

**North Northamptonshire Area Planning Committee  
(Thrapston)  
20 September 2021**

<b>Application Reference</b>	<b>NE/21/00677/FUL</b>
<b>Case Officer</b>	<b>Jennifer Wallis</b>
<b>Location</b>	<b>29 High Street, Stanwick, Northamptonshire</b>
<b>Development</b>	<b>Proposed single storey front and side extension, first floor extensions above garage and existing utility/dining room. Removal of columns and arches to the side/rear of the property.</b>
<b>Applicant</b>	<b>Mr And Mrs Rogers</b>
<b>Agent</b>	<b>Blueprint Architectural Design - Miss K Davis</b>
<b>Ward</b>	<b>Raunds</b>
<b>Overall Expiry Date</b>	<b>22 June 2021</b>
<b>Agreed Extension of Time</b>	<b>24 September 2021</b>

**Scheme of Delegation**

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Officer's recommendation is contrary to the Parish Council's objection.

**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 application proposes the erection of a single storey front and side extension to accommodate a utility room and family area at ground floor.

- 2.2 A first-floor extension above the existing garage is proposed to accommodate a bedroom and en-suite. A further first floor extension is proposed over the existing utility/dining room to create an enlarged bedroom and study.
- 2.3 The application also proposes the removal of existing columns and arches to the side/rear of the property and is to be constructed in brick and tile to match the existing with off-white render.
- 2.4 Amended plans have been submitted during the determination of the application reducing the height of the first-floor extension over the garage to match the ridge height of the existing property.

### **3. Site Description**

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- 3.1 The building is a modern two storey, detached dwelling sited at the head of a cul de sac serving a small development to the north of High Street. The property is constructed in buff brick and is roofed in concrete tiles with an adjoining double garage. The immediate area is residential and characterised by similar dwellings.

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

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- 4.1 94/00138/FUL – Single storey rear extension - Approved - 19.04.94.
- 4.2 90/00869/FUL – Convert garage to games room and erect new garage – Approved - 26.10.87.
- 4.3 87/00934/FUL – Two storey extension – Approved - 26.10.87

### **5. Consultation Responses**

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

#### **5.1 Stanwick Parish Council**

The Parish Council objects to the application as the extension does not appear to be subordinate to the existing dwelling and will be overbearing on the site. The Parish Council is of the opinion that any concerns raised by adjoining residents be resolved.

#### **5.2 Neighbours / Responses to Publicity**

Letters sent to eleven properties. One letter of representation has been received objecting on the following grounds;

Objection to the first-floor extension being added above the garage which raises the roofline of this part of the property by approximately 2.5 metres and well beyond the original roofline of the 2 storey part of the property. The level of the roofline is significant because of the impact an extended roofline would have on the neighbourhood and the harm it would do to the character of the area. In particular when viewed from the south west the raised roofline obscures the view across the village towards the church.

The church continues to "dominate" the character of the local area because (in general) care has been taken in approving planning permissions to ensure that the height of buildings in the area does not change this. This is further evidenced in the history of planning permission for the surrounding properties (build at the same time in the same style).

The existing north elevation extension ridgeline is not the original ridgeline. Number 35 High street is already a significantly extended property which has an existing two storey extension on the north elevation. This earlier extension has already raised the ridgeline of the dwelling above the original ridgeline.

*On receipt of amended plans;*

Continue to object to the planned addition of another storey above the garage. As a split level, 3 storey dwelling this additional level creates 2 1/2 storeys overall and it is difficult to see the circumstances in which the plans would not cause overbearance - even if subordinate to the existing building. The drawings show the ridgeline of the extension to be in line with the level of the original ridgeline of the property - clearly not subordinate.

As well as overbearance, the extension also impacts on the spacing between properties and the corresponding character and setting of the surrounding area. (In particular the views of Stanwick Church).

The drawings showing the elevations and ridgelines for previous extensions are incorrect. It is therefore not clear whether the measurements are correct or what they apply to. So, the planning statement "All levels are to run flush with existing dwelling" is at best ambiguous and at worst misleading.

### 5.3 Highways (LHA)

The LHA confirms no observations as there are no further requirements for a dwelling with 4 plus bedrooms.

## **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 4 – Biodiversity and Geodiversity  
Policy 5 – Water Environment, Resources and Flood Risk Management  
Policy 8 - North Northamptonshire Place Shaping Principles
- 6.4 Emerging East Northamptonshire Part 2 Local Plan (LPP2) – Submission Draft March (2021)  
Policy EN1 – Spatial Development Strategy  
Policy EN13 – Design of Buildings/Extensions
- 6.5 Neighbourhood Plan – Stanwick Neighbourhood Plan (NP) (2017)  
No relevant policies
- 6.6 Other Relevant Documents  
Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)  
Householder Extensions Supplementary Planning Document (June 2020)

## **7. Evaluation**

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The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenity
- Impact on Highway Safety and Parking
- Other issues

### **7.1 Visual Impact**

- 7.1.1 National guidance contained within the NPPF states that Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy 1 of the North Northamptonshire Joint Core Strategy seeks to secure sustainable development and Policy 8 requires new development to comply with a number of sustainable principles including being of a high standard of design.
- 7.1.2 Planning permission is sought for the erection of a single storey front and side extension to accommodate a utility room and family area at ground floor with a first-floor extension over the existing utility/dining room to create an enlarged bedroom and study. The proposed frontage extension has been designed to be subordinate to the main dwelling and constructed in materials to match. The proposed first floor extension to the frontage would be sympathetic in scale and design to the host property.

- 7.1.3 Set back from the frontage of the site is a proposed single storey flat roof, with roof lantern above, rendered extension. The single storey flat roof extension would be set back from the site frontage and partially screened by the proposed utility room. Situated within the rear garden area the extension would only be partially visible within the public realm. Due to the scale and design of the proposed single storey extension the development would remain sympathetic to the character of the host property and would not have an adverse impact upon the surrounding area.
- 7.1.4 A first-floor extension is proposed above the existing garage, to be served by two gabled dormer windows. Amended plans have been submitted to reduce the height of the proposed extension to be in line with the ridge height of the main property, previously the extension projected above the existing ridge line. The application site sits lower than the highway and the accommodation is over split levels. The existing property has various roof heights and slopes to the north as the land levels drops away.
- 7.1.5 The Council's Householder Extensions Supplementary Planning Document (June 2020) advises that side extensions should be set back from the front of the house and the ridge line should be slightly lower than the existing to help maintain the proportions of the original dwelling. The proposed first floor extension above the garage would be at the same height as the main ridge of the property and as such would not be subordinate in height. The extension would be set back within the site and over the existing garage which is sited to the rear of the property. The property is sited at the turning head of a cul-de-sac on lower ground than the neighbouring properties to the south and with ample spacing around the property. As such the impact of terracing would be avoided.
- 7.1.6 Sited on a lower level to properties to the south the impact of the ridge height over the garage would be reduced. Furthermore, the property is designed over split levels and as such the design of the extension would complement the design of the host property.
- 7.1.7 Concern has been expressed with regards to the extension being overbearing and not subordinate to the main property. There is also concern over the spacing between properties and impact on views of the church. The first-floor extension above the garage is not subordinate but would be set back within the site and as such would not be over dominant within the streetscene and would not create any terracing effect. Due to the change in levels across the site it is not considered that the proposal would have any overbearing impact. The property is sited within a relatively large site and the majority of the first-floor extension is sited over the existing footprint of the building and as such the spacing between properties is maintained. The church lies to the north east of the site, some distance from the application site. Whilst some of the views across the site might be slightly disrupted the proposal would not have a significant impact upon the setting or visibility of the church.
- 7.1.8 For these reasons the proposed extension would not result in a detrimental visual impact on the character and appearance of the street scene, the host dwelling or the surrounding area.

## 7.2 Impact on Neighbouring Amenity

- 7.2.1 The NPPF and Policy 8 of the Joint Core Strategy (2016) seek to protect amenity of neighbouring users. The policy also seeks to ensure residential amenity is not harmed as a result of development; the NPPF within the core principles states that planning should "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".
- 7.2.2 The application proposes various extensions and alterations to the property. To the north east, over the existing garage, is a proposed first-floor extension. To the northeast is the rear garden of No. 23 High Street. The first-floor extension is some distance from the rear of this property and off set from the shared side boundary. The proposed first-floor extension over the garage has been designed with no first floor windows, with three roof lights proposed within the roof slope of the extension. Due to the orientation of the property to the north east and distance separations involved, the proposal would not have any adverse impact on the residential amenity of No. 23.
- 7.2.3 To the south is No. 27 High Street, which has the rear aspect facing the application site. The first-floor extension over the garage has been designed with no windows in the end gable facing No. 27. The garage is angled away from the rear of the No. 27 and separated by the driveway and boundary treatment. No. 27 sits elevated to the application site and due to the design, orientation and distance separation it is not considered that the proposed first floor extension to the garage would have any adverse impact on the residential amenity of No. 27. The proposed single storey and first floor extension to the west of the property will be set back into the site away from the shared boundary and would not create any greater impact to No. 27 than the existing property.
- 7.2.4 The application also proposes a first floor and single storey extension to the west of the host property. Adjoining the site to the west is No. 31 High Street which has recently been granted planning permission for a first-floor extension over the garage, to the east of the site. The proposed single storey extension to the side is of such a scale and design as to have no adverse impact on the residential amenity of No. 31. The proposed first floor over the existing utility/dining area would create an additional bedroom with additional first floor windows serving a bedroom and en-suite. These windows would only overlook the frontage driveway to No. 31 and would not impact on the privacy of the occupants of the neighbouring property. There is an existing bedroom window in the front elevation of the application property and the additional windows would not create any greater overlooking or impact to No.31.
- 7.2.5 To the north of the site are properties on Spencer Parade which are separated by the garden to the host property and boundary treatment. The properties are some distance from the proposed single storey/first floor extension to the north west and would be screened by the host property from the first-floor extension to the garage. As a result, properties to the north are sufficient distance from the proposed extension so as not to be adversely affected by the development.

7.2.6 Dwellings to the southwest within the cul-de-sac are sufficient distance from the proposed development so as not to be adversely affected.

7.2.7 Having regard to the above it is considered that the proposal would not impact significantly upon neighbouring properties and a satisfactory relationship would remain.

### **7.3 Impact on Highway Safety and Parking**

7.3.1 The property has an existing driveway to the frontage of the property with ample off-street parking and an adjoining double garage. The application proposes an extension over the existing garage with the parking at ground floor retained. The application would result in the increase in bedrooms to the property, however, sufficient parking would be available within the curtilage of the site. The existing parking to the frontage of the property would be unaffected by the development.

7.3.2 Accordingly, there is no impact on the existing parking provision to the frontage of the site and the development would not impact upon highway safety.

### **7.4 Ecology**

7.4.1 The application site has no record of any protected species and, being mainly of private garden land, is considered to be of low biodiversity potential. There has been no representation with regards to biodiversity from any third party or the Council.

7.4.2 Policy 4 of the North Northamptonshire Joint Core Strategy 2016 requires all development to safeguard existing biodiversity. The proposal is minor in nature and would have a neutral impact upon biodiversity. Therefore, the proposal is considered to be in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy 2016.

### **7.5 Flooding**

7.5.1 The application site is in Flood Zone 1, which means it has a low probability of flooding. In terms of drainage, the proposal would result in limited additional hard surfaces and there should therefore be no additional impact from surface water run-off. The proposal is therefore considered acceptable and complies with Policy 5 of the North Northamptonshire Joint Core Strategy 2016.

## **8. Other Matters**

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8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

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

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9.1 In this instance the proposed ground and first floor extensions are not considered to cause significant harm that would outweigh the economic, social and environmental benefits of the proposal, therefore given the current policy position, the proposed development is considered to be compliant with relevant national and local planning policy as:

- Is of an appropriate scale and design;
- Would not have a harmful impact upon the character and appearance of the area;
- Would not have a significantly detrimental impact upon the amenity of neighbours;
- Would not have a harmful impact upon highway safety;
- Would be acceptable in terms of flood risk;
- Would safeguard existing biodiversity; and
- There are no other material planning considerations which have a significant bearing on the determination of this application

## **10. Recommendation**

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10.1 Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore recommended that Planning Permission be GRANTED subject to conditions.

## **11. Conditions**

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1 The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

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 strictly in accordance with the following documents:

- Site Location and Block Plan, 20-174-12, as received by the Local Planning Authority on 21<sup>st</sup> April 2021; and
- Proposed Ground Floor Plan, 20-174-04D, as received by the Local Planning Authority on 24<sup>th</sup> May 2021; and
- Proposed First Floor Plan, 20-174-05C, as received by the Local Planning Authority on 24<sup>th</sup> May 2021; and
- Proposed Elevations, 20-174-08D, as received by the Local Planning Authority on 24<sup>th</sup> May 2021; and
- Proposed Elevations, 20-174-07E, as received by the Local Planning Authority on 24<sup>th</sup> May 2021.

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



- 3 The development hereby permitted shall be finished externally in materials as detailed on the submitted application form and plans. The approved materials should be maintained and retained in perpetuity thereafter.

Reason: To achieve a satisfactory elevational appearance for the development.

## **12. Informatives**

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N/A