

**North Northamptonshire Area Planning Committee
(Thrapston)
18th October 2021**

Application Reference	NE/21/01093/FUL
Case Officer	Joe Davies
Location	1 Grimmer Walk, Irthlingborough
Development	Two storey extension to rear
Applicant	Mr B Reece
Agent	RMC Designs Ltd - Robert McCracken
Ward	Irthlingborough
Overall Expiry Date	09 September 2021
Agreed Extension of Time	N/A

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation, as there has been an objection from Irthlingborough Town Council (contrary to officer recommendation).

1. Recommendation

- 1.1 That Planning permission is GRANTED subject to conditions.

2. The Proposal

- 2.1 The proposal involves the erection of a two storey extension to the rear of the dwelling with a pitched roof. It would be constructed using matching materials and would have the same ridge and eaves height as the existing dwelling. It would have 2 Juliet balconies to the rear and would have a length of 4 metres and a width of 8.48 metres. At ground floor level, the extension would accommodate an enlarged kitchen and dining area. At first floor level, the extension would accommodate a bedroom and an en-suite bathroom. The number of bedrooms at the property however would remain the same (at 5), albeit some would be slightly larger due to alterations to the internal layout of

the existing part of the property at first floor level.

3. Site Description

- 3.1 The application site comprises a detached dwelling on a cul-de-sac with a driveway to the front and garden to the rear. To the north of the site is the dwelling at 2 Grimmer Walk and to the south are the dwellings at 2 and 4 Evensford Walk. To the west of the site are the dwellings at 33 and 35 Thomas Flawn Road and to the east of the site on the opposite side of the road is the dwelling 7 Grimmer Walk.

4. Relevant Planning History

- 4.1 None relevant

5. Consultation Responses

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

5.1 Irthlingborough Town Council

Object to the application on the grounds of loss of light and amenity to the neighbouring property.

5.2 Neighbours / Responses to Publicity

One letter of objection was received from a neighbour in response to the application. This can be summarised as follows:

- The proposed extension would represent a 90% increase in area on what presently exists, thus impacting on the amount of light received to the neighbour's property from the north.
- A large part of the light reduction would be because the new roof area is so large. We would approve the extension if it had a flat roof.
- The side garage of No 1 Grimmer Walk already forms part of the division between our two properties & is 7.5 metres away from the rear of our house.

5.3 Highways

No objection

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 and Guidance

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 8 - North Northamptonshire Place Shaping Principles
- 6.4 Emerging East Northamptonshire Part 2 Local Plan - Submission Draft March 2021
Policy EN1 – Spatial Development Strategy
Policy EN13 – Design of Buildings/Extensions
- 6.5 Other Documents
Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire Parking Standards (2016)
Domestic Waste Storage and Collection Supplementary Planning Document (2012)
Householder Extensions Supplementary Planning Document (2020)

7. Evaluation

The key issues for consideration are:

- Design, Layout and Impact on the Character and Appearance of the Area
- Highway Safety and Parking
- Residential Amenity

7.1 Design, Layout and Impact on the Character and Appearance of the Area

7.1.1 The proposed extension would be entirely to the rear of the dwelling and would not be prominent from the street scene given the screening effect of the tightly spaced layout of surrounding buildings. Furthermore, it would use matching materials and would have a pitched roof. It is also considered to be of a suitable scale and design in relation to the existing dwelling and given the amount of garden space remaining following the proposed development, it is not considered to represent overdevelopment.

7.2.2 The impact of the proposed development in relation to design and layout is therefore considered to be acceptable and would comply with Policy 2 and Policy 8 (d) of the Joint Core Strategy.

7.2 Residential Amenity

7.2.1 In terms of the impact on the amenity of neighbouring occupiers, there are no side windows proposed on the extension that would overlook neighbouring properties, other than a window serving an en-suite, which will be conditioned to be obscure-glazed and non-opening below 1.7 metres. Furthermore, there are no side windows immediately adjacent to the proposed extension at the neighbouring property at 2 Grimmer Walk that would be impacted upon by loss of light or over-dominance. The proposed extension would be visible from the garden of 2 Grimmer Walk but as it does not extend beyond the east

facing gable of no. 2, its presence would not be unduly overbearing. The impact on this property is therefore considered to be acceptable.

7.2.2 In terms of the impact on the properties on Evensford Walk, the proposed extension is considered to be a sufficient distance away that there would be no significant impact in relation to loss of light or over-dominance being approximately 11.5 metres from number 2 and approximately 13 metres from number 4. Furthermore, the proposed extension would be to the north of both of these properties. Any overlooking over the rear garden of no. 2 would be at an oblique angle and not significantly harmful. The impact on both of these properties is therefore considered to be acceptable.

7.2.3 In terms of the impact on the properties to the rear, on Thomas Flawn Road, the proposed extension would be approximately 20 metres from the rear elevations of these properties and as a result of these separation distances, the impact of the proposed development on these properties is considered to be acceptable. Whilst the Household Extensions SPD (2020) advises that 21m between dwellings is a desirable 'back to back' distance of separation between the rear walls of properties, the judgement in this specific case is that approximately 20m is satisfactory to avoid an unacceptable loss of privacy to neighbouring occupiers. Although the floor levels at Grimmer Walk are slightly higher than the properties to the rear on Thomas Flawn Road, given the distance of the proposed extension from the properties on Thomas Flawn Road, it is considered that this would have no significant impact in relation to loss of light or overlooking. Furthermore, there is a high level of boundary screening between the properties, providing some screening and filtering of views between them.

7.2.4 The impact of the proposed development on residential amenity is therefore, on balance considered to be acceptable and would comply with Policy 8 (e) of the Joint Core Strategy.

7.3 Highway Safety and Parking

7.3.1 There would be no loss of parking provision as a result of the proposed development and there would also be no increase in the number of bedrooms and therefore, no increase in demand for parking provision. Furthermore, with the proposed extension being entirely to the rear of the dwelling, there would be no impact on highway visibility. Highways have also stated that they have no objection to the application.

7.3.2 The impact of the proposed development on highway safety and parking provision is therefore also considered to be acceptable and would be in accordance with Policy 8(b) of the North Northamptonshire Joint Core Strategy 2016.

8. Other Matters

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

- 9.1 The proposed development is considered to be acceptable as it is not considered to cause adverse harm regarding the character of the local area. There would also be no significant adverse impact on either neighbour amenity or highway safety.

10. Recommendation

- 10.1 That planning permission is 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: Statutory requirement under provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans as detailed below:

- Site Layout Plan;
- Site Location Plan;
- Proposed Elevations – 0101A;
- Proposed Ground Floor Layout – 0102; and
- Proposed First Floor Layout – 0103.

Reason: In order to clarify the terms of the planning permission 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.

4. Before the first occupation of the extension hereby approved, the first floor windows on the southern, side elevation, serving the en-suite bathroom shall be fitted with obscured glazing to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent, and any part of the windows that are less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings.