

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

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|----------------------------|---|-------------------|-----------------------|
| Application Number: | NC/21/00065/DPA | | |
| Decision Due By: | 9 April 2021 Agreed Extension of Time 19 July 2021 | | |
| Case Officer | Fernando Barber-Martinez, Planning Officer. Fernando.Martinez@northnorthants.gov.uk | | |
| Proposal: | First Floor extension to create accommodation at first floor level, single storey extension and internal alterations. | | |
| Site Address: | 10 Harringworth Road Gretton NN17 3DD | | |
| Ward | Weldon And Gretton | | |
| Agent: | Mr Luke Hall HSH Architecture Ltd | Applicant: | Mr and Mrs G Wagstaff |

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 involves the substantial renovation/ enlargement of the existing single storey dwelling through the upward rebuild on substantially the same building footprint -save a 3.5 metres rearward extension to provide a balcony area to overlook the rear garden area. The existing roof would be removed and replaced by a second storey on top of which a shallow pitched roof would be provided. Three new window openings would be provided on the front elevation at first floor level. To the side elevation facing No10 three roof lights are detailed in the roof plane with a blank facade at first floor with enlarged existing window openings at ground floor. The opposite side

elevation details three new opening at first floor level with new patio doors at ground floor level facing No8. In addition, 4 small roof lights are shown with a roof light for the ensuite room below. The proposal is shown to be finished in a cream render with brick plinth and grey window frames and doors.

1.1.2 During the course of the planning application the applicant agreed to provide a 2-4 space car parking area at the front of the dwelling (to which re-consultation took place with neighbours).

1.1.3 The applicant's agent states that the ground floor area would increase by 19 sq metres taking the total footprint to 6% of the application site area.

2.0 Site surroundings:

2.1.1 The site lies at the north- eastern edge of Gretton village some 5 kilometers (3 miles) north of Corby town. This location in the village (Harringworth Road) comprises more recent development in the village's history namely relatively modern mix of two storey and single storey dwellings on higher ground than the roadside. On the opposite side of the road (to the southwest) lies the north-eastern edge of Gretton Conservation Area which is characterized by older traditional vernacular buildings in a more homogenous design/ level of detailing/ use of materials. To the general north lies open countryside while the remainder of the village is found in the opposite direction along Harringworth Road to a point where it splits into the High Street and Kirby Road. There are no immediate listed buildings nor other non-designated heritage assets in the viewable vicinity of the proposal.

2.1.2 The application site comprises a large rectangular plot of land with vehicular and pedestrian access easily gained off Harringworth Road. This leads up the driveway (rising land) (with No10a to the immediate left - and No.s 8 and 6 on the right hand side respectively) to the single storey dwelling which sits on the brow of the 'hill'. The dwelling was extended to the rear (permitted in 2009) with relatively large rearward annex with living accommodation in the roof void accessed via external steps to the rear via a door. The front elevation presently has a large dormer window in the front roof plane, with other side windows presently facing No6.

2.1.3 To the rear of the single storey dwelling lies a large expansive rear garden with no immediate neighbours bordering the site beyond the rear garden. The side boundaries for the most part comprises high natural hedges which effectively provide effective privacy at ground floor level.

2.1.4 No.10a is found to the immediate left of the application site dwelling when viewed from the roadside (in close proximity) and has its front door on the side elevation facing the application site- with No.8 on the right hand side at the entrance to the site, with No.6 (two storey dwelling) being on nearly level ground with the application site. All three adjoining dwellings are two storeys in height.

3.0 Planning History

3.1.1 None recent. 09/00190/DPA: Extension to form annex and integral garage permitted 9 October 2009, since constructed to the rear of the single storey dwelling.

4.0 Policy Context:

4.1.1 National Planning Policy Framework 2019: Chapter's

- 5. Delivering a sufficient supply of homes;
- 8. Promoting healthy and safe communities;
- 9. Promoting sustainable transport;
- 11. Making effective use of land;
- 12. Achieving well designed places (in that poor design will be rejected);

- 15 Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment.

4.1.2 Corby has a 5-year housing land supply for the purposes of the NPPF 2019 (currently 5.0 years at last survey in April 2021).

4.1.2 North Northamptonshire Core Strategy adopted 2016 Policies:

- 1 (sustainable design);
- 2 (historic environment);
- 5 (water environment, resources, and flood risk management);
- 8 (place shaping principles);
- 11 (towns and villages strategy for housing);
- 28 (housing requirements);
- 30 (housing tenure and mix).

4.1.3 Policy P10(R) of the saved Corby Local Plan reads: *“Alterations and extensions to houses will be permitted provided that the appearance of the house and surrounding area is not adversely affected. Permission is unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight, daylight and privacy enjoyed by the occupants of the adjoining property. Pitched roofs will be preferred to flat roofs. Roof extensions which extend ridge height will not normally be acceptable.”*

4.1.4 Gretton Neighbourhood Development Plan was agreed at a referendum on 5th May 2021 and was formally adopted by this Council on 22nd June 2021. This has great weight in decision making along with the other ‘development plan’ policies for the area. In paragraph 5.35 of that plan Gretton is described as *“Although Gretton is made up of an eclectic mix of housing types it still retains an historic core which is exemplified by the conservation area and a large number of listed buildings. Whilst the village contains a wide mixture of styles it retains a homogenous feel to its core thanks to the very high proportion of traditional dwellings and the retention of the original village layout. The negative impact of later, less traditional, incongruous developments is mostly limited to outlying positions, their setting being similar to their neighbours.”*

4.1.4 Policy H3 of the Gretton Neighbourhood Plan states: “*Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish.*”

5.0 Consultations/Representations

Internal

5.1.1 Environmental Health: Notified.

5.1.2 Highway Engineer: No objection to Revision C car-parking layout. The Officer needs to be satisfied about pedestrian visibility splays at the site.

5.1.3 Gretton Parish Council: Objection.

- (i) No consideration of parking in respect of the intensification of use of the property.
- (ii) The property would be oversized for the surroundings and this would have a detrimental impact on surrounding neighbours and their properties.
- (iii) The terraced balcony would overlook the neighbours' gardens resulting in privacy issues.

5.1.4 Conservation Officer: Notified 02.06.2021.

6.0 External

6.1.1 Site notice posted dated 23rd February 2021.

6.1.2 Neighbours were notified of the proposal on 16th February 2021. The present case officer visited the site on Thursday 27th May 2021.

6.1.3 To date 2 letters of objection from immediate neighbours at No.10a and No.8 have been received raising the following points:-

1. Rear garden overshadowed to No10a;
2. Increased height blocks sunlight and is oppressive to No10a;
3. Side windows would overlook No10a;
4. Front windows would look into bedroom window of 10a;
5. Rear terrace would overlook rear garden of 10a;
6. New car parking would have headlights shining into 10a.
7. New windows would overlook lounge window and rear garden of No8.

7.0 Officers Assessment:

7.0.1 House extensions are supported subject to character and amenity considerations. Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 2 seeks to protect, preserve and enhance the historic environment. Policy 8 of the Core Strategy provides place shaping

principles for new development such as safe and pleasant streets, a distinctive local character, and to protect amenity, and to design out crime and anti-social behaviour. Policy P10(R) of the saved Local Plan provides for the specific criteria in determining house extension with character and amenity implications being considerations.

7.0.2 Policy P10(R) of the saved Corby Local Plan reads: “*Alterations and extensions to houses will be permitted provided that the appearance of the house and surrounding area is not adversely affected. Permission is unlikely to be granted where the siting and scale of the extension significantly affects the degree of sunlight, daylight and privacy enjoyed by the occupants of the adjoining property. Pitched roofs will be preferred to flat roofs. Roof extensions which extend ridge height will not normally be acceptable.*”

7.0.3 Policy H3 of the Gretton Neighbourhood Plan states: “*Development proposals should demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to retaining the special character of the Parish.*”

7.1 Key Determining Issues:

The key determining issues are:

- (i) Design and Character;
- (ii) Amenity;
- (iii) Highways;
- (iv) Drainage;
- (v) Ecology;
- (vi) Historic Environment.

7.2 Design and Character

7.2.1 The proposal would significantly alter the appearance of the host dwelling from its bungalow appearance to one of a two storey design with shallow pitched roof and flat central roof section. This would be contrary to Policy P10(R) in principle however regard must also be made to the more recent Policy 8 of the Core Strategy which seeks to place shape through providing a distinctive local character. In that policy context the proposed development would be in character with the adjoining dwellings in that it would be two storey in height with a pitched roof on the more modern end of Gretton village. It is therefore considered that the design, character and appearance of the proposal would be acceptable at this location and is not considered to be poor design. This aspect accords with Policy 8 of the Core Strategy and Policy H3 of the Gretton Neighbourhood Plan.

7.3 Amenity

7.3.1 Daylight would remain within acceptable limits to No.10a and its rear garden, and for the most part of the year sunlight to that property would remain as is. In terms of privacy to No10a this would be not affected to a significant degree neither within the home nor rear garden as a windowless first floor elevation is proposed.

7.3.2 Daylight would remain within acceptable limits to No.6 due the separation distances involved between both dwellings. As the application site is north of No.6 no change to sunlight would occur. In terms of privacy the interrelationship between the application site dwelling new windows at first floor side elevation and No.6 is at an oblique angle, and there is already some intervisibility between existing window and rooflights on both properties. This means that privacy for both properties would remain within acceptable limits.

7.3.3 In respect of No.8 there is existing high hedge screening to the boundary of the application site and that property, in addition the only windows that face the new front elevation are in fact fitted with frosted glass. This means that no significant change to existing privacy would take place from the creation of 3 new window at first floor level (there presently is a dormer on the front elevation of the application site dwelling). In terms of daylight there is also no change due the separation distance involved. In terms of sunlight again there is no change due that property being south of the application site.

7.3.4 Due to well established natural and built screening there will be no adverse reduction in privacy to neighbours from ground level.

7.4 Highways

7.4.1 Through negotiation parking provision has been made which is acceptable to this Council's Highway Engineer. This means that there is now adequate identifiable parking provision for the site. Access and egress onto the highway is considered safe for both pedestrians and cars. This aspect accords with Policy 8 of the Core Strategy which seeks to provide for safe and pleasant streets.

7.5 Drainage (Waste Water/ Surface Water/ Flood Risk)

7.5.1 No new significant built footprint is being provided. The overall site lies in a Flood Zone 1 (lowest risk category) which means the site is not at high risk from flooding/ a flood event. This accords with Policy 5 of the Core Strategy.

7.6 Ecology (Flora and Fauna)

7.6.1 The site is located within a built-up area where protected species are unlikely to thrive within this building type. Given the low potential it is considered that no adverse ecological implications arise from this proposal- either during the construction phase or post construction. This accords with Policy 4 of the Core Strategy.

7.7 Historic Environment

7.7.1 The site lies on the edge of Gretton which is more recent in the village's history probable post war or inter war in era. Gretton Conservation Area boundary runs along the opposite side of the road on lower ground. The approaches to the site in terms of topography are ones of restricted views with the application site dwelling being set back deep into the site obscured to a greater extent by the adjoining

dwelling. It is considered that the proposed new elevational appearance would have a neutral impact on the setting on the conservation area due to the set back from the road, with the proposal being in line with more modern buildings of a similar massing.

This accords with Policy 2 of the Core Strategy and the duty in law in respect of Conservation Areas.

8.0 Conclusion:

8.1.1 The proposal would result in improved living accommodation for the occupants of the house, which is welcomed, and this can be achieved without any adverse neighbouring amenity implications. The immediate character of the area in this part of the village would remain on balance as is in terms of building typology, and the proposal is set back deep into the site away from the highway and adjoining Conservation Area which means that there is a neutral effect on the setting of the Conservation Area. Parking and highway safety are now considered to be acceptable.

8.1.2 On balance the proposal accords with the 'development plan' policies in force for the area.

Recommendation: Approve subject to the following conditions: -

1. The development hereby permitted shall begin before the expiration of three years from 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 North Northamptonshire Joint Core Strategy.

3. The parking spaces and turning areas detailed on Drawing SK07 Revision D shall be provided prior to the completion of the proposal, and thereafter shall be kept available for parking and turning.

Reason: In order to provide safe and satisfactory off-road parking in accordance with Policy 8 of the Core Strategy.

Schedule of Plans

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|-----------------------------------|------------|
| S05 Site Location Plan | 11.02.2021 |
| SK07 Revision D Parking Layout | 19.05.2021 |
| SK06 Site Block Plan | 19.05.2021 |
| SK03 Revision E | 30.03.2021 |
| SK04 Revision E | 30.03.2021 |
| SK01 Revision E Ground Floor Plan | 11.02.2021 |
| SK02 Revision E First Floor Plan | 11.02.2021 |