

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

Application Reference	NE/21/01134/FUL
Case Officer	Jacqui Colbourne
Location	33 Kelmarsh Avenue, Raunds, Northamptonshire, NN9 6UQ
Development	Conversion of garage to habitable room ancillary to existing dwelling
Applicant	Leimen Ltd - Joanna Fedyczek-Szczepanowska
Agent	Leimen Ltd - Mr Justice K.L. Nyakatawa
Ward	Raunds
Overall Expiry Date	22 September 2021
Agreed Extension of Time	24 December 2021

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation because the Officer 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 conversion of an existing garage to a habitable room which is shown on the plans as a study with an en-suite bathroom. Additional information has been submitted during the application process detailing that this will not be used as a study but as a downstairs bedroom.

3. Site Description

- 3.1 The application relates to a three storey, three bedroomed, semi-detached property with a detached single garage to the south west of the site. The property is surrounded by dwellinghouses of various designs but similar ages.

4. Relevant Planning History

- 4.1 None.

5. Consultation Responses

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

5.1 Raunds Town Council

Cllr Wilkes abstained from the vote. The Town Council objected to this application on the grounds of overdevelopment. The development reduces parking allocation and therefore clarification would be required to demonstrate that the quantity of parking spaces per number of bedrooms and their dimensions are in accordance with the NCC Parking Standard, September 2016. This application will breach a condition on the development to change the use of a garage to a habitable room, this condition must be upheld.

5.2 Neighbours / Responses to Publicity

One letter has been received. The issues raised are summarised below:

- Clarity on the use of the room, whether it is an office, study space or habitable room are mentioned.
- Why is the need for a waste water, toilet and bathroom facilities needed if this is being used only as a study / office space?
- The potential disruption whilst works are completed from works vehicles and significant driveway work to attach waste, water which in turn will put many vehicles onto the road as well as workmen vehicles, machinery which links to access issues.

5.3 Highways (LHA)

The LHA confirms no observations to this application as a single garage is not classed as an additional parking space

5.4 Community Development

No comments received.

5.5 Natural England

No comments received.

5.6 Ecology

No comments received.

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 8 - North Northamptonshire Place Shaping Principles

6.4 Emerging East Northamptonshire Local Plan (LPP2) (2021)

EN1 – Spatial Development Strategy

6.5 Raunds Neighbourhood Plan (made 2017)

Policy R2 - Promoting good design

6.6 Other Relevant Documents

Local Highway Authority Standing Advice for Local Planning Authorities (2016)
Local Highway Authority Parking Standards (2016)
Householder Extensions SPD - (Adopted June 2020)

7. Evaluation

The key issues for consideration are:

- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters

7.1 **Visual Impact**

- 7.1.1 A garage conversion, to a habitable space which has been confirmed as a bedroom and en-suite bathroom is proposed. The original plans proposed a door and window to the front elevation of the garage to replace the existing garage door. Amended plans have been submitted which show a window to the front elevation and a pedestrian door to the side (north elevation) which can only be accessed via the rear garden. The proposal is modest, in that no increase in footprint is proposed, and the minor external changes are proposed in materials to match the existing dwellinghouse, which can be secured via planning condition.

7.2 Impact on Neighbouring Amenity

7.2.1 The neighbouring, unattached properties at Nos 31 and 42 Kelmarsh Avenue are the most likely to be impacted by these proposals. The garage abuts the boundary with No.31 however no windows are proposed to the southern elevation. Whilst a window is proposed to the east elevation facing the street, no overlooking of neighbours would occur. A pedestrian door is proposed to the north elevation facing the garden of No.33. Overall, no unacceptable overlooking, overshadowing or overbearing impact would result from these proposals and the use of the garage for ancillary habitable accommodation in a residential area is considered to be acceptable.

7.3 Highway Matters

7.3.1 The property will retain two off road parking spaces to the front of the garage, and it is noted that whilst the garage space would be lost as a result of this proposal, it is not large enough to count as an off road parking space when measured against current parking standards.

7.3.2 Whilst this three bedroom property would require two off road parking spaces, the proposed additional bedroom means that three off road parking spaces would be required under NCC Parking Standards (2016). However, there are no double yellow lines in the nearby vicinity, and the road could easily accommodate the additional potential parking. Furthermore, the NPPF at paragraph 111 states that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”

A deficit of one parking space (that isn't compliant with current standards) is not considered to represent a severe or unacceptable impact, and the highways team has raised no objections to the proposal.

8. Other Matters

8.1 Neighbour comments: This has been clarified as being a bedroom with an en-suite. This is not unusual and permission would not prevent the building from being used for ancillary purposes in future (i.e. Home office / gym/ games room). A condition can be included to ensure that the garage is only used for purposes ancillary to the host dwelling.

Potential disruption during construction: There is likely to be a degree of disruption during this period, but this is householder development, the scale of works proposed is not excessive and would not warrant restrictive construction conditions in the same way that larger developments often do.

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

- 8.3 Raunds Town Council comments: The Town Council objects to this application on the grounds of overdevelopment. However, there is no increase in footprint of the garage building and the points raised in relation to off road parking have been assessed above. Officers consider the application to be acceptable in these regards.

9. Conclusion / Planning Balance

- 9.1 Overall, the proposal is considered to be of an acceptable design, and there is no impact on the amenities of neighbouring properties or the highway which would justify refusing the application.

10. Recommendation

- 10.1 That Planning Permission be GRANTED subject to conditions.

11. Conditions

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended

- 2 Except where otherwise stipulated by Condition, the application shall be carried out strictly in accordance with the following:

Location Plan
received by this Council on 28.07.2021.

Existing and Proposed Plans and Elevations
received by this Council on 16.08.2021.

Site Plan
received by this Council on 16.10.2021.

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 carried out using materials to match the existing dwellinghouse.

Reason: In the interests of visual amenity

- 4 The bedroom / living accommodation hereby approved shall be used only in association with, and ancillary to, the occupation of the existing dwelling at 33 Kelmarsh Avenue and shall not be used as a separate dwelling unit.

Reason: In order to safeguard the amenity of adjacent residential properties and the character of the area.