

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

Application Reference	NE/21/01186/FUL
Case Officer	Susie Russell
Location	27 Webb Road, Raunds, Northamptonshire NN9 6HH
Development	Single storey front and side extension and two storey rear extension
Applicant	Mr And Mrs Johnson
Agent	Mr Reed
Ward	Raunds
Overall Expiry Date	28 September 2021
Agreed Extension of Time	28 October 2021

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 Town Council's objection.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 The application proposes a single storey front extension measuring 1.3 metres in depth, by 5.7 metres in width, to match the width of the existing front elevation. It would provide an entrance lobby and enlarge part of the existing lounge. A mono-pitched and tiled roof is proposed with the eaves level at 2.4 metres and a ridge level height of 3.3 metres.
- 2.2 The proposal also includes two new windows in the main dwelling. There is an additional bedroom window proposed in the north side at first floor level

(clear glazed) and a bathroom window at first floor level in the south elevation (obscure glazed). Due to the position, the proposed bedroom window would not be classed as permitted development as it would not be obscure glazed or fixed shut. The additional bathroom window may be permitted development as it would be obscure glazed, but to meet the requirements it would also need to be either non-opening or more than 1.7 metres above the floor level, in order for it to be classed as permitted development.

- 2.3 In addition, a single storey side extension is proposed that would provide a utility and W.C. area off the south side of the kitchen. It would measure 4.2 metres in depth by 2.6 metres wide, with a flat roof approximately 3.4 metres in height.
- 2.3 Finally, a two-storey extension is proposed at the rear. It would measure 3 metres in depth by 5.7 metres in width, to match the existing rear elevation. It would create an open plan dining room on the ground floor next to the existing kitchen, and an additional (fourth) bedroom and en-suite shower room would be provided above at first floor level. The roof slope, height and materials would match the existing pitched roof of the original dwelling.
- 2.4 Amended plans have been submitted during the determination of the application to satisfy the highway requirements and to provide additional dimension annotations on the drawing.

3. Site Description

- 3.1 The application site comprises a detached 1970s dwelling of brick construction with a pitched concrete tiled roof. There is an existing vehicular access serving a driveway which provides ample off-road parking for 3 cars at the front of the property.
- 3.2 The application site is situated in a residential area and is the last property at the northern end of Webb Road, where the road stops. The site adjoins a neighbouring semi to the southern (side) boundary. To the northern (side) boundary is a development of six maisonette style flats and the site directly adjoins the service / amenity area and car park of this flat development, which is accessed off Mallows Drive. There is a slight difference in ground level of around 0.5 metres with the application site at the south on a slightly lower level than the flats to the north.
- 3.3 The surrounding area has properties of various types and designs; mainly comprising a mix of red and buff colour brick. There are semi-detached and detached two storey dwellings and single storey bungalows, as well as two storey flats.

4. Relevant Planning History

- 4.1 75/00368/OUT – Residential development (outline) – APPROVED – 16.04.1975
- 4.2 75/01267/FUL – Residential development (89 houses) – APPROVED – 26.11.1975

5. Consultation Responses

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

5.1 Raunds Town Council

Raunds Town Council seek clarification that the quantity of parking spaces per number of bedrooms and dimensions are in accordance with the NCC Parking Standards 2016. The Town Council object on the grounds of overlooking and loss of privacy to neighbouring amenity space in relation to the window proposed in the existing bedroom as it is not labelled as obscure glazing.

5.2 Neighbours / Responses to Publicity

12 neighbouring properties were notified, and a notice was displayed at the site. Five objection letters have been received. The issues raised are summarised below:

- Overlooking of common garden area of flats;
- Loss of Privacy due to side bedroom window looking out towards common garden area for flats; and
- Guttering and building works encroaching over neighbouring boundary.

A letter was submitted by the applicant, in response to the concerns raised by neighbours and the Parish Council, relating to the side windows, which is summarised as follows:

- The host dwelling has no privacy from the flats as they are on higher ground – they can see into the garden of the application site just from standing in the car park area;
- The second floor flats and windows from the house next door, can also see straight into the garden; and
- One of the residents from the flat has commented about the amount time spent at the fish pond.

5.3 Highways (LHA)

Initial response

The dropped kerb will need to be extended to cover the full extent of the driveway (subject to a maximum 12m length). Standing advice relating to drainage and parking standards to match the number of bedrooms.

Following this response the applicant submitted amended plans to show the existing vehicular crossover to be extended to full driveway, the additional (3rd) parking space, and the drainage.

Further response

The LHA confirms no objections or further observations as there are no further requirements.

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)

Policy 1 - Presumption in Favour of Sustainable Development
Policy 4 - Biodiversity and Geodiversity
Policy 8 - North Northamptonshire Place Shaping Principles

6.4 Emerging East Northamptonshire Local Plan Part 2 (LPP2) – Submission Draft March (2021)

Policy EN1 – Spatial Development Strategy
Policy EN13 – Design of Buildings/Extensions

6.5 Neighbourhood Plan – Raunds Neighbourhood Plan (NP) (2017)

Policy R2 – Promoting Good Design

6.6 Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Northamptonshire County Council - Local Highway Authority Parking Standards (2016)
East Northamptonshire Council - Householder Extensions Supplementary Planning Document (June 2020)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenities
- 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 (JCS) 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 entrance lobby, single storey side extension and two storey rear extension. The proposed single storey front extension would be visible from the public realm, and it has been designed with proportions to be subordinate to the main dwelling and constructed in materials to match. If approved, it is recommended a condition should be added to ensure matching materials are used.
- 7.1.3 The Council's (East area) 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 single storey side extension would have a flat roof rather than a pitched roof, but it would be lower than the existing roof height and considerably set back from the frontage. Furthermore, the single storey extension would only be partially visible from the street and would appear subservient due to its set back position and modest single storey scale.
- 7.1.4 A first-floor window is proposed in the north facing elevation of the existing dwelling to serve an existing bedroom. It would be of a similar appearance, and in a similar position to the existing window in the opposite side (south facing) elevation. There is an additional (obscure glazed) window proposed to the bathroom in the south elevation. These windows would not appear prominent or out of character with the symmetry of the existing windows. These windows would not have a negative visual impact.
- 7.1.5 Situated within the rear garden area, the proposed two storey extension would not be prominent, particularly when viewed from the front of the site, given its position to the rear of the dwelling. Due to the scale and design of the proposed two storey extension, the proposed development would remain sympathetic to the character of the host property and would not have an adverse visual impact on the surrounding area.
- 7.1.6 The pitched roof of the proposed two-storey rear extension would be at the same height as the main ridge of the property. Paragraph 1.8 of the adopted Householder SPD design guidance confirms that rear extensions should be equal in height or lower when related to the original house. This is therefore acceptable. In addition the geometry would match that of the existing.
- 7.1.7 The property is sited at the end of a cul-de-sac on slightly lower ground than the neighbouring two storey properties to the north and with a good amount of space around the property, due to its detached nature. The neighbouring properties are also set in away from the shared boundaries resulting in a feeling of open space, preventing the site from appearing cramped or overdeveloped.

7.1.8 Overall, the proposed extensions are considered to be sympathetic in scale and design to the host property and the proposed windows would not have a detrimental visual impact. For the reasons above, 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 land 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 Front Extension

The detached nature of the host dwelling would mean the proposed single storey front extension would be set away from the neighbouring properties. Also, as the front extension would be modest in scale and height it would not have any adverse impact on the residential amenity of any neighbouring properties. Dwellings to the front (west) within the cul-de-sac, and the rear (east) are a sufficient distance from the proposed development so as not to be adversely affected.

7.2.3 Side Extension

No. 25 Webb Road is the closest neighbouring dwelling and is the adjacent semi-detached property to the southern boundary. This neighbouring property is set away from the shared boundary by around 2 metres and the proposal would be set in from the host dwellings boundary by just under 1 metre. The proposed single storey side extension would be around 2.6 metres closer to this neighbouring property than the existing side elevation, however, it would be single storey in height and would be separated by the driveway and boundary treatment. This would prevent any negative impact on neighbouring amenity. No new windows are proposed to the side elevation facing No. 25 Webb Road.

7.2.4 Rear Extension

The proposed two storey rear extension would have one new window to serve the new en-suite, and the existing bathroom would also have a new window in this south facing elevation at first floor level. These would face out towards the side elevation of No. 25 Webb Road. There is an existing first floor window in the side elevation facing No. 25 Webb Road at first floor level which serves a landing. The two new first floor windows are shown to be obscure glazed on Drawing No. 2111-02-B, received 16th September 2021. The obscure glazing proposed would protect the privacy of the neighbouring dwelling and the occupiers of the host dwelling. Therefore the proposal would not have any adverse impact on the residential amenity of No. 25.

7.2.5 The proposed single storey front, side and two storey rear extension to the north of the property would not create any greater impact to No. 25 than the existing property.

- 7.2.6 The two-storey rear extension would be 10.7 metres away from the shared eastern rear boundary and around 22 metres away from the detached dwelling at the rear, No. 20 Mallows Drive. The orientation, which is offset from the rear garden, together with the separation distance, will prevent the two storey rear extension from having any impact on this neighbouring dwelling.
- 7.2.7 To the north of the site are 6 properties (14-18A Mallows Drive) contained within the two-storey flat building, which are separated by the garden to the host property and boundary treatment. The properties are around 12 metres away from the proposal. There is only one new bedroom window proposed in the first floor (north facing) side elevation of the existing dwelling, that would look out towards the north boundary.
- 7.2.8 This first-floor window would not be obscurely glazed or fixed shut and would overlook the shared amenity area and car park / service yard of Mallows Drive flats. Whilst, one additional window in the side of the existing house would introduce an additional viewpoint, this would not create any greater overlooking or significant negative impact overall. This is because the shared amenity area is already semi-private by nature of the number of residents already overlooking it. The flats are on slightly higher ground and can look out towards the garden of the host dwelling. Some degree of overlooking is not uncommon in a medium to high density residential housing estate. The proposal would not significantly impact on the privacy of the occupants of the neighbouring flats due to the 12 metre separation distance.
- 7.2.9 Having regard to the above, it is considered that the proposal would not impact significantly upon the residential amenity of neighbouring occupiers and would be acceptable.

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 the number of bedrooms at the property, from three to four. However, three parking spaces are already available within the curtilage of the site which would be unaffected by the development. Highways initially commented as only 2 spaces were originally shown on the plans, and the widening of the dropped kerb was not annotated. The plans have been amended to show the additional parking and widening of the existing access. Highways have now confirmed they have no further comments and are satisfied with the proposal. The proposal would accord with the requirements set out in the LHA Parking Standards document.
- 7.3.2 Accordingly, there is no impact on the existing parking provision to the frontage of the site and the development would not have a negative 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.

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).
- 8.2 Neighbour comments: Concerns raised by neighbours relating to the new first floor window proposed in the south facing (side) elevation serving an existing bedroom within the existing part of the dwelling. This has been assessed in the amenity section 7.2 above. The obscure glazing that is specified for the 2 windows in the south facing elevation (towards No. 25) is considered to be sufficient to protect residential amenity.
- 8.3 Overhanging guttering / encroachment over the shared southern boundary: Comments have been received by a neighbour who has stated they believe the proposal would result in overhanging guttering affecting the neighbouring land south of the application site. The extension is shown to be set in around 0.8 metres away from the shared boundary and there is no reason to believe that the associated guttering would overhang the boundary; particularly with a separation distance of this degree. The comments also state that they will not allow access onto their property to dig foundations or do any building works. This not a planning matter and would not be a material consideration. This is a civil matter for this landowner to seek further advice on outside of the planning process.

9. Conclusion / Planning Balance

- 9.1 In this instance, the proposed single and two storey extensions are considered to be of an appropriate scale and sympathetic design, using matching materials and would not have a harmful impact upon the character and appearance of the area. Due to the separation distance, it would not have a significantly detrimental impact upon the amenity of neighbours. It would not have a harmful impact upon highway safety as the existing access would be widened and the additional third off road parking space has now been provided on the submitted plans to the front, in order to meet the requirements of the Local Highway Authority Parking Standards 2016. This was demonstrated on an amended plan, following the initial highway comments, and Highways have since confirmed they are satisfied with the proposal and have no further comments to make.

9.2 Therefore the proposal is considered to be acceptable for the reasons mentioned above, and the concerns raised by the Town Council and neighbours relating to overlooking have been addressed and would not be considered reasonable grounds in order to justify a refusal.

10. Recommendation

10.1 Having regard to the relevant 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

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:

- Application form, received 29th July 2021,
- Location Plan, Existing Site Plan, Floor Plans and Elevations, Drawing No 2111-01, received 29th July 2021,
- Proposed Site Plan, Floor Plans and Elevations, Drawing No. 211 -2 B received 16th September 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 carried out using materials to match those used on the existing building and as specified in the application form and submitted and approved drawings. These materials shall be retained in the agreed manner in perpetuity.

Reason: In the interests of visual amenity.

12. Informatives

None.