

**NORTH NORTHAMPTONSHIRE AREA PLANNING COMMITTEE (CORBY AREA)
22nd July 2021**

Application Number:	NC/21/00083/DPA		
Decision Due By:	7 May 2021 Agreed Extension of Time 19 July 2021		
Case Officer	Fernando Barber-Martinez Fernando.Martinez@northnorthants.gov.uk		
Proposal:	First Floor extension to enclose existing balcony area.		
Site Address:	14 Thrush Close Corby NN18 8FG		
Ward	Oakley North		
Agent:	Mr Luke Hall HSH Architecture Ltd	Applicant:	Mr J Stroud

Purpose of Report

This planning application is being reported to the Area Planning Committee in accordance with the Council's scheme of delegation as the threshold of three objections or more has been received.

Recommendation

That planning permission be APPROVED subject to planning conditions.

1.0 Description of Proposal:

1.1.1 The proposal is to enclose the current balcony area in order to provide a room at first floor level on the rear elevation. – this measuring 4.8m in width, 3m in depth with a ridge height of 3.3m on the new apex roof. Also proposed are 2 matching windows and 2 rooflights on the new pitched roof, along with matching elevational treatment (namely brickwork). [The existing balcony measures 4.8m wide, 3m deep, with the height of the two walls either side of the balcony being 2.4m in height].

2.0 Site and Surroundings:

2.1.1 The application site is located within the newer Oakley North area of Corby, and is a three-storey detached property with an integral single. Dwellings to the rear are in a similar design/ style with feature balconies at first floor level.

3.0 Planning History:

3.1.1 No relevant site history.

4.0 Policy Context:

4.1.1 National Planning Policy Framework (2019).

4.1.2 Policies 8 of the North Northamptonshire Joint Core Strategy 2016.

4.1.3 'Saved' Policy P10(R) of the Corby Borough Local Plan 1997.

5.0 Consultations/ Representations

5.1.1 Environmental Health: No comments or objections.

6.0 External

6.1.1 A Site Notice was posted on 15.03.2021.

6.1.2 Neighbours were notified of the proposal on 24.03.2021.

6.1.3 To date 4 letters of objection have been received raising the following points:-

(i) Visual Impact & Design / Overshadowing: Object on the potential overshadowing of neighbours house and garden.

(ii) Loss of light : Objection on the grounds that the light would be adversely affected.

(iii) Loss of privacy and dominant impact: the proximity and bulk of the first floor construction would present an overbearing and intrusive element to the dwelling.

7.0 Officer's Assessment:

7.1 Key Determining Issues:

The key determining issues are:

- (i) Design and Impact upon the Wider Character of the area;
- (ii) Neighbouring Amenity.

7.2 Design and Impact upon the Wider Character

7.2.1 The application property is a detached dwelling with a rear garden with side access. The proposed first floor extension is proposed to enclose the existing balcony area to enlarge the lounge. The proposal is designed in a manner appropriate to the dwelling. The proposed scheme is acceptable in terms of design, and massing, and will have no impact upon the visual amenity of the street scene. This accords with Policy 8 of the Core Strategy.

7.3 Neighbouring Amenity

7.3.1 The proposed first floor extension over the existing balcony will have little impact on the neighbouring amenity of the surrounding properties. Objections were raised by neighbours on the loss of light as a result of the first floor extension. While the proposal will cause a limited measure of overshadowing to the next-door neighbour; it is not considered to cause significant demonstrable harm to the natural light enjoyed by the occupiers and therefore does not constitute a sole sustainable reason for refusal. This accord with Policy 8 of the Core Strategy and Policy P10(R) of the saved Corby Local Plan.

8. Conclusion

8.1.1 It is considered that the development will suitably harmonise with the appearance of the host dwelling and surrounding area. The proposal is therefore considered to be in accordance with the requirements of the Policy 8 of the North Northamptonshire Joint Core Strategy and sections 12 and 15 of the National Planning Policy Framework and Saved Corby Local Plan Policy P10(R).

Recommendation: Approve subject to the following conditions: -

1. The development hereby permitted shall begin before the expiration of three years of the date of this permission.

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 order to discharge other conditions attached to this decision.

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the Core Strategy.

Schedule of Plans

SK01 Revision B Proposed First Floor Plan	01.03.2021
SK02 Revision B Proposed Elevations	01.03.2021
Site Location and Site Block Plan	01.03.2021

