

North Northamptonshire Area Planning Committee (Corby) 23rd September 2021

Application Reference	NC/21/00302/DPA
Case Officer	Babatunde Aregbesola
Location	36 Pen Green Lane Corby Northamptonshire NN17 1BJ
Development	Garage conversion to habitable room with a single storey rear extension
Applicant	Mr Tony Poon
Agent	Mr Narinderjit Ubhi
Ward	LLOYD - Lloyds Ward
Overall Expiry Date	15.09.2021
Agreed Extension of Time	28.10.2021

List of Appendices

None

Scheme of Delegation

This application is brought to Planning Committee because more than three objections have been received against the application. Therefore, the application is brought before the Planning Committee for consideration.

1. Recommendation

1.1. That planning permission be GRANTED subject to conditions.

2. The Proposal

2.1 The application seeks planning permission to convert the existing garage to habitable room with a single storey rear extension.

The proposed rear extension would have dimensions measuring 3m beyond the original rear elevation and 3.5m in width with maximum height of 3.9m.

3. Site Description

3.1 The application relates to a semi-detached property, located on the south side of Pen Green Lane. The application property is set back from the adjacent highway with front garden area laid to hardstanding. To the side elevation is the attached, existing garage. This is also attached to neighbouring garage. To the rear is the garden amenity space. There is an existing flat roof dormer within the rear roofslope of the dwelling.

Pen Green Lane is within the built-up area of Corby and comprises predominantly semi-detached properties with attached garages. The application site is located outside the conservation area and there are no listed buildings in the immediate surroundings.

3.2

4. Relevant Planning History

NC/21/00257/DPA: Change of use from C3 (Dwelling House) to C4 (House in Multiple Occupation 'HMO') for 6 persons incorporating a conversion of existing garage to habitable room with a single story side/rear extension. Application Withdrawn

Statutory Consultation Responses

A full copy of all comments received can be found on the Council's website: [NC/21/00302/DPA | Garage conversion to habitable room with a single storey rear extension | 36 Pen Green Lane Corby Northamptonshire NN17 1BJ](#)

4.1 Local Highway Authority (LHA)

No objection but recommended conditions.

CBC Environmental Health

No objection but recommended conditions.

Landlord Services

No objection but advised rights of way to pass/repass along the side and rear be protected.

4.1 **Advertisement/Representation:**

1. Site Notice – Posted on 22.07.2021 and expired on 12.08.2021
2. Neighbour Letters – Posted 21.07.2021 and expired on 13.08.2021
3. Representation: Four representations were received against the application on the following grounds:
 - Design/Appearance
 - Highway considerations
 - Increase in traffic
 - Parking problems
 - Possible damage to the local environment
 - Possible problems with noise
 - Against planning policy

- Detriment to the visual amenity
- Possible conversion of property to HMO

5. Relevant Planning Policies and Considerations

5.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2 National Policy

National Planning Policy Framework (NPPF) (2019)

12- Achieving well-designed places

5.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 8 North Northamptonshire Place Shaping Principles

6. Evaluation

The key issues for consideration are:

- Principle of development
- Design and Impact upon the character of the area.
- Neighbouring Amenity
- Highway Matters

6.1 Principle of development

The National Planning Policy Framework (NPPF) gives great weight to achieving well-designed places. The Framework notes that good design is a key aspect of sustainable development, creates better places and helps make development acceptable to communities. Furthermore, paragraph 127 of the NPPF clearly states that developments should function well and be sympathetic to local character.

The North Northamptonshire Joint Core Strategy (NNJCS) is also keen to ensure sustainable development through Policy 8 – Place-shaping Principles. It defines good design as a critical element in ensuring that new developments create sustainable, connected, characterful and healthy places which people will enjoy for years to come. In terms of character, the NNJCS urges that new development should either respond comprehensively to the established surrounding character of the area or be sufficiently distinctive in themselves.

The application seeks planning permission for garage conversion to habitable room incorporating a single storey rear extension to create a large living area.

The application property is situated within the development limits of Corby where extensions/alterations to residential dwellings are permitted subject to meeting other policy criteria set within the Adopted Local Plans and National Planning Policy Framework.

6.2 Design and Impact upon the Street Scene

Policy 8 of the NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context, and the landscape setting.

Consistent with Policy 8 of the NNJCS and the design-led approach advocated by the NPPF, the suitability of a development must be measured in part on its overall quality and function to ensure development is appropriately located and has regard to both the subject dwelling and the surrounding area.

The application seeks planning permission to convert the existing garage to habitable room and incorporate a single storey rear extension to be used as a living room.

Part of the proposed development will be clearly visible from the street frontage facing the adjacent highway. The proposed garage conversion will have a new window within the front elevation with a pitched roof set below the existing ridge line within the front elevation. The rear extension will not be visible from the street frontage.

Whilst the proposed development will result in some material change to the appearance of the application property it will not appear obtrusive within the public realm, such that it will significantly harm the character and appearance of the street scene or will it compromise the quality of the street scene.

The proposal by reason of its design, scale, siting, and bulk will integrate well with the architectural composition of the host property. The proposed development is therefore acceptable in terms of design, scale, and appearance, and will have no significant impact on the visual character of the street scene and host property. Therefore, it is concluded that the proposal would meet the requirements of Policy 8 of the North Northamptonshire Joint Core Strategy Plan (2016).

6.3 Neighbouring Amenity

Policy 8 of the NNJCS demonstrates the necessity of protecting amenity by development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties, or the wider area.

Paragraph 127 of the NPPF lays emphasis on high-quality design and a good standard of amenity for improving the character and quality of an area and the way it functions.

Regarding the residential amenity, it is considered that the proposal would not result in overlooking of the neighbouring properties due to its location as all windows will directly face the adjacent highway network and rear garden. The proposed development will not be overbearing or cause significant loss of light to the adjacent property by reason of its design, scale, and size of the proposed rear extension.

In terms of noise impact, the proposed development by reason of its design and nature been a minor alteration to existing dwellinghouse to create a large living room is not expected to generate noise pollution beyond what is expected of residential property of this size. The development proposed will be satisfactorily contained within the curtilage of the application site. Therefore, it is not

considered to be detrimental to the residential amenity of the neighbouring properties.

Overall, the proposed development will ensure satisfactory relationship with neighbouring properties and accord the above policies.

6.4 Highway matters

The proposal will involve the conversion of the existing garage to habitable room with a single storey rear extension. The Local Highway Authority concluded that there are no highway implications because of the proposal given the number of bedrooms in the dwelling, which dictates the number of car parking spaces required, is not changing as per the proposals. Therefore, there are no increased requirements as regards car parking nor a need to assess the access from first principles.

6.5 Other Matters

Concerns have been raised regarding the possibility of the property being converted into a House in Multiple Occupation (HMO). As listed in the Planning History, application reference NC/21/00257/DPA for the change of use of the application property to a HMO was recently withdrawn.

7. Conclusion

7.1 The proposal is acceptable in principle as it involves proportionate addition to the host dwelling. It is considered that the development proposed will suitably harmonise with the appearance of the host dwelling and the surrounding area, such that it will be in keeping with the character of the host dwelling and the local area. The proposal, therefore, will accord with the requirements of the Policy 8 of the North Northamptonshire Joint Core Strategy and section 12 of the National Planning Policy Framework.

8. Recommendation

8.1 The recommendation is for approval subject to conditions below

9. Conditions

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:
Proposed block plan and Site location plan; dated 24.06.2021
Existing Plan; EP-001; dated 19.05.2021
Proposed Floor and Elevations; PP-001; dated 24.06.2021
3. All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: In the interests of visual amenity and the character of the area in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

4. In the event that unexpected contamination is found at any time when carrying out the development hereby approved, it must be reported immediately to the Local Planning Authority. Development works at the site shall cease and an investigation and risk assessment undertaken to assess the nature and extent of the unexpected contamination. A written report of the findings shall be submitted to and approved by the Local Planning Authority, together with a scheme to remediate, if required, prior to further development on site taking place. Only once written approval from the Local Planning Authority has been given shall development works recommence.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management' (or any guidance revoking and replacing this guidance with or without modification)'.

Further guidance on Contaminated Land investigations can be found in the Northants Contaminated Land Group Developers Guide.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.