

North Northamptonshire Planning Committee (South) 19 July 2023

Application Reference	NE/23/00424/FUL
Case Officer	Chris Spong
Location	5 Dovecote Drive, Little Addington, Kettering NN14 4BE
Development	Extension to lower ground floor garage, bedroom extension over garage, single storey rear extension
Applicant	Mr Steve Baker
Agent	Copper Beech Architecture - Anna-Louise Jardine
Ward	Irthlingborough
Original Expiry Date	9 June 2023
Agreed Extension of Time	19 June 2023

Scheme of Delegation

This application is brought before the Planning Management Committee (South Area) because it falls outside of the Council's Scheme of Delegation. This is because a material written objection has been received from Little Addington Parish Council that is contrary to the Officer's proposed recommendation in terms of visual impact and impact on neighbouring amenity.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 Extension to lower ground floor garage, bedroom extension over garage, single storey rear extension

3. Site Description

- 3.1 The site is located within an exclusively residential area of south-western Little Addington and comprises a split level bungalow with lower ground garage space and habitable space and a small terrace above. The dwelling itself is significantly setback from the highway to provide off-road parking for several vehicles but is sited centrally within the moderately sized rectangularly shaped plot (which tapers to the north-east).
- 3.2 The dwelling is constructed in a tan coloured brick with grey interlocking concrete roof tiles and white uPVC windows. Due to the topography of the surrounding area, the property also features an integral garage as part of the lower ground floor.
- 3.3 Despite minor variations in architectural features, the surrounding cul-de-sac is generally characterised by dwellings of a similar design, scale and massing to that of the application property. To the south-west of the site is open countryside.

4. Relevant Planning History

- 4.1 71/0164//OTR – Nine bungalows and garages – Approved – 24.03.1972
- 4.2 73/0098//OTR – Nine bungalows and garages – Approved – 04.05.1973.
- 4.3 84/00426/FUL - Side extension and covered passageway – Approved – 25.04.1984

5. Consultation Responses

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

5.1 Little Addington Parish Council

Objection received 22.05.23 summarised as follows:

1. Covenants on all properties in Dovecote Drive which prohibits the parking of camper vans or motor homes on the properties.
2. The proposed terrace on the garage gives visibility into other people's properties and invades their privacy
3. Enlarging the property is not in keeping with the rest of the properties on the street
4. There is inadequate parking for the proposed bedroom capacity of the dwelling.

Officer response to Parish Council comments:

1. The covenant on all properties is a civil matter so cannot be given weight as part of the determination.
2. The terrace would overlook the front garden areas which are already visible from the public realm. In terms of the specific impacts on No.4

the terrace would be approximately 8 metres away and at quite an acute angle. The terrace would not be set high enough to introduce views down onto neighbouring dwellings. In addition, a relatively mature tree would also provide heavy screening to further prevent views into the nearest neighbouring windows from the terrace.

3. Although the proposal would protrude by an additional 2 metres, No's 4 and 1 have carried out similarly designed extensions.
4. The Highways team has no objection due to no intensification or increase in the number of parking spaces being required, as set out in the Northamptonshire Parking Standards document. The existing driveway and garage would in itself provide sufficient parking provision.

Additional comments from Little Addington Parish Council received 19.06.23 summarised as follows:

1. Queried whether the planning permission could include a condition that the motorhome is not parked at the property and if this would be enforceable.
2. The gardens at the front of the properties on Dovecote Drive are open. The proposed terrace looks down on Nos 1, 2, 6, 7 and 8. The angle of view depends on which way someone is looking and is not necessarily at an acute angle. The tree in question could easily be felled at a later date.
3. The extensions to Nos 1 and 4 have been above the garage without extending the garages forward. The verandas on these garages have been removed and there is therefore no external viewing platform at this level.
4. Happy with the parking arrangements. If the motorhome was parked at the property at a later date, how could the covenant be enforced?

5.2 Neighbours / Responses to Publicity

4 objections/ comments have been received which are summarised as follows:

- Covenant on all properties within Dovecote Drive which prevents residents from keeping motor homes on garden of respective properties.
- Impact on privacy/ overlooking caused by the extended terrace
- Impact on amenity due to the side of the garage obstructing light

5.3 North Northamptonshire Council – Highways

Comments received 28.04.23: The LHA can confirm no observations or objections to this application as the proposal does not demonstrate any intensification or increase in the number of parking spaces require.

5.4 North Northamptonshire Council – Ecology

Comments received 12.06.23: A check on the decision support tool below, for the address on the application form, indicates the need for a preliminary bat roost assessment of the building/structure to be affected, which will

inform the need for subsequent surveys. This PRA should be done by a suitably qualified ecologist.

Officer response to the Ecology Teams comments: Clarification was sought in order to establish the necessity of a preliminary roost assessment given that the proposal is for relatively minor works to an occupied 1970s dwelling. Justification specifically relating to the proposal was requested.

Additional comments from the Ecology Team received summarised as follows: The advice provided on the 12.06.23 still stands with reference made to the Wildlife and Countryside Act 1981.

6. Relevant Planning Policies and Considerations

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)
4 (Biodiversity and Geodiversity)
8 (North Northamptonshire Place Shaping Principles)

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

EN1 (Spatial Development Strategy)
EN13 (Design of buildings/ Extensions)

6.5 Other Relevant Documents

North Northamptonshire Council - Householder Extensions Supplementary Planning Document (SPD) (2020).
Northamptonshire Parking Standards (2016)
Biodiversity SPD (2015)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters

7.1 Visual Impact

7.1.1 Front extension

The two-storey front extension would protrude from the existing elevation of the application property by approximately 2.2 metres allowing for an increase in floor area in both the garage (lower ground floor) and the master bedroom

(ground floor). The ground floor extension would also reposition the existing terrace element.

7.1.2 The proposed works would be highly visible from the public realm and would therefore contribute significantly to the street scene. Although two-storey front extensions are not normally appropriate, given the relatively unique design of the property (i.e. split level), the moderately sized plot and the sloping topography, a two-storey extension would be appropriate and respond well to the local topography and the overall form, character and landscape setting of the streetscape..

7.1.3 The proposed works would essentially shift the existing elements of the property forward, simultaneously retaining existing elements (a small terrace area and its associated access) whilst also introducing new features (a gable end roof and small glass balustrade). The extension would only partially extend beyond the footprint of the existing building and would have ridge height lower than that of the host dwelling. As such, the extension would be subservient in both its built form and proportion with the original property. In addition, similarly designed gable front extensions have been constructed at both No.4 and No.1 Dovecote Drive. As such, the scheme would respond well to site's immediate and wider context.

7.1.4 Single storey rear extension

The flat roof rear extension would protrude from the rear elevation of the application property by approximately 2.2 metres with the proposed canopy infilling the space between the proposed extensions and the existing single storey side extension.

7.1.5 Whilst the geometry of the flat roof extension would not match that of the host dwelling, it would be constructed from materials that match that of the existing thereby lessening any significant visual impact. In addition, single storey flat roof extensions are not uncommon and can generally be achieved without an application for planning permission. In any case, the proposed works would be at the rear elevation of the property and therefore not readily open to views in the street scene thereby mitigating any adverse impact on the character and/ or appearance of the surrounding area.

7.1.6 Similarly, the proposed canopy would be lightweight and would also be almost entirely screened from the street scene by the host dwelling.

7.1.7 In light of the above, it is considered that all of the proposed works would conform to Policy 8 (d) (i) and (ii) of the North Northamptonshire JCS, paragraph 130 of the NPPF.

7.2 **Impact on Neighbouring Amenity**

7.2.1 Front extension

The guidance contained within the adopted Householder Extensions SPD states that "...extensions should not be too tall when they are close to adjacent properties and they should be set in slightly from the boundary line... Roofs will ideally be designed to slope down towards the boundary to help minimise any impact...". As shown by drawing '23-0303-07 – Proposed Block Plan' the extension and terrace would be approximately 5 metres from

the shared boundary. In addition, as shown by drawing '23-0303-06B – Proposed elevations' the roof would slope towards the boundary line. Therefore, in broad terms, the extension would comply with the adopted SPD in terms of impact on amenity.

7.2.2 In terms of available light, the SPD states that “...*where there is a side wall or roof higher than 3 metres, this part of the extension should not extend beyond a line taken at 45 degrees from the middle of the closest front or rear facing ground floor windows...*”. Although the angle has not been provided as part of the submitted drawings, manual measurements show that the proposed extension would be well within the necessary 45-degree angle from the closest front-facing window of No.4 Dovecote Drive. In any case, a relatively large and mature tree is positioned close to the shared boundary of the application property and No.4 and as such, significantly screens the majority of the proposed extension from the adjacent dwelling.

7.2.3 In terms of overlooking, it is recognised that the terrace has the potential to overlook the front gardens of Dovecote Drive. However, considering that the front gardens of Dovecote Drive are all already visible from the public realm and that a large terrace is already an existing element of the original dwelling, the repositioning of the terrace would not significantly increase any overlooking. Whilst concerns have been raised regarding possible overlooking from the terrace directly into the windows of No.4, the angle would be extremely acute with views being almost entirely blocked by the aforementioned mature tree. Although the Parish Council has suggested that the tree could be felled (see paragraph 5.1), given the acute angle, even if the tree was to be removed in the future, the level of overlooking would still not be severe enough to warrant the refusal of this planning application.

7.2.4 Single storey rear extension

The extension would be single storey in height and approximately 3 metres away from the eastern shared boundary. Due to the proximity, orientation and relationship of the proposal to existing neighbouring dwellings the proposal would not result in an adverse impact to the neighbour as a result of loss of light, privacy or outlook.

7.2.5 Whilst the proposed canopy would be closer (approximately 2 metres from the boundary) its lightweight form would sufficiently mitigate any significant impacts on neighbouring amenity in terms of overbearing/ overshadowing implications.

7.2.6 With the above considered, all aspect of the proposal would conform to Policy 8 (e) (i) and (ii) of the North Northamptonshire JCS and the guidance contained within the Householder Extensions SPD.

7.3 **Highways matters**

7.3.1 The Parish Council has raised concerns with the impacts on parking provision stating that “There is inadequate parking for the proposed bedroom capacity of the dwelling”, however the Highways team has raised no objection to the proposal stating that “...the proposal does not demonstrate any intensification or increase in the number of parking spaces required.” This follows the advice given in the Northamptonshire Parking Standards

document which states that no additional parking provision is required when increasing a property from 3 bed to four bed.

- 7.3.2 Given that the large garage would remain (and be extended) and that the remaining 20m driveway would also be able to provide sufficient off-road parking for 3 vehicles (as per page 22 of the Parking Standards) the impact on parking is considered to be acceptable.
- 7.3.3 Updated comments from the Parish Council (see paragraph 5.1) confirm that, following additional clarification, their original concerns regarding the parking provision have been addressed.
- 7.3.4 The proposal would therefore comply with Policy 8 (b) of the North Northamptonshire JCS in terms of satisfactory parking, servicing and manoeuvring.

8. Other Matters

- 8.1 Neighbour comments (Covenant preventing motorhome storage): All of the neighbour objections refer to an existing covenant that prevents residents of Dovecote Drive from storing motorhomes within their respective curtilages. This is a civil matter and as such falls outside the remits of this application for planning permission. Therefore, the concerns cannot be given weight. However, in order to appease the concerns, the applicant/ agent has amended the annotation on drawing '23-0303-03D' to confirm that the motorhome would be stored elsewhere and that the alteration to wall is to allow for temporary parking for loading/ unloading.
- 8.2 Parish council comments (Planning condition to prevent motorhome parking): As part of their updated comments, the Parish Council requested that (should the application be approved) a planning condition be added to prevent the parking of a motorhome on the driveway. As this is not a planning matter, a Planning condition would not meet the legal test of 1) Necessary, 2) Relevant to Planning or 4) Enforceable. The Parish council have been reminded that this is a civil/ legal matter as does not fall within the jurisdiction of Planning.
- 8.3 Ecology: Requests for additional information are being received for of applications without any relevant justification from the Ecology team. Given that a rear extension of up to 4 metres in height could be constructed under permitted development (and would therefore involve alterations to the roofslope) the request for a PRA is considered to be onerous and unreasonable for a development of this nature, No weight has been attributed to Ecology teams' request.

9. Conclusion / Planning Balance

- 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

- 10.1 That planning permission be GRANTED subject to conditions.

11. Conditions

- 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 in accordance with the details provided in the application form (14.04.23) and following plans:

- '23-0303-07 – Proposed Block Plan & Site Location Plan' – 14.04.23
- '23-0303-06B – Proposed Elevations' – 14.04.23
- '23-0303-03D – Proposed Floor Plans' – 22.05.23

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