around its central church and village green, with adjacent buildings contributing to the rural vernacular of the settlement. The significance of the OCA seems to derive from its traditional rural character and the relationship of heritage assets to adjacent areas of open space. The OCA Appraisal identifies that typical windows in the area are flush closing casement windows with timber vertical boarded doors. The appeal dwelling appears to make only a limited contribution towards the significance of the OCA, due to its discrete location, and being located within a modern housing estate.
6. Several dwellings within the northwest part of Norlinton Close have UPVC windows and doors. No.43 Norlinton Close, also within the OCA, gained planning approval in 2006 for replacement UPVC windows. Although this plot is set slightly away from the appeal site, other buildings within the OCA also have UPVC windows contributing to the character of the area. It is acknowledged that the UPVC window design, at No 43 and other dwellings within the estate, is substantially bulkier than traditional timber window frames, having thicker frames and wider mullions.
7. The proposed replacement windows would be a conservation style 'Timberlook' product. This would have a slim profile with a traditional chamfer and astragal glazing bars. This style would complement the appearance of local timber windows, despite the addition of a central column and trickle vents. Furthermore, the proposed replacement doors would follow design themes of the existing timber doors of adjacent dwellings. The proposed features would therefore complement the appearance of the dwelling. As such, the proposal

¹ Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990

- would not cause harm to the visual interest or homogeneity of the existing group of dwellings.
8. Consequently, the proposal would complement the character and appearance of the OCA and thus preserve its significance. Accordingly, the proposal would satisfy policies 2(a), (b) and (d) and 8 (d)(i) and (ii) of the CS and the Orlingbury Conservation Area Appraisal (2004). These seek, among other matters, for proposals to preserve and minimise harm to the significance of a heritage asset and to respond to local character. These policies are broadly consistent with the Framework in seeking development that would sustain the significance of a heritage asset.
 9. With respect to the use of conditions, I have applied the standard commencement period and approved plans conditions in accordance with the Planning Practice Guidance. I have also imposed the requirement for the specific design of each door and window to ensure they would complement the character and appearance of the area. I have also required the retention of obscure glazing, in the south west facing first-floor replacement window, to protect the privacy of adjoining occupiers.
 10. For the above reasons, the appeal is allowed, and planning permission is granted subject to the attached conditions.

Mr Ben Plenty

INSPECTOR



Appeal Decision

Site visit made on 8 June 2021

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 June 2021

Appeal Ref: APP/H2835/D/21/3272836

14 Milbury, Earls Barton, Northamptonshire NN6 0PZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Andrew Goodfellow against the decision of Borough Council of Wellingborough.
 - The application Ref NW/21/00054/FUL, dated 22 January 2021, was refused by notice dated 15 March 2021.
 - The development proposed is extension to the front kitchen.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and the surrounding area.

Reasons

3. The appeal property is a brick built detached dwelling, with distinctive front detailing, that is located within a predominately residential area.
4. The appeal proposal is for a single-storey extension to the front of the property, built in matching materials to the host dwelling, it would be approximately 4.5m wide and project approximately 1.8m from the existing front elevation of the host property.
5. I acknowledge that the proposal would utilise materials to match those of the appeal property. In addition, its height would not appear at particular odds with that of other front porches or front extensions in the locality. Nonetheless, the proposal would protrude noticeably further forward than the existing dwelling. Such a depth and width would afford the proposal an overly bulky and visually dominant appearance and would fail to reflect and respect the prevailing general pattern of development along Milbank. This would give rise to considerable harm to the character and appearance of the area.
6. Whilst there is a mix of dwelling styles and detailing designs on Milbank, there is a general similarity in the locality. I have had regard to the numerous examples of other proposals highlighted within the appellant's statement. These front elevation ground floor projections are not, for the most part, visually dominant in either views of individual dwellings or the wider street scene given their small scale. Consequently, Milbank has a distinctly spacious and harmonious character by virtue of the simple form of its dwellings and

- their set-back from the highway behind relatively open driveways and garden areas.
7. The additional forward projection of the proposal would be out of kilter with the smaller scale of the existing ground floor projections generally found to the front of other dwellings on Milbank. Whilst these and other developments have been pointed out to me in the appellants statement, I have no further details of the works in order to understand the reasoning behind them and these examples do not justify a planning permission and, in any event, each case should be considered on its own merits.
 8. The appeal proposal, if allowed, would give rise to a prominent feature that would be significantly at odds with the current appearance of the appeal property. I find that it would unbalance and harmfully dominate the façade of the host dwelling by virtue of its significant forward projection against the simple form of the dwelling. The proposal would also harmfully disrupt the general symmetry of the street scene by causing a significant and incongruous imbalance to the front elevations. Substantial forward projections from the main front walls are not a characteristic of these house types.
 9. The houses are also set back from the highway which ensure the street has a degree of spaciousness. This spaciousness is an important positive characteristic of the locality
 10. The proposed extension would encompass a significant proportion of the front elevation of the dwelling. The roof would attach to the existing dwelling below the windows at first floor level. It would be faced with brickwork and include a single wide window to the front elevation. Given the relatively small size of the front garden and the scale of the proposal, it would appear highly prominent in views from Milbank. Its position, and scale, set forward, would appear incongruous and conflict with the existing pattern of development referred to in my reasoning above. For these reasons the proposal would be unsympathetic and at odds with the character and appearance of the street scene as a whole. It is acknowledged that a small number of properties on Milbank feature single storey front extensions. However, it appears these are in the minority and are not characteristic of the road and area.
 11. In summary, I find that the proposal is contrary to Policy 8 (d) of the North Northamptonshire Joint Core Strategy (2016) and Policy EB.GD1 of the Earls Barton Neighbourhood Plan which, amongst other matters, expect development to be in keeping with local character, and respond to the immediate and wider context and local character, as well as the guidance set out in Paragraph 127 of the National Planning Policy Framework and the Residential Extensions – A Guide to Good Design SPG.

Conclusion

12. Therefore, for the reasons given above, and taking into account all other matters, I conclude that the appeal should be dismissed.

Paul Cooper

INSPECTOR



Appeal Decision

Site Visit made on 15 June 2021 by John Gunn DipTP, DipDBE, MRTPI

Decision by M Seaton BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 June 2021

Appeal Ref: APP/H2835/D/21/3271011

63, Fullwell Road, Bozeat, NN29 7LX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Michael Jones against the decision of Wellingborough Borough Council.
 - The application Ref NW/21/00023/FUL, dated 22 December 2020, was refused by notice dated 5 March 2021.
 - The development proposed is described as 'Demolition of the existing garage to be replaced with the erection of a two storey side and part rear extension, to include the erection of a single storey rear extension. Erection of a front porch, new bay window. To include new material finishes the front elevation to bring the property to a higher standard'.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The application was determined by Wellingborough Borough Council, which has since become part of a new combined authority, North Northamptonshire Council. The development plans for the individual areas within the new authority remain in force until replaced, and I have therefore determined the appeal on this basis.

Main Issues

4. The effect of the proposed development upon:
 - 1) the character and appearance of the host building and street scene; and,
 - 2) the living conditions of the occupiers of No 61 Fullwell Road, having regard to outlook.

Reasons for the Recommendation

Character and appearance

5. The appeal site lies in a residential street comprised of semi-detached and detached houses, and bungalows. A varied building line, and regular spacing between buildings, provide a simple and pleasing rhythm to the street. The

- individual properties are set back from the highway and have medium sized landscaped front gardens, incorporating parking facilities. The host property forms part of a pair of semi-detached houses and is similar in design to others within the road.
6. The appeal proposal would introduce a significant extension into the space between the host property and the common boundary with the neighbouring property at No 61 over two storeys. Moreover, it would project forward of the front wall of the host property. It would significantly increase the bulk and massing of the host property and appear prominent and incongruous when viewed from Fullwell Road.
 7. I also find that the proposal, and in particular the substantial projection proposed beyond the front elevation of the existing dwelling, would erode and unbalance the symmetry of the semi-detached pair of houses, of which the host property forms part. Moreover, the proposed development would not be sympathetic to the prevailing local character derived from the generally consistent design approach of the semi-detached pairs of houses observed within the road. It would erode the strong sense of place that exists within this part of Fullwell Road. The proposed development would therefore be out of keeping with the character and appearance of the surrounding area.
 8. I acknowledge that the appellant has sought guidance from the Council and has incorporated design features into the gable wall of the two storey side extension in an attempt to reduce the visual mass of the proposed development and avoid a blank façade. However, these changes are relatively minor in nature and do not mitigate the harmful effect of the proposed development that I have identified above.
 9. The appellant has drawn attention to existing extensions to properties within Fullwell Road indicating that they set a precedent for the appeal proposal. During my site visit I saw a number of extensions that have some similarities with the appeal proposals, but in each case the design of the development and its relationship to the host property, and its neighbours, was different to that proposed. Moreover, I am not aware of the circumstances that prevailed when the extensions were built. They do not justify the proposed development or provide good reason for allowing harmful development. In any event, each application and appeal should be determined on its individual merits, and this is the approach that I have adopted.
 10. In light of the above I conclude that the proposed side extension would harm the character and appearance of the host property and the surrounding area. This would be contrary to Policy 8 (d) (i) and (ii) of the North Northamptonshire Joint Core Strategy 2011-2031 (CS) and the National Planning Policy Framework (the Framework) which jointly seek developments that respond to the site's immediate surroundings and which are appropriate to the local setting and context. Moreover, it would be contrary to the guidance contained within the Residential Extensions – A Guide to Good Design Supplementary Planning Guidance II (SPG) which identifies the key points to consider in order to achieve a successful design.

Living conditions

11. The appeal property sits forward of the neighbouring property at No 61, which is a semi-detached house, with an attached single garage that abuts the common boundary with the appeal property. It has a landscaped front garden.
12. There are several windows in the front elevation of No 61, including a large bay window at ground floor level and bedroom windows at first floor level. Views from these windows would be largely onto the property's front garden. Given the distance and juxtaposition between these windows, and the proposed development, the impact of the proposal on the outlook from the rooms served by these windows would be limited. Consequently, in this regard, the proposed development would be unlikely to result in an unacceptable impact on the rooms that these windows serve.
13. The rear wall of the proposed development would be approximately in line with the rear wall of the garage to No 61, with the main rear elevation of No 61 lying further back. Given this juxtaposition I find that the proposed development would not be visible from any window, that is located within the rear elevation of No 61. Moreover, whilst the proposed development would be visible from the rear garden of No 61, given the relationship between the respective properties, there would only be limited visual impact on it.
14. I have also taken account of the drawing in appendix B of the appellant's statement which shows that the two-storey extension contravenes the '45 degree' code to a small degree. Whilst the '45-degree code' assists in the assessment of the impact of development on neighbouring properties, with regards to sunlight and daylight, from what I have seen on site, the effect on No 61 would be limited and acceptable.
15. Taking these findings together I conclude that the proposed development would not be harmful to the living conditions of the occupiers of No 61. In this regard the proposed development would not conflict with the aims of Policy 8 (e) (i) of the North Northamptonshire Joint Core Strategy 2011-2031, or paragraph 127 f) of the Framework, which jointly seek to protect the amenity of nearby occupiers.

Conclusion and Recommendation

16. Whilst I find that the proposed development would not harm the living conditions of the occupiers of No 61, I find that it would harm the character and appearance of the host property and the surrounding area. However, the lack of harm to the living conditions of occupiers of No 61 does not outweigh the significant harm to the character and appearance of the host property and the surrounding area that I have identified above.
17. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore recommend that the appeal should be dismissed.

John Gunn

APPEAL PLANNING OFFICER

Inspector's Decision

18. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

M Seaton

INSPECTOR