

## North Northamptonshire Planning Committee (South) 18 October 2023

<b>Application Reference</b>	<b>NE/23/00900/FUL</b>
<b>Case Officer</b>	<b>Erika Davies</b>
<b>Location</b>	<b>13 Church Street, Woodford, Kettering, NN14 4EX</b>
<b>Development</b>	<b>Demolition of an existing single storey flat roof extension and its replacement with a new single storey flat extension.</b>
<b>Applicant</b>	<b>Mr and Mrs Graeme Kane</b>
<b>Agent</b>	<b>Davis Smith – Design Principle Studio</b>
<b>Ward</b>	<b>Irthlingborough</b>
<b>Original Expiry Date</b>	<b>17 October 2023</b>
<b>Agreed Extension of Time</b>	

### List of Appendices

**Appendix A – Location plan**

**Appendix B – Proposed plans**

### Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because

#### **1. Recommendation**

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- 1.1 That planning permission be **GRANTED** subject to conditions.

#### **2. The Proposal**

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- 2.1 The proposal involves the demolition of an existing single storey flat roof extension and the construction of a single storey flat roof rear extension to serve as a garden room.

- 2.2 The extension is proposed to project 4.830m from the rear wall, and measure 5.39m in width and 2.7m high at eaves.
- 2.3 The extension is proposed to follow the line of the existing side elevation to form a slightly larger extension than the existing single storey rear extension.
- 2.4 The extension is proposed to be fitted with patio doors to the rear and Eastern side elevation, and two roof lights which would provide skyward views and daytime illumination.

### **3. Site Description**

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- 3.1 The host dwelling is a detached two storey pitched roof dwelling, built on clipped limestone and lime mortar with a part concrete part slate tiled roof, sited on a large plot within a residential area of Woodford, surrounded by properties of various scales and designs.
- 3.2 Due to the topography of the land, the dwelling sits at a higher level than the public highway and higher than the dwellings to the South East at Nos 20, 22, 24 & 26 Church Street and the dwelling at 15 Church Street, and slightly higher than the dwelling at No. 17 Bakers Lane.
- 3.3 The existing rear extension projects 4.64m from the western corner of the host dwelling and onto the rear garden and has a width of 5.72m, and it is fitted with patio doors to the rear and a door to the east elevation.
- 3.4 There are two small outbuildings to the front of the site, one serving as a garage attached to a part brick, part stone build out-house with a pantile roof.
- 3.5 The site is located within the Woodford Conservation Area, opposite a listed building at No. 22 Church Street.
- 3.6 During site visit it was noted that the rear portion of the site is well screened by trees, shrubs and hedges, however the existing single storey extension is partially visible from the public highway.

### **4. Relevant Planning History**

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- 4.1 14/02117/FUL - Proposed alteration, works, rear extension and demolition of garage to dwelling – Permitted – 23.12.2014
- 4.2 19/00420/FUL - Replacement windows and rear door – Permitted – 03.05.2019
- 4.3 NE/23/00901/FUL - Demolition of an existing garage and attached storage building and its replacement with new garage and storage structure with a self-contained playroom above. – Pending consideration

### **5. Consultation Responses**

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

- 5.1 Parish Council  
No comments received
- 5.2 Neighbours / Responses to Publicity  
11 Neighbours were notified, a site notice displayed for 21 days, and the proposal advertised on the NVN.  
  
No comments were received
- 5.3 Nature Space  
It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the Red Impact Risk Zone, as modelled by district licence mapping, it is recommended that an informative is attached to planning consent.
- 5.4 Senior Conservation Officer  
No comments were received.
- 5.5 County Archaeology Advisor  
No comments.

## **6. Relevant Planning Policies and Considerations**

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- 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)  
Policy 1 – Presumption in Favour of Sustainable Development  
Policy 2 – Historic Environment  
Policy 8 – North Northamptonshire Place Shaping Principles  
Policy 9 – Sustainable Buildings and Allowable Solutions
- 6.4 Emerging East Northamptonshire Local Plan (LPP2) (2021)  
EN1 – Spatial Development Strategy  
EN13 – Design of Building / Extensions
- 6.5 Neighbourhood Plan  
N/A
- 6.6 Other Relevant Documents  
Householder Extensions SPD  
Sustainable Design

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact and Impact on the Conservation Area
- Impact on Neighbouring Amenity
- Highway Matters

### **7.1 Principle of Development**

7.1.1 The proposal is for the extension of a residential property within the confines of the land associated with it. The principle of such development is acceptable.

### **7.2 Visual Impact and Impact on the Conservation Area**

7.2.1 The proposed works would be partially visible from the street, however due to their modest scale, complementary design and matching materials, as well as the low level screening provided by the existing landscaping, the proposed works would not have a detrimental visual impact on the character and appearance of the surrounding area.

7.2.2 The proposed development would be visually subservient to the existing dwelling. The design and layout of the proposal would maintain the symmetry and character of the existing dwelling, the flat roof would sit lower than the existing roof and the rooflights would not cause any detrimental impact visually due to their modest scale and set back position. The rooflights would not be prominent visually, as such they would not result in any significant visual harm on the character and appearance of the surrounding area.

7.2.3 Likewise, the scale and design of the proposed extension do not result in any visual harm on the character and appearance of the surrounding conservation area.

### **7.3 Impact on Neighbouring Amenity**

7.3.1 As the proposed extension is single storey, the proposed height and bulk would not result in any significant overshadowing of the surrounding properties. Similarly, due to the modest scale of the proposed extensions, no overbearing impact would occur.

7.3.2 The single storey rear extension is proposed to be fitted with patio doors to the rear and east side elevation, however due to the positioning and distance to the neighbouring property at No. 17 Bakers Lane there is no significant impact on additional overlooking resulting from the addition of the patio doors.

7.3.3 There are two rooflights proposed on the flat roof of the proposed extension. These windows would provide skyward views and would not result in any direct overlooking of adjoining plots.

## **7.4 Heritage**

- 7.4.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 7.4.2 The council is required by Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.
- 7.4.3 As stated on point 7.2.2 the proposed extension is single storey and is screened by the existing trees and shrubs in the rear portion of the site. The extension would replace an existing single storey rear extension on a similar footprint.
- 7.4.4 The proposed extension would sit more comfortably in relation to the existing dwelling as the extension would be more aligned with the side elevation of the existing dwelling.
- 7.4.5 Therefore, it is considered that the new single storey rear extension would not have a severe impact on the conservation area and the listed building opposite the application site than the existing as the existing extension.

## **8. Other Matters**

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- 8.1 Neighbour comments: No additional points raised.
- 8.2 Equality: There are no equality issues in relation to the proposed development.

## **9. Conclusion/Planning Balance**

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- 9.1 The proposed extension is considered to be in keeping with the design of the host dwelling and it would be visually subservient to the existing dwelling, the extension would be of similar scale to the existing single storey rear extension but it would be constructed at an angle that would allow for a continuation of the existing side elevation and would make for a more visually appealing feature.

## **10. Recommendation**

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- 10.1 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.

## **11. Conditions**

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- 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 using materials to match the existing dwelling and retained in that manner in perpetuity.

Reason: In the interests of visual amenity.

- 3 The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:
- Application form received 22 August 2023;
  - Location and site plan received 22 August 2023;
  - Proposed site plan received 22 August 2023;
  - Existing floor plans received 22 August 2023, drawing number 1188 X PL 00 GA.P1;
  - Existing elevations received 22 August 2023, drawing number 1188 X LE 01.P1
  - Proposed floor plans received 22 August 2023, drawing number 1188 P PL 00 GA.P1
  - Proposed elevations received 22 August 2023, drawing number 1188 P LE 01.P1

## 12. **Informatives**

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- 1 The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.