



**NORTH NORTHAMPTONSHIRE COUNCIL AREA PLANNING COMMITTEE
(CORBY AREA)
Wednesday 3rd May 2023**

Application Number:	NC/22/00443/DPA
Case Officer:	Fernando Barber-Martinez
Location:	Cottingham Methodist Church, Corby Road, Cottingham, LE16 8XH.
Development:	Demolition of rear single storey extension, internal alterations and addition of Velux windows and glazing to provide a four-bedroom conversion
Applicant:	Mr Owen Gibbons: OG Consulting LLP.
Agent:	Mr Doug Moulton: Enzygo Ltd.
Ward:	Cottingham Parish.
Overall Expiry Date:	Agreed extension of time until 29th March 2023.

List of Appendices

None.

Scheme of Delegation:

This application was originally brought to Committee because Cottingham Parish Council (statutory consultee) had raised an objection to the proposal.

At the Area Planning Committee held on Wednesday 22nd March 2023 this application was deferred to allow for a Members Site Visit (to be held at 17:30hrs on Wednesday 3rd May 2023). The purpose of the Site Visit was for Members to view the locality with particular reference to the current parking situation close to the application site which does not benefit from on-site parking and also to view the wider area of the village. Officers have not received any further comments from interested parties since the previous Committee meeting and the application remains to be determined as previously considered. The applicant's agent has commented about the previous committee procedure but not in respect of the material planning considerations in this case.

Officers have updated comments on highway and parking issues as set out in Para 7.5.1. on this report.

1. Recommendation:

1.1 That Planning Permission be GRANTED subject to planning conditions.

2. The Proposal

2.1.1 The proposal (revised scheme received 19th January 2023) is for the following elements of development:

- Demolition of single storey extension, and the provision of a patio/ terrace area on its footprint and the provision of 3 new panes of glazing at ground floor and 3 new arched windows (revised design) at first floor (where there are presently two window openings);
- No changes to the roadside (north) elevation.
- The provision of 9 rooflights on the various roof planes (none that are road-side facing);

2.1.2 Internally 3 bedrooms, dining, kitchen, lounge, and office space are detailed at ground floor, with one large bedroom with ensuite at first floor level – the remaining space being a roof void.

2.1.3 There is no off-road parking provision with this proposal, the existing roadside and side pedestrian access remaining as is. There is some outdoor amenity space associated with the proposed residential use. A four-bicycle store (external) is detailed on drawings.

2.1.4 The proposal has latterly been accompanied by a Parking Beat Survey (submitted February 2023) and an originally submitted Planning Statement (dated 21.10.2022).

3. Site Description

3.1.1 The constrained site is located on Corby Road in Cottingham village, some 65 metres south-east of the junction with the High Street (a confluence of 5 different roads in the core of the village). Land rises in a south-easterly direction and Corby Road is relatively narrow in comparison with modern standards.

3.1.3 The Methodist Church (which is in a state of disrepair externally), and which was built in 1808, is a large volume building finished in a red brick and grey tile roof and is sat between No.6 and No.8 Corby Road (the latter a residential conversion). The adjoining **Nook** provides access to two residential dwellings- No.12 and 12a the access running to the side of the Methodist Church. No.8 is detached from the Methodist Church with a separation gap of 1-2 m width.

3.1.3 The Methodist Church is not designated as an Asset of Community Value, although reference to it is made in the recently adopted Cottingham Neighbourhood Plan as a 'locally valued heritage asset'.

3.1.4 The site lies within Cottingham Conservation Area, and there are no nearby listed buildings.

4. Relevant Planning History

4.1.1 The following recent extant planning permission is a material consideration:

- **Change of Use from Methodist Church to Residential Dwelling**

Cottingham Methodist Church Corby Road Cottingham Northamptonshire
LE16 8XH

Ref. No: NC/22/00188/DPA | Received: Mon 16 May 2022 | Validated: Mon 16 May 2022 | Status: Planning permission granted 2nd September 2022 (for a 2-bedroom internal layout). Extant but unimplemented.

5. Statutory Consultation Responses (most recent reconsultation 13.02.2023).

Internal

5.1.1 Highway Engineer

Revised comment 07.03.2023. no objection.

In respect of the above planning application, the local highway authority (LHA) has the following observations, comments and recommendations: -

Observations:

1. The proposed dwelling is noted to have 4 bedrooms requiring at least 3 car parking spaces as per Northamptonshire Parking Standards (2016). A parking beat survey has been carried out. When considering the 200m zone around the site, there are locations where parking currently takes place on-street which could accommodate the development's requirement. These are however sporadic, and it must be minded that residents will seek to park as close to their dwelling as possible and Corby Road itself is very limited in this respect. To the east of the site for example, Corby Road in parts lacks footways on the development side and as such is not deemed acceptable for parking purposes. The LPA must satisfy itself as regards parking.

2. A suitably worded condition ensuring any debris deposited on the adopted highway (maintainable at public expense) during demolition/construction is to be removed and the highway cleansed.

The application site is not affected by a Public Right of Way.

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

No objections or comments, with no further comments.

5.1.3 Conservation Officer

No objection.

The following comments are based on site discussions and a revised application, received 19.1.2023.

The current planning application proposal is for the demolition of the existing rear single storey extension, internal alterations, addition of Velux windows and glazing. The church was subject to an approved planning application converting to a residential dwelling earlier in 2022, reference number 22/00188/dpa and this subsequent application proposes alterations thereto.

The previous change of use application proposed no changes to the external appearance of the building and only the existing first floor (balcony) to be converted into bedroom use, creating a two-bedroom property.

The subsequent application serves to create two further bedrooms within the building three to the ground floor and one to the first floor, with ensuite and dressing room facilities. This is all possible owing to the sub-division of the main chapel room.

The existing single storey rear extension, containing the kitchen and WC facilities is proposed to be subject to demolition, creating a terrace area, accessed from the large kitchen lounge family space.

The revised scheme retains the layout but amends the number of rooflights, reducing by three and removes the large triangular window, replacing it with a third arch headed window, which retains the original character of the building. The building is not a listed building but is located within the Cottingham Conservation Area and is of local architectural and historic significance and highlighted as such within the April 2016 Conservation Area Appraisal and Management Plan, being "Important existing or former public buildings, with distinct architectural quality, where there is a history of local usage." As such all and any development must be appropriate to the character of the building and the wider conservation area.

The Baptist Church dates from the late 19th Century, with a classical gable ended entrance, which faces onto the Nook, which is a re-building of an early 19th Century chapel on the site.

The building is set on the corner of The Nook and Corby Road and is a very visible building, viewed from the Corby Road, with a low brick wall defining the site, with the semi-circular arch headed windows characterising the building.

The current application proposes the installation of a large number of rooflights to the main chapel and rear building to provide light into the ground and first floor, along with the removal of the characterful semi-circular windows to the rear elevation and replacing them with a triangular headed three light feature window. These windows although not directly visible from the road are a significant feature of the building and positively contribute to its character and Victorian origins and their removal and replacement should be resisted. The originally proposed replacement window visually detracted from the elevation and resulted in the loss of significant character and fabric from the building, whereas the current revised scheme retains the original window openings, with the addition of a central matching opening and the removal of the ground floor masonry only. This serves to maintain the aesthetic of the rear elevation and retains its character as a place of worship. No material details have been submitted with this application and as such no further comments can be offered.

The excessive number of rooflights has been addressed in the revised scheme, removing all from the road facing elevation, although no details as yet provided. The rooflights need to be simple narrow and rectilinear in design and a conservation rooflight style, set with a maximum upstand of 50mm above the plane of the roof slope. The shallow pitch of the roof will serve to reduce the visual impact of the rooflights. External materials will have to accord with the traditional and local nature and character of the existing building and the wider conservation area, modern materials tend to detract and dilute the original charm and character of the area and should be avoided.

Recommendation: My recommendation is for approval.

Conditions: - Full details of the proposed rooflights to be provided and approved in writing prior to commencement of the works. Full details of the proposed new windows and glazed doors, including the rear arched windows, at a scale of 1:20, showing full framing details, sizes, materials, glazing and location within the reveals, all approved in writing prior to commencement of the works.

5.1.4 NNC Waste

No comments.

Advertisement/ Representation

5.2.1 The Case Officer visited the site on Monday 30th January 2023 - with a Site Notice posted the same day.

4.2.2 Neighbours were most recently re-consulted on 13th February 2023 (original consultation 26.10.2022). To date (21.02.2023) a total of 8 objections (including original consultation) have been received raising the following points of concern:

- concerns about previous planning application were not listened to;
- design concerns regarding original proposal (since revised);
- proposed boundary stone wall welcomed but could be higher);
- lack of on-site parking provision for four bedrooms;
- unsuitability of Corby Road for car-parking (gist of);
- adequacy and accuracy of the 'parking beat survey'.

Plus:

- against planning policy;
- impact on character of the conservation area;
- detriment to visual quality;
- highway implications;
- increase in traffic;
- overlooking;
- parking (lack of);
- noise;
- pollution.

The following is a link to representations made online:

[NC/22/00443/DPA | Demolition of rear single storey extension, internal alterations and addition of Velux windows and glazing | Cottingham Methodist Church Corby Road Cottingham Northamptonshire LE16 8XH](#)

5.2 3 Cottingham Parish Council (revised comment)

At a meeting held on Thursday 23rd February by Cottingham Parish Council Planning Subcommittee it was concluded that the Parish Council still cannot support this amended application.

We were happy to see the windows at the rear of the building have now been addressed, however the points we raised in our letter dated 17th November 2022 regarding the lack of parking are still very relevant: -

Within the application it states there is adequate parking. The council do not believe this to be the case as the plan does not indicate any spaces within the property boundary. Corby Road is a high-volume traffic route for the village including a bus stop located directly opposite the property where the road is at its most narrow point.

As this application is now designed to include 4 bedrooms it is even more important parking is resolved within the property boundary. The traffic survey conducted in Cottingham Parish Council in June 2020 shows spaces which the Council do not deem viable options and it is the Council's concern if vehicles are permanently parked outside this property on Corby Road at the narrowest part of this road buses, emergency vehicles and large agricultural vehicles will struggle to pass. It is suggested a site visit is arranged by the planning department to see first-hand the plot and unique parking issues this application has.

On a final point the Parish Council would like to seek reassurance all required fire exits have been included in the plans.

Cottingham Parish Council request an opportunity to speak in front of the committee if this application is presented to a future Planning Committee meeting.

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: -

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."

Chapter 16: Conserving and Enhancing the Historic Environment.

6.1.3 North Northamptonshire Joint Core Strategy (adopted 2016)

Core Strategy (CS) adopted 2016 Policies 1 (sustainability), 2 (historic environment), 7 (community services and facilities), 8 (place shaping principles), 11 (network of urban and rural areas), 28, 29, 30 (delivering homes).

6.1.4 Part 2 Corby Local Plan (adopted 2021)

Part 2 Local Plan for Corby (adopted 2021): Policy 17 (settlement boundaries). Cottingham is not a 'restraint village'.

6.1.5 Neighbourhood Development Plan

Cottingham Neighbourhood Development Plan (NDP) (adopted April 2021):

H2 (settlement boundary);

H3 (windfall sites);

H4 (housing mix);

H6 (housing design);

ENV5 (locally valued heritage assets):

“The following heritage assets are identified as locally valued heritage assets. In weighing applications that affect, directly or indirectly, any of these heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

CF1 (retention of community facilities, amenities, and assets):

“Development leading to the loss of an existing community facility, including the village store, St Mary Magdalene Church, the Methodist Church, the village hall, the Spread Eagle and Royal George public houses, Cottingham Primary School, The Dale, the playground and the allotments, will not be supported unless it can be demonstrated that: a) There is no longer any need or demand for the existing community facility; or b) The existing community facility is, demonstrably, economically unviable and not able to be supported by the community – such viability and support includes fundraising and volunteering by parishioners and others; or c) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish.”

T1 (traffic management):

“All new housing and commercial development must:

- a) Be designed to minimize additional traffic generation and movement through the village.*
- b) Not result in additional on-road parking;*
- c) Not remove or compromise the use of any existing off-road parking areas unless a suitable equivalent alternative is provided;*
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;*
- e) Provide for traffic calming measures required as a result of the development;*
- f) Provide appropriate footpaths and cycleways.”*

T2 (electric vehicles).

7. Evaluation

Key Determining Issues:

- Principle of Development;
- Impact on the Character of the Conservation Area;
- Loss of Community Facility/ Local Heritage;
- Neighbouring Amenity;
- Highway Safety.

7.1 Principle of Development

7.1.1 The thrust of adopted planning policy here is that the redevelopment of the site within the settlement boundary (for a housing use and associated conversion) is supported in principle by the Core Strategy and NDP, but the loss of a community facility will be resisted (NDP Policy CF1). NDP Policy T1 seeks to avoid new residential and commercial conversions which could lead to on-street parking. An important material consideration is that there is an extant planning permission (yet unimplemented) for the change of use of the Methodist Church into a residential (2 bed layout) [NC/22/00188/DPA]. The current scheme represents a minor change with 4 bedrooms compared with 2 bedrooms in the earlier planning permission, now with some external changes.

7.2. Impact on the Character of the Conservation Area

7.2.1 The revised proposal will bring back the 1808 building into permanent use which is welcomed from a heritage asset perspective- with no changes to the roadside elevation meaning that the impact on the visual character of the wider Conservation Area overall will be neutral. The revised design of the new windows on the rear (south) elevation are an improvement to which this Council's Conservation Officer raises no objection. This element of the proposed conversion is considered to be acceptable.

7.3 Loss of Community Facility/ Local Heritage

7.3.1 Policy CF1 of the adopted NDP identifies the Methodist Church as a community facility. On this point the agent's planning statement is silent- however as the building is in a state of disrepair - the need to maintain it in its present use as a church cannot be required to be supported, and this aspect has not been questioned by Cottingham Parish Council in their objection. On this basis there is no residual policy conflict with NDP Policy CF1.

7.4 Neighbouring Amenity

7.4.1 All of the new rooflights (x9) on the existing high level roof planes will not lead to any new overlooking or loss of privacy to existing dwellings bordering the application site. The revised window detail on the south elevation (back) is on a smaller scale than the original design and are located where there are already window openings at first floor. This means that no new additional adverse overlooking or loss of privacy to the south of the site will take place. This aspect is now considered to be satisfactory.

7.5 Highway Safety

7.5.1 The submitted 'Parking Beat Survey' indicates adequate on street parking availability within 200 metres walking distance of the application site to which this Council's Highway Engineer raises no objection. This survey was carried out according to the 'Lambeth Methodology' with the surveys undertaken at 03:30hrs on Sunday 26th June 2022 and Tuesday 28th June 2022. The surveys indicate a potential of 90 spaces available of which 21

and 22 (on the survey days respectively) were occupied, meaning that there was a potential 68 and 69 potential parking spaces available in the vicinity of the application site.

7.5.2 Cottingham village's historic roads are not conducive to on street parking. Ordinarily this proposal would require 3 off road car parking spaces -however, as the application site (by virtue of its age) has no off-road parking capability, on road parking is likely to take place where circumstances allow as described above. Policy T1 of the recently adopted Cottingham Neighbourhood Development Plan in part seeks to resist on road parking- so on this aspect there is a policy conflict with that policy wording. The policy conflict here however needs to be balanced against other planning considerations such as bringing back into use a building of local historic interest (albeit not listed). It is important to note that the previous proposal for a conversion albeit for 2 bedrooms did not include on-site parking.

7.5.3 While there is Policy T2 in the NDP which require the provision of conduit/ sockets in new dwellings for electric vehicle charging, this requirement cannot easily be provided in this instance as no off-road parking within the site is capable of being provided.

8. Conclusion

8.0.1 The proposal will bring back into beneficial use a building of local historic interest, with acceptable design changes - which do not give rise to any new adverse neighbouring amenity implications along with satisfactory internal and exterior amenity living standards. This proposal will however lead to on road parking demand – as there is no on site parking provision that can be made within the application site. While this in principle conflicts with part of Policy T1 of the adopted Cottingham NDP in that new on road parking will likely result- this has to be weighed against bringing back the 1808 building back into long term use and ongoing maintenance which in turn contributes to the character and appearance of the wider Conservation Area. Therefore (on balance) this is in general accordance with the relevant adopted development plan policies 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) Cottingham Neighbourhood Development Plan (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. Full details of the proposed rooflights along with proposed new windows and glazed doors, including the rear arched windows (at a scale of 1:20, showing full framing details, sizes, materials, glazing and location within the reveals) to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the works.

Reason: In order to secure satisfactory development within the Conservation Area in accordance with the aims of Policies 2 and 8 of the North Northamptonshire Joint Core Strategy and Policy H6 of the adopted Cottingham NDP.

4. Any debris deposited on the adopted highway (maintainable at public expense) during demolition/construction is to be removed and the highway cleansed.

Reason: In the interests of highway safety in accordance with the aims of Policy 8 of the North Northamptonshire Joint Core Strategy.

INFORMATIVE NOTE(S)

None.