

**North Northamptonshire Area Planning Committee  
(Thrapston)  
10 May 2023**

<b>Application Reference</b>	NE/22/01571/FUL
<b>Case Officer</b>	Ellen Carr
<b>Location</b>	14 Main Street, Wakerley, LE15 8PA
<b>Development</b>	Raise the roof of the garage to allow for creation of habitable space over to provide home office.
<b>Applicant</b>	Harrison Developments Ltd - Michael And Oliver Harrison
<b>Agent</b>	Angus McLeish Architect - Angus McLeish
<b>Ward</b>	Oundle Ward
<b>Overall Expiry Date</b>	12 <sup>th</sup> May 2023
<b>Agreed Extension of Time</b>	12 <sup>th</sup> May 2023

**Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation due to the applicant's relationship to Cllr Helen Harrison.

**1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

**2. The Proposal**

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- 2.1 This application for planning permission proposes to raise the roof of the exiting garage to allow for the creation of a habitable space providing a home office at 1<sup>st</sup> floor level for the host dwelling 14, Main Street, Wakerley. There are no changes proposed to the host dwelling.

**3. Site Description**

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- 3.1 The host dwelling is a 19<sup>th</sup> Century, two storey stone building with a detached garage set back within the site, accessed via the driveway and gate to the left of the property.

- 3.2 Although the site is not within a designated Conservation Area, it is adjacent to the Grade II listed 'Old Rectory' (east) and within close proximity to the Grade II listed 'Manor House' (west). However, the host dwelling itself is not listed.

#### **4. Relevant Planning History**

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- 4.1 82/01281/FUL– Kitchen and bedroom extension – Approved – 20.10.1982.
- 4.2 97/00209/FUL– Detached garage – Approved – 13.05.1997.

#### **5. Consultation Responses**

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

##### 5.1 Wakerley Parish Council

No comments received.

##### 5.2 Neighbours / Responses to Publicity

No letters have been received.

##### 5.3 Local Highway Authority (LHA)

No objection.

##### 5.3 Principal Conservation Officer

Comments received stating 'I have no objections to the development proposed, subject to the usual conditions regarding materials and joinery.'

#### **6. Relevant Planning Policies and Considerations**

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##### 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)

1 (Presumption in Favour of Sustainable Development)  
2 (Historic Environment)  
8 (North Northamptonshire Place Shaping Principles)

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

EN13 - Design of Buildings / Extensions

EN14 – Designated Heritage Assets

6.5 Neighbourhood Plan – N/A

6.6 Other Relevant Documents

Northamptonshire Parking Standards (2016)

Local Highway Authority Standing Advice for Local Planning Authorities (2016)

Residential Extensions

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact and Impact on Neighbouring Amenity
- Heritage
- Parking provision and highway safety and capacity

### **7.1 Principle of Development**

7.1.1 The applicants demolished the existing garage on site to build a detached single storey garage under permitted development. The erected garage has not been completed but has been built up to roof joists. Any reference to 'Existing garage' within this report or plans relate to this structure.

7.1.2 The existing garage has a footprint of 7040mm by 10930mm with what would be a double garage door frontage, side access door, 2 windows on the western elevation and external staircase to the rear. The garage is situated between 1000mm - 970mm from the neighbouring boundary and is approximately 2450mm to roof joists.

7.1.3 The footprint of the existing garage at ground floor is not proposed to change; however, the extension to add a 1<sup>st</sup> floor level would increase the ridge height to 6050mm. There are two windows proposed to the front elevation at 1<sup>st</sup> floor level along with 4 Velux windows on the western roof slope.

7.1.4 The room above the garage and workshop is to be used as a home office for the host dwelling, 14 Main Street, Wakerley.

7.1.5 Given the existing residential use on the site, the principle of the proposed home office element to the existing garage is acceptable. It is considered reasonable and necessary for the proposed outbuilding to be conditioned as an incidental use, subordinate to the host dwelling and not be used as a separate business or dwelling, for which a further planning application would be required.

## **7.2 Impact on Neighbouring Amenity**

- 7.2.1 Due to the positioning of the development on site, away from the neighbouring/adjacent dwellings, it is considered acceptable in terms of overlooking, overbearing and loss of light and would not have a significant impact upon residential amenity. No first-floor windows on the side elevations are proposed, just roof lights which provide natural light. It is also considered the external steps and first floor entrance ensure views are directed to the rear of the site, rather than private amenity spaces or habitable rooms of neighbouring properties.
- 7.2.2 Overall, the proposal would not have an adverse impact on residential amenity and therefore meets criteria within Policy 8 of the North Northamptonshire Joint Core Strategy 2011-2031 and the Householder Extensions Supplementary Planning Document.

## **7.3 Design and Heritage**

- 7.3.1 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings and their setting. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

Paragraph 199 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 7.3.2 Policy 2 (Historic Environment) of the North Northamptonshire Joint Core Strategy (JCS) (2016) states that the historic environment will be protected, preserved and where appropriate enhanced. Policy 8 of the North Northamptonshire Joint Core Strategy (JCS) (2016) encourages good design.
- 7.3.3 Due to the site being adjacent to the Grade II listed 'Old Rectory' (east) and within close proximity to the Grade II listed 'Manor House' (west) the Council's senior conservation officer was consulted. They had no objections to the proposal, however they requested to have pre commencement conditions for materials and joinery added to the decision if permission is granted. These pre commencement conditions are considered reasonable and necessary and have been agreed by the planning agent for this application.
- 7.3.4 In this instance due to the scale and location of the proposed development, it is considered that is of an acceptable design and there would be no harm to the setting, special architectural or historic interest of the adjacent listed buildings. It is considered the proposal would therefore preserve the character of the area and therefore subject to the materials and joinery details to be submitted and agreed by the planning authority, the proposal is deemed acceptable.

## 7.4 **Parking provision and highway safety and capacity**

- 7.4.1 The Local Highways Authority have been consulted and have no objections to the proposal. Given the scale and siting of the proposal, it is considered that there would not be an adverse impact on highways safety and sufficient parking retained on the site.

## 8. **Other Matters**

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- 8.1 It is stated within the submitted Design & Access Statement, that the host dwelling is to be developed in the future (subject to planning permission) and the applicant wishes to use the proposed home office as temporary living accommodation during the build, until the main dwelling house is ready for completion. For the avoidance of doubt, this application is being determined as a detached garage and workshop with home office at 1<sup>st</sup> floor level and not as separate living accommodation. Any future proposals to use the development as separate accommodation and not a use subordinate to a host dwelling would require a further planning application.
- 8.2 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

## 9. **Conclusion / Planning Balance**

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- 9.1 The proposed development complies with the relevant development plan policies and is consistent with the provisions in the National Planning Policy Framework. It is recommended that the proposal be approved subject to condition/s.

## 10. **Recommendation**

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- 10.1 Planning permission is granted.

## 11. **Conditions**

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1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- 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 using materials as stated within the application.
- Reason: To preserve the character and special interest of the adjacent listed buildings in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.
3. The development hereby permitted shall be carried out strictly in accordance with following plans received by the Local Planning Authority on the 19<sup>th</sup> December 2022 & 23<sup>rd</sup> January 2023:

- Location Plan – 19<sup>th</sup> December 2022
- Site plan and existing plans and elevations - 22811/03A – 23<sup>rd</sup> January 2023
- Proposed plans and elevations – 22811/04A – 23<sup>rd</sup> January 2023

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

4. Prior to the installation of any new external doors and windows, full details of the proposed items shall be submitted to and approved in writing by the Local Planning Authority. Details shall include elevation drawings, horizontal and vertical cross sections at a scale of at least 1:5 and details of specific mouldings at a scale of at least 1:2. Details shall confirm the finish; depth of reveal; and, include their opening method and sill. The works shall thereafter be carried out in accordance with the approved details.

Reason: To preserve the character and special interest of the adjacent listed buildings in accordance with policy 2 (b) of the North Northamptonshire Joint Core Strategy.

5. The home office hereby approved shall be used only in association with, and incidental to the occupation of the existing dwelling at 14 Main Street, Wakerley, and shall not be used as a separate business or residential unit.

Reason: The application has been determined on this basis and any other use would require further assessment under Local and National Policies.