



North Northamptonshire Planning Committee (North) 7th June 2023

Application Reference	NC/23/00057/DPA
Case Officer	Hollie McPherson
Location	4 Appleton Gardens, Gretton, NN17 3EF
Development	Insertion of a window to first-floor side elevation of existing garage (Retrospective)
Applicant	Mr Fitzgerald
Agent	Mr Owen Hoare
Ward	Corby Rural Ward
Original Expiry Date	20.04.2023
Agreed Extension of Time	Extension of time agreed 30.06.2023

List of Appendices

None.

Scheme of Delegation

This application is brought to Committee because a material written objection has been received from a statutory consultee (Gretton Parish Council) that is contrary to the Officer recommendation and has not been able to be resolved through negotiation.

Following the introduction of the new scheme of delegation at North Northants, this application would now fall within the remits of officer delegation and would be determined under officers' delegated powers. The application has been brought to committee given that the application was received prior to the implementation of the new scheme of delegation.

1. Recommendation

1.1. That Planning Permission be GRANTED subject to condition.

2. The Proposal

- 2.2.1 The application seeks permission for the retention of a window to first-floor side elevation of the existing garage. The application is retrospective with works complete, as the applicant assumed that the works constituted permitted development. This application seeks to regularise the development.
- 2.2.2 The window is of a small scale, matching in material and design to those used on the host dwelling (white, UPVC). It is clear glazed, hinged and set on the side of the pitched roof of the garage to allow natural light into the first-floor garage room. This is currently being used as a general-purpose domestic room, including storage and a singular piece of gym equipment.

3 Site Description

- 3.1 This application relates to an existing three storey detached dwelling with garage at 4 Appleton Gardens. It is accessed within a small courtyard, off Kirby Road in Gretton. Gretton is a large village located to the north of Corby. The property is set within the Gretton Conservation Area, and within Flood Zone 1.

4 Relevant Planning History

No relevant planning history.

5 Consultation Responses

A full copy of all comments received can be found on the Council's website

5.2 Parish/Town Council

Gretton Parish Council responded on 21.03.2023 voting against the application due to the negative impact onto the neighbouring properties privacy which is in the Conservation Area. Officers contacted the Parish Council on 19.04.2023 to further inform the significantly small scale of this application and the neutral impact it holds. The withdrawal of these comments was requested given that the Parish had not visited the site to view the impact. The Parish voted for these comments to remain in place.

5.3 Neighbours/Responses to Publicity

Public consultation was carried out by way of site notice: posted 23.02.2023, as well as notification to the below neighbours on 23.02.2023:

- 3 Corby Road, NN17 3BN
- 3A Corby Road, NN17 3BN

1 objection has been received from 3 Corby Road, based on the following:

- Accuracy of the drawings
- Change of use of the garage (habitable space)
- Impact on residential amenity
- Poor design
- Impact on the Conservation Area

The Officer undertook an external and internal visit of the site, confirming that the drawings accurately represent the site and no change of use application is required. Officers note that the garage is being used for typical domestic storage/use; it is acceptable to use this as habitable space, providing it remains ancillary in use to the host dwelling. Officer's have seen no indication that this space is being used as separate accommodation, for example being sub-let, which would require a change of use application.

5.4 Environmental Health

The North Northamptonshire Environmental Health Liaison Officer has raised no objection and no comments to the proposal.

5.5 Other Matters

No comments from the Conservation Officer have been received at the time of determination. Given the small scale of the application, the property is not a listed building, and the window matches in materials and design to those used on the host dwelling, these comments are not deemed essential in the determination. The impact on the Conservation Area will be fully assessed in the report below.

6 Relevant Planning Policies and Considerations

6.2 Statutory Duty Planning (listed Buildings and Conservation Areas) Act 1990

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

6.3 National Policy

National Planning Policy Framework (NPPF) (2021)
National Planning Practice Guidance (NPPG)

6.4 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 – Presumption in Favour of Sustainable Development
Policy 2 Historic Environment
Policy 8 Place Shaping Principles

6.5 Local Plan – Part 2 Corby Local Plan (2021)

No relevant planning policies or planning constraints

6.6 Neighbourhood Plan

Gretton Neighbourhood Plan 2019-2031
Policy H3: Design Policies

7 Evaluation

The key issues for consideration are:

- Principle of Development

- Design and impact upon the character of the Conservation Area
- Impact on Neighbouring Amenity

7.2 Principle of Development

- 7.2.1 The National Planning Policy Framework (NPPF) 2021 gives great weight to achieving well-designed places. The Framework notes that good design is a key aspect of sustainable development, creates better places and helps make development acceptable to communities. Furthermore, paragraph 130 of the NPPF clearly states that developments should function well and be sympathetic to local character.
- 7.2.2 Policy 1 of the Core Strategy seeks to deliver sustainable development through the relevant policies in the plan. Policy 2 seeks to preserve or enhance the historic environment and associated heritage assets. 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.
- 7.2.3 Although a retrospective application, the proposal is considered to be acceptable in principle involving a small window in the side elevation of the garage. It seeks approval for works and development on an established dwelling that is located within the main built-up area of Gretton. The key purpose of the 1st floor window in the side gable of the garage is to allow natural light into a floor room within the eaves of the garage, the latter which is being used for domestic use/purposes.

7.3 Design and Impact upon the Character of the Area

- 7.3.1 Paragraph 127 of the NPPF also elaborates how well-designed places can be achieved through sustainable development.
- 7.3.2 Policy 8 of NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context, the landscape setting and the local streetscape and local building material.
- 7.3.3 Consistent with Policy 8 of the NNJCS and the design-led approach advocated by the NPPF, the suitability of a development must be measured in part on its overall quality and function to ensure development is appropriately located and has regard to both the subject dwelling and the surrounding area.
- 7.3.4 Policy 2 of the NNJCS states that development should conserve, and where possible enhance the heritage significance and setting of an asset, complement the surrounding historic environment, and demonstrate an appreciation and understanding of the impact of development on heritage assets. This is consistent with section 16 of the NPPF.
- 7.3.5 The proposed longitudinal window to the side elevation of the garage is in white UPVC which is clear glazed, but is hinged and opens outward. It matches the existing windows of the host property. It is of a small size and set in a partly screened position, so the window is not a dominant feature, detracting from the character of the property and its Conservation Area setting. The window design and position has been viewed by the case Officer from the host dwelling's garden area at a number of angles and it was not

seen to visually dominate the property as it has been discreetly placed and sensitively designed.

- 7.3.6 The window faces the side gable wall of the host property but with an angled view of part of the rear garden of the neighbouring property no. 3. The window does not face directly onto other properties and is not visible in the street scene, including Corby Road, which is also partly screened by some mature trees. Notwithstanding the tree screen the window is of acceptable design, scale and considered a feature which conserves the character of the host dwelling and the setting of the Conservation Area. The development is therefore in accordance with Policy 2 and Policy 8 of the North Northamptonshire Joint Core Strategy Plan (2016), and sections 12 and 16 of the National Planning Policy Framework (2021) in this regard.

7.4 Impact on Neighbouring Amenity

- 7.4.1 National Planning Policy Framework (2021) advises that planning should seek to secure a high quality of design, a high standard of amenity for all existing and future occupants of such conversions this is further supported and elaborated upon by Policy 8 of the North Northamptonshire Joint Core Strategy (2016) which states: *Protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.*
- 7.4.2 The proposal involves the insertion of a window the first-floor of the garage, serving an existing room used for domestic purposes. The neighbour's objections (at no.3) relate to inter alia overlooking adversely affecting their amenity.
- 7.4.3 During the site visit, the Officer undertook an internal site visit to view the impact on the neighbouring properties garden areas from the view of the window. The rear garden of no. 3 is situated behind the host property, and there is a considerable space distance of 25m to the other neighbouring property no.5 Corby Road. Plus, there is a tree screen minimising the potential for overlooking from the window and the outlook from this property. To conclude the window is not considered to have a detrimental impact upon the residential amenity of properties.
- 7.4.4 The side elevation of the garage is set forward 6m approx. forward of the neighbouring dwelling (3 Corby Road). Therefore, any view from the proposed window would be restricted to only part of the rear garden not the neighbouring property(no.3). This is considered acceptable however, given that it is not overlooking directly into the dwelling of 3 Corby Road.

In this respect it is not considered detrimental towards neighbour amenity, particularly given that the garage room is not a main habitable room as part of the host dwelling so will not be in constant use. The applicant (at their discretion) can fully protect neighbour amenity by incorporating a blind to the proposed window, shutting when the room is in use, however the approval of the application is not reliant on this as the small garage window retains a high standard of amenity regardless.

7.4.5 Finally, the in-situ window does not result in undue loss of light to neighbouring properties or substantive loss of privacy or overlooking. As such, the proposal is considered to maintain an acceptable standard of amenity and accords with Policy 8 of the NNJCS and para 130 of the NPPF and would not adversely affect the character and setting of the Conservation Area.

8 Conclusion

8.2 The retrospective application is considered to be acceptable in principle, as it involves the addition of a minor feature in the gable wall of a garage in an established residential area in Corby. Furthermore, it is considered that the development harmonises with the appearance of the host dwelling and the character of the Conservation Area and will not cause detrimental harm the amenities of neighbouring properties. The proposal is therefore considered to be in accordance with the requirements of Policy 2 and Policy 8 of the North Northamptonshire Joint Core Strategy (2016) and sections 12 and 16 of the National Planning Policy Framework (2021).

9 Recommendation

9.2 For all the reasons considered above and weighing up the policies of the NPPF 2021, North Northamptonshire Joint Core Strategy (2016) Part 2 Local Plan 2021 and the Gretton Neighbourhood Plan and other material considerations it is recommended that retrospective planning permission be granted subject to the conditions set out below.

10 Conditions

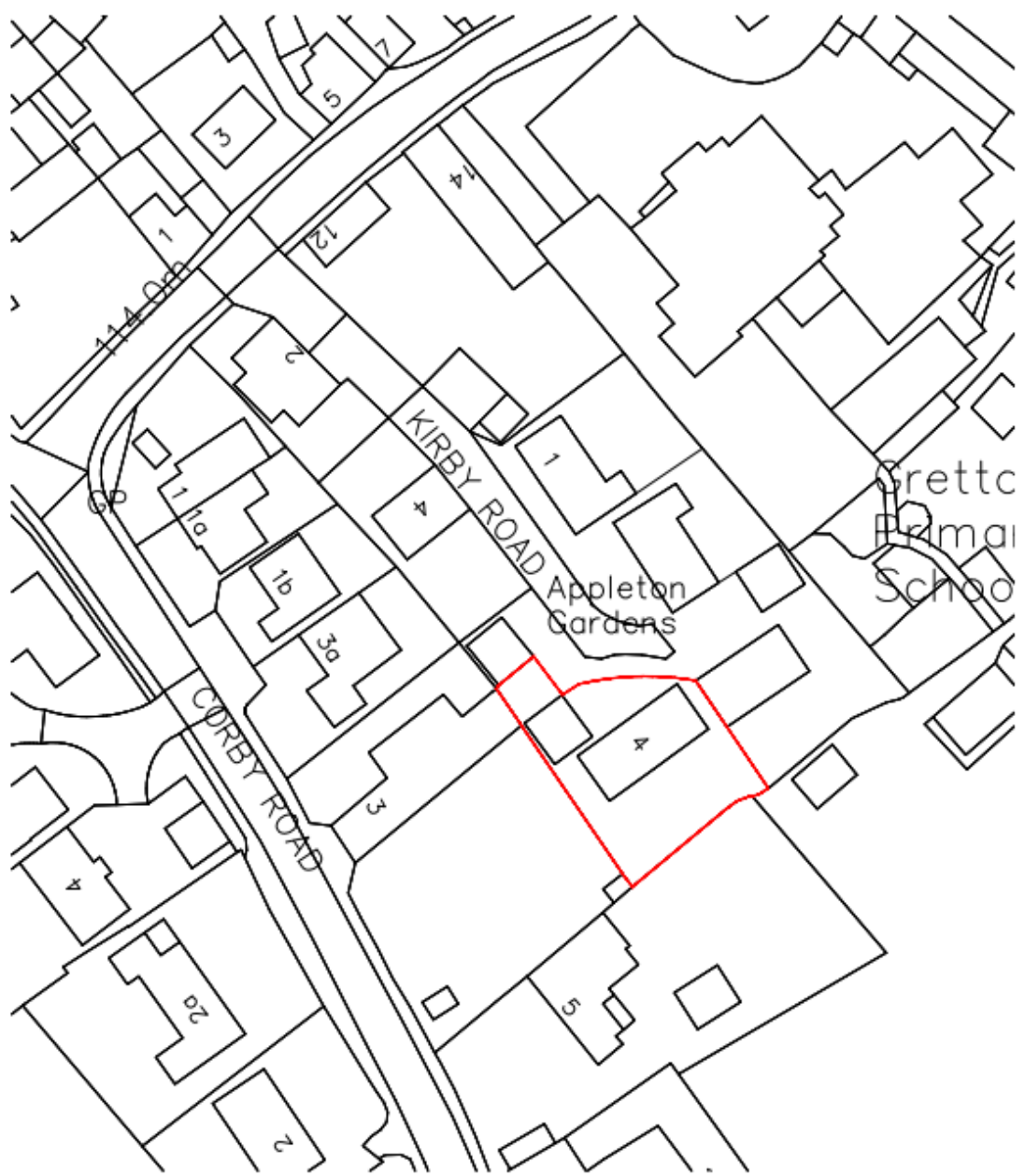
1. The in-situ window development shall be retained in accordance with the plans and details hereby approved, unless otherwise agreed by the Local Planning Authority.
Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Schedule of Plans

FLOOR PLAN _ ELEVATIONS 0010/20/FA 22.02.2023

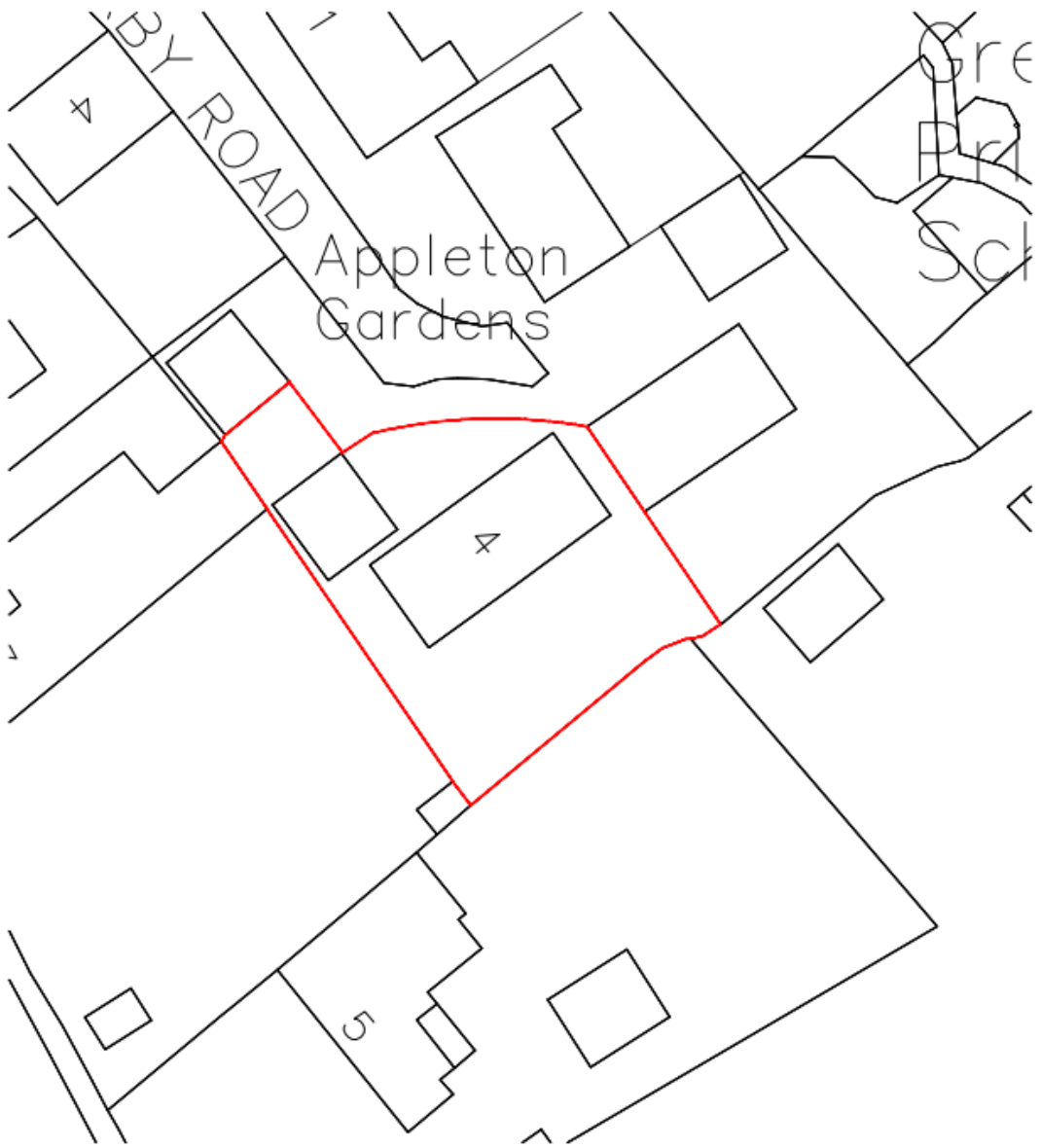
11 Informatives

1. In dealing with the application the Council has taken into account the National Planning Policy Framework 2021, the Joint Core Strategy Adopted July 2016, Part 2 Local Plan for Coby 2021, and any relevant material considerations.

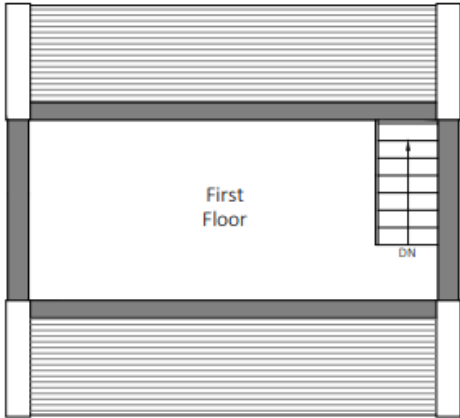


LOCATION PLAN
1:1250

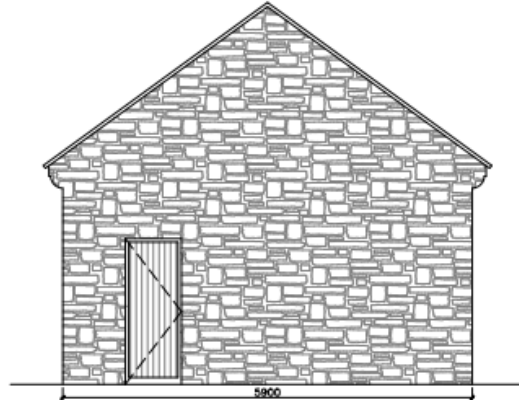




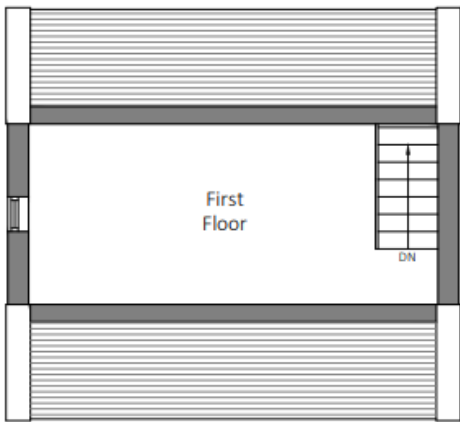
SITE PLAN
1:500



EXISTING FIRST FLOOR PLAN
1:50



EXISTING LEFT ELEVATION
1:50



PROPOSED FIRST FLOOR PLAN
1:50



PROPOSED LEFT ELEVATION
1:50