



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

Application Reference	NE/21/01272/FUL
Case Officer	Jennifer Wallis
Location	Napleton Lodge Station Road Raunds Wellingborough Northamptonshire NN9 6BX
Development	Construction of garage
Applicant	MRM Properties Ltd
Agent	MVG Design - Mark Fitzgerald
Ward	Raunds
Overall Expiry Date	04.11.2021
Agreed Extension of Time	24.12.2021

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 the construction of a garage.

- 2.2 Amended plans have been submitted removing the first floor annex from the proposal and reducing the height and size of the proposed garage. The garage would be a triple garage measuring 8m by 14m with a ridge height of 7.3m and eaves height of 3m. The garage is proposed to be constructed in red brick with a natural slate roof.

3. Site Description

- 3.1 The application site accommodates a large detached dwelling and a number of outbuildings. The site lies to the northwest of Station Road and is located within the open countryside. There is a commercial site to the north which accommodates various commercial units and a large yard area. Planning permission has recently been granted on the site for a replacement dwelling.

4. Relevant Planning History

- 4.1 NE/21/00687/FUL - Demolition of existing dwelling and construction of new dwelling – Permitted 02.09.21
- 4.2 13/01865/FUL – Proposed wind turbine – Permitted – 06.05.15
- 4.3 13/00765/FUL - Demolition of existing building located to the east of the existing dwelling; change of use from commercial land to residential land so as to extend residential curtilage; reface existing dwelling in natural stone; construct two storey side extension; and form new access to commercial land to the north (retrospective) – Permitted – 29.08.13
- 4.4 13/00710/FUL - Two storey side extension to existing dwelling - Withdrawn
- 4.5 08/02201/FUL - Conversion of existing barn to offices B8 and B2 to B1 and associated works – Permitted – 07.04.09
- 4.6 08/02177/FUL - Sub division of land and change of use of land from B1 to residential – Permitted 02.03.09
- 4.7 04/02490/FUL - Change of use of old farmhouse from B1(offices) to dwelling and regularisation of first floor accommodation – Permitted 03.02.05
- 4.8 04/01443/FUL - Comprehensive redevelopment including change of use of former farmhouse from office to dwelling with various extensions and alterations; demolition of various existing onsite commercial buildings and erection of single replacement B1/B8 commercial building; alterations to parking, access and servicing arrangements – Refused 13.10.04

5. Consultation Responses

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

5.1 Raunds Town Council

Comment received 01.10.21: Object to this application. The Council support Head of Transport, Highways and Infrastructure comments and require suitable assurances are applied and given.

On receipt of amended plans 03.11.21: Resolved that after further review, Raunds Town Council reaffirm their objection to this application. The Council support Head of Transport, Highways and Infrastructure comments and require suitable assurances are applied and given.

5.2 Neighbours / Responses to Publicity

Letters have been sent to four properties, no letters of representation have been received.

5.3 Highways (LHA)

Initial comments received 23.09.21: The proposed development intends to intensify the use an access that is shared with a commercial interest, this is contrary to NNC adopted highway policy which does not permit private residential dwellings sharing an access with commercial and or agricultural interests. This policy is made in the interests of highway safety in order to prevent private motorists finding themselves in conflict with, and in opposition to the large vehicles associated with a commercial interest.

The LHA objects to the proposal on this basis.

However, if it is intended that the dwelling is to be occupied by persons associated with the commercial interest carried out at the site, then this part of the objection is waived. In this case the LHA would request that the LPA include a suitably worded planning Condition tying the proposed dwelling to the commercial interest.

On receipt of amended plans, comments received 18.10.21: As per our previous comments (dated 23/09/2021); The proposed development intends to intensify the use an access that is shared with a commercial interest, this is contrary to NNC adopted highway policy which does not permit private residential dwellings sharing an access with commercial and or agricultural interests. This policy is made in the interests of highway safety in order to prevent private motorists finding themselves in conflict with, and in opposition to the large vehicles associated with a commercial interest. The LHA objects to the proposal on this basis.

However, if it is intended that the dwelling is to be occupied by persons associated with the commercial interest carried out at the site, then this part of the objection is waived. In this case the LHA would request that the LPA include a suitably worded planning Condition tying the proposed dwelling to the commercial interest.

(Officer comment – Following further dialogue with Highways they acknowledge a misunderstanding in terms of the material difference to vehicle movements that the application presented. Nonetheless, with the Town Council objection still in place, the application still needs to be determined by the Committee)

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 3 – Landscape Character
Policy 8 - North Northamptonshire Place Shaping Principles
Policy 9 - Sustainable Buildings
Policy 11 – The Network of Urban and Rural Areas

6.5 Neighbourhood Plan (Raunds) (2017)

Policy R2 – Promoting Good Design

6.6 Other Relevant Documents

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)

7. Evaluation

The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Impact on Highway Safety and Parking

7.1 Principle of Development

7.1.1 The proposal relates to the construction of a garage to be used in connection with an approved replacement dwelling. The site has an established residential use and as such the principle of the development is acceptable.

7.2 Visual Impact

- 7.2.1 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. Policy R2 of the Neighbourhood Plan states that all new development in Raunds will be encouraged to be of good design and in keeping with the character of the surrounding area.
- 7.2.2 The application proposes the erection of a detached triple garage to be sited to the east of the approved replacement dwelling, NE/21/00687/FUL. The garage has been amended and reduced in length and height, as well as the removal of a first floor annex. The approved replacement dwelling would be a large stone six bedroom property. The triple garage proposed would be subordinate and commensurate in scale to the approved dwelling.
- 7.2.3 The proposed garage is a relatively large outbuilding. It is to be constructed in red brick with a natural slate roof and would be traditional in appearance. The overall design is traditional in appearance and would not look out of character within a plot of this size in the open countryside. The garage would be set back from the highway, close to the approved replacement dwelling and commercial units to the north.
- 7.2.4 It is therefore considered that the proposal is acceptable in terms of its visual impact and its impact on the character of the surrounding area and it is compliant with the requirements of the NPPF, Policy 8 of the JCS and Policy R2 of the Raunds Neighbourhood Plan.

7.3 Impact on Neighbouring Amenity

- 7.3.1 The site lies in a relatively isolated location, detached from Raunds within the open countryside. To the north of the site is commercial site and there are no adjoining residential properties. There are dwellings to the east of the site which are separated by Station Road and are some distance from the proposed replacement dwelling. Due to the location and distance separation to neighbouring properties the proposal would not have any detrimental impact on neighbouring land uses.
- 7.3.2 Having regard to the above it is considered that the proposal would not impact upon neighbouring properties and a satisfactory relationship would remain.

7.4 Impact on Highway Safety and Parking

- 7.4.1 No alteration to the access from Station Road or along the access drive is proposed and the site has adequate parking for the proposed dwelling. The proposed garage would provide three parking spaces. The agent has advised that the garage is needed to store the owner's cars and motor home.

- 7.4.2 Highways have advised that the proposed development intends to intensify the use of an access that is shared with a commercial interest. The site shares an access with a commercial site to the north but there is an established residential use on the site. The proposed garage is to serve the approved replacement dwelling to provide parking to the dwelling. The garage would be ancillary to the main dwelling and as such it is not considered that the proposal would result in the intensification of the access.
- 7.4.3 Furthermore, the proposed residential annex has been removed from the first floor of the garage and the proposal relates to ground floor garaging only. A condition can be imposed to ensure that the garage remains ancillary to the main dwelling.
- 7.4.4 As such the proposal would not have any adverse impact upon highway safety.

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 A satisfactory degree of private amenity space serving this dwelling after the addition of the extension would remain.

9. Conclusion / Planning Balance

- 9.1 In this instance the proposed garage is 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 relative to the large host dwelling;
 - 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; and
 - There are no other material planning considerations which have a significant bearing on the determination of this application.

10. Recommendation

- 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

- 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:

- Location Plan, as received by the Local Planning Authority on 12th August 2021; and
- Proposed Floor Plans, NL/101 rev A, as received by the Local Planning Authority on 8th October 2021; and
- Proposed Elevations, NL/100 Rev A, as received by the Local Planning Authority on 8th October 2021; and
- Proposed Site Layout, NL/12 Rev B, as received by the Local Planning Authority on 8th October 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.

- 4 The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Napleton Lodge, Station Road, Raunds.

Reason: In order to safeguard the character and appearance of the wider area and in the interests of highway safety.

12. Informatives

N/A